



**BOARD OF COMMISSIONERS
REGULAR SCHEDULED MEETING
12:00 P.M., October 27, 2022
GHURA's Main Office (via Zoom)
1st floor, Conference Room, Sinajana
AGENDA**

I. ROLL CALL

II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Thursday, October 20, 2022

2nd Printing – Tuesday, October 25, 2022

III. APPROVAL OF PREVIOUS BOARD MINUTES – October 11, 2022

PAGE (S)

IV. NEW BUSINESS

- | | |
|--|---------|
| 1. Resolution No. FY2023-002 | 1 - 2 |
| Resolution approving Above-Step Appointment for Engineer III
Position (A/E Division) | |
| 2. Resolution No. FY2023-003 | 3 - 8 |
| Resolution approving the Fiscal Year 2023 Section 8 Housing Choice
Voucher Program Utility Allowance Schedule | |
| 3. Resolution No. FY2023-004 | 9 - 11 |
| Resolution approving Fiscal Year 2023 Section 8 Housing Choice
Voucher Program Payment Standards | |
| 4. Intent of Award | 12 - 16 |
| IFB#GHURA-08-23-2022-AMPs 1, 3 & 4; Renovation of Five (5) Public
Housing Units | |
| 5. Intent of Award | 17 - 20 |
| IFB#GHURA-08-25-2022-AMP4; Replacement of AMP4 Maintenance
Shop Extension | |
| 6. Intent of Award | 21 - 24 |
| IFB#GHURA-09-02-2022-SI; Site Improvements for AMP1 | |
| 7. Intent of Award | 25 - 29 |
| IFB#GHURA-09-01-2022-MOD8-AMPs 2, 3 & 4; Renovation of Eight (8)
Public Housing Units | |
| 8. Change Order | 30 - 47 |
| To remove the Walkway Scope of Work; Sinajana Arts Center
– Mega United | |
| 9. Change Order | 48 - 82 |
| To add a staircase to the Section 8 Office Expansion – O.H. Construction | |

V. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates
2. Division Updates

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

1. Next proposed scheduled Board Meeting: Tuesday, November 15, 2022
@ 12:00 p.m.

VII. ADJOURNMENT



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YOUR MONEY

Oral history series to launch

Pacific Daily News

The “Manāmkō’ to Manhoben Oral History Video Series” will launch with a free showing from 3-5 p.m. Oct. 29 at the Guam Museum indoor theater.

“Hinasso Siha Pot I Manma’pos” (Memories of the Past) documents the recollections and reflections of Guam’s elders, capturing them for posterity and ensuring their transmission to succeeding generations.

“Too many times, our community’s elders’ knowledge, skills, and experiences have been lost to the passage of time, although from them, there is so much to value, so much we have not learned, and so much that has not yet made it into our history books,” project co-director Kelly Marsh-Taitano said in a news release about the launch.

The video series consists of three types of videos—the Manhobensita (20-40 minutes), the Manhoben (10-20 minutes) and the Inagofli’e’ (3-5 minutes).

Project co-director and video series director Edward Leon Guerrero said the videos in the “Manāmkō’ to Manhoben” series are presented in an oral history style.

Featured in the first presentation of this series are Juan C. Benavente, Judy S. Flores, Frank B. Rabon and Emily G. Sablan. Other manamko’ will be showcased during a second presentation scheduled for early December, with other presentations to follow in 2023.

The launch will consist of viewing one or more videos from each series category, hearing from the manamko’ themselves, and a question and answer period. Some of the topics covered will be growing up hearing kântan CHamorita, community fishing in the 1950s and 1960s, experiencing Jim Crow laws in South Carolina, and encountering Japanese stragglers after the war.

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Board of Commissioners Meeting

Thursday, October 27, 2022 at 12:00 PM.

This meeting is open to the public via Zoom.

Topic: GHURA BOC Meeting, Thursday, October 27, 2022 at 12PM

Time: Oct. 27, 2022, 12:00 PM, Guam, Port Moresby

Join Zoom Meeting

<https://us06web.zoom.us/j/83307735607?pwd=ejFrZEloNUVhcZdUQ1JzeVdleTMrQT09>

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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.

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YOUR MONEY

Boeing crashes: Passengers' families deemed crime victims

FORT WORTH, Texas (AP) — A federal judge ruled Friday that relatives of people killed in the crashes of two Boeing 737 Max planes are crime victims under federal law and should have been told about private negotiations over a settlement that spared Boeing from criminal prosecution.

