



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

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing –Friday, October 01, 2021

2nd Printing – Wednesday, October 06, 2021

III. APPROVAL OF PREVIOUS BOARD MINUTES – September 24, 2021

PAGE (S)

IV. NEW BUSINESS

- | | |
|---|------------------|
| 1. Resolution FY2022-001 | 1 - 2 |
| Resolution approving Above-Step Recruitment for the Accountant II Position | |
|
2. Intent of Award |
3 - 5 |
| IFB#GHURA-COCC-021-010-IT EQUIPMENT; Desktop Computers, Laptop Computers, Uninterruptible Power Supply (UPS), Servers, Impact Printers, Laser Printers and AIO Color Laser Printers | |

V. CORRESPONDENCE AND REPORTS

1. A/E Manager's Report

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Presentation of Resolution No. FY2021-024 to Sabino P. Flores
2. Next proposed scheduled Board Meeting: Friday, October 22nd
@ 12:00 p.m.

VII. ADJOURNMENT

CLASSIFIEDS

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

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

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

SUPER DEALS
Personal Items below \$500 in total value
GOOD: 3 Lines, 7 Consecutive Days.....\$24.50
BETTER: 3 Lines, 10 Consecutive Days.....\$33.00
BEST: 3 Lines, 14 Consecutive Days.....\$40.00
 *Price must be included in the ad to qualify.

PRIVATE PARTY PLEASERS
Personal Items below \$2,500 in total value
GOOD: 3 Lines, 7 Consecutive Days..... \$33.00
BETTER: 3 Lines, 10 Consecutive Days..... \$43.50
BEST: 3 Lines, 14 Consecutive Days.....\$54.00
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Personal Items below \$2,501 in total value
GOOD: 3 Lines, 7 Consecutive Days..... \$59.00
BETTER: 3 Lines, 10 Consecutive Days..... \$70.00
BEST: 3 Lines, 14 Consecutive Days.....\$80.00
 *Price must be included in the ad to qualify.

GARAGE SALE
 • Fundraising • Rummage • Yard Sale
Conditions/Restrictions: 3 Consecutive Days
Ad format: Village, Date, Time
Garage Sale: Private residence
Rummage: School or Non-profit organization
GOOD: 3 Lines, 3 Consecutive Days..... \$24.50
BETTER: 3 Lines, 7 Consecutive Days.....\$33.00

PETS
GOOD: 3 Lines, 3 Consecutive Days.....\$24.50
BETTER: 3 Lines, 10 Consecutive Days.....\$33.00
BEST: 3 Lines, 14 Days..... \$40.00

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THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Board of Commissioners Meeting
Friday, October 08, 2021 at 12:00 PM.
This meeting is open to the public via Zoom.
Topic: GHURA BOC Mtg. October 8, 2021 12PM
Time: Oct 8, 2021 12:00 PM Guam, Port Moresby
Join Zoom Meeting
<https://us06web.zoom.us/j/83649516621?pwd=ck9LZS9BeWM0cHh0RE5kNHlnTjNYZz09>
 Meeting ID: 836 4951 6621 ID Passcode: 617891
AGENDA:
 I. ROLL CALL
 II. BOARD MEETING PUBLIC ANNOUNCEMENTS
 III. APPROVAL OF PREVIOUS BOARD MINUTES - September 24, 2021
 IV. NEW BUSINESS
 1. Resolution approving the Above-Step Recruitment for the Accountant II position
 2. Intent of Award for IFB#GHURA-COCC-021-010; IT Equipment
 V. CORRESPONDENCE AND REPORTS
 1. A/E Manager's Update
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 1. Next proposed scheduled Board Meeting - Friday, October 22, 2021
 VII. ADJOURNMENT.
 The full agenda may be viewed on our website at www.ghura.org.
 For more information, please contact Audrey Aguan at 475-1378 and for special accommodations, please contact Chief Planner - Designated Section 504 / ADA Coordinator at 475-1322 or TTY 472-3701.
 This advertisement was paid for by GHURA.

Guam Memorial Hospital Authority
Aturidat Espetât Mimuriât Guåhan
 850 Gov. Carlos G. Camacho Rd.
 Tamuning, Guam 96913

INVITATION FOR BID
GMHA IFB No. 014-2021 Removal and Replacement of Air Handling Units in Various Areas
 IFB 2021 Submission Due: 08:30 a.m. CST, Monday, October 18, 2021 in the Materials Management Department
 Opening Time: 09:00 a.m. CST, Monday, October 18, 2021 in the GMHA Daniel Webb Conference Room

****A Site Visit for assessment is scheduled for 10:00 a.m. on Wednesday, October 06, 2021 at the Guam Memorial Hospital. All Covid-19 precautions must be followed. All bidders are requested to be present. All questions must be submitted in writing no later than Monday, October 11, 2021 at 4:00 p.m. CST.**

All bids bids be sealed, submitted in duplicate and received by the Materials Management Department by the due date of October 18, 2021 at 8:30 am. CST. Bidding documents are available until the submission date at the same department for a non-refundable fee of \$20.00 per set, or can be downloaded from the GMHA website. Funding is made available via Office of the Honorable Governor of Guam and the U.S. Department of Interior, Office of Insular Affairs, Grant/Cooperative Agreement No. D15AP00046, Project Title. Guam-CIP-2015-5.

