



BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., November 15, 2019  
GHURA's Main Office  
1<sup>st</sup> floor, Conference Room, Sinajana  
**AGENDA**

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**I. ROLL CALL**

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1<sup>st</sup> Printing – Thursday, November 7, 2019

2<sup>nd</sup> Printing – Wednesday, November 13, 2019

**III. APPROVAL OF PREVIOUS BOARD MINUTES – October 25, 2019**

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## **V. OLD BUSINESS**

- 1. Update on the Central Police Precinct**

## **VI. CORRESPONDENCE AND REPORTS**

## **VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

- 1. Next proposed scheduled Board Meeting:** Friday, November 22<sup>nd</sup> @ 12:00 p.m.  
Friday, December 13<sup>th</sup> @ 12:00 p.m.

## **VIII. ADJOURNMENT**



# US envoy ties Ukraine aid, investigation

WASHINGTON (Reuters) - U.S. diplomat Gordon Sondland told a Ukrainian official his country would likely not get nearly \$400 million in security aid unless they pursued investigations demanded by President Donald Trump, revising earlier testimony to the Trump impeachment inquiry.

Sondland, the U.S. ambassador to the European Union, who initially testified in October to the Democratic-led congressional inquiry, offered new details to lawmakers on Monday after his memory was "refreshed."

The details appeared to bolster the initial whistleblower complaint that led to the investigation by three U.S. House of Representatives committees. The testimony also corroborated other witnesses who said Trump sought to pressure the Ukrainians into conducting investigations that appeared to be aimed at helping his re-election campaign.

The impeachment inquiry is focused on a July 25 phone call in which Trump asked Ukrainian President Volodymyr Zelenskyy to open an investigation into former U.S. Vice President Joe Biden and his son Hunter Biden.

Joe Biden is a leading contender

**TESTIMONY:** U.S. Ambassador to the European Union Gordon Sondland arrives to review his previous testimony to the U.S. House of Representatives impeachment inquiry into President Donald Trump led by the House Intelligence, House Foreign Affairs and House Oversight and Reform Committees on Capitol Hill in Washington, Oct. 28. Erin Scott/Reuters



for the Democratic nomination to run against Trump in the November 2020 election. Hunter Biden was on the board of Ukrainian energy company Burisma that had been investigated for corruption.

The White House said the Sondland transcript undermined the impeachment inquiry. White House spokeswoman Stephanie Grisham pointed to Sondland's inability to say who ordered the aid to Ukraine be withheld and that he admitted he "presumed" there was a link between the demand for a statement from the Ukrainians and releasing the aid.

"No amount of salacious media-biased headlines, which are clearly designed to influence the narrative, change the fact that the president has

done nothing wrong," Grisham said in a statement.

Sondland sent a text message in September in which he said Trump insisted there were "no quid pro quos."

In his new statement, Sondland said that by the beginning of September "in the absence of any credible explanation," he concluded that the withheld aid was linked to Trump's demand that Ukraine publicly acknowledge an investigation. Sondland has said he did not realize early on that the investigation was meant to target the Bidens.

"Resumption of U.S. aid would likely not occur until Ukraine provided the public anti-corruption statement that we had been discussing for many weeks," Sondland said he told a

Ukrainian presidential adviser.

Much of the early parts of the investigation by the committees, which include Democratic and Republican lawmakers, were conducted behind closed doors, but now the inquiry is moving into a public phase.

Sondland submitted the supplemental testimony on Monday after testimony by other officials, including Bill Taylor, the top U.S. diplomat at the embassy in Kiev.

## The 'Three Amigos'

Trump has denied wrongdoing and accused Democrats of unfairly targeting him in hope of reversing his surprise victory in the 2016 presidential election.

Democrats accuse Trump of misusing taxpayer dollars destined for a vulnerable U.S. ally for personal political gain. The security aid was approved by Congress to help Ukraine curb Russian-backed separatists in eastern Ukraine.

If the House votes to approve articles of impeachment - formal charges - the Republican-controlled Senate would then hold a trial on whether to remove the president from office.

Senate Republicans have so far shown little appetite for removing the president.

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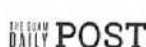


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## GUAM SENIORS GOLF ASSOCIATION FINANCIAL INFO (2012 - 2018)

	2012	2013	2014	2015	2016	2017	2018
Revenue	12081	15593	9936	7969	6449	6794	7787
Expense	19647	13151	12307	6504	7801	5501	5237
Gain/Loss	(-7566)	2442	(-2371)	1465	(-1352)	1293	2550
Assets	7033	9475	7103	8568	7216	8509	11059
Liabilities	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Equity	7033	9475	7103	8568	7216	8509	11059



The Honorable  
Lourdes A. Leon Guerrero  
Governor

The Honorable  
Joshua F. Tenorio  
Lt. Governor



## PUBLIC NOTICE

The Board of Directors of the A.B. Won Pat International Airport Authority, Guam (GIAA) will convene its Regular Board Meeting on **Tuesday, November 12, 2019 at 3:00 p.m.**, in the Terminal Conference Room No.3. In addition to regular matters, pursuant to 5 G.C.A. §8111(c)(2), Executive Session will be held to discuss pending litigation to which GIAA is a party. Parking is available in the Public Parking Lot.

For special accommodations or agenda items, please call the Board Office at 642-4717/18.  
(This ad paid for by GIAA)

## GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Board of Commissioners Meeting**  
**12:00 P.M., Friday, November 15, 2019**  
**GHURA Main Office**  
**1st Floor Conference Room**  
**117 Bien Venida Avenue, Sinajana**



# Hockey icon fired for criticizing immigrants

(The Washington Post) - Long-time NHL commentator Don Cherry was fired from Canadian broadcaster Sportsnet after making divisive comments about immigrants on the air Saturday night.

"Sports bring people together - it unites us, not divides us," Sportsnet President Bart Yabsley said in a statement Monday. "Following further discussions with Don Cherry after Saturday night's broadcast, it has been decided it is the right time for him to immediately step down. During the broadcast, he made divisive remarks that do not represent our values or what we stand for."

On the broadcast of "Hockey Night in Canada," Cherry, an often controversial commentator, criticized immigrants in Canada for not recognizing Remembrance Day, the country's equivalent to Memorial Day. The remarks started a firestorm in Canada that ended with Monday afternoon's news that Cherry would "immediately step down."

Many Canadians wear small artificial poppies in the days leading up to Remembrance Day to commemorate



**FIRE:** Canadian ice hockey commentator Don Cherry walks through Olympic Park at the 2014 Sochi Winter Olympics, Feb. 20, 2014. Jim Young/Reuters

military personnel who died during war. Speaking Saturday night during "Coach's Corner," his intermission segment during the Canadian Broadcasting Corporation's "Hockey Night in Canada," Cherry noted that he rarely sees anyone wearing poppies in Mississauga, the Toronto suburb where he lives, or in downtown Toronto. Both areas have sizable ethnic populations.

"You people love - you, that come here, whatever it is - you love our way

of life, you love our milk and honey," Cherry said. "At least you could pay a couple of bucks for poppies or something like that. These guys paid for your way of life, that you enjoy in Canada."

On Monday, after his firing, Cherry stood by his words in an interview with the Toronto Sun: "I know what I said and I meant it," Cherry said. "Everybody in Canada should wear a poppy to honor our fallen soldiers."

"I speak the truth and I walk the walk," Cherry told the Sun. "I have visited the bases of the troops, been to Afghanistan with our brave soldiers at Christmas, been to cemeteries of our fallen around the world and honored our fallen troops on 'Coach's Corner.'"

"To keep my job, I cannot be turned into a tamed robot."

"While we recognize Don Cherry's four decades of service broadcasting NHL games, today's decision was a justifiable response to his comments on Saturday night," the NHL said in a statement Monday. "The opinions he expressed are in direct conflict with the values of diversity and inclusion that we embrace as pillars of the sport."

Hockey Canada, the nation's

governing body for the sport, did not name Cherry in a statement Sunday, in which it said: "The hockey community does not stand for comments made last night. Hockey is Canada's game because it brings our nation together, be it around the television or in local arenas."

"Belonging and inclusivity are an integral part of our game."

Ron MacLean, Cherry's longtime broadcast partner, apologized Sunday for not pushing back on Cherry's remarks.

"Don Cherry made remarks which were hurtful, discriminatory, which were flat-out wrong," MacLean said. "I sat there, did not catch it, did not respond. ... Last night was a really great lesson for Don and me. We were wrong, and I sincerely apologize. I wanted to thank you for calling me and Don on that last night."

A hashtag, #firedoncherry, popped up on Twitter, with many users calling for Cherry to be dismissed. Canadian Forces in the United States, a verified account of the Canadian Armed Forces, tweeted out photos of minorities who served in the military.

## GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Board of Commissioners Meeting**  
**12:00 P.M., Friday, November 15, 2019**  
**GHURA Main Office**  
**1<sup>st</sup> Floor Conference Room**  
**117 Bien Venida Avenue, Sinajana**

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



The University of Guam Solicits Applications To Establish A List Of Eligibles For The Following Position (Tenure/Non-Tenure Track Appointment, Full/Part-Time, Subject to the Availability of Funds):

### #013-20 INSTRUCTOR TO ASSOCIATE PROFESSOR (CLINICAL PSYCHOLOGY)

Contact the Human Resources Office at (671) 735-2350 for additional information regarding requirements, qualifications and application deadline, 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. View the Human Resources Office website at <http://www.uog.edu/hro> for detailed information on the job announcement. For further information, please email Dr. Iain K.B. Twaddle, Search Committee Chair via the Human Resources Office at [uoghro@triton.uog.edu](mailto:uoghro@triton.uog.edu).

The University of Guam is a U.S. accredited institution and an Equal Opportunity Employer and Provider and complies with the Americans with Disabilities Act. For assistance, please contact the Director, EEO and Title IX/ADA Coordinator at (671) 735-2244; (671) 735-2243 (TTY).

/s/ JOSEPH B. GUMATAOTAO  
Acting Chief Human Resources Officer

THIS AD IS PAID FOR BY UNIVERSITY OF GUAM FUNDS

## NOTICE OF GOVERNMENT MEETING

The Contractors License Board regular board meeting will be held on **Wednesday, November 20, 2019 at 10:00 a.m.** at the Contractors License Board conference room, located at 542 North Marine Corps Drive in Upper Tumon. For any special accommodations, please contact our office at 649-2211/647-2965.

**This is paid for by the Contractors License Board.**



The University of Guam Solicits Applications To Establish A List Of Eligibles For The Following Position (Tenure/Non-Tenure Track Appointment, Full/Part-Time, Subject to the Availability of Funds):

### #014-20 INSTRUCTOR TO ASSOCIATE PROFESSOR (SOCIAL PSYCHOLOGY)

Contact the Human Resources Office at (671) 735-2350 for additional information regarding requirements, qualifications and application deadline, 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. View the Human Resources Office website at <http://www.uog.edu/hro> for detailed information on the job announcement. For further information, please email Dr. Rita Sharma, Search Committee Chair at [sharmar@triton.uog.edu](mailto:sharmar@triton.uog.edu).

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/s/ JOSEPH B. GUMATAOTAO  
Acting Chief Human Resources Officer

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**BOARD OF COMMISSIONERS  
REGULAR SCHEDULED MEETING  
12:00 P.M., November 15, 2019  
GHURA's Main Office  
1<sup>st</sup> floor, Conference Room, Sinajana  
BOARD MEETING MINUTES**

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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 p.m. by Chairman Flores. He also indicated that 6 members of the Board of Commissioners were present, representing a quorum. He called the meeting to order on Friday, November 15, 2019 at 12:00 p.m. in the GHURA Sinajana Main Office, 1st Floor Conference Room.

**PRESENT (QUORUM):**

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

**PUBLIC:**

Mayor Robert Hoffman  
Mayor Doris Lujan

**MANAGEMENT & STAFF:**

Executive Director, Ray S. Topasna  
Deputy Director, Elizabeth F. Napoli  
Special Assistant, Audrey Aguon  
A&E Manager, Albert Santos  
A&E Manager (Temporary)- Sonny Perez  
Chief Planner, Katherine Taitano  
HR Administrator, Kimberly Bersamin  
Controller, Lucele Leon Guerrero  
Section 8 Administrator, Norma San Nicolas  
Buyer Supervisor I, Greta Balmeo

**II. BOARD MEETING PUBLIC ANNOUNCEMENTS**

1<sup>st</sup> Printing – Thursday, November 7, 2019  
2<sup>nd</sup> Printing – Wednesday, November 13, 2019  
**ACKNOWLEDGED**

**III. APPROVAL OF PREVIOUS BOARD MINUTES – October 25, 2019**

[247/19] A motion was made by Commissioner Dominguez to approve the minutes of October 25, 2019 as corrected. The motion was seconded by Vice Chairwoman Guzman. There were no objections to the motion. The motion was approved.



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

**1. [248/19] Resolution No. FY2020-009**

**Resolution approving the Fiscal Year 2020 Section 8 Housing Choice Voucher Program Utility Allowance Schedule**

Mrs. Norma San Nicolas indicated that it was time again, to update the Section 8 Housing Choice Voucher Program Utility Allowance Schedule. She added that the UAS (Utility Allowance Schedule) and formulas provided by HUD, are what is used to calculate the subsidy amounts for payments for electricity, water, and garbage disposal. The updated UAS will be effective on January 1, 2020.

Commissioner Dominguez asked if there was a substantial variance between the old UAS and the updated one. Mrs. San Nicolas indicated that the only significant increase was with GPA (Guam Power Authority), which showed a 17% rate increase. However, some homes are equipped with solar paneling, but information regarding solar energy use has been difficult to retrieve, according to Mrs. San Nicolas. She added that in the past, solar energy rates have been very minimal, therefore, S8 has asked landlords utilizing solar panels, to absorb the utility cost.

**[249/19] Commissioner Dominguez made a motion to approve GHURA Resolution approving the Fiscal Year 2020 Section 8 Housing Choice Voucher Program Utility Allowance Schedule. The motion was seconded by Chairman Flores. There were no objections by the other board members. The motion was approved.**

**2. [250/19] Resolution No. FY2020-010**

**Resolution approving the Section Eight Management Assessment Program (SEMAP) Certification for Fiscal Year Ending 2019**

Mrs. Norma San Nicolas explained that annually GHURA is evaluated by HUD. She added that GHURA must self-certify by the end of November. The Self-Certification form (SEMAP) is a tool that was developed to assess the performance of public housing agencies in the administration of the Housing Choice Voucher Program. She presented the SEMAP report to the board and said that it also served as a management tool to assist in evaluating staff performance.

There were 15 indicators that are directly tied to operational performances. The maximum possible points that GHURA may earn was 140 points. GHURA had earned 120 points. The loss of 20 points was attributed to the low lease-up rate.



She added that a program coordinator sampled Section 8 files randomly throughout the year to confirm that the program is properly implemented and that minimal errors were being made. The report was also used to identify areas in the program that may require more staff training.

Commissioner Ishizaki inquired on HUD's acceptable error rate. Mrs. San Nicolas informed him that 98% was the acceptable score. Discussion on the rating scale ensued. Mrs. San Nicolas added that the reason GHURA requested that HUD approve a Success Rate Payment Standard was to improve GHURA's lease-up rate.

Director Topasna added that the approval of the Section 8 Action Plan, which included the request to increase the payment standard, has made significant improvements to the lease-up rate. He thanked the board for their quick action on approving the Section 8 Action Plan.

**[251/19] Commissioner Pereda made a motion to approve the Resolution approving the Section Eight Management Assessment Program (SEMAP) Certification for Fiscal Year Ending 2019. The motion was seconded by Commissioner Leon Guerrero. There were no objections by the other board member. The motion was approved.**

**3. [252/19] Intent of Award  
IFB#GHURA-10-14-2019-AMP2, 3 & 4, Renovation of Eight Public  
Housing Units at AMPs 2, 3, & 4**

Mr. Albert Santos began by introducing Mr. Sonny Perez, who had been working with Mr. Santos for a few weeks.

Mr. Santos indicated that a bid opening was held on Nov. 4, 2019. A total of 5 contractors purchased bid specification packets, but only 4 submitted bids. Those were Excell Constructors, Genesis Tech Corp., Asia Pacific Inc., and JJ Global.

Based on GHURA's staff review, it was determined that Genesis Tech Corp. was the lowest responsive responsible bidder for base bid#1. Asia Pacific Inc. was the lowest bidder for base bid#2.

Mr. Santos requested that the board approve a contract with Genesis Tech Corp. for base bid#1 in the amount of \$135, 200.00 for the renovation of four units at AMP4 and with Asia Pacific Inc. for base bid#2 in the amount of \$218, 260 for the renovation of four units at AMP2.



Commissioner Dominguez inquired on the materials being used for repairs. A brief discussion ensued on the types of materials that will be used.

**[253/19] Chairman Flores made a motion to approve the Intent of Award, IFB#GHURA-10-14-2019-AMPS 2, 3, & 4 for the Renovation of Eight Public Housing Units at AMPS 2, 3, & 4. The motion was seconded by Commissioner Pereda. There no objections by the other board members. The motion was approved.**

**4. [254/19] Intent of Award  
GHURA-09-02-2019-CDBG, Construction of Community Art Center in Sinajana**

Mr. Albert Santos indicated that the bid opening was held on Oct. 31, 2019. A total of 5 contractors purchased bid specifications, of which only 2 submitted bids. Those were Mega United Corp and American Builders.

In reviewing the bid results, it was determined that Mega United Corp was the lowest responsive responsible bidder for base bid item 1. Their cost proposal was within the Government estimate.

Based on the staff's review, Mr. Santos requested that the Board approve a contract with Mega United Corp for base bid item 1 in the amount of \$892, 655.00 to construct the Community Art Center in Sinajana.

**[255/19] Vice Chairwoman Guzman made a motion to approve the Intent of Award, GHURA-09-02-2019-CDBG, Construction of Community Art Center in Sinajana to Mega United Corp in the amount of \$892,655.00. The motion was seconded by Commissioner Dominguez. There were no objections to the motion by the other board members. The motion was approved.**

**5. [256/19] Contract Amendment  
GHURA-6-25-2018-HOME, Rehabilitation for Affordable Housing of 14 Units, Isla Apartments complex in Mangilao**

Mr. Albert Santos indicated that he and Mr. Andrew Manglona monitored how the heavy rains had drained into the existing storm drainage system. They discovered that it took about 4 days to drain flooding caused by heavy rain down pour. It was determined that the installation of a new infiltration system was needed to alleviate flooding conditions.



In addition, the contractor is to remove rusted parking compound lighting fixtures and replace them with new LED lighting fixtures. The contractor is to also replace 3 poles and rewire electrical lines.

Also included in the amendment is a contract time extension of 30 additional days. Based on the staff's review and negotiated changes for the modification required, Mr. Santos requested that the board approve a contract amendment for the additional work in the amount of \$43,498.55 to Triple Tech Inc.

Discussions ensued regarding issues that may delay occupancy upon the completion of the project.

