



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., June 06, 2022
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, May 27, 2022
2nd Printing – Saturday, June 04, 2022

III. APPROVAL OF PREVIOUS BOARD MINUTES – April 8, 2022

IV. NEW BUSINESS

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1. Resolution No. FY2022-009	1 - 2
Resolution Approving the Above-Step Recruitment for Jerricho C. Garcia, General Accounting Supervisor (RPE)	
2. Intent of Award.....	3 - 7
Renovation of (6) Six Public Housing Units; IFB#GHURA-04-14-2022-AMPS 1, 3, & 4	
3. Request to Approve Change Order for the Inarajan Basketball Court	
4. Resolution No. FY2022-010	8 - 68
Resolution Approving the PHA Annual Plan (FY2023) and Capital Fund Program (CFP) Five-Year Action Plan (2022-2026)	

V. OLD BUSINESS

1. Change Order for the Women’s Treatment Center	69 - 103
2. Change Order for the Sinajana Arts Center	104 - 125

VI. CORRESPONDENCE AND REPORTS

1. FY2021 Audit Report

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Award of FSS Certificate of Completion to Mr. Karl Corpus
2. Next proposed scheduled Board Meeting: Friday, June 24th, 2022
@ 12:00 p.m.

Commissioners will attend the next scheduled GHURA BOC meeting via:

Dr. John Rivera, Chairman	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Monica Guzman, Vice Chairwoman	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Frank Ishizaki, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Anisia Delia, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Nate Sanchez, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Emilia Rice, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Karl Corpus, Resident Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person

Acknowledged by Chairman Rivera _____ Date: _____

VIII. ADJOURNMENT

Oklahoma's governor signs into law strictest abortion ban in the US

(Reuters) — Oklahoma Gov. Kevin Stitt on Wednesday signed into law the strictest abortion ban in the United States, one that prohibits abortions from fertilization and allows private citizens to sue those who help women terminate their pregnancies.

"I promised Oklahomans that as governor I would sign every piece of pro-life legislation that came across my desk and I am proud to keep that promise today," Stitt said in a statement.

The Republican-backed legislation, which takes effect immediately, makes exceptions only in cases of medical emergency, rape or incest.

Oklahoma is among the country's Republican-led states rushing to pass anti-abortion laws this year, anticipating that the U.S. Supreme Court will soon overturn Roe v. Wade, the 1973 case that established the constitutional right to abortion.

The Center for Reproductive Rights, a global advocacy group based in New York, said it would "imminently file a challenge to the ban and seek to block it in court."

"Oklahoma is now the only state in the United States to successfully outlaw abortion while Roe v. Wade still stands," the center said in a statement.

Jan. 6 committee told that Trump supported threats to hang Pence

WASHINGTON (The Washington Post) — The House select committee investigating the Jan. 6, 2021, attack on the Capitol collected testimony that then-White House Chief of Staff Mark Meadows remarked to others that then-President Donald Trump indicated his support for hanging Vice President Mike Pence after rioters who stormed the Capitol on that day started chanting "Hang Mike Pence!"

The account of Meadows' comment characterizing Trump's reaction to his vice president was provided to the committee by at least one witness, according to people familiar with the investigation — but those people did not describe the tone with which the comment was made. They spoke on the condition of anonymity to be more candid about a sensitive topic.

The development was first reported by the New York Times.

The committee declined to comment. In a statement, Trump baselessly claimed the probe was "just an extension of the Democrat smear campaign." A spokesman for Meadows did not respond to a request for comment.

Meadows was in and out of the dining room off the Oval Office on the day of the attack and in Trump's presence as the riot unfolded,



MEADOWS: Mark Meadows, then White House chief of staff, was in and out of the White House dining room on the day of the Capitol attack.

Jabin Botsford/The Washington Post

according to testimony provided to the committee by former White House staffers who were in the West Wing that day

The Washington Post previously reported that Trump vented to those around him about Pence as he watched on television as rioters besieged the Capitol. At 2:24 p.m., minutes after the vice president and his family were endangered by the pro-Trump mob and forced to flee the Senate chamber, Trump tweeted that Pence lacked "courage."

"Mike Pence didn't have the courage to do what should have been done to protect our Country and our Constitution, giving States a chance to certify a corrected set of facts, not

In a statement, Trump baselessly claimed the probe was "just an extension of the Democrat smear campaign."

the fraudulent or inaccurate ones which they were asked to previously certify," Trump's tweet said. "USA demands the truth!"

Confirmation

Cassidy Hutchinson, a former aide to Meadows, was asked by the committee about the account and confirmed it, according to two people familiar with the investigation. Hutchinson sat for multiple interviews with the committee and provided detailed information about the lead-up to and happenings on Jan. 6, 2021, according to these people and testimony released in court filings by the committee.

People familiar with the committee's work said they view Hutchinson, a longtime Meadows aide, as a key witness.

Hutchinson was in a number of meetings in the White House and had extensive access to Meadows, one person said. Her lawyer did not respond to a request for comment.

The committee is particularly interested in Meadows' role in Trump's efforts to overturn the 2020 election, this person said, and has put together a detailed account of his behavior during that period. Some witnesses have said Meadows used his fireplace to burn documents, the person close to the committee said.



GHURA

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Loaides A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor of Guam

Board of Commissioners Meeting
Monday, June 6, 2022 at 12:00 PM.
This meeting is open to the public via Zoom.

Topic: GHURA BOC Mtg. June 6, 2022
Time: June 6, 2022 12:00 PM Guam, Port Moresby
Join Zoom Meeting:
<https://us06web.zoom.us/j/84412147557?pwd=U0d1STRkYVpVb0lqSnpUQzBoTVVHQ09>
Meeting ID: 844 1214 7557 Passcode: 229744
Watch Youtube Live Stream: <https://www.youtube.com/channel/UCGqKWU0k0mT0F0LYn48ULag>

AGENDA:
I. ROLL CALL
II. BOARD MEETING PUBLIC ANNOUNCEMENTS
III. APPROVAL OF PREVIOUS BOARD MINUTES – April 8, 2022
IV. NEW BUSINESS
1. Resolution No. FY2022-009; Resolution Approving the Above-Step Recruitment for Jerricho C. Garcia, General Accounting Supervisor (RPE)
2. Intent of Award of GHURA-04-14-2022-AMPS 1, 3, & 4; Renovation of (6) Six Public Housing Units
3. Change Order for the Inarajan Basketball Court
V. OLD BUSINESS
1. Change Order for the Women's Treatment Center
2. Change Order for the Sinajana Arts Center
VI. CORRESPONDENCE & REPORTS
1. ROSS Program & Status Report
VII. GENERAL DISCUSSION / ANNOUNCEMENTS
1. Award of FSS Certificate of Completion to Mr. Karl Corpus
2. Next proposed scheduled Board Meeting – Friday, July 8, 2022
VIII. ADJOURNMENT

The complete Board packet may be viewed on our website at www.ghura.org.
For more information, please contact Audrey Aguon at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.

This advertisement was paid for by GHURA



THE OFFICE OF SENATOR
TELENA CRUZ NELSON

COMMITTEE ON EDUCATION, SELF DETERMINATION AND HISTORIC PRESERVATION, INFRASTRUCTURE, BORDER SAFETY, FEDERAL AND FOREIGN AFFAIRS, AND MARITIME TRANSPORTATION
I MINA'TRENTAI SAIS NA LIHESLATURAN GU'AHAN | 36th GUAM LEGISLATURE



NOTICE OF CONFIRMATION HEARING
MONDAY, JUNE 6, 2022, 5:00 PM

Buenas yan Háfa Aдай! Please be advised that the Committee on Education, Self-Determination and Historic Preservation, Infrastructure, Border Safety, Federal and Foreign Affairs, and Maritime Transportation will convene a Confirmation Hearing on Monday, June 6, 2022, at 5:00 P.M. at I Liheslaturan Gu'ahan Public Hearing Room. The agenda includes the following:

- Pa'le Eric Forbes to serve as a Member (History Representative) to the Guam Historic Preservation Review Board
- Michael B. Makio to serve as a Member (Architect Representative) to the Guam Historic Preservation Review Board
- Vincent A. Leon Guerrero to serve as a Member (History-Alternate Representative) to the Guam Historic Preservation Review Board

Written testimonies may be delivered to the Office of Senator Telena Cruz Nelson at 173 Aspinall Avenue, Suite 202A, Ada Plaza Center, Hagåtña, Guam 96910 or via email to senatortcnelson@guamlegislature.org. The Office requests that testimonies be submitted at least forty-eight (48) hours prior to the scheduled hearing. In compliance with the Americans with Disabilities Act (ADA), individuals requiring assistance or accommodations should contact the Office of Senator Telena Cruz Nelson at 671-989-7696. All hearings will be broadcast on GTA TV Channel 21, Docomo Channel 117/112.4, and the Guam Legislature Youtube.



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., April 8, 2022
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:00 P.M. Friday, April 8, 2022** at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Rivera. He indicated that 6 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

<p>PRESENT: (In person)</p> <p>Dr. John Rivera, Chairman Monica Guzman, Vice Chairwoman Frank Ishizaki, Commissioner Anisia Delia, Commissioner Nate Sanchez, Commissioner Emilia Rice, Commissioner Karl Corpus, Resident Commissioner</p> <p>ABSENT:</p> <p>LEGAL COUNSEL: Anthony Perez, Esq.</p>	<p>MANAGEMENT & STAFF:</p> <p>Elizabeth Napoli, Executive Director (Acting) Audrey Aguon, Deputy Director (Acting) Sonny Perez, A/E Manager Katherine Taitano, CD Chief Planner Kim Bersamin, HR Administrator Greta Balmeo, Buyer II Supervisor</p> <p>PUBLIC:</p> <p>Audrey Topasna Ashley Topasna Nathan Topasna Ryan Topasna Reed Topasna</p>
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II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, April 1, 2022
2nd Printing – Wednesday, April 6, 2022
ACKNOWLEDGED by the board.

III. APPROVAL OF PREVIOUS BOARD MINUTES – March 11, 2022

[025/22] Vice Chairwoman Guzman moved to approve the minutes of the March 11, 2022 BOC meeting. Commissioner Corpus seconded the motion. There were no objections by the other board members. Motion passed.

IV. NEW BUSINESS

- 1. Resolution No. FY2022-00-** Resolution in Honor of Ray S. Topasna, GHURA Executive Director.

[026/22] Chairman Rivera read the following Resolution:

- On Feb. 20, 2022, the Guam Housing and Urban Renewal Authority mourned the loss of its Executive Director, Ray S. Topasna.
- GHURA wished to pay tribute to Executive Director Ray S. Topasna who served in the capacity of Executive Director of GHURA from January 2019- February 2022.
- GHURA recognized Ray S. Topasna's achievements and contributions.
- Director Topasna exemplified and maintained a high standard of professionalism.
- Director Topasna's passing meant the loss of a great leader and advocate for the employees of GHURA.
- Director Ray demonstrated his support of pro-employee actions that he undertook during his tenure.
- Director Ray oversaw the completion of housing and community development activities.
- Director Ray was proud to lead GHURA, and its staff and management to the next level.
- The Board of Commissioners, on behalf of the GHURA staff and management, pay tributed to Executive Director Ray S. Topasna, who dedicated his last years of government service to the success of this agency and its employees.
- Director Ray's wisdom and support will truly be missed.
- Chairman Rivera requested that the board approve this resolution.

[027/22] Commissioner Sanchez moved to approve the resolution.

Commissioner Delia seconded the motion.

Vice Chairwoman Guzman added that no words could fully express how deep the loss is for the agency.

There were no objections by the other board members. The motion passed.

On behalf of the Guam Housing and Urban Renewal Authority, Acting Executive Director Napoli presented Mrs. Audrey Topasna, wife of Ray S. Topasna, and family with a Distinguished Service Contribution and Dedication plaque for the late Executive Director Ray S. Topasna.

Chairman Rivera added that he would like to contribute to Director Topasna's legacy and donate his board stipend towards a scholarship in his name. He indicated that later discussions would identify specific parameters of the scholarship and who would benefit from it.

The board and GHURA management expressed their deepest condolences to the family of the late Executive Director Ray S. Topasna.

2. Intent of Award- Renovation of (7) Seven Public Housing Units;
IFB#GHURA-01-27-2022-AMPs 1,2,3&4

[028/22] Acting Director Napoli stated the following:

- Bid opening for the project was held on March 3, 2022 at 2PM.
- There was a total of (5) contractors that purchased bid specification packets. (5) contractors submitted a bid:
 1. Genesis Tech Corp.-submitted a bid for Base Bid #1 at \$93,300. Bid Bond none submitted.
 2. O.H. Construction- submitted for Base Bid #1 at \$109,000 and Base Bid #2 at \$88,500. Bid bond 15%
 3. Asia Pacific Int'l- submitted for Base Bid #1 at \$118,160 and Base Bid #2 \$116,235. Bid bond 15%
 4. IAN Corp.- submitted Base bid #1 at \$218,974.72 and Base Bid #2 at 239,550.18. Bid Bond 5%
 5. Surface Solutions- submitted Base Bid #1-132,008.04 and Base Bid #2 at 109,726.56. Bid Bond 15%
- The Government estimate for Base Bid #1 was \$106,452.52 and for Base Bid #2, \$98,000.
- Base Bid #1 was to renovate a total of (3) units; (1) in Asan and (2) in Toto Gardens.
- Base Bid #2 was to renovate a total of (4) units; (3) in Inalahan and (1) in Merizo.
- A detailed scope of work for the modernization of the units was included in the bid documents for review.

- Bid Review Results- O.H. Construction provided the lowest responsive and responsible bid for Base Bid #1 at \$109,000 and Base Bid #2 at \$88,500. O.H. Construction has been cleared by DOL compliance, OSHA and EPLS Debarred list.
- Based on A/E staff's review and determination, GHURA requested approval to issue contracts to O.H. Construction for Base Bid #1 and Base Bid #2 in the amount of \$197,500. Funding is available under CAP funds.
- GHURA did not receive the required bid bond from Genesis-Tech and IAN Corp., submission did not meet the required bid bond amount.

Vice Chairwoman Guzman inquired about whether the board had approved an exterior and interior door replacements contract a couple of months ago. Commissioner Delia added that that approval was for units in different villages. Commissioner Sanchez added that the initial approval was not generalized across the board. Attorney Perez stated that he did not recall the door replacement contract being for all public housing units.

There were no further discussions.

[029/22] Commissioner Delia moved to approve the Intent of Award Renovation of (7) public housing units, IFB GHURA-01-27-2022 for AMPs 1, 2, 3, and 4 to O.H. Construction for Base Bid #1 and Base Bid #2 in the amount of \$197, 500.00. Commissioner Sanchez seconded the motion. There were no objections from the other board members. The motion passed.

3. Change Order for the Women's Treatment Center

[030/22] Mr. Sonny Perez, A/E Manager, stated the following:

- The first (2) change orders are only for discussion.
- Inland Builders has prepared the footing and the pouring of the footings for April 16.
- Inland Builders had run into challenges. Mr. Perez presented a timeline:
 1. Building permit was submitted to DPW on February 10.
 2. March 17- government wide shutdown occurred while building permit was still in circulation.
 3. It took 1 year for building permit approval. It was approved in 2021.
 4. Ordering Building materials could not be approved until permit was approved.
 5. During that time, Inland Builders had experienced the loss of H2 workers and the increase of building materials.
 6. Project continued and GHURA held a ground breaking ceremony on September 1, 2021.

7. Inland Builders were able to recruit some manpower, but continued to run into building materials cost increases and equipment challenges.

- April 8, 2022- Presented before the board was a change order in the approximate amount of \$200,000. Contractor is still assembling information, which is the reason that this change order is for board discussion.

4. Change Order for the Sinajana Arts Center

[031/22] Mr. Sonny Perez, A/E Manager, stated the following:

- Sinajana Arts Center is about 85-90% completed.
- Substantial completion around mid-June.
- Possible ribbon cutting scheduled for early July
- Pending ceiling installation.
- Exterior painting had begun.
- Drop ceiling grid had been installed.
- Mayor Hofmann had submitted a request for a change order.
- Contractor had submitted the numbers to GHURA.
- Negotiations are ongoing.
- A walkway extension on the right-hand side, front entrance of the Art Center is a request on the change order. The price difference has almost doubled due to an increase in material costs.
- Pre-COVID cost for gymnasium side walkway was quoted at \$71,000. The Post-COVID cost of an additional 30 feet walkway costs \$150,000. Unfortunately, that price is the current rate.
- The Walkway extension will include nonskid flooring, roof, and posts.

Chairman Rivera inquired about whether this change order will provide functionality and safety for the patrons of the Sinajana Art Center. Mr. Perez confirmed this and indicated that the walkway extension will also provide convenience, accessibility, and protection from inclement weather.

Vice Chairwoman Guzman inquired about whether the 71K that was approved by the board was a part of the existing contract. Mr. Perez confirmed this. Attorney Perez added that the change order would be for approximately \$150,000.

Commissioner Ishizaki inquired about the current rate for construction. Mr. Perez stated that he was informed that what was around \$75 per square foot for a walkway is now approximately \$151 per square foot.

Commissioner Corpus asked if there was another door at the end of the walkway that leads directly into the art center and if there is an entrance there, why wasn't a walkway put there? Mr. Perez indicated that he was not present in the planning.

Vice Chairwoman Guzman inquired if this would impact the June completion date. Mr. Perez stated that it would not, and that the walkway construction would be scheduled after the June completion date. Mr. Perez was informed by Mayor Hofmann that his summer programs will begin in June. Mr. Perez stated that mobilization of the walkway project may begin after the summer program has completed.

Acting Director Napoli indicated to Mr. Perez that HUD may need to approve additional funds for the change order and approval will be dependent upon the availability of funds. Mr. Perez acknowledged this.

There were no further discussions.

5. Request to Approve Change Order to Contract GHURA-09-26-2017-CDBG InfraTech International LLC to Rehabilitate the Sinajana and Umatac Baseball Fields.

[032/22] Mr. Sonny Perez stated the following:

- The Umatac Baseball field is approximately 95-97% complete.
- Possible ribbon cutting to happen next month.
- February 9- lights were tested and successful
- Reasons for change orders:
 1. Lighting upgrade-upgrade of fixtures on posts
 2. To Add backfill to the field due to the its instability
 3. Infratech was awarded (2) baseball field projects, (1) Sinajana baseball field and (1) Umatac Baseball field. In 2019, the Sinjana Baseball field was permitted and project was completed.
 - ◆ Contractor used the same design for both fields. Site conditions differ for both fields and (2) separate meters were required.
 - ◆ Permit for the Umatac baseball field was not issued and contractor claimed previous management had approved it.
 - ◆ Due to a swale on the Umatac baseball field, the contractor was required by GPA and EPA to use a specific type of system that included a concrete encasement for all wires and conduit wires, otherwise a permit would not be issued.
- Mr. Perez requested the approval of the board for a \$32,000 change order to remain compliant with GPA and EPA.

Commissioner Sanchez inquired about whether GHURA was still contracted with Infratech. Mr. Perez confirmed this. Commissioner Sanchez added that Infratech should have done their due diligence to prevent from having to do all this.

Commissioner Corpus inquired about what the change order entailed. Mr. Perez stated that soil will be dug up around the lights and concrete poured. This will not be done on the field, only around the lights.

Commissioner Sanchez asked about the location of the baseball field. Acting Director Napoli indicated that the field is located just before entering the village, on the right side. Commissioner Sanchez added that during heavy rains, that particular area is susceptible to flooding and wondered if that would pose a future financial problem for GHURA.

Ms. Katherine Taitano, Chief Planner, stated that flooding is a serious consideration every time GHURA goes in for projects. It is also why many times GHURA has not been able to build or to assist when the proposed site was close to the water's edge. If the environmental review of a project determines that it falls within a zone where flood issues are expected, then the project would be required to obtain flood hazard insurance.

Chairman Rivera inquired about whether this change order would be enough to withstand the tests of time. Mr. Perez added that this change order is mainly for the lighting system to bring into compliance with GPA's standards.

Chairman Rivera asked Mr. Perez if this change order was enough to fulfill the electrical requirements. Mr. Perez indicated that without this change order the lights could not be used and GPA would not approve the project to move forward with the occupancy permit.

There were no further discussions.

[033/22] Commissioner Sanchez moved to approve the \$32,000 change order for the electrical system, GHURA-09-26-2017 CDBG Infratech International LLC, at the Humatak baseball field. Vice Chairwoman Guzman seconded the motion. There were no objections by the other board members. Motion carried.

V. OLD BUSINESS

1. LIHTC 2022 Tax Credit Allocation to Summer Vista I

Ms. Katherine Taitano stated that this was a carryover from the prior meeting where counsel was not present. The board questioned whether legal counsel had reviewed the document. She added that she has brought the item back to the board for further questioning.

- Chairman Rivera reminded the board that a motion regarding the LIHTC 2022 Tax Credit Allocation to Summer Vista I was pending a review and approval from legal counsel. He inquired about whether the document was vetted and approved by legal counsel.**
- Attorney Perez confirmed that review and approval was completed.**
- There were no further discussions by the board members.**

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

- 1. Next proposed scheduled Board Meeting: Friday, May 13th, 2022 @ 12:00 p.m. Chairman Rivera requested that the commissioners mark their calendars.**

[034/22] Acting Director Napoli stated that HUD would like to conduct a training session for the commissioners. She added that HUD needed available dates and times from the commissioners. HUD would then schedule the training times. Commissioners recommended April 28th and 29th in the morning hours. Ms. Katherine Taitano indicated that she would propose the schedule to HUD and added that HUD would be flexible to meet the needs of the board. She also added that the training would be a mix of Public Health, Public and Indian Housing, CPD Fair Housing, Ethics, and Conflict of Interest.

[035/22] Vice Chairwoman Guzman announced that the Women’s Treatment Center and Umatac Baseball Field completion were reported on at the G3 Bi-annual meeting as part of the Prosperous Community Committee report.

[036/22] Acting Director Napoli thanked Chairman Rivera and those who were able to attend the Housing Symposium on Tuesday, April 5, 2022. She added that it was a successful event and credited the success of the symposium to the hard work of Chairman Rivera and his MPA students.

[037/00] Chairman Rivera stated that all (4) AMPs were inspected this round and all passed HUD’s Real Estate Assessment Center (REAC) Inspection. Although the REAC Inspection is just one of the components of the total score, this was a great win for GHURA. He congratulated the staff and management of AMPS 1, 2, 3, and 4 for passing their inspections.

There were no further announcements or discussions. Chairman Rivera asked if there was a motion to enter Executive Session.

Commissioners will attend the next scheduled GHURA BOC meeting via:

Dr. John Rivera, Chairman	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Monica Guzman, Vice Chairwoman	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Frank Ishizaki, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Anisia Delia, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Nate Sanchez, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Emilia Rice, Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person
Karl Corpus, Resident Commissioner	<input type="checkbox"/> Video Conference	<input type="checkbox"/> In-person

Acknowledged by Chairman Rivera _____ Date: _____

VII. EXECUTIVE SESSION

[038/22] Commissioner Delia moved that the board go into Executive Session. Commissioner Corpus seconded the motion. Chairman Rivera announced that the body will move into executive session.

