



BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., December 13, 2019
GHURA's Main Office
1st floor, Conference Room, Sinajana
AGENDA

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Thursday, December 5, 2019

2nd Printing – Wednesday, December 11, 2019

III. APPROVAL OF PREVIOUS BOARD MINUTES – November 15, 2019
November 22, 2019

IV. NEW BUSINESS

Page(s)

1. Intent of Award 1 - 4
IFB#GHURA-09-26-2019-CDBG, Construction of a Lighthouse
Recovery Center for Women in Tiyan, Guam

V. OLD BUSINESS

1. Update on the Central Police Precinct

VI. CORRESPONDENCE AND REPORTS

1. A/E Division Project Activities (Dec 2019) 5 - 11

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Friday, January 10th @ 12:00 p.m.

VIII. ADJOURNMENT

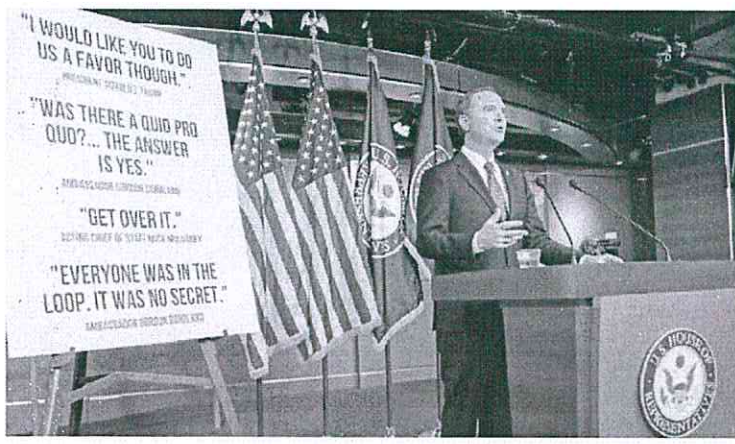
Report: Trump abused power of presidency

WASHINGTON (Reuters) - President Donald Trump solicited foreign interference to boost his chances of re-election next year, undermined national security and ordered an "unprecedented" campaign to obstruct Congress, Democrats said in a report on Tuesday that will form the basis of any formal impeachment charges against Trump.

In a 300-page report that alleged sweeping abuse of power, the Democratic-led House of Representatives Intelligence Committee said Trump used U.S. military aid and the prospect of a White House visit to pressure his Ukrainian counterpart to undertake probes that would benefit Trump politically.

Trump has denied any wrongdoing. The Republican president "placed his own personal and political interests above the national interests of the United States, sought to undermine the integrity of the U.S. presidential election process, and endangered U.S. national security," the report said.

Democrats, who began the formal impeachment inquiry in September, also accused Trump of an "unprecedented" effort to obstruct the investigation, including refusing to provide documents and testimony from his top advisers, unsuccessful attempts to block career government officials



ABUSE OF POWER: U.S. House Intelligence Committee Chairman Adam Schiff (D-CA) addresses Capitol Hill reporters ahead of a committee vote on its findings in the impeachment inquiry into President Donald Trump during a news conference on Capitol Hill Dec. 3. Jonathan Ernst/Reuters

from testifying and intimidation of witnesses.

"The evidence of the President's misconduct is overwhelming, and so too is the evidence of his obstruction of Congress," it said, adding that the wrongdoing was "not an isolated occurrence."

In a news conference following the release of the report, House Intelligence Committee Chairman Adam Schiff described Trump as a "president who believes that he is beyond indictment, beyond impeachment, beyond any form of accountability

and indeed above the law."

Trump, who is in London for a NATO summit, accused Democrats of using the impeachment process to overturn the results of the 2016 presidential election. Opinion polls show Americans are bitterly divided over whether to impeach Trump.

White House spokeswoman Stephanie Grisham said House Democrats had conducted a "one-sided sham process" that had failed to produce any evidence of wrongdoing by Trump.

"This report reflects nothing

more than their frustrations. Chairman Schiff's report reads like the ramblings of a basement blogger straining to prove something when there is evidence of nothing," Grisham said in a statement.

The heart of the impeachment probe is whether Trump misused the power of his office to compel Ukraine to investigate former Vice President Joe Biden, a leading contender for the Democratic nomination to face Trump in the 2020 election.

Lawmakers and the public have heard testimony from current and former officials that military aid was withheld from Ukraine and that a White House meeting with Ukrainian President Volodymyr Zelenskyy was conditioned on Kiev conducting the probe, as well as one into a debunked conspiracy theory about Ukrainian interference in the 2016 U.S. election.

The House Intelligence Committee is scheduled to meet at 6 p.m. EST (2300 GMT) to vote on its findings.

