



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., October 22, 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 15, 2021

2nd Printing – Wednesday, October 20, 2021

III. APPROVAL OF PREVIOUS BOARD MINUTES – October 08, 2021

PAGE (S)

IV. NEW BUSINESS

- | | |
|--|-------|
| 1. Resolution FY2022-002 | 1 |
| Resolution to approve the transfer of ownership of Lot 266-1 and Lot 266-1-R6, Municipality of Hagat, Guam to the Office of the Governor of Guam, Government of Guam | |
| 2. GFD Sinajana Station Design A/E proposal Presentation..... | 2 - 7 |

V. OLD BUSINESS

- | | |
|---|---------|
| 1. Change Order No. 1-GHURA-10-02-2020-AMPs 1, 3 & 4 | 8 - 12 |
| (Ref: August 27, 2021 BOC Minutes – General Discussion / Announcements) | |
| 2. Amendment to Intent of Award for IFB#GHURA-COCC-021-006 ... | 13 - 15 |
| Lease of All-in-One Copier Fax/ Scan/ Print | |
| (Ref: August 13, 2021 BOC Minutes - Minute #098/21 and #099/21) | |

VI. CORRESPONDENCE AND REPORTS

1. A/E Manager's Update (Repositioning 750 Presentation)

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

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

VIII. ADJOURNMENT

CLASSIFIEDS

Place an ad **online** TODAY!
 PDN Lobby Hours: **Monday-Friday 8am-5pm**
Guampdn.com/Classifieds
 Or call (671)472-1PDN (1736)



Jobs
 Find a new job or career

Homes & Rentals
 Discover your new home

Auto
 Turn here for your next vehicle

Stuff
 Household, Furniture, Pets & Stuff

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

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

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

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

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

Personal Items below \$2,501 in total value
GOOD: 3 Lines, 7 Consecutive Days..... \$59.00
BETTER: 3 Lines, 10 Consecutive Days..... \$70.00
BEST: 3 Lines, 14 Consecutive Days.....\$80.00
 *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

EFFECTIVE 12/28/15
 All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The Pacific Daily News/Pacific Sunday News reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The Pacific Daily News/Pacific Sunday News shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

For Sale
Animals
 all your favorites...

Rott pups 7 wks
 docked, declaw, 1st vaccines. Call for more information
653-7568 / 898-1431
\$2000.00

Help Wanted
Full Time

PACIFIC ISLAND MOVERS
 We are seeking for highly motivated individuals to fill up the following positions.
 Drivers with B license
 Packer/Helper
 Forklift Operators
 Please apply in person at Pacific Island Movers, Inc.
 Located at 131 Taitano Rd, Route 16, Harmon

Miscellaneous

Record 3 Karaoke songs In Rec. Studio.
\$99. 777-6323
 (4pm-8pm)

For Rent
Residential

ASTUMBO/NCS
 3 BD/ 2 BATH
 GHURA/SECTION 8 OKAY
687-7821/988-9674

Wanted to Buy

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

Let the Pacific Daily News Classifieds work for you!
472-1PDN to find out how

Want to earn extra money?

Be a Pacific Daily News carrier!

Delivering newspapers is a great way to put extra dollars into your pocket while being your own boss!

Call 479-0506 to get started!

Pacific Daily News
guampdn.com

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Board of Commissioners Meeting
Friday, October 22, 2021 at 12:00 PM.
This meeting is open to the public via Zoom.
Topic: GHURA BOC Meeting, Oct. 22, 2021
Time: Oct. 22, 2021 12:00 PM Guam, Port Moresby
Join Zoom Meeting
<https://us06web.zoom.us/j/84932422943?pwd=a0FXRk-J0SnRtR3MyZExhc0FJdVByUT09>
Meeting ID: 849 3242 2943 **Passcode:** 807122
AGENDA:
 I. ROLL CALL
 II. BOARD MEETING PUBLIC ANNOUNCEMENTS
 III. APPROVAL OF PREVIOUS BOARD MINUTES – October 08, 2021
 IV. NEW BUSINESS
 1. Resolution approving the Director to return GHURA Hagat Staff Housing to the Government of Guam
 2. GFD Sinajana Station Design A/E proposal Presentation
 V. CORRESPONDENCE AND REPORTS
 1. A/E Manager's Update (Repositioning 750 Presentation)
 VI. GENERAL DISCUSSION/ANNOUNCEMENTS
 1. Next proposed scheduled Board Meeting – Friday, November 12th, 2021
 VII. ADJOURNMENT
 The complete Board packet may be viewed on our website at www.ghura.org.
 For more information, please contact Audrey Aguon 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.

JUDICIARY OF GUAM
 Guam Judicial Center
 120 West O'Brien Drive
 Hagåtña, Guam 96910
www.guamcourts.org

INVITATION FOR BID
NO. IFB 22-01
8TH COURTROOM INTERIOR RENOVATIONS
 The Judiciary of Guam is accepting bids from qualified vendors for the **Interior Renovations of the 8th Courtroom** for Judiciary of Guam.
 Interested and qualified vendors may request for printed or electronic copies of the IFB package from the Procurement Office, 1st Floor, Guam Judicial Center in Hagåtña, Guam beginning **Friday, October 15, 2021 from 8:00am to 5:00pm, Guam Standard Time, Monday to Friday**, except Government of Guam holidays.
 All bids must be submitted to the Procurement Office **no later than 11:00am, Monday, November 8, 2021, Guam Standard Time**. All bids will be publicly opened and read aloud on that said date and time at the Administrator of the Courts Conference Room, 1st Floor, Guam Judicial Center in Hagåtña, Guam.
 For any periodic updates of the IFB please visit the Judiciary's website <http://guamcourts.org>. For further information or to request for copies of the IFB package, please contact the Procurement Office at **671-475-3175/3393/3141/3290** or email mantonio@guamcourts.org and/or jpcpeda@guamcourts.org.
 /s/ KRISTINA L. BAIRD
 Administrator of the Courts
 "The Judiciary of Guam is an equal opportunity provider and employer."

CLASSIFIEDS

Place an ad **online** TODAY!

PDN Lobby Hours: **Monday-Friday 8am-5pm**

Guampdn.com/Classifieds

Or call (671)472-1PDN (1736)



Jobs
Find a new job
or career

**Homes
& Rentals**
Discover your
new home

Auto
Turn here for
your next vehicle

Stuff
Household,
Furniture,
Pets & Stuff

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

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

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

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

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

Personal Items below \$2,501 in total value
GOOD: 3 Lines, 7 Consecutive Days..... \$59.00
BETTER: 3 Lines, 10 Consecutive Days..... \$70.00
BEST: 3 Lines, 14 Consecutive Days.....\$80.00
***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

EFFECTIVE 12/28/15
All classified ads are subject to the applicable rate card, copies of which
are available from our Advertising Dept. All ads are subject to approval
before publication. The Pacific Daily News/Pacific Sunday News
reserves the right to edit, refuse, reject, classify or cancel any ad at any
time. Errors must be reported in the first day of publication. The Pacific
Daily News/Pacific Sunday News shall not be liable for any loss or
expense that results from an error in or omission of an advertisement.
No refunds for early cancellation of order.

For Sale
Animals
all your favorites...

