

**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, December 18, 2020 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, December 16, 2020 for more information.**

**For special accommodations, contact Katherine Taitano at 475-1322 or TTY 472-3701.**



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., December 18, 2020  
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, December 11, 2020

2<sup>nd</sup> Printing – Wednesday, December 16, 2020

**III. APPROVAL OF PREVIOUS BOARD MINUTES – November 13, 2020**

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**V. CORRESPONDENCE AND REPORTS**

1. A/E Manager's Update

2. Agat Mayor's Complex Property

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. **Courtesy Reminder: Executive Management Performance Evaluations for January 2021**
2. **Next proposed scheduled Board Meeting: Friday, January 8<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**  
**GOOD:** 3 Lines, 7 Consecutive Days.....\$24.50  
**BETTER:** 3 Lines, 10 Consecutive Days.....\$33.00  
**BEST:** 3 Lines, 14 Consecutive Days.....\$40.00  
 \*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  
**BEST:** 3 Lines, 14 Consecutive Days.....\$54.00  
 \*Price must be included in the ad to qualify.

**Personal Items below \$2,501 in total value**  
**GOOD:** 3 Lines, 7 Consecutive Days.....\$59.00  
**BETTER:** 3 Lines, 10 Consecutive Days.....\$70.00  
**BEST:** 3 Lines, 14 Consecutive Days.....\$80.00  
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**GARAGE SALE**  
 • Fundraising • Rummage • Yard Sale  
**Conditions/Restrictions:** 3 Consecutive Days  
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**Garage Sale:** Private residence  
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**PETS**  
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**EFFECTIVE 12/28/15**  
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 neighborly deals...

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 Anigua, 158 Bradley Pl. Sat 12/12 6:30 Gray Hse Bhdn Flamingos. Follow Social distance rules, wear mask.

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**Jobs**  
 new beginnings...

**General**  
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 688-1181

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 Email Resume:  
 m.ortiz@ncmacario.com

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 yona \$1050, 3 bdrm, 2 ba,  
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 elect.stove, ceramic flrs, covered porch, a/c, (671)482-1544 abpange@gmail.com

**Assorted Stuff**  
 all kinds of things...

**Announcements**

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**PUBLIC NOTICE**  
 The Guam Council on the Arts and Humanities Agency will hold its Regular Board Meeting on Tuesday, December 15, 2020 at 3:00 pm, Home/or Office via Zoom Conference platform. Individuals wishing to participate may contact CAHA via email at info@caha.guam.gov.  
 Persons requiring special accommodations should contact the GCAHA Office at 300-1204-8 or email info@caha.guam.gov.  
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 all kinds of things...

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 Are you desperate in this  
 time of need? I understand.  
 I buy on/off island  
 houses, lot, condo. I take  
 over payments. Up to 200k.  
 649-4663

**Announcements**

DEATH  
 BY A GUAM DOCTOR!!



Have you had a loved one die and feel that its the doctor, clinic or hospitals fault? Are you grieving, feel alone, need to talk? I AM A GRIEVING FATHER, WHO KNOWS FIRST HAND YOUR SUFFERING AND PAIN, WITH A SHOULDER FOR YOU TO LEAN ON AT NO COST. I DO THIS AS A WAY TO HONOR MY SON AND TO STAND TALL WITH YOU AND SHARE OUR EXPERIENCES AND GRIEF. YOU ARE NOT ALONE.  
 David Lubofsky  
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 Twitter: @dave\_luby  
 Email: asher@asherdeanlubofsky.com

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**Pacific Daily News**



**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., December 18, 2020  
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 12:00 PM, at the GHURA Sinajana Main Office, 1<sup>st</sup> floor Conference room, by Chairman Flores. He indicated that all 5 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

**PRESENT: (VIA ZOOM VIDEO CONFERENCE)**

Sabino Flores, Chairman  
Monica Guzman, Vice Chairwoman  
George Pereda, Commissioner  
Frank Ishizaki, Commissioner  
Anisia Delia, Commissioner

**ABSENT:**

Joseph Leon Guerrero,  
Resident Commissioner

**LEGAL COUNSEL:**

Anthony Perez, Esq.

**MANAGEMENT & STAFF:**

Ray Topasna, Executive Director  
Elizabeth Napoli, Deputy Director  
Audrey Aguon, Special Assistant  
Kimberly Bersamin, HR Administrator  
Sonny Perez, A/E Manager  
Katherine Taitano, Chief Planner

**PUBLIC: (VIA ZOOM VIDEO CONFERENCE)**

Mr. Dave Sablan  
Chris Odoca  
Steve Limtiaco  
Ms. Haidee Gilbert, Guam Daily Post  
Mr. Steve Limtiaco, PDN  
Gerry Partido, PNC

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Friday, December 11, 2020  
2<sup>nd</sup> Printing – Wednesday, December 16, 2020  
ACKNOWLEDGED

**III. APPROVAL OF PREVIOUS BOARD MINUTES**

[124/20] Chairman Flores made a motion to approve the meeting minutes of November 13, 2020, as corrected. The motion was seconded by Commissioner Pereda. With no objections to the motion by the other board members, the motion was approved.