All interested firms must register with the GMHA Materials Management Department to participate in the bid. Please call (671) 647-2165 to register, or register online at www.gmha.org. Registration is required to ensure all Amendments or Notices are communicated to all bidders throughout the bid process. GMHA shall not be liable for failure to provide notice to any party that did not register contact information with GMHA.

For more information, please visit our public information page at www.gmha.org.

/s/ Lillian Perez-Posadas RN, MN
 Hospital Administrator/CEO

This advertisement was paid for with GMHA Operational Funds.



Jets' Maye facing DUI charge after crash

NEW YORK (AP) — New York Jets safety Marcus Maye has been charged with drunken driving after a car crash in Florida in February.

Broward County court records show the 28-year-old Maye was charged with three misdemeanors — driving under the influence, DUI/damage to property, and leaving the scene of an accident — on Feb. 22 in Fort Lauderdale, Florida. A Zoom

hearing is scheduled for Oct. 20 in the case.

ESPN first reported the crash and charges Monday night.

Maye is also facing a civil lawsuit “in excess” of \$30,000 filed by the driver of the car he hit, according to court documents.

According to a police report, Maye was driving in a black 2018 Mercedes SUV on Florida's Turnpike at 7:33 p.m. when the vehicle hit the left rear of a Volvo. Police found Maye alone in the driver's seat on the side of the road, and his car had damage to the front that was consistent with the damage to the back of



AP FILE PHOTO
In this Sept. 27, 2020, file photo, New York Jets safety Marcus Maye (20) warms up on the field before an NFL football game against the Indianapolis Colts in Indianapolis.

the Volvo.

The police officer wrote in the report that Maye was “unresponsive when approached and moving side to side” and “seemed unaware of

what was occurring.”

The officer also wrote that Maye's eyes appeared bloodshot, his speech was slurred and vomit was observed on the driver's door and on the floor.

Maye also was “slow to walk and had a sway to his balance,” the officer wrote.

The report says Maye told the officer he wasn't drinking that night and said

the smell the officer noticed was from two days earlier. Maye declined to provide a breath sample and was arrested. He posted bond in the amount of \$1,500. The court documents say it was Maye's first DUI offense.

There were no injuries reported, but the driver of the Volvo, Jamila Abraham of Belle Glade, Florida, filed a civil suit.

CAMACHO CALVO LAW GROUP LLC
VINCENT C. CAMACHO
vcamacho@camachocalvo.law
356 E. Marine Corps Drive,
Suite 201
Hagåtña, Guam 96910
Telephone No. 671.472.6813
Facsimile No. 671.477.4375
Attorneys for Petitioner
ENRICO A. CRISTOBAL

**IN THE SUPERIOR COURT
OF GUAM**

**IN THE MATTER OF
THE ESTATE
OF**

**BEATRIZ CASTRO CRISTOBAL,
Decedent.**

**PROBATE CASE NO.
PRO162-21**

**NOTICE OF HEARING
ON PETITION**

1. NOTICE IS HEREBY GIVEN that Enrico A. Cristobal has filed a Petition for Probate of Will and For Letters of Administration with Will Annexed, reference to such petition is hereby made for further particulars.

2. A hearing on the petition will be heard by online remote appearance on Thursday, October 14, 2021 at 9:15 a.m. before the Honorable Dana A. Gutierrez in the Superior Court of Guam.

3. To attend or to participate in the hearing, go to: <https://guamcourts-org.zoom.us>; and enter the Meeting ID: 839 7874 0380 and Passcode: 189701; or you may call into the courtroom at 671-475-3207, at your designated hearing time. For connectivity issues, you may call the courtroom or email jcerteza@guamcourts.org.

Date: 9/14/2021

DANIELLE T. ROSETE
Clerk of Court

/s/ **JOSETTE A.B. CERTEZA**
Deputy Clerk

Saints' coach Payton wants lessons to stick

NEW ORLEANS (AP) — Saints coach Sean Payton generally doesn't like to dwell on losses.

A new week brings

a new game, new matchups and a new scheme that may emphasize some players and de-emphasize others relative to the

previous week.

But on Monday, the Saints' fourth-quarter collapse against the previous winless New York Giants in a 27-21 overtime loss was still bothering New Orleans' longtime coach.

“That game's over, but we've got to learn from it,” Payton stressed.

The Saints (2-2), now in their first season since the retirement of record-setting quarterback Drew Brees, appeared on their way to being 3-1 and tied atop the NFC South, which they've won the past four seasons.

Instead, Payton was left hinting at an apparent loss of focus and intensity in the fourth quarter against the Giants, whose defense suddenly forced



AP PHOTO

New Orleans Saints head coach Sean Payton talks to side judge Walt Coleman IV (87) in the first half of an NFL football game against the New York Giants in New Orleans, Oct. 3.

the Saints to punt after just three plays after New Orleans had taken possession, up by 11, with about nine minutes remaining.

Before that series, the Saints had crossed midfield on their previous seven possessions, scoring three touchdowns.