**[257/19] A motion was made by Chairman Flores to approve the Contract Amendment, GHURA-6-25-2018-HOME, Rehabilitation for Affordable Housing of 14 Units, Isla Apartments complex in Mangilao to the current contractor Triple Tech Inc in the amount of \$43,498.55. The motion was seconded by Commissioner Dominguez. There were no objections to the motion. The motion was approved.**

*Mayor Hoffman arrived at the end of this motion and indicated that he wanted to express his gratitude to the board for approving the Construction of the Art Center in Sinajana. He discussed the great benefits of having an Art Center available for the community to use and ended with a quote, "Before a child talks, they sing. Before they write, they draw. Before they stand, they dance. Art is fundamental to human expression." The Art Center belongs to everybody.*

**6. [258/19] Intent of Award  
IFB#GHURA-09-23-2019-CDBG, Construction of a Community  
Basketball Court in Inarajan**

Mr. Albert Santos explained that the design will have to be finalized and approved by an engineer. He added that the layout of the basketball court included restrooms, sitting area built in, lighting, fully fenced, and a parking lot. An 8 ft. fence will also be added to the sidelines.

JJ Global submitted the lowest bid, at \$369,742.00.

Discussions ensued regarding the parking area and run-off.

**[259/19] Commissioner Leon Guerrero made a motion to approve Intent of Award, GHURA-IFB-09-2019-CDBG, the Construction of a Community Basketball Court to JJ Global Services in the amount of \$369,742.00. The**



**motion was seconded by Vice Chairwoman Guzman. There were no objections to the motion by other board members. The motion was approved.**

*Mayor Doris Lujan expressed her gratitude to the board for the approval of the Construction of the Community Basketball Court in the village of Inarajan.*

**7. [260/19] Contract Modification**

**Rehabilitate and upgrade of the Sinajana and Umatac Baseball Field**

Mr. Albert Santos indicated that the installation of new lighting systems is a part of the rehabilitation and upgrade of the Sinajana and Umatac baseball fields. However, the project had stalled in Umatac due to heavy rain down pour causing the soil to become saturated and inaccessible, thus preventing the contractor from continuing. GHURA had requested a cost proposal to increase the field elevation in order to resolve the difference in elevation.

Based on the staff's review and negotiated changes required to complete the project, Mr. Santos requested that the board approve the contract amendment for additional work in the amount of \$46, 978.70 to Infratech Int'l LLC.

**[261/19] Vice Chairwoman made a motion to approve the Rehabilitate and upgrade of the Sinajana and Umatac Baseball Field Contract Modification in the amount of \$46, 978.70 to the contractor Infratech Int'l LLC. The motion was seconded by Commissioner Leon Guerrero. There were no objections by the other board members. The motion was approved.**

**8. [262/19] Intent of Award**

**RFP#7-24-2019, Independent Financial Audit Services**

Miss Greta Balmeo indicated that the deadline for proposal submission was August 21, 2019. Three vendors downloaded the RFP packet, but only two (2) submitted proposals. Those vendors were Burger & Comer and Deloitte & Touche LLP.

The proposal submitted by Burger & Comer, P.C. was determined to be immaterial to the RFP and was requested to be submitted.

The evaluation committee met for a final time on Oct. 3, 2019 to tally the scores. Based on the tallied scores, Deloitte & Touche LLP had the winning proposal.



Miss Balmeo requested that the board approve a contract with Deloitte & Touche LLP for audit services in the amount of \$60,000.00 based on the evaluation committee's review and negotiations discussions.

**[263/19] A motion was made by Commissioner Dominguez to approve the Intent of Award RFP#7-24-2019, Independent Financial Audit Services to Deloitte & Touche LLP in the initial amount of \$60, 000. Chairman Flores seconded the motion. There were no objections to the motion. The motion was approved.**

**9. [264/19] Contract Amendment  
Renovation of Five Units at AMP1 & 4**

Mr. Albert Santos indicated that the Mod Units are given a timeline by HUD to be renovated and turned over. In the course of the renovation of 1 unit, it was discovered that the unit had a failed waste line that had clogged. After numerous failed attempts at unclogging the line, the Staff decided that the best approach was to repair the waste line and provide new exterior lines similar to those in other GHURA units.

GHURA requested that the contractor submit a cost for the up-grade for the waste line system for unit 4B Calle Duenas.

Based on the staff's review, Mr. Santos requested that the board approve a contract modification for the replacement of the entire waste line to Asia Pacific Intl. in the amount of \$11,926.00.

**[265/19] Chairman Flores made a motion to approve the contract amendment of the Renovation of Five units at AMP 1 & 4 in the amount of \$11, 926.00 with Asia Pacific Intl. and to include a 30-day extension to the contract time. The motion was seconded by Commissioner Leon Guerrero. There were no objections to the motion. The motion was approved.**

*Director Topasna referenced item #8 on New Business of the agenda and thanked the Board for approving the Independent Financial Audit Services. He expressed the importance of having a fresh set of eyes auditing GHURA's financial statements. He also stated that GHURA tries to stay compliant with HUD regulations and consistent with federal mandates, yet year after year there are audit findings. Mr. Topasna expressed that working with a new auditor is very encouraging for GHURA.*



**V. OLD BUSINESS**

**1. Update on the Central Police Precinct**

- Director Topasna stated that the Certificate of Occupancy was a Conditional Approval permit.
- GPD was briefed on the Conditional Approval permit conditions: allows for moving in furniture and data and communications equipment
- Full occupancy should be by next Friday
- Meet with GPD to provide training for the AC, generator, water tank and pump
- Ensure that GPD maintenance contracts are in place to keep the warranties active
- Inform GPD of the 5- year Warranty for roofing and building
- GHURA has not received the commissioning of the AC. It still isn't functioning properly. Mr. Perez will follow-up with vendor until AC is fully functional.

**VI. CORRESPONDENCE AND REPORTS**

[266/19] Vice Chairwoman Guzman suggested that updates be provided by each division.

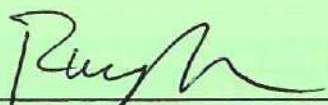
**VII. GENERAL DISCUSSION / ANNOUNCEMENTS**

1. [267/19] Next proposed scheduled Board Meeting: Friday, November 22<sup>nd</sup> @ 12:00 p.m. & Friday, December 13<sup>th</sup> @ 12:00 p.m.  
Confirmed

**VIII. ADJOURNMENT**

[268/19] Commissioner Dominguez motioned to adjourn. Chairman Flores seconded the motion. There were no objections. Motioned was approved at 1:35 p.m.

SEAL

  
\_\_\_\_\_  
RAY S. TOPASNA  
Board Secretary / Executive Director



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY  
BOARD OF COMMISSIONERS  
RESOLUTION NO. FY2020-009**

**Moved by: GEORGE F. PEREDA    Seconded by: SABINO P. FLORES**

**RESOLUTION APPROVING THE FISCAL YEAR 2020 SECTION 8 HOUSING CHOICE  
VOUCHER PROGRAM UTILITY ALLOWANCE SCHEDULE**

**WHEREAS,** pursuant to 24 CFR 982.517 the Authority is required to maintain a utility allowance schedule for all tenant-paid utilities under the Section 8 Housing Choice Voucher Program;

**WHEREAS,** the requisite of the regulation is the Utility Allowance Schedule must be reviewed annually and revised to reflect changes of **ten percent** (10%) or more of any utility rate from the last revised schedule;

**WHEREAS,** 24 CFR 982.517 (d) requires the Authority to use the appropriate utility allowance for the actual unit size of each dwelling unit leased by the participant family under the Section 8 Housing Choice Voucher Program;

**WHEREAS,** The Authority's timely maintenance and implementation of the Utility Allowance Schedule impacts the Authority's performance under the Section Eight Management Program (SEMAP) as delineated in 24 CFR 985.3 (d);

**WHEREAS,** the effective implementation date to utilize the FY2020 Utility Allowance Schedule is January 1, 2020; and therefore, be it

**RESOLVED,** that the Board of Commissioners has reviewed and approved the FY2019 Section 8 Utility Allowance Schedule.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – NOVEMBER 15, 2019  
PASSED BY THE FOLLOWING VOTES:**

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


**NAYS:** NONE

**ABSENT:** NONE

**ABSTAINED:** NONE

(S E A L)

I hereby certify that the foregoing is a full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **November 15, 2019.**



**RAY TOPASNA,  
Executive Director/BOC Secretary**





November 7, 2019

**MEMORANDUM**

**TO:** Ray S. Topasna, Executive Director  
Elizabeth Napoli, Deputy Director

**FROM:** Norma P. San Nicolas, Section 8 Administrator

**SUBJECT:** 2020 Utility Allowance Schedule



Please find attached for your review and approval, the 2020 Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program. 24 CFR 982.517 mandates housing agencies to establish and maintain a utility allowance schedule for all tenant-paid utilities. The utility allowance is used to determine each family's subsidy and rent share. PHAs must review its schedule annually, and revision must be made if there is a change of 10 percent or more in utility rates.

The proposed 2019 utility allowance schedule reflects a 17 percent increase in power rate since the last review in October 2018, while other utility services remained unchanged or change is insignificant for an adjustment. Annual revisions of the utility allowance schedule do not require public comment or a public hearing, but it does require approval by GHURA's Board of Commissioners. If you should have any questions regarding the utility allowance schedule, please do not hesitate to consult me.



The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA			Unit Type					Date (mm/dd/yyyy)	
GUAM			ALL UNIT TYPES					01/01/2020	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6BR	
Heating	Natural Gas								
	Bottled Gas								
	Electric	-	-	-	-	-	-	-	
	Electric – Heat Pump								
	Fuel Oil								
	Other								
Cooking	Natural Gas								
	Bottled Gas (LP)	11	18	18	22	29	34	40	
	Electric	19	31	37	40	47	49	59	
	Other								
Other Electric		39	62	74	75	91	98	108	
Air Conditioning		28	40	54	62	70	77	82	
Water Heating	Natural Gas								
	Bottled Gas	20	31	39	48	62	70	71	
	Electric	28	40	45	55	68	77	80	
	Fuel Oil								
Water		28	33	37	72	89	103	125	
Sewer		28	28	28	28	28	28	28	
Trash Collection		30	30	30	30	30	30	30	
Other – specify									
Range/Microwave									
Refrigerator									
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance			
Head of Household Name					Heating				
					Cooking				
					Other Electric				
Unit Address						Air Conditioning			
						Water Heating			
						Water			
						Sewer			
						Trash Collection			
						Other			
Number of Bedrooms						Range/Microwave			
						Refrigerator			
						Total			



PHAs must maintain a completed HUD Form-52667 Utility Allowance Schedule for each unit type that is typical in the PHA's jurisdiction. The utility allowance schedule is based on the typical cost of utilities and services paid by energy-conservation households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.

This form includes the utilities that the PHA must consider: heating (space), cooking, other electric (e.g. lights, appliances, general usage), air conditioning (if the majority of housing units in the market provide centrally air-conditioned units or there is appropriate wiring for tenant-installed air conditioners), water heating, water, sewer, trash, the cost to provide a range, and the cost to provide a refrigerator. This form includes several fuel types, however, the PHA is not required to have a utility allowance for every fuel type listed on the form. The PHA is only required to have an allowance for the fuel types that are typical in the PHA's jurisdiction.

Electric resistance vs. electric heat pump: The most recent update to the HUD-52667 includes "Electric Heat Pump" as a fuel type under "Heating". PHAs may choose to provide an allowance on the schedule for electric (resistance), electric heat pump, or both. Heat pumps are more efficient and are associated with lower consumption. By adding this to the form, HUD is not requiring PHAs to consider both. This is up to the PHA, however, the HUD Utility Schedule Model tool available on HUDUser.gov provides an allowance for both electric resistance and electric heat pump.

Determining Allowances: In general, PHAs use local sources of information on the cost of utilities and services, such as:

1. Electric utility suppliers
2. Natural gas utility suppliers
3. Water and sewer suppliers
4. Fuel oil and bottled gas suppliers
5. Public service commissions
6. Real estate and property management firms
7. State and local agencies
8. Appliance sales and leasing firms

PHAs may use the HUD Utility Schedule Model (HUSM) available on HUDUser.org to determine their Utility Allowance Schedules. The tool uses geographic-specific utility consumption rates combined with user entered data on utility rates to determine the overall monthly allowance.

The public reporting burden for this information collection is estimated to be up to 0.25 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number.

Privacy Act Statement: The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family members' names and unit address, and owner's name and payment address is mandatory. The information is used to provide Section 8 tenant-based assistance under the Housing Choice Voucher program in the form of housing assistance payments. The information also specifies what utilities and appliances are to be supplied by the owner, and what utilities and appliances are to be supplied to the tenant. HUD may disclose this information to Federal, State, and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family or owner participation in the program.



**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
**Aturidat Ginima' Yan Rinueban Suidat Guahan**  
**BOARD OF COMMISSIONERS**  
**RESOLUTION NO. FY2020-010**

Moved by: **GEORGE F. PEREDA**      Seconded by: **JOSEPH M. LEON GUERRERO**

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**RESOLUTION APPROVING THE SECTION EIGHT MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION FOR FISCAL YEAR ENDING 2019**

**WHEREAS,** the Section 8 Management Assessment Program is a management tool developed and designed by the U.S. Department of Housing and Urban Development for the purpose of identifying and assessing the Authority's management capabilities and to assist in the improvement of the Authority's program operations; and

**WHEREAS,** 24 CFR 985.101(a) of the Code of Federal Regulations requires Public Housing Agencies to submit the Section 8 Management Assessment Program Certification form within 60 days after the end of its fiscal year; and

**WHEREAS,** 24 CFR 985.101(a) requires PHA's Section 8 Management Assessment Program certification to be approved by the agency's Board of Commissioners; and therefore it be

**RESOLVED,** that the Guam Housing and Urban Renewal Board of Commissioners approves the Section 8 Management Assessment Program Certification for fiscal year ending 2019.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – NOVEMBER 15, 2019**

**PASSED BY THE FOLLOWING VOTES:**

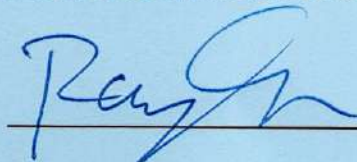
**AYES:** Sabino Flores, Monica Guzman, Carl Dominguez, George Pereda, Frank Ishizaki, Joseph Leon Guerrero

**NAYS:** NONE

**ABSENT:** NONE

**ABSTAINED:** NONE

I hereby certify that the foregoing is a full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **November 15, 2019.**



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**RAY TOPASNA**  
Secretary/Executive Director





November 7, 2019

**INTER-OFFICE MEMORANDUM**

**TO:** Ray Topasna, Executive Director  
Elizabeth Napoli, Deputy Director  
**FROM:** Norma San Nicolas, Section 8 Administrator  
**SUBJECT:** SEMAP Certification

*Handwritten initials: "NT" and "non" in blue ink.*

Please find attached, form HUD-52667 Section 8 Management Assessment Program (SEMAP) certification for review and approval by the GHURA Board of Commissioners. 24 CFR 985.101(a) requires Public Housing Agencies administering the Section 8 Housing Choice Voucher Program to submit the certification electronically within 60 days after the end of its fiscal year. HUD also mandates the PHA Board to adopt a resolution for the submission of the certification.

The Section 8 Management Assessment Program is a tool developed by the U.S. Department of Housing and Urban Development (HUD) for the purpose of assessing the performance of public housing agencies in the administration of the Housing Choice Voucher Program and to help PHAs identify the strengths and weaknesses of their programs. SEMAP consists of fifteen indicators that are directly tied to operational performances. HUD uses the information provided through the certification to (a) confirm SEMAP profiles created by each Housing Agency; (b) to evaluate the challenges they face; (c) to identify low and high performing agencies; and (d) to ultimately help PHAs improve in areas where they are lacking.

GHURA implemented the Section 8 Management Assessment Program in accordance with 24 CFR 985. Quality control samples were randomly drawn and assessed for indicators one through eight. Indicators nine through fifteen will be assessed by HUD using information provided by GHURA through the Multifamily Tenant Characteristics System (MTCS). The maximum possible points that GHURA may earn is 140 points. For FYE 2019, the self-assessment and MTCS reporting is showing that GHURA may have earned a possible 120 points out of 140, which equates to an overall score of 86 percent. The loss of twenty points is attributed to the low lease-up rate.

A SEMAP Indicator report is also included for your review. The report summarizes the rating criteria and the quality control sampling results. If you should have additional questions regarding SEMAP or the sampling results, please do not hesitate to consult me.

*Handwritten signature in blue ink.*



# Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0215  
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

**Instructions** Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name <b>Guam Housing and Urban Renewal Authority</b>	For PHA FY Ending (mm/dd/yyyy) <b>09/30/2019</b>	Submission Date (mm/dd/yyyy) <b>11/15/2019</b>
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**Check here if the PHA expends less than \$300,000 a year in Federal awards** ☐  
Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

## Performance Indicators

- Selection from the Waiting List.** (24 CFR 982.54(d)(1) and 982.204(a))  
(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.  
PHA Response Yes ☒ No ☐  
(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.  
PHA Response Yes ☒ No ☐
- Reasonable Rent.** (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)  
(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.  
PHA Response Yes ☒ No ☐  
(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):  
PHA Response ☒ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled
- Determination of Adjusted Income.** (24 CFR part 5, subpart F and 24 CFR 982.516)  
The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):  
PHA Response ☒ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled
- Utility Allowance Schedule.** (24 CFR 982.517)  
The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.  
PHA Response Yes ☒ No ☐
- HQS Quality Control Inspections.** (24 CFR 982.405(b))  
A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.  
PHA Response Yes ☒ No ☐
- HQS Enforcement.** (24 CFR 982.404)  
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):  
PHA Response ☒ At least 98% of cases sampled ☐ Less than 98% of cases sampled



7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☒

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☒ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR	782	1-BR FMR	854	2-BR FMR	1129	3-BR FMR	1633	4-BR FMR	1983
PS	860	PS	939	PS	1241	PS	1796	PS	2181

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☒ No ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes ☒ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☒ No ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes ☐ No ☒

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

84

or, Number of mandatory FSS slots under HUD-approved exception



b. Number of FSS families currently enrolled

94

c. Portability: If you are the initial PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

0

Percent of FSS slots filled (b + c divided by a)

112.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)  
Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

Yes

☒

No

☐

64

Portability: If you are the initial PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

**Deconcentration Bonus Indicator** (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes

☐

No

☒

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy)

11/15/19

Date (mm/dd/yyyy)

11/15/19

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.



# SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) \_\_\_\_\_

PHA Name \_\_\_\_\_

Principal Operating Area of PHA \_\_\_\_\_  
(The geographic entity for which the Census tabulates data)

**Special Instructions for State or regional PHAs** Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area \_\_\_\_\_

## Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) \_\_\_\_\_ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.  
\_\_\_\_\_ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.  
\_\_\_\_\_ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).  
Is line c 50% or more? Yes ☐ No ☐
- 2) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.  
\_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.  
\_\_\_\_\_ c. Number of Section 8 families with children who moved during the last completed PHA FY.  
\_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).  
Is line d at least two percentage points higher than line a? Yes ☐ No ☐
- 3) \_\_\_\_\_ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.  
\_\_\_\_\_ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.  
\_\_\_\_\_ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.  
\_\_\_\_\_ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).  
Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.



## FYE 2019 SEMAP INDICATOR REPORT

Note: PHAs are required to *self-certify performance for indicators 1 through 8 using form HUD-52648.*

	PHA Response	Indicator Points Possible   Actual	
<b>Indicator 1: Selection from the Waiting List</b>		15	15
PHA has written policies for Selecting families from the wait list. (a) Quality control showed that at least 98% of families were correctly selected. (b) Quality control showed that at least 98% of families were correctly selected.	Yes		
	Yes		
<b>Indicator 2: Reasonable Rent</b>		20	20
(a) PHA has written method and implements rent reasonableness policy. (b) Quality control sample showed that PHA follows its rent reasonableness method as required for at least 98% sampled	Yes		
	Yes		
<b>Indicator 3: Determination of Adjusted Income</b>		20	20
Quality control sample showed that adjusted income is correctly verified and determined for at least 90% of units sampled.	Yes	20	20
<b>Indicator 4: Utility Allowance Schedule</b>		5	5
The PHA maintains an up-to-date utility allowance schedule in accordance with 24 CFR 982.517	Yes		
<b>Indicator 5: HQS Quality Control Inspections</b>		5	5
PHA supervisor re-inspected sample units for quality control of HQS inspections in accordance with 24 CFR 982.405(b) and 24 CFR 985.3	Yes		
<b>Indicator 6: HQS Enforcement</b>		10	10
Quality Control of failed HQS shows that all deficiencies were corrected in accordance with 24 CFR 982.404	Yes		
<b>Indicator 7: Expanding Housing Opportunities</b>		0	0
Note: Not applicable to Guam.			
Note: this indicator is not applicable to Guam	N/A		
<b>Indicator 8: Payment Standards</b>		5	5
The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable for each PHA-designated part of an FMR area, which do not exceed 110% of the current applicable FMR and which are not less than 90 percent of the current FMR (Unless a lower percent is approved by HUD).	Yes		
Note: GHURA's Payment Standard was updated November 9, 2018 under Resolutions #FY2019-02 and #FY2019-24 (August 26, 2019).			



## FYE 2019 SEMAP INDICATOR REPORT

Note: For Indicators 9 through 14, the rating is based on data submitted through the Multifamily Tenant Characteristics System (MTCs). The reporting rate must be 95 percent by the end of the PHA's fiscal year end.

<b>Indicator 9: Annual Reexaminations</b>		10	10
The PHA completed a reexamination for each participating family at least 12 months.	Yes		
<b>Indicator 10: Correct Tenant Rent Calculations</b>		5	5
The PHA correctly calculates tenant rent in the rental certificate and rental voucher program	Yes		
<b>Indicator 11: Pre-contract HQS Inspections</b>		5	5
Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract.	Yes		
<b>Indicator 12: Continuing HQS Inspections (Biennial Inspection)</b>		10	10
The PHA inspects each unit under contract as required.	Yes		
<b>Indicator 13: Lease-Up</b>		20	0
The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.	No		
The estimated lease up budget utilization is below 95 percent. Final lease up rate and budget utilization will be determined at the end of the calendar year.			
<b>Indicator 14: Family Self-sufficiency Enrollment</b>		10	10
(a) PHA has enrolled families as required (PHA has filled at least 60% of its mandator slots). (b) PHA has made progress in supporting FSS as measured by the percent of currently enrolled FSS families with progress reports and escrow account balances. (At least 30% of FSS families with progress reports have positive escrow balances.)	Yes		
<b>Indicator 15: De-concentration Bonus Indicator</b>		0	0
PHA submitted de-concentration data with this certification Note: Not applicable to Guam	N/A		
<b>TOTAL POINTS</b>		140	120



# SEMAP Indicators Report

As of September 30, 2019

Housing Authority: **GQ901**  
Housing Authority FYE: **September 30**

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## Current SEMAP Indicator Information

## Most Recent SEMAP Indicator Information

## Reporting Rate as of September 30, 2019

Program Type	VMS Units Leased	As of MM/YY	Port-Outs	Port-Ins	Number of 50058s Required (#)	Number of 50058s Reported (#)	Reporting Rate (%)
All Voucher Funded Assistance	2420	08/19	29	0	2391	2399	100

## Indicator 9: Annual Reexaminations

Note: For Indicators 9-12 and 14, HUD mandates for SEMAP a Reporting Rate of atleast 95 percent by the PHA's fiscal year end. If this threshold is not met, the PHA will receive zero points for these four indicators.

## Percent of Families with reexaminations overdue (%)

(Percentage includes all reexaminations more than 2 months overdue. SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.

Percentages shown as red and bold result in reduced SEMAP scores.)

0

## Number of Families with Active Record

2463

## Number of Late Reexaminations

0

[+] Families with reexaminations overdue



**Indicator 10:  
Correct Tenant Rent Calculations**

Percent of Families with Incorrect rent calculation (%)  
(SEMAP scores zero points when more than 2 percent of the Housing Authority's tenant rent calculations are incorrect as indicated by percentages shown in red and bold.)

**0****Number of Families with Active Record**

1899

**Number of Rent Discrepancies**

0

**[+] Families with incorrect rent calculation(s)**



**Indicator 11:  
Precontract HQS Inspections**

Percent of units that did pass HQS inspection before the beginning date of the assisted lease and HAP contract (%)  
(SEMAP scores zero points when fewer than 98 percent of newly leased units pass the HQS inspection before the beginning of the lease/HAP as indicated by percentages as shown in red and bold.)

**100****Number of Families with Active Record****Number of Inspections On or Before Effective Date**

585

585

**[+] Families where HQS inspection did not pass before lease and HAP contract**



**Indicator 12:**  
**Continuing HQS Inspections**

Percent of units under contract where required HQS inspection is overdue (%)  
 (SEMAP scores: Under 5% = 10 points; 5% - 10% = 5 points; greater than 10% = 0 points.  
 Percentages shown as red and bold result in reduced SEMAP scores.)

0

Number of Families with Active Record

2305

Number of Late Inspections

10

## [-] Families with overdue HQS inspections :

Last name, First name, Middle Initial	Date of last HQS Inspection	Number of Months since Last HQS Inspection
KAFOTO R	12/13/2016	33
DAVIS B A	03/03/2017	30
PANGELINAN B JEAN A	06/30/2017	27
KATZUDA A	06/16/2017	27
IESKE M	06/23/2017	27
IGNACIO F C	06/06/2017	27
BROWN M ROSE C	07/20/2017	26
EDMUND S	07/28/2017	26
ISIDRO E C	07/26/2017	26
HENRY K T	07/24/2017	26



Indicator 13:  
Lease-Up

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**Note:** This data is not currently available.

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**Indicator 14:  
Family Self-Sufficiency Enrollment**

Enrolled	Escrow Balance	Points
80% or more	30% or more	10
60%-79%	30% or more	8
80% or more	Less than 30%	5
Less than 60%	30% or more	5
60%-79%	Less than 30%	3
Less than 60%	Less than 30%	0

Percentages shown in red and bold result in reduced SEMAP scores.

Number of Mandatory Slots (#)*	Number of Families Enrolled (#)	Percent of Families Enrolled (%)	Number of Families with Progress Report and Escrow Balances (#)	Percent of Families with Progress Report and Escrow Balances (%)
84	94	112	49	64

**[-] Families enrolled in Voucher FSS Program:**

Last name, First name, Middle Initial	Amount of Escrow (\$)	Report Type: Enrollment (E) or Progress (P)
TOSIMA S	561	P
SALADIER A	0	P
QUITANEG E A	1173	P
MOHR A	605	P
KAISER S M	0	P
SUNDIANG E O	520	P
MALILIO L G	0	P
SONIS M Y	0	P
FICHIOSI V	0	E
SANTOS I	444	P
MURITOK Q	0	E
SOTAM R	404	P
LEON G CHARLES R	0	P
TYQUIENGCO A LYNN S	104	P
HEWININ I	732	P
ISACK I	0	P
NAKATSUKASA R A	4996	P
JOHN R	1290	P
CANDOLETA A R	4899	P
LOUIS T	0	P
SIMINA S	0	P
TOLENOA S K	3876	P
ROSARIO R R	453	P
NETHON S N	0	E
KEPWE F	261	P
MICHAEL C	0	P
ERIK M	0	P
HELIT R E	92	P
ENLET K	367	P
JOSEPH K T	119	P
WALICHU J	3209	P
HARRY R	0	P
NAYOR S	0	P
MENDIOLA U	12133	P
PASIL J R	460	P
NUTWIK S	1974	P
BULICHE D S	829	P
RECHY F R	0	E
TIMOTHY H	0	E



EROCH C	6779	P
ARUA D	132	P
ANGAWAN E	0	E
HASER G	0	E
RUBEN T S	11960	P
MANIBUSAN C L	18	P
REYES M W	0	E
PANGELINAN P	44	P
NINETE M M	0	P
AGUON D L	8521	P
CALIP T I	3255	P
SANTOS P U	1834	P
CREW L ROSA M	1604	P
INDALECIO K P	133	P
TENORIO A MARIE C	772	P
FLORES J M	0	P
CAMACHO C R	0	E
YANGOWI M L	0	E
FLORES J M	0	P
SANTOS A MARIE V	0	P
DUEÑAS J MARIE C	0	P
RAGADIO G A	11458	P
QUENGA D P	0	P
SALAS R B	0	E
MADEUS F K	0	P
FLORES E T	0	E
REIONG P GRACE K	0	P
BAMBA D ROSALIE U	4939	P
SENIOR E L	0	E
CABRERA J ANN P	0	P
BLAS A LYNN A	1857	P
MAFNAS T C	453	P
CRUZ G A	0	E
FEJERAN S THOMAS Q	0	P
ERICKSON A MARIA T	4539	P
AKIRA M	0	P
NGOWAKL B B	102	P
MATHEW S	4824	P
BRUAN M	0	P
NARRUHN F	352	P
HILARIO M U	1648	P
SOKAU J L	0	P
WOOD P V	4533	P
PANGELINAN S M	26	P
SULDAN F D	453	P
MILIK L	0	E
ERAM R N	0	E
ALEGARBES A J	0	P
DEFANG I B	0	E
RAYMOND Y J	44	P
TOSIMA M	4880	P
SYKAP M R	1002	P
LUCKY B	1575	P
POCAIGUE J R	0	E
VELASQUEZ M ELENA S	0	P

Number of Families completing FSS contract



**[ ] Families enrolled in Voucher FSS Program:**

---

**No records found**

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\* - As reported by the PHA in Indicator 14 (a) from the last SEMAP Certification and confirmed by the Field Office. This number may have decreased as families have graduated from the program. Also data may not include approved exceptions to mandatory slots.

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Executive Director 

**SUBJECT:** Intent of Award, Renovation of Eight Public Housing Units at  
AMPs 2,3 & 4, IFB # GHURA- 10-14-2019-AMP2,3 & 4

Bid opening for the subject project was held on Nov. 4, 2019 at 2:00PM. There was a total of 5 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.

Contractor	Base Bid #1	Base Bid #2
1. Excell Constructors	\$138,000.00	No Bid
2. Genesis Tech Corp	\$135,200.00	No Bid
3. Asia Pacific Inc.	\$178,236.00	\$218,260.00
4. JJ Global	\$276,415.00	\$243,735.00

**Government Estimate:      \$136,717.00      \$171,211.00**

Base Bid item # 1 is for the reno of 4 units at AMP4 and Base bid item # 2 is the reno of 3 units at AMP2 in Yona and one unit at AMP4 in Agat. 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, up-grade of kitchen and bathrooms, scaping and repainting of the interior, and replacement of damage gypsum walls to cement boards. For base bid #2 AMP4 has additional work to include re-piping of waste line interior and exterior to the units in Agat, the Yona units includes: ADA conversion and new water lines.

In the review of the bid results bidder number 2 Genesis Tech Corp is the lowest responsive responsible bid for base bid 1 and bidder number 3, Asia Pacific Inc. is the lowest responsive responsible bid for base bid 2. Both contractor had completed several major GHURA projects over the last 10 years with good standing, they also been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting that the Board approves a contract with; 1) Genesis Tech Corp for Base Bid Item 1 in the amount of \$135,200.00 for the reno of four units at AMP 4 and Asia Pacific Inc for Base Bid Item 2 in the amount of \$218,260 .00 for the reno of four units at AMP2. Funding are available under CAP Funds

Attachment: Bid Tabulation  
Clearance  
Gov cost estimate

At the Regular Board Meeting of November 15, 2019, a motion was made by Chairman Flores and seconded by Commissioner Pereda to approve the Intent of Award for IFB#GHURA-10-14-2019-AMP2, 3 & 4 for the Renovation of Eight Public Housing Units at AMPs 2, 3 & 4. With the motion being approved, contractors will be awarded based on the lowest Base Bid. Without any further discussion and objection, the motion was approved.



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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Executive Director 

**SUBJECT:** **Intent of Award, Renovation of Eight Public Housing Units at  
AMPs 2,3 & 4, IFB # GHURA- 10-14-2019-AMP2,3 & 4**

Bid opening for the subject project was held on Nov. 4, 2019 at 2:00PM. There was a total of 5 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.

Contractor	Base Bid #1	Base Bid #2
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2. Genesis Tech Corp	\$135,200.00	No Bid
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4. JJ Global	\$276,415.00	\$243,735.00
<b>Government Estimate:</b>	<b>\$136,717.00</b>	<b>\$171,211.00</b>

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In the review of the bid results bidder number 2 Genesis Tech Corp is the lowest responsive responsible bid for base bid 1 and bidder number 3, Asia Pacific Inc. is the lowest responsive responsible bid for base bid 2. Both contractor had completed several major GHURA projects over the last 10 years with good standing, they also been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting that the Board approves a contract with; 1) Genesis Tech Corp for Base Bid Item 1 in the amount of \$135,200.00 for the reno of four units at AMP 4 and Asia Pacific Inc for Base Bid Item 2 in the amount of \$218,260 .00 for the reno of four units at AMP2. Funding are available under CAP Funds

Attachment: Bid Tabulation  
Clearance  
Gov cost estimate

**Ray Topasna Executive Director**

Proposal Due Nov. 4, 2019 at 2pm

[illegible]

ATTESTED BY: Gracybalmer 11/04/2019

Signature: [Signature] Date: 11.4.2019

Signature: [Signature] Date: 11.4.19



**ATURIDAT GINIMAYAN 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**

Excell constructors	Asia-Pacific Int'l, Inc.	Genesis-Tech	General Pacific Services, LLC	JJ Global Services
10/24/2019	10/24/2019	10/24/2019	10/24/2019	10/24/2019
10/24/2019	10/24/2019	10/24/2019	10/24/2019	10/24/2019
10/24/2019	10/24/2019	10/24/2019	10/24/2019	10/24/2019
Exp. 06/13/2020	Exp. 10/03/2020	Exp. 06/30/2020	10/24/2019	10/24/2019
Contractor to obtain clearance from Guam Contractors License Board				

**Department of Labor:**

**ALPCD**

**Fair Employment Practice**

**Wage & Hour**

**Workers Compensation**

**Guam Contractors**

**License Board**

**U.S. Department**

**of Labor**

**Revenue & Tax**

**EIN/SSN**

**OSHA**

**SAM Debarred List**

10/24/2019	10/24/2019	10/24/2019	10/24/2019	10/24/2019
Contractor to report to Revenue and Tax Office				
2 Processed Update: 04/09/19	1 Processed Update: 12/16/2015 w/ 2 violation	11/4/2019	11/5/2019	11/5/2019
11/4/2019	11/4/2019	11/4/2019	11/5/2019	11/5/2019

Albert Santos

# COST ESTIMATE

8

3 Bedroom unit, toto 5B Duenas	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE:reno-3bdrm,	IDENTIFICATION NO.	10/3/2019

## COST ESTIMATE

ACTIVITY AND LOCATION: Toto	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
-----------------------------	---------------------------	--------------

ITEM DESCRIPTION	NUMBER	UNIT	UNIT COST	TOTAL
Termite treatment	1000	sf	\$0.45	\$ 450.00
Painting	4800	sf	\$ 1.75	\$ 8,400.00
exterior doors	2	ea	\$ 2,200.00	\$ 4,400.00
interior doors	4	ea	\$ 700.00	\$ 2,800.00
screen door (repair)	2	ea	\$ 55.00	\$ 110.00
Kitchen up-grade	1	ea	\$ 4,500.00	\$ 4,500.00
remove old tiles & dispose	1000	sf	\$ 0.61	\$ 610.00
install vinyl floor tiles	1000	sf	\$ 2.75	\$ 2,750.00
Up-grade electrical panel box	1	LS	\$ 4,500.00	\$4,500.00
bathroom up-grade	1	ls	\$ 1,500.00	\$1,500.00
lighting fixtures	4	ea	\$ 125.00	\$ 500.00
outlet/switch cover	20	ea	\$ 5.00	\$ 100.00
smoke detector	5	ea	\$ 119.00	\$ 595.00
replace light switch & outlets	20	ea	\$ 15.75	\$ 315.00
General cleaning-in & out	1	LS	\$ 550.00	\$ 550.00
total				\$ 32,080.00

Base bid 1(3bdrm)	\$ 32,080.00
4bdrm(2)	33732 \$67,464
5bdrm	\$ 37,173.00
toatl base bid #1	\$ 136,717.00



## COST ESTIMATE

ACTIVITY AND LOCATION: 4 bedroom 44 A Calle Damian	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE:reno-4bdrm	IDENTIFICATION NO.	
	ESTIMATED BY Albert H. Santos, AE Manager	DATE PREPARED 10/3/2019

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
Termite treament	1200	sf	\$0.45	\$ 540.00
Painting	4800	sf	\$ 1.75	\$ 8,400.00
exterior doors	2	ea	\$ 2,200.00	\$ 4,400.00
interior doors	3	ea	\$ 750.00	\$ 2,250.00
screen door (repair)	2	ea	\$ 55.00	\$ 110.00
Kitchen up-grade	1	ea	\$ 3,200.00	\$ 3,200.00
remove old tiles & dispose	1200	sf	\$ 0.61	\$ 732.00
install vinyl floor tiles	1200	sf	\$ 2.75	\$ 3,300.00
Up-grade electrical panel box	1	LS	\$ 4,000.00	\$ 4,000.00
bathroom up-grade	1	ls	\$ 1,500.00	\$ 1,500.00
lighting fixtures	4	ea	\$ 125.00	\$ 500.00
Change out medicine cabinet	2	ea	\$ 125.00	\$ 240.00
New range hood	1	ea	\$ 120.00	\$ 220.00
smoke detector	5	ea	\$ 220.00	\$ 595.00
replace light switch & outlets	5	ea	\$ 119.00	\$ 595.00
exterior works	1	ls	\$ 2,500.00	\$ 2,500.00
General cleaning-in & out	1	LS	\$ 650.00	\$ 650.00
total			\$ -	\$ 33,732.00