The matter will then go to the House Judiciary Committee, which will open its proceedings on Wednesday.

If the full House eventually votes to approve formal impeachment charges, a trial would be held in the Republican-led U.S. Senate, where a two-thirds majority of those present would be required to convict Trump and remove him from office.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting
12:00 P.M., Friday, December 13, 2019
GHURA Main Office
1st Floor Conference Room
117 Bien Venida Avenue, Sinajana

For special accommodation, contact Ms. Kathy Taitano Tel No. 475-1322 or TTY #472-3701

CHamoru Land Trust Commission
(Kumision Inangokkon Tano' CHamoru)

CHamoru Land Trust Commission will reconvene its Regular Meeting from Thursday, November 21, 2019 at 1:00 p.m., on December 13, 2019, 1:00 p.m., Executive Session regarding Federal Litigation, pursuant to 5GCA §8111 (c), will be held at 3:00 p.m. Land Management Conference Room, 3rd Floor, ITC Building, 590 S. Marine Corps Drive, Tamuning.

For a copy of the agenda you may email your request to tina.tainatongo@cltc.guam.gov In compliance with ADA requirements, individuals requiring special accommodations, auxiliary aids or services, may call 649-5263 Ext. 400. This ad is paid by CLTC funds.

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THE GUAM BOARD OF MEDICAL EXAMINERS

Regular Board Meeting
Friday, December 13, 2019 at 4:00 p.m.
 at the Terlaje Professional Building, 194 Hernan Cortez Avenue 2nd Floor, Suite 209 Health Professional Licensing Office Board Conference Room, Hagåtña, Guam.

For more information please contact the Board office at 735-7404 thru 11. Persons with disabilities needing special accommodations may call the ADA Coordinator at 735-7172.

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Underwood gets seat on Folklife Center board

House Speaker Nancy Pelosi has appointed former Del. and President Emeritus of the University of Guam Robert A. Underwood to the Board of Trustees of the American Folklife Center in the Library of Congress. Underwood will serve a term of six years, UOG announced Tuesday.

"It is an honor to be nominated by Speaker Nancy Pelosi for this position to oversee the work of the Library of Congress in various cultural projects," Underwood said in the UOG press release. "As we look to strengthen our own roots to our past, I hope we can

share that with the rest of the country."

According to its website, "the American Folklife Center was created in 1976 by the U.S. Congress to 'preserve and present American folklife' through programs of research, documentation, archival preservation, reference service, live performance, exhibitions, publications, and training." The center collects, documents, and preserves living traditional culture in the Library of Congress. The collections, which include extensive audiovisual documentation of traditional arts, cultural expressions,

and oral histories, offer researchers access to the songs, stories, and other creative expressions of people from diverse communities.

While serving as Guam's congressional delegate, Underwood submitted eight items that are now part of the American Folklife Center's collections, which can be viewed online at: <http://memory.loc.gov/diglib/legacies/GU/index.html>.

For more information about the American Folklife Center, visit the Library of Congress website at <https://www.loc.gov/folklife>. **(Daily Post Staff)**

4 from Guam begin program with Obama Foundation

Four Guam representatives have begun their time alongside other "changemakers" from across the Asia-Pacific region as the first regional cohort for a new program from the Obama Foundation, said Sen. Regine Biscoe Lee, who is among the four.

The inaugural Leaders: Asia-Pacific program will gather its members over the course of a year to focus on leadership development and community engagement. It seeks to "inspire, empower, and connect emerging leaders from across the Asia-Pacific region," Lee said in a press release.

The program was designed by 21



GUAM PARTICIPANTS: From left, attorney Julian Aguon, Sen. Regine Biscoe Lee, Cara Flores-Mays and Austin Shelton are shown in this undated photo. The four Guam representatives have begun their time alongside nearly 200 others from across the Asia-Pacific region as the first regional cohort for a new leadership program from the Obama Foundation for the Asia Pacific. The foundation's meeting convened in Kuala Lumpur, Malaysia, on Dec. 10.

Photo courtesy of Sen. Regine Biscoe Lee

emerging leaders in the region, including attorney Julian Aguon. Aguon's law firm focuses on human rights cases throughout the Pacific.

He is a part of Guam's contingent in the inaugural cohort, which also includes Lee, Austin Shelton, and Cara Flores-Mays.

Lee was selected as a leader in Economic Access and Job Creation discussions.

Shelton was selected as a leader in

Climate Change and Environment discussions.

Flores-Mays was selected as a leader in Arts and Culture discussions and leads Nihi! Guam, an organization that aims to preserve and protect the CHamoru/Micronesian identity.

The four were chosen from among thousands of applicants, Lee said.