VIII. ADJOURNMENT

[039/22] Commissioner Delia moved to adjourn the GHURA Board meeting. Commissioner Ishizaki seconded the motion. With no objections by the other board members, meeting adjourned at 2:17PM.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS**

RESOLUTION NO. FY2022-009

Moved by: _____ **Seconded by:** _____

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE GENERAL
ACCOUNTING SUPERVISOR POSITION (RPE Division)**

WHEREAS, Under the enabling legislation of the Authority, Title 12 §5103 GCA, its Board of Commissioners is empowered “to employ officers, technical experts, agents and employees, permanent and temporary as it may deem necessary; and shall determine their qualifications, duties, tenure and compensation...”; and

WHEREAS, Title 4 of the Guam Code Annotated, “...The appointing authority, or the head of an agency, department or public corporation listed in 4 GCA, §4105(a) may petition the Director of Administration, the Judicial Council (as to Judicial Branch employment) or the agency, department or public corporation’s governing board or commission (as to an agency, department or public corporation listed in 4GCA §4105(a)) for recruitment at a higher step not to exceed Step 10, because of documented difficulty or exceptional qualifications.....”; and

WHEREAS, Mr. Jerricho C. Garcia submitted his request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of General Accounting Supervisor based on exceptional qualifications; and

WHEREAS, the Board has previously approved above step recruitments for Mr. Garcia, however Mr. Garcia was not able to complete his probationary periods as subsequent critical vacancies arose with the Accountant III and now with the untimely passing of the former General Accounting Supervisor; and

WHEREAS, Mr. Garcia’s exceptional qualifications for the General Accounting Supervisor position consists of the following:

- Certified Public Accountant (CPA) - August 2020 – Certificate Number#5064.
- Undergraduate degree – Bachelors in Business Administration in Accounting. University of Guam conferred May 2019. Graduated with honors – Magna Cum Laude.
- Masters of Science in Accounting (MSA) – acquired 24 semester hours.
- Over one (1) year and two (2) months of auditing with Deloitte & Touche as an “Associate I” working with over 15 company accounts.
- US Army (Active Duty) – three (3) years as a E-4 but performing E-6 work responsible for the units accounting operations, budgeting and fiscal records.
- Possesses “internal auditing” skills that will help minimize the Authority’s audit findings.

- In just the past six months of Mr. Garcia as the Accountant III level, he implemented new processes to increase efficiency and effectiveness in the Fiscal Division, thus saving substantial number of hours to focus on other tasks.
- Played an integral role with the 2020 audit being submitted in time;
- Performed 88 bank reconciliations to help GHURA become current in their monthly reconciliation process.
- Mr. Garcia has no doubt elevated the level of efficiency and effectiveness of the Fiscal Division.

WHEREAS, in addition to the exceptional qualifications that Mr. Garcia possesses, there was recruitment difficulty with this position; and

WHEREAS, Management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc) is competitive with the private sector, considering the immense level of responsibility the General Accounting Supervisor carries for the RPE Division, now respectfully requests an above step recruitment of Mr. Jerricho C. Garcia, **PG4-8(E)**, \$76,401.00 p/a; \$36.73 p/hr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **PG4-1(B)**, \$48,875.00 p/a; \$23.50 p/hr through **PG4-10(F)**, \$85,844.00 p/a; \$41.27 p/hr - maximum), but supports management's request for the above-step recruitment; and

WHEREAS, Funding for this position is available from RPE Funds; and be it further

RESOLVED, that in consideration of the applicant's exceptional qualifications and recruitment difficulty with this position, the GHURA Board of Commissioners grants the above-step requirement for:

Mr. Jerricho C. Garcia, PG4-8(E), \$76,401.00 p/a; \$36.73 p/hr.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – JUNE 06, 2022

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **June 06, 2022.**

SEAL

Elizabeth F. Napoli
Secretary / Executive Director (Acting)

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMA YAN RINUEBAN SIUDAT**

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Acting Executive Director

DATE: May 16, 2022

SUBJECT: Intent of Award, Renovation of (6) Six Public Housing Unit's;
IFB # GHURA-04-14-2022-AMPs 1, 3 & 4

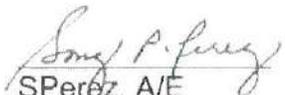
Bid opening for the subject project was held on May 12, 2022 at 2:00pm. There was a total of 3 contractors that purchased a set of bid specifications of which 3 submitted a bid. Listed below are the results of the bids submitted, which were opened and read out aloud.

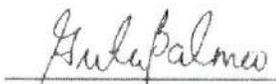
No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2
1	Genesis Tech Corp.	[x] 15%	\$113,000.00	\$110,600.00
2	Surface Solutions	[x] 15%	\$158,046.53	\$130,222.09
3	O.H. Construction	[x] 15%	\$134,000.00	\$125,000.00
Government Estimate			\$124,574.03	\$117,446.00

Base Bid 1 is to renovate a total of 3 units; 2 in Mongmong and 1 in Agat. Base Bid 2 is to renovate a total of 3 units in Toto gardens. Modernization of these units include electrical up-grade, replacement of termite infested kitchen cabinets and base, re-tiling of floors, complete sewer line replacement, interior painting, exterior and interior door replacements and replacement of existing water lines. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: Genesis-Tech Corporation provided the lowest responsive and responsible bid for Base Bid 1 and Base Bid 2. Genesis-Tech Corporation completed several major GHURA projects over the last year with good standing. They also have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to Genesis-Tech Corporation for Base Bid 1 and Base Bid 2 in the amount of \$223,600.00. Funding is available under the Capital Fund Program.

Prepared: 
SPerez, A/E

Reviewed: 
GBalmeo, Procurement

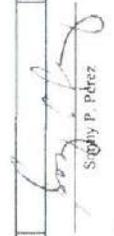
Attachment: Bid Tabulation
Clearance
Gov cost estimate

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
 ATURIDAT GINIMA'YAN RINUEBAN SIUDAT GUAHAN
 Verification of Status for Contractors**

To: File
 From: Architect & Engineering Manager
 Subject: Renovation of (6) Six Public Housing Unit's;
 IFB #GHURA-04-14-2022-AMP's 1, 3 & 4;

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Company Name	Genesis-Tech Corporation	O.H. Construction	Surface Solutions
Department of Labor: ALPCD Fair Employment Practice Wage & Hour Workers Compensation	5/16/2022	5/16/2022	5/16/2022
	5/16/2022	5/16/2022	5/16/2022
	5/16/2022	5/16/2022	5/16/2022
	Exp. 06/30/2022	Exp. 09/08/2022	Exp. 06/08/2022
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board		
U.S. Department of Labor	5/16/2022	5/16/2022	5/16/2022
Revenue & Tax EIN/SSN	Contractor to report to Revenue and Tax Office		
OSHA	5/16/2022	5/16/2022	5/16/2022
SAM Debarred List	5/16/2022	5/16/2022	5/16/2022


 Stephen P. Pérez

GHURA-04-14-2022-AMPs 1, 3 & 4;

ESTIMATED BY
Andrew M. Manglona, Planner III

DATE PREPARED
5/12/2022

BASIC BID #1

LOCATION	Unit Number	Bedrm.	Estimate Cost
Amp-1, gh-250, MONGMONG	2A TEM	2	\$ 47,296.15
Amp-1, gh-250, Toto	2B TEM	2	\$ 33,736.15
Amp-4, gh-99, Agat	87 MAO	3	\$ 43,541.73
	Total		\$ 124,574.03

BASIC BID #2

LOCATION	Unit Number	Bedrm.	Quantity
Amp-4 , gh-250, TOTO	13B DAM	4	\$ 36,968.00
Amp-4 , gh-250, TOTO	16A DAM	4	\$ 36,968.00
Amp-4 , gh-250, TOTO	29B DAM	5	\$ 43,510.00
	Total		\$ 117,446.00

COST ESTIMATE

SHEET 1 OF 1

ACTIVITY AND LOCATION 4 bedroom

CONSTRUCTION CONTRACT NO

Chrs-250

PROJECT TITLE:reno-4bdm

IDENTIFICATION NO

DATE PREPARED 5/12/2022

ESTIMATED BY Andrew M. Mangione, Planner III

ITEM DESCRIPTION	QUANTITY		UNIT	ENGINEERING ESTIMATE		TOTAL
	NUMBER			UNIT COST		
Termite treatment	1200	sf		\$0.60	\$	720.00
Interior Painting	2400	sf		1.50	\$	3,600.00
exterior entry & exit doors	2	ea		1,700.00	\$	3,400.00
exterior storage & WH doors	3	ea		1,200.00	\$	3,600.00
interior bedroom doors	4	ea		750.00	\$	3,000.00
interior bathroom & hallway doors	3	ea		550.00	\$	1,650.00
screen panels (repair)	4	ea		150.00	\$	600.00
Kitchen up grade	1	ea		4,200.00	\$	4,200.00
remove old tiles & dispose	1200	sf		1.20	\$	1,440.00
install vinyl floor tiles	1200	sf		2.75	\$	3,300.00
bathroom up grade	1	ls		1,600.00	\$	1,600.00
lighting fixtures	12	ea		125.00	\$	1,500.00
Change out medicine cabinet	2	ea		125.00	\$	250.00
New range hood	1	ea		120.00	\$	120.00
smoke detector	5	ea		220.00	\$	1,100.00
replace light switch & outlets	12	ea		65.00	\$	780.00
exterior works	1	ls		1,200.00	\$	1,200.00
General cleaning-in & out	1	LS		650.00	\$	650.00
total				\$	\$	32,710.00
Estimate cost per Bedroom						\$ 8,177.50
Up-grade electrical panel box	1	LS		5,500.00	\$	5,500.00
Sewer replacement	1	LS		8,000.00	\$	8,000.00
Sewer replacement	1	LS		8,000.00	\$	8,000.00
Sewer replacement	1	LS		12,000.00	\$	12,000.00
Sewer replacement	1	LS		12,000.00	\$	12,000.00
Up-grade kitchen cabinet replacement	1	LS		5,800.00	\$	5,800.00

UNIT COST BASED ON PREVIOUS MOD PROJECTS

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Siudad Guahan**

**BOARD OF COMMISSIONERS
RESOLUTION NO. FY2022-010**

Moved by: _____

Seconded By: _____

Resolution approving the PHA Annual Plan (FY2023) and Capital Fund Program (CFP) Five-Year Action Plan (2022-2026).

WHEREAS, pursuant to Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, the Guam Housing and Urban Renewal Authority is mandated to develop and submit a Public Housing Agency (PHA) Annual Plan to the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the PHA Annual Plan is a comprehensive guide to the Authority's policies, programs, operations, and strategies and progress for meeting local housing needs and goals for implementation for the upcoming fiscal year; and

WHEREAS, the CFP Five-Year Action Plan describes the capital improvements to be undertaken within the five-year period. The capital improvements are necessary activities to ensure long-term physical and social viability of the PHA's public housing developments; and

WHEREAS, the goals and objectives of the PHA Annual Plan (FY2023) and the Capital Fund Program (CFP) Five-Year Action Plan (2022-2026) are consistent with Guam's Five-Year Consolidated Plan, which identifies and prioritizes the housing community development needs of Guam; and

WHEREAS, this Plan was prepared in accordance with the PHA Plan requirements of 24 CFR Part 903; now, therefore, be it

RESOLVED, that the Board of Commissioners of the Guam Housing and Urban Renewal Authority hereby approves the PHA Annual Plan (FY2023) beginning October 1, 2022, and the Capital Fund Program (CFP) Five-Year Action Plan (2022-2026).

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JUNE 06, 2022

PASSED BY THE FOLLOWING VOTES:

AYES:

NAYES:

ABSENT:

ABSTAINED:

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Board of Commissioners of the Guam Housing and Urban Renewal Authority on **June 06, 2022.**

ELIZABETH F. NAPOLI
Secretary/Executive Director (Acting)

(S E A L)

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Guam Housing and Urban Renewal Authority</u> PHA Code: <u>GQ001</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>750</u> Number of Housing Choice Vouchers (HCVs) <u>2,668</u> Total Combined Units/Vouchers <u>3,331</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan and Capital Fund Program (CFP) Five-Year Action Plans were made available to the public for review and comment. Due to COVID-19 pandemic and the Government of Guam's social distancing requirements, the Plans were made available electronically on GHURA's website at www.ghura.org. To obtain a hard copy or require additional information, please contact Ms. Philly San Nicolas, Property Site Manager, at 475-1402 or email at phillysn@ghura.org. You may also request a hard copy by contacting any of the four AMP sites, Guma Trankilidat, or the Section 8 Family Self Sufficiency (FSS) Coordinators. Please call the respective offices to request an appointment to arrange the date and time for pickup. The contact information is as follows:</p> <p>GHURA Main Office: (671) 475-1330, 117 Bien Venida Avenue, Sinajana, Guam 96910 AMP1: (671) 477-9823, Paquito Street, Toto Gardens, Toto, Guam 96910 AMP2: (671) 789-9062, 10 JC Rojas Street, Yona, Guam 96915 AMP3: (671) 565-9854, Pagachao Drive, Agat, Guam 96915 AMP4: (671) 475-1395, 27 Doni Lane, Toto Gardens, Toto, Guam 96910</p>

Guma Trankilidat: (671) 646-6301, 145 Trankilidat St., Tumon, Guam 96913
 Section 8 FSS Coordinators: (671) 475-1333 or (671) 475-1339

A Resident Advisory Board meeting was held on February 17, 2022, at 5:30 p.m. to discuss the FY2023 PHA Annual Plan and the proposed Capital Fund Program Five-Year Action Plan for 2022-2026. Resident board members were provided with an agenda and a synopsis of proposed projects that would be covered within each AMP Site Base for each year.

The Public's comments are important to us. GHURA advertised two public comment periods for the Capital Fund Program (CFP) Five-Year Action Plan 2022-2026 and for the FY2023 PHA Annual Plan.

- The public comment period for the CFP Five-Year Action Plan was held from March 22, 2022 to May 6, 2022. The Public Hearing was held at 10:00 a.m., May 6, 2022 via ZOOM. There were no public attendants, except for the Property Site Managers for AMPs 1, 3, and 4. Items discussed were related to the proposed projects for each development. The final date for submission of public comments was 5:00 p.m., May 6, 2022
- The public comment period for the FY2023 PHA Plan was held from April 8, 2022 to May 24, 2022. The Public Hearing was held at 10:00 a.m., May 24, 2022 via ZOOM. There were no public attendants, except for the Property Site Managers for AMPs 2, 3, 4, and Acting Deputy Director. Items discussed were related to the PHA Plan and proposed activities for each Property Site Manager and their developments. The final date for submission of public comments was 5:00 p.m., May 24, 2022

There were no comments, questions, concerns sent to GHURA via mail at 117 Bien Venida Avenue, Sinajana, Guam 96910, fax number (671) 300-7565, TTY/TDD number (671) 472-3701 or emailed to phillysn@ghura.org.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- Y N
- Statement of Housing Needs and Strategy for Addressing Housing Needs
 - Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - Financial Resources.
 - Rent Determination.
 - Operation and Management.
 - Grievance Procedures.
 - Homeownership Programs.
 - Community Service and Self-Sufficiency Programs.
 - Safety and Crime Prevention.
 - Pet Policy.
 - Asset Management.
 - Substantial Deviation.
 - Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

The Admissions and Continued Occupancy Policy (ACOP) 2021 updated the 2020 ACOP. It was advertised for public comment. The Board of Commissioners reviewed and approved the updates on November 26, 2021. Revisions/updates to the ACOP affected Chapters 2, 3 and 14; revisions and updates conformed to HUD's rules and regulations and PHA Policy. A final copy is posted on GHURA's website at www.ghura.org.

Rent Determination

Public Housing Flat Rent Schedule and Section 8 Housing Choice Voucher (HCV) Program Payment Standards Schedule are updated annually based on the applicable Fair Market Rent (FMR). The FY2022 Fair Market Rent and Flat Rent Schedule for the Public Housing Program was effective August 6, 2021.

Operation and Management

Section 8 Housing Choice Voucher Program

As a result of COVID-19 restrictions imposed by the Government of Guam, the Section 8 HCV Program adopted several HUD-approved waivers necessary to protect Section 8 staffs, applicants and participants from the spread of the virus. These waivers include re-determining family income, performing income verifications, contract extensions for FSS, HQS inspections through self-certifications, alternatives for family briefings, voucher extensions, moratorium for evictions for non-payment of rent, pro-long absences from the unit, extended youth participation under the Family Unification Program, reporting of HUD form 50058, and the submission of SEMAP.

The pandemic has caused the Agency to adopt the waivers due to closed operations to the public. Clients were seen only by appointments in rooms separated by glass dividers. Contracts and the necessary paperwork were mailed to and from the participants. A drop box was installed at the front of the Main Office building to receive documents from recipients who were unable to submit documents electronically. Staff worked in two alternating shifts throughout the week. During the initial phase of the pandemic, the Agency was closed to the public from March 2020 to April 2020, then opened for operations in May. A second surge of the virus prompted the Agency to shut down operations again during the last week in August 2020 and throughout the month of September 2020.

The pandemic has caused the lag in receiving referrals and the processing of vouchers under the Mainstream and VASH Programs. Referring agencies were similarly affected by the government shutdown, causing a delay in referrals and the submission of necessary documents to proceed with the processing of assistance. GHURA management continues to reach out to referring partners and potential clients to submit referrals and applications to effectively lease all vouchers.

Public Housing Program

Similar to the Section 8 HCV Program, the Public Housing Program also adopted several HUD-approved waivers necessary to protect the Public Housing staff and clients from the spread of the virus. These waivers include Delayed Annual Examinations, Income Verification Requirements, Interim Examinations, EIV Monitoring, Family Self-Sufficiency Contract Extension, Opening and Closing of Wait List, Income Verification, Eligibility Determination, Fiscal Closeout of Capital Grant Funds and Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds, Adoption of Tenant Selection Policies, Community Service and Self-Sufficiency Requirement, Over-Income Families, Review and Revision of Utility Allowance, Tenant Notifications for Changes to Project Rules and Regulations, Public Housing Agency Annual Self-Inspections, Annual Choice of Rent, and the retention of prior year Public Housing Assessment System (PHAS) score.

Clients were seen by appointments only in rooms separated by glass dividers and all staff and clients were requested to wear masks. The documents and the necessary paperwork were either (1) mailed to and from the participants or (2) dropped off at their units. Residents dropped off required documents in Drop Boxes located at the designated AMP sites; Residents could also submit documents electronically. As Section 8 HCV

mentioned earlier, during the initial phase of the pandemic, the GHURA was closed to the public from March 2020 to April 2020, then opened for operations in May. A second surge of the virus prompted the Agency to shut down operations again during the last week in August 2020. However, the Property Site Managers requested the Asset Manager for the AMP Site Base to return to work operating with limited services, such as processing documents, addressing emergency work order requests, and conducting consumable inventory.

On November 19, 2021, HUD released “Guidance on Navigating CARES Act Waiver Expiration”. This guidance provided insight as waivers were to be concluded by December 31, 2021. Additionally, other waivers have unique dates, such as the period of availability, which are dependent on the GHURA’s fiscal year end date or based on a specific action or activity.

Each AMP Site Base purchased Personal Protective Equipment (PPE) for staff and Public Housing residents utilizing COVID relief funds which expired December 31, 2021. PPEs included commercial/household disinfectant spray guns, protective masks and gloves, alcohol, disinfectant sprays and wipes, to name a few. Residents received these items during the holiday season just as Guam continued to experience increased COVID numbers as a result of the Omicron variant.

Grievance Procedures

The ACOP has been updated for GHURA to provide remote grievance hearings and provide technical assistance prior to and during the hearing if needed. Should the family or individual witnesses experience any barriers preventing them from fully accessing the remote grievance hearing, GHURA will assist with resolving the issues or allowing the family to participate in an in-person grievance hearing as appropriate (refer to ACOP chapter 14).

Pet Policy

The ACOP has been updated to include the FHEO 2020-01 guidance and tool. Additional guidance provides PHAs and other housing providers a set of best practices for addressing requests for assistance animals. In Public Housing the PHA evaluates a request for a service animal under the ADA and Fair Housing Act. PHAs should also refer to Department of Justice (DOJ) Joint Statement on Reasonable Accommodations under the Fair Housing Act.

Significant Amendment/Modification

See Exhibit A

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Included as Exhibit B is the Deconcentration Policy (ACOP 3/1/17), there are no changes.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

- | | |
|--------------------------|-------------------------------------|
| Y | N |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Conversion of Public Housing to Project-Based Assistance under RAD

Although GHURA is not actively pursuing the conversion of its Public Housing stock to the HUD Rental Assistance Demonstration (RAD) Program, GHURA continues its review of this program to determine its applicability and benefit to the island's inventory of Public Housing.

Units with Approved Vacancies for Modernization

GHURA continues to include Unit Modernization in the Annual Statement and Evaluation Report (50075.1). GHURA also continues to request for HUD's approval for the modernization of units that are in need of major renovation work. The Capital Fund Program (CFP) funds are used to address these vacant units under modernization. Units identified for modernization require the units to become or remain vacant to accomplish the necessary improvements; modernization may require up to eight months for completion. Major factors in which GHURA considers placing units under modernization and upgrade: the age of the unit, deterioration of the sewer waste and water lines, and antiquated electrical system, to name a few.

Most units are over 40 years old and the sewer lines that were originally installed are galvanized pipes that have since and continue to severely corrode; the electrical systems are obsolete, and parts are no longer being sold to perform the necessary maintenance of the system.

Other Capital Grant Programs

GHURA will consider the possibility and feasibility of applying for the Capital Fund Financing Program (CFFP). GHURA's Public Housing units are between 30 and 60 years old. GHURA considers the age of the units and Guam's weather conditions as factors for units requiring renovation and/or modernization work. With the limited CFP funds and the projected renovations and modernization work to the Public Housing units and sites, other funding opportunities need to be researched for GHURA to provide decent, safe, sanitary homes for our residents.

Lead Based Paint. A re-testing for the presence of Lead-Based Paint (LBP) was completed in November 2018 on 145 Public Housing units at AMP 1 (Agana Heights, Mongmong and Sinajana), AMP 2 (Yona), and AMP 4 (Toto). Out of the 145 units, a total of 67 units tested positive for lead. GHURA identified funding under the Capital Fund Program (CFP) to address the abatement of the units affected. If the lead-positive unit becomes vacant and requires modernization, the LBP abatement may be included in the scope of work. GHURA will issue a Request for Proposal (RFP) to obtain services for an LBP Abatement Consultant. This consultant will also be required to prepare the Scope of Work and conduct a quality review of the work performed by the contractor in removing the LBP from designated areas.

GHURA continues to provide notices to the residents at occupancy of the presence of LBP on the affected units. A report of any individuals testing positive for lead poisoning will be provided to HUD.

Use of Operating Reserves. GHURA reviews the possibility of using operating reserves to address project-specific activities in order to maintain the efficient management operations of Public Housing units. Projects being considered are:

- Installation of overhead lighting in the elderly unit bedrooms as the unit becomes vacant.
- Construction of an open-air canopy above existing basketball courts and/or playground facilities located on the AMP sites.
- Removal and repair of existing fence and/or installation of new fencing at the AMPs sites.
- Installation of bollards to prevent soil erosion and unauthorized resident parking on grass.
- Installation of lighting at fence line for security purposes.

- Installation of boundary signage where there are no fences to deter residents from trespassing on private properties that border PHA sites.
- Purchase and installation of security cameras with security monitoring services.
- Pest control/termite treatment in units.
- Removal of large trees or branches that compromises the unit's integrity or at-risk of falling debris during storms.
- Support of resident programs.
- Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).

Wait List.

AMP 1 (Agana Heights, Mongmong, Sinajana, Asan) wait list remains closed since September 28, 2018.

AMP 2 (Yona, Talofof, Inarajan) wait list for all bedroom sizes opened since October 4, 2021.

AMP 3 (Agat, Merizo, Umatac) wait list for all bedroom sizes opened April 1, 2022.

AMP 4 (Toto, Dededo) wait list for all bedroom sizes opened April 1, 2022.

The Section 8 HCV Program wait list was opened for one week only from July 10-14, 2020. At least 1800 pre-applications were selected randomly through an electronic lottery system and will remain on this wait list until July 2022 or when the list is exhausted, whichever comes first.

The wait list for the Section 8 Project-Based Rental Assistance (PBRA) Program vouchers for elderly families was exhausted as of February 2021. The wait list reopened from March 1 to 31, 2021. The Veterans Affairs Supportive Housing (VASH) Program, Mainstream, Non-Elderly Disabled (NED), and Family Unification Program (FUP) wait lists will remain open indefinitely to establish lists for each program.