“It comes down to

having pride in having the ball at the end of the game and having the determination to going to get those few first downs we needed to put the game away,” offensive lineman Calvin Throckmorton said.

Meanwhile, the Giants' offense began moving the ball at will, scoring a touchdown with a 2-point conversion and a tying field goal on successive possessions to close regulation and force the extra period. After the winning the coin toss, New York methodically marched for a winning touchdown against a Saints defense that looked helpless to stop them after having held New York to just 10 points for three-and-a-half quarters.

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Topic: GHURA BOC Mtg. October 8, 2021 12PM
Time: Oct 8, 2021 12:00 PM Guam, Port Moresby
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Meeting ID: 836 4951 6621 **ID Passcode:** 617891
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This advertisement was paid for by GHURA.



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., October 8, 2021
GHURA's Main Office (via Zoom Video Conference)
1st floor, Conference Room, Sinajana
BOC MEETING MINUTES**

I. CALL TO ORDER

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 **12:02 P.M., Friday, October 8, 2021**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Acting Chairwoman Guzman. She indicated that **4** members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

ROLL CALL

PRESENT:

Monica Guzman, **Acting Chairperson**
George Pereda, **Commissioner**
Frank Ishizaki, **Commissioner**
Anisia Delia, **Commissioner**

ABSENT:

Karl E. Corpus, **Resident Commissioner**

LEGAL COUNSEL:

Anthony Perez, Esq.

MANAGEMENT & STAFF:

Ray Topasna, **Executive Director**
Elizabeth Napoli, **Deputy Director**
Audrey Aguon, **Special Assistant**
Kimberly Bersamin, **HR Administrator**
Julie Lujan, **MIS Manager**
Katherine Taitano, **CPD/RP&E Manager**
Sonny Perez, **A/E Manager**
Lucele Leon Guerrero, **Controller**
Greta Balmeo, **Buyer Supervisor**

PUBLIC:

Sabino Flores, **Former GHURA Chairman and Resolution recipient**

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, October 1, 2021

2nd Printing – Wednesday, October 6, 2021

ACKNOWLEDGED dates of public announcement and agenda published in the Guam PDN.

III. APPROVAL OF PREVIOUS BOARD MINUTES:

[144/21] Commissioner Pereda motioned to approve the board meeting minutes of September 24, 2021, as corrected. Commissioner Delia seconded the motion. There were no objections by the other board members. The motion was passed.

[145/21] Acting Chairwoman Guzman announced that the agenda item #6 under General Discussion/Announcements would be pushed forward before New Business. There were no objections by the other board members.

[146/21] Presentation of Resolution No. FY2021-024 to Sabino P. Flores.

Executive Director Topasna read Resolution No. FY2021-024:

- This resolution commends Mr. Sabino P. Flores for his dedication and contributions as the Chairman of the GHURA Board of Commissioners.
- Mr. Sabino Flores was appointed by Governor Leon Guerrero to serve as the GHURA Chairman of the Board of Commissioners.
- During Mr. Flores's two-year tenure, he has exemplified and maintained a high standard of professionalism and integrity.
- In executing his official duties and responsibilities as the Chairman, Mr. Flores has had a direct and positive impact towards ensuring that both programs and projects directly benefitted the community of Guam and GHURA families.
- Mr. Flores had contributed positively to the lives and successes of island residents under his leadership.
- Mr. Flores presided over GHURA board meetings with the utmost professionalism.
- Mr. Flores has exhibited unwavering support by his consistent attendance of GHURA events such as groundbreaking and ribbon cutting ceremonies in his official capacity.
- Mr. Flores has demonstrated his concern and dedication to the public housing residents through his near perfect participation at Town Hall meetings at the various AMP sites during his personal time.
- Mr. Flores was involved and provided support in matters pertaining to GHURA's audits.
- Mr. Flores demonstrated his commitment to transparency highlighted by the OPA in that he ensured that the GHURA board complied with Open Government statutes during his Chairmanship.
- The employees, executive management, executive team and his fellow GHURA Commissioners, extend their recognition and gratitude to Mr. Sabino P. Flores commending him for a successful tenure as the GHURA Chairman of the board and bid him best wishes on his future endeavors.
- Be it resolved that the GHURA BOC unanimously vote to express profound appreciation to Mr. Flores for his public service on the GHURA Board of Commissioners. Whereby a copy shall be provided to the Governor of Guam, the Speaker of the Guam Legislature, and the Senate Committee overseeing the Guam Housing and Urban Renewal Authority in the regular board meeting in Sinajana, Guam on September 24th, 2021. This Resolution was voted on unanimously and was passed.

Deputy Director Napoli also presented a small token of appreciation to Mr. Sabino P. Flores. Mr. Flores expressed his gratitude for having been appointed to the board and is confident in the board's ability to continue to do great work. Mr. Flores stated that GHURA is an outstanding agency with hard working staff. He added that the GHURA management does well at recognizing and

acknowledging the efforts of its staff. He added that board members and executive management come and go, but the staff remains and will ensure the continued success of any agency. He stated that the presentation is truly appreciated and thanked the board and the executive managers.

Acting Chairwoman Guzman expressed her appreciation to the GHURA staff and management for the exceptional work while under the leadership of Mr. Sabino Flores and for their continued outstanding performance moving forward.