FEMALE SHIH TZU
With 1st Shot;
DOB (09/02/2021)
CALL:
(671) 9885556
6377263//9897263

2 Rott pups Females
8 wks docked, declaw, 1st
vaccines. Call for more
information
653-7568 / 898-1431
\$2000.00

For Rent
Residential

MAITE APT 3BR/1 BA
NEW RENO INCL ALL
APPL SEC 8 OK
4774239 7881119

Wanted to Buy

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

Online
Classifieds
at **GuamPDN.com**
To place your ads,
please:
1. Log onto
GuamPDN.com
2. Click on
"Place an ad"
under the
Quick Links on
the left blue
side bar
3. Click on
"Start Creating
Your Ad Now"
4. Complete
the form and
Make Payment
Pacific Daily News

**Place an
ad in PDN
CLASSIFIEDS!**
IT WORKS!

Assorted
Stuff
all kinds of things...
Announcements
BOLT ACTION 243 Cal Ruger
with Scope, Ammo &
SOLD**SOLD**SOLD
USED Aluminum Shutters,
w/Rails, 8 Windows 4x4,
2 Windows 3x3, 2 Doors
SOLD**SOLD**SOLD

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 Executor
ENRICO A. CRISTOBAL

**IN THE SUPERIOR COURT
OF GUAM**
**IN THE MATTER OF
THE ESTATE
OF**
**BEATRIZ CASTRO
CRISTOBAL,**
Deceased.
PROBATE CASE NO.
PRO162-21
NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN
by ENRICO A. CRISTOBAL,
Executor of the Estate of
BEATRIZ CASTRO CRISTOBAL,
deceased, to the creditors of,
and all persons having claims
against said Estate or against
said Decedent, that within
sixty (60) calendar days after
the date of the first publication
of this notice, they either
file them with necessary
vouchers in the Office of Clerk
of the Superior Court of Guam,
or exhibit them with the
necessary vouchers to said
Executor or his attorneys of
record, Camacho Calvo Law
Group LLC, 356 E. Marine
Corps Drive, Suite 201,
Hagåtña, Guam 96910, the
same being the place for the
transaction of the business of
said Estate.

Dated: Hagåtña, GU,
October 18, 2021.
**CAMACHO CALVO
LAW GROUP LLC**
/s/ **VINCENT C. CAMACHO**
Attorneys for Executor
ENRICO A. CRISTOBAL

**Let the Pacific Daily News
Classified Work for You!**
PACIFIC DAILY NEWS
guampdn.com
Call 472-1PDN for more information.

WM Engineering Services, LLC has an immediate
job opportunity in Tamuning, Guam for
the following position:
MECHANICAL ENGINEER
Perform engineering duties in the planning and designing
of heating, ventilation, and air conditioning (HVAC), and
fire protection systems for commercial, industrial, U.S.
military, and government projects. Confirm system and
product capabilities by designing feasibility and testing
methods. Recommend design modifications to eliminate
system malfunctions. Investigate equipment failures to
diagnose faulty operation. Proficient in the use of
engineering and design computer programs such as
Auto-Cad, Revit, & Trace700.
Applicants must have B.S. Degree in Mechanical
Engineering and two years verifiable work experience
as a Mechanical Engineer in the design of HVAC, fire
protection, and plumbing systems. Drug testing and
background check required.
If interested, please submit resumes by mail to:
WM Engineering Services, LLC
Attn: William G. Miller Jr.
P.O. Box 392
Hagatna, Guam 96932

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Board of Commissioners Meeting
Friday, October 22, 2021 at 12:00 PM.
This meeting is open to the public via Zoom.
Topic: GHURA BOC Meeting, Oct. 22, 2021
Time: Oct. 22, 2021 12:00 PM Guam, Port Moresby
Join Zoom Meeting
<https://us06web.zoom.us/j/84932422943?pwd=a0FXRkJO5nRtR3MyZExhc0FjdVByUT09>
Meeting ID: 849 3242 2943 **Passcode:** 807122
AGENDA:
I. ROLL CALL
II. BOARD MEETING PUBLIC ANNOUNCEMENTS
III. APPROVAL OF PREVIOUS BOARD MINUTES –
October 08, 2021
IV. NEW BUSINESS
1. Resolution FY2022-002; Resolution to approve the
transfer of ownership of LOT 266-1 and Lot 266-1-R6,
Municipality of Hagat, Guam to the Office of the Governor
of Guam, Government of Guam
2. GFD Sinajana Station Design A/E proposal Presentation
V. OLD BUSINESS
1. Change Order No. 1-GHURA-10-02-2020-AMPs 1, 3 & 4
2. Amendment to intent of Award for IFB#GHURA-COCC-
021-006; Lease of All-in-One Copier Fax/Scan/Print
VI. CORRESPONDENCE AND REPORTS
1. A/E Manager's Update (Repositioning 750 Presentation)
VII. GENERAL DISCUSSION/ANNOUNCEMENTS
1. Next proposed scheduled Board Meeting – Friday,
November 12th, 2021
VIII. ADJOURNMENT
The complete Board packet may be viewed on our website at
www.ghura.org.
For more information, please contact Audrey Aguon 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.



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M. October 22, 2021
GHURA Main Office (via Zoom Video Conference)
1st floor, Conference Room, Sinajana
BOC MEETING MINUTES**

I. ROLL CALL

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:00 P.M., Friday, October 22, 2021** at the GHURA Sinajana Main Office, 1st floor Conference room, by Acting Chairwoman Guzman. She indicated that 5 members of the Board of Commissioners were present, representing a quorum and that the meeting would proceed as scheduled.

PRESENT: (VIA ZOOM VIDEO CONFERENCE) Monica Guzman, Acting Chairwoman George Pereda, Commissioner Frank Ishizaki, Commissioner Anisia Delia, Commissioner Karl Corpus, Resident Commissioner	MANAGEMENT & STAFF: Ray Topasna, Executive Director Elizabeth Napoli, Deputy Director Audrey Aguon, Special Assistant Kimberly Bersamin, HR Administrator Katherine Taitano, CPD/RP&E Manager Sonny Perez, A/E Manager Camarin Cabral, A/E Andrew Manglona, A/E Planner Artemio Aguero, Personnel Specialist
ABSENT:	
LEGAL COUNSEL: Anthony Perez, Esq.	PUBLIC: (VIA ZOOM VIDEO CONFERENCE) Rebecca Borja, HUD Robert Hofmann, Honorable Mayor of Sinajana

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Friday, October 15, 2021
2nd Printing – Wednesday, October 20, 2021
ACKNOWLEDGED.

III. APPROVAL OF PREVIOUS BOARD MINUTES

[154/21] Commissioner Delia motioned to approve the meeting minutes of October 8, 2021. The motion was seconded by Commissioner Ishizaki. With no objections by the other board members, the motion was passed.

IV. NEW BUSINESS

1. Business Item: Resolution FY2022 to approve the transfer of ownership of Lot 266-1-6 and Lot 266-1-R6, Municipality of Hagat, Guam to the Office of the Governor of Guam, Government of Guam.

[155/21] DISCUSSION - Director Topasna stated the following:

- The Hagat properties were initially transferred to GHURA via Governor's Executive Order 2009-03 and ultimately via Public Law 31-15.
- This statute authorized the Governor to transfer abandoned staff housing to GHURA to support affordable housing, temporary emergency shelters, and the work of eligible non-government organizations.
- GHURA developed the southern Police Precinct, the Agat-Santa Rita Fire Station, and the Guma Serenidat facilities for the purpose of supporting the needs of surrounding communities and special needs populations on properties separately surveyed and carved out of the Agat Staff Housing Lot.
- The remaining undeveloped parcels are now identified as Lot 266-1-6 and Lot 266-1-R6 Municipality of Hagat.
- GHURA currently has no plans to develop these properties and desire to transfer and return both lots to the Government of Guam for the purposes of supporting other community development needs and objectives as to be determined by the Office of the Governor.
- GHURA is here today to ask the board to approve the transfer of ownership of Lots 266-1-6 and 266-1-R6 Municipality of Hagat to the Government of Guam.
- Other issues that are pushing GHURA in the direction to transfer the Lots include 8 housing units on the properties that have controversial issues that GHURA may not want to be involved in. He added that it may be in GHURA's best interest to proceed with the transfer of these properties to GovGuam.
- In short, GHURA received the properties for free and developed a majority of it and the community is benefitting from GHURA's work. GHURA has no need for the remaining parcels and would like to return it.

Acting Chair Guzman inquired about the units on the lots and whether the transfer would include land and property, lock, stock, and barrel. Director Topasna confirmed this and added that the housing units are former teacher staff housing and are in deplorable conditions. He added that GovGuam has a need for the lots and has plans to develop the properties. Acting Chair Guzman asked if this was the third land transfer that has been brought before the board in the last year. Director Topasna confirmed this. She also inquired if Director Topasna anticipates any other land transfers after this one. Director Topasna stated that he believed that this land transfer would be the last.