The foundation recently announced the 200 emerging leaders who will take part in the inaugural Leaders: Asia-Pacific program, which convened in Kuala Lumpur, Malaysia, on Dec. 10 and continues through Dec. 14. The 200 leaders represent the public, private, and nonprofit sectors and hail from 33 nations and territories across the Asia-Pacific region, where they work on a variety of issues, ranging from education to environment to entrepreneurship.

Former President Barack Obama and Michelle Obama will be among the speakers. **(Daily Post Staff)**

Former parishioner alleges abuse in 1960s

A former Talofofo parishioner alleges she was sexually abused by a priest in the early 1960s while cleaning the priest's residence.

H.B.B., who used initials to protect her identity, alleges she was sexually abused by Father Herbert Francis "Fulgence" Petrie, who was the priest at the Talofofo parish in 1963.

The plaintiff alleges she was 12 when she attended the parish.

The alleged abuse occurred when H.B.B. was cleaning Petrie's house, known as the conbento, or convent, located adjacent to the church.

According to a civil complaint filed in the District Court of Guam on Tuesday, Petrie picked up the girl and put her on his lap and sexually abused her.

She alleges that Petrie stopped when he saw a group of people outside and told her to get up and leave his house, court documents state.

Petrie served as a Capuchin priest for 25 years in parishes and schools until 1974 when he died, the lawsuit states.

Attorney Michael Berman states the Capuchins are jointly and severally liable for the alleged acts against his client.

The lawsuit seeks \$5 million in damages.

(Daily Post Staff)

CHamoru Land Trust Commission (Kumision Inangokkon Tano' CHamoru)

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GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting
12:00 P.M., Friday, December 13, 2019
GHURA Main Office
1st Floor Conference Room
117 Bien Venida Avenue, Sinajana

For special accommodation, contact Ms. Kathy Taitano Tel No. 475-1322 or TTY #472-3701

PUBLICATION NOTICE

In accordance with the provisions of Guam Code Annotated, Title XI, Chapter III, Section 3315, notice is hereby given that:

EUH CORPORATION dba: THE CAFETERIA

has applied for a Class: **Four (4) On-Sale Beer Alcoholic Beverage License**. Said premises being marked as lot: 5162-3-1-1 213



PORT OF GUAM
ATURIDAT I PUERTON GUAHAN
Jose D. Leon Guerrero Commercial Port
1026 Cabras Highway, Suite 201, Piti, Guam 96925
Telephone: 671-477-5931/35 Facsimile: 671-477-2689/4445
Website: www.portofguam.com



Lourdes A. Leon Guerrero
Governor of Guam
Joshua F. Tenorio
Lieutenant Governor

The Port Authority of Guam Board of Directors will hold a Regular Board meeting on **Friday, December 13, 2019 at 11:00 a.m.** at the Board of Directors' Conference Room, Port Authority of Guam, Cabras Island, Piti. Business to be transacted include: Legal Matters pursuant to §8111(c), as well as other regular agenda items. Individuals with disabilities who may need special accommodations may contact Mr. [Name] at [Phone Number].



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., December 13, 2019
GHURA's Main Office
1st floor, Conference Room, Sinajana
Board Meeting Minutes**

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. by Chairman Flores. He also indicated that 5 members of the Board of Commissioners were present, representing a quorum. He called the meeting to order on Friday, December 13, 2019 at 12:00 p.m. in the GHURA Sinajana Main Office, 1st Floor Conference room.

PRESENT (QUORUM):

Chairman Sabino Flores
Commissioner Carl Dominguez
Commissioner George Pereda
Commissioner Joseph Leon Guerrero
Commissioner Frank Ishizaki
Legal Counsel Anthony Perez, Esq.

ABSENT:

Vice Chairwoman Monica Guzman

PUBLIC:

John Taitano, Office of Sen. San Agustin
Dongtan Keraslos, Guam Daily Post
Jerich Sablan, PDN
Lou Hongyee, LRC
Valerie Reyes, LRC
Captain Castro, GPD

PUBLIC:

Chief Steve Ignacio, GPD
Lt. James Cruz, GPD
Sgt. II, Cecil D. Sulla, GPD
Major Fred Chargualaf, GPD

MANAGEMENT & STAFF:

Ray S. Topasna, Executive Director
Elizabeth F. Napoli, Deputy Director
Audrey Aguon, Special Assistant
Albert Santos, A&E Manager
Sonny Perez, A&E Manager (Temp.)
Katherine Taitano, Chief Planner
Norma San Nicolas, Section 8
Administrator
Andrew Manglona, A&E Planner III
Alice James, Wage Compliance Officer

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Thursday, December 5, 2019
2nd Printing – Wednesday, December 11, 2019

ACKNOWLEDGED

III. APPROVAL OF BOARD MINUTES

[274/19] A motion was made by Commissioner Dominguez to approve the board meeting minutes of both November 15, 2019 and November 22, 2019. The motion was seconded by Commissioner Leon Guerrero. There were no objections to the motion. The motion was approved.