The full impact of the ruling is not yet clear, however. The judge said the next step is to decide what remedies the families should get for not being told of the talks with Boeing.

Some relatives are pushing to scrap the government's January 2021 settlement with Boeing, and they have expressed anger that no one in the company has been held criminally responsible.

Boeing Co., which is based in Arlington, Virginia, did not immediately respond to a request for comment.

Boeing, which misled safety regulators who approved the Max, agreed to pay \$2.5 billion including a \$243.6 million fine. The Justice Department agreed not to prosecute the company for conspiracy to defraud the government.

The Justice Department, in explaining why it didn't tell families about the negotiations, argued that the relatives are not crime victims. However, U.S. District Judge Reed O'Connor in Fort Worth, Texas, said the crashes were a foreseeable consequence of Boeing's conspiracy, making the relatives representatives of crime victims.

"In sum, but for Boeing's criminal conspiracy to defraud the FAA, 346 people would not have lost their lives in the crashes," he wrote.

THE GUAM HOUSING AND URBAN RENEWAL AUTHORITY

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1st floor, Conference Room, Sinajana
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I. ROLL CALL

After notice was duly given, pursuant to the Open Government Law of Guam and the Bylaws of the Authority, the Board of Commissioners' regularly scheduled board meeting was called to order at **12:07 P.M. Friday, October 27, 2022**, at the GHURA Sinajana Main Office, 1st floor Conference room, by Vice 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.

<p>PRESENT: Monica Guzman, Vice Chairwoman Nate Sanchez, Commissioner Emilia Rice, Commissioner Karl Corpus, Resident Commissioner (via zoom)</p> <p>ABSENT: Dr. John Rivera, Chairman Frank Ishizaki, Commissioner Anisia Delia, Commissioner</p>	<p>MANAGEMENT & STAFF: Elizabeth Napoli, Executive Director Fernando Esteves, Deputy Director Audrey Aguon, Special Assistant Frances Danieli, Fiscal Controller Sonny Perez, AE Manager Kimberly Bersamin, HR Administrator Katherine Taitano, CDBG Manager Norma San Nicolas, Section 8 Administrator</p>
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II. BOARD MEETING PUBLIC ANNOUNCEMENTS

1st Printing – Thursday, October 20, 2022

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ACKNOWLEDGED BY THE GHURA BOARD

III. APPROVAL OF PREVIOUS BOARD MINUTES – October 11, 2022

[028/22] Commissioner Sanchez moved to approve the minutes of the October 11, 2022 BOC meeting subject to corrections. Commissioner Rice seconded the motion. There were no objections by the other board members. Motion passed unanimously.

IV. NEW BUSINESS

1. Resolution No. FY2023-002 approving Above-Step Appointment for Engineer III Position (A/E Division)

[029/22] Director Napoli presented Resolution No. FY2023-002 (pg. 1 of 82 in the board packet) and stated the following:

- Questions from the BOC will be forwarded to Dr. Kim Bersamin.

Vice Chairwoman Guzman asked whether OM3-8 represented a title. Dr. Bersamin, HR Administrator, stated that OM3-8 was a pay grade and step.

Vice Chairwoman Guzman inquired about whether the above-step would increase the capacity of employees in the A/E division. Dr. Kim Bersamin indicated that they are at the tail end of the merit system and based on the staffing needs and retention goals, this process is required in the statute to come before the board for approval. She added that GHURA has met all the disclosure and transparency requirements.

Director Napoli added that Mr. Michael Racuyal had been with GHURA for a while and stated that Mr. Sonny Perez and Ms. Katherine Taitano can attest to Mr. Racuyal's qualifications and experience. She added that Mr. Racuyal is a valuable asset to GHURA and has proven that he is well worth the above-step salary request.

Deputy Director Esteves indicated that funding for this position is actually neutral funding, it isn't net negative or net positive because all the work they do is funded by the work they do. As they stay active, they're paying for themselves. There are projects that other agencies utilize so not only does it benefit other agencies, but it also benefits GHURA. If there are opportunities for GHURA to assist other agencies, salaries are paid for in that way, as well. Being able to have an engineer that pays for itself, in-house, allows GHURA to do more, do things timelier, and ensures that projects are far more completed and secure. To have a rare position like this presented to us is a win-win situation.