## COST ESTIMATE

ACTIVITY AND LOCATION: reno Toto unit # 15A damian PROJECT TITLE:reno-5bdm	CONSTRUCTION CONTRACT NO. SHEET IDENTIFICATION NO. ESTIMATED BY Albert H. Santos, AE Manager	DATE PREPARED 10/3/2019
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ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
Termite treatment	1450	sf	\$0.45	\$ 652.50
Painting	6000	sf	\$ 1.75	\$ 10,500.00
doors	6	ea	\$ 730.00	\$ 4,380.00
screen door (repair)	2	ea	\$ 55.00	\$ 110.00
Kitchen up grade	1	ls	\$ 4,500.00	\$ 4,500.00
remove old tiles & dispose	1450	sf	\$ 0.61	\$ 884.50
install vinyl floor tiles	1450	sf	\$ 2.75	\$ 3,987.50
watercloset-refurb( bowl wax,flush assembly,seat)	2	ea	\$ 194.00	\$ 388.00
sink( faucet, drain pipe )	2	ea	\$ 79.50	\$ 159.00
soap dish,towel rack,shower head,clean	2	set	\$ 750.00	\$ 1,500.00
lighting fixtures	9	ea	\$ 125.00	\$ 1,125.00
outlet/switch cover	10	ea	\$ 5.00	\$ 50.00
smoke detector	5	ea	\$ 119.00	\$ 595.00
replace light switch & outlets	9	ea	\$ 15.75	\$ 141.75
General cleaning-in & out	1	LS	\$ 550.00	\$ 550.00
new water closet	1	ls	\$ 250.00	\$ 250.00
cracks repair	60	lf	\$ 35.00	\$ 2,100.00
sewer flash	1	ls	\$ 500.00	\$ 500.00
window screen	3	ls	\$ 100.00	\$ 300.00
electrical panel box up-grade	1	ls	\$ 4,500.00	\$ 4,500.00
total				\$ 37,173.25



# COST ESTIMATE

23 Mao, 18JCR & \$JAP	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
3 Bedroom unit		
PROJECT TITLE:reno-3bdrm,	IDENTIFICATION NO.	10/3/2019

ITEM DESCRIPTION	NUMBER	UNIT	UNIT COST	TOTAL	RS means
Termite treament	1000	sf	\$0.45	\$ 450.00	
Painting	4800	sf	\$ 1.75	\$ 8,400.00	
exterior doors	3	ea	\$ 2,200.00	\$ 6,600.00	
interior doors	4	ea	\$ 700.00	\$ 2,800.00	
screen door (repair)	2	ea	\$ 55.00	\$ 110.00	
Kitchen up-grade	1	ea	\$ 5,500.00	\$ 5,500.00	
remove old tiles & dispose	1000	sf	\$ 0.61	\$ 610.00	
install vinyl floor tiles	1000	sf	\$ 2.75	\$ 2,750.00	
Up-grade electrical panel box	1	LS	\$ 5,000.00	\$5,000.00	
bathroom up-grade	1	ls	\$ 3,200.00	\$3,200.00	
lighting fixtures	4	ea	\$ 125.00	\$ 500.00	
outlet/switch cover	20	ea	\$ 5.00	\$ 100.00	
smoke detector	5	ea	\$ 119.00	\$ 595.00	
replace light switch & outlets	20	ea	\$ 15.75	\$ 315.00	
General cleaning-in & out	1	LS	\$ 550.00	\$ 550.00	
total				\$ 37,480.00	
total 3 units				\$ 112,440.00	
4JAP additional wrok					
new water line	1	ls		\$ 7,500.00	
Tree removal	3	ea	\$ 400.00	\$ 1,200.00	
18 JCR additional work					
ADA modifications	1	ls		\$ 8,500.00	
23MAO additional work					
waste line up-grade	1	LS		\$ 10,000.00	
3 -3 bdrm				\$ 139,640.00	
1-2bdrom				\$ 31,571.00	
total base bid #2				\$ 171,211.00	

## COST ESTIMATE

ACTIVITY AND LOCATION: Yona 1 JAP	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE:reno-2bdrm	IDENTIFICATION NO.	
	ESTIMATED BY Albert H. Santos, AE Manager	DATE PREPARED 10/3/2019

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
Termite treament	900	sf	\$0.45	\$ 405.00
Painting	4800	sf	\$ 1.75	\$ 8,400.00
exterior doors	2	ea	\$ 2,200.00	\$ 4,400.00
interior doors	3	ea	\$ 700.00	\$ 2,100.00
Kitchen up-grade	1	ea	\$ 1,800.00	\$ 1,800.00
remove old tiles & disp	900	sf	\$ 0.61	\$ 549.00
install vinyl floor tiles	900	sf	\$ 2.46	\$ 2,214.00
Change out of electrical system	1	LS		\$5,000.00
watercloset-refurb( bowl wax,flush assembly,seat)	1	ea	\$ 250.00	\$ 250.00
sink( faucet, drain pipe	1	ea	\$ 79.50	\$ 79.50
soap dish,towel rack,shower head,clean tiles	1	set	\$ 200.00	\$ 200.00
lighting fixtures	9	ea	\$ 125.00	\$ 1,125.00
Provide new water shu	1	ea	\$ 500.00	\$ 500.00
General cleaning-in & d	1	LS	\$ 550.00	\$ 550.00
electrical panel	1	ls	\$ 4,000.00	\$ 4,000.00
total				\$ 31,572.50



## ATURIDAT GINIMA YAN RINUEBAN SIUDAT

### MEMORANDUM:

**TO:** Board of Commissioners

**FROM:** Executive Director 

**SUBJECT:** Intent of Award, GHURA -09-02-2019-CDBG  
Construction of Community Art Center in Sinajana

Bid opening for the subject project was held on Oct.30,2019 at 2:00PM. There was a total of 5 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. Mega United Corp.	\$892,655.00
2.American Builders	\$968,883.00

**Government Estimate: \$876,221.50**

In the review of the bid results bidder Mega United Corp is the lowest responsive responsible bid for base bid 1. Their cost proposal is within the Government estimate, Mega United had completed multiple projects for GHURA which included the re-roofing of GHURA 48 units in the amount of over \$4,000,000.00, their other notable government projects are: the construction of the GWA Compliance Laboratory, Dededo Framers Coop Market and Fishing Platform in Pasao, they also been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting that the Board approves a contract with Mega United Corp. for Base Bid Item 1 in the amount of \$892,655.00 to construct the Community Art Center in Sinajana. Funding are available under CDBG Funds

Attachment: Bid Tabulation  
Clearance  
Gov cost estimate

At the Regular Board Meeting of November 15, 2019, a motion was made by Vice Chairwoman Guzman and seconded by Commissioner Dominguez to approve the Intent of Award, GHURA-09-02-2019-CDBG, Construction of Community Art Center in Sinajana to Mega United Corp. in the amount of \$892,655.00. Without any further discussion and objection, the motion was approved.

Proposal Due Oct. 30, 2019 at 2pm

ATTESTED BY: Audrey Balnew 10/30/2019



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

To: File  
 From: Architect & Engineering Manager  
 Subject: Construction of a Community Art Center in Sinajana

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	Clayarch Inc.	Infotech International, LLC	Mega United Corp.	American Builder, LLC
Catalyst Construction				

**Department of Labor:**

ALPCD	10/30/2019	10/30/2019	10/30/2019	10/30/2019
Fair Employment Practice	10/30/2019	10/30/2019	10/30/2019	10/30/2019
Wage & Hour	10/30/2019	10/30/2019	10/30/2019	10/30/2019
Workers Compensation	Exp. 08/29/2020	Exp. 01/12/2020	Exp. 06/15/2020	Exp. 09/26/2020

**Guam Contractors License Board**

Contractor to obtain clearance from Guam Contractors License Board				
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**U.S. Department of Labor**

10/29/2019	10/29/2019	10/29/2019	10/29/2019	10/29/2019
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**Revenue & Tax EIN/SSN**

Contractor to report to Revenue and Tax Office				
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**OSHA**

7 Processed Update: 05/21/19	11/5/2019	1 Processed Update: 2/5/2015	11/5/2019	11/5/2019
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**SAM Debarred List**

11/5/2019	Exp. 06/24/2020	Exp. 06/18/2020	Exp. 08/18/2020	Exp. 10/17/2020
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Albert Santos

## COST ESTIMATE

### GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Project:** Design for a Central Community Arts Hall, Sinajana

Item	Description	Qty.	Unit	ESTIMATED COST (L/M)	
				Unit Cost(\$)	Total Cost (\$)
<b>A</b>	<b>Demolition Works</b>				
	1. Removal of existing covered walkway entirely, etc.	1	ls	18,000.00	18,000.00
	2. Removal of existing concrete floor, wall, columns and roof slab, etc.	1	ls	20,000.00	20,000.00
	3. Removal of existing chainlink fence and gates, etc.	1	ls	1,000.00	1,000.00
	4. Removal of existing inlet , etc.	1	ls	1,500.00	1,500.00
<b>B</b>	<b>Architectural</b>				
	1. Alum. double door with vision	1	ea	7,000.00	7,000.00
	2. Alum. double door with vision (8' ht.)	4	ea	9,000.00	36,000.00
	3 Alum. single door w/ panic hardware	4	ea	4,900.00	19,600.00
	4. Wood single flushed door	6	ea	1,000.00	6,000.00
	5. Misc. door hardwares & lock system	1	ls	3,000.00	3,000.00
	6. Sliding Glass/alum. window with standard. typhoon shutter	3	ea	1,500.00	4,500.00
	7. Fixed glass/aluminum window	1	ea	3,000.00	3,000.00
	8. Floor tiles	560	sf	4.00	2,240.00
	9. Vinyl comp. floor tiles	670	sf	3.00	2,010.00
	10. Floor sealer coating	3,240	sf	6.00	19,440.00
	11. Sealants/Caulking	1	ls	1,000.00	1,000.00
	12. Acoustic sound panel wall board	1	ls	8,000.00	8,000.00
	13. Acoustic ceiling panel rigid insulation	1	ls	12,000.00	12,000.00
	14. Rubber cove base	105	lf	3.00	315.00
	15. Gypsum board wall	1,300	sf	27.00	35,100.00
	16. Cement board wall	40	sf	23.00	920.00
	17. Wall stainless steel sheet joint cover	20	lf	18.00	360.00
	18. Roof stainless steel joint flashing	220	lf	18.00	3,960.00
	19 Roof drain & downspout, etc.	1	ls	4,000.00	4,000.00
	20. Fire extinguisher (15 lbs)	6	ea	250.00	1,500.00
	21. Toilet Partition & misc. hardwares	1	ls	3,000.00	3,000.00
	22. Stair ipe railing & paint	1	ls	2,000.00	2,000.00
	23. Stair aluminum nosing	1	ls	800.00	800.00
	24. Interior & Exterior painting	1	ls	35,000.00	35,000.00



## COST ESTIMATE

### GUAM HOUSING AND URBAN RENEWAL AUTHORITY

**Project:** Design for a Central Community Arts Hall, Sinajana

Item	Description	Qty.	Unit	ESTIMATED COST (L/M)	
				Unit Cost(\$)	Total Cost (\$)
	25. Elastomeric roof coating	2,630	lf	4.00	10,520.00
<b>C.</b>	<b>Structural</b>				
	1. Footing excavations (overall col. & wall)	1	ls	5,000.00	5,000.00
	2. Base course backfill (overall slabs & footing)	1	ls	5,000.00	5,000.00
	3. Concrete (main bldg.) footing, slabs, beams, 2nd flr. slab, topping, col., facia with reinf.	220	cy	400.00	88,000.00
	4. Concrete (covered walkway) footing, slabs, roof, columns, beams, facia with reinf.	70	cy	320.00	22,400.00
	5. CMU (8"t) wall with plaster cement & reinf.	1	ls	50,000.00	50,000.00
	6. Pre-cast concrete (DT18)	2,970	sf	30.00	89,100.00
<b>D.</b>	<b>Plumbing &amp; Mechanical</b>				
	1. Packaged coolong unit (PCU)	2	ea	14,000.00	28,000.00
	2. Ductless AC unit (30 K btuh)	1	ea	3,500.00	3,500.00
	3. Ductless AC unit (12 K btuh)	1	ea	1,200.00	1,200.00
	4. Ductless AC unit (9 K btuh)	4	lot	950.00	3,800.00
	5. Duct works	1	ea	30,000.00	30,000.00
	6. Exhaust fan	2	ea	750.00	1,500.00
	7. Plumbing fixtures & accessories	6	ea	1,500.00	9,000.00
	8. Plumbing piping	1	ls	1,500.00	1,500.00
	9. Mechanical & Plumbing accessories	1	ls	5,000.00	5,000.00
<b>E</b>	<b>Electrical</b>				
	1. Demolition works	1	ls	1,800.00	1,800.00
	2. Distribution	1	ls	45,000.00	45,000.00
	3. Lighting system	1	ls	90,000.00	90,000.00
	4. Power system	1	ls	30,000.00	30,000.00
	5. Signal & communication system	1	ls	25,000.00	25,000.00
	<b>Sub-total</b>				<b>\$ 796,565.00</b>
	<b>Contingency 10%</b>				<b>79,656.50</b>
	<b>TOTAL CONSTRUCTION COST</b>				<b>\$ 876,221.50</b>

Construction of Community Art Center in Sinajana

GHURA -09-02-2019-CDBG

Bid submission & attendance

Due Date: Oct. 30, 2019 2:00 PM

	Company Name	Submitted by	Phone
1	Mega United Corp.	Minda Wang	686-3828
2	<del>Bobo Gray American Builders</del>	<del>Bobo Gray</del>	605-3046
3	NAREGA K KOMMI	ENERATECH BMTL LLC.	727-5667
4			
5			
6			
7			
8			
9			
10			
11			
12			


ATTENDANCE ONLY



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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Executive Director 

**SUBJECT:** **Contract Amendment , GHURA-6-25-2018-HOME  
Rehabilitation for Affordable Housing of 14 units, Isla  
Apartments complex in Mangilao**

As reported to the board in June that we had requested the contractor to conduct a subterranean investigation of the 4 storm drainage inlets due to our ability to clear the lines leading to a infiltration system, upon completion of the requested exploratory digging we discovered that there were no infiltration system other than piping with an elbow. Which explains CSS concern with the major flooding within the parking area. In our design we had included a small French drain system between the parking rows to include the clearing of the existing infiltration system which we assume would resolve the flooding as noted by CSS. Due to the absence of the infiltration system our 8" French drain will not provide adequate detention volume for typical storm events. Based on the Preliminary TR-55 storm-water calculations (Exhibit A) suggest adding a new infiltrator with sufficient detention volume to alleviate existing flooding conditions, which we requested the contractor to submit a cost proposal. In reviewing the proposal on the infiltration system over the parking area and based on our monitoring on the amount of rain and the amount ponding in the parking lot area over the last 3 months we decided to move the infiltration system location to the side yard and develop a new modular detention & infiltration system to address flooding during heavy rain.

Attach are the details and cost for both the infiltration system and the new modular detention & infiltration system. Based on our monitoring we have determine that the new modular detention and infiltration system will adequately address the flooding of the parking area. In addition, the new system is design to provide access for maintenance which is our major concern with the infiltration system over the parking area.

The cost for the infiltration system over the parking area is priced at \$76,780.63 and the cost for the new modular detention & infiltration system is at \$ 39,279.88.

In addition to the above change required, the contractor under scope is to remove the old rusted/damage parking compound lighting fixtures and replace with a new LED lighting fixture. The contractor in the course of removing the old lighting fixtures discovered that the old fixtures are bonded to the rushed lighting poles and the electrical wiring insulation within the poles are burnt. Based on the discovery we requested the contractor to submit a cost proposal to replace all 3 poles and rewiring of electrical lines. Attach is the contractor's proposal which staff had reviewed and determine to be fair and reasonable in the amount \$4,218.67.

Based on our staff's review and negotiated changes for the above modification required to complete the project we are requesting that the Board approves a contract amendment for the additional work in the amount of 43,498.55 under Triple Tech Inc contract. Funds are available under the HOME grants. In addition to the added work a contract time extension is in order for an additional 30 calendar days.

Ray S. Topasna

Attachment: Exhibits

Contractors' Proposals and details of cost

At the Regular Board Meeting of November 15, 2019, a motion was made by Chairman Flores and seconded by Commissioner Dominguez to approve the Contract Amendment to GHURA-6-25-2018-HOME for the Rehabilitation for Affordable Housing of 14 units, Isla Apartments complex in Mangilao to cover the additional work under Triple Tech Inc. contract in the amount of \$43,498.55. Without any further discussion and objection, the motion was approved.