IV. NEW BUSINESS

1. RESOLUTION FY2022-001- Resolution approving the Above-Step Recruitment for the Accountant II Position.

[147/21] DISCUSSION- Director Topasna stated the following:

- Requesting for the Above-Step recruitment for the accountant II position for Ms. Gladys Jean O. Sazon.
- Ms. Sazon's exceptional qualifications for the Account II position include:
 1. Passing the Audit Section for the uniformed Certified Public Accountant Licensure exam and is scheduled to complete the remaining sections by December 2021.
 2. A Bachelors in Business Administration in Accounting (BBAA) from the University of Guam and graduated with honors- Summa Cum Laude and Valedictorian with a 4.0 GPA.
 3. Experience of (2) years and (1) month of auditing with Deloitte and Touche as an Associate II.
 4. Her participation in (3) government audits taking on a supervisory role.
 5. The completion of an audit to test the general internal controls (IT) to ensure that they are designed, implemented, and operating effectively.
 6. Possessing "internal auditing" skills that will enhance the GHURA Fiscal team's goal of minimizing the authority's audit findings.
- With Ms. Sazon joining the fiscal team, GHURA expects and anticipates her contributions will improve the level of efficiency and effectiveness of the Fiscal Division.
- Management believes that the compensation package that it has offered, is competitive with the private sector.
- GHURA is respectfully requesting the approval of an Above-Step recruitment of Gladys Jean Sazon at MG3-3 (F) or \$41,917.00, specifically at \$20.15 phr.
- Director Topasna informed the board that he has requested that HR revisit the Compensation Study of 2011 for GHURA to remain competitive.

Acting Chairwoman Guzman inquired about the number of certified CPAs that will be at GHURA by the end of the year. Director Topasna stated that he believes that GHURA may have as many as (4) CPAs on GHURA's staff. Acting Chairwoman Guzman indicated that since the board's approval of an increased budget, this information was amazing news.

There were no further discussions.

[148/21] ACTION- Commissioner Delia motioned to approve Resolution No. FY2022-001 approving the Above-Step Recruitment of the Accountant II position to Ms. Gladys Jean Sazon. Commissioner Ishizaki seconded the motion. There were no objections by the other board members. The motion was passed.

Director Topasna added that GHURA's Fiscal team consists of a Certified Government Financial Manager, a Certified Government Bookkeeper and several other certifications that come into play to help keep GHURA's books clean.

Acting Chairwoman Guzman stated that although the Fiscal team has a lot of work ahead of them, the board remains confident that with the experience of the staff and the guidance of the Executive Director and Deputy Director that GHURA will have clean audits.

2. INTENT OF AWARD- IFB#GHURA-COCC-021-010- IT EQUIPMENT; Desktop Computers, Laptop Computers, Uninterruptible Power Supply (UPS), Servers, Impact Printers, Laser Printers, and AIO Color Laser Printers.

[149/21] DISCUSSION- Director Topasna stated the following:

- An Invitation for Bid was issued for IT equipment on September 9, 2021.
- (8) vendors expressed interest.
- (7) vendors submitted bids: Soft Pacific, Sanford Technology, DMR, PDS, COMPacific, Megabyte, and SBS Guam.
- The IFB was divided into (10) separate bid items:
 1. Bid Item #1- (22) Desktop computers (Tiny)
 2. Bid Item #2- (4) Desktop Computer (Mid Tower)
 3. Bid Item #3- (2) Laptop Computer (15.6 in.)
 4. Bid Item #4- (31) UPS
 5. Bid Item #5- (9) Black and white Laser Printer
 6. Bid Item #6- (4) Multifunction Color laser printer- (needs to accept 8 ½ x 14 paper size)
 7. Bid Item #7- (1) Multifunction Color laser printer- (needs to accept 17x11 paper size)
 8. Bid Item #8- (1) Impact Printer (low speed)
 9. Bid Item #9- (1) Impact Printer (high speed)
 10. Bid Item #10- (5) Rack Mount Servers
- Upon MIS Division's review, the following items were noted:
 1. Bid Item #2, PDS, Soft Pacific, and Megabyte were non-responsive in meeting the required specifications for the mid tower desktop computers.
 2. Bid Item #7, Megabyte was non-responsive in meeting the required minimum specifications for the multifunction color laser printer.
- GHURA is requesting that the Board of Commissioners approve the award to the following bidders:
 1. Bid Item #1- Pacific Data Systems (PDS) in the amount of \$26,224.00
 2. Bid Item #2- Net Circuit dba COMPacific in the amount of \$19,092.00
 3. Bid Item #3- Pacific Data Systems in the amount of \$2,364.00
 4. Bid Item #4- Sanford Technology in the amount of \$2,830.30
 5. Bid Item #5- Megabyte in the amount of \$8,091.00
 6. Bid Item #6- Megabyte in the amount of \$1,992.00
 7. Bid Item #7- SBS Guam in the amount of \$2,970.00
 8. Bid Item #8- Pacific Data Systems in the amount of \$429.00
 9. Bid Item #9- Sanford Technology in the amount of \$2,863.49
 10. Bid Item #10- Data Management Resources in the amount of \$38,530.00

- For a grand total of \$105,385.79 for IT equipment. Bid tabulation is attached for the board's review.