IV. OLD BUSINESS

The Chairman indicated that although an agenda was provided, the **OLD BUSINESS** item would be moved to the forefront of the agenda.

UPDATE OF THE CENTRAL POLICE PRECINCT- Presentation of Keys

Mr. Albert Santos stated that together with the Chief of Engineering from DPW, an inspection was completed and were ready to turn over the finished facility to the Guam Police Department. He thanked all that were involved in the completion of the project and expressed his gratitude to the officers of GPD for their participation in the design of the facility, and their patience in the process.

Mr. Topasna thanked Mr. Santos and his team for their accomplishments and indicated that although the journey to completing the project included various challenges, GHURA was pleased to finally hand the keys over to the Guam Police Department. He stated that it was also important that the Board of Commissioners be present to witness this exchange as it had also experienced the challenges in completing the Central Police Precinct project. Mr. Topasna added that GHURA, with the assistance of Mr. Sonny Perez, have offered to assist GPD with any issues that may arise with regard to the air conditioning units or the water tank at the Central Police Precinct facility.

The Ceremonial transfer took place with Chairman Flores, the Commissioners, Mr. Topasna, Ms. Napoli and Mr. Albert Santos turning over the master keys of the Central Police Precinct facility to the Guam Chief of Police, Mr. Stephan Ignacio. Chief Ignacio expressed his gratitude to GHURA's staff and management and the Board of Commissioners for their hard work.

V. NEW BUSINESS

1. [275/19] Resolution No. FY2020-011

Resolution Commending Mr. Albert H. Santos, Architectural and Engineering Manager, for his dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA)

Commissioner Dominguez introduced Resolution No. FY2020-011.

[276/19] Chairman Flores made a motion to approve the Resolution commending Mr. Albert H. Santos, Architectural and Engineering Manager, for his dedication and contributions to the Guam Housing and Urban Renewal Authority (GHURA). The motion was seconded by Commissioner Dominguez. There were no objections by the other board members. The motion was approved.

Mr. Albert Santos accepted the Resolution and expressed deep gratitude to the board and to GHURA for a very long and rewarding career.

2. [277/19] Intent of Award

IFB#GHURA-09-26-2019-CDBG, Construction of a Lighthouse Recovery Center for Women in Tiyan, Guam

Mr. Albert Santos presented the IFB#GHURA-09-26-2019-CDBG. He added that this project would truly benefit the people of Guam. The Salvation Army and Architects Laguana worked closely to ensure the design fit the purpose and the needs of the Recovery Center. 3 Bidders picked up packets, but only 2 submitted bids for the project. They were American Builders and Inland Builders. Inland Builders submitted the lower bid.

He asked that the board approve the project in two phases. Phase 1 would be to get the project started; indicating complying with the HUD requirement of a timely draw down and to lock in the lowest priced bid of \$1,106,000. The reprogramming of funds will be used for the additional funds to complete the project.

Commissioner Dominguez inquired about the initial estimate of the project. He asked whether a budget was in place. Mr. Santos indicated that a budget was in place, however, the project costs went over budget.

Chairman Flores inquired about whether each scope of work is well defined in the contract since the work will be completed in phases. Mr. Santos and Mr. Tony Perez, GHURA's Legal Counsel, stated that each Phase would be awarded down and subject to the reprogramming of funds.

He also asked Mr. Santos about Construction Management (CM). Mr. Santos stated that he had limited CM and that Laguana is on the hook for special inspections.

[278/19] Chairman Flores made a motion to approve IFB#GHURA-09-26-2019-CDBG, Construction of a Lighthouse Recovery Center for Women in Tiyan, Guam in the amount of \$2,350,000. The motion was seconded by Commissioner Dominguez. There were no objections to the motion. The motion was passed.

Representatives from the Salvation Army and Lighthouse Recovery Center expressed their gratitude to GHURA's staff, management, and the Board of Commissioners for their dedication to a community in need.

