



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., May 14, 2021  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**I. ROLL CALL**

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing –Friday, May 07, 2021

2<sup>nd</sup> Printing – Wednesday, May 12, 2021

**III. APPROVAL OF PREVIOUS BOARD MINUTES – April 08, 2021**

**PAGE (S)**

**IV. NEW BUSINESS**

- |   |        |
|---|--------|
| 1. Resolution No. FY2021-012 .....  | 1 - 2  |
| Resolution commending and congratulating the GHURA<br>Apprenticeship program graduates Class of 2021. |        |
| 2. Contract Cancellation / Intent of Award .....  | 3 - 12 |
| GHURA-10-02-2020-AMPs 1, 3, & 4; Renovation of (8) Public Housing Units                               |        |

**V. CORRESPONDENCE AND REPORTS**

1. A/E Manager's Update
2. FY2020 Audit Report

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. Next proposed scheduled Board Meeting: Friday, June 11<sup>th</sup> @ 12:00 p.m.

**VII. ADJOURNMENT**

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**RENTALS**  
**GOOD:** 3 Lines, 3 Consecutive Days..... \$78.00  
**BETTER:** 3 Lines, 7 Consecutive Days..... \$99.00  
**BEST:** 3 Lines, 10 Consecutive Days..... \$115.00

**ROOMMATES**  
**Conditions/Restrictions:** \*Roommate a person who shares a room or apartment with another or others.  
**GOOD:** 3 Lines, 7 Consecutive Days.....\$57.00  
**BETTER:** 3 Lines, 10 Consecutive Days.....\$73.00

**AUTOMOTIVE PACKAGES**  
 • Automotive • Trucks • Bikes • Boats • Motorcycles  
**Conditions/Restrictions:** One vehicle per ad  
**Ad format:** Make, Model, Year.  
**GOOD:** 3 Lines, 7 Consecutive Days.....\$58.00  
**BETTER:** 3 Lines, 10 Consecutive Days.....\$68.50  
**BEST:** 4 Lines, 14 Consecutive Days.....\$79.00

**SUPER DEALS**  
 Personal Items below \$500 in total value  
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 \*Price must be included in the ad to qualify.

**PRIVATE PARTY PLEASERS**  
 Personal Items below \$2,500 in total value  
**GOOD:** 3 Lines, 7 Consecutive Days.....\$33.00  
**BETTER:** 3 Lines, 10 Consecutive Days.....\$43.50  
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 \*Price must be included in the ad to qualify.

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**GARAGE SALE**  
 • Fundraising • Rummage • Yard Sale  
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**Automotive Wheels**  
 best deal for you...

**Cars**  
 Honda Civic, 2007 Sedan, 4 dr., Automatic, Gray ext., Gray int., 04 Cylinders, 2WD, Airbag, Passenger, Alarm, Anti-Lock Brakes, Power Windows, Rear Window Defroster, Runs great, Aircon not working though, \$2000. Mark (671)689-8175

**Trucks**  
 2017 Nissan Pickup, Automatic, 4 dr. 6cyl. Very clean. 34k miles. \$17,500. Call 789-1733

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 great places to live...

**Homes-Rent**  
 ANIGUA/TAM2BD/1BTH\$750 SEC8OK,646-0510/11

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 all kinds of things...

**Announcements**  
 Are you in Financial Trouble? Need FAST CASH? I buy on/off island houses, lot, condos. I take over payments. Up to 200k. 649-4663

Looking for someone who has an approved medical referral to the Philippines. I can be the accompanist and can help with cost. 6494663

**Machinery & Tools**  
 MITSUBISHI GENERATOR 4 SALE  
 DOM: 01/1990  
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 To promote your service, call 472-1736. The Directory runs every Sunday, Monday, Wednesday and Friday.

**NOTICE OF REGULAR BOARD MEETING OF THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
 The Guam Housing and Urban Renewal Authority ("GHURA") will hold its Regular Meeting of the GHURA Board of Commissioners on Friday, May 14, 2021 at 12:00 PM. This Board Meeting is open to the public via teleconference.  
 If you would like to join the meeting, please contact Audrey Aguon at 475-1378 by Wednesday, May 12, 2021 for more information.  
 For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701.