Commissioner Delia inquired about whether the current request was in addition to the IT equipment request that was already approved by the board. Mrs. Julie Lujan, MIS Manager, confirmed that the current request is an additional IFB. She also stated that GHURA was hoping to capitalize on the CARES funding that is still available for the agency. She added that it was recommended that MIS attempt to procure additional necessary equipment that was not included in the previous IFB.

Commissioner Ishizaki requested that Mrs. Lujan provide clarification on the "non-responsive" bids. Mrs. Lujan stated that for Bid Item #2, PDS, Soft Pacific and Megabyte had specified the wrong size monitor. PDS verified that they were noncompliant with their specifications. For Bid Item #7, Megabyte bid on the wrong type of Multifunction Color Laser Printer.

Acting Chairwoman Guzman asked if the IFB will fulfill the need of the agency across the board. Mrs. Lujan confirmed that it will.

Acting Chairwoman Guzman inquired about whether it is a HUD requirement to use local servers, referencing the use of the Rack Mount Servers. Mrs. Lujan stated that a lot of GHURA's systems are local based and not web designed so the data resides on the servers. Commissioner Delia inquired about whether it would be more feasible to have data on the Cloud versus investing in local servers. Mrs. Lujan indicated that a lot of it is for processing purposes and not just for storage.

Commissioner Ishizaki asked how secure GHURA's cyber infrastructure is. Mrs. Lujan stated that GHURA does use software to prevent phishing or any possible attacks. MIS does its best daily to implement the necessary updates, backups, and restores to make sure the data is readily available. Although nothing is 100% as for as cyber-security, the MIS team does its best to execute its Continuity Plan every day.

There were no further discussions.

[150/21] ACTION- Commissioner Ishizaki moved to approve IFB#GHURA-COCC-021-010- IT EQUIPMENT: Bid Item #1- Pacific Data Systems (PDS) in the amount of \$26,224.00

Bid Item #2- Net Circuit dba COMPacific in the amount of \$19,092.00

Bid Item #3- Pacific Data Systems in the amount of \$2,364.00

Bid Item #4- Sanford Technology in the amount of \$2,830.30

Bid Item #5- Megabyte in the amount of \$8,091.00

Bid Item #6- Megabyte in the amount of \$1,992.00

Bid Item #7- SBS Guam in the amount of \$2,970.00

Bid Item #8- Pacific Data Systems in the amount of \$429.00

Bid Item #9- Sanford Technology in the amount of \$2,863.49

Data Management Resources in the amount of \$38,530.00

For a grand total of \$105,385.79.

Commissioner Delia seconded the motion. Acting Chairwoman Guzman stated that the memorandum that is attached to the IFB was not dated and asked Mr. Perez, GHURA's legal counsel, if the document needed to be dated. Mr. Perez stated that if the board wanted to put on record when it was dated, it can be done. Acting Chairwoman Guzman indicated that she wanted to be

certain that all the technicalities were taken care of. Mr. Perez confirmed that the document was fine. There were no further discussions. The motion was passed.

V. CORRESPONDENCE / REPORTS

[151/21] Mr. Sonny Perez stated the following:

ONGOING PROJECTS:

- Detailed information of on-going project progress may be found on GHURA's website.
- **The Sinajana Art Center**- due to inclement weather, the concrete pour that was scheduled to take place, did not happen. It was rescheduled for October 13th. The Double T installation is scheduled for October 27th and 28th. A 250-ton crane will be used to install the Double Ts.
- **Umatac Baseball Field**- Infratech has resumed construction. Their bonding company has encouraged Infratech to complete the project as soon as possible. End of October to mid November is the anticipated completion date, weather permitting.
- **Inarajan Basketball Court**- weather and distance has delayed progress.
- **Women's Treatment Center**- Inland Builders has mobilized their field office and equipment onto the site. Surveying of the property is ongoing.
- **Sinajana Fire Station Contract with A/E vendor**- GHURA received the final proposal a day before the board meeting and was not ready to present to the board. The presentation of the Sinajana Fire Station's final proposal, the contract, and the contract price will be brought before the board at the next scheduled board meeting.
- **MODs**- 70 units of MODs, about \$1.7M. A/E is preparing an advertisement for (9) other MOD units.

INCOMING PROJECTS:

- (2) New Home Constructions
- Section Expansion
- Door replacement Projects

Totaling: about \$1M

- AMP 4 Reserve funded Projects for about \$1.8M
- Repositioning 750
- Solar Installations at Guma Trankilidat
- Mosquito Lab Certification

Commissioner Ishizaki inquired about the anticipated completion date for the Women's Treatment Center. Mr. Perez stated that the anticipated date of completion is scheduled for January 2023.

Acting Chairwoman Guzman inquired about updates on the DOD designation regarding the H2B. Mr. Perez stated that he did not have any updates regarding H2B. He added that Inland Builders submitted their application for H2B approval to Governor Leon Guerrero and Admiral Menoni. Their application was approved. Unfortunately, the Philippines remains closed making it exceedingly difficult to hire H2 workers. Acting Chairwoman Guzman inquired about whether the completion date for the Sinajana Art Center was still scheduled for February or if the date had been pushed back. Mr. Perez confirmed the February completion date.