#### **IV. NEW BUSINESS**

##### **1. [125/20] Intent of Award GHURA-10-01-2020-AMP4; Renovation of Five (5) vacant GHURA Units**

Director Topasna stated:

- 5 contractors submitted bids for Base Bid Item#1-To renovate 4 Units in Toto Gardens and 1 Unit in Dededo, under AMP4
- Modernization of the units will include: rewiring of the electrical systems, removal of tiles and re-tiling in the units, upgrades of kitchens and bathrooms, and scraping and repainting the interior
- GHURA Staff determined that **OH Construction** provided the lowest, responsive, and responsible bid for Base Bid #1
- Based on the determination, Director Topasna requested that the Board approve and issue the contract to OH Construction in the amount of \$179,400. He added that funding will come from the Public Housing CAP FUND.

Chairman Flores requested clarification about whether Three Brothers Construction submitted a bid. Mr. Sonny Perez stated that Three Brothers Construction did make a request, but did not submit their bid.

Commissioner Pereda asked about the possibility of asbestos in the tiles being removed. Mr. Sonny Perez stated that GHURA does not have any records indicating that the tiles are the 9x9 asbestos tiles. He added that the tiles being removed are mainly bathroom and kitchen tiles. There were no further questions from Commissioner Pereda.

Commissioner Ishizaki requested information on the standard of a Bid Bond. Mr. Perez indicated that by Public Law, 5GCA, the standard Bid Bond amount is 15%. In the past, GHURA had been using the federal bond requirement of 5%. Mr. Perez clarified this issue with the Procurement Chief, Ms. Claudia Acfalle. She stated that GHURA should follow the local law, which is the more stringent of the two laws. Due to the recent hardships, GHURA may reduce the bond bid amount to follow the federal law upon request. There were no further questions.

**[126/20] Commissioner Pereda made a motion to approve the Intent of Award of IFB GHURA-10-01-2020-AMP4; Renovation of Five (5) vacant GHURA Units to OH Construction in the amount of \$179, 400 for Base Bid#1. Commissioner Ishizaki seconded the motion. With no objections by the other board members, the motion was passed.**

**2. [127/20] Intent of Award**

**GHURA-10-02-2020-AMPs 1, 3, & 4; Renovation of Eight (8) Public Housing units**

Director Topasna stated:

- GHURA received 4 submissions for Base Bid #1 and Base Bid #2
- Base Bid #1 is to renovate 2 units in AMP1, Asan and A1 unit in AMP3, Agat
- Modernization of the units include: rewiring the electrical system, removal of tiles and retiling, upgrade of kitchens and bathrooms, and scraping and repainting
- Base Bid item #2 requires similar upgrades as Base bid item #1
- GHURA staff determined that Excellent Construction provided the lowest responsive and responsible bid for Base Bid #1
- OH Construction provided the lowest responsive and responsible bid for Base Bid #2
- Management requested that the board approve contracts to Excellent Construction Incorporated for Base Bid #1 in the amount of \$62,790. He also requested that the board approve to award Base Bid #2 to OH Construction in the amount of \$205,000. There were no further discussions or questions

**[128/20] Chairman Flores made a motion to approve GHURA-10-02-2020-AMPs 1, 3, & 4; Renovation of Eight (8) Public Housing units-Base bid item #1 to Excellent Construction in the amount of \$62,790 and Base Bid item #2 to OH Construction in the amount of \$205,000. Commissioner Delia seconded the motion. With no objections to the motion, the motion was passed.**

**3. [129/20] Resolution FY2021-005**

**Resolution approving Above-Step Recruitment for the Engineer III position (Temporary Position)**

Director Topasna stated:

- GHURA proposed an offer for a much-needed position, Engineer III
- Mr. Michael Racuyal's exceptional qualifications include:
  - a. Certification of Registration with the Professional Regulations Commissions of the Republic of the Philippines.
  - b. Pending NCEES approval to take the Civil and Structural Professional Engineering Examination.
  - c. Certified to use software to perform Finite Element Analysis on Structural Facilities to determine and optimize design alternatives
  - d. Certified to use an Engineering software product that caters to multi-story building analysis and design
  - e. Certified in Confined Space Entry per OSHA 29 CFR 1910 and OSHA ACOE EM385-1-1.



- f. He also possesses the working knowledge of the American Concrete Institute 318-14, the International Building Codes 2015, and the Department of Defense Unified Facilities Criteria
  - g. Graduated for the University of Eastern Philippines with a Bachelor's of Science Degree in Civil Engineering in 2006
  - h. He possesses over 13 years of Engineering experience
- Based on Mr. Racuyal's qualifications, Director Topasna requested that the board grant the Resolution approving the Above-Step Recruitment for Mr. Michael Racuyal to the temporary position of Engineer III at pay grade OG3 Step A.

Vice Chairwoman Guzman inquired about why the position is a temporary one. She shared her concerns regarding whether Mr. Perez's team will be adequately staffed for current and future projects. Chairman Flores added that the Vice Chairwoman made a good point in that it is important that Mr. Perez receive much needed reinforcements.