**POLYPHASE SYSTEM INC.**  
 GENERAL ELECTRICAL CONTRACTOR  
 is looking to hire for the following positions:  
 • HEAVY EQUIPMENT OPERATOR  
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**GUAM ECONOMIC DEVELOPMENT AUTHORITY**  
 590 S. MARINE CORPS, DR. SUITE 511 ITC BLD TAMUNING, GUAM 96913  
 TEL (671) 647-4332 FAX (671) 649-4146 www.investguam.com

**NOTICE OF SALE**

**GOVERNMENT OF GUAM BUSINESS PRIVILEGE TAX REFUNDING BONDS, SERIES 2021E AND 2021F**

The Government of Guam (Government) through the Guam Economic Development Authority ("GEDA") is mandated by P.L. 30-191 to offer a portion of the Government of Guam Business Privilege Tax Refunding Bonds Series, 2021E, \$26,370,000\* and 2021F, \$249,670,000\* for sale to local retail investors. The Government and GEDA are committed to making bonds available to individuals, who are residents of Guam, on a first priority basis through an early order period known as the Retail Order Period ("ROP"). The ROP is scheduled to take place on or around May 14, 2021. Bonds cannot be purchased directly from the Government of Guam or GEDA. Retail investors must have an account with the one of the brokerage firms participating in the bond sale, listed below. Contact the broker with whom you have an account to get more information to buy bonds during the ROP.

Raymond James & Associates, Inc.  
 Tel: (671) 969-5000

Guam "retail" order is defined as an order placed for the account of a Guam individual or investment advisor acting on behalf of a Guam individual, with a maximum of \$500,000 per account. Guam retail orders do not include orders for bank portfolios, insurance companies, bond funds or municipalities. The Government and GEDA reserve the right to audit any retail order and request information verifying such orders. The Government and GEDA also reserve the right to make changes to the financing structure and interest rates after orders are placed, if it is in the best financial interest of the Government. The Government and GEDA do not endorse any particular brokerage firm.

Additionally, the Government and GEDA do not guarantee that the firm will open an account for an investor. Any questions related to this notice should be directed to GEDA at 647-4332. This notice does not constitute an offer to sell or the solicitation of an offer to buy any Bonds. Any such offer or solicitation will be made pursuant to a preliminary official statement and official statement which prospective investors should review in its entirety before making any investment decision. The Government and GEDA reserve the right to change or modify their plans as they deem appropriate.

Please note all orders should be directed to the firm listed above.

\*Preliminary, subject to change.

This ad was paid for by bond funds.

/s/ MELANIE MENDIOLA,  
 GUAM ECONOMIC DEVELOPMENT AUTHORITY CEO/ADMINISTRATOR

FRIDAY, MAY 7, 2021 ■ PACIFIC DAILY NEWS

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**Auto**  
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**Stuff**  
 Household, Furniture, Pets & Stuff

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**Careers**  
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 new beginnings...

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 To train as Optical Clerk/Tech. Good in sales communication. Own car, bring resume w/photo to Garcia Optical, 632-0003

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**Apartments-Rent**  
 MTM 2-1/2 bdrm 1ba clean & quiet surroundings \$700/mo call 475-1015

**Homes-Rent**  
 ANIGUA/TAM2BD/1BTH SEC8OK \$750CALL646-0510/11

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**Guam Board of Examiners for Dentistry Virtual Board Meeting**  
**Wednesday, May 19, 2021 - 3:00 PM (ChST)**  
 Please join the meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/518891821>  
 For more information, please contact the Board office at 735-7404/10 thru 12. Persons needing telecommunication device for the Hearing/Speech Impaired (TDD) may contact 475-8339.

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**Sesteman Laibirihan Puplekon Guahan**  
**GUAM PUBLIC LIBRARY SYSTEM**  
 Government of Guam  
**Guam Public Library System (GPLS)**  
**Regular Board Meeting of the Board of Directors**  
**Wednesday, May 19, 2021 at 3:30 pm**  
**Meeting will be held via Zoom.**  
 Please call June Aflague at GPLS 475-4755/54 for ID and passcode.

**GUAM WATERWORKS AUTHORITY**  
 Suite 200, GBN Public Service Building  
 688 Route 15, Mangilao, Guam 96913  
 Phone: (671) 300-6076/6852 Fax: (671) 300-6896  
 The Consolidated Commission on Utilities is hereby accepting applications to fill the following position:  
**Staff Attorney**  
**EOE 024-2021**  
**HOW AND WHERE TO APPLY:**  
 Applicants must submit an Employment Application - Form A2 to the GWA Personnel Services Division - Human Resources Office, #205 (2nd Floor) in the Gloria B. Nelson Public Service Building, 688 Route 15, Mangilao, Guam 96913 between 8:00 am and 5:00 pm, Monday to Friday, excluding holidays, on or before the closing date of the job announcement and encouraged to submit electronically at [hrijobs@guamwaterworks.org](mailto:hrijobs@guamwaterworks.org).  
 If you are unable to submit your application electronically, you can call 671.300.6852 to pre-arrange drop off of your application at a specific time during normal business hours, 8am-5pm, Monday through Friday at Fadian.  
 The job announcement is also available for review on the GWA HR website on the Careers page, provided on the link below. Job application is also available for download on the same webpage.  
<http://guamwaterworks.org/Careers/>  
**/s/ Miguel C. Bordallo, P.E.**  
 General Manager

WEDNESDAY, MAY 12, 2021 | PACIFIC DAILY NEWS



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., April 08, 2021  
GHURA's Main Office (via Zoom)  
1<sup>st</sup> floor, Conference Room, Sinajana  
AGENDA**

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**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 **12:01 P.M., Friday, April 8, 2021** at the GHURA Sinajana Main Office, 1st floor Conference room, by Chairman Flores. He stated that **4** members of the Board of Commissioners were present, indicating a quorum and that the meeting would proceed as scheduled. He also stated that Vice Chairwoman Guzman would be attending the meeting shortly.