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

The Findings identified in the single audit for Year Ended September 30, 2019 are as follows:

1. Finding No. 2019-001 (General Ledger Reconciliations, Schedule of Expenditures of Federal Awards and Timely Issuance of External Financial Statements)
 - Cause: Absence of sufficient numbers of accounting personnel to meet timely preparation and issuance of external financial statements and external audits.
2. Finding No. 2019-002 (HOME Investment Partnership Program: Program Income)
 - Cause: GHURA did not enforce compliance with applicable program income requirements.
3. Finding No. 2019-003 (Continuum of Care: Special Tests and Provisions – Reasonable Rental Rates)
 - Cause: GHURA did not establish and implement internal controls over compliance with applicable special tests and provisions for reasonable rental rates.
4. Finding No. 2019-004 (Public and Indian Housing (GQ001000003): Eligibility)
 - Cause: GHURA did not effectively perform quality control reviews over compliance with applicable eligibility requirements.
5. Finding No. 2019-005 (Housing Voucher Cluster: Reporting)
 - Cause: GHURA did not enforce compliance with applicable reporting requirements.

6. Finding No. 2019-006 (Public Housing Capital Fund: Procurement and Suspension and Debarment)
- Cause: GHURA did not enforce compliance with applicable procurement requirements. It appears GHURA used the construction cost per unit, instead of the overall construction contract cost, as the basis for applying small purchase procedures.

GHURA completed its Corrective Action Plan to resolve all Findings listed above. The full FY2019 Audit Report and additional information regarding the Audit may be reviewed at the Office of Public Accountability's website at www.opaguam.org.

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Meeting the Statement of Housing Needs and Strategy for Addressing Housing Needs

Section 8 Housing Choice Voucher (HCV) Program: Emergency Housing Voucher Program

GHURA was awarded 87 vouchers for the Emergency Housing Voucher Program on July 1, 2021 through September 30, 2023 to address the continued impact of the COVID-19 pandemic. The purpose of the Emergency Housing Voucher Program is to assist individuals and families who are experiencing homelessness; at-risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having at-risk of housing instability. Currently, GHURA has leased 70 vouchers.

Project-Based Elderly Program

Guam has 112 Project-based Elderly Program vouchers which are 99% leased up. The Section 8 Project-Based Voucher Program is a rental housing assistance program for elderly families. Unlike the Section 8 tenant-based program, the Project-Based subsidy is attached to specific units; the assistance does not move with the family. Under this program, there are 112 units that are subsidized at the Summer Town Estates in Dededo.

HUD-Veterans Affairs Supportive Housing Program (VASH)

Guam currently receives a total of 66 VASH vouchers with 48 leased up. Guam will continue to apply for additional funding to help our homeless veterans and their families afford decent, safe, and sanitary housing.

Mainstream

Guam was awarded 11 Mainstream Housing Program vouchers in 2018 and additional 4 in August 2020; 14 vouchers are leased up. These vouchers assist non-elderly persons between the ages of 18-61 with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. Currently, 100% leased.

Non-Elderly Disabled (NED)

Guam currently has 175 NED vouchers with 151 leased. The NED vouchers assist very low-income non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head or spouse that is disabled.

Family Unification Program (FUP)

FUP vouchers are for families for whom the lack of adequate housing is a primary factor in the imminent placement (1) of the family's child or children, in out-of-home care; and (2) of the delay in discharge of child or children, to the family from out-of-home care. This program also includes an 18-month Voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing. The FUP program is available only to families who are referred by Department of Health and Social Services (DPHSS), Division of Public Welfare (DPW), and Bureau of Social Services Administration (BOSSA). Guam has 130 FUP vouchers, which are currently 100% leased.

A big contributing factor to the delay of leasing vouchers is due to COVID-19 restrictions and government shutdown, from March 2020 to May 2020 and August 2020 to September 2020. Although the shutdown has been lifted, Guam is still under restrictive orders, which caused delays in obtaining necessary documents from outside agencies, limited access to utility companies, impeded the ability of families to actively search for a unit, and caused landlords the inability and/or refusal to show units.

Multi-family Program

Guam continues to operate Guma Trankilidat, a project-based rental assistance program that has a total of 49 units available for the elderly and adults with disabilities. This program is limited to very-low-income individuals whose head of household, spouse, or sole member is elderly or person with a disability. Additionally, of the 750 Public Housing units, 82 are for the elderly.

Increasing Availability of Affordable Housing (Other Programs)

Guam continues to meet the priorities set forth in the 5-Year Consolidated Plan to increase the availability of affordable housing. As of 2022, Guam's participation in the Low-Income Housing Tax Credit (LIHTC) program has completed 1,170 affordable LIHTC rental units.

Summer Breeze I will also begin construction of its 64 LIHTC rental-unit project in Barrigada marking it the second LIHTC project to be located in the central region of Guam. In addition, Summer Vista I, a project by the same developer as Summer Breeze I, is anticipated to receive an allocation in 2022 which will allow for construction of approximately 96 LIHTC rental units in Dededo near GRMC with anticipated construction to begin in the latter part of 2022 or early 2023. Guam is also looking to continue the LIHTC Qualified Allocation Plan (QAP) process to generate more private development of affordable housing in 2023.

Section 108

The Government of Guam applied for a Loan Guarantee under Section 108 of the Housing and Community Development Act of 1974. The Section 108 program is a financing tool that allows communities and states to expand the size of their CDBG programs. It allows communities to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue physical and economic revitalization projects that can renew entire neighborhoods. Additionally, the program is intended to support projects which principally benefit Low to Moderate Income (LMI) people in Guam.

GHURA, working on behalf of the Government of Guam, is the Designated Public Agency (DPA). The DPA simultaneously acts as borrower of the 108 loan funds from HUD and lender of 108 loan funds in this case lending to an organization (the 'third party borrower') proposing an activity that will fulfill a need within our community and that will serve an eligible LMI population. For this first Section 108 Loan, Guam will lend funds to construct a public facility, the iLearn Academy Charter School (IACS) project. Construction of the IACS project began in 2021 and is anticipated for completion in the latter part of 2022. Efforts are being made to complete the construction deadline in anticipation of the new school year 2022-2023.

Housing Study

To better understand the local housing market, GHURA hired a Consultant to conduct a Housing Study and Needs Assessment for the island of Guam. The task of the Consultant was to identify existing and future housing stock with the community, assess the existing housing conditions, identify the demographic and market demands (present and future), and identify critical housing gaps and issues.

The Consultant completed their assessment in January 2020. The analyzed information produced "a description of current housing conditions in Guam (population, economic, housing policy, permitting procedures), and housing issues including homelessness, housing for the elderly, housing for disabled persons, and housing production; a housing demand analysis, and a comprehensive review of issues facing housing advocates and developers in 2019." The full report can be found on GHURA's website at www.ghura.org.

Analysis of Impediments to Fair Housing (AI)

GHURA contracted SMS Research & Marketing Services, Inc. (SMS) to conduct an Analysis of Impediments to Fair Housing (AI) for the island of Guam, which was completed April 2020. The AI is an assessment of laws, ordinances, statues, and administrative policies as well as local conditions that affect the location, availability, and accessibility of housing. The development of this AI is part of the consolidated planning process required for all entitlement communities, including Guam, that receive housing and community development funds from the U.S. Department of Housing and Urban Development (HUD). The AI is also a tool that is used to address community needs and assist with the determination of project/activity location, availability and accessibility for housing and community development purposes. SMS drafted an assessment that specifically addresses Guam’s barriers and impediments to fair housing choice and provided strategies and plans to eliminate or mitigate those barriers. The full report can be found on GHURA’s website at www.ghura.org.

Occupancy Levels (HCV/S8, PH, Guma Trankilidat)

The following tables are intended to provide a snapshot of GHURA’s available units under the HCV, Public Housing, and Guma Trankilidat programs by occupancy level, racial analysis, and wait list status as of April 30, 2021:

Occupancy Levels - HCV/S8, PH (by site), and Guma' Trankilidat

Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2668	158	163	195	234	49
Available	2448	152	154	171	219	48
Percentage	92%	96%	94%	88%	94%	98%

Wait List (No. of applicants, by income)

	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total
HCV/S8	1315	77	46	3	1441
AMP1	284	58	22	7	371
AMP2	331	66	14	9	420
AMP3	131	20	4	1	156
AMP4	160	31	17	5	213
GT	50	8	4	0	62

Wait List (No. of applicants by bedroom size)

	1	2	3	4	5	6
AMP1	119	171	41	37	3	0
AMP2	48	166	149	43	10	4
AMP3	28	47	46	25	10	0
AMP4	30	52	85	22	24	0



GHURA

Guam Housing and Urban Renewal Authority
 Aturidat Ginima Yan Rinueban Siudad Guahan

117 Bien Verida Avenue, Sinajana, GU 96910
 Phone: (671) 477-9851 - Fax: (671) 300-7565 - TTY: (671) 472-3701

Guma Trankilidat Office - 145 Guma Trankilidat Tumon, GU 96913
Tel: (671) 646-6301 * Fax: (671) 646-0313



Certification Listing - Tenant Statistic Report (Guma Trankilidat)

REPORT TOTALS

Gender Breakdown:		Family Size Breakdown:	
Female Head of Household	33	Singles	44
Male Head of Household	15	Couples	4
Unknown Gender	0	Families	0

Race Breakdown:		Rent Calculation Breakdown:	
White	5	Total HAP	\$0.00
Black	1	Average HAP	\$0.00
American Indian/Native Alaskan	0	Total Tenant Rent	\$8,871.00
Asian	31	Average Tenant Rent	\$184.81
Native Hawaiian/Other Pacific Island	11	Total Annual Income	\$548,038.00
		Average Annual Income	\$11,417.46

Head of Household Age Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	0	Handicapped	0
Age 25-54	3	Disabled	22
Age 55-74	21	Elderly (62+)	44
Age 75+	24		

48 Total Tenants

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Guam Housing and Urban Renewal Authority
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117 Bien Venida Avenue, Sinajana, GU 96910
 Phone: (671) 477-9851 - Fax: (671) 300-7565 - TTY: (671) 472-3701



AMP #1 Central Site Base #23 Paquito Street, Toto Gardens
 Tel: (671) 477-9851 * AMP 1 (671) 477-9823/475-1365 * Fax: (671) 472-1565

Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	120	Hispanic	0	Singles	18
Male Head of Household	32	Non-Hispanic	152	Couples	16
Unknown Gender	0			Families	118
Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	3	0 Bedroom	0	Total HAP	\$0.00
Black	1	1 Bedroom	13	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	44	Total Tenant Rent	\$10,742.00
Asian	9	3 Bedroom	69	Average Tenant Rent	\$70.67
Native Hawaiian/Oth Pacific Island	142	4 Bedroom	24	Total Annual Income	\$2,146,242.00
Homeless at New Admission	0	5 Bedroom	2	Average Annual Income	\$14,120.01
		6 Bedroom	0		
Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	7	Rent \$0 to \$100	16	Handicapped	2
Age 25-54	111	Rent \$101 to \$200	15	Disabled	13
Age 55-74	30	Rent \$201 to \$300	12	Elderly (62+)	17
Age 75+	4	Rent \$301 to \$400	9		
152 Total Tenants					

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GHURA

Guam Housing and Urban Renewal Authority
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117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 Fax: (671) 300-7565 TTY: (671) 472-3701

SouthEast Site Base #10 J.C. Rojas Circle, Yona, Guam 96915
 Tel: (671) 477-9851 * AMP #2 (671) 789-9062 Fax: (671) 789-9062



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household 119	Hispanic 1	Singles 8
Male Head of Household 35	Non-Hispanic 153	Couples 12
Unknown Gender 0		Families 134

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White 2	0 Bedroom 0	Total HAP \$0.00
Black 0	1 Bedroom 8	Average HAP \$0.00
American Indian/Native Alaskan 0	2 Bedroom 36	Total Tenant Rent \$12,276.00
Asian 14	3 Bedroom 76	Average Tenant Rent \$79.71
Native Hawaiian/Other Pacific Islander 148	4 Bedroom 25	Total Annual Income \$3,545,751.00
Homeless at New Admission 0	5 Bedroom 8	Average Annual Income \$23,024.36
	6 Bedroom 1	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24 11	Rent \$0 to \$100 17	Handicapped 2
Age 25-54 124	Rent \$101 to \$200 17	Disabled 18
Age 55-74 19	Rent \$201 to \$300 15	Elderly (62+) 10
Age 75+ 0	Rent \$301 to \$400 12	

154 Total Tenants

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GHURA

Guam Housing and Urban Renewal Authority
 Aturidat Ginima Yan Rinueban Siudad Guahan

117 Bien Venida Avenue, Sinajana, GU 96910
 Phone: (671) 477-9851 - Fax: (671) 300-7565 - TTY: (671) 472-3701

AMP #3 Southwest Site Base, Agat Pagachao Drive
 Tel: (671) 475-1362 * (671) 565-9854 Fax: (671) 565-5515



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:	Ethnicity Breakdown:	Family Size Breakdown:
Female Head of Household: 130	Hispanic: 0	Singles: 31
Male Head of Household: 41	Non-Hispanic: 171	Couples: 19
Unknown Gender: 0		Families: 121

Race Breakdown:	Bedroom Size Breakdown:	Rent Calculation Breakdown:
White: 5	0 Bedroom: 0	Total HAP: \$0.00
Black: 0	1 Bedroom: 38	Average HAP: \$0.00
American Indian/Native Alaskan: 0	2 Bedroom: 32	Total Tenant Rent: \$18,171.00
Asian: 20	3 Bedroom: 40	Average Tenant Rent: \$106.26
Native Hawaiian/Oth Pacific Island: 158	4 Bedroom: 30	Total Annual Income: \$3,755,055.00
Homeless at New Admission: 0	5 Bedroom: 31	Average Annual Income: \$21,959.39
	6 Bedroom: 0	

Head of Household Age Breakdown:	Tenant Rent Breakdown:	Handicapped/Disabled or Elderly Breakdown:
Age 18 - 24: 8	Rent \$0 to \$100: 34	Handicapped: 2
Age 25-54: 115	Rent \$101 to \$200: 15	Disabled: 27
Age 55-74: 38	Rent \$201 to \$300: 14	Elderly (62+): 36
Age 75+: 10	Rent \$301 to \$400: 15	

171 Total Tenants

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GHURA

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 117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701

AMP #4 Northern Site Base #27 Doni Lane Toto Gardens

Tel: (671) 477-9851 * AMP #4: (671) 475-1326 * Fax: (671) 477-1841



Certification Listing - Tenant Statistic Report

REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	164	Hispanic	0	Singles	28
Male Head of Household	55	Non-Hispanic	219	Couples	23
Unknown Gender	0			Families	168

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	4	0 Bedroom	0	Total HAP	\$0.00
Black	1	1 Bedroom	38	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	23	Total Tenant Rent	\$46,444.00
Asian	51	3 Bedroom	97	Average Tenant Rent	\$212.07
Native Hawaiian/Orh Pacific Island	178	4 Bedroom	45	Total Annual Income	\$5,365,752.00
Homeless at New Admission	1	5 Bedroom	16	Average Annual Income	\$24,501.15
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	2	Rent \$0 to \$100	29	Handicapped	1
Age 25-54	159	Rent \$101 to \$200	34	Disabled	19
Age 55-74	44	Rent \$201 to \$300	36	Elderly (62+)	42
Age 75+	14	Rent \$301 to \$400	19		

219 Total Tenants

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Improve Community Quality of Life and Economic Vitality

Prepare and distribute a quarterly Newsletter to Public Housing residents.

Provide space for use by non-profit organizations in order to provide programs to our residents.

Website – apply online and ability to check placement on waitlist online.

Excellence in the Administration of Programs

- Continue to ensure equal opportunity and affirmatively further fair housing for all applicants and program participants.
- Continue to promote and uphold equal opportunity and affirmatively furthering fair housing laws.
- Continue to be regularly trained on fair housing law.
- Provide quality service to customers and clients through open communication, supporting of resident council and sponsoring resident activities.
- Attract, retain and develop Qualified Staff
 - Offer career opportunities and benefits that successfully compete with other employers. A salary survey is completed periodically to ensure salaries are competitive with similar positions elsewhere.
 - Foster workplace environment where employees feel supported and encouraged to pursue professional development. Professional development opportunities are encouraged.
 - Management strives to make sure staff has the skills and tools needed to do their jobs effectively.

Safety

All four AMP sites continue to work closely with each of its village mayoral offices to actively engage its residents in the participation of the Neighborhood Watch Program (NWP). The NWP helps residents deter crime in the villages but also encourages recruitment and community involvement. Overall, the NWP has led law enforcement to identification and arrests of individuals committing petty thefts, burglary, assault and other more serious crimes.

Due to local government COVID restrictions, many NWP monthly meetings have not convened since the pandemic. Volunteers however, continue to do daily patrols throughout the villages on island with neighborhood watch chats engaging the community often contributing to solving crimes.

COVID-19 Response

Safety

Guam’s Governor, Lourdes A. Leon Guerrero signed Executive Order No. 2022-02 relative to extending the Public Health Emergency an additional thirty (30) days. The public health emergency is now scheduled to expire on March 2, 2022. The emergence of the Omicron variant is linked with triple digit highs on daily new cases. Government operations remain normal with continued safety protocols.

GHURA remains open for normal operations with limited indoor capacity adhering to strict safety protocols to include temperature and hand sanitizing stations at designated entries. Drop box service for the main office and all AMP sites continue to reduce traffic in the lobby areas.

Other safety protocols for staff include notices to residents regarding the recent announcement of HUD REAC inspections to begin Monday, March 7, 2022. Since UPCS inspections began January 2021, residents have been encouraged to disclose COVID safety concerns GHURA. At risk units were placed aside until health clearances could be provided before staff enter for unit inspections. Prior to entry, residents were asked to prepare their units by opening up all windows and turning off all ac units for adequate ventilation. Household members could either exit the unit while repairs were made or remain

in the bedroom assuring safe distancing and wearing of protective equipment such as masks and/or gloves which may be provided by GHURA.

Promote Self-sufficiency and Asset Development of Families and Individuals

Meeting Family Self Sufficiency Goals

GHURA maintains its commitment to supporting the delivery of a wide variety of information, assistance, and opportunity for all participating FSS families, continuously exploring ways in which to expand and enhance the services it provides.

Consistent with Guam's extended Public Health Emergency and its practices, Family Self-Sufficiency (FSS) Program Coordinators continue to seek out and execute innovative approaches to ensure continuity of critical services to FSS participants. Coordinators apply best practices for remote service delivery utilizing platforms such as virtual enrollments, virtual one-to-ones, virtual service workshops, virtual group discussions, email, and phone banks to maintain contact with participants, thereby sustaining participant interest and motivation as they focus on their goals. In line with nurturing interest and motivation, FSS continues to issue quarterly e-newsletters, which cover an array of information. Highlights include escrow statistics, calendar of events, maintaining healthy homes, preparing for inspections, and other topics of interest. Of particular interest to FSS participants is the success stories section. These highpoints inspire members to strive for progress, and achieve their goals.

FSS Program Coordinators supported a total of 180 program participants, and their families in the past year, despite pandemic related challenges. This number includes 139 Housing Choice Voucher (HCV) Program participants, and 41 Public Housing Program participants. Of these, 46 have opted for Homeownership/Prepare for Homeownership as a final goal. In line with this, and as a HUD approved housing counseling agency, there has been an expansion of services to include improving financial literacy, sharing strategies for increasing homeownership opportunities, and increasing awareness of available resources.

As we trek onward to ensure FSS families are provided with resources essential to their progress, FSS Program Coordinators continue to pursue new and innovative service offerings. As such, we will soon be expanding and improving upon our financial coaching program by connecting participants to self-paced, on-demand financial education resources aimed at supplementing remote coaching. These free financial education resources will provide hands-on, easy to understand information utilizing engaging videos, articles and other resources to provide practical money management information on budgeting, saving, and (re)building credit.

We remain committed to supporting the delivery of a wide variety of information, assistance, and opportunity to both participating and potential FSS families, and continue to pursue ways to expand the services we provide.

Section 3

GHURA's Staff continues to educate the contractors on the Section 3 regulations and to mandate the compliance of these regulations with each construction contract. A/E continues to work with Section 3 residents as well to link them with contractors for employment. As of July 2020, construction contractors were able to hire one Section 3 residents as Laborer for part time work. The construction contracts are for a short duration and can only provide for part time work. Most residents want full time work. The agency continues to work with the contractors to hire residents and to train them to be skilled laborers. GHURA continues to follow up on the possibility of creating a Youth build program for the island of Guam.

GHURA's FSS coordinators conduct outreach clinics and contact its Public Housing residents directly to encourage them to become more involved in the Section 3 program. FSS coordinators assist the A/E Division by compiling a list of eligible individuals and obtain resumes that will later assist the A/E staff in selecting participants who may be offered employment whether it be construction, administrative, or clerical work.

Deconcentration of Poverty and Income-Mixing

GHURA's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income residents into lower income projects and lower income residents into higher income projects. Nothing in the deconcentration policy relieves GHURA of the obligation to meet the income-targeting requirement. Gross annual income is used for income limits at admission and for income-mixing purposes.

Deconcentration and Income-Mixing Goals - To the extent this deconcentration policy is applicable to the public housing units at all four AMP Site Developments, GHURA acknowledges that its public housing developments are mixed-income developments that include policies intended to promote income mixing in public housing and increase incomes of public housing residents. If the incomes of the Public Housing Residents fall outside the Established Income Range (EIR), GHURA will provide an explanation in its Annual Plan. GHURA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above GHURA's EIR to communities below the EIR and vice versa.

Deconcentration of Poverty and Income-Mixing - The average income at all AMP sites is below the established income range (EIR); and there are no concentrated poverty areas.

Housing Counseling

GHURA became a full-fledged HUD approved housing counseling agency on 6/19/2020. The Housing Counseling program aims to assist clients in the Home Investment Partnerships Grant program, the Family Self Sufficiency program, and residents of Section 8 HCV and Public Housing. The program covers a myriad of counseling topics, including Pre-Purchase, Post-Purchase counseling, budgeting, homeownership and tenancy, fair housing, avoidance of mortgage default and eviction and basic rental education. The service is free of charge.

GHURA has aided approximately 31 clients in housing counseling services over the last 24 months. With both the one-to-one counseling and education pieces for housing clients, the agency anticipates an increased volume of clients. With the anticipated increase and long-term strategic planning, GHURA seeks to certify three additional personnel to become housing counseling certified (both for homeownership and renting) by the end of 2021. Expansion of services will also include online and web-based seminars to ensure accessibility to clients in need or interested in progressing toward self-suitability.

Outreach Program

GHURA continues to partner with several agencies and non-profit organization to bring outreach and education to families residing in Public Housing. As a result of COVID-19 pandemic and the recent confirmation of the omicron variant on island, Guam has experienced record high numbers of new infections with daily triple digit numbers. Despite these setbacks, programs continue utilizing other media platforms to connect with families.

Mane'lu (formerly Big Brother Big Sisters of Guam) is a local non-profit organization whose mission is to provide education and empowerment to children and families through mentoring. Mane'lu has been providing outreach activities to include work force development, sports and recreational activities such as hikes and visit to various program partners. Please refer below to highlighted events that have taken place this few months throughout the AMP sites:

Historical site visits for youths to explore the War in the Pacific visitor center. Throughout the museum, participants were able to complete assignments and play scavenger games & learn about the

different WWII artifacts. Youths were able to receive their certificates as official Reef Rangers of War in the Pacific National Historical Park.

- May 2021- youths from the sites were able to tour the T. Stell Newman museum with a movie and tour of Apaca and Ga'an point.
- In honor of Memorial Day- Youth participants were able to set up a display and tour the Asan Beach Park.
- Piti Guns
- Fonte Plateau
- Asan Ridge

Out planting activities include our youth assisting in expanding their endangered butterfly habitat. They participated in planting seedlings that endangered butterfly species on island could thrive on. Other species of plants and animals unique to the island were observed.