There were no further questions or discussions. Acting Chair Guzman asked the board if there was a motion on the floor to pass the resolution.

[156/21] ACTION - Commissioner Pereda moved to approve Resolution FY2022 to approve the transfer of ownership of Lot 266-1-6 and Lot 266-1-R6, Municipality of Hagat, Guam to the Office of the Governor of Guam from Government of Guam. Commissioner Delia seconded the motion. There were no objections by the other board members. The motion was passed.

Acting Chair Guzman indicated that she was glad that the Government of Guam has plans to develop the properties and is certain that it will be put to good use.

2. GFD Sinajana Station Design A/E proposal Presentation

[157/21] DISCUSSION - Director Topasna deferred to Mr. Sonny Perez, A/E Manager, and his team to make the presentation.

Mr. Sonny Perez stated the following:

- The Proposal from Guma' Architects is found on pg. 2 of 15 in the board packet.
- The proposal was the result of the evaluation by a committee that GHURA had chosen for (2) reasons: **1)**- it would be unethical, by law for Mr. Perez to review other engineers and to qualify them. **2)**- Mr. Perez preferred that a committee evaluate proposals for these types of projects.
- Director Topasna and Mr. Perez had selected (3) GHURA employees to represent GHURA and the fire department as a stake holder, to be this committee to review the proposals that came in.
- He indicated that Mr. Andrew Manglona would present the evaluation results and process and added that at a later time the team will go before the board with a notice of intent to award.

Mr. Andrew Manglona, Senior Planner, stated the following:

- He was chosen to be a part of the selecting committee for this RFP.
- The process is to review the RFP that was submitted, meet as a committee, review key points in the RFP, and provide a scoring system for the engineering packet that was submitted.
- **PURPOSE** for A/E Services- to procure professional design services.
- **REVIEW**- to review the qualifications.
- **EVALUATE**- No price proposals are accepted until the most qualified is determined.
- **NEGOTIATE**- negotiations will occur after the most qualified is selected.
- Evaluation Committee consists of (4) members: Mr. Andrew Manglona, Planner and Committee Chair and (3) Committee Members- Ms. Camarin Cabral, Michael Racuyal, GHURA Engineer, and Art Stanley, GFD Representative.

- Committee Meetings- **July 7**-Committee has met to discuss the objective on this RFP. **July 15**- Committee met to gather scores and determined the most qualified. **August 23**- Interview with most qualified and review guidelines, expectations, and other project features. **Sept. 1**- review proposals for expectations and features. (2) proposals submitted to committee and negotiated for one. **Sept. 28**- Reviewed Cost Proposal and Scope of Work.
- (5) A/E groups submitted proposals and were scored.
- Dylan Mechanical scored 271
- EM Chen scored 274
- Architects Laguana scored 340
- Guma' scored 370
- EXP scored 364
- All things were considered when scoring for qualification such as responses to the RFP and local A/E.

Acting Chair Guzman thanked Mr. Manglona for his presentation. She inquired about pg. 4 of 15 regarding items that were crossed out and indicated that they were not included in the scope such as 'detailed cost breakdown'. She asked if it was crossed out, was it now included in the scope. Mr. Manglona confirmed this. Acting Chair Guzman indicated that the lead certification was not included in the scope. She asked if there was discussion on or plans to consider lead certification. Mr. Manglona stated that lead certification is a part of the scope of work. Acting Chair Guzman stated that according to 5.0, lead certification is not included. Mr. Sonny Perez stated that he will make the request to Guma' to be sure that lead is complied with and remains affordable.

Acting Chair Guzman thanked Mr. Perez and Mr. Manglona for the presentation and stated that she was happy to hear that Mr. Perez would be getting lead certified in a month.

Commissioner Ishizaki inquired about the changes in 5.0 Scope of Work and whether those changes changed the way scoring took place. Mr. Manglona stated that this RFP was more for qualification and not cost. Guma' had presented a detailed scope of work and the committee's review concluded that the detailed cost breakdown, the reproduction of the signed drawings and the topography were included without changing their cost proposal.

Legal Counsel Mr. Tony Perez indicated that the board would not be awarding today and added that Guma' was deemed the most qualified offeror pursuant to the RFP. The next step in the process would be to award and then negotiate price. We aren't at the award stage; we are at the selection of the most qualified offeror, and they submit a proposal which hasn't been accepted by GHURA. So, there are still a number of steps along the way before it is finalized. Whatever input the board wants in it, such as the lead certification, can be placed in it if it was part of the RFP. Commissioner Ishizaki thanked Mr. Perez and Mr. Manglona for the clarification.

Acting Chair Guzman pointed out the project background and description and inquired about whether there should be an IT Command Center included in the requirements. She asked Commissioner Ishizaki for his input. He indicated that a radio room was a part of the design. Acting Chair Guzman stated that her question was answered.

Acting Chair Guzman thanked Mr. Manglona for his presentation.

V. OLD BUSINESS

1. Change Order No. 1-GHURA-10-02-2020-AMPs 1, 3, &4

(Ref: August 27, 2021, BOC Minutes-General Discussion/Announcements)

[158/21] DISCUSSION - Director Topasna stated that he was not part of the review of the change order request and deferred to Mr. Sonny Perez and Mr. Andrew Manglona.

- The change order was mentioned at a previous board meeting, August 27, 2021.
- Pg. 9 of 15 in the board packet explained the history of the project.
- Original cost was about \$74,900 and awarded to OH Construction for 2 Mod Projects.
- AMP1- water leaks were discovered coming from the telephone jack, cable box, and an exterior wall.
- The change order was made to resolve the water leak and to prevent water from entering the unit.
- The change order amount is for \$2,500.

Acting Chair Guzman indicated that since it is a change order that the board needs to approve it. Mr. Perez confirmed this.

Acting Chair Guzman asked if there was a motion on the floor.

[159/21] ACTION - Commissioner Ishizaki moved to approve Change Order No. 1-GHURA-10-02-2020-AMPs 1, 2, & 3 in the amount of \$2,500 to OH Construction. Commissioner Delia seconded the motion. There were no objections by the other board members. The motion for Change order No. 1-GHURA-10-02-2020-AMPs 1,3, & 4 was passed.

Mr. Sonny Perez stated that AMP 1 would be covering the extra charge in their budget.

Acting Chair Guzman inquired about whether there is a threshold on costs such as this that do not need to go to the board for approval. Mr. Tony Perez stated that there is a provision in procurement regs which were taken from federal regulations for micro purchases. He indicated that he believes the threshold was about \$25,000 or below or the ED can decide on a zone. He stated that he would have to look at the existing GHURA procurement regs to see what needs to go to the board and what could rest at the discretion of the ED. Director Topasna added that at the last GHURA management

meeting the discussion included how to best determine what the threshold would be, determine an amount, have Tony review that we are fully compliant with the law, before bringing it to the board for approval. Management discussion also included Above Step Recruitments being brought before the board. If the board is comfortable with allowing management to make such determinations, management will discuss it with legal, bring a Resolution before the board to see whether the board can authorize management to make some of these decisions at our level.

Acting Chair Guzman stated that the board looks forward to a recommendation. She stated her reason for the inquiry was because the item was discussed in August and again in October to get approval for \$2500. She added that she did not want to delay any project especially for an amount such as this. Acting Chair added that she looks forward to any recommendation to make projects run more efficiently and making sure that we're all in compliance with HUD and with legal. Director Topasna added that management had also discussed what documents require the Chairman's signature and what may be dealt with at an operational level. He stated that whatever he can handle at his level legally, may be best for everyone.