Mrs. Kim Bersamin stated that the position is temporary due to the immediate need to fill the position. The position was approved by the board in the FY2021 Budget and she assured the board that she would be moving towards making the position a permanent one. Mr. Perez also added that Mr. Racuyal is extremely knowledgeable and efficient and would make an excellent addition to the GHURA family.

Chairman Flores agreed with Mr. Perez adding that Mr. Racuyal also has field experience. His experience will ensure that contractors build what is shown on the plans. Mr. Racuyal will make an important addition for Mr. Perez's team.

Director Topasna also indicated that HUD had raised issues with GHURA's timely expenditure of CDBG grants. The economy has experienced challenges during the pandemic, which has affected the construction industry. Thus, creating more challenges in the spending of the CDBG grants in a timely manner. He stated that adding Mr. Racuyal's expertise to GHURA's A/E team is very critical, especially during this time.

**[130/20] Chairman Flores made a motion to approve Resolution FY2021-005, approving Above-Step Recruitment for the Engineer III position (Temporary Position). Vice Chairwoman Guzman seconded the motion. With no objections by the other board members, the motion was passed.**

4. [131/20] Resolution FY2021-006  
Resolution to approve the transfer of ownership of Lot 7, Block 9, Tract 2025, Phase 2B-1, Asan to Guam Waterworks Authority (GWA) for the purpose of rehabilitating and maintaining the Asan Springs Water Supply Facility to provide safe drinking water to the residents of Asan and Piti.

Director Topasna stated:

- GHURA is part owner of this parcel, Lot 7 Block 9
- GWA is requesting ownership of the parcel
- It is GHURA's position that it should transfer the ownership to GWA to resolve the water issue and to rehabilitate and maintain the Asan Springs Water Supply Facility. Management is requesting approval of the board to the transfer of ownership of Lot 7, Block 9, Tract 2025, Phase 2B-1, Asan to Guam Waterworks Authority (GWA) for the purpose of rehabilitating and maintaining the Asan Springs Water Supply Facility to provide safe drinking water to the residents of Asan and Piti.

Vice Chairwoman Guzman inquired about the process of transferring ownership. Attorney Tony Perez stated that a transfer document such as a deed is required. Vice Chairwoman Guzman asked if the Resolution was one of the steps in the process required to obtain a deed. Mr. Tony Perez stated that the Resolution acts as the authorization so that a Deed can be issued.

Chairman Flores stated that after the issuance of the Deed to transfer, that lot would be removed from GHURA's asset list and added to GWA's assets.

Commissioner Pereda added that in a previous discussion, it was stated that if conditions were not met, it would result in a reversal of the process to transfer the lot. He asked if that was still a part of a better understanding. Ms. Katherine Taitano stated that in that discussion, it was agreed that should the agency no longer need the property, GHURA hopes to be considered to get it back and returned to CDBG. Mr. Tony Perez stated that the language used in the Deed can indicate that. Vice Chairwoman Guzman asked whether the language needed to be included in the Resolution, as well. Mr. Tony Perez stated that if GWA agreed that the transfer include a reversionary interest back to GHURA then it can be added.

[132/20] Vice Chairwoman Guzman made a motion to approve Resolution FY2021-006, approve the transfer of ownership of Lot 7, Block 9, Tract 2025, Phase 2B-1, Asan to Guam Waterworks Authority (GWA) for the purpose of rehabilitating and maintaining the Asan Springs Water Supply Facility to provide safe drinking water to the residents of Asan and Piti, with the addition in the Resolution language that will be provided stating specifically, that in the event Guam Water Works no longer needs the property, it will revert back to GHURA. The motion was seconded by Commissioner Pereda. There were no objections by the other board members. The motion was passed.

## **V. CORRESPONDENCE AND REPORTS**

### **1. [133/20] A/E Manager's Update**

Mr. Sonny Perez stated:

- CDBG Projects: Expenditure deadline- June/July 2021
  1. Sinajana Central Arts Center- work continues
  2. Women's Treatment Center- Permitting review
  3. Umatac/Sinajana Baseball Field- Construction Delay due to restrictions and weather
  4. MTM Community Center-A/E preparing SPECS
  5. Sinajana Fire Station-A/E RFP
  6. iLearn Academy- received HUD approval
- ED/A-E Initiatives
  1. Guam Cultural Repository- MOA Approved
  2. New swimming Pool- \$1M available, moving forward
  3. New Hospital- GHURA tentatively on Task Force, announcement pending
  4. AMP Reserves- Jan 2021 approve project listing
  5. Solar PPA @ GT- RFP active
  6. Repositioning- Discussions with USDA
  7. CARES ACT- Agency-wide call to have funds committed

### **2. [134/20] Agat Mayor's Complex Property**

Ms. Katherine Taitano stated:

- Mayors Council approached GHURA stating that 2 village Mayor's Complexes are owned by GHURA
- The Sinajana Mayor's Office parking lot and the Agat Mayor's office are GHURA assets
- GHURA will continue to do its own research so that it may be brought before the board for approval to complete the transfers of the properties appropriately

Mr. Tony Perez stated that he will also research information that states that a Mayor is allowed to have legal ownership of property.