- Earth Month-Ritidian Wildlife Refuge Out planting
- Ritidian Wildlife Refuge and Community tour

Other activities included:

- Reef rangers in July 2021
- Summer Program
- Underwater World educational tour of marine life animals
- Workforce Development workshop
- Skills to Pay Bills-Mastering your soft skills, Money Smart-Financial
- Literacy classes & Resume writing- 16-week course
- Pickle Ball Association training for Mane'lu staff

Upcoming activities:

- I'TAsi- Participants will have the opportunity to learn first-hand knowledge about the rich marine life of Guam by snorkeling with trained National Park Service staff members. They'll learn threats to our ocean resources such as coral reef bleaching, ocean acidification, sedimentation and other environmental issues impacting the rivers and oceans.
- Workforce Development Internship with DOCOMO and Youth Conservations internship with the National Park Service
- Out planting at Ritidian for the local Fanihi population
- Pickle Ball outdoor activities at all AMP sites

In summary, Manel'u has continued to provide on-going community outreach and youth activities for our families in public housing. Upcoming activities are forthcoming and planned through the summer. It is hoped that more community partners will begin providing in-person accessibility to our children and families.

Violence Against Women Act (VAWA)

The last updated revision to the Housing Choice Voucher (HCV) Admin. Policy was on September 27, 2018, and the Public Housing Admissions and Continued Occupancy Policy (ACOP) on August 31, 2017. Both policies incorporated the latest VAWA update. GHURA will continue to include any approved changes in the Admin Policy and ACOP, changes are reviewed by the public and approved by the Board of Commissioners prior to implementation.

The 2017 ACOP has been updated and labeled 2020 ACOP. It is out for public comment review and anticipated to be approved by the Board of Commissioners before July 2021. Changes under VAWA include a preference for victims of domestic violence, dating violence, sexual assault, or stalking.

	<p><u>Other</u> Utility Allowance (UA). The Utility Allowance study, through Notice PIH 2021-14 (HA), REV-3; page 36 provides for the delay in updating the utility allowance schedule which ends on December 31, 2021. This waiver was adopted by GHURA.</p> <p>Challenged Elements. There have not been any Challenged Elements of the Annual PHA Plan brought to the Authority's attention. The Fiscal Year Beginning October 1, 2021 PHA Annual Plan for the Public Housing and Section 8 Programs and the Capital Fund Program Five Year Action Plan 2021-2025 was advertised for public comment for the period from March 19, 2021 through May 6, 2021. The Public Meeting was held on May 6, 2021.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached RAB Meeting Minutes (Exhibit C).</p>
<p>B.7</p>	<p>Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><u>CFP Five Year Action Plan 2021-2025</u> CFP Five Year Action Plan (Form HUD50075.2) report year 2021 – 2025 has been entered into EPIC on-line data system and approved by HUD electronically in EPIC on 3/23/2021.</p> <p><u>CFP Five Year Action Plan 2020-2024 (Significant Amendment)</u> The Drainage Correction project at the AMP4 Toto Site was identified in the CFP Five Year Action Plan 2020-2024 and scheduled for year 2024. The projected cost estimate was \$203,000. The drainage issue has become a hazard to the Toto Public Housing community and to the surrounding private homeowners. A heavy downpour of rain has caused the neighbors’ property to flood, it has also caused flooding at Toto Public Housing enticing the Public Housing kids to use the flooding as a water slide and play area. Due to safety concerns, we are proposing to address this project sooner and to increase the budgeted amount.</p> <p>The A/E Division had planned to address the drainage correction by constructing a percolation chamber. However, after further review it was determined the proposed project description would not meet the updated EPA requirements and that the existing ponding basin is too small to accommodate the Public Housing area. The upgraded design and new scope of work increased the cost estimate substantially to \$1.3M. The substantial increase has triggered a Significant Amendment/Modification process requirement in order to move forward with this project. The definition of a Significant Amendment/Modification is when “Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 25% of the total grant (items not included in the current CFP Five-Year Action Plan)”. Although the funding will be split between two grants, GQ08P001501-20 and the GQ08P001501-21, the estimated cost of the project exceeds 25% of the GQ08P001501-20 grant. The revised CFP Five Year Action Plan 2020-2024 has been entered into EPIC and can be found on GHURA’s web site at www.ghura.org.</p>

Capital Fund Program - Five-Year Action Plan

Status: Draft Approval Date: Approved By:

Part I: Summary						
PHA Name : Guam Housing & Urban Renewal Authority		Locality (City/County & State)				
PHA Number: GQ001		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)				
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	AUTHORITY-WIDE	\$764,385.00	\$611,091.00	\$789,385.00	\$569,309.00	\$574,396.00
	GHURA 250 (GQ001000001)	\$782,000.00	\$420,000.00	\$380,000.00	\$892,500.00	\$489,824.00
	GHURA 100 (GQ001000002)	\$555,000.00	\$760,000.00	\$380,000.00	\$492,500.00	\$825,993.00
	GHURA 99 (GQ001000003)	\$573,106.00	\$505,000.00	\$970,000.00	\$535,250.00	\$488,960.00
	GHURA 250 (GQ001000004)	\$526,600.00	\$905,000.00	\$681,706.00	\$711,532.00	\$821,918.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$764,385.00
ID0063	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,109.00
ID0064	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$200,000.00
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid rand request for qualifications.		\$7,776.00
ID0115	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$500.00
ID0147	Management Improvements(Management Improvement (1408)-Staff Training)	Training and upgrading consumable inventory module to barcoding		\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		2022			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
ID0148	Operations(Operations (1406))	Operations		\$30,000.00	
ID0206	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	Services related to Electrical and Hygiene		\$90,000.00	
ID0207	Green Physical Needs Assessment and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	Professional services to conduct the GPNA, Energy Audit, and Section 504 compliance		\$90,000.00	
ID0067	GHURA 250 (GQ001000001)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spalls, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter, replace with utility sink. remove/replace interior doors, remove/replace exterior handrails		\$266,000.00	

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)		2022		
Work Statement for Year 1		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0138	Installation of New Site Lighting at AMP1 (DWELLING Unit-Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Lighting, Non-Dwelling Site Work (1480)-Site Utilities)	Provide new Site Lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets. Work to include new electrical underground raceway.		\$150,000.00
ID0199	Kitchen Renovation (DWELLING Unit-Interior (1480)-Appliances, DWELLING Unit-Interior (1480)-Flooring (non routine), DWELLING Unit-Interior (1480)-Interior Doors, DWELLING Unit-Interior (1480)-Interior Painting (non routine), DWELLING Unit-Interior (1480)-Kitchen Cabinets, DWELLING Unit-Interior (1480)-Kitchen Sinks and Faucets, DWELLING Unit-Interior (1480)-Plumbing, DWELLING Unit-Interior (1480)-Electrical)	Kitchen modernization of 12 units at AMP1. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$102,000.00
ID0208	Lead Based Paint Removal (DWELLING Unit-Exterior (1480)-Balconies-Porches-Railings-etc, DWELLING Unit-Exterior (1480)-Building Slab, DWELLING Unit-Exterior (1480)-Columns and Porches, DWELLING Unit-Exterior (1480)-Decks and Patios, DWELLING Unit-Exterior (1480)-Exterior Doors)	Abate areas at units affected with lead-based paint @ GHURA 250 and GHURA 109; to be addressed as units become vacant.		\$150,000.00
ID0246	Waterblasting & Roof Coating @ AMP1 Development Units (DWELLING Unit-Exterior (1480)-Balconies-Porches-Railings-etc, DWELLING Unit-Exterior (1480)-Building Slab, DWELLING Unit-Exterior (1480)-Columns and Porches, DWELLING Unit-Exterior (1480)-Decks and Patios, DWELLING Unit-Exterior (1480)-Landings and Railings, DWELLING Unit-Exterior (1480)-Roofs, DWELLING Unit-Exterior (1480)-Stairwells - Fire Escapes, DWELLING Unit-Exterior (1480)-Windows)	To surface prep and clean all units' walls and roofs by using high-pressure water blasting that will eliminate or make visible rust, old coatings, product residue, and damaged concrete. Inspect work to be done that will involve repairing, patching, and coating. Apply Elastomeric Roof Coat that can withstand a range of weather conditions. Measurement to be determined by lineal feet.		\$114,000.00
ID0068	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83) (DWELLING Unit-Exterior (1480)-Balconies-Porches-Railings-etc, DWELLING Unit-Exterior (1480)-Building Slab, DWELLING Unit-Exterior (1480)-Columns and Porches, DWELLING Unit-Exterior (1480)-Decks and Patios, DWELLING Unit-Exterior (1480)-Exterior Doors, DWELLING Unit-Exterior (1480)-Exterior Lighting, DWELLING Unit-Exterior (1480)-Exterior Paint and Caulking, DWELLING Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, DWELLING Unit-Exterior (1480)-Foundations, DWELLING Unit-Exterior (1480)-Landings and Railings, DWELLING Unit-Exterior (1480)-Roofs, DWELLING Unit-Exterior (1480)-Windows, DWELLING Unit-Interior (1480)-Appliances, DWELLING Unit-Interior (1480)-Bathroom Counters and Sinks, DWELLING Unit-Interior (1480)-Bathroom Flooring (non cyclical), DWELLING Unit-Interior (1480)-Commodore, DWELLING Unit-Interior (1480)-Electrical, DWELLING Unit-Interior (1480)-Flooring (non routine), DWELLING Unit-Interior (1480)-Interior Doors, DWELLING Unit-Interior (1480)-Interior Painting (non routine), DWELLING Unit-Interior (1480)-Kitchen Cabinets, DWELLING Unit-Interior (1480)-Kitchen	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish existing concrete counter and replace with utility sink. Remove and replace exterior railing.		\$555,000.00
				\$266,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other;Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains			
ID0201	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Non-Dwelling Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh aligned with property line. Work to include 4-4ft. wide personal gates with latch provision (gate at various locations for maintenance purposes). Work to include 16" high reinforced bottom of fence line. Surveyor services required to determine property corners. Add concrete base. Ensure within property boundaries. Installation of fence w/ 4' - 6' high, concrete base under fence along property line at AMP2 (500 lf)		\$125,000.00
ID0209	Lead Based Paint Removal(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors)	Abate areas at units affected with lead-based paint @ GHURA 250 and GHURA 109; to be addressed as units become vacant		\$50,000.00
ID0247	Waterblasting & Roof Coating (@ AMP2 Development Units)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows)	To surface prep and clean all units' walls and roofs by using high-pressure water blasting that will eliminate or make visible rust, old coatings, product residue, and damaged concrete. Inspect work to be done that will involve repairing, patching, and coating. Apply Elastomeric Roof Coat that can withstand a range of weather conditions. Measurement to be determined by lineal feet.		\$114,000.00
	GHURA 99 (GQ001000003)			
ID0069	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spalls, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter, replace with utility sink, remove/replace interior doors, remove/replace exterior handrails. Add drain		\$266,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0108	Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Interior Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Water Lines/Mains	swales/storm drains/mini retaining walls. repair spalls in carport area		\$193,106.00
ID0248	Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & 83), Umatia (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Completely remove and replace exterior door and jamb at 75 units at AMP3. Scope of work will include remove and replace screen door and/or repair screen door fabric to stainless steel perforated panels and replace latch.		\$114,000.00
ID0070	Waterblasting & Roof Coating @ AMP3 Development Units(Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Carports -Surface Garage, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes, Dwelling Unit-Exterior (1480)-Windows)	To surface prep and clean all units' walls and roofs by using high-pressure water blasting that will eliminate or make visible rust, old coatings, product residue, and damaged concrete. Inspect work to be done that will involve repairing, patching, and coating. Apply Elastomeric Roof Coat that can withstand a range of weather conditions. Measurement to be determined by lineal feet.		\$526,600.00
	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc, Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Carports -Surface Garage, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Decks and Patios, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers, Dwelling Unit-Site Work (1480)-Sewer Lines - Mains, Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spalls, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter, replace with utility sink. remove/replace interior doors, remove/replace exterior handrails, repair spalls in carport areas		\$266,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0210	Lead Based Paint Removal/Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Abate areas at units affected with lead-based paint @ GHURA 250 and GHURA 100; to be addressed as units become vacant		\$125,000.00
ID0211	Repair Electrical Junction Boxes at GHURA48, Dededor/Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Curb and Gutter)	12 Existing electrical metal gutters to be refurbished; provide new stainless steel cover protection over the existing		\$21,600.00
ID0249	Waterblasting & Roof Coating @ AMP4 Development Units(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	To surface prep and clean all units' walls and roofs by using high-pressure water blasting that will eliminate or make visible rust, old coatings, product residue, and damaged concrete. Inspect work to be done that will involve repairing, patching, and coating. Apply Elastomeric Roof Coat that can withstand a range of weather conditions. Measurement to be determined by lineal feet.		\$114,000.00
	Subtotal of Estimated Cost			\$3,201,091.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$611,091.00
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$12,000.00
ID0120	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,109.00
ID0121	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0122	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$200,000.00
ID0123	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,000.00
ID0124	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$982.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0182	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$10,000.00
ID0215	Operations(Operations (1406))	Operations		\$60,000.00
ID0072	GHURA 250 (GQ0001000004)			\$905,000.00
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35.G48.82), Toto (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 80 units exterior door and jamb at AMP4. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$150,000.00
ID0127	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carpotis -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter; replace with utility sink, Remove/replace interior doors		\$380,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0157	Remove and Replace Fencing at AMP4(Dwelling Unit-Site Work (1480)-Curb and Gutter; Dwelling Unit-Site Work (1480)-Fence Painting; Dwelling Unit-Site Work (1480)-Fencing; Dwelling Unit-Site Work (1480)-Landscape; Dwelling Unit-Site Work (1480)-Lighting; Dwelling Unit-Site Work (1480)-Signage; Dwelling Unit-Site Work (1480)-Storm Drainage; Non-Dwelling Site Work (1480)-Curb and Gutter; Non-Dwelling Site Work (1480)-Fence Painting; Non-Dwelling Site Work (1480)-Fencing; Non-Dwelling Site Work (1480)-Landscape; Non-Dwelling Site Work (1480)-Lighting; Non-Dwelling Site Work (1480)-Storm Drainage)	Remove, dispose and replace existing perimeter fence line around property at Tato Gardens, AMP4. Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 4 - 4ft. wide personal gates with latched provision (gate at various locations for maintenance purpose). Add concrete base with painting, landscape, lighting, and signage. Work to include registered land surveyor (RLS) to establish property corners for new fencing. Ensure within property boundaries.		\$375,000.00
ID0125	GHURA 250 (GQ001000001)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior concrete counter and replace with utility sink. Remove/replace interior doors; remove/replace exterior handrails		\$380,000.00
ID0213	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fence Painting; Dwelling Unit-Site Work (1480)-Fencing; Dwelling Unit-Site Work (1480)-Landscape; Dwelling Unit-Site Work (1480)-Lighting; Dwelling Unit-Site Work (1480)-Signage; Dwelling Unit-Site Work (1480)-Storm Drainage; Non-Dwelling Site Work (1480)-Curb and Gutter; Non-Dwelling Site Work (1480)-Fence Painting; Non-Dwelling Site Work (1480)-Landscape; Non-Dwelling Site Work (1480)-Lighting; Non-Dwelling Site Work (1480)-Signage; Non-Dwelling Site Work (1480)-Storm Drainage; Dwelling Unit-Site Work (1480)-Curb and Gutter)	Remove or replace damaged chain link fabric; replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh aligned with property line. Work to include 4-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose). Work to include 16" high reinforced bottom of fence line. Surveyor services required to determine property corners. Add concrete base. Ensure within property boundaries. Installation of fence w/ 4' - 6' high; concrete base under fence along property line at AMP1. Extend fence line at the left of 3A Eron Lane, Shaitana		\$40,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0126	GHURA 100 (GQ001000002) Unit Modernization at Yona (G106), Talofifig (G28 & G82), Inarajan (G83)/Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc.Dwelling Unit-Exterior (1480)-Building Slab.Dwelling Unit-Exterior (1480)-Carports-Surfaces Garage.Dwelling Unit-Exterior (1480)-Columns and Porches.Dwelling Unit-Exterior (1480)-Decks and Patios.Dwelling Unit-Exterior (1480)-Exterior Doors.Dwelling Unit-Exterior (1480)-Exterior Lighting.Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking.Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape.Dwelling Unit-Exterior (1480)-Foundations.Dwelling Unit-Exterior (1480)-Gutters - Downspouts.Dwelling Unit-Exterior (1480)-Landings and Railings.Dwelling Unit-Exterior (1480)-Roots.Dwelling Unit-Exterior (1480)-Windows.Dwelling Unit-Interior (1480)-Appliances.Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks.Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical).Dwelling Unit-Interior (1480)-Commodities.Dwelling Unit-Interior (1480)-Electrical.Dwelling Unit-Interior (1480)-Flooring (non routine).Dwelling Unit-Interior (1480)-Interior Doors.Dwelling Unit-Interior (1480)-Interior Painting (non routine).Dwelling Unit-Interior (1480)-Kitchen Cabinets.Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets.Dwelling Unit-Interior (1480)-Mechanical.Dwelling Unit-Interior (1480)-Other.Dwelling Unit-Interior (1480)-Plumbing.Dwelling Unit-Interior (1480)-Tubs and Showers.Dwelling Unit-Site Work (1480)-Sewer Lines - Mains.Dwelling Unit-Site Work (1480)-Water Lines/Mains	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter; replace with utility sink; remove/replace interior doors; remove/replace exterior handrails		\$380,000.00
ID0130	GHURA 99 (GQ001000003) Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	New Reinforced Concrete Shade structure shall consist of free standing columns (6-each) at 12ft. On center, between columns, consist with horizontal precast concrete panels, panel ends with bolted connection supported by columns. Provide new prefabricated play structure ready to be assembled and anchored on reinforced foundation. Design shall be considered insurable.		\$380,000.00
	GHURA 99 (GQ001000003)			\$505,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)		2023		
Work Statement for Year 2				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00128	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit- Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)- Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)- Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter and replace with utility sink; remove/replace interior doors; remove/replace exterior handrails		\$380,000.00
ID00212	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh aligned with property line. Work to include 4-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose). Work to include 16" high reinforced bottom of fence line. Surveyor services required to determine property corners. Add concrete base. Ensure within property boundaries. Installation of fence w/ 4' - 6' high, concrete base under fence along property line at AMP3. Repair fencing between staff housing and lower Agat Elderly		\$85,000.00
ID00214	Installation of New Site Lighting at AMP3 Elderly Walkways(Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Site Utilities,Dwelling Unit-Site Work (1480)-Lighting)	Provide new Site Lighting and upgrade at various locations, new lighting fixtures will be energy efficient LED, roof mounted with stainless steel metal brackets. Work to include new electrical underground raceway.		\$40,000.00
	Subtotal of Estimated Cost			\$3,201,091.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000/903)			\$970,000.00
ID00143	Remove and Replace Existing Fencing and/or Install New Fencing at Perimeter Property Line/Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Fencing	Remove or replace damaged chain link fabric, replace line posts and top rail as required or install new fence. New fence shall be 6ft. High, 3in. Diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. And chain-link mesh alighted with property line. Work to include 2-4ft. wide personal gates with latch provision (gate at various locations for maintenance purpose).		\$175,000.00
ID00171	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Unatac (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carpors -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines,- Mains,Dwelling Unit-Site Work (1480)-Drainage:Swale Correction(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spill, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum. Demolish exterior counter and replace with utility sink; remove/replace interior doors; remove/replace exterior handrails		\$380,000.00
ID00217	Drainage:Swale Correction(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Construct new concrete reinforced swale for drainage correction. New work to include grading work. Site drainage & flooding mitigation at GH-99-Agat and GH83-Merizo at various units		\$160,000.00
ID00241	Kitchen Renovation at AMP3 Units(Dwelling Unit-Interior (1480)-Interior:Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors)	To replace/upgrade 30 Kitchen Renovation at AMP3 units (Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, DWelling Unit-Interior (1480)-Plumbing)		\$255,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)		2024		
Work Statement for Year 3		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA_250 (GQ00010000004)			\$681,706.00
ID0149	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 7 units at AMP4. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$59,500.00
ID0172	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum. Demolish exterior counter and replace with utility sink; remove/replace interior doors; remove/replace exterior handrails		\$380,000.00
ID0216	Remove and Replace Fencing at AMP4(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscaping,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Storm Drainage)	Remove, dispose and replace existing perimeter fence line around property at GH48/35, Dededo. AMP4. Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 4 - 4ft. wide personal gates with latched provision (gate at various locations for maintenance purpose). Add concrete base with painting, landscape, lighting, and signage. Work to include registered land surveyor (RLS) to establish property corners for new fencing. Ensure within property boundaries.		\$242,206.00
	AUTHORITY-WIDE (NAWASD)			\$789,385.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0155	Operations Costs(Operations (1406))	Operations Costs		\$30,000.00
ID0163	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,109.00
ID0164	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0165	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$200,000.00
ID0166	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0167	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$500.00
ID0168	Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	Professional services to conduct a Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit		\$190,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		3	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0185	Management Improvements(Management Improvement (1408)-System Improvements)	Up-grade mainframe hardware and software			\$15,000.00
ID0186	A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)	A/E Consultant Services			\$25,000.00
	GHURA 250 (GQ001000001)				\$380,000.00
ID0169	Unit Modernization at A11, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Capports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines -Mains,Dwelling Unit-Site Work (1480)-Water Lines,Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter and replace with utility sink; remove/replace interior doors; remove/replace exterior handrails			\$380,000.00
	GHURA 100 (GQ001000002)				\$380,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0170	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies;Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines -Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains) Subtotal of Estimated Cost	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter and replace with utility sink; remove/replace interior doors; remove/replace exterior handrails		\$380,000.00
				\$3,201,091.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		4	2025		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	GHURA.99 (GQ001000003)				\$535,250.00
ID0060	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 15 units at AMP3. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.			\$42,750.00
ID0116	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 50 units at AMP3 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind). Remove closet doors and frames.			\$112,500.00
ID0195	Unit Modernization at Agar (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum.			\$380,000.00
	GHURA.250 (GQ001000001)				\$892,500.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0129	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 50 units at AMP1 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind). Remove closet doors and frames.		\$112,500.00
ID0193	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Sewer Lines = Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum.		\$380,000.00
ID0203	Design & New Construct New Metal Frame with new Basketball Court(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscaping,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm GHURA 100 (GQ001000002)	Design and Construct New Basketball Court with new Steel Frame Covered Structure. new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft. minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category C. Seismic forces per IBC 2009 edition Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft wide sliding gate and 1-5ft. wide personal gate with lock provision.		\$400,000.00
				\$492,500.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0158	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 50 units at AMP2 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind). Remove closet doors and frames.		\$112,500.00
ID0194	Unit Modernization at Yona (G100), Taloloflo (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter, replace with utility sink. Remove/replace interior doors and exterior handrails.		\$380,000.00
ID0173	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 50 units at AMP4 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind). Remove closet doors and frames.		\$112,500.00
ID0178	Remove and Replace Windows with Energy Efficient Type(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace windows at 35 units with energy-efficient type and sound-proof @ GHURA 35, Deddedo. Also remove/replace damaged typhoon shutters		\$219,032.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0197	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carpotis -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodos,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains), AUTHORITY-WIDE (NAWASD)	Complete unit modernization of 10 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum. Demolish exterior counters, replace with utility sink. Remove/replace interior doors and exterior handrails		\$380,000.00
ID0188	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,109.00
ID0189	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0190	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0191	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,700.00
ID0192	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$500.00
ID0218	Operations Costs(Operations (1406))	Operations Costs		\$40,000.00
	Subtotal of Estimated Cost			\$3,201,091.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0243	Replace/Repair Typhoon Shutters @ AMP2(Dwelling Unit-Exterior (1480)-Windows)	To replace/repair typhoon shutters on 163 units that have been damaged by storm and/or wear and tear. Ensure completeness and to withstand winds of 250 mph		\$53,493.00
ID0252	Waterblasting & Roof Coating @ AMP2 Development Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows) AUTHORITY-WIDE (NAWASD)	To surface prep and clean all units' walls and roofs by using high-pressure water blasting that will eliminate or make visible rust, old coatings, product residue, and damaged concrete. Inspect work to be done that will involve repairing, patching, and coating. Apply Elastomeric Roof Coat that can withstand a range of weather conditions. Measurement to be determined by lineal feet.		\$114,000.00
ID0219	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$320,109.00
ID0220	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0221	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$200,000.00
ID0222	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid rand request for qualifications.		\$7,700.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
ID0223	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services			\$587.00
ID0224	Management Improvements(Management Improvement (1408)-Staff Training)	Training			\$10,000.00
ID0225	Operations(Operations (1406))	Operations			\$35,000.00
ID0226	GHURA 250 (GQ0010000091)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure. Relocate water heater from interior to exterior. Remove and replace exterior door and door jamb to aluminum. Demolish exterior counter, replace with utility sink; remove/replace interior doors and exterior handrails			\$266,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0235	Provide Ground Rod at AMP1 Units (GH250)(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution)	To provide/replace ground rods and their connections at 132 units. To be electrically tied to the main service panel and to provide an approved ground connection. Installation will be on unit foundation dealing with electrical home grounding.		\$28,000.00
ID0237	Installation of Shut-Off Valves(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut-off valve at the water lateral on the PHA property at 100 units @ AMP1		\$30,000.00
ID0242	Replace/Repair Typhoon Shutters @ AMP1(Dwelling Unit-Exterior (1480)-Windows)	To replace/repair typhoon shutters on 158 units that have been damaged by storm and/or wear and tear. Ensure completeness and to withstand winds of 250 mph		\$51,824.00
ID0250	Waterblasting & Roof Coating @ AMP1 Development Units(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc) GHURA 250 (GQ0010000094)	To surface prep and clean all units' walls and roofs by using high-pressure water blasting that will eliminate or make visible rust, old coatings, product residue, and damaged concrete. Inspect work to be done that will involve repairing, patching, and coating. Apply Elastomeric Roof Coat that can withstand a range of weather conditions. Measurement to be determined by lineal feet.		\$114,000.00
ID0228	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof, balcony railing and beams and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum. Demolish exterior counters, replace with utility sink; Remove/replace interior doors and exterior handrails		\$266,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (\$)					
Work Statement for Year		5	2026		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)				
ID0231	Remove and Replace Windows with Energy Efficient Type(Dwelling Unit-Exterior (1480)-Windows)	Remove and replace windows at 48 units with energy-efficient type and sound proof @ GHURA 48, Deddedo. Also remove/replace damaged typhoon shutters			\$300,390.00
ID0236	Provide Ground Rod at AMP4 units (GHURA 250)(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Exterior (1480)-Foundations)	To provide/replace ground rods and their connections at 118 units. To be electrically tied to the main service panel and to provide an approved ground connection. Installation will be on unit foundation dealing with electrical home grounding.			\$25,000.00
ID0240	Installation of Shut-Off Valves(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut-off valve at the water lateral on the PHA property at 223 units @ AMP4			\$67,000.00
ID0244	Replace/Repair Typhoon Shutters @ AMP4(Dwelling Unit-Exterior (1480)-Windows)	To replace/repair typhoon shutters on 151 units that have been damaged by storm and/or wear and tear. Ensure completeness and to withstand winds of 250 mph.			\$49,528.00
ID0253	Waterblasting & Roof Coating @ AMP4 Development Units(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports-Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows) GHURA 99 (GQ001000003)	To surface prep and clean all units' walls and roofs by using high-pressure water blasting that will eliminate or make visible rust, old coatings, product residue, and damaged concrete. Inspect work to be done that will involve repairing, patching, and coating. Apply Elastomeric Roof Coat that can withstand a range of weather conditions. Measurement to be determined by lineal feet.			\$114,000.00
					\$488,960.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0229	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non eytical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams, balcony railing and building structure. Relocate water heater from interior to exterior. Remove and replace door and door jamb to aluminum. Demolish exterior counter, replace with utility sink; remove/replace interior doors and exterior handrails		\$266,000.00
ID0239	Installation of Shut-Off Valves(Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut-off valve at the water lateral on the PHA property at 150 units @ AMP3		\$45,000.00
ID0245	Replace/Repair Typhoon Shutters @ AMP3(Dwelling Unit-Exterior (1480)- Windows)	To replace/repair typhoon shutters on 195 units that have been damaged by storm and/or wear and tear. Ensure completeness and to withstand winds of 250 mph		\$63,960.00
ID0251	Waterblasting & Roof Coating @ AMP3 Development Units(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Exterior (1480)-Windows)	To surface prep and clean all units' walls and roofs by using high-pressure water blasting that will eliminate or make visible rust, old coatings, product residue, and damaged concrete. Inspect work to be done that will involve repairing, patching, and coating. Apply Elastomeric Roof Coat that can withstand a range of weather conditions. Measurement to be determined by lineal feet.		\$114,000.00
	Subtotal of Estimated Cost			\$3,201,091.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$320,109.00
Audit(Contract Administration (1480)-Audit)	\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$200,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$500.00
Management Improvements(Management Improvement (1408)-Staff Training)	\$25,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2022	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Operations(Operations (1406))		\$30,000.00
A/E Consultant Services(Contract Administration (1480)-Other Fees and Costs)		\$90,000.00
Green Physical Needs Assessment and Energy Audit(Contract Administration (1480)-Other Fees and Costs)		\$90,000.00
Subtotal of Estimated Cost		\$764,385.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2023
Development Number/Name	General Description of Major Work Categories	
		Estimated Cost
Housing Authority Wide		
Relocation(Contract Administration (1480)-Relocation)		\$12,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$320,109.00
Audit(Contract Administration (1480)-Audit)		\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$200,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$7,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$982.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		2023	Estimated Cost
Work Statement for Year	Development Number/Name General Description of Major Work Categories		
2	Management Improvements(Management Improvement (1408)-Staff Training)		\$10,000.00
	Operations(Operations (1406))		\$60,000.00
	Subtotal of Estimated Cost		\$611,091.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name		Estimated Cost
General Description of Major Work Categories		
Housing Authority Wide		
Operations Costs(Operations (1406))		\$30,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$320,109.00
Audit(Contract Administration (1480)-Audit)		\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$200,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$500.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2024	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
	Green Physical Needs Assessment, Section 504 Compliance Review and Energy Audit(Contract Administration (1480)-Other Fees and Costs)	\$190,000.00
	Management Improvements(Management Improvement (1408)-System Improvements)	\$15,000.00
	A/E Consultant Services(Contract Administration: (1480)-Other Fees and Costs)	\$25,000.00
Subtotal of Estimated Cost		\$789,385.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	Housing Authority Wide	
2025	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$320,109.00
	Audit(Contract Administration (1480)-Audit)	\$1,000.00
	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$200,000.00
	Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,700.00
	Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$500.00
	Operations Costs(Operations (1406))	\$40,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2026	
Development Number/Name	General Description of Major Work Categories	Estimated Cost
Housing Authority Wide		
	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$320,109.00
	Audit(Contract Administration (1480)-Audit)	\$1,000.00
	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$200,000.00
	Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,700.00
	Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$587.00
	Management Improvements(Management Improvement (1408)-Staff Training)	\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2026	
Development Number/Name	Estimated Cost	
General Description of Major Work Categories		
Operations(Operations (1406))		\$35,000.00
Subtotal of Estimated Cost		\$574,396.00