2. Amendment to Intent of Award for IFB#GHURA-COCC-021-006- Lease of All-In-One Copier Fax/Scan/Print

[160/21] DISCUSSION - Director Topasna stated the following:

- On August 13, the GHURA board approved an award for the lease of All-in-One Copier Fax/Scan/Print machine
- Total award needs to be amended from **\$10,545.25 to \$16,932.72.**
- The amended amount is due to the difference in total cost for Bid Item #1.
- It has a total quantity of (4) machines.
- The original memo reflected a cost of \$2,129.16 for each machine. This cost should be multiplied by 4 to reflect the total award amount for Bid Item #1, \$8516.64
- Bid Item #1 is for 4 machines: (2) in Toto, (1) in Yona, and (1) in Agat.
- Corrections that need to be made: Bid Item #2-\$4,603.32. All Star Inc.- \$18,701.28- these corrections are immaterial as they will not reflect the board's decision if the board were to approve the amendment.
- Management is requesting for the board to approve an amendment to the awarded cost to Xerox Corp to reflect the correct amount of \$16,932.72. Bid Tabulations are attached.

[161/21] ACTION - Commissioner Pereda moved to approve the Amendment to Intent of Award for IFB#GHURA-COCC-021-006 for the lease of (4) items under for All-in-One Copier Fax/Scan/Print for Bid Item #1 with the revised amount of \$8,516.64 with the revised total \$16,932.72. Commissioner Corpus seconded

the motion. There were no objections by the other board members. The motion was passed.

VI. CORRESPONDENCE AND REPORTS

1. A/E Manager's Update (Repositioning 750 Presentation)

[162/21] DISCUSSION - Mr. Sonny Perez stated the following:

- Prices on Guam for construction have significantly increased.
- One of GHURA's proposed strategies could possibly be Repositioning.
- To offer a better understanding of Repositioning was presented by Mrs. Camarin Cabral.
- Mrs. Camarin Cabral stated the following:
 - Repositioning taking GHURA's inventory from Section 9 and convert it to Section 8
 - Preserve affordable housing availability by using project based units or vouchers.
 - Entirely Voluntary. HUD does not plan to end Public Housing programs. PHAs will still have access to Capital Fund financing, Operating Fund Financing, Energy Performance Contracts, etc.
 - Why Reposition? To modernize properties, Stabilize revenues, Conduct substantial rehabilitation, Increase resident access to neighborhoods of opportunity, and streamline PHA operations.
 - GHURA has- 750 units. 21% AMP1, 21.9% AMP2, 25.9% AMP3, and 31.1% AMP4. We have (4) AMPs, but the AMPs are located in several different villages.
 - What can we do? GHURA can subsidize housing outside of the PH model. Repositioning does not reduce local control of the existing units. In fact, there is more local control and flexibility to meet the community's needs.
 - More statistics to come- how many properties do we have in our inventory that are obsolete? How many properties do we have that have health and safety issues? Occupancy levels, Modernization Statistics, Resident location desires, Resident demographics. All this data will help to determine the best way forward.
 - HUD and PHA shared goals: Improve physical conditions, stabilize financial performance and long-term operations, and secure improved access to affordable housing.
 - How will we go about doing this? Section 32-Home Ownership program, Rental Assistance Program, Project based rental, Section 18 Demolition/Disposition, Streamlined Voluntary Conversion.
 - More information on each program can be found on: <https://sites.google.com/ghura.org/ghurarespositioning2021/portfolio>

Commissioner Ishizaki thanked Mrs. Cabral for her presentation and indicated that he looks forward to GHURA receiving more data. Mrs. Cabral stated that she will be updating the website weekly or monthly or as soon as more information is made available.

Acting Chair Guzman also thanked Mrs. Cabral for her presentation and applauded her efforts at modernizing the agency and being able to provide the best value for GHURA's clients. Director Topasna added that HUD has some preferences in terms of what options we would want to consider, but at this time the decision will ultimately be placed on the board. Acting Chair Guzman stated that she is looking forward to receiving the link from Mrs. Cabral.

VII. GENERAL DISCUSSION / ANNOUNCEMENTS

[163/21] 1. Next proposed scheduled Board Meeting: Friday, November 12, 2021 at 12:00 P.M.

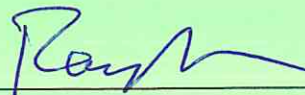
There were no objections to the next BOC meeting date and time.

Acting Chair Guzman thanked everyone for attending the day's meeting.

VI. ADJOURNMENT

[164/21] Acting Chair 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 meeting was adjourned at 1:09PM.

SEAL



RAY S. TOPASNA

Board Secretary / Executive Director

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Siudat Guåhan
BOARD OF COMMISSIONERS

RESOLUTION NO. FY2022-002

Moved By: GEORGE F. PEREDA **Seconded By:** ANISIA S. DELIA

RESOLUTION TO APPROVE THE TRANSFER OF OWNERSHIP OF LOT 266-1-6 and Lot 266-1-R6, MUNICIPALITY OF HÅGAT, GUAM TO THE OFFICE OF THE GOVERNOR OF GUAM, GOVERNMENT OF GUAM.

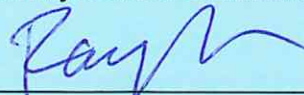
- WHEREAS,** The Board of Commissioners of the Guam Housing and Urban Renewal Authority (GHURA) is empowered by Title 12 Guam Code Annotated Chapter 5, Subsection 5104(l) to carry out and perform the purposes and provisions of Chapter 5, including to “sell, lease, exchange, transfer, assign, mortgage, pledge or otherwise dispose of, or encumber any real or personal property, or any interest or estate in such”; and
- WHEREAS,** The Hågat properties were transferred to GHURA by Governor’s Executive Order 2009-03 for administrative oversight, after which Public Law 31-151 was enacted to authorize the Governor to transfer abandoned staff housing properties held by the Government of Guam to GHURA for such purposes to support affordable housing, temporary emergency shelters, and the work of eligible non-government organizations; and
- WHEREAS,** Parcels transferred to GHURA through Public Law 31-151 included “Agat Staff Housing”; and
- WHEREAS,** GHURA successfully developed the Southern Police Precinct, the Agat-Santa Rita Fire Station, and the Guma Serenidad facilities for the purpose of supporting the needs of the surrounding communities and special needs populations on properties separately surveyed and carved out of the basic Agat Staff Housing lot; and
- WHEREAS,** The remaining undeveloped parcels are now identified as Lot 266-1-6 and Lot 266-1-R6, Municipality of Hågat; and
- WHEREAS,** GHURA has no present plans to develop either Lot 266-1-6 and Lot 266-1-R6; and
- WHEREAS,** GHURA desires to transfer and return Lot 266-1-6 and Lot 266-1-R6 to the Government of Guam for the purposes of supporting such other community development needs and objectives as to be determined by the Office of the Governor; now therefore be it
- RESOLVED,** The GHURA Board of Commissioners approves the transfer of ownership and return of LOT 266-1-6 and Lot 266-1-R6, Municipality of Hågat to the Government of Guam.

IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – OCTOBER 22, 2021
PASSED BY THE FOLLOWING VOTES:

AYES: Monica Guzman, George Pereda, Frank Ishizaki, Anisia Delia, Karl Corpus
NAYS: NONE
ABSENT: NONE
ABSTAINED: NONE

(SEAL)

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 22, 2021**.