Commissioner Sanchez inquired about how long Mr. Racuyal held the temporary position. Dr. Bersamin stated that he held the temporary position for about a year.

(*About 5 minutes of technical difficulties from minutes 19.22 to 24.19. Recording continued, but the board of commissioners could not be heard.)

Mr. Sonny Perez, A/E Manager, added that Mr. Racuyal is studying for his Professional Engineering License scheduled for April 2023. He is a structural engineer and, in the industry, structural engineering is a rare discipline and difficult to find locally.

There were no further discussions.

[030/22] Commissioner Sanchez motioned to approve Resolution No. FY2023-002, an approval for the above step appointment for the engineering III position, A/E division. Motion was seconded by Commissioner Rice. There were not objections by the other board members. Motion carried.

2. Resolution No. FY2023-003 approving the Fiscal Year 2023 Section 8 Housing Choice Voucher Program Utility Allowance Schedule

[031/22] Mrs. Norma San Nicolas, Section 8 Administrator, stated that the Utility Allowance schedule is used to provide assistance to families. Regulation states that the Section 8 Program must establish and maintain a schedule and update it annually. For FY 2023 there is an increase of 10%. She requested board approval of Resolution No. FY2023-003 approving the FY2023 Section 8 Housing Choice Voucher Program Utility Allowance Schedule.

Director Napoli read Resolution FY2023-003, which was included in the BOC Board packet.

Vice Chairwoman Guzman inquired about whether all the increases were included in the Utility Allowance Schedule. Mrs. San Nicolas confirmed this and added that each utility is determined by either the household size or by the average usage per household.

Commissioner Sanchez inquired about whether the Section 8 Utility Allowance Schedule reflects surcharges that are anticipated soon. Mrs. San Nicolas stated that it does not. She added that the Utility Allowance Schedule only reflects what is current. Should there be an increase of more than 10% in the future, Section 8 is obligated to make the necessary changes to the schedule.

[032/22] Commissioner Sanchez moved to approve the Resolution FY2023-003 approving the Section 8 Housing Choice Voucher Program Utility Allowance Schedule. Commissioner Rice seconded the motion and added to revisit the movement should there be an increase of fuel surcharge in excess of 10%. There were no objections. Motioned carried.

3. Resolution No. FY2023-004 approving Fiscal Year 2023 Section 8 Housing Choice Voucher Program Payment Standards

[033/22] Mrs. Norma San Nicolas, Section 8 Administrator, stated that Section 8 is required to establish and maintain a Payment Standards which

is the maximum assistance that the program can provide the family per bedroom size. She added that the Payment Standards is based on the fair market rent between 90-110%. Except for the higher rent amount for reasonable accommodations, Section 8 cannot exceed 120%. Based on stats and what Section 8 sees coming in for rent, the program is setting the higher bedroom size at 105%, with the exception of the studio apartment size which is at 100%. Currently, the program does not have tenants renting studio apartments.

Director Napoli read Resolution No. FY2023-004, the Section 8 Housing Choice Voucher Program Payment Standards, which was included in the BOC board packet.

Vice Chairwoman Guzman inquired about the guidelines used to set the Payment Standards. Mrs. San Nicolas stated that HUD Regulations state that Section 8 can set its payment standards between 90 to 110% and not more than 120% for persons for reasonable accommodations. She added that if GHURA does not stay competitive, families will be returning housing vouchers. GHURA must be competitive in the housing market for Section 8 families to secure housing. She added that this is an income-based program, a 70/30 Program and sometimes 100% if the tenant does not have an income.

[034/22] Commissioner Rice moved to approve Resolution FY2023 Section 8 Housing Choice Voucher Program Payment Standards with the revisions noted by Deputy Director on dollar signs as \$2,243. Commissioner Sanchez seconded the motion. There were no objections. Motion carried.