Acting Chairwoman Guzman requested clarification on the Repositioning 750. Director Topasna stated the Repositioning includes exploring options to reposition the public housing program. One of the options is to sell off the 750 units in PH and use the proceeds to build 750 new units. HUDs

regulations allows for GHURA to sell the housing units at below fair market value if it is going to be used to build more affordable housing. He had instructed Mr. Perez and the rest of the A/E team to continue to plan for the Repositioning. Selling off the 750 PH units and building 750 new units will put GHURA in similar positions as other Housing Authorities where maintenance is less expensive and much more efficient.

Director Topasna added that Governor Leon Guerrero would be traveling to Washington D.C. sometime in November and one of the issues that may be included in her agenda is addressing the H2B Visa Application.

Commissioner Delia requested confirmation from Director Topasna that the board would not need to revisit the resolutions that were passed in previous board meetings. Director Topasna stated that the Attorney General's Office has not contacted GHURA regarding the matter but is aware that dozens of agencies have had some shortcomings in how their board meetings were advertised as mandated by the passage of the revised Open Government Law. He added that if the AG's Office does contact GHURA, the matter will be referred to legal counsel to address. Mr. Tony Perez added that GHURA has submitted to the paper a specific enough agenda and notice for the public to know what will be discussed at the board meeting. The Public Law does not require that the supporting documents be attached to the notice. Director Topasna added that Notifications have gone out to the public via the newspaper in a timely manner.

VII. GENERAL DISCUSSIONS / ANNOUNCEMENTS

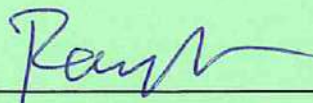
[152/21] Next proposed scheduled Board Meeting: Friday, October 22, 2021 @12PM-

All Commissioners agreed on the next scheduled BOC meeting.

VIII. ADJOURNMENT

[153/21] With no further discussions, Acting Chairwoman Guzman moved to adjourn the meeting. Commissioner Delia seconded the motion. There were no objections by the other board members. The motion was passed, and the meeting was adjourned at 1:00PM.

SEAL



RAY S. TOPASNA

Board Secretary / Executive Director

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

RESOLUTION NO. FY2022-001

Moved by: ANISIA S. DELIA Seconded by: FRANKIE T. ISHIZAKI

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE
ACCOUNTANT II POSITION**

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

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

WHEREAS, Ms. Gladys Jean O. Sazon submitted her request to the Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Accountant II based on exceptional qualifications; and

WHEREAS, Ms. Sazon’s exceptional qualifications for the Accountant II position consists of the following:

- Passed the Audit (AUD) Section of the uniformed Certified Public Accountant (CPA) licensure examination. Scheduled to complete the remaining sections by the end of December 2021.
- Undergraduate degree – Bachelors in Business Administration in Accounting (BBAA) University of Guam, conferred on May 2019. Graduated with honors – Summa Cum Laude and Valedictorian with a 4.0 GPA.
- Over two (2) years and one (1) month of auditing with Deloitte & Touche as an “Associate II” working with both public and private entities in the industries of banks, constructions, insurance and 401(k) retirement plans, totaling over **20** company accounts.
- Participated in three (3) government audits with tight deadlines and taking on a supervisory role.

- Completed an audit to test the general internal controls (IT) to ensure they are designed, implemented and operating effectively.
- Her "internal auditing" skills that will greatly enhance the GHURA Fiscal teams goal to minimize the Authority's audit findings.
- With Ms. Sazon joining the fiscal team, GHURA expects and anticipates her contributions will improve the level of efficiency and effectiveness of the Fiscal Division.

WHEREAS, Management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc) is competitive with the private sector and respectfully requests an above step recruitment of Ms. Gladys Jean O. Sazon, **MG3-3(F)**, \$41,917.00 pa; \$20.15 phr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **MG3-2(A)**, \$37,661.00 p/a; \$18.11 p/hr through **MG3-10(F)**, \$63,027.00 p/a; \$30.30 p/hr - maximum), but supports management's request for the above-step recruitment; and

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

RESOLVED, that in consideration of the applicant's exceptional knowledge and experience, the GHURA Board of Commissioners grants the above-step requirement for:

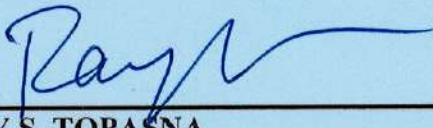
Ms. Gladys Jean O. Sazon, MG3-3(F), \$41,917.00 p/a; \$20.15 p/hr.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – OCTOBER 08, 2021
PASSED BY THE FOLLOWING VOTES:**

AYES: Monica Guzman, George Pereda, Frankie Ishizaki, Anisia Delia
NAYES: NONE
ABSENT: Karl Corpus
ABSTAINED: NONE

I hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on October 08, 2021.