RAY S. TOPASNA
Board Secretary / Executive Director



GHURA SINAJANA FIRE STATION, SINAJANA, GUAM

October 6, 2021

Mr. Ray S. Topasna | Executive Director
Guam Housing and Urban Renewal Authority
117 Bienvenida Ave, Sinajana, Guam 96910
rstopasna@ghura.org
+1 (671) 477-9851

Lot P19, 1B-1NEW (858 Chalan Kanton Tasi, Sinajana, Guam 96913)

Fee Proposal for Full Architectural and Engineering Design Services (REVISED)

1) Project Background and Description

We are pleased to provide you the proposal for the Full Architectural and Engineering services required for the GHURA Sinajana Fire station in Sinajana, Guam. The proposed fire station will be having the following areas:

- Lobby
- Decontamination room
- Locker Area
- Radio room with dedicated toilet
- Officer-in-charge room
- Treatment room
- Rehabilitation room
- Dining & Kitchen with back patio access
- Hallway
- Toilet facilities
- Workroom
- Storage
- Training room
- Apparatus bay
- Male sleeping quarters
- Male Toilet & Shower
- Laundry room
- Female sleeping quarters
- Female Toilet & Shower
- Commander's office with dedicated bedroom & toilet
- Generator room



2) Design Deliverables:

- 1.0 Schematic Design: Design will be based on aforementioned project scope, requirements and communication, meetings and provided reference drawings.
- 2.0 Design Development Services: consisting of drawings illustrating the scope, scale, and relationships of project components: floor plans, sections, elevations, building systems and materials selection, developing dimensions.
- 3.0 Project Design Administration: consultation, research, team meetings and work of the engineering disciplines.
 - a. Agency reviews: research of applicable local and federal applications including IBC, NFPA & IFC (applicable versions) and Guam Zoning Law, Local Regulations, and other relevant codes as guidelines for design.
 - b. Architectural Construction Documentation: architectural / interior drawings including floor plans, detail sections, elevations, ceiling plans, wall sections, door and window schedule, construction details and specifications necessary for bidding and construction.
 - c. Civil Design Documentation: Civil design drawings, specifications, and typical details necessary for bidding and construction such as grading based on topographic survey, clearing, utility plans and sewer connection design. This will include traffic study with results and recommendations report, design of entrance/exit, driveways, parking, coordinated site grading, optimal site drainage, stormwater management in which percolation tests at proposed retention/percolation structure will be performed, size & location to meet GEPA requirements, and utility connections. All other services not specifically list, described or implied are not included in the scope.
 - d. Structural Design Documentation: Provide Structural design drawings, specifications and supporting calculations necessary for bidding and construction. Foundation design will be based on the Geotechnical report provided by the client. A Geotechnical Engineer shall conduct a field/soil survey to provide a report confirming soil bearing capacity is sufficient for the proposed project. The cast-in-place building structure will be coordinated with the architectural layout to achieve structural efficiency. Determine applicable design loads including wind and seismic, analyze design loads assuming all cast-in-place reinforced concrete structure. Perform design checks to confirm member sizes and reinforcement requirements. An alternate precast roof design will be included with building load analysis assuming precast reinforced concrete roof and perform design checks to confirm member sizes and reinforcement requirements. This alternate design is for comparison and budgeting purposes. All other services not specifically listed, described, or implied are not included in the scope.
 - e. Mechanical Documentation: Provide mechanical and plumbing design drawings necessary for bidding and construction. Documents to include drawings, specifications, and calculations (HVAC load calculation). This will also include site verification, analysis & calculations, specifications, and meeting attendance.

Construction administration will include review and response to contractor material submittal and RFIs. All other services not specifically listed, described, or implied are not included in the scope.

- f. Electrical Design Documentation: Provide electrical design drawings, technical specifications, basis of design narrative and calculations. Construction documents preparation will include site electrical for GPA power service, communications services, parking and lighting, Interior Lighting, General Power, Fire Alarm system, back-up generator, Infrastructure for voice and data, empty conduit system & power connection for the security systems which will be coordinated with the provider. Limited services during construction will include product data and shop drawings review, respond to design related RFIs, occasional inspections (limited to 3 each), punch list inspection, pre-final inspection, and Final inspection. Design exclusions are active equipment such as network switches and servers, design of security systems to be provided by the contractor/owner's systems provider, Mass notification system and Fire Alert system. All other services not specifically listed, described, or implied are not included in the scope.
- 4.0 Construction Administration Services: To include review and response to RFIs, Material Submittal review and approval, attend to kick-off meeting and design-related items. Conduct inspections and walk-throughs to provide punch-list to contractor prior to finalizing construction. GUMA Architects, LLC can also provide Construction Management Services on an on-call basis with the following rates below:

- Principal Architect	\$175.00/Hr.
- Project Architect/Field Inspector	\$120.00/Hr.
- Architectural Drafting/3D modeler/Admin	\$ 90.00/Hr.
- Engineering rates to be determined	

5.0 The following are not included in the scope of work:

- ~~— Detailed Cost breakdown (option to engage a Quantity Surveyor as an Additional Service, fee to be determined)~~
- IT/Security Design (by others)
- ~~— Reproduction of original signed drawings~~
- Printing expenses are considered reimbursable
- Building Permit Processing and all Government Permit Fees
- ~~— Topographic Surveys & Geotechnical / Soils Testing~~
- UXO Survey and Mitigation
- LEED certification
- Archeological Survey, Monitoring. Research design and final reports
- Selection of Furniture, Fixture & Equipment (FF&E)
- Other services not specifically listed, described, or implied
- Design to address unexpected site conditions
- Special Inspections

3) Breakdown of Design Service Fees

Architectural (GUMA)	\$188,880.00
Civil (GK2)	\$ 42,000.00
Structural (GK2)	\$ 56,000.00
Mech'I & Plumbing (Bordallo CE)	\$ 35,910.00
Electrical (EMCE)	\$ 49,400.00
Sub-total	\$372,190.00
GRT 5%	\$ 18,609.50
Grand Total	\$390,799.50

In Words: THREE HUNDRED NINETY THOUSAND SEVEN HUNDRED NINETY-NINE DOLLARS AND FIFTY CENTS ONLY

List of added scope as negotiated items:

1. Geotechnical Soils report
2. Stormwater Best Management Practices
3. Topographic Survey
4. Quantity Surveying

Should the actual scope of work change or if additional work/effort be required due to unforeseen circumstances, a mutually agreed fee adjustment shall be made prior to start such changes in the scope.

4) Payment Schedule

30% Approval and Notice to Proceed	\$117,239.85
40% Upon Approval of Schematic and moving into Design Development	\$156,319.80
30% Progress Billing or Upon Submission of Final Drawings	\$117,239.85

Full payment upon submission of Final Drawings is required, AE team will make the corrections as required to comply by the building official comments (if any) at no additional cost to the Client. Changes to drawings after final drawing submission that are not directed by government agencies are not included in the scope of work.

5) Design Deliverables Schedule

Est. Duration	Phase	Description
Offset schedule upon receipt of NTP		
2 Weeks (Oct 5 – Oct 15)	Conceptual Layout	Develop & present preliminary scheme based on programmatic and client's requirements
2 Weeks (Oct 15 – Oct 29)	Conceptual Facade	Present preliminary architectural elevations & façade elements schemes in 3D format
0 - 1 Week	Client Review/Comments	GUMA to work on comments provided by the client and revise accordingly

3 Weeks (Oct 29 – Nov 19)	Design Development	Develop approved schemes to drawings illustrating architectural & building systems
0 - 1 Week	Client Review/Comments	GUMA to work on comments provided by the client and revise accordingly
6 Weeks (Nov 19 – Dec 30)	Bid Set Documents	Design development set to further develop into Bid drawing set to be released for bidding
3 Weeks (Jan 3 – Jan 21)	Permit and Construction Set	Submit Permit and Construction set for permit processing and contractor use
16 Weeks	Above fee proposal is inclusive of GRT and is valid for the calendar year of 2021.	

*Design changes after accepting the design at the Design Development Stage, or Final/Permit & Construction submittal will opt for change order, a mutually agreed additional fee or time and material basis shall be established before commencement of work.

We hope this meets your requirements and we look forward to working with you on this project.

Sincerely,



Raymund Cayan, AIA
Principal | GUMA Architects, LLC.



Samuel Mangloña McPhetres, AIA, LEED AP
Principal | GUMA Architects, LLC.

Approval and Authority to Proceed

I (We) approve the project as described above and authorize the team to proceed.

Name	Signature	Date

Notice: If GUMA Architects has not received payment from Customer more than 30 days after the date of the invoice, Company may assess five percent simple interest on the unpaid invoice. Interest begins accruing on the invoice due date. If Customer has not paid an invoice for more than 90 days, Company may refer collection of the unpaid amount to an attorney or collections agency. If Customer's unpaid invoices are referred to an attorney or collections agency, Customer shall pay all reasonable attorney's fees or collections agency fees.

Contract Terms:

A. This agreement constitutes the whole of the understanding, discussions, and agreements by and between the parties. The terms and provisions of this Agreement are contractual and not mere recitals. The parties acknowledge and agree that there has been no oral, written, or other agreements of any kind as a condition

precedent to or to induce the execution and delivery of this Agreement. Any written or oral discussions conducted prior to the effective date of this Agreement shall not in any way vary or alter the terms of this Agreement.