4. Intent of Award, IFB#GHURA-08-23-2022-AMPs 1, 3 & 4; Renovation of Five (5) Public Housing Units

[035/22] Director Napoli stated the following:

- **IFB #GHURA-08-23-2022- Bid opening for the project was held on September 21, 2022, at 2pm**
- **Each of the (2) contractors purchased a set of bid specifications of which both submitted bids.**
- **Genesis Tech Corp. submitted a bid bond of 15% and a base bid #1 amount of \$176,000**
- **OH Construction submitted a bid bond of 15% and a base bid #1 amount of \$155,000**
- **Government estimate was at \$138,620**
- **Base Bid #1 consisted of:**

1. Modernizing (5) GHURA units at AMPs 1, 3, and 4
 2. Includes, but not limited to cleaning building interior and common areas, replacing exterior and interior doors, carpentry, painting, plumbing, sewer replacement, and electrical work.
- OH Construction provided the lowest responsive and responsible bid for Base Bid #1.
 - OH Construction has completed several GHURA projects with good standing
 - OH Construction has been cleared by Department of Labor Compliance, OSHA and EPLS Debarred list.
 - Based on staff's review and determination, GHURA is requesting board approval to issue the contract to OH Construction for Base Bid #1 in the total amount of \$155,000
 - Funding is available under the Capital Fund Program.

[036/22] Vice Chairwoman Guzman moved to approve IFB #GHURA -08-23-2022- AMPs 1,3, &4; Renovation of (5) Public Housing Units in the amount of \$155,000 to OH Construction. Commissioner Sanchez seconded the motion. There were no objections. Motion carried.

5. Intent of Award IFB#GHURA-08-25-2022-AMP4; Replacement of AMP4 Maintenance Shop Extension

[037/22] Director Napoli stated the following:

- Bid opening for this project was held on September 23, 2022 at 2pm
- Each of the (3) purchased a set of bid specifications
- Only (2) submitted a bid
- Genesis Tech Corp submitted a 15% bid bond and a base bid #1 amount of \$108,000.
- OH Construction submitted a 15% bid bond and a base bid #1 amount of \$155,500.
- Government estimate was at \$134,653.36
- Base Bid #1 is located in AMP4 GHURA Main office in Toto-Mongmong-Maite.
- The project consists of design and construction of the new storage expansion, which consists of a storage room and a restroom.
- Genesis Tech Corp. provided the lowest responsive and responsible bid for Base Bid #1
- Genesis Tech Corp. has completed several GHURA projects with good standing

- Genesis Tech Corp. has been cleared by DOL Compliance, OSHA, and EPLS Debarred list.
- Based on AE staff's review, GHURA is requesting that the board approval to issue the contract to Genesis Tech Corp for Base Bid #1 in the amount of \$108,000.
- Funding is available under the Public Housing Operating Reserves.

Vice Chairwoman Guzman inquired about whether Mr. Sonny Perez, AE Manager, was comfortable with Genesis Tech Corp bid being below the government's estimate. Mr. Perez confirmed that he is comfortable with the bid.

[038/22] Commissioner Sanchez moved to approve Intent of Award to IFB#GHURA-08-25-2022-AMP4; Replacement of AMP4 Maintenance Shop Extension in the amount of \$108,000 to Genesis Tech Corp. Commissioner Rice seconded the motion. There were no objections. Motion carried.

6. Intent of Award IFB#GHURA-09-02-2022-SI; Site Improvements for AMP1

[039/22] Director Napoli stated the following:

- IFB#GHURA-09-02-2022 bid opening was held on September 28,2022 at 2pm
- (3) contractors purchased a set of bid specifications
- (2) submitted a bid
- OH Construction submitted a 15% bid bond and a base bid #1 amount of \$189,500.
- Genesis Tech Corp submitted a 15% bid bond and a base bid #1 amount of \$150,000
- The government estimate was at \$294,677.29
- Base Bid #1 is a "Design Build" project with the intent to upgrade existing concrete swale/bio-retention swale, catch basins and infiltration vault to meet CNMI and Guam Stormwater Management Manual 2006 and other applicable codes. Includes tree and sandbox removal.
- Professional engineer services are required to design and prepare documents for building permit.
- AE staff contacted Dr. Austin Shelton, Director of UOG's Center for Island Sustainability and UOG Sea Grant about tree removal for the project. As of Oct. 18, 2022, AE staff awaits a response.

- In review of bid results, Genesis Tech Corp provide the lowest responsive and responsible bid for Base Bid #1.
- Genesis Tech Corp has been cleared by DOL Compliance, OSHA, and EPLS Debarred list
- Based on AE Staff's review and determination, GHUR AIs requesting approval to issue the contract to Genesis Tech Corp for Base Bid #1 in the amount of \$150,000.
- Funding available under the Capital Fund Program.