Vice Chairwoman Guzman asked about how the Mayors discovered the information. Ms. Taitano suspected that it had something to do with a project opportunity from another agency and in so doing that may have had to do more detailed research.

**VI. GENERAL DISCUSSION / ANNOUNCEMENTS**

**1. [135/20] Courtesy Reminder: Executive Management Performance Evaluations for January 2021**

Mrs. Kim Bersamin stated:

- Reminded everyone that the next Performance Evaluations are due December 31, 2020
- Received evaluations from Commissioner Ishizaki
- Due to restrictions, her office may coordinate pick-up times

Chairman Flores inquired an update on the legal opinion sought by the OPA regarding retroactive pay issues. Mrs. Bersamin stated that the issue remains status quo as she has not been contacted.

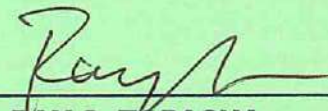
**2. [136/20] Next proposed scheduled Board Meeting: Friday, January 8<sup>th</sup> @ 12:00 p.m.**

There were no objections to the January 8, 2021 BOC Meeting

**VII. ADJOURNMENT**

[137/20] With no further discussions, Commissioner Pereda made a motion to adjourn at 1:09PM. Chairman Flores seconded the motion.

SEAL



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

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Executive Director 

**DATE:** December 9, 2020

**SUBJECT:** Intent of Award, Renovation of (5) Five Public Housing Unit's;  
IFB # GHURA-10-01-2020-AMP 4

Bid opening for the subject project was held on November 06, 2020 at 2:00pm. There was a total of 5 contractors that purchase a set of bid specification of which 5 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	Genesis Tech Corp.	[x] 5%	\$204,000.00
2	Excellent Construction, Inc.	[x] 5%	\$202,130.00
3	JRN Air Cond. & Refrig., Inc	[x] 5%	\$357,808.40
4	O.H. Construction	[x] 5%	\$179,400.00
5	Asia-Pacific Int'l	[x] 5%	\$246,185.00
<b>Government Estimate</b>			<b>\$188,040.00</b>

Base Bid item # 1 is to renovate 4 unit each in Toto Gardens and 1 in Dededo at AMP 4. Modernization of these units include rewiring and up-grade of the electrical system which are over 40 years old, removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: O.H. Construction provided the lowest responsive and responsible bid for Base Bid #1. Although O.H. Construction is a new contractor for GHURA, they are currently undergoing their first GHURA project with good standing. A request was submitted by 3 Brothers Construction to reduce the bid bond requirement from 15 percent to 5 percent. Upon AE Manager's review request was granted. O.H. Construction has received clearances by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting approval to issue contracts to: O.H. Construction for Base Bid 1 in the amount of \$179,400.00. Funding is available under CAP Funds.

Prepared:  Reviewed:   
SPerez, A/E GBalmeo, Procurement

Attachment: Bid Tabulation  
Clearance  
Gov cost estimate

At the Regular Board Meeting of December 18, 2020, a motion was made by Commissioner Pereda and seconded by Commissioner Ishizaki to approve the Intent of Award of the Renovation of Five (5) Public Housing Units; IFB#GHURA-10-01-2020-AMP4 to O.H. Construction in the amount of \$179,400.00 for Base Bid 1 whereas funding is available under CAP Funds. Without any further discussion and objection, the motion was approved.



**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 (5) Five Public Housing Units at AMP 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	3 Bros. Builders	JNR AC/REF Inc.	Asia-Pacific International	Excellent Construction, Inc.
<b>Department of Labor:</b> ALPCD Fair Employment Practice Wage & Hour Workers Compensation	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
	Exp. 06/30/2021	Exp. 06/08/2021	No Ins.	Exp. 09/01/2021	Exp. 10/03/2021	Exp. 06/28/2021
<b>Guam Contractors License Board</b>	Contractor to obtain clearance from Guam Contractors License Board					
<b>U.S. Department of Labor</b>	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
<b>Revenue &amp; Tax EIN/SSN</b>	Contractor to report to Revenue and Tax Office					
<b>OSHA</b>	11/12/2020	11/12/2020	11/12/2020	11/12/2020	11/12/2020	6 Processed Update: 06/18/2018
<b>SAM Debarred List</b>	11/17/2020	11/17/2020	11/17/2020	11/17/2020	11/17/2020	11/17/2020

*Sony P. Perez*  
 Sony P. Perez

## COST ESTIMATE 5-Units MOD at AMP4

ESTIMATED BY

Andrew M. Manglona, Planner III

DATE PREPARED

6/24/2020

### BASIC BID

LOCATION	Unit Number	Bedrm.	Estimate Cost	unit
Amp-4, gh-250, Toto garden	5A Calli Damian	4	\$ 47,010.00	LS
	41B Calli Damian	3	\$ 38,832.50	LS
	4A Calli Duenas	4	\$ 47,010.00	LS
	24B Paquito	2	\$ 30,655.00	LS
Amp-4, gh-35, Dededo	11RSSA	3	\$ 24,532.50	LS
	<b>Total</b>		<b>\$ 188,040.00</b>	



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

**MEMORANDUM:**

**TO:** Board of Commissioners  
**FROM:** Executive Director   
**DATE:** December 09, 2020  
**SUBJECT:** Intent of Award, Renovation of (8) Eight Public Housing Unit's;  
 IFB # GHURA-10-02-2020-AMPs 1, 3 & 4

Bid opening for the subject project was held on November 12, 2020 at 2:00pm. There was a total of 6 contractors that purchase a set of bid specification of which 4 submitted a bid. Listed below are the results of the bids submitted, which were open and read out aloud.