B. This Agreement shall not be changed, amended, or altered in any way except in writing and executed by both parties.

C. This Agreement may be executed in two or more counterparts, each of which together shall be deemed an original, and all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by email delivery of a "PDF" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or "PDF" signature page were an original thereof.

D. This Agreement is entered into and shall be performed in Guam and shall be governed by and controlled by the law of Guam.

E. Any notices which are required to be given by the terms of this Agreement shall be made as follows:

[Party 1]: Via email and/or certified mail, return receipt requested, postage prepaid to:

GUMA Architects, LLC
Suite 904, DNA Building
238 Archbishop FC Flores Street
Hagatña, Guam 96932
+1 671 989-4862
info@guma.space

[Party 2]: Via email and/or certified mail, return receipt requested, postage prepaid to:

Mr. Ray S. Topasna | Executive Director
Guam Housing and Urban Renewal Authority
117 Bienvenida Ave, Sinajana, Guam 96910
+1 671 475-9851

F. This Agreement shall be binding upon the parties and their respective successor and assigns.

G. In the event that one or more provisions of this Agreement shall be declared to be invalid, illegal or unenforceable in any respect, unless such invalidity, illegality and unenforceability shall be tantamount to a failure of consideration, the validity, legality and enforceability of the remaining provisions contained in this Agreement shall not in any way be affected or impaired thereby.

H. This Agreement has been fully negotiated by the parties to it and shall not be construed in favor of or against either party, regardless of who may have drafted it or any of its terms.

I. In the event of litigation to enforce the terms of this Agreement, the prevailing party shall be entitled to its costs, including reasonable attorney's fees.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date indicated above, and each of the undersigned personally represent and warrant that they have the full right, power and authority to execute this Agreement on behalf of the respective parties.



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudad Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701
Website: www.ghura.org



Change Order No. 1 GHURA-10-02-2020-AMPs 1, 3 & 4; Renovation of (8) Eight Public Housing Vacant Units

September 9, 2021

Mrs. Michael Lee
General Manager
O.H. Construction
P.O. Box 11497
Tamuning, GU 96931

SUBJECT: Change Order No. 1 – GHURA-10-02-2020-AMPs 1, 3 & 4

Dear Mr. Lee,

At the Regular Board Meeting of October 22, 2021, a motion was made by Commissioner Ishizaki and seconded by Commissioner Delia to approve Change Order No. 1 – GHURA-10-02-2020-AMPs 1, 3 & 4; Renovation of (8) Eight Public Housing Vacant Units in the amount of \$2,500.00 to O.H. Construction. Without any further discussion and objection, the motion was approved.

In connection with your Contract dated June 22, 2021, for the Modernization of public housing vacant units base bid item# 1. The following change order in accordance with Section 28, General Conditions of the contract for construction shall be amended to include the added changes:

Provide all labor, materials, supervision, transportation and equipment for the complete construction and installation, according to the contract plans, specifications and described scope of work for the additional items listed below.

Subject to the conditions hereinafter set forth, any equitable adjustment of the contract price and the contract time is established as follows:

1. The Addition of Items are defined per the attached break down on items for the supply of the cost of work for Water leaking resolve at Unit #7 Jose Leon Guerrero Street, Asan, GH-26 such as:

Supply of Materials		
Item	Description:	
1	Roof (Living Entrance): Water blast existing roof and remove all dirt and apply elastomeric urethane roof coating 35mil.	
2	Apply joint sealant and install 4" wide reinforcement fabric for water proofing between beam and CMU wall approximately L=26 ft. to avoid leaking.	
3	Remove all water on CMU wall and water pnding below stair using vacuum, and patch all drilled holes using non-shirnk grout.	
4	Scraping of portion of exterior wall surface, paint and color to match existing, approximately A=210 sf.	
TOTAL ADDITIONAL COST:		\$2,500.00

The conditions hereinto fore referred to are as follows:

- A. The aforementioned change and work affected thereby are subject to all contract stipulations and covenants.
- B. The rights of GHURA are not prejudiced.
- C. All claims against GHURA which are incidental to as a consequence of the aforementioned change are satisfied.

Supporting Documents Attached

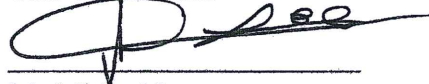
1. Contractor's Request

Original Contract:	\$74,900.00	Contract NTP Date:	June 23, 2021
Changes Approved:	-0-	Contract Duration:	60 Calendar days
Adjusted Contract Amount:	-0-	Contract Completion Date:	August 22 ,2021
This Change Order:	\$2,500.00	Extention This Change Order:	10 Calendar days
Adjusted Contract Amount:	\$77,400.00	New Completion Date:	September 10, 2021

ACCEPTED:

Witness by:

O.H. Construction

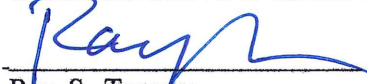


Mr. Michael Lee
General Manager

Date: 9. 10. 2021

Witness by:

GUAM HOUSING & URBAN RENEWAL AUTHORITY



Ray S. Topasna
Executive Director

Date: 9/16/21

O. H. Construction

P. O. Box 11497
Tamuning, GU 96931

LETTER OF TRANSMITTAL

Date: August 30, 2021

To: Mr. Ray Topasna - Executive Director
GHURA

Attention: Sonny P. Perez, A/E Manager

Subject: The cost of work for water leaking resolve at Unit #7 MJLG, Asan, GH-26

Reference: GHURA-10-02-2020-AMPs 1, 3, & 4 / Renovation of 2 Units at Agat & Asan

We are sending you: ☒ Attached ☐ Under separate cover via _____

The following items:

☐ Drawings ☐ Prints ☐ Samples
☐ Copy of Letter ☐ Change ☐ Specifications
☐ Payment Request ☐ Plans ☒ Other

NO	DESCRIPTION	SPEC. SEC. / DWG NO.
1	The cost of work for water leaking resolve	

These are transmitted:

☒ for approval ☐ for your use ☐ for review & comments ☒ as required

Remarks:

Submitted by: Edward Choi

CC Alice James/Wage Compliance Officer & Camarin Cabral/ Program Coordinator

O.H. CONSTRUCTION

P.O.Box 11497 Tamuning, Guam 96931

Phone : 671-777-0105 / 671-688-9175

Email : michaellee@guam@gmail.com

Guam Housing and Urban Renewal Authority

Attn ; Mr Sonny P. Perez
A/E Manager

Subj ; The cost of work for Water leaking resolve
at Unit #7 Jose Leon Guerrero Street, Asan, GH-26

Amount : \$2,500.00 (Two Thousand Five Hundred and No/100)

Completion Due Day : September 10, 2021

Scope of Work ;

- a. Roof (Living Area Entrance) : Water blast existing roof and remove all dirt at and apply elastomeric urethane roof coating 35mil. Minimum thickness. Approximate Area = 60 sf.
- b. Apply joint sealant and install 4" wide reinforcement fabric for water proofing between beam and CMU wall in outer wall approximately L=26 ft. to avoid leaking.
- c. Remove all water on CMU wall and water ponding below stair using vacuum, and patch all drilled holes using non-shrink grout.
- d. See Special Conditions for Painting . Work to include scraping of portion of exterior wall surface, paint and color to match existing, approximately A=210 sf.

* See Plans attached by GHURA *

Michael J. Lee
General Manager



August 30, 2021

4. Capital outlays/Projects- these weren't budgeted for last year so some AMPs are budgeting for projects for this Fiscal year.

- For FY2022, GHURA is requesting a total budget of \$8,031,452.00.