<p><b>PRESENT: (VIA ZOOM VIDEO CONFERENCE)</b> Sabino Flores, <b>Chairman</b> George Pereda, <b>Commissioner</b> Frank Ishizaki, <b>Commissioner</b> Anisia Delia, <b>Commissioner</b></p> <p><b>ABSENT:</b> Monica Guzman, <b>Vice Chairwoman</b></p> <p><b>LEGAL COUNSEL:</b> Anthony Perez, Esq.</p>	<p><b>MANAGEMENT &amp; STAFF:</b> Ray Topasna, <b>Executive Director</b> Elizabeth Napoli, <b>Deputy Director</b> Audrey Aguon, <b>Special Assistant</b> Kimberly Bersamin, <b>HR Administrator</b> Katherine Taitano, <b>CPD/RP&amp;E Manager</b> Andrew Manglona, <b>A/E Planner</b> Patrick Bamba, <b>AMP3 Supervisor</b></p> <p><b>PUBLIC: (VIA ZOOM VIDEO CONFERENCE)</b> Katie Pierce, Portfolio Management Specialist, Honolulu Field Office HUD Amanda Jones, Student Haidee Eugenio, The POST Gerry Partido, PNC Jesse Wu, Director Honolulu Field Office HUD Mark Chandler, CPD Director Honolulu Field Office HUD</p>
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**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing - Thursday, April 01, 2021

2<sup>nd</sup> Printing - Tuesday, April 06, 2021

**ACKNOWLEDGED.** The Chairman indicated the agenda and announcement were posted in the Pacific Daily News.

### **III. APPROVAL OF PREVIOUS BOARD MINUTES**

[042/21] Chairman Flores made a motion to approve the minutes of the previous board meetings of February 26, 2021 and March 04, 2021 as corrected.

Commissioner Delia seconded the motion. With no objections by the other board members, the motion was passed.

### **IV. NEW BUSINESS**

#### **1. [043/21] Resolution No. FY2021-010**

**Resolution requesting an additional Housing Special Position in the Public Housing – AMP#3.**

Director Topasna stated:

- Management is requesting that the board approve an additional Housing Specialist position for AMP3.
- An additional Housing Specialist position is needed to relieve an excessive workload which include: tenant move ins, tenant documentation filing, preparing and delivering tenant renewal certifications, responding to tenant complaints, counseling tenants regarding lease violations, preparing issuance of lease violations, and conducting unit inspections.
- Management is hopeful that the addition of the second Housing Specialist position would improve on file keeping integrity and fewer audit findings.
- The Classification rate for the position is LG3, Step 1 (A), \$32,856 per annum.
- Deputy Director Napoli added that AMP3 has the budget for an additional Housing Specialist position.

Commissioner Ishizaki inquired about staffing total versus total budget. Director Topasna stated that GHURA has a total of 104 employees with an \$81,000,000 operating budget, however, with low income housing tax credits and the oversight of Section 108 loan guarantee to build the Charter school, GHURA's approximate budget was at \$160,000,000. He added that Personnel costs is about 6% of GHURA's entire operations.

Chairman Flores acknowledged the presence of Mr. Jesse Wu, from the Honolulu HUD office.

There were no further questions.

**[044/21] Commissioner Pereda moved to approve Resolution FY2021-010 requesting an additional Housing Special Position for Public Housing AMP#3.**

**Also that the classification rate for that position is established at pay range LG3, Step 1 (A), \$32,856 per annum in conformance with the Civil Service Commission's Wage structure and is entitled to the benefits provided by GHURA. Commissioner Delia seconded the motion. With no objections by the other board members, the motion was passed.**

**2. [045/21] Resolution No. FY2021-011**

**A resolution of the Board of Commissioners of the Guam Housing and Urban Renewal Authority authorizing participation in the U.S. Department of Housing and Urban Development Section 108 Loan Guarantee Program; authorizing a loan from the Guam Housing and Urban Renewal Authority to the learning institute in the principal amount of twelve million dollars (\$12,000,000) for the purpose of financing the acquisition, construction and equipping of a new educational campus for the iLEARN Academy Charter School; and authorizing the Executive Director of the Guam Housing and Urban Renewal Authority to take all actions necessary to accomplish the undertakings in connection, therewith, including the execution and delivery of all documents contemplated thereby.**

Director Topasna deferred to Ms. Katherine Taitano, Chief Planner, to discuss Resolution No. FY2021-011.