May 18, 2022

To: Board of Commissioners

From: Acting Executive Director, Elizabeth F. Napoli 

Subject: Change Order #1 to GHURA – 09-26-2019 – CDBG: Lighthouse Recovery Center for Women, Tiyan, Guam

This is a request to approve the change order for the subject project:

Background

The Lighthouse Recovery Center for Women (LRCW) facility project was awarded to Inland Builders in January 2, 2020. Governor Leon Guerrero shutdown all government operations on March 17, 2020, due to the COVID-19 pandemic. GHURA worked and supported Inland Builders to continue the LRCW facility construction. The LRCW building permit was fully approved May 11, 2021, and GHURA held a groundbreaking ceremony July 10, 2021. Inland Builders fully mobilized to the worksite September 1, 2021, but encountered availability challenges to manpower, materials, and equipment.

Analysis

Change order #1 consists of material and labor increases in the mechanical, electrical, plumbing, communications, and site works. The percent increase per division is below:

Division	Old Value	New/Updated Value	Difference (% increase)
Mechanical Works	\$388,374	\$454,644	\$66,270 (17%)
Electrical Works	\$261,628	\$322,564	\$60,936 (23%)
Site Works	\$105,152	\$150,827	\$45,675 (43%)

Site Works: Actual site conditions required additional fill and grading for storm water mitigation, drainage and to prevent site flooding during heavy rains.

Recommendation

Inland Builders submitted supporting documents, quotations, and acceptable rationales for the change order. A/E supports the proposal and recommends its approval. The total change order request for the three divisions and OHP: \$217,660.00

GHURA LIGHTHOUSE PROJECT: CHANGE ORDERS FOR SUBCONTRACTED WORKS (MEP, SITEWORKS)

		IBC direct & subcon price	New Subcon Price	VARIANCE
A	MECHANICAL WORKS			
1	FIRE SUPPRESSION	97,167		-97,167
a	Materials		79,190	79,190
b	Labor		42,820	42,820
2	PLUMBING	157,933	177,598	19,665
3	HVAC	133,274	155,036	21,762
Subtotal A Mechanical		388,374	454,644	66,270
B	ELECTRICAL WORKS			
1	ELECTRICAL	212,460	252,894	40,434
2	COMMUNICATIONS	23,028	33,058	10,030
3	FDAS	26,140		-26,140
	Material - System		16,440	16,440
	Material - Rough in		4,158	4,158
	Labor		16,014	16,014
Subtotal B Electrical		261,628	322,564	60,936
C	SITE WORKS			
1	WATERLINE, SEWER	22,775	68,450	45,675
2	REMAINING SITE WORKS BY IBC	82,377	82,377	0
Total C Site Works		105,152	150,827	45,675
TOTAL A+B+C		755,154	928,035	172,881
Subcontractor				
	Guam Advance Ent., Inc.	overhead	0.08	13,831
	Falcon Fire Protection Services			186,712
	BMA Services	IBC fee	0.08	14,937
				201,649
		bond	0.028	5,646
				207,295
		GRT	0.05	10,365
				217,660

1.259012

- **Change Order summary for MEP and Siteworks**

Amounts highlighted in yellow represent the subcontractor prices used for the bid, which were obtained from Guam Advance Enterprises which is attached below. The amounts highlighted in green are the current prices submitted by Guam Advance, also attached below. Guam Advance could no longer re-quote on the materials for Fire Suppression and for Fire Department Alarm System (FDAS) so we solicited material prices from Falcon Fire whose final quote will be forthcoming.

The \$72,770 for Fire Suppression materials was received from Falcon Fire but is still missing some items so we are waiting for the revised quote from them. I believe the \$13,440 for FDAS system (not including rough in) is complete but waiting for confirmation from them.

The \$68,450 amount highlighted in purple represent the current price for Site Utility Piping works received from BMA services which is also attached. Please be advised that we originally planned to perform all site works in house but now because of lack of skilled manpower we needed to outsource certain respective work scopes. The other remaining site works priced at \$82,377 which we still plan to perform ourselves is only shown to indicate we are only outsourcing those work scopes that require skilled plumbing works.

- **Bid Price Guam Advance Ent. for MEP**

Please note that Guam Advance's original quote dated 11/13/19 was for \$680,074.79, and was then discounted to \$650,000 so I attached a breakdown into the respective MEP work items by pro-rating the lump sum discount. The revised MEP work prices after the discount are highlighted in yellow to correspond with our bid prices as shown in the CO summary above.

- **Current price Guam Advance Ent. For MEP**

This is the current proposal for Guam Advance. I have highlighted them in green to correspond with the new prices as shown in the CO summary above. As stated previously Guam Advance can no longer quote on the materials for Fire Suppression and FDAS which they indicated on the proposal. All other works not included will be part of Falcon Fire's subsequent quote or will be performed by Inland.

- **Current price BMA for various siteworks**

This is the current proposal for BMA for various site utility piping works as referenced by drawing C-4 of the Project Contract Drawings. The breakdown of these works is on the last page in BMA's proposal. We can provide our respective estimate for these works which was used in the bid upon request. The lumpsum price of \$68,450 on the 3rd page of their proposal is

highlighted in purple to correspond with the new price of the CO summary above.

Please let me know if you have any questions. I am pushing Falcon Fire to provide us the final quote on the Fire Suppression materials asap so you can have all supporting documentation to be submitted for your board meeting this Friday. I am still gathering the documentation for the various material change increases (structural and architectural) and will try to submit for your review by the end of this month.

Francis Tan

From: Mike Lee <mhlee@guamadvance.com>
Sent: Thursday, November 14, 2019 9:50 AM
To: 'Allan M. Basino'
Cc: 'nelson del carmen'; 'Francis Tan'; 'Francis Tan'; 'Reynald Del Carmen'
Subject: RE: LRCF/ MEP PROPOSAL/ Comments
Attachments: LRCFW-MEP-Price Sum-191113R.pdf

Dear Allan,

Thank you very much for the inquiry by phone.

As we discussed, we submit the final price as enclosed. The terms and conditions will remain the same.

Sincerely,
Mike Lee

From: Allan M. Basino <amb0806@guam.net>
Sent: Thursday, November 14, 2019 9:23 AM
To: mhlee@guamadvance.com
Cc: nelson del carmen <nelson@inland.com.gu>; 'Francis Tan' <ibctan@inland.com.gu>; 'Francis Tan' <ibctan@gmail.com>; 'Reynald Del Carmen' <rey@inland.com.gu>
Subject: LRCF/ MEP PROPOSAL/ Comments

Hi Mike!

Please confirm the comments on this Bid breakdown.

Regards,

Ambasiño
Inland Builders Corporation
(T) 671-646-5606
(F) 671-646-5929
(M) 671-864-2593

Bid Price Summary
 Lighthouse Recovery Center For Women
 Tiyan Guam

No	Description	Unit	Qty	Amount	Remarks
	Mechanical Work				
1	Fire Fighting	LS	1	101,663	
2	Plumbing	LS	1	165,240	
3	HVAC	LS	1	139,440	
	Total Mechanical Work			\$ 406,343	
	Electrical Work				
	Electrical	LS	1	222,290.15	
	Communications	LS	1	24,093.06	
	FDAS	LS	1	27,348.63	
	Total Electrical Work			\$ 273,732	
	Total Electrical and Mechanical Works			\$ 680,074.79	
	Discounted			30,074.79	
	Final Proposed Amount			\$ 650,000.00	

	original	discount	revised
Guam Advance Ent bid quotations			
A MECHANICAL WORK			
Fire Fighting	101,663	4,496	97,167
Plumbing	165,240	7,307	157,933
HVAC	139,440	6,166	133,274
Subtotal A	406,343	17,970	388,373
B ELECTRICAL WORK			
Electrical	222,290	9,830	212,460
Communications	24,093	1,065	23,028
FDAS	27,349	1,209	26,140
Subtotal B	273,732	12,105	261,627
Total A + B	680,075	30,075	650,000
discount	30,075	0.04422306	

Guam Advance Enterprises, Inc.



P.O. Box 12249
316 W. Harmon Industrial Park, Tamuning Guam 96913 U.S.A
Web Site: www.guamedvance.com
Tel: (671) 649-0001/2 Fax: (671) 649-0003

November 13, 2019

Our Ref: LRCFW-Proposal-19113

Mr. Nelson Del Carmen / President
Inland Builders Corporation
PO Box 2767 Hagatna
Guam 96932

Subject: Cost Proposal for Electrical Works and Mechanical Works
Lighthouse Recovery Center for Women

Dear Mr. Carmen:

We are pleased to submit our cost proposal for the Electrical and Mechanical Works for Lighthouse Recovery Center for Women Project as follows:

Total: U\$ 680,074.79

The cost proposal is prepared based on the project drawings and terms attached.

Thank you very much for giving us a chance to submit the cost proposal for this valuable project.

If you have any question, please feel free to ask us.

Sincerely,

M. H. Lee

Mike Lee
President

Enclosed: Bid Price Summary 1 Sheet
 Terms and Conditions 1 Sheet

Bid Price Summary
 Lighthouse Recovery Center For Women
 Tiyan Guam

No	Description	Unit	Qty	Amount	Remarks
	Mechanical Work				
1	Fire Fighting	LS	1	101,663	
2	Plumbing	LS	1	165,240	
3	HVAC	LS	1	139,440	
	Total Mechanical Work			\$ 406,343	
	Electrical Work				
	Electrical	LS	1	222,290.15	
	Communications	LS	1	24,093.06	
	FDAS	LS	1	27,348.63	
	Total Electrical Work			\$ 273,732	
	Total MEP Work			\$ 680,074.79	

TERMS & CONDITIONS - Electrical and Mechanical Works
LIGHTHOUSE RECOVERY CENTER FOR WOMEN
 TIYAN, GUAM

1.0 Cost proposal is based on issued tender documents.

A. Drawing

✓ HVAC	✓ Plumbing	✓ Fire Protection	Elec	✓ FA
M1-0	P1-1	F1-1	E-1-0	FA-1-1
M2-1	P2-0	F2-1	E-1-1	FA-2-1
M2-2	P2-1	F2-2	E-1-2	FA-2-2
M3-1	P2-2	F2-3	E-2-0	FA-2-3
M3-2	P2-3	F4-1	E-2-1	FA-3-1
M4-1	P2-4	F6-1	E-2-2	FA-3-2
M4-2	P3-1		E-3-1	
M4-3	P4-0		E-3-2	
M5-1	P4-1		E-4-1	
M5-2			E-4-2	
			E-5-1	
			E-5-2	
			E-6-1	
			E-7-1	
			E-7-2	
			E-8-1,	
			E-8-2	
			E-8-3	

2.0 Supply of materials, labor, tools, equipment, and consumables for the following works is included:

- HVAC
- Plumbing
- Fire Protection
- Electrical
- Communications
- Fire Alarm

3.0 The following are excluded in the proposal :

- All required fees and permits to government agencies and owner.
- Third Party Inspection if required
- Construction of Temporary utilities for construction use, such as power, water, telephone, etc.
- Temporary utility fees for construction use, such as fees for power and water
- Temporary AC equipment to prevent constructed areas from deteriorating, if required.
- Civil or architectural work, if required.
 - Excavation, Backfill
 - Concrete pad for equipment
 - Manhole and Handhole
 - Lighting pole foundation, and concrete bases for concrete poles
 - Bollard
 - Civil or architectural restoration work
- Surveying Work
- Exterior Piping beyond 5 feet from the building wall for the utility pipes.
- Storm Drain Piping
- Architectural wall louver
- Exhaust and intake air louver in Generator room
- Fire Water Tank and Alarm Level Control System
- Water Tank

Guam Advance Enterprises, Inc.



P.O. Box 12249
316 W. Harmon Industrial Park, Tamuning Guam 96913 U.S.A
Web Site: www.guamadvance.com
Tel (671) 649-0001/2 Fax: (671) 649-0003

November 1, 2021

Our Ref: LRCFW-Proposal-2021

Mr. Nelson Del Carmen / President
Inland Builders Corporation
PO Box 2767 Hagatna
Guam 96932

Subject: Cost Proposal for Electrical Works and Mechanical Works
Lighthouse Recovery Center for Women

Dear Mr. Carmen:

We are pleased to submit our cost proposal for the Electrical and Mechanical Works for Lighthouse Recovery Center for Women Project as follows:

Total: US 681,578.00

The cost proposal is prepared based on the project drawings and terms attached.

Thank you very much for giving us a chance to submit the cost proposal for this valuable project.

If you have any question, please feel free to ask us.

Sincerely,

A handwritten signature in cursive script that reads "Mike Lee".

Mike Lee
President

Enclosed: Bid Price Summary 1 Sheet
 Terms and Conditions 1 Sheet

Bid Price Summary
 Lighthouse Recovery Center For Women
 Tiyan Guam

No	Description	Unit	Qty	Amount	Remarks
	Mechanical Work				
1	Fire Fighting				
	Material				Not Included
	Labor	LS	1	42,820.00	
2	Plumbing	LS	1	177,598.00	
3	HVAC	LS	1	155,036.00	
	Total Mechanical Work			375,454.00	
	Electrical Work				
4	Electrical	LS	1	252,894.00	
5	Communications	LS	1	33,058.00	
6	FDAS				
	Material - System				Not Included
	Test & Commissioning				Not Included
	Material - Rough-in	LS	1	4,158.00	
	Labor	LS	1	16,014.00	
	Total Electrical Work			306,124.00	
	Total Eletrical and Mechanical Works			681,578.00	

The following works are not included

- Supply of sprinkler system materials, such as pipe, fittings, hangers, pumps, etc.
- Design of sprinkler system and approval of Fire Department
- Shopdrawing
- Test and commissioning

- Supply of Fire System, such as control panel, devices, etc.
- Shopdrawing
- Termination
- Test and commissioning

TERMS & CONDITIONS - Electrical and Mechanical Works
LIGHTHOUSE RECOVERY CENTER FOR WOMEN
 TIYAN, GUAM

1.0 Cost proposal is based on issued tender documents.

A. Drawing

HVAC	Plumbing	Fire Protection	Elec	FA
M1-0	P1-1	F1-1	E-1-0	FA-1-1
M2-1	P2-0	F2-1	E-1-1	FA-2-1
M2-2	P2-1	F2-2	E-1-2	FA-2-2
M3-1	P2-2	F2-3	E-2-0	FA-2-3
M3-2	P2-3	F4-1	E-2-1	FA-3-1
M4-1	P2-4	F6-1	E-2-2	FA-3-2
M4-2	P3-1		E-3-1	
M4-3	P4-0		E-3-2	
M5-1	P4-1		E-4-1	
M5-2			E-4-2	
			E-5-1	
			E-5-2	
			E-6-1	
			E-7-1	
			E-7-2	
			E-8-1,	
			E-8-2	
			E-8-3	

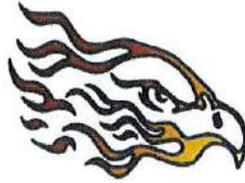
2.0 Supply of materials, labor, tools, equipment, and consumables for the following works is included:

- HVAC
- Plumbing
- Fire Protection: Labor Only
- Electrical
- Communications
- Fire Alarm: Labor only

3.0 The following are excluded in the proposal :

- All required fees and permits to government agencies and owner.
- Third Party Inspection if required
- Construction of Temporary utilities for construction use, such as power, water, telephone, etc.
- Temporary utility fees for construction use, such as fees for power and water
- Temporary AC equipment to prevent constructed areas from deteriorating, if required.
- Civil or architectural work, if required.
 - Excavation, Backfill
 - Concrete pad for equipment
 - Manhole and Handhole
 - Lighting pole foundation, and concrete bases for concrete poles.
 - Bollard
 - Civil or architectural restoration work
- Surveying Work
- Exterior Piping beyond 5 feet from the building wall for the utility pipes.
- Storm Drain Piping
- Architectural wall louver
- Exhaust and intake air louver in Generator room
- Fire Water Tank and Alarm Level Control System
- Water Tank

Falcon Fire Protection LLC



P.O. Box 326326 Hagatna, Guam 96932
Tel: (671) 648-3473 · Fax: (671) 648-3472
License No.: CLB08-0377 C19 & C20

February 8, 2022

Inland Builders Corp

Tel: (671)6465606)

Attn: Nelson

Re: Lighthouse Recovery Fire Protection Systems.

Provided for your review is our revised proposal to supply the fire sprinkler and fire alarm system for the location listed above. Please note that this proposal is based on the plans received, and any changes made herein may result in a change of our proposal price.