For Group C Soil; 75% Impervious

Post Development CN ; Pre Development CN = 79

	Area	CN
pervious	0.25Ac	79
Impervious	0.75Ac	98

Composite CN - Post development

$$CN = \frac{0.25 \times 79 + 0.75 \times 98}{1Ac} = 93.25$$

Travel time:  $T_c = \frac{0.007(nL)^{0.8}}{(P_2)^{0.5} S^{0.4}}$  where

$n$  = manning's roughness coeff  
 $n = 0.011$  (smooth surface)  
 $L$  = flow length  
 $L = 600$  ft (minimum allowed  $T_c$ )  
 $P_2$  = 2yr 24hr rainfall  
 $P_2 = 6.34$  in  
 $S$  = Slope of hydraulic grade  
 $S = 0.005$

$$T_c = 0.105 \text{ hr}$$

$$= 6.28 \text{ min}$$

$$\begin{aligned} \text{Recharge Volume } R_v &= (1.5)(A)(I)/12 \\ &= (1.5)(15Ac)(0.75)/12 \\ &= 1.406 \text{ Ac}\cdot\text{ft} \end{aligned}$$

$$\text{Water Quality Volume} = \text{Recharge Volume } R_v$$

Channel Protection Volume  $C_p$  - Treatment waived for small sites ( $\leq 1Ac$  impervious)

Win TR55 Peak Discharge Simulation:

$Q_p$ (cfs)	25yr	1yr	$\frac{Q_{out}}{Q_{in}} = \frac{114.56}{129.19} = 0.887$
pre-development	114.56	29.91	
post-development	129.19	46.23	$\frac{V_s}{V_r} = 0.14$

$$R_v = 0.05 + 0.009I ; \text{Runoff Volume}$$

$$R_v = 0.725$$

$$Q_{25} = 0.9PR_v \rightarrow 0.9(12.5 \text{ in})(0.725) = 8.156 \text{ in}$$

$$V_r = (8.156)(1Ac)/12 = 0.68 \text{ Ac}\cdot\text{ft}$$

$$V_s = (0.14)(0.68) = 0.0952 \text{ Ac}\cdot\text{ft}$$

$$= \boxed{4147 \text{ cu ft}}$$



# PROPOSAL WORKSHEET DETAIL

Project: Rehabilitation for Affordable Housing 14 Units Change Order Request Number: #0001 Revised

To: A/E Guam Housing & Urban Renewal Auth. From: Triple Tech Incorporated Contact: Alice Wu

Re: Storm drain investigation & infiltrator expansion Date: 4/19/2019

Proposal Request Number: #0001 Negotiated A/E Project Number: GHURA-6-25-2019-HOME

## SHADED AREAS FOR A/E USE

### ADDITIONS

Ref. No.	Item Description	Quantity	Unit	UNIT PRICES			SUBTOTALS			TOTAL	
				Materials	Labor/Equipment		Materials	Labor			
1	001 Exploratory Excavation	1	lot	\$ 65.00	\$ 225.00		\$ 65.00	\$ 225.00		\$ 290.00	
2	001 Egnr. & Design Development	1	lot	\$ -	\$ 2,760.00			\$ 2,760.00		\$ 2,760.00	
3	001 Asphalt Paving	1250	sqft	\$ 5.25	\$ 7.50		\$ 6,562.50	\$ 9,375.00		\$ 15,937.50	
4	001 New Infiltrator Manhole	1	lot	\$ 1,171.88	\$ 1,620.00		\$ 1,171.88	\$ 1,620.00		\$ 2,791.88	
5	001 Excavate, Fill, Grade, Compact	450	cy	\$ 45.14	\$ 12.99		\$ 20,310.75	\$ 5,845.50		\$ 26,156.25	
6	001 New underground infiltrator	15	ea	\$ 1,683.00	\$ 240.00		\$ 25,245.00	\$ 3,600.00		\$ 28,845.00	
Subtotal (Enter this number on Worksheet Summary)				\$ 2,970.26	\$ 4,865.49		\$ 53,355.13	\$ 23,425.50		\$ 76,780.63	

### DEDUCTIONS

Ref. No.	Item Description	Quantity	Unit	UNIT PRICES			SUBTOTALS			TOTAL	
				Materials	Labor		Materials	Labor			
1	001D Demo & Disp. Parking Island	1	lot	\$ 350.00	\$ 487.50		\$ 350.00	\$ 487.50		\$ 837.50	
2	001D Rebuild Parking Island	1	lot	\$ 759.60	\$ 928.40		\$ 759.60	\$ 928.40		\$ 1,688.00	
3	001D 8" Perforated Drain Pipe	2	ea	\$ 1,048.58	\$ 1,221.88		\$ 2,097.16	\$ 2,443.76		\$ 4,540.92	
4	001D Excavate, Fill, Grade, Compact	100	cy	\$ 45.14	\$ 12.99		\$ 4,513.50	\$ 1,299.00		\$ 5,812.50	
Subtotal (Enter this number on Worksheet Summary)							\$ 7,720.26	\$ 5,158.66		\$ 12,878.92	





ADVANCED DRAINAGE SYSTEMS, INC.

## Isla Apartments

### STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPIDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2419, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2737, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
  - a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE SUFFICIENT TO EQUAL TO 1.75 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2737 AND BY AASHTO FOR THERMOPLASTIC TYPE.
  - b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2419 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
  - c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
  - STONE/SHOOTER LOCATED OFF THE CHAMBER BED.
  - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
  - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 8" (200 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

### NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON EXISTING CHAMBERS.
  - IF TRUCK EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE.
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING. USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-432-3594 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

# CONCEPTUAL LAYOUT

(1) STORMTECH MC-3500 CHAMBERS  
 (1) STORMTECH MC-2500 END CAPS  
 1" BASE STONE, 40% STONE VOID  
 INSTALLED SYSTEM VOLUME: 3123 CF  
 AREA OF SYSTEM: 925 FT<sup>2</sup>  
 PERIMETER OF SYSTEM: 136 FT

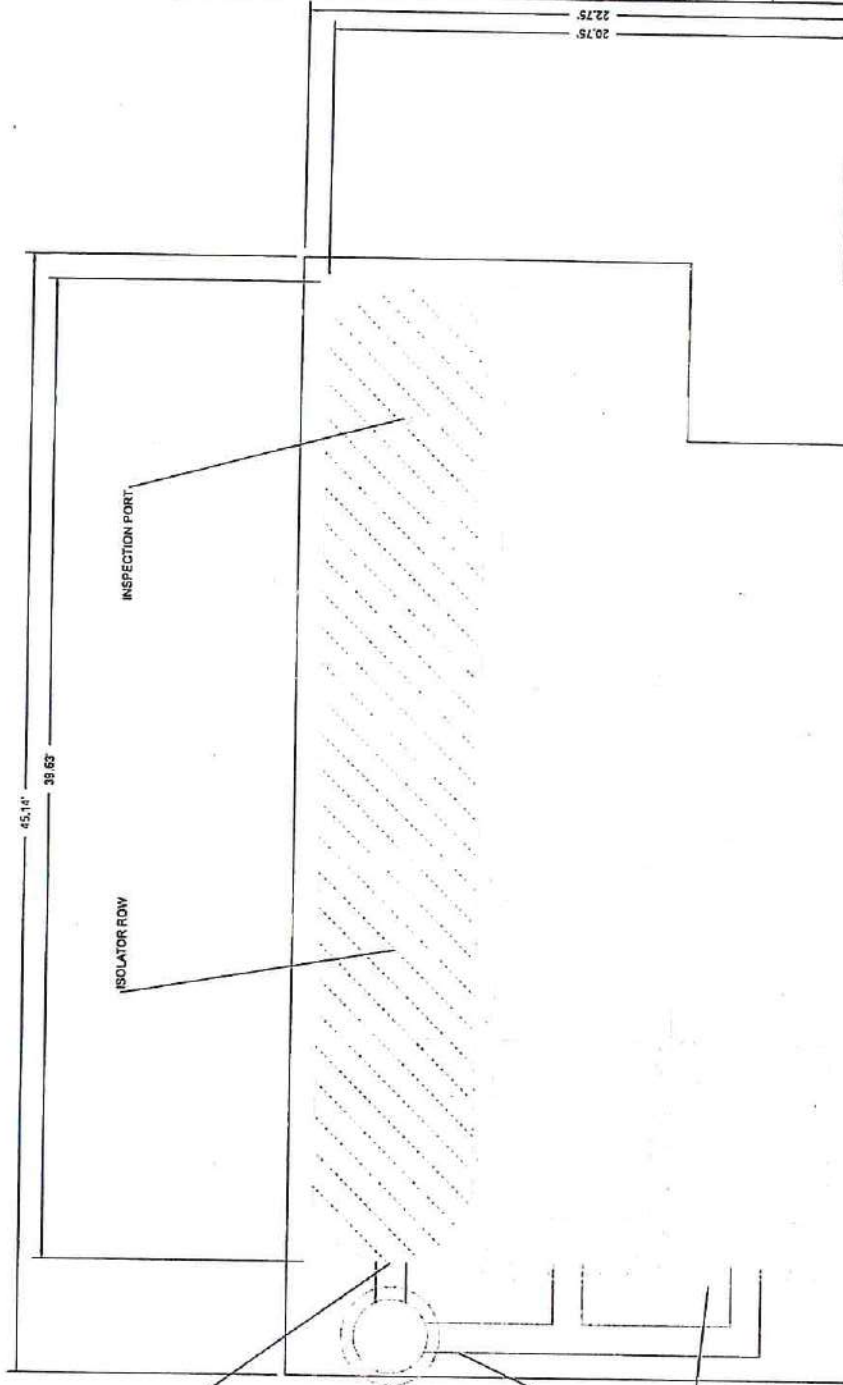
24" CORED END CAP PART# MC3500EPP24BC TYP.  
 OF ALL MC-3500 24" CONNECTIONS AND  
 ISOLATOR ROWS

PROPOSED STRUCTURE W/ ELEVATED BYPASS  
 MANIFOLD (DESIGN BY ENGINEER / PROVIDED BY  
 OTHERS)

12" x 12" ADS N-10 TOP MANIFOLD, INV. 26.30'  
 ABOVE CHAMBER BASE (SIZE TYP. BY ENGINEER /  
 SEE TECH. SHEET #7 FOR MANIFOLD SIZING  
 GUIDANCE)

PLACE MINIMUM 12" OF ADS GEOSYNTHETICS  
 318WTK WOVEN GEOTEXTILE OVER BEDDING  
 STONE AND UNDERNEATH CHAMBER FEET FOR  
 SCOUR PROTECTION AT ALL CHAMBER INLET  
 ROWS

COMPUTER GENERATED CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION



<b>NOT TO SCALE</b> 4540 TRUEMAN BLVD HILLARIO, OH 43026 1-800-733-7473		<b>Stormtech</b> 22 WINDY HILL, SUITE 101 HILLARIO, OH 43026 1-800-733-7473	
PROJECT #: DATE: DRAWN: JN CHECKED:	DESCRIPTION REV DRW CHK	2 OF 5 SHEET	

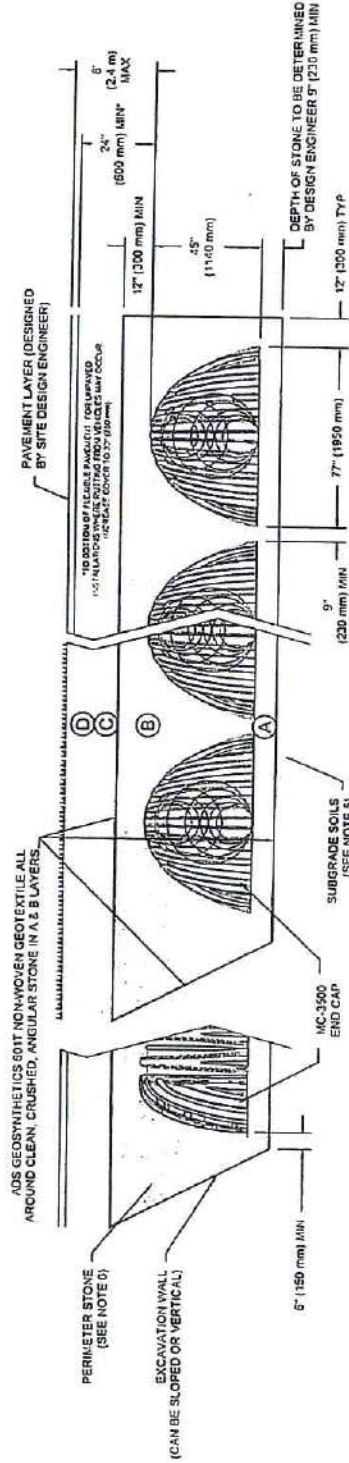


# ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED SURFACE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S SUBGRADE REQUIREMENTS	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE DIFFERENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRAVULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M1451 A-1, A-2-4, A-3 OR AASHTO M431 3, 3S1, 4, 4S1, 5, 5S, 51, 6, 61, 6S, 7, 7S, 8, 8S, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAXIMUM LIFT TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED AGGREGATE AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B EMBODIMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" (20-50 mm)	AASHTO M431 3, 4	NO COMPACTION REQUIRED
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" (20-50 mm)	AASHTO M431 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE **

PLEASE NOTE

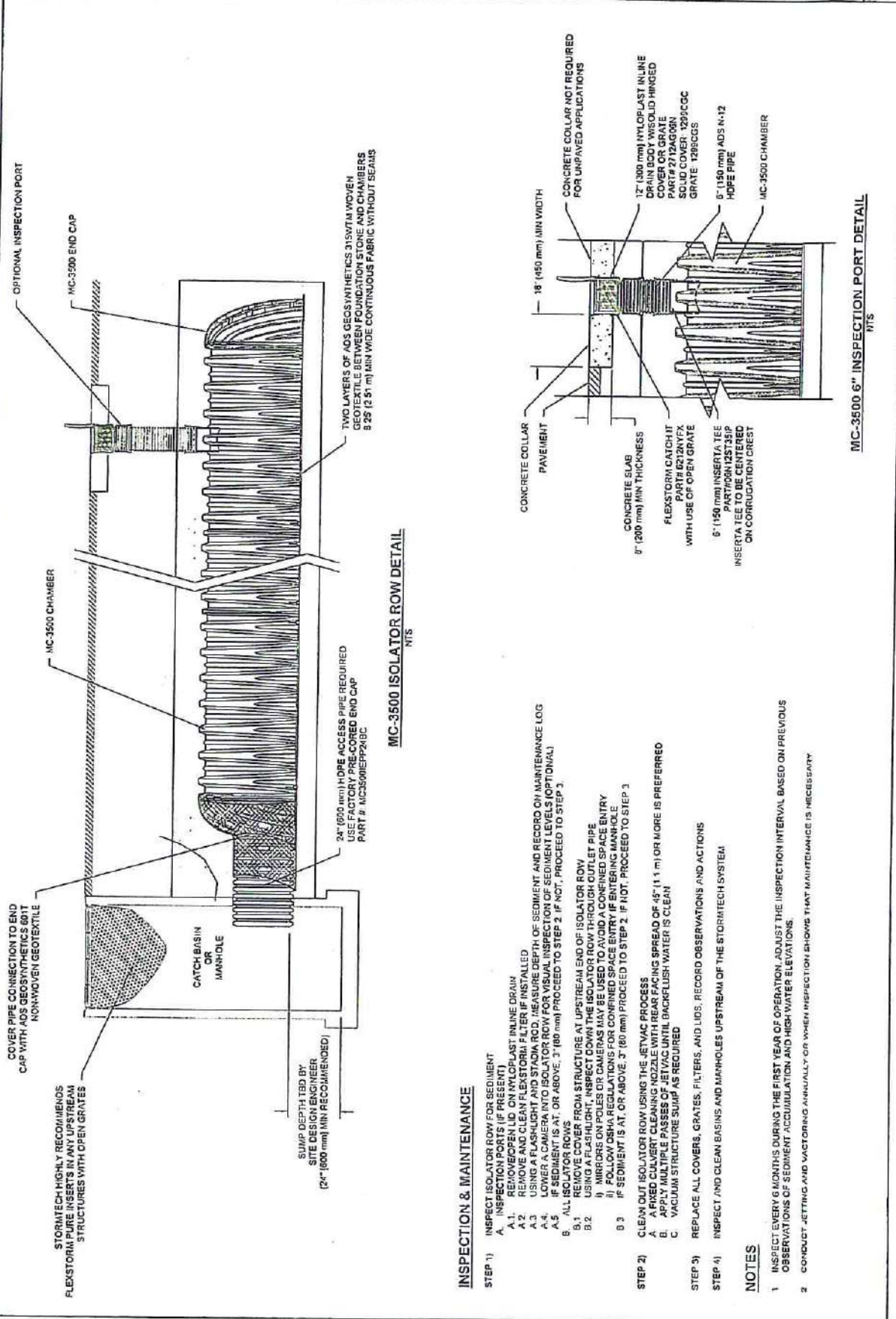
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M431) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 12" (300 mm) MAXIMUM LIFT. TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR OR WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



## NOTES:

- MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2110 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2110 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- REINFORCEMENT STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

4640 TRUEMAN BLVD HILLIARD, OH 43026 1-800-733-7473		SHEET <b>3 OF 5</b>
PROJECT # 101 DATE 04/08/2019 DRAWN JH	DESCRIPTION Isla Apartments	CHECKED DATE



### INSPECTION & MAINTENANCE

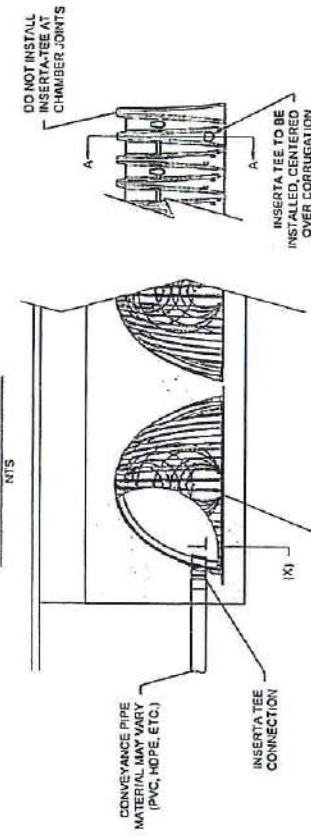
- STEP 1)** INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
    - A.1. REMOVE OPEN LID ON NYLOPLAST IN LINE DRAIN
    - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
    - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
    - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
    - A.5. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
  - B. ALL ISOLATOR ROWS
    - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
    - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - B.3. REMOVS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - B.4. IF CRAWL SPACE REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    - B.5. IF SEDIMENT IS AT OR ABOVE 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3
- STEP 2)** CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
  - C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3)** REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS
- STEP 4)** INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM

### NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY



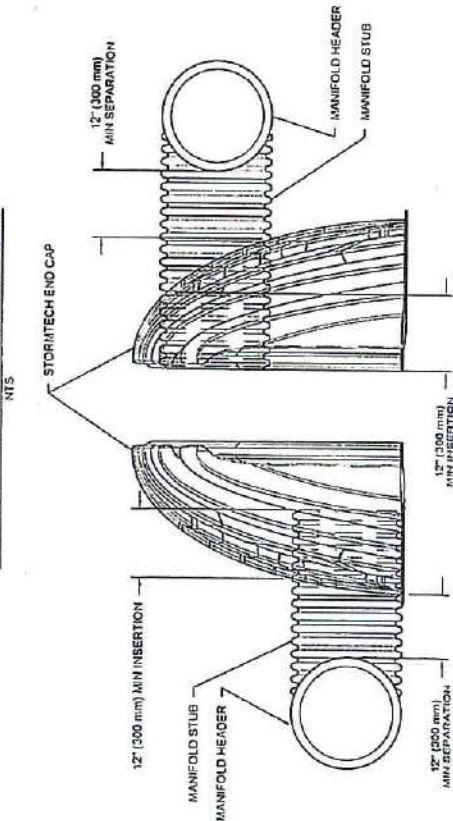
# INSERTA TEE DETAIL



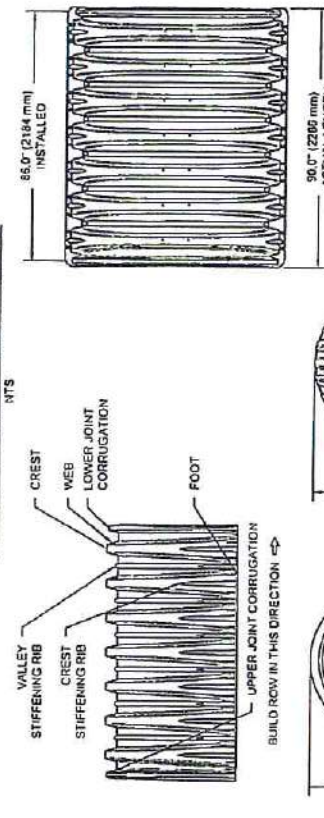
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6\" (150 mm)	4\" (100 mm)
SC-740	10\" (250 mm)	4\" (100 mm)
DC-780	10\" (250 mm)	4\" (100 mm)
MC-3900	12\" (300 mm)	6\" (150 mm)
MC-4500	12\" (300 mm)	6\" (150 mm)