Ms. Taitano stated:

- Resolution FY2021-011 is to authorize GHURA's participation in Section 108, formally with specific tasks identified.
- Resolution FY2021-011 authorizes the loan and for the Executive Director to execute agreements necessary to accomplish the task.
- Resolution FY2021-11 has been composed and reviewed by legal counsel.
- Director Topasna requested that the board familiarize itself specifically with Sections 1-6 on page 4 of 42.
- Attorney Perez added that GHURA, HUD and TLI anticipate closing on the Section 108 loan by April 22<sup>nd</sup> and advised the board of the flurry of documents that will require signatures from GHURA. He indicated that what this process proposes to do, in addition to approving GHURA's participation in the program, is to have the Executive Director sign off on all documents when necessary.
- Director Topasna added that the goal is to complete the construction phase of this project by the beginning of SY2022.

Chairman Flores inquired about whether the designs and permitting process were complete. Ms. Taitano confirmed this. Ms. Taitano added that this is the first time that GHURA has participated in a Section 108 loan, but has had excellent communications with HUD Honolulu and HUD DC office regarding the CDBG Section 108. Ms. Taitano also confirmed that the project is \$30,000,000. Attorney Perez stated that all documents that need to be signed will be vetted through HUD DC and HUD Honolulu. There will be multiple layers of review of documents that GHURA will enter into. Commissioner Ishizaki indicated that the HUD and GHURA liability is \$12M for the loan

guarantee, but inquired on the total cost of the project. Ms. Taitano stated that the total cost was between \$32M and \$34M. He inquired about whether GHURA is comfortable with iLearn Academy's financing. Attorney Perez indicated that repayment of the loan is through legislative appropriation. Ms. Taitano also added that iLearn Academy is being conservative in their revenue projections, which is the annual per child limit. The iLearn Academy Charter School will have an expanded campus to handle more students; K-5 Stem oriented education programming. She also indicated that should the loan not be paid, the guarantee would be initiated by the CDBG 108 group. Director Topasna requested that Ms. Taitano elaborate on what the process is if the loan is not repaid. Ms. Taitano stated that should the loan not be repaid, an allocation of CDBG funds is pledged to ensure that repayment is made on a regular basis, but GHURA will also ensure that the building is used purposefully and meeting a national objective for HUD, which is to benefit a low mod population. There were no further discussions.

**[046/21] Chairman Flores made a motion to approve Resolution No. FY2021-011 as previously recited and as listed in everyone's packaged agenda. Commissioner Ishizaki seconded the motion. With no objections by the other board members, the motion was passed.**

## **V. CORRESPONDENCE AND REPORTS**

### **1. [047/21] A/E Manager's Update**

Mr. Andrew Manglona reported on behalf of Mr. Sonny Perez. He stated the following updates:

- Sinajana Arts Center- wall pour was on April 6, 2021. Completion status is at 40%. Scheduled completion is 10/2021.
- Guma Famalaoan- Groundbreaking was on March 30, 2021. Inland Builders to install construction barrier within the project limits on April 12, 2021.
- Umatac Baseball Field-commencement of work on the architectural fixtures in the restrooms, and the installation of electrical panels for side lightings. Completion status @ 72%.
- Inarajan Basketball Court- Permitting is under review with DPW.
- MTM- Bid documents to be advertised within the month.
- Guma Trankilidat- 8 Units awarded.
- MOD Projects- 11 Units awarded. Processing additional Bid Packet for 8 more units. Ongoing active MOD projects is approximately 30+ units.
- HOME Projects- Processing five properties for Affordable Homes Construction Project bids.
- UPCOMING PROJECTS:
  1. New Community Center for AMP1
  2. Environment Controls for Drainage for AMP4-scope of work is completed.

Director Topasna commended Mr. Perez and his team for all their hard work despite the challenges brought on by the impact of COVID19. He stated that GHURA continues to do its best to meet HUD's timeliness schedule.

Ms. Taitano added that the HOME Investment Partnership Grant Program, that Mr. Perez and his team are processing will provide income eligible households the opportunity to purchase their first home.

There were no further discussions.

**2. [048/21] 2021 LIHTC QAP/Application - DRAFT (for review)**

Chairman Flores stated that LIHTC is a low income Housing Tax Credit Qualification Application Plan and an Application draft for the Commissioners to review. Director Topasna indicated that GHURA has been able to build over a thousand units through the low income tax credits program. He then deferred the presentation to Ms. Katherine Taitano.

Ms. Taitano stated the following:

- Before the board is the Draft Qualified Allocation Plan (QAP) for the 2021 issuance of the Low Income Tax Credit Program Competition.
- Included is the overview and summary of proposed changes made from the last allocation plan.
- A public comment period will be completed for the coming allocation.
- Normal processes included running the competition every 2 years.
- QAP will come back with comments which will be presented to the board.
- Upon approval from the board, it will then be opened to the competition.
- The criteria set before the board is what companies will be evaluated against.