WET FIRE SPRINKLER SYSTEM

Inclusions:

1. Design of system by Fire Protection Engineer.
2. Supply and fabrication of all required fire sprinkler equipment to include fire pumps and controllers. Installation to start 0'-6" above finished floor in both buildings.
3. Testing of system upon completion of installation by others.
4. Certification of system upon satisfactory testing.
5. Testing with the Authority Having Jurisdiction.
6. Surface freight to Guam.
7. One-year warranty on equipment.
8. Safety and good housekeeping.

Exclusions:

1. Quality Control Fire Protection Engineer works of any kind.
2. Installation or demolition of any kind.
3. Electrical works of any kind.
4. Fire Alarm works of any kind.
5. Painting of pipe.
6. Supply or installation of underground equipment, fire hose cabinets, remote fire department connections, tanks or tank fittings.

Our price for this proposal is $\$75,770.00$ + $\$23,420.00$ = $\$99,190.00$
(KITCHEN HOOD FIRE SUPPRESSION)

FIRE ALARM SYSTEM

Inclusions:

1. Design of system to include battery calculations.
2. Supply of all required all materials.
3. Programming upon completion of installation by others.
4. Testing upon completion of programming.
5. Certification of system after satisfactory testing.
6. One-year warranty on equipment.
7. Safety and good housekeeping.

Exclusions:

1. Additional materials labor not specified.
2. Installation of any equipment.
3. Supply of emt conduit, junction boxes or wire.

Our price for this proposal is \$15,440.00. Please add \$1,000.00 to supply the wire. =>

\$16,440.00

Kitchen Hood Fire Suppression System

Inclusions:

1. Supply of all require equipment for fire suppression system.
2. Installation of all equipment. Emergency gas shut of valve supplied by Falcon Fire Protection but installed by Gas Company.
3. Testing upon completion.
4. Certification of system upon satisfactory testing.
5. Testing with Authority Having Jurisdiction.
6. One-year warranty on equipment.
7. Safety and good housekeeping.

Exclusions:

1. Shunt Trip materials or installation if required.
2. Supply or installation of hood, exhaust duct or exhaust fan.
3. Electrical works of any kind.

Our price for this proposal is \$3,200.00. Please add \$220.00 to supply One (1) "K" Class Fire Extinguisher.

Terms: Contract in the complete amount before commencement of work or ordering of materials will installment payments made monthly until completion. Design will take approximately 30 days. Materials will be on Island 45 to 50 days after receipt of approved drawings.

Thank you for allowing us to provide this proposal to you. If you should require additional information or further clarification, please feel free to contact us at the numbers provided. This proposal is valid for thirty days.

Regards,

JOHN ROBISON

PROPOSAL FOR LIGHTHOUSE RECOVERY CENTER FOR WOMEN



Prepared for:
NELSON DEL CARMEN
FRANCIS TAN
Inland Builders Corporation

Prepared by
Bartolome Abuan
Moses Lorica
BMA Services

618W Route 8
Suite 104
Barrigada Guam, 96913-2033

Tel: (671)482-9296
Office Tel: (671)734-4557
Fax: (671)734-4558
bart.abuan@bmaservicesgu.com

Submitted on
January 21, 2022

Statement of Confidentiality & Non-Disclosure

This document contains proprietary and confidential information. All data submitted to IBC is provided in reliance upon its consent not to use or disclose any information contained herein except in the context of its business dealings with BMA Services. The recipient of this document agrees to inform present and future employees of IBC who view or have access to its content of its confidential nature.

The recipient agrees to instruct each employee that they must not disclose any information concerning this document to others except to the extent that such matters are generally known to, and are available for use by, the public. The recipient also agrees not to duplicate or distribute or permit others to duplicate or distribute any material contained herein without BMA Service's express written consent.

BMA Service retains all title, ownership and intellectual property rights to the material and trademarks contained herein, including all supporting documentation, files, marketing material, and multimedia.

**BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT AGREES TO BE BOUND BY THE
AFOREMENTIONED STATEMENT.**

Company Background

Founded in December 30, 2014 by Bartolome Abuan. Our professionalism is known for promptness and proficiency. We have been quite successful in HVAC, Mechanical and notably in Andersen AAFB, Naval Station and off base Commercial projects.

BMA Services serves over 100+ customers in Guam and employees of 63 people with no Safety mishap for over 5 years since initial date.

Mission Statement:

The company's mission is to provide professionalism, respect, integrity and all you can do to satisfy our valued customer. We serve to assure clientele are satisfied on each project regardless of size or difficulties.

Cost Breakdown

Based on our analysis of your needs and the nature our proposed solution, the total funds required are estimated at \$ 68,450.00 The cost breakdown is detailed in the table below.

Cost Element	Amount
Site Utility Piping Works (Materials and Labor)	\$ 68,450.00
TOTAL BID COST (Materials and Labor)	\$ 68,450.00

Payment Terms

All equipment, production and general costs, and man-hours used to complete this project will be billed. This proposal provides an estimate of total costs. All amounts exceeding this quotation are subject to the approval of IBC

Payments shall be made 30 DAYS AFTER RECEIPT OF INVOICE. An initial amount of \$100,000 is required to start the project mobilization. All late payments are subject to a 1.5% MONTHLY charge or the maximum permitted by law.

Payment must be remitted by CASH, BANK WIRE, CERTIFIED CHECK and must be made payable to BMA Services

Guarantees

BMA Services shall offer the following guarantees:

- Complete LIGHTHOUSE RECOVERY CENTER FOR WOMEN PROJECT as per Schedule

BMA Services is confident that our proposal will benefit IBC from our expertise in completing this project. We sincerely hope that IBC will consider us as a long-term partner and allow us to enter into a mutually beneficial relationship. We are available to answer any questions you may have and look forward to discussing this opportunity further.

After reviewing this document, the following steps should be performed in order to come to a final agreement.

- Submission of questions/suggestions
- Counter proposal or approval by IBC
- Negotiation of fees, terms, clauses and conditions

We declare this offer to be binding and free of errors or omissions. Due diligence has been performed in order to ensure compliance with your requirements and particular situation. We agree to hold our proposal open for acceptance until March 15, 2022

Thank you for your interest.

Sincerely,



Bartolome E. Abuan
Owner, Gen. Manager
BMA Services

PROJECT: LIGHTHOUSE RECOVERY CENTER FOR WOMEN
SUBJECT : COST BREAKDOWN
SUBCON: BMA SEVICES

Site Utility Piping (C-4 Drawing)	QTY	UOM	Material		Labor	
			Unit	Total	Unit	Total
8" SDR Pipe U/G Sewer Line Pies and Fittings	1	lot	\$10,500.00	\$10,500.00	\$7,500.00	\$7,500.00
Backhoe Rental for Connecting 8" SDR pipe	1	lot	Excluded, By Others			
Labor for Base Compaction	1	lot	\$0.00	\$0.00	\$1,500.00	\$1,500.00
SDR Pipe Connection to Manhole	1	lot	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00
Grease Interceptor Piping and Fittings	1	lot	\$500.00	\$500.00	\$800.00	\$800.00
Labor for Backfilling and Sandbedding	1	lot	\$0.00	\$0.00	\$1,500.00	\$1,500.00
1-1/2" U/G PVC Pipe, Valves and Fittings	1	lot	\$6,500.00	\$6,500.00	\$6,500.00	\$6,500.00
Valve Box	1	lot	\$2,500.00	\$2,500.00	\$350.00	\$350.00
3/4" U/G PVC Pipe, Valves and Fittings	1	lot	\$1,000.00	\$1,000.00	\$850.00	\$850.00
1-1/2" Water meter w/ box and valve accessories	1	lot	\$2,000.00	\$2,000.00	\$750.00	\$750.00
1-1/2" Backflow Preventor and Accessories	1	lot	\$1,750.00	\$1,750.00	\$550.00	\$550.00
Backflow Preventor Testing and Certification	1	lot	\$0.00	\$0.00	\$550.00	\$550.00
Thrust Block	1	lot	\$150.00	\$150.00	\$200.00	\$200.00
Main Water Line Wet tapping to GWA	1	lot	\$8,000.00	\$8,000.00	\$10,500.00	\$10,500.00
				Sub-Total	\$35,400.00	\$33,050.00
				Grand Total		\$68,450.00

Exclusion:

- Supply and Labor of Sewer manholes and Cover
- Supply and Labor of Pipe Bollard at Backflow Preventor
- Supply and Labor for Grease Trap
- Permitting and Scheduling on GWA Water line tapping
- Any Excavation and Concreting Works
- Any Supply of Sandbedding
- Backhoe and Excavator Rental



Sonny Perez <sperez@ghura.org>

FW: Women's Treatment Center survey info

5 messages

Allan M. Basino <amb0806@guam.net>

Wed, Mar 18, 2020 at 2:52 PM

To: sperez@ghura.org

Cc: Reynald Del Carmen <rey@inland.com.gu>, nelson del carmen <nelson@inland.com.gu>, Francis Tan <ibctan@inland.com.gu>

Hi Sonny,

We got these additional documents required by Land Management Office. Unfortunately, Land Management Office is also closed due to this COVID-19 Pandemic. We will submit this additional documents as soon as they resume their operation.

Our building permit application will also resume as soon as we satisfy the requirements of Land Management Office.

For your information.

Very truly yours,

Ambasiño

Inland Builders Corporation

(T) 671-646-5606

(F) 671-646-5929

(M) 671-864-2593

From: Pelita Lobaton [mailto:pelita@architectslaguana.com]
Sent: Tuesday, March 17, 2020 11:49 AM
To: Reynald Del Carmen <rey@inland.com.gu>; Allan M. Basino <amb0806@guam.net>
Cc: Andrew Laguana <architectslaguana.atl@gmail.com>
Subject: Women's Treatment Center survey info

Good morning Reynald,

Please see attached for the following drawings:

1. WTC-SIGNED-MAP.pdf (2019) - 1 page
2. DLM Zone Certifications for Lots 2169-NEW-R2 and 2174 (Portion D and E) - 2 pages total
3. Area survey maps from 2015, 2014, and 2012 - 5 pages

Note that during our research, it was determined that the new building and gen bldg are within the M1 zone. There is no front setback but the 8' side setback must be met (*per Jack Edwards, TGE, 08/30/19*).

--

Pelita Lobaton
ARCHITECTS LAGUAÑA LLC
446 East Marine Dr. Ste 200
Hagatna Guam GU 96910
(671) 632-6251/2

4 attachments

-  **WTC-SIGNED-MAP.pdf**
497K
-  **DLM Zone Certification L2169-NEW-R2.pdf**
163K
-  **DLM Zone Certification L2174 (Portion D and E).pdf**
158K
-  **Scanned from a Xerox Multifunction Printer.pdf**
1333K

Sonny Perez <sperez@ghura.org>
To: "Allan M. Basino" <amb0806@guam.net>
Cc: Reynald Del Carmen <rey@inland.com.gu>, nelson del carmen <nelson@inland.com.gu>, Francis Tan <ibctan@inland.com.gu>

Mon, Mar 30, 2020 at 4:24 PM

Dear Rey,

Good afternoon. It was good to talk to you today. As mentioned in our conversation, HUD is requiring GHURA to submit a status report on its CDBG (Women's treatment center) project. I proposed to submit communication directly received from the contractor as evidence.

I know we verbally discussed this matter earlier today, so a written response for these two items is greatly appreciated:

1. Project Status report
2. Plan moving forward (Assume upon lifting of lockdown, government operations resume, etc.)

Your usual prompt action is appreciated. If you have any questions, please call or email.

Regards,
Sonny

[Quoted text hidden]

Reynald Del Carmen <rey@inland.com.gu>
To: Sonny Perez <sperez@ghura.org>

Tue, Mar 31, 2020 at 7:22 PM

Hi Sonny,
Please see my responses in red. I sent this earlier today.

Please call or let me know if you have questions.

Regards
Rey Del Carmen

Sent from my iPhone

On Mar 30, 2020, at 4:24 PM, Sonny Perez <sperez@ghura.org> wrote:

Dear Rey,

Good afternoon. It was good to talk to you today. As mentioned in our conversation, HUD is requiring GHURA to submit a status report on its CDBG (Women's treatment center) project. I proposed to submit communication directly received from the contractor as evidence.

I know we verbally discussed this matter earlier today, so a written response for these two items is greatly appreciated:

1. Project Status report

Status is essentially on hold – as you know before the government lockdown due to the current pandemic situation we were very anxious to start, having already submitted the building permit application to DPW. The application is with Land Management, the first agency that usually precedes processing by other government agencies. Land

Management requested more current lot map and survey info, and we've obtained the required info from the A/E. We are simply waiting for the government lockdown to be lifted before submitting the information requested and the building permit application process resumes.

- 2. Plan moving forward (Assume upon lifting of lockdown, government operations resume, etc.)

We are very concerned with the current situation. We currently do not have enough work for our men and it is possible that layoffs and/or forced vacations without pay may need to be implemented along with other financial considerations which may arise and prevent us from undertaking the project. As a result our financial resources may be impacted and our As a result our workers may seek employment with other contractors like those with military projects. This pandemic situation has brought much uncertainty that could affect resources and operations, some of our workers have reduced hours on work that we do have to limit spread of possible infection. I welcome any insight or possible mitigating solutions HUD may offer.

[Quoted text hidden]

rey@inland.com.gu <rey@inland.com.gu> Tue, Mar 31, 2020 at 4:37 PM
To: Sonny Perez <sperez@ghura.org>
Cc: nelson del carmen <nelson@inland.com.gu>, Francis Tan <ibctan@inland.com.gu>, Allan Basino <amb0806@guam.net>

Hi Sonny,

Thank you for your e-mail. Please see my responses in RED below:

Please call or let me know if you have any questions.

Regards

Rey Del Carmen

From: Sonny Perez <sperez@ghura.org>
Sent: Monday, March 30, 2020 4:24 PM

To: Allan M. Basino <amb0806@guam.net>
Cc: Reynald Del Carmen <rey@inland.com.gu>; nelson del carmen <nelson@inland.com.gu>; Francis Tan <ibctan@inland.com.gu>
Subject: Re: FW: Women's Treatment Center survey info

Dear Rey,

Good afternoon. It was good to talk to you today. As mentioned in our conversation, HUD is requiring GHURA to submit a status report on its CDBG (Women's treatment center) project. I proposed to submit communication directly received from the contractor as evidence.

I know we verbally discussed this matter earlier today, so a written response for these two items is greatly appreciated:

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Status is essentially on hold – as you know before the government lockdown due to the current pandemic situation we were very anxious to start, having already submitted the building permit application to DPW. The application is with Land Management, the first agency that usually precedes processing by other government agencies. Land Management requested more current lot map and survey info, and we've obtained the required info from the A/E. We are simply waiting for the government lockdown to be lifted before submitting the information requested and the building permit application process resumes.

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We are very concerned with the current situation. We currently do not have enough work for our men and it is possible that layoffs and/or forced vacations without pay may need to be implemented along with other financial considerations which may arise and prevent us from undertaking the project. As a result our financial resources may be impacted and our workers may seek employment with other contractors like those with military projects. This pandemic situation has brought much uncertainty that could affect resources and operations, some of our workers have experienced reduced hours on work that we do have to limit spread of possible infection. I welcome any insight or possible mitigating solutions HUD may offer.

[Quoted text hidden]

[Quoted text hidden]

Sonny Perez <sperez@ghura.org>
To: Katherine Taitano <katherine@ghura.org>

Wed, Apr 1, 2020 at 10:34 AM

Cc: Ray Topasna <rstopasna@ghura.org>, Elizabeth Napoli <efnapoli@ghura.org>

Dear Kathy,

Please see the response below from Inland Builders. They are the contractors set to build the Women's Treatment Center in Tiyan. Their building permit application was undergoing circulation but processing is difficult due to our current lockdown. They are open to receiving guidance from us.

Regards,
Sonny

[Quoted text hidden]



Sonny Perez <sperez@ghura.org>

IFB GHURA-09-26-2019 CDBG, Lighthouse Women's Recovery Center

12 messages

rey@inland.com.gu <rey@inland.com.gu>

Sat, Apr 25, 2020 at 3:20 PM

To: Sonny Perez <sperez@ghura.org>

Hi Sonny,

Thank you for your call earlier this week.

As I alluded to in my previous 3/31/2020 e-mail to you, the economic dislocation created by the COVID 19 forced Inland Builders to lay off many of our workers including key management personnel which directly affects our ability to undertake the construction of the Project which is yet to be permitted because all Gov Guam offices remain closed.

If Inland Builders was able to commence the project at some future date, at the very least we would anticipate requests for time extensions and any associated costs, including possible increases in material prices, delays in shipping, and re-hiring of workers and management personnel who may or may not be available.

Therefore under these unprecedented circumstances we are requesting the Authority act under paragraph 34 of the General Conditions, to exercise its right to terminate the contract for its convenience..

Thank you for your consideration during these difficult times.

Thank you

Reynald Del Carmen

VICE PRESIDENT

Sonny Perez <sperez@ghura.org>

Mon, Apr 27, 2020 at 8:43 AM

To: Ray Topasna <rstopasna@ghura.org>, Elizabeth Napoli <efnapoli@ghura.org>
Cc: Katherine Taitano <katherine@ghura.org>, Greta Balmeo <gbalmeo@ghura.org>

Dear Director Topasna,

I received this email from Mr. Ray Del Carmen requesting to terminate the contract to build the Women's Treatment Center in Tiyan. Rey and I first discussed this when I asked about interest in the Paseo lighting project and he declined to participate because Inland Builders already lost his workers. We had a few subsequent phone calls with the hopes to dissuade him from this option, unfortunately, his decision is prompted by the current COVID-19 situation and the other company owners.

I haven't responded yet but will do so after I receive your guidance. Our options moving forward:

1. Re-bid the project.
2. Negotiate #2 bidder
3. Identify and re-direct funds to other GHURA CDBG projects already approved by HUD.
4. Identify and re-direct funds to a shovel-ready COVID-19 related project with HUD's approval.

My immediate thoughts to each option:

1. Re-bid the project. Standard timeline: 30-45 days procurement (advertise, site-inspection, answer requests for information, evaluate, award). Under COVID-19, anticipate an extended timeline. Contract processing and permits: Timeline: maybe 60 days depending on permitting agencies and their work schedules. Total: 105 days (3.5 - 4 months)
2. Negotiate #2 bidder. Need to review the procurement law if this is possible after contract award. I recall GovGuam allowing a 10-day period to the contractors to protest after the notification of potential bid award. This was done in Nov/Dec 2019 while Mr. Santos was the A/E Manager. I don't think this is a via option any longer, under procurement law.

Options #3 and #4 are possible and we will need guidance from HUD. I'm open to meet and discuss.

Regards,
Sonny

[Quoted text hidden]

Ray Topasna <rstopasna@ghura.org>

Mon, Apr 27, 2020 at 8:58 AM

To: Sonny Perez <sperez@ghura.org>

Please discuss with legal the possibility of negotiating w/ #2 bidder. We need to explore some quick solutions.

[Quoted text hidden]

Sperez <sperez@ghura.org>

Mon, Apr 27, 2020 at 9:04 AM

To: Ray Topasna <rstopasna@ghura.org>

Dear DirTopasna,

Ok will do. I'll email Atty Perez and get his opinion ASAP. Will let you know after I receive his response.

Regards,
Sonny

[Quoted text hidden]

Sperez <sperez@ghura.org>
To: "Eqs Anthony C. Perez" <acp@perezlawguam.com>
Cc: Ray Topasna <rstopasna@ghura.org>

Mon, Apr 27, 2020 at 9:12 AM

Dear Atty Perez,

I hope this finds you well. We received a request from Inland Builders to terminate their contact to build the Women's Treatment center. Director Ray is exploring discussions with the #2 lowest bidder. To give you an idea of timelines, Mr Santos personally notified and awarded the contract to Inland Builders.

I hope you can help us out. We are open to recommendations.

Regard,
Sonny

Begin forwarded message:

[Quoted text hidden]

Anthony C. Perez, Eqs <acp@perezlawguam.com>
Reply-To: acp@perezlawguam.com
To: Sperez <sperez@ghura.org>
Cc: Ray Topasna <rstopasna@ghura.org>

Fri, May 1, 2020 at 10:25 AM

Dear Ray and Sonny:

Per our discussions held on April 27, 2020, GHURA need not terminate this contract for convenience. The right to terminate for convenience rests with GHURA, and it would not be in GHURA's best interests to terminate this contract. Inland Builders remains the contractor on this project, and they should have submitted a bid bond, requiring them to execute the contract, and a performance bond, requiring them to complete the contract. Though delays are perhaps understandable, GHURA could agree to extend the time for performance. I do note that there are numerous on-going construction projects during this Coronavirus time-period, such as the intersection in Hagatna, and the loss of workers of Inland Builders may not necessarily be attributable to the Coronavirus. Terminating this contract would have negative effects to GHURA, including possible CDBG concerns regarding encumbering the funds for this Project.

Let me know if there are any additional questions or concerns.

Tony

[Quoted text hidden]

Sonny Perez <sperez@ghura.org>
To: Alice James <alicej@ghura.org>
Cc: Andrew Manglona <amanglona@ghura.org>, Robert Hess <r Hess@ghura.org>, Sean Leon Guerrero <srleonguerrero@ghura.org>

Mon, May 11, 2020 at 9:09 AM

Dear A/E,

FYI.

Sonny

From: Sonny Perez <sperez@ghura.org>
Sent: Monday, April 27, 2020 8:43 AM
To: Ray Topasna <rstopasna@ghura.org>; Elizabeth Napoli <efnapoli@ghura.org>
Cc: Katherine Taitano <katherine@ghura.org>; Greta Balmeo <gbalmeo@ghura.org>

[Quoted text hidden]

[Quoted text hidden]

Sonny Perez <sperez@ghura.org>
To: rey@inland.com.gu

Fri, May 22, 2020 at 10:48 AM

Dear Rey,

Good morning. Just a kind followup to schedule our meeting next week. I'm open Thursday or Friday. Please let me know your availability.

Regards,

Sonny

From: rey@inland.com.gu <rey@inland.com.gu>
Sent: Saturday, April 25, 2020 3:20 PM
To: 'Sonny Perez' <sperez@ghura.org>
Subject: IFB GHURA-09-26-2019 CDBG, Lighthouse Women's Recovery Center

Hi Sonny,

[Quoted text hidden]

rey@inland.com.gu <rey@inland.com.gu>
To: Sonny Perez <sperez@ghura.org>

Fri, May 22, 2020 at 12:51 PM

Hi Sonny

We are available either day. 9:30am or 10:00am?

Thanks

Reynald

[Quoted text hidden]

Sonny Perez <sperez@ghura.org>
To: Reynald Del Carmen <rey@inland.com.gu>

Mon, May 25, 2020 at 8:57 PM

Dear Rey,

Good evening. I'm open for Thursday 10am to meet at your office in Harmon.

Regards,
Sonny

[Quoted text hidden]

rey@inland.com.gu <rey@inland.com.gu>
To: Sonny Perez <sperez@ghura.org>
Cc: Nelson Del Carmen <nelson@inland.com.gu>

Tue, May 26, 2020 at 10:35 AM

Hi Sonny

My office this Thursday at 10am will be fine, thank you.

Regards

[Quoted text hidden]

Sperez <sperez@ghura.org>
To: Andrew Manglona <amanglona@ghura.org>

Tue, May 26, 2020 at 12:40 PM

Begin forwarded message:

From: Rey <rey@inland.com.gu>
Date: May 26, 2020 at 10:35 AM
To: Sonny Perez <sperez@ghura.org>

[Quoted text hidden]

[Quoted text hidden]



Sonny Perez <sperez@ghura.org>

RE: IFB GHURA-09-26-2019 CDBG, Lighthouse Women's Recovery Center

rey@inland.com.gu <rey@inland.com.gu>
To: Sonny Perez <sperez@ghura.org>

Tue, Jun 16, 2020 at 1:12 PM

Hi Sonny

It was good to meet with you last week regarding the Project.

Despite the loss in manpower as stated below we wish to work with the Authority to mitigate how the COVID 19 pandemic delays have impacted GHURA and Inland Builders on this Project. First and foremost will be the need to be able to utilize H-2 workers, as this will be instrumental in getting the project back on track and maximizing success of the Project. Please advise how we can assist GHURA in providing a Support Letter in connection with this H-2 utilization as previously requested in our letter to you dated February 25 earlier this year.