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

## MC-SERIES END CAP INSERTION DETAIL



# MC-3500 TECHNICAL SPECIFICATION



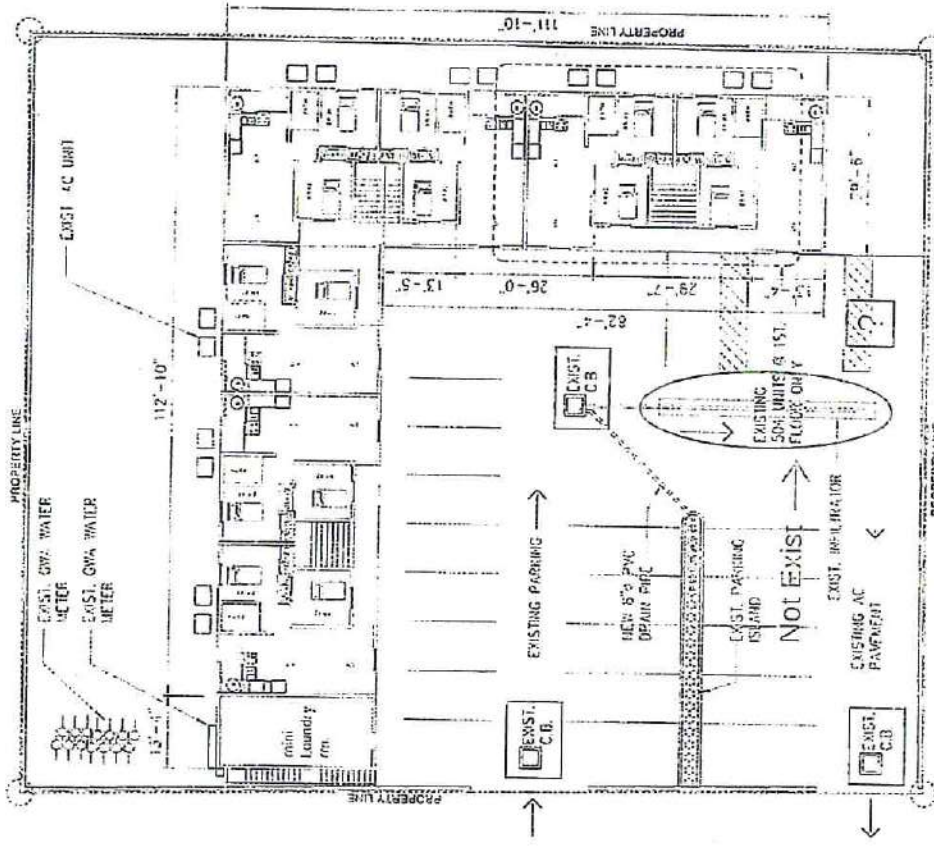
CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6\" (150 mm)	4\" (100 mm)
SC-740	10\" (250 mm)	4\" (100 mm)
DC-780	10\" (250 mm)	4\" (100 mm)
MC-3900	12\" (300 mm)	6\" (150 mm)
MC-4500	12\" (300 mm)	6\" (150 mm)

NOTE: PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6\" (150 mm)	4\" (100 mm)
SC-740	10\" (250 mm)	4\" (100 mm)
DC-780	10\" (250 mm)	4\" (100 mm)
MC-3900	12\" (300 mm)	6\" (150 mm)
MC-4500	12\" (300 mm)	6\" (150 mm)

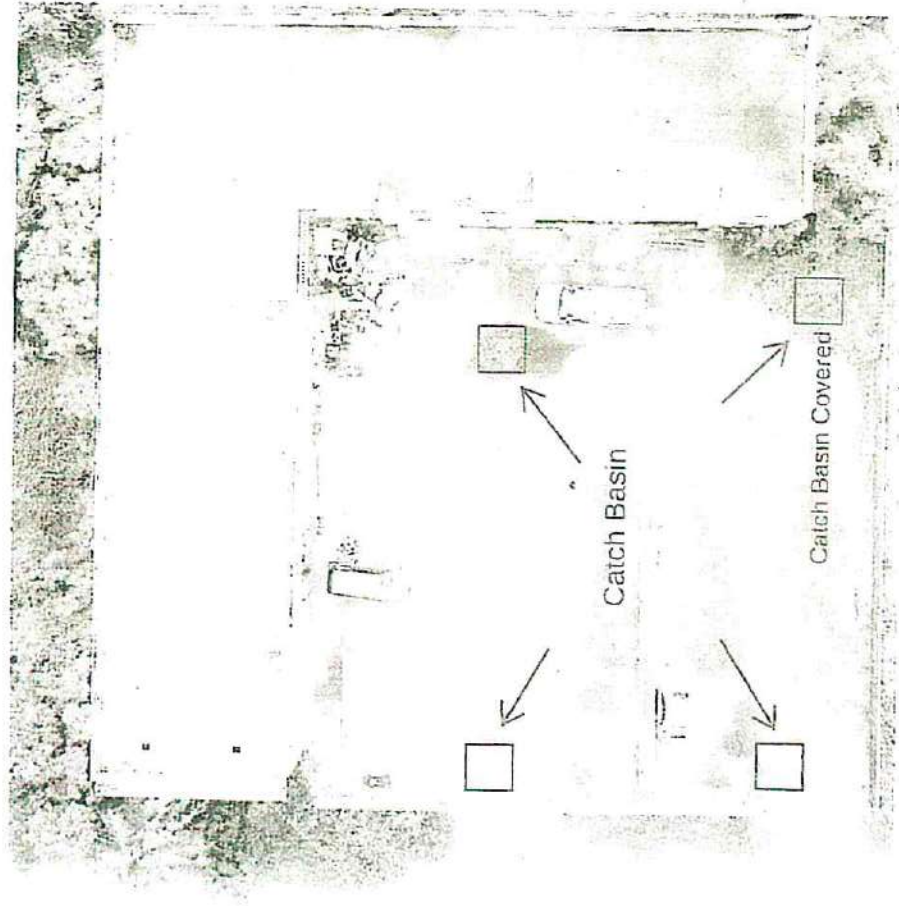
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

## Addendum #1

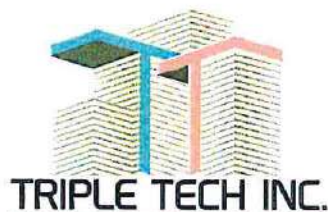


1ST FLOOR PLAN

**NOT TO SCALE**







## CHANGE ORDER REQUEST (PROPOSAL)

Project: Rehabilitation for Affordable Housing of 14 Units  
Isla Apartments  
To: A/E Guam Housing & Urban Renewal Authority  
Re: Proposal for changes discussed 10/15/2019

Change Order Request Number: 0002  
From (Contractor): Triple Tech Incorporated  
Date: 11/04/2019  
A/E Project Number: GHURA-6-25-2019-HOME  
Contract For: GHURA

This Change Order Request (C.O.R.) contains an itemized quotation for changes in the Contract Sum or Contract Time in response to proposed modifications to the Contract Documents based on Proposal Request No. 0002.

### Descriptions of Proposed Changes:

1. Additional repair work for previously undiscovered catch basin concealed by overgrowth.
2. Construct new modular detention & infiltration system at side of building to address flooding during heavy rain
3. Connect center drain to new infiltrator system, remove reducing bushing in existing pipe installed by previous contractor and remove garbage from line.

Attached supporting information from: ☒ Contractor ☐ Supplier ☒ Exhibits A & B

### Reasons for Changes:

1. An additional catch basin was discovered on the north west corner after removing garbage and vegetation. Basin needs new grating, extensive cleaning, and chipping to create bottom drain to eliminate permanent standing water.
2. Ponding occurs in central parking area with heavy rain. Standing water is estimated to cover approximately a 30ft x 60ft area at a depth of about 2" and requires many hours to drain. Estimated volume required to detain the excess water is 300 cubic feet. Proposed design is estimated to provide approximately 460 cubic feet of detention volume.
3. Connecting the endpoints of the other catch basins to the northwest corner catch basin allow for all underground pipes to be cleaned in the future. Currently this is impossible due to pipe terminating underground.
4. Modular detention chambers increase detention volume compared to plain gravel backfill, allow easy cleaning, and reduce maintenance over a continuous trench by performing sedimentation in stages.
5. Narrow footprint avoids the zone of influence of the surrounding structures. Finished grade does not create a fall hazard. Location minimizes damage to existing asphalt.

Does Proposed Change involve a change in Contract Sum? ☐ No ☒ Yes [Increase] [Decrease] \$ 39,279.88  
Does Proposed Change involve a change in Contract Time? ☐ No ☒ Yes [Increase] [Decrease] 45 days.

Attached pages: ☒ Proposal Worksheet Summary: \_\_\_\_\_  
☒ Proposal Worksheet Detail(s): \_\_\_\_\_

Signed by: \_\_\_\_\_

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

Copies: ☐ Owner ☐ Consultants ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ \_\_\_\_\_ ☐ File



# PROPOSAL WORKSHEET DETAIL

Project: Reliabilitation for Affordable Housing 14 Units Change Order Request Number: #0002

To: A/E Guam Housing & Urban Renewal Auth. Front: Triple Tech Incorporated Contact: Alice Wu

Re: Expansion of existing infiltration system Date: 11/4/19

Proposal Request Number: #0002 A/E Project Number: GHURA-6-25-2019-HOME

SHADED AREAS FOR A/E USE

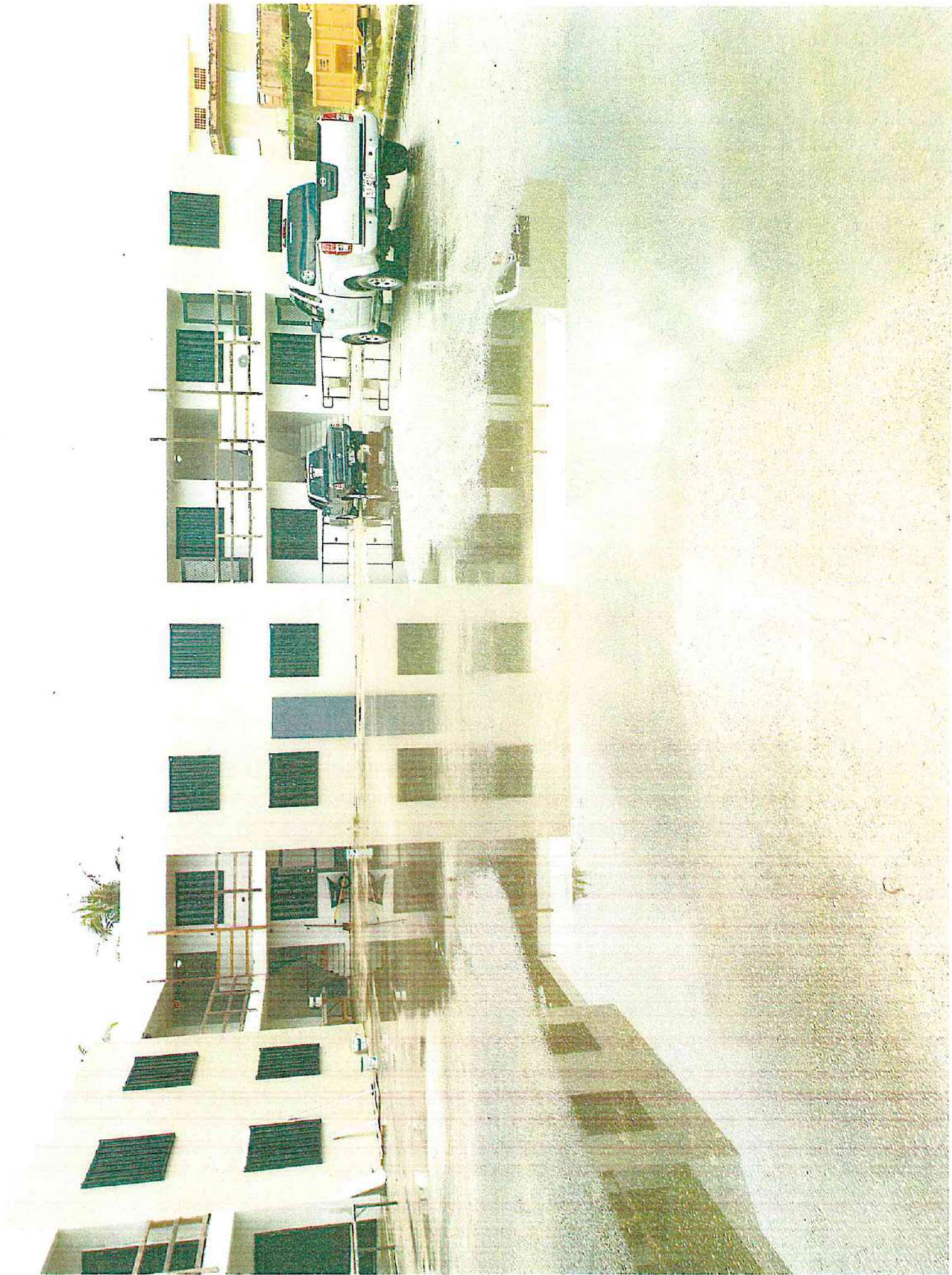
## ADDITIONS

UNIT PRICES				SUBTOTALS			TOTAL
Ref. No.	Item Description	Quantity	Unit	Materials	Labor/Equipment	Labor	
1	Survey & Testing	1	lot	\$ 65.00	\$ 1,225.00	\$ 1,225.00	\$ 1,290.00
2	Engn. & Design Development	1	lot	\$ -	\$ 4,250.00	\$ 4,250.00	\$ 4,250.00
3	Additional repairs on basin	1	lot	\$ 267.00	\$ 343.00	\$ 343.00	\$ 610.00
4	Infiltrator & Piping	4	ea	\$ 3,125.00	\$ 3,240.00	\$ 12,960.00	\$ 25,460.00
5	Excavate, Fill, Grade, Compact	70	cy	\$ 52.66	\$ 15.16	\$ 1,060.85	\$ 4,746.88
6	Road Cutting & Repair	1	lot	\$ 644.00	\$ 863.00	\$ 863.00	\$ 1,507.00
7	Concrete Covers & Collar	8	ea	\$ 92.00	\$ 85.00	\$ 680.00	\$ 1,416.00
Subtotal (Enter this number on Worksheet Summary.)				\$ 4,245.66	\$ 10,021.16	\$ 21,381.85	\$ 39,279.88

## DEDUCTIONS

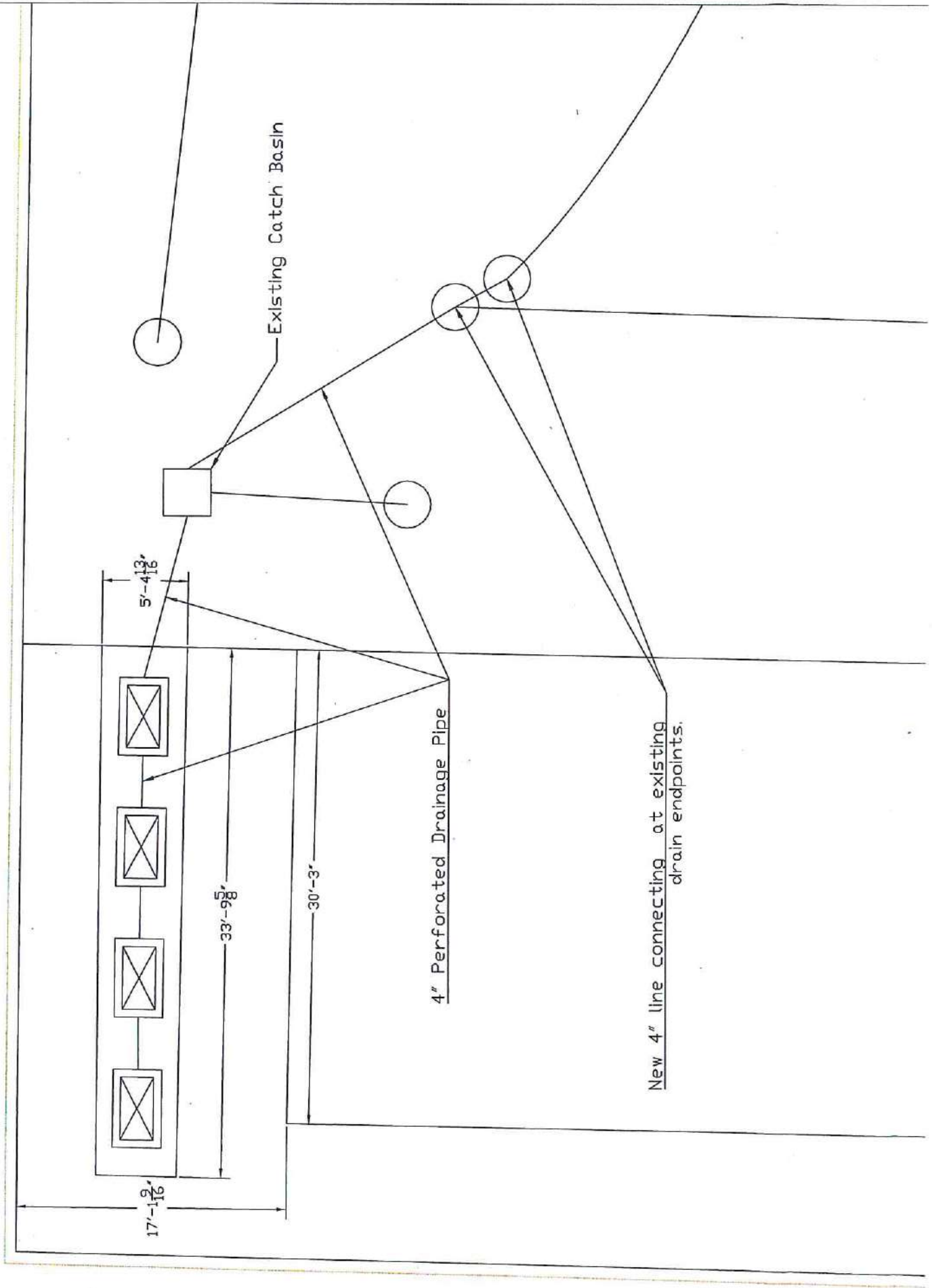
UNIT PRICES				SUBTOTALS			TOTAL
Ref. No.	Item Description	Quantity	Unit	Materials	Labor	Labor	
Subtotal (Enter this number on Worksheet Summary.)							