**Commissioner Ishizaki inquired about the length of time available for public comment. Ms. Taitano stated that during the comment period, the public is informed and interested parties make their inquiries. The process normally lasts 30 days.**

**There were no further discussions.**

**Chairman Flores thanked Ms. Taitano for her presentation and indicated that the board would review the draft.**

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

- 1. [049/21] Next proposed scheduled Board Meeting: Friday, May 7<sup>th</sup> @ 12:00 p.m.**

Chairman Flores announced the next proposed scheduled meeting of May 7, 2021. Due to the lack of a quorum for the next proposed meeting date, Chairman Flores stated that a date would be determined and confirmed later.



He also informed the board that a confirmation hearing was held for a new Resident Commissioner. Director Topasna added that a vacancy on the board, still remains and that the Governor may appoint someone shortly.

Director Topasna announced that GHURA received clean opinions on both its Financial Statements and on Compliance. He added that the last time GHURA received a clean opinion on its audit was in 2012. He commended GHURA's hard working team and the board for providing the employees with unyielding support.

Chairman Flores extended his kudos to the hard-working GHURA employees for not only working towards a clean audit, but also in their timeliness.

## **VII. ADJOURNMENT**

**[050/21] Chairman Flores motioned to adjourn the meeting and Commissioner Delia seconded the motion. There were no objections to the motion. The motion passed and the meeting adjourned at 12:42PM.**

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2021-012**

**Moved by:**

**Seconded by:**

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**RESOLUTION COMMENDING AND CONGRATULATING THE GHURA  
APPRENTICESHIP PROGRAM GRADUATES CLASS OF 2021 (COHORT #3)**

**WHEREAS,** the Board of Commissioners and the Executive Management acknowledges the importance of a highly-skilled workforce, and the necessity for employee training and development; and

**WHEREAS,** the Board of Commissioners are committed to recognizing and commending the achievements of the Authority's employees; and

**WHEREAS,** in March 2012, focusing on enhancing the skills of the GHURA maintenance personnel, Acting Executive Director Ray S. Topasna entered into an agreement with officials of the U.S. Department of Labor - Office of Apprenticeship and the Guam Community College, to formally adopt the apprenticeship standards for the *Maintenance Repairer, Building* occupation; and

**WHEREAS,** a month later in April 2012, Acting Executive Director Topasna successfully attained approval from the U.S. Department of Labor - Office of Apprenticeship, the second apprenticeship standards for the *Office Manager/Administrative Services* occupation; and

**WHEREAS,** with Cohort #3 having completed all the academic requirements and on-the-job training hours, the following graduates are awarded the distinction of earning the **Journey Worker Certificate** in their respective apprenticeship occupational category:

**William M. Aisek, Maintenance Worker  
Journey Worker Certificate  
Maintenance Repairer, Building**

**Jeanna Rosemarie A. Blas, Housing Specialist  
Journey Worker Certificate  
Office Manager/Administrative Services**

**Maritess Liban Bondal, Interviewer Clerk  
Journey Worker Certificate  
Office Manager/Administrative Services**

**Joseph Jay Cruz, Data Control Clerk II  
Journey Worker Certificate  
Office Manager/Administrative Services**

**Erica Ann C. Gumataotao, Interviewer Clerk  
Journey Worker Certificate  
Office Manager/Administrative Services**

**Maria Magdalena Mendiola, Administrative Assistant  
Journey Worker Certificate  
Office Manager/Administrative Services**

**Michael M. Orot, Maintenance Worker  
Journey Worker Certificate  
Maintenance Repairer, Building**

**Remedios P. Taitague, Interviewer Clerk  
Journey Worker Certificate  
Office Manager/Administrative Services**

**Virginia M. Torres, Housing Specialist  
Journey Worker Certificate  
Office Manager/Administrative Services; and**

**WHEREAS,** the Board of Commissioners are proud to recognize these employees' diligence, commitment and determination in successfully completing the GHURA Apprenticeship Program; and therefor be it

**RESOLVED,** the Board of Commissioners issues this resolution commending and congratulating the graduating Class of 2021 - Cohort #3; and be it further

**RESOLVED,** the Chairman of the Board of Commissioners shall certify, and the Executive Director attest the adoption hereof Resolution No. FY2021-012, and that thereafter shall be presented to each graduate, whereby a copy shall be placed in his/her official personnel folder, and a copy provided to the Governor of Guam.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – MAY 14, 2021.  
PASSED BY THE FOLLOWING VOTES:**

**AYES:**

**NAYS:**

**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 **May 14, 2021.**

**(SEAL)**

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**RAY S. TOPASNA**  
Secretary / Executive Director

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Ray S. Topasna  
Executive Director



**DATE:** May 10, 2021

**SUBJECT: Contract Cancellation Due to Non-Responsiveness / Intent of Award  
Project: GHURA-10-02-2020 Renovation of 8 Public Housing  
Units Contractor: Excellent Construction, Inc.**

At the Regular Board Meeting of December 18, 2020 the above subject project was approved for award. Intent of Award was issued to Excellent Construction, Inc. for Bid Item No.1 and to O.H. Construction for Bid Item No. 2. Due to the un-responsiveness of Excellent Construction we request to cancel the bid award for Bid Item No. 1 and award it to the next lowest bidder, O.H. Construction.