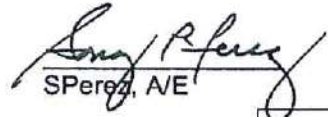
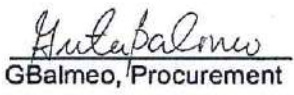
No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2
1	Genesis Tech Corp.	<input checked="" type="checkbox"/> 5%	\$88,000.00	\$206,000.00
2	Excellent Construction, Inc.	<input checked="" type="checkbox"/> 15%	\$62,790.00	\$247,130.00
3	O.H. Construction	<input checked="" type="checkbox"/> 15%	\$74,900.00	\$205,000.00
4	Asia-Pacific Int'l	<input checked="" type="checkbox"/> 15%	\$93,316.00	\$271,280.00
<b>Government Estimate</b>			<b>\$75,220.00.00</b>	<b>\$218,695.00</b>

Base Bid item # 1 is to renovate 2 units each 1 in Asan and 1 in Agat at AMPs 1 & 3. Modernization of these units include rewiring and up-grade of the electrical system which are over 40 years old, removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior. A detailed scope of work is included in the bid documents for review.

Base Bid item # 2 is to renovate 6 unit each in Toto Gardens at AMP 4. Modernization of these units include rewiring and up-grade of the electrical system, removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior. A detailed scope of work is included in the bid documents for review.

In the review of the bid results: Excellent Construction, Inc. provided the lowest responsive and responsible bid for Base Bid #1, only. O.H. Construction provided the lowest responsive and responsible bid for Base Bid #2. Excellent Construction, Inc. is a new contractor for GHURA, while O.H. Construction is currently undergoing their first GHURA project with good standing. Each of them has received clearances by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting approval to issue contracts to: Excellent Construction, Inc. for Base Bid 1 in the amount of \$62,790.00 and O.H. Construction for Base Bid 2 in the amount of \$205,000.00. Funding is available under CAP Funds.

Prepared:  SPerez, A/E  
 Reviewed:  GBalmeo, Procurement

Attachment: Bid Tabulation  
 Clearance  
 Gov cost estimate

At the Regular Board Meeting of December 18, 2020, a motion was made by Chairman Flores and seconded by Commissioner Delia to approve the Intent of Award of the Renovation of Eight (8) Public Housing Units; IFB#GHURA-10-02-2020-AMPs 1, 3 & 4 to Excellent Construction in the amount of \$62,790.00 for Base Bid 1 and to O.H. Construction in the amount of \$205,000.00 for Base Bid 2 whereas funding is available under CAP Funds. Without any further discussion and objection, the motion was approved.



**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 (8) Eight Public Housing Units at Various AMPs

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	3 Bros. Builders	JNR AC/REF Inc.	Asia-Pacific International	Excellent Construction, Inc.
<b>Department of Labor:</b> ALPCD Fair Employment Practice Wage & Hour Workers Compensation	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
	Exp. 06/30/2021	Exp. 06/08/2021	No Ins.	Exp. 09/01/2021	Exp. 10/03/2021	Exp. 06/28/2021
<b>Guam Contractors License Board</b>	Contractor to obtain clearance from Guam Contractors License Board					
<b>U.S. Department of Labor</b>	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020	11/10/2020
<b>Revenue &amp; Tax EIN/SSN</b>	Contractor to report to Revenue and Tax Office					
<b>OSHA</b>	11/12/2020	11/12/2020	11/12/2020	11/12/2020	11/12/2020	6 Processed Update: 06/18/2018
<b>SAM Debarred List</b>	11/17/2020	11/17/2020	11/17/2020	11/17/2020	11/17/2020	11/17/2020

  
 Sony P. Perez

ESTIMATED BY  
Andrew M. Manglona, Planner III

DATE PREPARED  
6/24/2020

**BASIC BID #1**

LOCATION	Unit Number	Bedrm.	ENGINEERING ESTIMATE	unit
Amp-1, gh-26, Asan	7 MJLG	3	\$ 34,332.50	LS
Amp-3, Gh-99, Agat	90 Mao	5	\$ 40,887.50	LS
	<b>Total</b>		<b>\$ 75,220.00</b>	

**BASIC BID #2**

LOCATION	Unit Number	Bedrm.	Estimate Cost	unit
Amp-4, gh-250, Toto garden	11A DUENAS	3	\$ 38,832.50	LS
	17A DUENAS	4	\$ 47,010.00	LS
	7A DAMIAN	5	\$ 55,187.50	LS
	16B DAMIAN	3	\$ 38,832.50	LS
	18B DAMIAN	3	\$ 38,832.50	LS
	31B DAMIAN	3	\$ 38,832.50	LS
	<b>Total</b>		<b>\$ 218,695.00</b>	