VI. CORRESPONDENCE AND REPORTS

1. [279/19] A/E Division Project Activities (Dec 2019)

PROJECTS: As reported by Mr. Albert Santos

- CPP Const. - operable, not 100%
- Mosquito Lab- GHURA to have at least 1 more meeting w/ DPHSS. Since the turn over in March, issues have been unresolved. GHURA will accommodate the meeting since issues continue.
- Umatac/Sinajana- Sinajana is complete. Ribbon cutting scheduled. Umatac, projected completion in 2-3 months.
- Units Dededo demolished. Moving forward with the building of homes
- GT- Contractor completed last of the 6 units
- Sinajana Art Center-design complete, on-going
- Renovations of units completed
- Housing Study-Housing is severely unaffordable. Firm to submit report on January 2020. Report will be key to GHURA's programs
- Modernization units- 8 are complete
- Security Cameras-completed. No issues.
- Roof coating-completed
- Section 8 expansion- on-going. Contractor on track
- Habitat for Humanity-on-going
- Inarajan- Board approved. Scheduled pre-construction
- Art Center- pre-construction complete, 2 phases- demo and construction
- Reno 8 Units- pre-construction done
- Reno 3 Units-request for MOD submitted for HUD's approval
- Section 108- environmental review has started
- Lease of GHURA prop in Inarajan for I-connect tower-staff to solicit appraisal
- Drawdown of CDBG Funds: Police precinct, Inarajan Basketball court, Art Center, and Women's Treatment Center

- Obligations of Capital Funds: Mod units, drainage corrections, Lead base paint abatement at AMPs 2 and 4, Change out doors at AMP, and the identification of new projects
- Obligations of Home funds- construct 6 units at the old Dededo Staff housing

Commissioner Dominguez asked what the consequence is for not obligating all the funds. Mr. Santos stated that GHURA could be denied future funding.

Commissioner Dominguez encouraged Mr. Santos to meet with permitting agencies to discuss solutions to the issues of permitting delays.

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

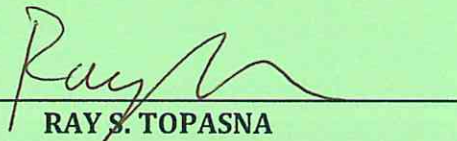
1. [280/19] Next proposed scheduled Board Meeting: Friday, January 10th @ 12:00 p.m.

No objections were made to the proposed date

VIII. ADJOURNMENT

[281/19] Commissioner Dominguez moved to adjourn the meeting. Chairman Flores seconded the motion. There were no objections to the motion. Meeting was adjourned at 1:01P.M.

SEAL



RAY S. TOPASNA

Board Secretary / Executive Director



BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., November 22, 2019
GHURA's Main Office
1st floor, Conference Room, Sinajana
Minutes

EXECUTIVE SESSION

The Board of Commissioners unanimously voted to recess the regular Board meeting to go into Executive Session.

The Executive Session began at 12:23 p.m. The following were in attendance for this meeting.

Sabino Flores	Board Chairman
Carl Dominguez	Member
Frank Ishizaki	Member
George Pereda	Member
Joseph Leon Guerrero	Resident Member
Elizabeth F. Napoli	Deputy Director (Managing Officer)
Anthony Perez	Legal Counsel
George B. Castro	DEPO Resources (Court Reporter)

During this Executive Session only matters directly relating to the ongoing litigation in the case of *Topasna v. GHURA, et. al*, was discussed. The court reporter will provide a verbatim transcript of the session.

The Executive Session ended at 1:11 p.m.

1 **LAW OFFICE OF ANTHONY C. PEREZ**
2 Suite 802, DNA Building
3 238 Archbishop Flores Street
4 Hagåtña, Guam 96910
5 Telephone No. (671) 475-5055/7
6 Facsimile No. (671) 477-5445

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DECLARATION OF COUNSEL-EXECUTIVE SESSION

I, Anthony C. Perez, hereby declare and state as follows:

1. I am legal counsel for the Guam Housing and Urban Renewal Authority (“GHURA”).

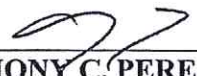
2. On November 22, 2019, GHURA conducted an executive session relating to pending litigation in the matter of *Topasna v. GHURA, et. al*, District Court of Guam Civil Case No. CV 15-00040.

3. During this executive session, only matters relating to litigation or pending litigation were discussed.

4. This Declaration is made pursuant to 5 GCA § 8111(c)(5), and shall constitute a public document.

I declare, under the penalty of perjury, that the foregoing statements are true and correct to best of my knowledge and belief.

DATED: November 22, 2019.



ANTHONY C. PEREZ
Unsworn declaration under penalty of perjury
GRE § 4308

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2020-011

Moved by: Sabino P. Flores

Seconded by: Carl V. Dominguez

RESOLUTION COMMENDING MR. ALBERT H. SANTOS, ARCHITECTURAL AND ENGINEERING MANAGER, FOR HIS DEDICATION AND CONTRIBUTIONS TO THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA)