We will now focus on the following:

- Resume coordination with government agencies in securing the Building Permit.
- Attempt to rehire our workers. As previously discussed they have only committed to working on weekends.
- Solicit proposals from subcontractors for various portions of the work.
- Requesting confirmation from our suppliers and vendors on material pricings and delivery schedules.

It is expected all the above will result in cost increases and delays. Once we gather all the required documentation and information, we will submit a delay and related cost claim to GHURA for your consideration.

Please let me know if you have any questions.

Regards

Reynald Del Carmen

From: rey@inland.com.gu <rey@inland.com.gu>
Sent: Saturday, April 25, 2020 3:20 PM
To: 'Sonny Perez' <sperez@ghura.org>
Subject: IFB GHURA-09-26-2019 CDBG, Lighthouse Women's Recovery Center

Hi Sonny,

Thank you for your call earlier this week.

As I alluded to in my previous 3/31/2020 e-mail to you, the economic dislocation created by the COVID 19 forced Inland Builders to lay off many of our workers including key management personnel which directly affects our ability to undertake the construction of the Project which is yet to be permitted because all Gov Guam offices remain closed.

If Inland Builders was able to commence the project at some future date, at the very least we would anticipate requests for time extensions and any associated costs, including possible increases in material prices, delays in shipping, and re-hiring of workers and management personnel who may or may not be available.

Therefore under these unprecedented circumstances we are requesting the Authority act under paragraph 34 of the General Conditions, to exercise its right to terminate the contract for its convenience..

Thank you for your consideration during these difficult times.

Thank you

Reynald Del Carmen

VICE PRESIDENT



Sonny Perez <sperez@ghura.org>

EPA comments on building permit

4 messages

rey@inland.com.gu <rey@inland.com.gu>
To: Andrew Laguana <architectslaguana.atl@gmail.com>
Cc: Sonny Perez <sperez@ghura.org>

Thu, Oct 15, 2020 at 11:17 AM

Andy:

Please see the attached comments we only received yesterday. It is dated September 8th but we have been following up with EPA at One Stop many times and they never said anything. We cannot follow up with EPA in Tiyan because they have been closed. I suspect the comments have been sitting at EPA Tiyan and someone forgot to pass it down to EPA at One Stop.

Regards

Reynald

 **Lighthouse EPA comments.pdf**
191K

Sonny Perez <sperez@ghura.org>
To: Ray Topasna <rstopasna@ghura.org>, Elizabeth Napoli <efnapoli@ghura.org>

Thu, Oct 15, 2020 at 9:00 PM

Dear Director Topasna,

Please see the comments from Ray Del Carmen from Inland Builders about the many attempts to follow up at GEPA. It was my misunderstanding; I thought the permit had cleared GEPA, apparently not, so I apologize. I will ask Sean to expedite but if they remain closed, maybe some help from the front office may be needed.

Regards,
SonnyGet [Outlook for iOS](#)

From: rey@inland.com.gu <rey@inland.com.gu>
Sent: Thursday, October 15, 2020 8:54 PM
To: 'Andrew Laguana'
Cc: 'Sonny Perez'
Subject: EPA comments on building permit

[Quoted text hidden]

 **Lighthouse EPA comments.pdf**
191K

Sonny Perez <sperez@ghura.org>
To: "sean.lg87@gmail.com" <sean.lg87@gmail.com>

Tue, Oct 27, 2020 at 3:59 PM

[Get Outlook for iOS](#)

From: Sonny Perez <sperez@ghura.org>
Sent: Thursday, October 15, 2020 9:00:56 PM
To: Ray Topasna <rstopasna@ghura.org>; Elizabeth Napoli <efnapoli@ghura.org>
Subject: Fwd: EPA comments on building permit

[Quoted text hidden]

 **Lighthouse EPA comments.pdf**
191K

Sonny Perez <sperez@ghura.org>
To: Andrew Manglona <andrewmanglona@gmail.com>

Mon, Nov 23, 2020 at 12:08 PM

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From: Sonny Perez <sperez@ghura.org>
Sent: Tuesday, October 27, 2020 3:59:41 PM
To: sean.lg87@gmail.com <sean.lg87@gmail.com>
Subject: Fwd: EPA comments on building permit

[Quoted text hidden]

 **Lighthouse EPA comments.pdf**
191K

May 13, 2022

To: Board of Commissioners

From: Acting Executive Director, Elizabeth F. Napoli 

Subject: Change Order #2 to GHURA – 09-02-2019 – CDBG: Construction of a Community Arts Center In Sinajana

This is a request to approve the change order for the subject project:

Background

The Community Arts Center in Sinajana project was awarded to Mega United in December 11, 2019. Governor Leon Guerrero shutdown all government operations on March 17, 2020, due to the COVID-19 pandemic. GHURA worked and supported Mega United to continue the community center’s construction. On September 16, 2021, the Board of Commissioners approved a change order to accommodate the increase of material and labor costs as a result of the COVID-19 policy impacts. On June 24, 2021, Sinajana Mayor Robert Hofmann invited the arts community for their input to improve the upcoming community center. Their comments were discussed on previous board meetings. GHURA management negotiated and commissioned the facility designer, EM Chen, to revise the facility design drawings to include Mayor Hofmann’s, and the arts community request, into the building.

Analysis

Change order #2 consists of two values: an increase to schedule a crane to lift and install the double-tee roof to keep the construction schedule and the costs associated with Mayor Hofmann and the art community’s request to make the facility easier to operate.

Crane: The pandemic adversely affected the building construction schedule, thereby also disrupting the crane’s schedule. When contractor was coordinating the crane to the new timelines, the crane owner could no longer honor the price given to Mega United’s bid proposal. Therefore, the change order is to cover the price increase due to crane availability to keep to project timelines. (Adjustment Request: \$12,425; Change Order Request #3)

Arts Community Recommendations for Interior Works: improvements to “help the CCAH prepare, plan, and prevent for this and future pandemics”: air conditioners, HEPA filters/UV light sanitizers and air quality purifiers, extending/expanding walkways to better accommodate social distancing/spacing as the public enters and exits the building and changing floor surfaces to make it easier to clean and sanitize”. (Adjustment Request: \$61,940; Change Order Request #6A)

Recommendation

Mega United submitted quotations for the increase in crane rental costs and the Sinajana Arts Center interior improvements. A/E supports the proposal and recommends its approval. The total change order request: **\$74,365.00**

Mega United Corp.

Ixo Industrial Park, 215 Rojas St. Suite 208, Harmon Guam 96913
ph/fx: 671-649-0397

CHANGE-ORDER REQUEST #3

TO:	SUBMITTED BY:	DATE:
Mr. Sonny Perez/Facility Manager	David Zhang/Mega United Corp.	9/08/2021
COMPANY:	WE ARE TRANSMITTING	
Ghura	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> SEPARATELY VIA
PROJECT:		
Ghura Community Art Center in Sinajana		

Change Order Requested:

Description: Our request for change order #3 is based on price escalation of our crane services. The bid proposal that we submitted was rooted from the proposal of Mr. Kwak (200ton Crane services provider) which was reflected on our original project Schedule of Value submitted to Ghura (Pls. see EXHIBIT "A" attached Page 2 item #3.00m with marker).

Due to Covid-19 outbreak and subsequent lockdowns, the project was severely delayed and held back for more than one year; following recent concrete pouring of columns, the installation of precast double Tees is on track for schedule in the second week of October, 2021. Therefore We recently contacted Mr. Kwak in order to prepare and confirm his crane service, Unfortunately we had found out that Mr. Kwak had entered into a long-term crane service contract with Sumitomo construction for a big shopping mall project located in Tamuning, and He won't be able to do the crane services for our said installation of double tees.

In order to complete the installation, we have to seek crane services of another provider. Therefore we finally got a qualified (min. 200 ton crane) quote from SmithBridge (Pls. see attached EXHIBIT "B" quote from SmithBridge)

Due to capacity requirement we are not able to find other crane service providers to do our pending installation job, We will have to accept SmithBridge's price quote. There is a big price gap between our original bid price and SmithBridge's quote price. Our original bid price for double tees installation was \$11,040 inclusive of tax, overhead and profit etc.; price quote for this task from Smithbridge's is \$18,050 net, adding tax, overhead and profit (assuming 30% total to be fair and reasonable), we therefore need $\$18,050 \times 1.3 = \$23,465$ to stay afloat for the double tees installation. As a result we need to claim price adjustment of $(\$23,465 - \$11,040) = \$12,425$ to Ghura in order to reflect current market conditions.

Your immediate approval of this change order is crucial to properly compensate the contractor and fairly carry out the contract. The Lump sum price below includes all double tees installation related additional cost.

Mega United Corp.

Ixo Industrial Park, 215 Rojas St. Suite 208, Harmon Guam 96913

ph/fx: 671-649-0397

Item	Description	Quantity	Total Cost
1.	Bid cost based on SOV (200 ton Mr. Kwak Crane) October 2019, inclusive of tax, overhead and profit.	1 Lot	\$11,040.00
2.	Price Quote for installation (Smithbridge Crane) September 2021, Net pay to SmithBridge	1 Lot	\$18,050.00
3.	SmithBridge's Quote adding tax, overhead and profit 30% additional to cover	1 Lot	1.3 x \$18,050 = \$23,465.00
4.	Double Tees installation Price Adjustment (Item #3 Minus Item #1	1 Lot	\$12,425.00
TOTAL ADJUSTMENT COST:			\$12,425.000

Your prompt review and approval will be greatly appreciated!

Response to CO #3:



Submitted By: David Zhang

09-08-2021

Date

Approved By (Print Name & Sign)

Date/Time:

EXHIBIT "A" (Page 2. Item 3.00M)

Original Schedule of Values

Project Name: Ghura Sinajana Art Center	Architect: E. M. Chen Associates Inc.
Project Owner: Guam Housing And Urban Renewal Authority	Submitted By: Mega United Corp.
General Contractor: Mega United Corp.	

SCHEDULE OF VALUES

DIVISN NO.	DESCRIPTION OF WORK	UNIT	QTY	MATERIAL		LABOR COST		EQUIPMENT		TOTAL COST
				U/C	T/C	U/C	T/C	U/C	T/C	
1.00	General Conditions									
a	Bonds & Insurance etc. Furnished	Lot	1	\$38,346.00	\$38,346.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,346.00
b	Permits & Other Government Fees	Lot	1	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
c	Quality Control & Various Testings	Lot	1	\$1,600.00	\$1,600.00	\$4,000.00	\$4,000.00	\$0.00	\$0.00	\$5,600.00
d	Mobilization	Lot	1	\$10,000.00	\$10,000.00	\$6,000.00	\$6,000.00	\$4,000.00	\$4,000.00	\$20,000.00
e	Disconnection/Removal Preparation for Demolition	Lot	1	\$1,600.00	\$1,600.00	\$2,400.00	\$2,400.00	\$0.00	\$0.00	\$4,000.00
f	Safety & Environment Implements	Lot	1	\$8,000.00	\$8,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$16,000.00
g	Project Management	Lot	1	\$4,200.00	\$4,200.00	\$28,000.00	\$28,000.00	\$0.00	\$0.00	\$32,200.00
	Subtotal									\$128,146.00
2.00	Existing Conditions									
a	Demolition works									
a1	Demolish Existing Concrete Structures	Sf	4200	\$5.00	\$21,000.00	\$10.00	\$42,000.00	\$10.00	\$42,000.00	\$105,000.00
b	Water Main Line Connection	Lot	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$0.00	\$0.00	\$1,500.00
c	Sewer Line Connection	Lot	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$0.00	\$0.00	\$1,500.00
d	Electrical Main Line Connection	Lot	1	\$4,000.00	\$4,000.00	\$2,400.00	\$2,400.00	\$800.00	\$800.00	\$7,200.00
e	General Cleaning & Landscaping	Lot	1	\$1,600.00	\$1,600.00	\$800.00	\$800.00	\$400.00	\$400.00	\$2,800.00
	Subtotal									\$118,000.00
3.00	Concrete									
a	Column Footings at Art Center Building									
a1	F1 (8'0"x6'0")	Each	2	\$760.00	\$1,520.00	\$640.00	\$1,280.00	\$50.00	\$100.00	\$2,900.00
a2	F2 (6'0"x6'0") & F2A (7'0"x5'0")	Each	2	\$560.00	\$1,120.00	\$480.00	\$960.00	\$40.00	\$80.00	\$2,160.00
a3	F3 (5'6"x5'6") & F3A (6'0"x5'0")	Each	8	\$480.00	\$3,840.00	\$400.00	\$3,200.00	\$30.00	\$240.00	\$7,280.00
a4	F4 (5'0"x5'0")	Each	1	\$400.00	\$400.00	\$340.00	\$340.00	\$25.00	\$25.00	\$765.00
b	Column Footings at New Covered Walkway									
b1	F5 (3'0"x3'0")	Each	4	\$160.00	\$640.00	\$120.00	\$480.00	\$10.00	\$40.00	\$1,160.00
b2	F6 (3'0"x3'0")	Each	12	\$160.00	\$1,920.00	\$120.00	\$1,440.00	\$10.00	\$120.00	\$3,480.00
c	Wall Footings at Art Center Building									

c1	WF1, WF2, WF1A, WF2A (2'8"x1'0")	Lf	180	\$48.00	\$8,640.00	\$40.00	\$7,200.00	\$4.00	\$720.00	\$16,560.00
d	Tie Beam (1'2"x1'0") at Art Center Building	Lf	110	\$20.00	\$2,200.00	\$20.00	\$2,200.00	\$2.50	\$275.00	\$4,675.00
e	Slab On Grade at Art Center Building	Sf	2876	\$4.50	\$12,942.00	\$1.00	\$2,876.00	\$0.50	\$1,438.00	\$17,256.00
f	Slab On Grade at New Covered Walkway	Sf	1260	\$4.50	\$5,670.00	\$1.00	\$1,260.00	\$0.50	\$630.00	\$7,560.00
g	Concrete Stair at Art Center Building	Sf	140	\$16.00	\$2,240.00	\$24.00	\$3,360.00	\$0.00	\$0.00	\$5,600.00
h	Concrete Columns at Art Center Building									
h1	C1 & C2 (16"x16"x20")	Each	4	\$400.00	\$1,600.00	\$400.00	\$1,600.00	\$0.00	\$0.00	\$3,200.00
h2	C3 (16"x16"x20")	Each	8	\$400.00	\$3,200.00	\$400.00	\$3,200.00	\$0.00	\$0.00	\$6,400.00
h3	C4 (16"x16"x10")	Each	1	\$200.00	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	\$400.00
i	Concrete Columns at New Covered Walkway									
i1	C5 (14"x14"x14'0")	Each	4	\$220.00	\$880.00	\$220.00	\$880.00	\$0.00	\$0.00	\$1,760.00
i2	C6 (12"x12"x10'0")	Each	12	\$120.00	\$1,440.00	\$120.00	\$1,440.00	\$0.00	\$0.00	\$2,880.00
j	Concrete Beams at Art Center Building									
j1	B1---B9 (14"x20")	Lf	290	\$28.00	\$8,120.00	\$28.00	\$8,120.00	\$0.00	\$0.00	\$16,240.00
j2	B10 (12"x16")	Lf	7	\$20.00	\$140.00	\$20.00	\$140.00	\$0.00	\$0.00	\$280.00
j3	RB1---RB4 (14"x34")	Lf	138	\$48.00	\$6,624.00	\$48.00	\$6,624.00	\$0.00	\$0.00	\$13,248.00
j4	RB5---RB6 (12"x24")	Lf	80	\$28.00	\$2,240.00	\$28.00	\$2,240.00	\$0.00	\$0.00	\$4,480.00
k	Concrete Beams at New Covered Walkway									
k1	WRB1---WRB6 (12"x18")	Lf	174	\$20.00	\$3,480.00	\$20.00	\$3,480.00	\$0.00	\$0.00	\$6,960.00
k2	WRB7---WRB11 (12"x16")	Lf	130	\$20.00	\$2,600.00	\$20.00	\$2,600.00	\$0.00	\$0.00	\$5,200.00
l	Mezzanine Floor Slab at Art Center Building	Sf	800	\$16.00	\$12,800.00	\$16.00	\$12,800.00	\$0.00	\$0.00	\$25,600.00
m	Double Tee Installation	Sf	2760	\$15.00	\$41,400.00	\$3.00	\$8,280.00	\$4.00	\$11,040.00	\$60,720.00
n	Roof Slab Topping at Art Center Building	Sf	2760	\$8.00	\$22,080.00	\$4.00	\$11,040.00	\$0.00	\$0.00	\$33,120.00
o	Roof Slab at New Covered Walkway	Sf	1260	\$16.00	\$20,160.00	\$16.00	\$20,160.00	\$0.00	\$0.00	\$40,320.00
	Subtotal									\$290,204.00
4.00	Masonry									
a	8" CMU Wall to Mezzanine Floor at Art Center	Sf	2570	\$2.50	\$6,425.00	\$2.50	\$6,425.00	\$0.00	\$0.00	\$12,850.00
b	8" CMU Wall to Roof Level at Art Center	Sf	2180	\$2.50	\$5,450.00	\$2.50	\$5,450.00	\$0.00	\$0.00	\$10,900.00
	Subtotal									\$23,750.00
5.00	Metal									
a	Galvanized Stair Handrail at Art Center Building	Set	1	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$5,000.00
b	1/2"x1/2" Angle Stair Nosings	Each	18	\$40.00	\$720.00	\$10.00	\$180.00	\$0.00	\$0.00	\$900.00
	Subtotal									\$5,900.00
7.00	Thermal & Moisture Protection									
a	Black Acoustic Ceiling Panels (4'x8'x2")	Each	86	\$100.00	\$8,600.00	\$20.00	\$1,720.00	\$0.00	\$0.00	\$10,320.00
b	Acoustic Wall Panels (4'x8'x2")	Each	38	\$100.00	\$3,800.00	\$20.00	\$760.00	\$0.00	\$0.00	\$4,560.00

Double Tee Concrete

c	Elastomeric Roof Coating	SF	3050	\$2.50	\$7,625.00	\$1.50	\$4,575.00	\$0.00	\$0.00	\$12,200.00
d	SSTL Flashings	LF	142	\$20.00	\$2,840.00	\$10.00	\$1,420.00	\$0.00	\$0.00	\$4,260.00
	Subtotal									\$31,340.00
8.00	Doors & Windows									
a	Doors at Art Center Building									
a1	Solid Core Wood Doors	Set	6	\$560.00	\$3,360.00	\$200.00	\$1,200.00	\$0.00	\$0.00	\$4,560.00
a2	Aluminum Single Door w/Panic	Set	3	\$1,500.00	\$4,500.00	\$250.00	\$750.00	\$0.00	\$0.00	\$5,250.00
a3	Aluminum Single Door	Set	1	\$1,200.00	\$1,200.00	\$200.00	\$200.00	\$0.00	\$0.00	\$1,400.00
a4	Aluminum Double Door w/Panic	Set	5	\$2,500.00	\$12,500.00	\$500.00	\$2,500.00	\$0.00	\$0.00	\$15,000.00
b	Aluminum Windows/Shutters at Art Center Building									
b1	Aluminum Sliding Window W1 (4'x4')	Set	3	\$300.00	\$900.00	\$100.00	\$300.00	\$0.00	\$0.00	\$1,200.00
b2	Typhoon Shutters for W1	Set	3	\$800.00	\$2,400.00	\$100.00	\$300.00	\$0.00	\$0.00	\$2,700.00
b3	Aluminum Fixed Glass Window W2 (4'x10')	Set	1	\$800.00	\$800.00	\$200.00	\$200.00	\$0.00	\$0.00	\$1,000.00
	Subtotal									\$31,110.00
9.00	Finishes									
a	Gypsum Board Partitions 1st Floor	SF	1600	\$3.20	\$5,120.00	\$3.20	\$5,120.00	\$0.00	\$0.00	\$10,240.00
b	Gypsum Board Partitions 2nd Floor	SF	610	\$3.20	\$1,952.00	\$3.20	\$1,952.00	\$0.00	\$0.00	\$3,904.00
c	Restroom Ceramic Tiles at Building A	Set	2	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$0.00	\$0.00	\$4,000.00
d	Vinyl Tile & Rubber Base at Control Room	SF	710	\$2.50	\$1,775.00	\$1.00	\$710.00	\$0.00	\$0.00	\$2,485.00
e	Exterior Painting for Art Center Building	SF	3858	\$0.80	\$3,086.40	\$0.80	\$3,086.40	\$0.00	\$0.00	\$6,172.80
f	Exterior Painting for New Covered Walkway	SF	1127	\$0.80	\$901.60	\$0.80	\$901.60	\$0.00	\$0.00	\$1,803.20
	Subtotal									\$28,605.00
10.00	Specialties									
a	Toilet Compartments at Building A	Each	2	\$2,000.00	\$4,000.00	\$500.00	\$1,000.00	\$0.00	\$0.00	\$5,000.00
b	Fire Extinguisher w/Bracket (15lbs)	Each	6	\$350.00	\$2,100.00	\$100.00	\$600.00	\$0.00	\$0.00	\$2,700.00
c	Washroom Accessories	Each	2	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$0.00	\$0.00	\$3,000.00
	Subtotal									\$10,700.00
22.00	Plumbing Works									
a	Interior Plumbing Works									
a1	Plumbing WaterLine Rough-ins	Lot	1	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$4,000.00
a2	Plumbing SewerLine Rough-ins	Lot	1	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$4,000.00
a3	Water Closet	Each	3	\$300.00	\$900.00	\$100.00	\$300.00	\$0.00	\$0.00	\$1,200.00
a4	Lavatory w/Faucet	Each	2	\$400.00	\$800.00	\$100.00	\$200.00	\$0.00	\$0.00	\$1,000.00
a5	Urinal	Each	1	\$500.00	\$500.00	\$100.00	\$100.00	\$0.00	\$0.00	\$600.00
a6	IEWH/3.5kw	Each	2	\$600.00	\$1,200.00	\$150.00	\$300.00	\$0.00	\$0.00	\$1,500.00
a7	Misc Plumbing Items	Lot	1	\$800.00	\$800.00	\$400.00	\$400.00	\$0.00	\$0.00	\$1,200.00

7.

Quote No.:228125-1

Date: 24 August 2021

Company	MEGA UNITED CORP	Commencement	6 September 2021
Contact	Garie Garcia	Completion	6 September 2021
Phone	6868208	Project	Ghura Community Art Center
Email	garie.garcia08@gmail.com	Location	Bienvendida Ave (Next to Mayors Office), Sinajana, Guam 96910

Dear Garie Garcia,

Smithbridge Guam Inc is a privately-owned company operating an extensive fleet of Crawler, Truck Mounted and Franna Cranes available for dry and manned rental. Our crane fleet currently includes Crawlers ranging from 120t to 600t, Frannas ranging from 20t to 40t and Truck Mounted/All Terrain ranging up to 275t.

We are pleased to submit our quotation for the below mentioned project for the supply of cranes, riggers and equipment where applicable as detailed below.

Scope of Work:

Install 7 Double Tee's

Note: All rates shown below are hourly unless otherwise stated

Equipment/Service	Multiplier	Qty	Rate	Total
Crane Hire: Min. 4 hrs				
220 Tonne All Terrain Crane		12	\$550.00	\$6,600.00
		4 (OT)	\$32.50	\$130.00
Additional Labor: Min. 4 hrs				
Rigger	X 2	12	\$65.00	\$1,560.00
		4 (OT)	\$32.50	\$260.00
Engineering				
Lift Plans/Engineering		5	\$100.00	\$500.00
Mob & DeMob				
Mob & DeMob				\$9,000.00
Estimated Total				\$18,050.00



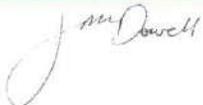
Comments:

This quote is only a budget estimate based on 1 x 12hr work day at an hourly rate of \$550/hr. Final billing will be based off actually crane hours worked. The crane work hours are measured as operator charged hours. There will also be no charge for unpaid 1/2 hour lunch break per day. Additional time worked above the quantity quoted will incur further charges. Any additional overtime loading applies after 8hrs weekday and on weekend & Public holidays, the loading rate is \$32.50/hr. Any hours in excess of 8hr weekday or on weekends will be charged the usual crane rate (\$550/hr) plus loading (\$32.50).