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

**RESOLUTION NO. FY2021-005**

**Moved by: SABINO P. FLORES                      Seconded by: MONICA O. GUZMAN**

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**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE ENGINEER III POSITION (TEMPORARY POSITION)**

**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,** the Board of Commissioners recognizes their authority to recruit above the minimum step, and wishes to do so even for temporary positions; and

**WHEREAS,** with the upcoming A/E construction projects: Resident Treatment Center for Women; the Central Arts Community Hall in Sinajana; the MTM Community Recreational Facility; the Sinajana Fire Station; and the Inarajan Basketball Court, the Board of Commissioners further recognizes that the filling of the Engineer III position is critical to GHURA’s operational continuity, and all construction projects currently underway and in development; and

**WHEREAS,** the Authority on 11/19/2020, offered Mr. Michael S. Racuyal, a temporary position to the Engineer III position; and

**WHEREAS,** Mr. Racuyal requested an above-step recruitment salary to \$65,000.00 per annum; and

**WHEREAS,** the Board of Commissioners acknowledges both the recruitment difficulty, Mr. Racuyal’s exceptional qualifications, and the critical need to fill the position; and

**WHEREAS,** among Mr. Racuyal’s exceptional qualifications include: certification of Registration with the Professional Regulation Commission of the Republic of the Philippines - Registration Number 0107145; Pending NCEES approval for application to take the civil and structural Professional Engineer examination; certification in STAAD PRO V8i which is software used to perform finite element analysis on structural facilities to determine and optimize design alternatives; certification in ETABS 2018 which is an engineering software product that caters to multi-story building analysis and design; certification in AutoCAD Civil 3D version 2020; certification in Confined Space Entry as per OSHA 29CFR1910 and OSHA ACOE EM385-1-1; working knowledge of the American Concrete Institute 318-14, the International Building Codes 2015, and the Department of Defense’s Unified Facilities Criteria (UFC), and graduation from the University of Eastern Philippines with a Bachelor of Science in Civil Engineering in April 2006, and

**WHEREAS,** Mr. Racuyal possesses over 13 years of private sector engineering experience, consisting of: 1) Eight (8) years of experience with J.M.Aquino Consulting Engineers on Guam; and 2) Five (5) years of experience with the JM. Aquino Consulting Engineers in Quezon City, Philippines; and

**WHEREAS,** in consideration of both the recruitment difficulty and exceptional qualifications, the Board of Commissioners wishes to compensate Mr. Racuyal at above the minimum step for the temporary position of Engineer III at Pay Grade "OG3," Step 8(E), which is \$65,502.00 per annum; and

**WHEREAS,** funding for the above-step recruitment is available under federal funds; and now therefore be it

**RESOLVED,** that the Board of Commissioners, in accordance with Title 4 of the Guam Code Annotated §6205, grants the above-step recruitment to Mr. Michael S. Racuyal to the temporary position of Engineer III at Pay Grade "OG3," Step 8 (E), \$65,502.00 per annum.

**IN REGULAR BOARD MEETING, HAGATNA, GUAM - December 18, 2020**

**PASSED BY THE FOLLOWING VOTES:**

**AYES:** Sabino Flores, Monica Guzman, George Pereda, Frank Ishizaki,  
Anisia Delia


**NAYS:** NONE

**ABSENT:** Joseph Leon Guerrero

**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 18, 2020.**

(SEAL)



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



# New Business - Intent to Award

## Renovation of (5) Five Public Housing Units IFB # GHURA-10-01-2020-AMP 4

Bid publicly opened on November 06, 2020 at 2:00pm

### Scope of Work: AMP4

No:	Contractor:	Bid Bond	Base Bid No. 1
1	Genesis Tech Corp.	[x] 5%	\$204,000.00
2	Excellent Construction, Inc.	[x] 5%	\$202,130.00
3	JRN Air Cond. & Refrig., Inc	[x] 5%	\$357,808.40
4	O.H. Construction	[x] 5%	\$179,400.00
5	Asia-Pacific Int'l	[x] 5%	\$246,185.00

Renovate four (4) units located in Toto Gardens and one (1) in Dededo

- Electrical: rewiring and up-grade of the electrical system;
- Interior works: removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior spaces;
- Waste and laundry piping replacement and installation

**Government Estimate     \$188,040.00**



# New Business - Intent to Award

## Renovation of (8) Eight Public Housing Unit's; IFB # GHURA-10-02-2020-AMPS 1, 3 & 4

Bid publicly opened on November 12, 2020 at 2:00pm

Base Bid items:

- No. 1: One Unit(AMP1 - Asan), One Unit(AMP3-Agat)
- No. 2: Six Units (AMP4 - Toto)

### Scope of Work:

- Electrical: rewiring and up-grade of the electrical system;
- Interior works: removal and retiling of units which are all original tiles, upgrade of kitchen and bathrooms, scraping and repainting of the interior spaces;
- Waste and laundry piping replacement and installation