- WHEREAS,** Mr. Albert H. Santos began his GHURA career in the unclassified service as the Architectural and Engineering (A/E) Manager; and
- WHEREAS,** the A/E Manager was converted to a classified position with Mr. Santos serving his probationary period on January 11, 1996; and
- WHEREAS,** Mr. Santos was subsequently promoted to the Facilities, Maintenance and Engineering Manager on July 10, 1997; and
- WHEREAS,** With the HUD mandate to convert to Asset Management, the Authority reorganized with Mr. Santos returning to the A/E Manager position; and
- WHEREAS,** Mr. Santos dedicated over 25 years and 3 months of service in support of the mission and goals of the Authority; and
- WHEREAS,** his efforts toward effectively and efficiently executing his official duties and responsibilities had a direct and positive impact toward ensuring that both program and projects that directly benefited the community of Guam and our GHURA families; and
- WHEREAS,** Mr. Santos' service with GHURA is a testament to the high standard of excellence he ascribes to in all things, borne of his passion to serve the people of Guam of his present, his past, and his blessed future; and
- WHEREAS,** Mr. Santos has contributed positively to the lives and successes of thousands upon thousands of island residents who now have access to improved facilities and services for decades to come; and
- WHEREAS,** the Board of Commissioners extends its recognition and gratitude to Mr. Albert H. Santos, commending him on his retirement from the Authority, and best wishes on his future endeavors; now, therefore, be it
- RESOLVED,** that the Chairman of the Board of Commissioners shall certify, and the Executive Director attest the adoption hereof Resolution No. FY2020-011, and that, thereafter, shall be presented to Mr. Albert H. Santos, whereby a copy shall be placed in his official personnel file, and a copy provided to the Governor of Guam.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – December 13, 2019

PASSED BY THE FOLLOWING VOTES:

AYES: Sabino Flores, Carl Dominguez, George Pereda, Joseph Leon Guerrero, Frank Ishizaki

NAYS: NONE

ABSENT: Monica Guzman

ABSTAINED: NONE

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 **December 13, 2019**.

(SEAL)


RAY S. TOPASNA

Secretary / Executive Director

ATURIDAT GINIMA YAN RINUEBAN SIUDAT

MEMORANDUM:

TO: Board of Commissioners

FROM: Executive Director 

SUBJECT: Intent of Award, IFB GHURA-09-26-2019-CDBG
CONSTRUCTION of a LIGHTHOUSE RECOVERY CENTER FOR
WOMEN TIYAN, GUAM

Bid opening for the subject project was held on Nov. 14,2019 at 2:00PM. There was a total of 3 contractors that purchase a set of bid specification of which only 2 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

Contractor	Base Bid #1
1.American Builders	\$2,796,000.00
2.Inland Builders Corp.	\$2,350,000.00

Government Estimate: \$1,800,000.00

In the review of the bid results bidder #2 Inland Builders Corp. is the lowest responsive responsible bid for base bid 1. Their cost proposal is about 20% higher than our Government estimate, Inland Builders last project with GHURA was the up-grade and expansion of the Southern Regional Community Health Center in Inarajan, their other notable government project is the construction of the " The Senator Antonio M. Palomo Guam Museum & Educational Facility" , they also been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Upon staff review and determination that the cost variance between the government estimate and the lowest bid amount is a reflection of the present market cost for new construction due to lack of skill labor and material cost. GHURA management is requesting the GHURA Board of Commissioners approval of a contract with Inland Builders Corp. for Base Bid #1in the amount of \$2,350,000.00 for the construction of the Lighthouse Recovery Center for Woman to move this project forward and our need to meet the mandated drawdown ration of funds. Because we are also in the process of re-programing funds, we are requesting that the award be issued in phases with the initial release of \$1,160,000.00 for the start of the project and upon completion of reprogramming of funds we will amend the contract for the additional funds to complete the project in the amount of \$1,190,000.00.

Attachment: Bid Tabulation
Clearance

At the Regular Board Meeting of December 13, 2019, a motion was made by Chairman Flores and seconded by Resident Commissioner Leon Guerrero to approve the award of contract for IFB#GHURA-09-26-2019-CDBG for the Construction of a Lighthouse Recovery Center for Women in Tiyan, Guam to Inland Builders Corp. in the total amount of \$2,350,000.00 in 2 phases, 1st phase in the amount of \$1,160,000.00 and the 2nd phase in the amount of \$1,190,000.00. Subject to the reprogramming of funds. Without any further discussion and objection, the motion was approved.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
ATURIDAT GINIMAYAN RINUEBAN SIUDAT GUAHAN
Verification of Status for Contractors

To: File
 From: Architect & Engineering Manager
 Subject: Construction of a Lighthouse Recovery Center for Women in Tiyan