The A/E Division has reached out numerous times via phone and email to Excellent Construction for the submission of required documents with no response. On March 30, 2021 a Notice of Contract Termination was issued to Excellent Construction for non-responsiveness. A request to acknowledge the receipt of the Notice still has not been received. A chronology of events to justify the determination of un-responsiveness is attached.

Supporting Documents:

- BOC Memorandum
- Memo to Supply Manager Administrator with chronology of events
- Notice of Contract Termination

The Intent of Award was issued since December 22, 2020, over 4 months ago. HUD approved the unit to be placed under Unit Modernization with the date of completion of June 30, 2021. The contract duration for the completion of the two units in the Scope of Work is 60 days. Due to the un-responsiveness of the contractor we will not be able to meet the HUD determined completion date and will have to request HUD for an extension.

Excellent Construction bid proposal for Bid Item No. 1 is \$62,790, the next lowest bidder is O.H. Construction at \$74,900. Based on our staff's review and determination, we are requesting that the Board approve the request to cancel the bid award for Bid Item No. 1 to Excellent Construction and award the contract to the next lowest responsible/responsive bidder, O.H. Construction.

## Alice James

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**From:** Alice James  
**Sent:** Wednesday, March 31, 2021 4:05 PM  
**To:** Dun Yuan Fun (fudunyuan@gmail.com)  
**Cc:** Greta Balmeo; Sonny Perez; 'jbarrot671@gmail.com'  
**Subject:** Notice of Contract Termination for IFB# GHURA-10-02-2020; AMPs 1, 3 & 4 Renovation of 8 Public Housing Units.  
**Attachments:** GHURA-10-02-2020-AMPs 134; Notice of Contract Termination.pdf

Hafa Adai Mr. Fu

Attach is a letter of Notice of Contract Termination for IFB# GHURA-10-02-2020; AMPs 1, 3 & 4 Renovation of 8 Public Housing Units.

Please acknowledge the attach Notice of Contract Termination letter by signing, dating and returning a copy to Ms. Greta Balmeo via email to [gbalmeo@ghura.org](mailto:gbalmeo@ghura.org). Deadline for submission is 12:00pm Friday, April 2, 2021.

Sincerely,

**Alice A. James**

Wage Compliance Officer  
Architect and Engineering Division  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Avenue  
Sinajana, Guam 96910  
(671) 475-1403 Fax (671) 300-7565



# 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  
Website: [www.ghura.org](http://www.ghura.org)



March 30, 2021

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**Sabino P. Flores**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

**George F. Pereda**  
Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Ray S. Topasna**  
Executive Director

**Elizabeth F. Napoli**  
Deputy Director

**Dun Yuan Fu**  
President  
Excellent Construction  
P.O. Box 202 979 Army Drive  
Barrigada, Guam 96913

**Subject: Notice of Contract Termination**  
**IFB#GHURA-10-02-2020**  
**AMPs 1, 3 & 4 Renovation of 8 Public Housing Units**

Dear Mr. Dun Yuan Fu:

This letter is to inform you that GHURA will cancel the awarded contract for IFB#GHURA-10-02-2020 due to Excellent Construction's non-responsiveness. Despite several attempts to reach out and finalize the necessary paperwork for the award of the aforementioned project, to date, GHURA has not yet received the Schedule of Values needed to proceed with the project (see A/E Manager's Request to Cancel Contract letter, attached hereto).

Excellent Construction has failed to respond in a timely manner, therefore the award to Excellent Construction will be terminated and awarded to the next lowest bidder.

Your time and effort in this project is appreciated. Please acknowledge this Notice of Contract Termination letter by signing, dating, and returning a copy to Ms. Greta Balmeo via email to [gbalmeo@ghura.org](mailto:gbalmeo@ghura.org). Should you have any questions, please contact Ms. Balmeo via email or directly at 475-1356.