No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2
1	Genesis Tech Corp.	[x] 5%	\$88,000.00	\$206,000.00
2	Excellent Construction, Inc.	[x] 15%	\$62,790.00	\$247,130.00
3	O.H. Construction	[x] 15%	\$74,900.00	\$205.000.00
4	Asia-Pacific Int'l	[x] 15%	\$93,316.00	\$271,280.00

**Government Estimate \$75,220.00 \$218,695.00**











GHURA A/E

# BOC REPORT

December 18, 2020

# CDBG Fund

Projects / KPI	Sinajana Central Arts Hall	Resident Treatment Women's	Umatac/Sinajana Baseball Field	Inarajan Basketball Court	MTM Community Center	Sinajana Fire Station	I-Learn Academy
Budget (\$)	892,655	2,350,000	1,056,979	369,742	464,567	1,663,490	12M
Contract/Actual	0/0	0/0	1,056,979 / 806,979	0/0	0/0	0/0	0/0
Status	Contractor re-mobilized, work continues	DPW review	Construction Delay	Permit Process	In-House Engineer Preparing Specs	A/E RFP release 12/23/20	Received HUD Approval
Risks / Issues	Process Schedule Extension	Process Schedule Extension	Schedule Extension & Funding	Process Schedule Extension	Enviro Report Pending	GFD inquiries	Processing SRA
Quality	-	-	Compliant to Code	-	-	-	-