SMITHBRIDGE GUAM

1. Normal working hours are 6.00am to 6.00pm, Monday to Friday.
2. An additional overtime rate applies outside of normal hours, or after 8 hours of hire. Intermittent rest breaks (i.e. smoko) is a paid break. Hire continues for this period.
3. An additional rate is charged per person per public holiday hour for all work executed on public holidays.
4. Work commencing outside of normal working hours will incur a 4 hour minimum charge except for nightshift which will be charged at a minimum of 4 hours for equipment and 8 hours for labour.
5. Crane rates apply from depot to depot. Delays not related to Smithbridge Guam Inc. may incur additional charges.
6. Additional charges may apply if unloading or loading on site is delayed for more than two hours.
7. Smithbridge Guam Inc. will not accept any responsibility for onsite damages to site or services because of poor access &/or conditions.
8. Rates for traffic control, road closures, meals & accommodation &/or LAHA are available on request.
9. Full Terms & Conditions are available on request
10. The prices for our Frannas, All Terrain Cranes, Crawler Cranes, Forklifts and Tractors include the operator and fuel cost. The prices for the Manlifts DOES NOT include the operator and fuel.
11. Additional time worked above the quantity quoted will incur further charges

For full terms and conditions please visit: www.smithbridge.net/termsandconditions

Quote No: 228125-1		AUTHORISED PERSON / COMPANY	SIGNATURE	DATE
OWNER	Authorised Person	McDOWELL, Jackson R		24-Aug-21
	Company Name	Smithbridge Guam Inc		
HIRER	Authorised Person			24-Aug-21
	Company Name	MEGA UNITED CORP	X _____	
COMMENTS				

Mega United Corp.

Ixo Industrial Park, 215 Rojas St. Suite 208, Harmon Guam 96913
ph/fx: 671-649-0397

CHANGE-ORDER REQUEST #6A

TO: Mr. Sonny Perez	SUBMITTED BY: David Zhang/Mega United Corporation	DATE: 3/09/2022
COMPANY: Ghura	WE ARE TRANSMITTING <input type="checkbox"/> ATTACHED <input type="checkbox"/> SEPARATELY VIA	
PROJECT: Ghura Community Art Center in Sinajana		

Change Order Requested:

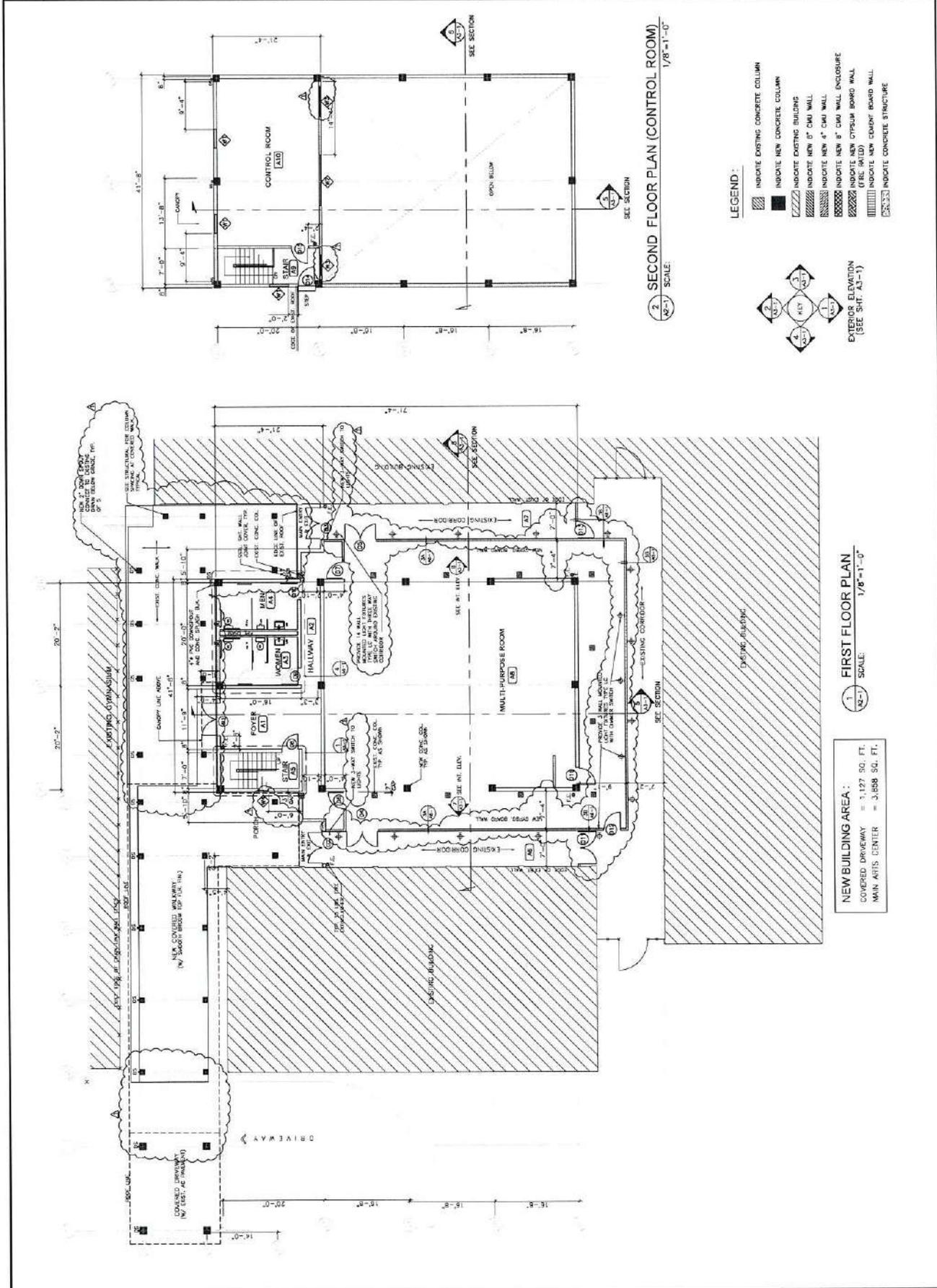
Description: We requested for a change order based on revised drawing and Mayor's request for the walkway extension and miscellaneous items. We also request for additional 4 months' time extension starting from the date of acceptance of this change order for apparent reasons that the local workers were sucked away by the military projects and we had requested Ghura help to allow our H2B workers on this projects, however we hadn't received any response from Ghura since we submitted our request letter.

Item	Description	Quantity	Unit Cost	Total Cost
1.	Additional wall mounted lighting fixtures	17 EA	\$ 350.00	\$ 5,950.00
2.	Additional, conduit, rough-in, wire and switches	1 lot	\$ 11,050.00	\$ 11,050.00
3.	Additional Gypsum board partitions & Painting	745 SF	\$ 20.00	\$ 14,900.00
4.	Additional Aluminum Double doors (D11)	1 Ea	\$ 8,620.00	\$ 8,620.00
5.	Additional Aluminum sliding windows and shutter (W4)	1 Set	\$ 1,832.00	\$ 1,832.00
6.	Additional Aluminum sliding windows (W3)	2 Ea	\$ 1,794.00	\$ 3,588.00
7.	Additional Hepa Filtered for PCU-1 and PCU-2	2 sets	\$ 8,000.00	\$16,000.00
Total Cost				\$ 61,940.00
Time Extension				4 Months

Your prompt review and approval will be greatly appreciated!

Response to CO #6A:

 _____ Submitted By: David Zhang	03-09-22 _____ Date
_____ Approved By (Print Name & Sign)	_____ Date/Time:

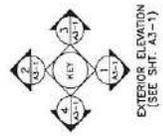


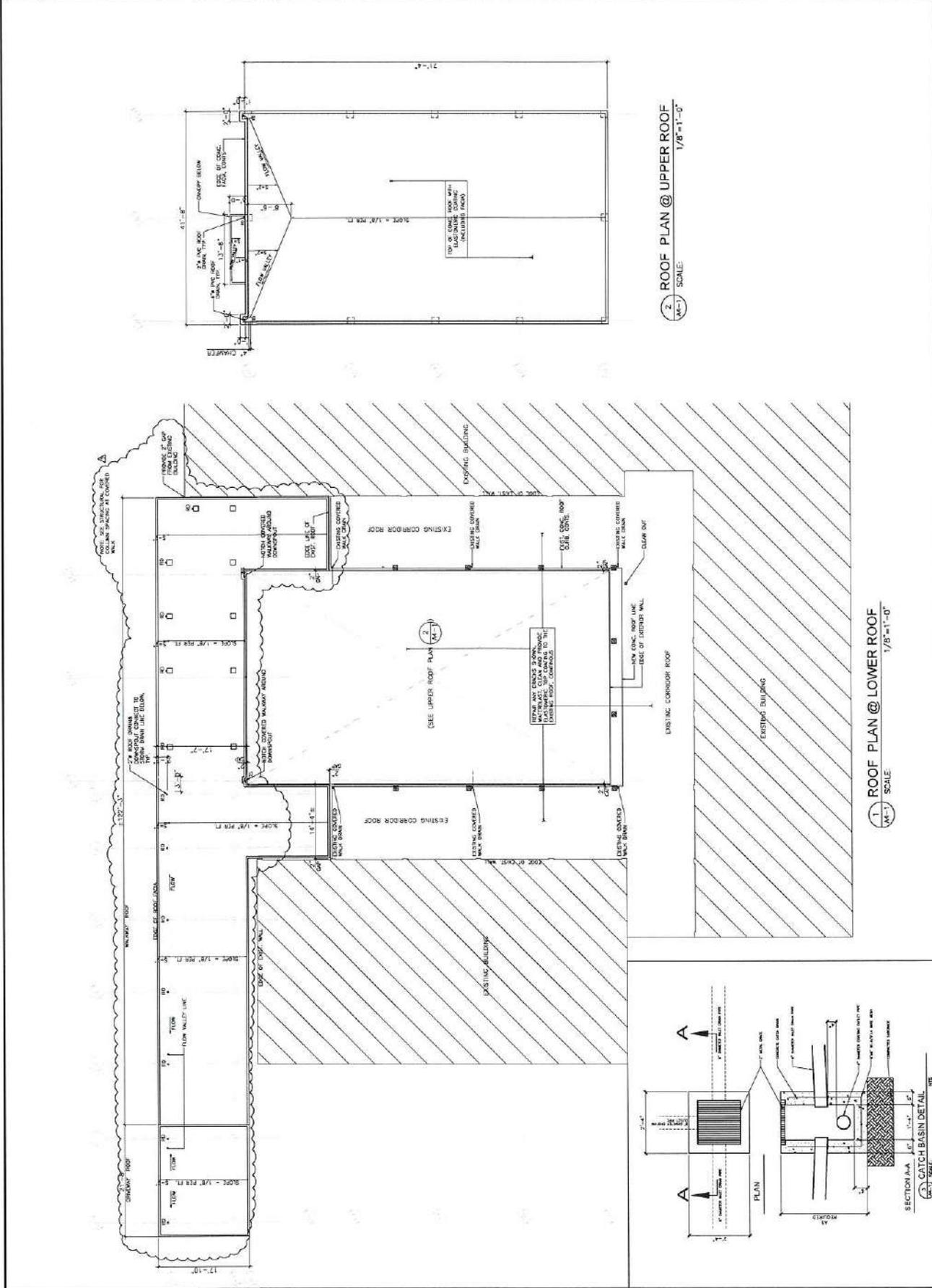
1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

NEW BUILDING AREA:
 COVERED DRIVEWAY = 1,127 SQ. FT.
 MAIN ARTS CENTER = 3,898 SQ. FT.

2 SECOND FLOOR PLAN (CONTROL ROOM)
 SCALE: 1/8"=1'-0"

- LEGEND:**
-  INDICATE EXISTING CONCRETE COLUMN
 -  INDICATE NEW CONCRETE COLUMN
 -  INDICATE EXISTING BUILDING
 -  INDICATE NEW 6" CMU WALL
 -  INDICATE NEW 4" CMU WALL
 -  INDICATE NEW 6" CMU WALL ENCLOSURE
 -  INDICATE NEW 8" CMU WALL ENCLOSURE (PER M102)
 -  INDICATE NEW 2" BOARD WALL
 -  INDICATE NEW 2" BOARD WALL STRUCTURE





Mega United Corp.

Ixo Industrial Park, 215 Rojas St. Suite 208, Harmon Guam 96913
ph/fx: 671-649-0397

CHANGE-ORDER REQUEST #6

TO:	SUBMITTED BY:	DATE:
Mr. Sonny Perez	David Zhang/Mega United Corporation	2/22/2022
COMPANY:	WE ARE TRANSMITTING	
Ghura	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> SEPARATELY VIA
PROJECT:		
Ghura Community Art Center in Sinajana		

Change Order Requested:

Description: We requested for a change order based on revised drawing and Mayor's request for the walkway extension and miscellaneous items. We also request for additional 10 months' time extension starting from the date of acceptance of this change order for apparent reasons that the local workers were sucked away by the military projects and we had requested Ghura help to allow our H2B workers on this projects, however we hadn't received any response from Ghura since we submitted our request letter.

Item	Description	Quantity	Total Cost
1.	Copies and Prints, Bond and insurance Extension and additional building permit processing	1 Lot	\$ 21,600.00
2.	New walkway downspot & connect to main	1 Lot	\$8,000.00
3.	Additional covered walkway (all works)	1 Lot	\$ 287,600.00
4.	Roof Coating for additional covered walkway	1 Lot	\$ 14,380.00
5.	Additional wall mounted lighting fixtures, conduit, rough-in, wire and switches	1 Lot	\$ 17,000.00
6.	Additional Gypsum board partitions	1 Lot	\$ 14,900.00
7.	Aluminum Double doors, sliding windows and shutter	1 Lot	\$ 14,040.00
8.	Hepa Filterd for PCU-1 and PCU-2	2 sets	\$16,000.00
Total Cost			\$ 393,520.00
Time Extension			10 Months

Your prompt review and approval will be greatly appreciated!

Response to CO #6:

 _____ Submitted By: David Zhang	_____ 02-22-22 Date
_____ Approved By (Print Name & Sign)	_____ Date/Time:

STRUCTURAL NOTES

- A. DESIGN CODES AND CRITERIA**
- INTERNATIONAL BUILDING CODE 2009 EDITION
 - ACI 308R-10 CONCRETE REINFORCEMENT FOR STRUCTURES
 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI 7-10
- B. DESIGN LOADS**
- 20 PSF
 - 20 PSF
 - WIND LOAD - WIND SPEED AT 170 MPH PER 6.5.21. @#74 PSF
- C. GENERAL NOTES:**
- SEE ALSO REVISIONS AND REVISIONS COMMENTS AND NOTES ON DRAWINGS
 - SEE ALSO REVISIONS AND REVISIONS COMMENTS AND NOTES ON DRAWINGS
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS
 - ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE DETAILS SHOWN ON DRAWINGS FOR ALL SIMILAR CONDITIONS
 - SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR DETAILS AND LOCATIONS OF PIPE SLEEVES, BUCK-OFFS, EQUIPMENT PADS, ETC.
- D. CONSTRUCTION NOTES:**
- TO CONCRETE POURING FOR REVIEW AND DETERMINATIONS OF DIMENSIONS, REINFORCING AND CONCRETE POURING SHALL NOT EXCEED THE DESIGN LOAD UNLESS SPECIAL SHORING IS PROVIDED ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A LEVEL TOP SURFACE OF ALL SLABS IN ACCORDANCE WITH LEADERSHIP TOLERANCE REQUIRED
 - BRACING OF ALL EXISTING STRUCTURES TO REMAIN AND NEW STRUCTURES FOR ALL LOADS SHALL BE PROVIDED BY THE CONTRACTOR
 - SEE ARCHITECTURAL DRAWINGS FOR DETAILS AND DIMENSIONS OF PIPE SLEEVES, BUCK-OFFS, EQUIPMENT PADS, ETC.
- E. EARTHWORK NOTES:**
- COMPACT TO 95% PRO
 - FILL MATERIAL SHALL BE NON-DRAINAGE AND OF ACCEPTABLE GRANULATION. SEE SPECIFICATION FOR FILL UNLESS STATED OTHERWISE
 - PNEUMATIC TAMPING SHALL BE USED TO COMPACT IN LAYERS BY 4" MAXIMUM
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS
 - BRACING OF ALL EXISTING STRUCTURES TO REMAIN AND NEW STRUCTURES FOR ALL LOADS SHALL BE PROVIDED BY THE CONTRACTOR
- F. CONCRETE NOTES:**
- CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS:

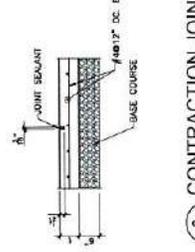
FOOTING, SLAB ON GRADE	4,000 PSI
ALL OTHERS	3,000 PSI
 - USE OF ADJUSTERS AT CONTRACTOR'S OPTION BUT SUBJECT TO THE ENGINEER'S APPROVAL
 - CONTRACTOR SHALL SHOW CONSTRUCTION JOINTS SHALL BE LOCATED AS TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE AND TO MINIMIZE SHRINKAGE STRESSES. PROVIDE CONSTRUCTION JOINTS AT THE LOCATION OF THE CONTRACTOR'S CHOICE. THE CONTRACTOR SHALL LOCATE THE JOINTS SUBJECT TO THE APPROVAL OF THE DESIGN ENGINEER.

REINFORCING STEEL NOTES:

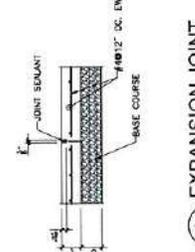
- ALL REINFORCING BARS USED FOR WELDING SHALL BE LOW ALLOY, ALCOYED BARS. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AISC 3.10
- WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A185, GALVANIZED
- MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS:

FOOTING	4"
WALL	2"
SLAB	1 1/2"
BEAM	2"
JOIST	1"
POST EXPOSED TO WEATHER	1 1/2"
TOP	1"
BOTTOM	1"
- BAR BENDS, HOOKS AND OFFSETS SHALL BE IN ACCORDANCE WITH AISC RECOMMENDATIONS
- ALL DETAILS SHALL BE THE SAME SIZE AND SPACING AS THE BARS TO WHICH THEY ARE APPLIED
- SPECIAL PLASTIC SPACER CHAIRS OR APPROVED EQUIVALENT SHALL BE USED TO MAINTAIN REQUIRED MINIMUM CONCRETE COVER. CHAIR SPACING SHALL BE SUBJECT TO DESIGN ENGINEER'S APPROVAL
- THE CONTRACTOR SHALL SHEET ALL REINFORCEMENT BAR CUTTING LISTS OR REINFORCING LAYOUTS OF SPACES UNLESS SHOWN OTHERWISE
- LOCATOR OF SPACES UNLESS SHOWN OTHERWISE SHALL BE 32 INCHES FROM BEAMS/SLAB - TOP BARS AT MID SPAN
- BEAMS/SLAB - TOP BARS AT MID SPAN SHALL BE 32 INCHES FROM BEAMS/SLAB - TOP BARS AT MID SPAN
- THE MINIMUM TENSILE STRENGTH OF ALL LAP SPICES (INCHES) SHALL BE AS STATED BELOW AND IN ACCORDANCE WITH AISC DETAILING MANUAL:

BAR SIZE	TOP BAR	SLAB	OTHERS
#3	16	13	9
#4	18	15	11
#5	20	17	13
#6	22	19	15
#7	24	21	17
#8	26	23	19
#9	28	25	21
#10	30	27	23
#11	32	29	25
#12	34	31	27
#13	36	33	29
#14	38	35	31
#15	40	37	33
#16	42	39	35
#17	44	41	37
#18	46	43	39
#19	48	45	41
#20	50	47	43
#21	52	49	45
#22	54	51	47
#23	56	53	49
#24	58	55	51
#25	60	57	53
#26	62	59	55
#27	64	61	57
#28	66	63	59
#29	68	65	61
#30	70	67	63

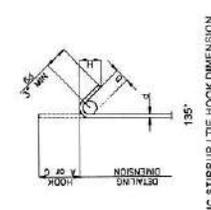


1 EXPANSION JOINT
S-1.0, NOT TO SCALE



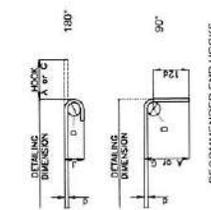
2 CONTRACTION JOINT
S-1.0, NOT TO SCALE

NOTE: JOINT SEALANT IS OMITTED WHERE SHOWN FOR CLARITY. CONTRACTOR SHALL PROVIDE JOINT SEALANT WHERE GOVERNING OR PRESENT.



135° SEISMIC STIRRUP / TIE HOOK DIMENSION
ALL GRADES

BAR SIZE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
#3	1-1/2"	4-1/4"	3"	3-3/4"	4-1/2"	9"	5-1/4"	10-1/2"	6"																	



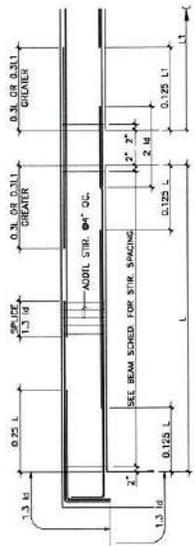
RECOMMENDED END HOOKS
ALL GRADES

BAR SIZE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
#3	2-1/4"	5"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"

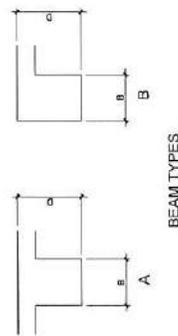
STANDARD HOOKS

BEAM SCHEDULE

MARK	SIZE B D	BEAM TYPE	E SUPPORT REINFORCEMENT SKETCH	SUPPORT E	REINFORCEMENT SKETCH	STIR. SIZE	REINFORCEMENT LEFT REST RIGHT	REMARK
WRB1	12" 18"	A				#3	10#6" 12" 10#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB2	12" 18"	A				#3	10#6" 12" 8#6" 8#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB3	12" 18"	A				#3	10#2" 9#6" 12" 5#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB3A	12" 20"	A				#3	10#2" 7#6" 12" 7#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB4	12" 18"	A				#3	10#2" 12" 9#6"	
WRB5	12" 18"	A				#3	10#2" 12" 9#6"	
WRB6	12" 16"	A				#3	10#2" 12" 7#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB7	12" 16"	B				#3	10#2" 12" 8#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB8	12" 16"	A				#3	10#2" 12" 8#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB9	12" 16"	A				#3	10#2" 12" 8#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB10	12" 16"	A				#3	10#2" 12" 9#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB11	12" 16"	A				#3	10#2" 12" 9#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB12	12" 16"	A				#3	10#2" 12" 5#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB13	12" 16"	A				#3	10#2" 12" 3#6"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG



BEAM ELEVATION



BEAM TYPES

1 COVERED WALKWAY-BEAM SCHEDULE
S-4.0 NOT TO SCALE

SHEET CONTENTS: COVERED WALKWAY BEAM SCHEDULE

PROPOSED GUAMA COMMUNITY CENTER

GUAMA HOUSING AND URBAN RENEWAL AUTHORITY
LAWRENCE GUAMA TOWN SQUARE CENTER

E. M. CHEN & ASSOCIATES, INC.
1100 KALANAN KUAH DRIVE, SUITE 200, HONOLULU, HI 96813
(808) 943-8888

DESIGNED BY: LMC
 DRAWN BY: EES
 CHECKED BY: ACC/EMC
 DATE:
 DWG. NO.: S-4.0
 PLOT: 1/8"=1'-0" (24x36")