RAY S. TOPASNA
Board Secretary / Executive Director

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

MEMORANDUM

TO: Board of Commissioners

FROM:  Ray Topasna, Executive Director

SUBJECT: Intent of Award for IFB#GHURA-COCC-021-010 IT Equipment
Desktop Computers, Laptop Computers, Uninterruptible Power Supply (UPS),
Servers, Impact Printers, Laser Printers and AIO Color Laser Printers

GHURA issued an Invitation for Bid (IFB) for Desktop Computers, Laptop Computers, Uninterruptible Power Supply (UPS), Servers, Impact Printers, Laser Printers and AIO Color Laser Printers on September 9, 2021. A total of eight vendors expressed interest in the bid. The IFB closed on September 30, 2021 and seven companies submitted bids. Below are the results of the bid submissions:

	Soft Pacific	Sanford Technology	DMR	PDS	COMPacific	Megabyte	SBS Guam
Bid Item #1	\$ 48,999.72	\$ 27,432.24	\$ 31,680.00	\$ 26,224.00	\$ 43,406.00	\$ 39,264.28	no bid
Bid Item #2	\$ 17,531.64	no bid	no bid	\$ 11,400.00	\$ 19,092.00	\$ 17,592.00	no bid
Bid Item #3	\$ 5,415.20	no bid	no bid	\$ 2,364.00	\$ 4,726.00	no bid	no bid
Bid Item #4	\$ 3,345.52	\$ 2,830.30	no bid	\$ 3,563.45	\$ 3,534.00	\$ 4,012.64	no bid
Bid Item #5	\$ 8,644.86	no bid	no bid	no bid	no bid	\$ 8,091.00	no bid
Bid Item #6	\$ 6,194.52	no bid	no bid	no bid	no bid	\$ 1,992.00	\$ 5,600.00
Bid Item #7	no bid	no bid	no bid	no bid	no bid	\$ 618.00	\$ 2,970.00
Bid Item #8	\$ 492.55	\$ 509.32	no bid	\$ 429.00	\$ 574.00	\$ 528.00	no bid
Bid Item #9	\$ 3,810.18	\$ 2,863.49	no bid	\$ 3,300.00	\$ 4,743.00	\$ 3,588.00	no bid
Bid Item #10	\$110,515.70	\$ 42,786.25	\$ 38,530.00	\$ 61,175.00	\$ 74,365.00	no bid	no bid

Bid Item #1: (22) Desktop Computer (Tiny)
Bid Item #2: (4) Desktop Computer (Mid Tower)
Bid Item #3: (2) Laptop Computer (15.6 in.)
Bid Item #4: (31) Uninterruptible Power Supply (UPS)
Bid Item #5: (9) Black and White Laser Printer
Bid Item #6: (4) Multifunction Color Laser Printer
Bid Item #7: (1) Multifunction Color Laser Printer
Bid Item #8: (1) Impact Printer
Bid Item #9: (1) Impact Printer
Bid Item #10: (5) Rack Mount Server

Upon MIS Division's review of the bid submissions, the following were noted:

- For Bid Item #2: PDS, Soft Pacific, and Megabyte were non-responsive in meeting the required technical specifications for the mid tower desktop computers.
- For Bid Item #7: Megabyte was non-responsive in meeting the required minimum specifications for the multifunction color laser printer.

Therefore, GHURA is requesting for the Board of Commissioners to approve an award to the following bidders:

	Bidder	Award Amount
Bid Item #1	Pacific Data Systems	\$ 26,224.00
Bid Item #2	Net Circuit dba COMPacific	\$ 19,092.00
Bid Item #3	Pacific Data Systems	\$ 2,364.00
Bid Item #4	Sanford Technology	\$ 2,830.30
Bid Item #5	Megabyte	\$ 8,091.00
Bid Item #6	Megabyte	\$ 1,992.00
Bid Item #7	SBS Guam	\$ 2,970.00
Bid Item #8	Pacific Data Systems	\$ 429.00
Bid Item #9	Sanford Technology	\$ 2,863.49
Bid Item #10	Data Management Resources	\$ 38,530.00
Total		\$ 105,385.79

Attachment: Bid Tabulation

At the Regular Board Meeting of October 08, 2021, a motion was made by Commissioner Ishizaki and seconded by Commissioner Delia to approve the Intent of Award of IFB#GHURA-COCC-021-010 for IT Equipment for Bid Item #1 to Pacific Data Systems for \$26,224.00, Bid Item #2 to Net Circuit dba COMPacific for \$19,092.00, Bid Item #3 to Pacific Data Systems for \$2,364.00, Bid Item #4 to Sanford Technology for \$2,830.30, Bid Item #5 to Megabyte for \$8,091.00, Bid Item #6 to Megabyte for \$1,992.00, Bid Item #7 to SBS Guam for \$2,970.00, Bid Item #8 to Pacific Data Systems for \$429.00, Bid Item #9 to Sanford Technology for \$2,863.49, and for Bid Item #10 to Data Management Resources for \$38,530.00, for the grand total of \$105,385.79. Without any further discussion and objection, the motion was approved.