KPI: Key Performance Indicators



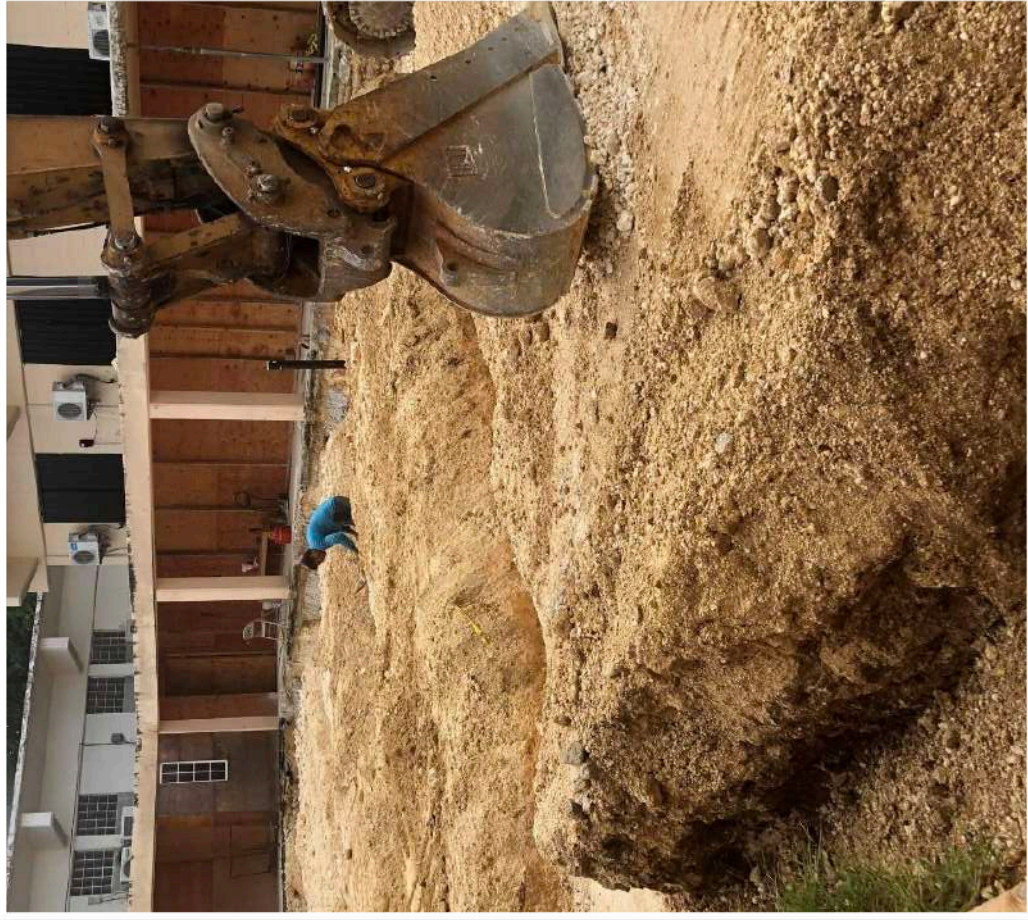
November 2020



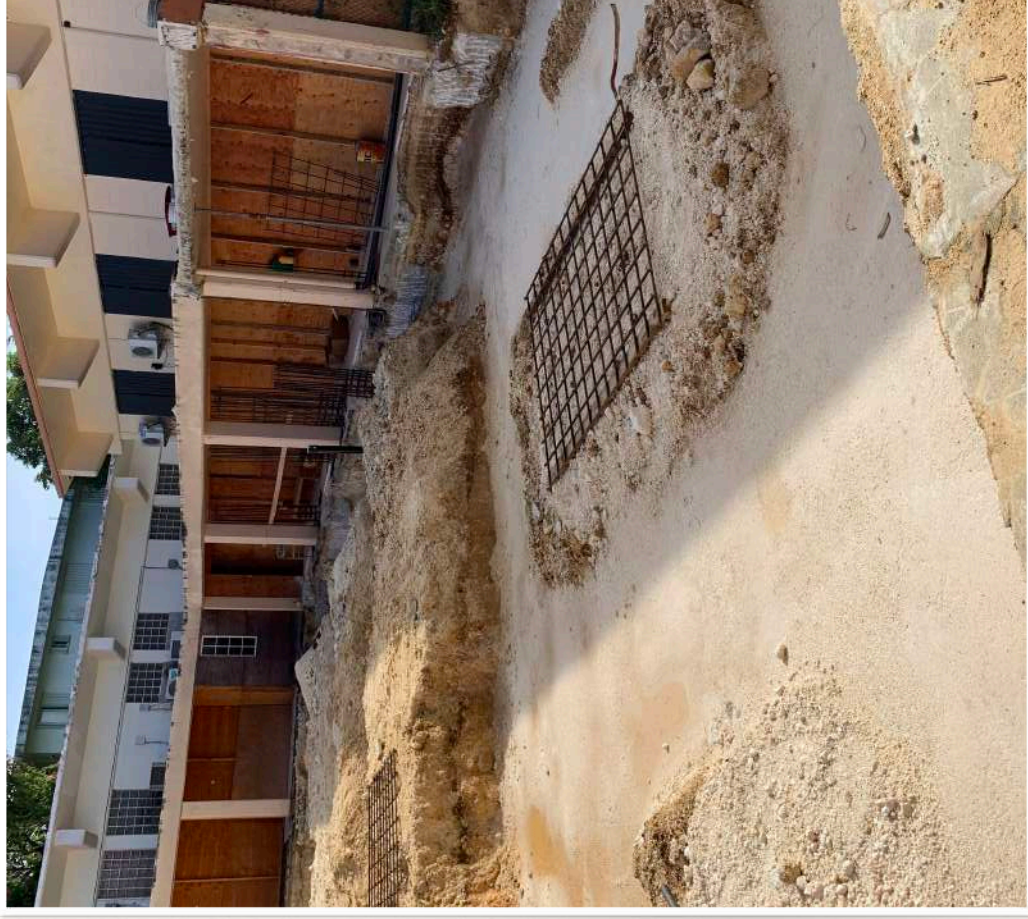
December 2020

## Umatac Baseball Field





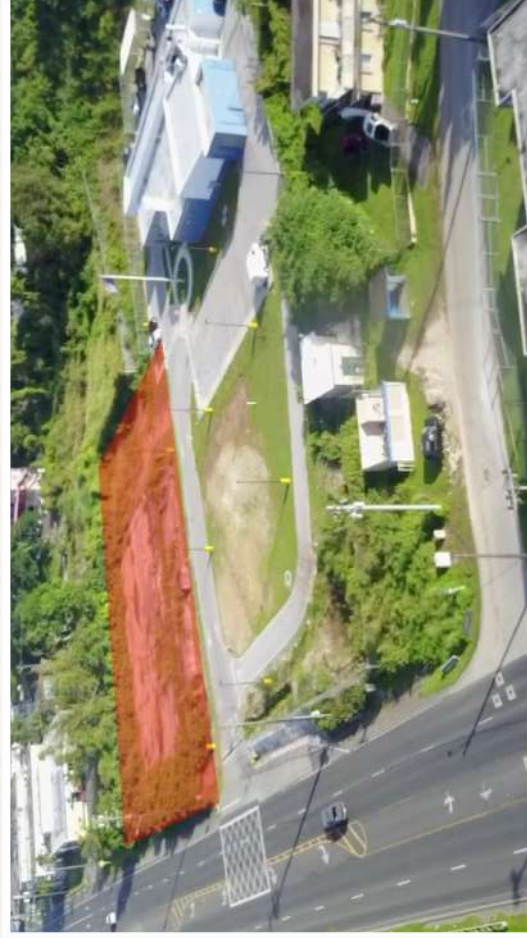
November 2020



Sinajana Arts Center

December 2020

# Sinjajana Fire Station



## REQUEST FOR PROPOSALS

*Architectural/Engineering Design and Programming*

**Sinjajana Dipattamton Guafi**

Sinjajana Fire Station



# ED/A-E Initiatives

<b>Projects / KPI</b>	Guam Cultural Repository	New Swimming Pool	New Hospital	AMP Reserves	Solar PPA @GT	Repositioning	CARES Act Funded
GovGuam Agency	OOG / CDLO	GEDA / Parks & Rec	OOG / GMH				
Status	MOA Approved	\$1M available for A/E	GHURA tentatively in TaskForce	Jan 2021 - Approve Project Listing	RFP Active	Discussions with USDA	Agency-Wide Call
Risks / Issues	Possible additional DOD / OEA funding	HUD requires existing pool operational	Formal Announcement Pending	Spend down operating reserves	Long term agreement	Return Unexpended Funds	
Quality	-	-	-	-	-	-	-