Sincerely,

  
Ray S. Topasna  
Executive Director



Acknowledged By: \_\_\_\_\_  
Signature

Print name: \_\_\_\_\_

Date: \_\_\_\_\_

Attachment: A/E Manager's Request to Cancel Contract with Excellent Construction



# 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  
Website: [www.ghura.org](http://www.ghura.org)



March 12, 2021

**Lourdes A. Leon Guerrero**  
Governor of Guam

**Joshua F. Tenorio**  
Lt. Governor of Guam

**Sabino P. Flores**  
Chairman

**Monica O. Guzman**  
Vice Chairwoman

**Anisia S. Delia**  
Commissioner

**Frank T. Ishizaki**  
Commissioner

**George F. Pereda**  
Commissioner

**Joseph M. Leon Guerrero**  
Resident Commissioner

**Ray S. Topasna**  
Executive Director

**Elizabeth F. Napoli**  
Deputy Director

**To:** Supply Management Administrator  
**From:** A/E Manager

**Subject:** Request to Cancel Contract with Excellent Construction Due to Non-Responsiveness: IFB #GHURA – 10-02-2020  
AMPs 1, 3, 4; Renovation of Eight Public Housing Vacant Units

Dear Ms. Balmeo:

This is a request to cancel the subject bid award due to Excellent Construction's (EC) non-responsiveness. We have maintained sufficient communication with their representatives since the issuance of their Notice of Award on December 24, 2020. Since then, we have not received all the required documentation from them to contractually proceed with the subject project. Please note the chronology of events:

<u>Date</u>	<u>Action</u>
12/20/2020	Issued Notice of Award to EC
01/08/2021	EC submitted Worker's Compensation and Certification of Liability Insurance; awaiting acknowledgement of Intent to Award, signed contracts and 20% escrow of the contract amount
01/11/2021	Sent a follow-up email for requested documents on 01/08/2021
02/11/2021	Emailed EC requesting detailed breakdown per bid item as found in their HUD-51000 (Schedule of Values) form
03/02/11	Emailed EC confirming receipt of the Schedule of Values and informing EC to correct their submission. Notified submission deadline on the same day.
03/02/11	Received response from EC to submit the Schedule of Values by COB 03/02/11

As of 03/02/11, we have not received any communication from Excellent Construction. It has been 79 days since Excellent Construction was notified of the subject bid award. It is recommended to cancel the subject award for non-responsiveness as the delays are counting against the AMP managers occupancy ratings. We have afforded more than sufficient time for EC to respond and submit all required documentation, taking into account all of the COVID restrictions. Should you have any questions, please feel free to call me at 1-671-475-1404 or email [sperez@ghura.org](mailto:sperez@ghura.org).

Sincerely,

  
Sonny P. Perez, PE  
A/E Manager



## Alice James

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**From:** J Arriola <jbarrot671@gmail.com> on behalf of J Arriola  
**Sent:** Tuesday, March 02, 2021 11:55 AM  
**To:** Alice James; fudunyuan@gmail.com  
**Cc:** Sonny Perez  
**Subject:** Re: Schedule of Values Correction - IFB#GHURA-10-02-2020 AMPs 1, 3, 4; Renovation of (8) Eight Public Housing Vacant Units.

Alice,

I've just seen this email. I am at FHP Clinic and a battery of test are being conducted. I will try to get the SOV to you as requested.

Joseph B. Arriola

---

**From:** Alice James <alicej@ghura.org>  
**Sent:** Tuesday, March 2, 2021 7:53:34 AM  
**To:** J Arriola <jbarrot671@gmail.com>; fudunyuan@gmail.com <fudunyuan@gmail.com>  
**Cc:** Sonny Perez <sperez@ghura.org>  
**Subject:** FW: Schedule of Values Correction - IFB#GHURA-10-02-2020 AMPs 1, 3, 4; Renovation of (8) Eight Public Housing Vacant Units.

Hafa Adai Joe,

This is to confirm receipt of Schedule of Values. However, after review correction needs to be made. Please break down per Bid item and unit.

Please refer to attach sample. Deadline for submission is close of business today.

Regards,

### Alice A. James

Wage Compliance Officer  
Architect and Engineering Division  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Avenue  
Sinajana, Guam 96910  
(671) 475-1403 Fax (671) 300-7565

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**From:** Alice James <[alicej@ghura.org](mailto:alicej@ghura.org)>  
**Sent:** Thursday, February 11, 2021 1:40 PM  
**To:** 'J Arriola' <[jbarrot671@gmail.com](mailto:jbarrot671@gmail.com)>  
**Subject:** Schedule of Values Correction - IFB#GHURA-10-02-2020 AMPs 1, 3, 4; Renovation of (8) Eight Public Housing Vacant Units.

Hafa Adai Joe,

Per our discussion for IFB#GHURA-10-02-2020 AMPs 1, 3, 4; Renovation of (8) Eight Public Housing Vacant Units. When submitting HUD-51000 (Schedule of Values) with more than one Bid Item. GHURA requires the contractor to submit a breakdown per Bid Item, unit with the description of the item.

Please see attach sample for your reference and submit an revised original followed with a transmittal sheet as soon as possible. Should you have any questions feel free to contact me.