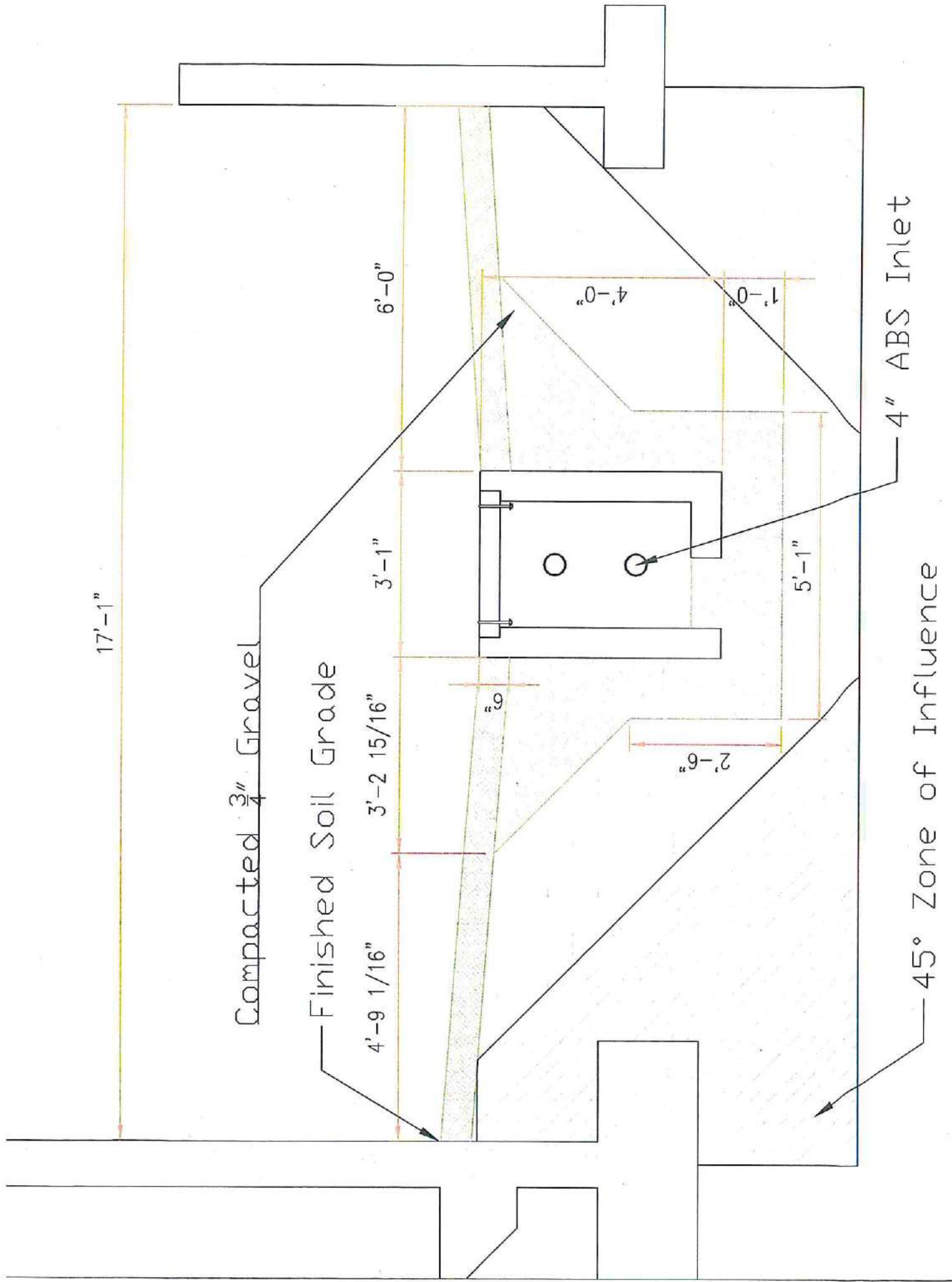


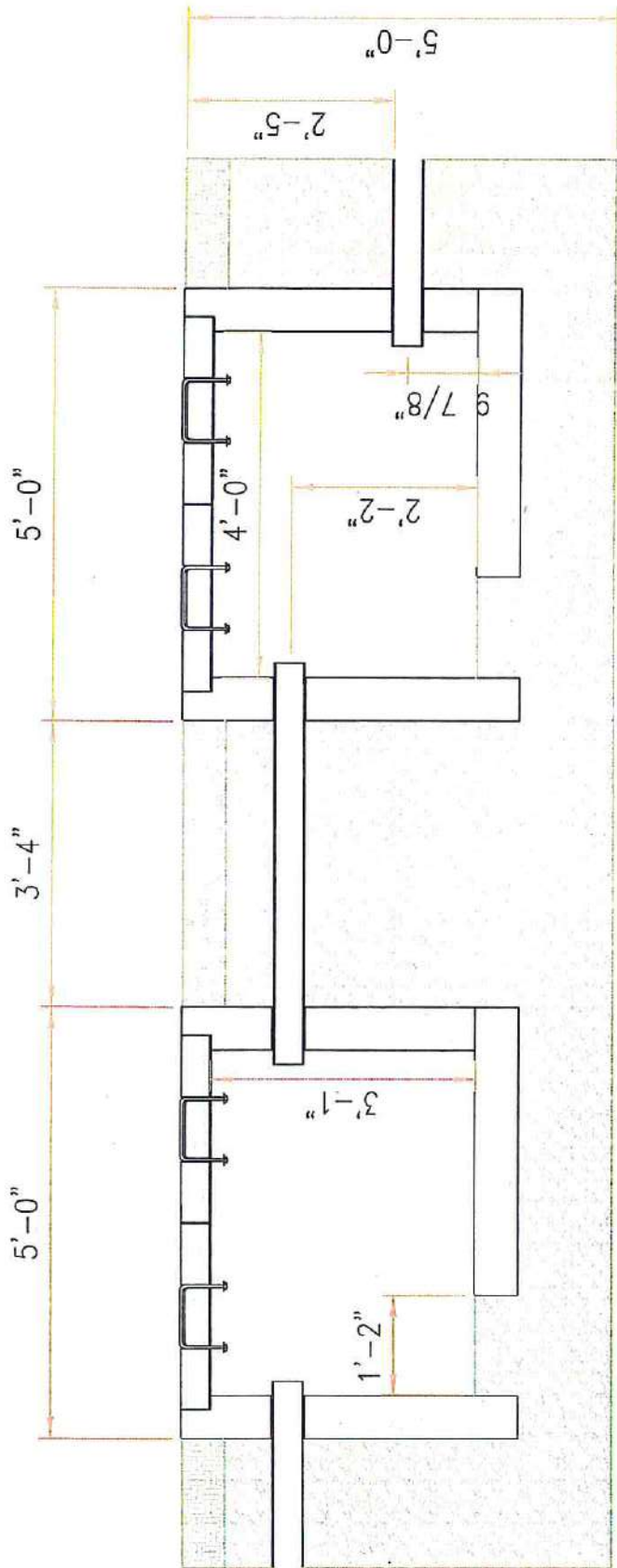


# Proposed Site Plan













## CHANGE ORDER REQUEST (PROPOSAL)

Project: Rehabilitation for Affordable Housing of 14 Units

Change Order Request Number: 0003

Isla Apartments

From (Contractor): Triple Tech Incorporated

To: A/E Guam Housing & Urban Renewal Authority

Date: 11/04/2019

A/E Project Number: GHURA-6-25-2019-HOME

Re: Additionally required electrical work

Contract For: GHURA

This Change Order Request (C.O.R.) contains an itemized quotation for changes in the Contract Sum or Contract Time in response to proposed modifications to the Contract Documents based on Proposal Request No. 0003.

### Descriptions of Proposed Changes:

1. Replace deteriorated building wire causing panel to short circuit.
2. Add junction box at base of parking lamps.
3. Remove rusted light post causing concrete to crack. Replace with 2-1/2" galvanized piping and construct reinforced concrete column to support.
4. New 80ft of surface mount PVC conduit to Northwest parking lamp
5. New surface mount conduit to service bedroom outlets in unit 206

Attached supporting information from:

☒ Contractor

☐ Supplier

☒ Exhibits A-B

### Reasons for Changes:

1. Existing building wire had severely degraded insulation causing common area breaker to trip. Conduit has become waterlogged, blocked by rust debris, and ant colony dirt.
2. Existing setup has no way of replacing wire run without climbing to top of lamp post. This is not code compliant. NEC requires junction boxes at all wiring junctions.
3. Existing light post could not be refurbished since it was constructed from thin gauge steel tubing and had mostly rusted through on the inside. Rust at the base of the post caused un-reinforced concrete pedestal to fail. Complete removal and the construction of a new reinforced column/pedestal was required.
4. Underground conduit feeding Northwest parking lamp is impassable. Existing degraded wire cannot be removed from conduit. It is suspected neighboring contractor may have damaged the conduit while constructing their wall footing. A new surface mount conduit must be constructed to feed this lamp.
5. Conduit feeding bedroom outlets in 206 are impassable. A new exterior surface mount was run to the panel.

Does Proposed Change involve a change in Contract Sum?

☐ No

☒ Yes

[Increase]

[Decrease]

\$ 4218.67

Does Proposed Change involve a change in Contract Time?

☒ No

☐ Yes

[Increase]

[Decrease]

Attached pages:

☒ Proposal Worksheet Summary:

☒ Proposal Worksheet Detail(s):

Signed by:

Date:

Copies: ☐ Owner

☐ Consultants

☐

☐

☐

☐

☐ File



TRIPLE TECH INC.

# PROPOSAL WORKSHEET DETAIL

Project:	Rehabilitation for Affordable Housing 14 Units	Change Order Request Number:	#0003
To:	A/E Guam Housing & Urban Renewal Auth.	From:	Triple Tech Incorporated
Re:	Electrical & Structural Repair of Parking Lights	Date:	11/4/19
Proposal Request Number:	#0003	A/E Project Number:	GHURA-6-25-2019-HONE
Contact:	Alice Wu		

## SHADED AREAS FOR A/E USE

## ADDITIONS

Ref. No.	Item Description	Quantity	Unit	UNIT PRICES		SUBTOTALS		TOTAL
				Materials	Labor	Materials	Labor	
1	002 New electrical junction boxes	3	ea	\$ 45.33	\$ 136.00	\$ 135.99	\$ 408	\$ 543.99
2	002 Removal of shorted wire	650	ft	\$ 0.05	\$ 0.31	\$ 32.50	\$ 202	\$ 234.00
3	002 New building wire	800	ft	\$ 0.22	\$ 0.58	\$ 176.00	\$ 462	\$ 638.40
4	002 New surface mount conduit run	80	ft	\$ 0.97	\$ 2.72	\$ 77.60	\$ 218	\$ 295.20
5	002 Demolition of rusted post	3	ea	\$ 25.22	\$ 90.67	\$ 75.66	\$ 272	\$ 347.67
6	002 Reinforced Concrete Column	3	ea	\$ 371.17	\$ 272.00	\$ 1,113.51	\$ 816	\$ 1,929.51
Subtotal (Enter this number on Worksheet Summary.)						\$ 1,611.26	\$ 2,377.51	\$ 3,988.77

## DEDUCTIONS

DEDUCTIONS				UNIT PRICES		SUBTOTALS		TOTAL
Ref. No.	Item Description	Quantity	Unit	Materials	Labor	Materials	Labor	
Subtotal (Enter this number on Worksheet Summary.)								





PROPOSAL  
WORKSHEET DETAIL

Project: Rehabilitation for Affordable Housing 14 Units Change Order Request Number: #0003  
To: A/E Guam Housing & Urban Renewal Auth. From: Triple Tech Incorporated Contact: Alice Wu  
Re: New wall mount conduit in unit 206 Date: 11/4/19  
Proposal Request Number: #0003 A/E Project Number: GHJKA-6-25-2019-HOME

SHADED AREAS FOR A/E USE

ADDITIONS

Ref. No.	Item Description	Quantity	Unit	UNIT PRICES			SUBTOTALS			TOTAL
				Materials	Labor		Materials	Labor		
1	003 New Conduit & Wire Run	50	ft	\$ 0.97	\$ 2.92		\$ 48.50	\$ 146.00		\$ 194.50
2	003 Concrete Chipping & Repair	12	ft	\$ 0.50	\$ 2.45		\$ 6.00	\$ 29.40		\$ 35.40
Subtotal (Enter this number on Worksheet Summary.)							\$ 54.50	\$ 175.40		\$ 229.90

DEDUCTIONS

Ref. No.	Item Description	Quantity	Unit	UNIT PRICES			SUBTOTALS			TOTAL
				Materials	Labor		Materials	Labor		
Subtotal (Enter this number on Worksheet Summary.)										

**Exhibit A:** Southeast parking light showing deteriorated wires & waterlogged conduit after chipping to remove spalled light post. No junction box provided by prior contractor at this junction point.





**Exhibit A:** Condition of light post removed from Southeast parking light. Light gauge steel has rusted entirely causing failure at pedestal.





**Exhibit A:** Impassable conduit at Northwest parking light. Old deteriorated wires could not be removed. Rust debris from old light post visible.





**Exhibit B:** Conduit connecting bedroom outlets to main panel in unit 206 is impassable. New wall mount conduit installed underneath existing ADA ramp to connect to main panel.



## ATURIDAT GINIMA YAN RINUEBAN SIUDAT

### MEMORANDUM:

**TO:** Board of Commissioners

**FROM:** Executive Director 

**SUBJECT:** Intent of Award, Construction of a Community Basketball Court in Inarajan ,IFB GHURA-09-23-2019-CDBG

Bid opening for the subject project was held on Oct.24 ,2019 at 2:00PM. There was a total of 4 contractors that purchase a set of bid specification of which 3 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	\$1,380,600.00
2. Genesis Tech Corp.	\$714,172.00
3. JJ Global Services	\$369,742.00

**Government Estimate: \$474,247.00**

In the review of the bid results bidder #3 JJ Global Services submitted the lowest bid for base bid 1. Base on their cost variance our staff met with JJ Global team on Nov. 6, 2019 to discuss their bid proposal, their understanding of the scope and requirements as indicated in the bid specification.

In our discussion with JJ Global we reviewed the detail scope of work, the required material specification and the need to be in compliance with the Davis-Bacon Act wage rate as outline in the specification. JJ Global stated that they are fully aware of the required work, they have reviewed the site and is committed to take on the project at the price proposed in their submission. Attach is their letter of confirmation.

Their cost proposal is at about 22% less than the Government estimate, we believe their approach and their commitment to proceed with the contract is in the best interest of the authority. JJ Global Services does have a history working with GHURA they have completed the GHURA 83 major roof repair and the startup of 80 lots in Astumbo for new homes, they also been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on our staff's review and determination, we are requesting that the Board approves a contract with JJ Global Services for Base Bid Item 1 in the amount of \$369,742.00 to construct the Inarajan Community Basketball Court. Funding are available under CDBG Funds

Attachment: Bid Tabulation  
Clearance  
Gov cost estimate  
Letter of confirmation JJ Global Services

At the Regular Board Meeting of November 15, 2019, a motion was made by Resident Commissioner Leon Guerrero and seconded by Chairman Flores and Vice Chairwoman Guzman to award the Construction of a Community Basketball Court in Inarajan, IFB#GHURA-09-23-2019-CDBG to JJ Global Services in the amount of \$369,742.00. Without any further discussion and objection, the motion was approved.



**Ray Topasna Executive Director**

[illegible]

ATTESTED BY: Gregory Balmeo Greta Balmeo 10/24/19  
Walter 10/24/19

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

**To:** File  
**From:** Architect & Engineering Manager  
**Subject:** Construction of a Community Basketball Court in Inarajan

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	JJ Global Services	Genesis-Tech	Excell constructors	American Builder, LLC	
<b>Department of Labor:</b> <i>ALPCD</i> <b>Fair Employment Practice</b> <i>Wage &amp; Hour</i> <b>Workers Compensation</b>	10/14/2019	10/14/2019	10/14/2019	10/14/2019	
	10/14/2019	10/14/2019	10/14/2019	10/14/2019	
	10/15/2019	10/15/2019	10/15/2019	10/15/2019	
	Exp. 03/10/2020	Exp. 06/30/2020	Exp. 06/13/2020	9/26/2020	
<b>Guam Contractors License Board</b>	Contractor to obtain clearance from Guam Contractors License Board				
<b>U.S. Department of Labor</b>	10/16/2019	10/16/2019	10/16/2019	10/16/2019	
<b>Revenue &amp; Tax EINS/SSN</b>	Contractor to report to Revenue and Tax Office				
<b>OSHA</b>	10/17/2019	10/17/2019	10/17/2019	10/17/2019	
<b>SAM Debarred List</b>	10/17/2019	10/17/2019	10/17/2019	10/17/2019	

Albert Santos



ACTIVITY AND LOCATION: New construction Inarajan	CONSTRUCTION CONTRACT NO.	SHEET 1 OF 1
PROJECT TITLE: construction of a new community basketball court in Inarajan	IDENTIFICATION NO.	
	ESTIMATED BY Albert H. Santos, FME Manager	DATE PREPARED 8/28/2019

ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL
clearing,grading and removal of overgrown vegetation	2787	sf	\$5.25	\$ 14,631.75
backfilling of lots	10032	sf	\$ 5.00	\$ 50,160.00
drainage system	200	lf	\$ 35.00	\$ 7,000.00
new concrete court	10032	sf	\$ 25.00	\$ 250,800.00
New restroom	1	ls	\$ 45,000.00	\$ 45,000.00
low wall and swale	250	lf	\$ 30.00	\$ 7,500.00
new parking coral	929	sf	\$ 20.00	\$18,580
new concrete sitting/beanch	300	sf	\$ 45.00	\$13,500
fencing	545	lf	\$ 35.00	\$19,075
court lighting	4	poles	\$ 12,000.00	\$48,000
Total				\$ 474,246.75



7 November 2019

Albert Santos  
Engineering Dept.  
GHURA

**RE: GHURA IFB 09-2019: CONSTRUCTION OF A COMMUNITY  
BASKETBALL COURT**

Dear Mr. Santos

JJ Global Services appreciates the opportunity that we had yesterday to meet with the GHURA Team to discuss the subject project.

We hereby stipulate that our bid submitted on 24 October 2019 is accurate and has been prepared IAW the Scope of Work and specifications provided to us in the bid package. We will construct the proposed basketball court IAW with the SOW at the full bid price of \$369,742.00

Thanks again for the opportunity and for your time in the review.