Chairman Flores asked that Mrs. Leon Guerrero explain the item indicated as Off-Island Travel. She stated that the previous year did not include off-island travels due to the pandemic. For this year, Off-Island travel is being budgeted for in the event travel is allowed for trainings. Only (1) AMP requested for an Off-Island Travel budget. Director Topasna added that although travel is restricted, the budget is in place for emergency purposes. He added that it's been his and the Deputy Director's mission to spend down on some of the

reserves on things that are necessary for the AMPs to operate more efficiently. He stated that it has been their mission and they will continue to do the same in subsequent Fiscal Years. Mrs. Leon Guerrero added that the reserves are way above the (6) month operating reserve balance and that even after using 22% of the reserves, there will still be about 78% left in the reserves.

Commissioner Ishizaki inquired about where to locate the reserve number. Mrs. Leon Guerrero indicated that the reserve number is located on the Financial Data Schedule Worksheet (FDS). Commissioner Ishizaki requested that a copy of the FDS be emailed to the board. Mrs. Leon Guerrero stated that she would email the copy to the board. He also inquired about whether vehicle purchase was categorized under Equipment. Mrs. Leon Guerrero confirmed this.

There were no further discussions.

[115/21] ACTION - Commissioner Delia motioned to approve the FISCAL Year 2022 Operating Budgets for Public Housing Asset Management Projects (AMP) AMPs 1,2,3, and 4. Chairman Flores seconded the motion. There were no objections by the other board members. The motion passed.

V. General Discussions/Announcements:


1. Ms. Katherine Taitano indicated that she had planned to prepare a LIHTC briefing for the September BOC meeting, but stated that she would present at the next scheduled BOC meeting. Ms. Taitano added that one of the Capital Fund projects requires a small change order which will add \$2,500.00 to one of the units in Asan. The contractor has discovered a water leak. She stated that she wanted to keep the board aware.
2. Commissioner Ishizaki commended Ms. Taitano and the GHURA team for doing a great job.
3. **[116/21] Next PROPOSED Scheduled Board meeting: FRIDAY, SEPTEMBER 10, 2021 @12pm**
 - Confirmed for next scheduled BOC meeting were: Commissioners Ishizaki and Corpus
 - Unable to attend: Commissioner Delia
 - Not confirmed: Vice Chairwoman Guzman and Commissioner Pereda

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

MEMORANDUM

October 22, 2021

TO: Board of Commissioners

FROM:  Ray Topasna, Executive Director



**SUBJECT: Amendment to Intent of Award for IFB#GHURA-COCC-021-006
Lease of All-in-One Copier Fax/Scan/Print**

On August 13, 2021, the GHURA Board of Commissioners approved an award for the Lease of All-in-One Copier/Fax/Scan/Print Machines. The total awarded amount is needed to be amended from \$10,545.25 to \$16,932.72.

The amended amount is due to the difference in total cost for Bid Item #1. Bid Item #1 has a total quantity of 4 machines; the original memo reflects a cost of \$2,129.16, which is the yearly price for each machine. Therefore, that cost should be multiplied by 4 to reflect the total award amount for that bid item.

Below are the corrections to the bid submission costs.

	Xerox Corporation	Allstar Inc.
Bid Item #1	\$2,129.16 \$8,516.64	\$1,916.88 \$7,667.52
Bid Item #2	\$4,603.32	\$5,756.88
Bid Item #3	\$3,812.76	\$5,276.88
Total	\$10,545.25 \$16,932.72	\$12,950.64 \$18,701.28

Bid Item #1: 4 machines (2- Toto, 1-Yona, 1- Agat)

Bid Item #2: 1 machine (1st floor GHURA Main Office – Section 8)

Bid Item #3: 1 machine (2nd floor GHURA Main Office – COCC/CPD/RPE)

Overall, GHURA is requesting for the Board of Commissioners to approve an amendment to the awarded cost to Xerox Corporation to reflect the correct total contract amount of Sixteen Thousand Nine Hundred Thirty-Two Dollars & Seventy Two cents (\$16,932.72)

Attachment: Original memorandum of August 13, 2021 board meeting
Bid Tabulation

At the Regular Board Meeting of October 22, 2021, a motion was made by Commissioner Pereda and seconded by Resident Commissioner Corpus to approve the Amendment to Intent of Award for IFB#GHURA-COCC-021-006 for the lease of (4) items under for All-in-One Copier Fax/Scan/Print for Bid Item#1 with the revised amount of \$8,516.64 with the revised total \$16,932.72. 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: Ray Topasna, Executive Director



**SUBJECT: Intent of Award for IFB#GHURA-COCC-021-006
Lease of All-in-One Copier Fax/Scan/Print**

GHURA issued an Invitation for Bid for a service contract for the Lease of All-in-One Copier/Fax/Scan/Print Machines on June 21, 2021. A total of 3 vendors had expressed their interest in the bid. The IFB closed on July 26, 2021 and 2 of the 3 companies had submitted bids. Below are the results of the bid submissions:

	Xerox Corporation	Allstar Inc.
Bid Item #1	\$2,129.16	\$1,916.88
Bid Item #2	\$4,603.33	\$5,756.88
Bid Item #3	\$3,812.76	\$5,276.88
Total	\$10,545.25	\$12,950.64

Bid Item #1: 4 machines (2- Toto, 1-Yona, 1- Agat)

Bid Item #2: 1 machine (1st floor GHURA Main Office – Section 8)

Bid Item #3: 1 machine (2nd floor GHURA Main Office – COCC/CPD/RPE)

Upon GHURA's MIS' team review of the bid submissions, all vendors were responsive and met the IFB specifications. GHURA is requesting for the Board of Commissioners approval for an award to Xerox Corporation as the lowest, responsive, responsible bidder for a total annual amount of Ten Thousand Five Hundred Forty-Five and Twenty Five Cents (\$10,545.25). The contract term is for three (3) years with the option to extend for two (2) additional one (1) year terms.

Attachment: Bid Tabulation

At the Regular Board Meeting of August 13, 2021, a motion was made by Commissioner Ishizaki and seconded by Commissioner Pereda to approve the award for IFB#GHURA-COCC-021-006; Lease of All-in-One Copier Fax/Scan/Print for the listed facilities to Xerox Corporation for the amount of \$10,545.25. Without any further discussion and objection, the motion was approved.

IFB#GHURA-COCC-021-006
 Lease of All-in-One Copier/Scan/Fax/Print Machines
 Bid due date: July 26, 2021
 Bid due time: 2:00 P.M.

Ray S. Topasna, Executive Director

Package no.	1	2	3	4
Name of Bidder	Xerox	All Star, Inc.		
Base Bid item 1 Monthly	177.43	159.74		
Annual	2,129.16	1,916.88		
Base Bid item 2 Monthly	383.61	479.74		
Annual	4,603.33	5,756.88		
Base Bid item 3 Monthly	317.73	439.74		
Annual	3,812.76	5,276.88		
Bid Bond 15%	✓	✓		
Bonding Company	Federal ins. co.	Ch #1015198		
Current Business License	✓	✓		
AG Form 2, 3, 4, 5, 7	✓	✓		
HUD Form 5369-C	✓	✓		
Brochures, Descriptive Literature	✓	✓		
Company References/Certifications	✓	✓		
Company Staff/Technician Resumes	✓	✓		
Addendum 1	✓	✓		
Addendum 2	✓	✓		
Addendum 3	✓	✓		

Disc. of organizational conflict of interest ✓

ATTESTED BY: William Eriksen

Date:

7/26/21

W. Eriksen

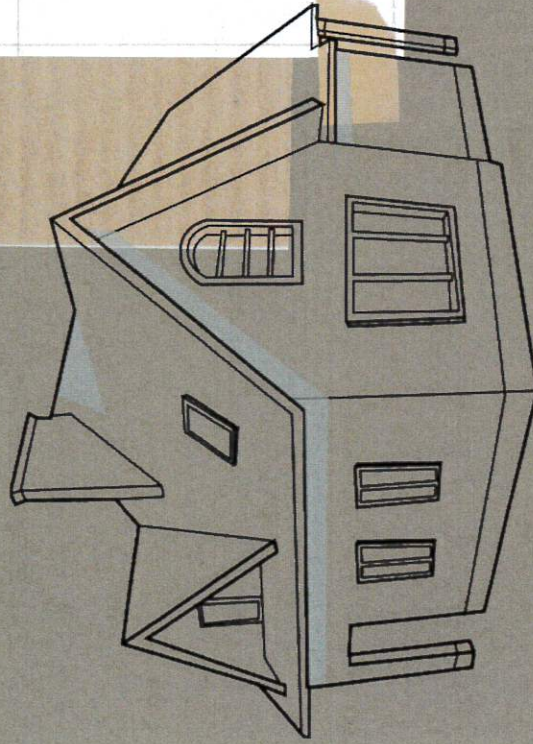
Anteupalmu

7/26/2021

Repositioning 2021

GHURA BOC 10/22/2021

Presented by: Camarin Cabral



What is Repositioning?