Sincerely,

**Alice A. James**

Wage Compliance Officer  
Architect and Engineering Division  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Avenue  
Sinajana, Guam 96910  
(671) 475-1403 Fax (671) 300-7565

## Alice James

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**From:** Alice James  
**Sent:** Monday, January 11, 2021 1:16 PM  
**To:** 'fudunyuan@gmail.com'; 'Joseph B. Arriola'  
**Cc:** 'Sonny Perez'; 'Greta Balmeo'  
**Subject:** RE: IFB # GHURA-10-02-2020-AMPs 1,3, & 4

Hafa Adai Mr. Arriola,

This is to follow up on the pending submissions listed below.

Deadline for submission is close of business today 5:00pm at GHURA's main office located in Sinajana. Please submit pending documents immediately.

Sincerely,  
Alice James  
671-475-1403

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**From:** Alice James <alicej@ghura.org>  
**Sent:** Friday, January 08, 2021 3:53 PM  
**To:** 'fudunyuan@gmail.com' <fudunyuan@gmail.com>; 'Joseph B. Arriola' <jbarrot671@gmail.com>  
**Cc:** Sonny Perez <sperez@ghura.org>; 'Greta Balmeo' <gbalmeo@ghura.org>  
**Subject:** RE: IFB # GHURA-10-02-2020-AMPs 1,3, & 4

Hafa Adai Mr. Arriola,

Confirming receipt of the following documents:

- Worker's compensation
- Certificate of Liability Insurance

However, we are following up on the following submissions:

- Acknowledgement of the Intent of Award for the subject mentioned project,
- And the three (3) sets of the contract, and first and last page of the project drawings and specifications, and
- 20 percent cash escrow of the contract amount

Please submit the pending documents immediately. Should you have any questions, please feel free to contact me.

Sincerely,  
Alice James  
671-475-1403

**From:** Joseph B. Arriola <jbarrot671@gmail.com>  
**Sent:** Friday, January 08, 2021 1:11 PM  
**To:** Alice James <alicej@ghura.org>  
**Subject:** IFB # GHURA-10-02-2020-AMPs 1,3, & 4

Happy New Year Ms. Alice,

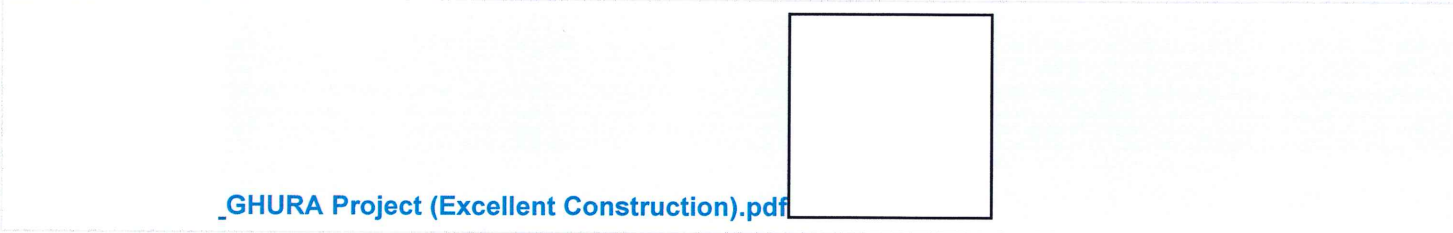
Please see attachments, if you have any questions or I am missing anything, please do not hesitate to let me know.

BTW, Excellent Construction will be Sub-Contracting Liang Construction for this project.

--  
I remain.....

Sincerely,

*Joseph B. Arriola*



[\\_GHURA Project \(Excellent Construction\).pdf](#)

Cell: 487-2337

## Alice James

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**From:** Alice James  
**Sent:** Thursday, December 24, 2020 12:54 PM  
**To:** 'fudunyuan@gmail.com'  
**Cc:** Sonny Perez  
**Subject:** Notice of Award - GHURA-10-02-2020-AMPs 1, 3 & 4; Renovation of 8 Public Housing Vacant Units  
**Attachments:** Contract Forms - Excellent.pdf; GHURA-10-02-2020-AMPs;Notice of Intend of Awa.pdf

Hafa Adai,

Attach is the Notice of Award for the GHURA-10-02-2020-AMPs 1, 3 & 4; Renovation of 8 Public Housing Vacant Units. Please acknowledge receipt of these documents by signing, dating and returning the attached copy of this letter. Please contact Alice James and stop by our office between 8:00am to 1:00pm to pick up your bid bond. You must execute the Contract within 10 days upon receipt of letter.

Sincerely,

**Alice A. James**

Wage Compliance Officer  
Architect and Engineering Division  
Guam Housing and Urban Renewal Authority  
117 Bien Venida Avenue  
Sinajana, Guam 96910  
(671) 475-1403 Fax (671) 300-7565