V/R

*For*  
Luis Bustamante  
President/Owner  
<http://www.jjglobal.services/>  
O: 671-632-1179

Physical Address: 215 Rojas Street, Suite 126 Harmon Industrial Park, Tamuning Guam, 96913  
Mailing Address: PO Box 217881, GMF Barrigada Guam 96921  
Tel: (671) 632-1179 Fax: (671) 632-3550  
Email: [jjg@teleguam.net](mailto:jjg@teleguam.net)



Construction of a Community Basketball Court in Inarajan

IFB GHURA-09-23-2019-CDBG

Bid submission & attendance


Due Date: Oct. 24, 2019 2:00 PM

	Company Name	Submitted by	Phone
1	AMERICAN BUILDER	Robby Yung	685-3046
2	Genesis Tech	Mr. Kim	
3	JJ GLOBAL SERVICES	RAYMOND CAYCO	482-1130
4			
5			
6			
7			
8			
9			
10			
11			
12			

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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:** Executive Director 

**SUBJECT:** Rehabilitate and upgrade of the Sinajana and Umatac Baseball field.  
Contract Modification

Infratech Int'l LLC is on contract for the Rehabilitate of Umatac Baseball field and installation of new lightings. The contractor has made multiple efforts to install the last remaining poles at the field failing at each attempt due to the entire field been so saturated/muddy preventing their equipment's to move beyond several feet into the field area and sinking their equipment 3 feet deep. The contractor has raised his concern that they have spent resource and lost labor hours in trying to complete the project due to the inaccessibility of the present field condition.

We have been monitoring the field for over the last 5 months and as of today the field remains as saturated. The site is within in a valley with slope on three side, the field is relatively flat, part of the scope is to provide swales alone side the slope area for the storm water to run off alone side the playing field area. What we felt to notice is that a good portion of the inner playing field is a lot lower than the side line, which has been ponding for the longest time which is the causes of the field remaining sock to this day. Per the mayor the field had been used as a pasturing for both cows and carabao, which explains the drop in inner field elevation.

In order to resolve the difference in elevation we requested the contractor to submit a cost proposal to increase the field elevation by 4 inches by mixing in coral with the existing and topping off with top soil. During our discussion with the contractor they stated that they wanted to get this project moving and completed ASAP in order for their team to move on with their military projects that they are willing to offer the coral at no cost, providing GHURA pays for the required equipment to regraded and transport the coral.

Attach is the contractor's proposal which was reviewed by our staff, which they found fair and reasonable, their proposal also has no O & P included.

Based on our staff's review and negotiated changes for the above modification required to complete the project we are requesting that the Board approves a contract amendment for the additional work in the amount of \$46,978.70 under Infratech Int'l LLC contract. Funds are available under the DPR DOA Account No. 5655A182500GA206290 and CDBG funds. In addition to the added work a contract time extension is in order for an additional 160 calendar days due to weather, soil condition and added work.

Attachment: Contractor's proposal

At the Regular Board Meeting of November 15, 2019, a motion was made by Vice Chairwoman Guzman and seconded by Resident Commissioner Leon Guerrero to approve the Rehabilitation and upgrade of the Sinajana and Umatac Baseball field, Contract Modification in the amount of \$46,978.70 to Infratech Int'l LLC. Without any further discussion and objection, the motion was approved.



UMATAC BASEBALL FIELD ADDITIONAL FILL MATERIALS										
PRICE BREAKDOWN										
Item	Description	Qty.	Hrs.	Dur.	T. Qty.	Unit	U. Cost	MTLS.	EQUIP.	T. Cost
1	Coral	756	921.78		922	CY	Donated By InfraTech For Community Project			
2	Dozer	1	8	10	80	Hrs.	75.00	-	6,000.00	6,000.00
3	Backhoe	1	8	10	80	Hrs.	65.00	-	5,200.00	5,200.00
4	Dump Truck	4	8	10	320	Hrs.	65.00	-	20,800.00	20,800.00
5	Compactor	1	8	10	80	Hrs.	60.00	-	4,800.00	4,800.00
6	Water Truck	1	8	10	80	Hrs.	65.00	-	5,200.00	5,200.00
7	Labor	2	8	10	160	Hrs.	19.50	-	3,120.00	3,120.00
	Sub-Total									45,120.00
	WCI				7.65%					238.68
	SST				7.50%					234.00
	Sub-Total									45,592.68
	P&O				0%					-
	Sub-Total									45,592.68
	Bonds				3.04%					1,386.02
	GRAND TOTAL									46,978.70

**Ravindra B.  
Gogineni**

Digitally signed by  
Ravindra B. Gogineni  
Date: 2019.10.25 08:25:18  
+10'00'

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

**MEMORANDUM**

**November 8, 2019**

**TO:** Board of Commissioners

**FROM:**  Executive Director

**SUBJECT: Intent of Award for RFP#7-24-2019 INDEPENDENT FINANCIAL AUDIT SERVICES**

At the Regular Board Meeting of November 15, 2019, a motion was made by Commissioner Pereda and seconded by Chairman Flores to approve the Intent of Award for RFP#7-24-2019, Independent Audit Services to Deloitte & Touche LLP in the amount of \$60,000.00. Without any further discussion and objection, the motion was approved.

The deadline for proposal submission was August 21, 2019 at 2:00 p.m. A total of three (3) vendors had downloaded the RFP packet and only two (2) had submitted proposals. The evaluation committee convened on August 23, 2019 to open the submitted proposals. At this time, the committee consisted of 4 out of 5 evaluation committee members.

On September 13, the OPA confirmed the fifth independent evaluator. The complete evaluation committee met on September 18 and concluded the discussion with the decision to request for additional documentation (last published peer review) of Burger & Comer, P.C (B&C). The proposal submitted for the RFP was under Burger & Comer, P.C. however the peer reviews included in the proposal was work completed under Burger Comer Magliari (BCM). BCM recently reverted to B&C. The peer review report was immaterial to the RFP and was requested to be submitted.

On October 3, the evaluation committee met for the final RFP proposal evaluation. The scores tallied to Deloitte & Touche LLP as the winning proposal.

Upon opening of the price proposal from Deloitte, the initial fee was \$70,000.00. A price proposal negotiation was scheduled in which Deloitte agreed to lower the fee on the condition that GHURA provide a schedule of deadlines to be strictly followed. Deloitte agreed to lower the fee to \$60,000.00, which would remain the same rate for the next 2 contract years with the possibility of a lower negotiated rate. Also discussed was the possibility of additional fees should there be a requirement to audit Guma Trankilidat from USDA Rural Development. Should the audit be required, a request would be made to the Board to amend the RFP contract award for audit services.

Based on the evaluation committee's review and negotiation discussions, GHURA is requesting for the board to approve a contract with Deloitte & Touche LLP for audit services in the amount of \$60,000.00.

**Attachments:** Evaluation Committee rating  
Deloitte & Touche LLP's



Guam Housing & Urban Renewal Authority  
 INDEPENDENT AUDITING SERVICES TALLY SHEET  
 RFP#: GHURA 7-24-2019

Evaluator	Deloitte & Touche LLP	Burger & Comer, P.C.
	94	88
	95	92
	84	82
	95	90
	95	92
<b>Total:</b>	<b>463</b>	<b>444</b>

## Greta Balmeo

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**From:** Wiegand, Mizpah C. <mwiegand@deloitte.com> on behalf of Wiegand, Mizpah C.  
**Sent:** Friday, November 08, 2019 4:56 PM  
**To:** Greta Balmeo  
**Cc:** Elizabeth Napoli; Ray Topasna; Audrey Aguon; Albert Santos; Lucele Leon Guerrero; Fitzgerald, Daniel; Wolseley, Christopher R.  
**Subject:** RE:GHURA 2019 Single Audit - Updated Negotiated Fees

Greta,

Greetings! We are in the process of drafting our engagement letter to include the updated negotiated fees. As discussed and agreed during our meeting on October 29, 2019, we estimate our fees for the audit of GHURA's financial statements will be as follows:

1. Audit fee for the year ended September 30, 2019 is \$60,000
2. Audit fee for the year ending September 30, 2020 is \$60,000
3. Audit fee for the year ending September 30, 2021 is \$60,000

As further discussed during our meeting, our fee for the FY 2019 Single Audit is based on various assumptions, including a preliminary determination of three major programs. We will notify you promptly of any circumstances we encounter that could significantly affect our estimate and discuss with you any additional fees, as necessary. Similarly, the estimates for the FY 2020 and FY 2021 Single Audits could change if conditions change or new events occur. Decreases or increases in these estimated fees due to conditions or events, such as significant changes in GHURA's internal control over financial reporting, or requests or requirements for additional audits, would be subject to agreement between GHURA and us. Our engagement letter will include further details. However, this email serves to confirm our updated negotiated fees.

Best regards,  
Mizpah

**From:** Greta Balmeo <gbalmeo@ghura.org>  
**Sent:** Friday, November 8, 2019 10:27 AM  
**To:** Wiegand, Mizpah C. <mwiegand@deloitte.com>; Fitzgerald, Daniel <dafitzgerald@deloitte.com>; Wolseley, Christopher R. <cwolseley@deloitte.com>  
**Cc:** Elizabeth Napoli <efnapoli@ghura.org>; Ray Topasna <rstopasna@ghura.org>; Audrey Aguon <aaaguon@ghura.org>; Albert Santos <alsantos1@ghura.org>; Lucele Leon Guerrero <lucelle@ghura.org>  
**Subject:** [EXT] RE: GHURA 2019 Single Audit - Letters for use by Predecessor Auditors

Good morning Ms. Weigand,

I hope my email finds you well. I am kindly following up on the letter of updated negotiated costs. Hoping to have this today if possible to meet the deadline for our next board meeting that is scheduled for November 15. Please let me know if you have any questions.

Thank you,  
Greta Balmeo  
671-475-1356



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

**MEMORANDUM:**

**TO:** Board of Commissioners

**FROM:**  Executive Director

**SUBJECT:** **Contract Amendment  
Renovation of Five Units at AMP1 & 4**

Asia Pacific is awarded the contract to renovate 5 units at AMP4, part of the contract requires the contractor flush the waste line system, in the process of flushing the line at unit 4B Calle Duenas staff noted that the contractor had difficulties with clearing the waste lines, contractor was instructed by staff to use a plumbing snakes/augers to try and clear the blockage. The existing waste line runs thru the center of the unit which branches out to the kitchen and bathroom areas. Staff had determined that based on the length of the snake hitting a blockage from the shower the blockage is located in the center of the living room area.

Staff had called the AMP maintenance staff to verify if there were any reports on file of waste line clogging for unit 4B Calle Duenas which they confirm that the unit did have history of clogging but fail to mention to staff at the time when the unit were being scoped.

Staff decided that the best approach to repair the failed waste line which were found to be corroded after 50 years of usage is to abandon the old lines and provide new exterior lines similar to the waste line replacement being done at GHURA 99 units. Based on our propose design we requested the contractor to submit a cost for the up-grade to the waste line at unit 4B Calle Duenas.

Attached is the contractor response to our request in the amount of \$11,926.00 which are staff reviewed and found to be fair and reasonable, the price submitted is also compared to the replacement of waste line at GHURA 99 which are comparable. While the existing scope of the unit did not include re-piping of waste line it did however include re-routing of waterline, which is similar in the type of work to be done, for this reason we did not seek to obtain other bids from other vendors to include the difficulty of having separate contractors working within the unit which will cause obstruction and future delays in occupying the unit to meet HUD's deadline for occupancy.

Based on our staff's review and determination, we are requesting that the Board approves a contract modification for the replacement of the entire waste line at unit 4B Calle Duenas in the amount of \$11,926.00 with Asia Pacific Intl. and due to the additional work a 30 day extension is in order. Funds are available under the CAP funds.

Attachment: Contractor's proposal

At the Regular Board Meeting of November 15, 2019, a motion was made by Chairman Flores and seconded by Resident Commissioner Leon Guerrero to approve the Contract Amendment for the Renovation of Five Units at AMP1 & 4 in the amount of \$11,926.00 with Asia Pacific Intl. and to include a 30 day extension to the contract Without any further discussion and objection, the motion was approved.

# ASIA-PACIFIC INTERNATIONAL, INC

P.O.Box 23663, Barrigada, Guam 96921 Tel: (671) 632-8889; Fax: (671) 633-8898

November 12, 2019

To: Mr. Ray S. Topasna, Executive Director  
Guam Housing and Urban Renewal Authority  
117 Bein Venida Ave., Sinajana, Guam 96926

Attention: Mr. Albert Santos  
A/E Division Manager/GHURA

Subject: Construction Cost Proposal for Sewer Line Replacement & Up-grading  
Works for Unit No. 4B, Calle Duenas, Toto Garden.

Dear Sirs:

As per your sewer line replacement and up-grading specifications, and new sewer line re-piping layouts for the above housing Unit, we would like to submit to your office for your review and approval our construction cost proposal as follows:

1. Name and Location of the Project: Unit 4B Sewer Line Replacement & Up-grading Works, Toto Garden.
2. Scope of Works: Please see the attached Scope of Works and Re-piping Layouts.
3. Construction Cost Estimate: Asia-Pacific International will perform and complete the additional sewer line replacement works for the sum of 11,926. 00 including all the materials, labor and equipment/tools.
4. Construction Time: Within 30 days after Notice to Proceed.

If you need further information or have any questions concerning our construction cost proposal, please let us know.

Sincerely yours,



HENRY H. Y. SUN  
GENERAL MANAGER  
API-ghura-4B-SLR-2019-1112

Attachments: As stated above.



# **ASIA-PACIFIC INTERNATIONAL, INC**

P.O.Box 23663, Barrigada, Guam 96921 Tel: (671) 632-8889; Fax: (671) 633-8898

## **SEWER LINE REPLACEMENT AND RE-PIPING WORKS.**

Unit No. 4B, Calle Duenas, Toto Gardens, GHURA-250

### **SCOPE OF CONSTRUCTION WORKS**

#### **ITEM 1: DEMOLITION, EXCAVATION AND BACK-FILLING WORKS:**

- 1. Concrete floor and wall Cutting, chipping and excavating works for new waste line layouts for two water-closets, two lavatories and one shower stall in the front full bathroom and the rear ½ Bathroom.*
- 2. Exterior excavating and trenching for the new waste lines of the two bathrooms to the exterior connection point in front of the house by following the elevation requirements (¼" per foot).*
- 3. Exterior excavating and trenching for the new waste lines of the kitchen sink, laundry tray and washing machine to the connection point of the new 4" waste line.*
- 4. Backfilling the new waste line trenches with the bedding sand and other compatible materials.*

#### **ITEM 2: NEW WASTE LINE REPLACEMENT & RE-PIPING WORKS:**

- 1. Re-piping new 4" ABS waste lines for one lavatory sink, one water-closet, including one floor drain (2") and one clean-out (4") in the rear ½ bathroom.*
- 2. Re-piping new 4" ABS waste lines for one lavatory sink, one water-closet, one bathroom shower stall, including one floor drain (2") and one clean-out (4") in the front full bathroom.*
- 3. Re-piping and install the exterior 4" ABS waste lines outside the house from the rear ½ bathroom and the front full bathroom to the exterior connection point, including the clean-outs (4") at the required locations.*

- 4. Re-piping and install new 2" ABS waste lines (surface-mount) for kitchen sink, laundry tray and washing machine to tie in with the new 4" exterior ABS waste line with the clean-outs at the required locations.*

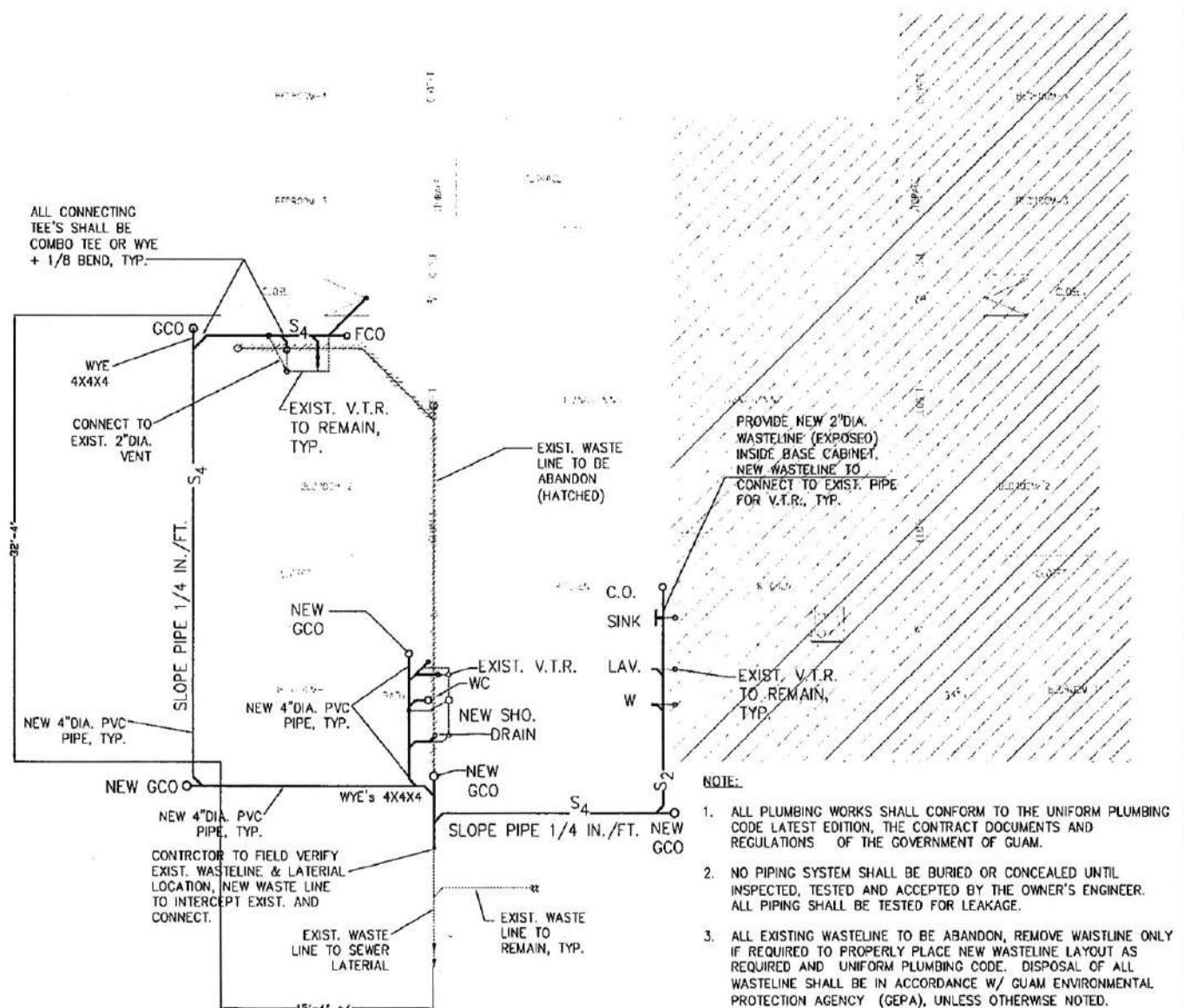
**ITEM 3: CONCRETE FLOOR AND WALL RESTORATION AND TILING WORKS:**

- 1. Restore the concrete floor and wall surfaces by pouring new concrete and cement wall plastering inside the rear ½bathroom and the front full bathroom.*
- 2. Re-tiling the front full bathroom floor area and base board.*



# UNIT 4B

# UNIT 4A



GHURA-250, 4BEDROOM  
4B DUENAS, TOTO