- Unit is taken out of the federal public housing inventory and converted from Public Housing Section 9 to Section

8

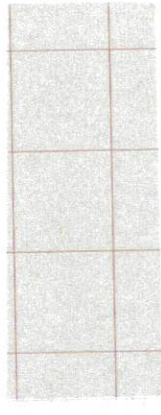
- Preserve affordable housing availability, using a project-based unit or voucher

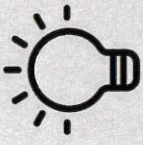




This is entirely voluntary!

- Hud is not planning to end the Public Housing Program
- PHAs still have access to Capital Fund Financing, Operating Fund Financing, Energy Performance Contracts, etc.



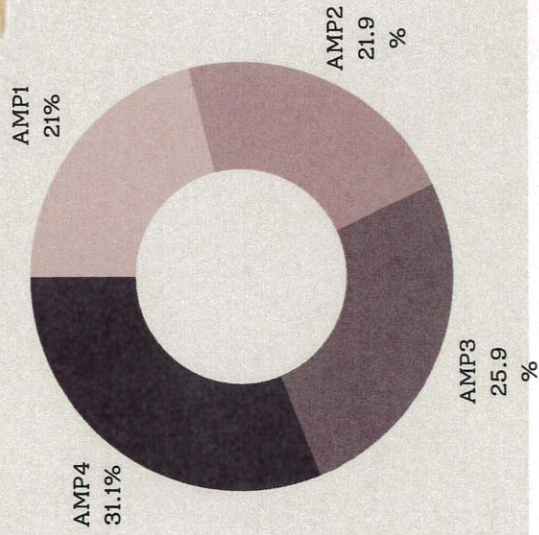


Public Housing Repositioning
has allowed PHAS to:

- Modernize aging properties
- Stabilize property revenues
- Conduct substantial rehabilitation
- Increase resident access to neighborhoods of opportunity
- Streamline PHA operations



Repositioning Portfolio



GHURA AMP'S 1-4 HAS A TOTAL OF 750

UNITS

AMP1 = 158

AMP2 = 163

AMP3 = 195

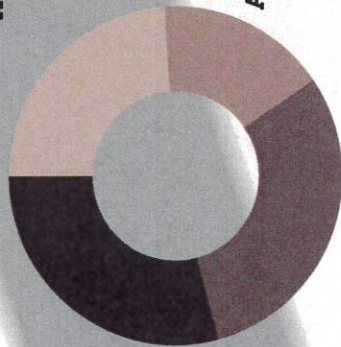
AMP4 = 234



AMP 1

SINAJAN
A
29.1%

AGANA HEIGHTS
24.1%

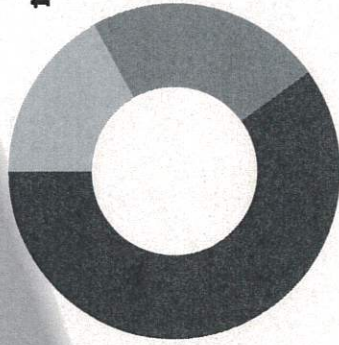


MONG MONG
30.4%

ASAN
16.5%

AMP 2

INALAHA
N
17%

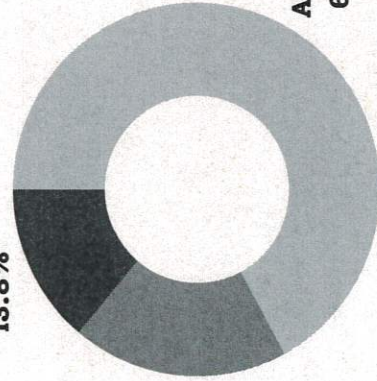


YON
A
60%

TALOFOF
O
23%

AMP 3

UMATAC
13.8%

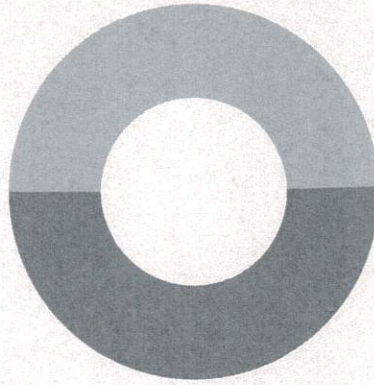


MERIZ
O
19%

AGAT
67.2%

TOTO
GARDENS
50.4%

AMP 4



DEDED
O
49.6%

**We will continue
to exist!**

PHAs options to elect
subsidize housing
outside of the public
housing model.

Repositioning does not
reduce local control of
the existing units (In
fact there is MORE
local control and

flexibility to meet the
community's needs.)

AMP1	Units	Repositioning strategies					
		RAD			Section 18		
		Standard	Streamlined 50 or fewer	OZ Boost	Healthy and safety	Scattered sites	Efficient and Effective
Agana heights	38						
Asan	26						
Mong Mong	48						
Sinajana	24						
TOTALS	136						

AMP2	Units	Repositioning strategies					
		RAD			Section 18		
		Standard	Streamlined 50 or fewer	OZ Boost	Healthy and safety	Scattered sites	Efficient and Effective
Inalahan	28						
Talofoto	38						
Yona	99						
TOTALS	165						

AMP3	Units	Repositioning strategies					
		RAD			Section 18		
		Standard	Streamlined 50 or fewer	OZ Boost	Healthy and safety	Scattered sites	Efficient and Effective
Agat	131						
Merizo	37						
Umatac	27						
TOTALS	195						

AMP4	Units	Repositioning strategies					
		RAD			Section 18		
		Standard	Streamlined 50 or fewer	Section 18 Blend	Healthy and safety	Scattered sites	Efficient and Effective
Dededo	116						
Toto Gardens	118						
TOTALS	234						

GHURA PROPERTIES	Units	Repositioning strategies					
		RAD			Section 18		
		Standard	Streamlined 50 or fewer	OZ Boost	Healthy and safety	Scattered sites	Efficient and Effective
AMP 1 (Agana Heights, Asan, MongMong, Sinajana)	136						
AMP 2 (Inarajan, Talofoto, Yona)	163						
AMP 3 (Agat, Merizo, Umatac)	195						
AMP 4 (Dededo, Toto)	234						
TOTALS	728						

More statistics to
come on:

Occupancy Levels

Modernization Statistics

Resident Location Desires

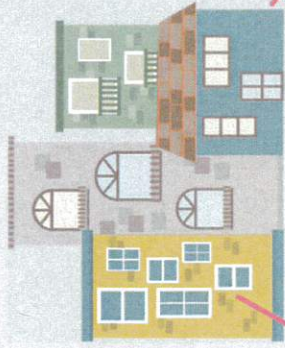
Resident Demographics

HUD and PHA shared goals

- Improve Physical Conditions
- Stabilize financial performance and long-term operations
- Secure improved access to affordable housing.



Public Housing



Section 32- Home
Ownership

Rental Assistance
Demonstration RAD

Section 18
Demo/Dispo

Streamlined
Voluntary
Conversion

Section 8 Project
Based Rental
Assistance

Section 8 Project
Based Voucher

Section 8 Tenant-
Based Voucher

Under Voluntary Conversion tenant
protection vouchers must first be offered
to residents as tenant-based assistance,
but may be project

RULE #1

This plan is entirely
flexible in its approach. Our
Goal will remain the same,
but our method can change.



Thank you

FOR COMING!

Please follow our journey on:

<https://sites.google.com/ghura.org/ghura-repositioning2021/portfolio>