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 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	Mega United Corps.	Inland Builders Corps.	American Builder, LLC
Department of Labor: ALPCD Fair Employment Practice Wage & Hour Workers Compensation	12/3/2019	12/3/2019	12/3/2019
	12/3/2019	12/3/2019	12/3/2019
	12/3/2019	12/3/2019	12/3/2019
	Exp. 06/15/2020	Exp. 04/01/2020	Exp. 09/26/2020
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board		
U.S. Department of Labor	12/3/2019	12/3/2019	12/3/2019
Revenue & Tax EIN/SSN	Contractor to report to Revenue and Tax Office		
OSHA	12/3/2019	3 Processed Completed	12/3/2019
SAM Debarred List	12/3/2019	12/3/2019	Exp. 10/17/2020


 Albert Santos

CONSTRUCTION of a LIGHTHOUSE RECOVERY CENTER FOR WOMEN

TIYAN, GUAM

IFB GHURA-09-26-2019-CDBG

Bid submission & attendance

Due Date: Nov. 14, 2019 2:00 PM

	Company Name	Submitted by	Phone
1	AMERICAN BUILDER	R. Lyg	685-3246
2	Mega Limited Corp.		686-3828
3	INLAND BUILDERS CORP.	Ray Mel Carn	864-5768
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A/E Division
Project Activities
 [Dec 2019]

Project	Contractor	Contract Amount	NTP	CCD	Status	Program / Grant	Remarks
1. Sinajana Lots No. 70, 71, & 76						Yona Reserve	New lot survey signed, escrow company to complete transaction.
2. Mosquito Lab	Rex Intentional	\$2,178,200.00 CO#1- \$321,890.81 CO#2 \$98,797.36	11/21/13	9/29/16	100%	DOI	GHURA legal and staff has transferred the on-going issues with the surety to both DPHSS and the AG's office.
3. Central Police Precinct Design	Taniguchi Ruth Makio Architects	\$121,000.00	8/21/16	4/12/19	100%	CDBG	Close-out documents in process
4. Central Police Precinct Construction	REX INT.	\$2,937,300.00 CO#1 \$127,494.37	3/27/17	8/30/18	100%	CDBG	Contractor to submit close-out documents, as-built drawing, operating manuals and warranties. GPD to apply for transfer of both water and power upon release of building occupancy

5. Restroom and concession stand at the Sport complex in Dededo	Canton Construction Corp	\$779,480.00	3/20/18	7/18/19	100%	CDBG	Project closeout, delayed due to release of GPA easement
6. Umatac & Sinajana Baseball Field up-grades	Infratech Inc	\$810,000.00 CO # 1 \$200K	6/6/18	9/21/19	50%	CDBG	Sinajana turnout scheduled for 12/13/19. Delays in working on both inner field and upper portion of poles in Umatac due to soil saturated. Contractor to start with the buildup of field per change order, plan to complete within the next 2 to 3 months.
7. Lead Base testing at AMP1,2& 4	Industrial Hygiene Professionals, Inc.	\$37,000.00	6/20/18	12/3/18	100%	Cap Funds	Staff working on scope to issue several IFB to abate the findings at AMP 2 & 4, which will place all our units in these amps as lead free
8. Demolition of 4 structures old staff housing in Dededo	JT Angoco & Sons Inc.	\$98,800.00	10/1/18	7/30/19	100%	CDBG	IHP has cleared all hazardous materials testing. Close-out completed. Plans in work to construct new 6 units and a community center.
9. Phase II , up-grade of 6 units at Guma Tran	Arkana Pacific	\$100,400.00	9/1/18	12/29/18	100%	Rural reserve funds	Contractor finally got payment issued due to delays at Rural processing Closeout completed

10. Reno of 14 units at Liheng III	Triple Tech Incorporated	\$630,000.00 CO# 1 \$73,722.00	10/2/18	12/11/19	98%	HOME	Contractor working on punch list, turnover scheduled for 12/17/19
11. Physical Needs Assessment	E & A Team	\$187,390.00	1/18/19	8/20/19	100%	Cap funds	Staff currently reviewing to identify new projects required to modernize our public housing development.
12. Consultant Service to Establish a Utility Allowance Schedule for our Public Housing	Coffman Engineers Inc	\$18,200	2/11/19	6/12/19	100%	Public housing reserve	Board approved the new rates, staff has issued notice to tenant on the approval of the 2019 utility rates
13. Risk Management	Nambo	\$18,000.00	3/19/19	5/20/19	100%	COCC	Project closeout completed ,all new coverage are in affect. Annual IFB required for Auto and workman Comp
14. LRC for woman in Tiyan	Architects Laguana LLC	\$172,626.00	4/4/19	8/12/19	100%	CDBG	Design team will continue to support the construction effort on a limited review
15. AMP 1 new office	Genesis Tech corp	\$ 266,500.00	5/10/19	1/30/20	90%	Cap funds	Staff has started relocating into their new office ,contractor has started work on phase 11 work required at the old office for conversion to GHURA's tenant association