Package no.	1	2	3	4	5	6	7	8
Name of Bidder	Soft Pacific	Sanford Technology	DM R	PDS	Com Pacific	Megabyte	SBS Guam	
Base Bid item	48,999.72	27,432.24	31,680.00	26,224.00	43,408.00	39,264.28	No Bid	
Base Bid item	17,531.64	No Bid	No Bid	11,410.00	19,092.00	17,592.00	No Bid	
Base Bid item	5,415.20	No Bid	No Bid	2,364.00	4,726.00	No Bid	No Bid	
Base Bid item	3,345.92	38,330.30	No Bid	3,563.45	3,534.00	4,012.64	No Bid	
Base Bid item	8,644.86	No Bid	No Bid	No Bid	No Bid	8,091.00	No Bid	
Base Bid item	6,194.52	No Bid	No Bid	No Bid	No Bid	1,992.00	5,680.00	
Base Bid item	No Quote	No Bid	No Bid	No Bid	No Bid	618.00	2,970.00	
Base Bid item	492.95	509.32	No Bid	429.00	574.40	529.00 *	No Bid	
Base Bid item	3,810.18	2,863.49	No Bid	3,300.00	4,743.00	3,588.00	No Bid	
Base Bid item	110,515.70	42,786.25	38,530.00	61,175.00	74,365.00	No Bid	No Bid	
Bid Bond	\$131,000.00	\$11,900.00	\$17,143.00	15%	15%	\$11,400.00	\$1,285.50	
Bid Bond Co.	First Hawaiian Bank	Bank of Guam	community First	First Nat ins.co.	DB ins. co.	Bank of Guam	Bank of Guam	
Business License	✓	✓	✓	✓	✓	✓	✓	
Contact for Contract Administration Form	✓	✓	✓	✓	✓	✓	✓	
AG Forms 2, 3, 4, 5 & 7	✓	✓	✓	✓	✓	✓	✓	
HUD 5369-C	✓	✓	✓	✓	✓	✓	✓	
Disclosure of Organizational COI Affidavit	✓	✓	✓	✓	✓	✓	✓	
Brochures, Descriptive Literature	✓	✓	✓	✓	✓	✓	✓	
Authorized Retailer/Service Certificate	✓	✓	✓	✓	✓	✓	✓	
Addendum 1	✓	✓	✓	✓	✓	✓	✓	

ATTESTED BY: William Eriksen
Gutubalmeu

Date: 9/30/21
9/30/2021

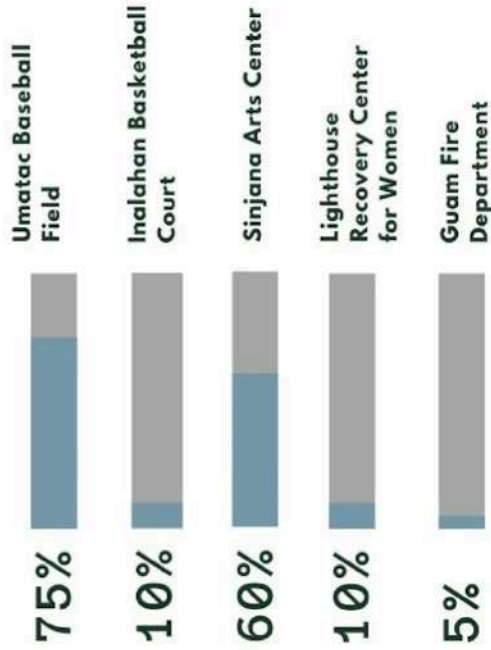
* Add 299.00 for Ethernet



GHURA A/E

BOC REPORT

October 8, 2021



Public Facilities and Infrastructure

Construction Progress

Upcoming Projects CDBG

- Eastern Substation
- Sponsored by : Guam Police Department
- Project type: Public Facilities & Infrastructure
- \$200,000.00
- Sinjana Walks
- Sponsored by: Sinajana Mayors Office
- Project Type: Public Facilities & Infrastructure
- \$150,000.00
- Acquisition of Affordable Rental Units
- Sponsored by: GHURA
- Project Type: Affordable Rental Housing
- \$3,600,000.00



Sinajana Arts Center



Umatac Baseball Field



Inalahan Basketball Court

9/10/2021



Women's Treatment Center

Sinajana Fire Station



REQUEST FOR PROPOSALS

Architectural/Engineering Design and Programming

Sinajana Dipattamenton Guåfi

Sinajana Fire Station

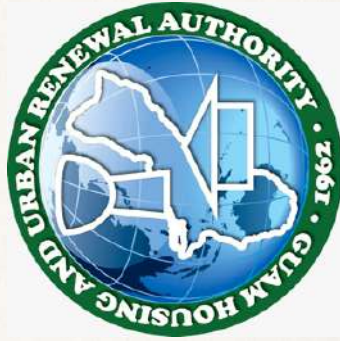


MODS, Capital Projects and other Initiatives



❖ MODS:

- ❖ Awarded and In-Progress: 70 (\$1.7M in FY21)
- ❖ Under Preparation: 9
- ❖ Capital Projects:
 - ❖ Construction: Two new HOMES, Section 8 Expansion, Door Replacement (>\$1M total)
 - ❖ AMP4 Reserve Fund: (\$1.8M)
- ❖ Repositioning 750
- ❖ Solar Installation at GT



GHURA A/E

BOC REPORT - Questions

October 8, 2021