16. Phase III, up-grade of 8 units at Guma Tran	Genesis Tech Corp	\$146,300.00 CO# 1 \$5,000.00	5/10/19	12/30/19	90%	Reserve funds	Contractor presently working on 8th /last unit.
17. Arts center in Sinajan	E.M. Chen & Associates	\$70,000.00	6/20/19	9/20/19	100%	CDBG	Design team to continue to support the construction of the center.
18. Reno of 7 units at various amps	Asia Pacific Intl Base bid #1	\$83,126.00	4/15/19	6/20/19	100%	Cap funds	Closeout completed
19. Housing Study & FMR	AmManabat Corp	\$118,000.00	4/15/19	6/20/19	100%	Cap funds	Closeout completed
	SMS	\$485,968.00	8/30/19	1/10/20	90%		Firm on track to submit Reports due Jan 2020. As reported recently by Siska Hutapea, president and chief appraiser of Cornerstone Valuation Guam that housing on Guam are severely unaffordable

20. Modernization of 8 units	Genesis Tech Corp Base bid # 1	\$177,000.00	6/20/19	9/20/19	100%	Cap funds	Close-out completed
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	Am Manabat Corp Base bid # 2	\$98,000.00	6/20/19	9/20/19	100%	Cap funds	Close-out completed
21. New Chain Link fence & debris clearing at GHURA 99	Genesis Tech Corp	\$264,000.00 CO#1 \$9,350.00	7/9/19	1/20/20	90%	Cap funds	Contractor working on last segment of fencing on Mao drive
22. Re-alinement of property in Yona and parking at AMP2	Asia Pacific Corp.	\$98,300.00	9/16/19	12/27/19	90%	Cap funds	Contract near completion
23. Security camera	G4S Security	\$35,346.00	10/8/19	12/7/19	95%		G4S working on punch list s
24. Roof coating of GHURA 48 units	Genesis Tech corp	\$143,000.00	8/21/19	1/21/20	95%	Cap Funds	New roof coating completed to all 48 units, staff reviewing minor spalling on exterior walls which needs to be address, will be requesting contractor to submit cost proposal.
25. Section 8 office expansion	Genesis Tech corp	\$93,000.00	8/20/19	2/25/20		Section 8 reserve	Building permit finally released after 3 months, Contractor has started with the expansion , parking compound limited for use during construction.
26. Habitat for Humanity							RROF approved by HUD , Habitat to start construction

27. Reno of 5 units	Asia Pacific Intl	\$134,596.00	9/23/10	12/27/19	90%	Cap Funds	Contractor turning over units as they are completed.
28. Drain Correction AMP1 & 3	Gensis Tech	\$238,500.00	11/8/19	5/20/20			Soil testing permit submitted, contractor finalizing design for permitting.
29. Construction of Inarajan Basketball Court	JJ Global Services	\$369,742.00					Pre-construction meeting with contractor scheduled for Dec. 17,2019. Contractor to start with final design for permitting
30 Construction of Art center	Mega United Corp	\$892,655.00					Pre-construction meeting with contractor scheduled for Dec.11, 2019. Contractor to submit design for permitting.
31. Construction woman treatment center							Package submitted for board review and approval-Dec. 13,2019 ,upon approval contractor has 15 days to submit documents for award.
32. Reno of 8 units	Genesis Tech Bae Bid #1	\$135,200.00	12/5/19	2/3/20			Pre-const. meeting conducted on Dec.5,2019
33. Reno of 3 units	Asia Pacific Inc Base Bid #2	\$218,260.00	12/5/19	2/3/20			Pre-const. meeting conducted on Dec.5,2019 Bid document in work, plan to release Dec. 12,2019
34. reno of 5 units							Request for MOD submitted to HUD for approval Dec.10,2019, upon approval staff will issue bid document for bid

<p>35. HUD Section 108 Ilearn chatter School environmental</p>							<p>Staff has started environmental review required for the program</p>
<p>36. Lease of GHURA's property in Inarajan for I-Connect tower</p>							<p>Staff to solicit for new appraisal of property. I-connect leased has expired</p>

To meet our Drawdown Ratio of \$2,000,000.00 by end of July 2020

Anticipated drawdowns by projects

Police precinct	\$192,000.00
Inarajan Basketball court	\$360,000.00
Art Center	\$550,000.00
Woman Treatment center	\$900,000.00
Total	\$2,002,000.00

To meet our obligation to obligate Capital Funds

Mod units must continue

Drainage correction

Lead base paint abatement at AMP 2 & 4

Change out of Doors at AMP2

New projects need to be identified and executed from the PNA study

To meet our obligation on Home funds

Construction of 6 units at the old Dededo staff housing