Mr. Perez added that a previous award for Genesis Tech was at AMP1 Therefore, Genesis Tech can get their benefits from the economy of scale by project location. These two projects are near one another so Genesis Tech will use the same labor force when they when they're performing their renovations. When the materials come in for this AMP, they can move over and back and forth because they are within the same neighborhood. That is why they're able to provide GHURA with that price.

[040/22] Commissioner Rice moved to approve the Intent of Award IFB#GHURA-09-02-2022-S1-AMP1; Site Improvements for AMP1 to Genesis Tech Corp at \$150,000. Commissioner Sanchez seconded the motion. There were no objections. Motion carried.

7. Intent of Award: IFB#GHURA-09-01-2022-MOD8-AMPs 2, 3 & 4; Renovation of Elght (8) Public Housing Units

[041/22] Director Napoli stated the following:

- Bid opening for this project was held on September 27, 2022 at 2pm
- Each of the (2) contractors purchased a set of bid specifications
- (2) submitted a bid
- Genesis Tech Corp submitted a 15% bid bond and a base bid #1 amount of \$103,000, base bid #2 amount of \$72,187, and base bid #3 amount of \$122,000. Total bid submitted: \$297.187
- OH Construction submitted a 15% bid bond and a base bid #1 amount of \$121,500, base bid #2 amount of 72,500, and base bid #3 amount of \$142,000. Total amount submitted: \$336,000.
- Government estimate for base bid #1 was \$115,697.50. Base bid #2, \$80,242.50 and Base bid #3, 139,375.00. Total estimate: \$335,315.00
- Project is to modernize units per scope of work:
 1. Base bid #1- (3) units in AMP4, Toto and Dededo
 2. Base bid #2- (2) units in AMP2, Yona and Inarajan
 3. Base bid #3- (3) units in AMP3, Umatac and Merizo

- Modernization includes, but not limited to cleaning building interior and exterior and common areas, replacing exterior and interior doors, carpentry, painting, plumbing, sewer replacement, and electrical work.
- Genesis Tech Corp. provided the lowest responsive and responsible bid for all (3) Base Bids and has completed several GHURA projects with good standing. They have also been cleared by DOL Compliance, OSHA, and EPLS Debarred list.
- Based on AE staff's review and determination, GHURA is requesting approval of the board to issue the contract to Genesis Tech Corp, for all (3) base bids in the amount of \$297,187.00.
- Funding is available under the Capital Fund Program.

[042/22] Commissioner Sanchez moved to approve the IFB#GHURA-09-01-2022-MOD8-AMPs; Renovation of (8) Public Housing Units in the amount of \$297,187.00 to Genesis Tech Corp. Commissioner Rice seconded the motion. There were no objections. Motion carried.

8. Change Order To remove the Walkway Scope of Work; Sinajana Arts Center – Mega United

[043/22] Mr. Sonny Perez stated the following:

- The original walkway design starts from the delivery point of the mayor's office, and it goes right into the mayor's first door.
- Proposal by the mayor to extend the walkway all the way to the community center, this is not a part of the original scope of work
- AE had structural engineer and construction manager for the Art Center prepare a partial design for a covered walkway
- Funding of \$250,000 located by Mayor Hofmann
- A write-up of a deductive change order to remove the short length walkway from the total scope was included in the BOC board packet.
- Mega United had been notified of this change
- A formal bid will be sent out for the entire length of the walkway, which will be from the mayor's office, passed the Art Center, and into the community center.
- Board approval will be for the deductive change order.

[044/22] Vice Chairwoman Guzman moved to approve the Change Order request #8A to remove the walkway scope of work for the Sinajana Art Center with Mega United in the amount of \$71,123.20. Commissioner Corpus seconded the motion. There were no objections. Motion carried.

9. Change Order

To add a staircase to the Section 8 Office Expansion – O.H. Construction

[045/22] Mr. Sonny Perez stated the following:

- **Change Order to expand the Section 8 Interview rooms and to add a room for a new office of A/E Division**
- **Layout is located right outside the BOC Conference room with the entrance in the lobby.**
- **A/E office to be on the second floor, above the new Section 8 interview room.**
- **Original concept was ingress and egress through the FISCAL offices, due to concerns from the FISCAL staff, a new design which included a staircase was created**
- **Contractor quote requested. Original contract amount was for \$25,000**
- **Additive concrete staircase, doors, etc. was for \$70,000**
- **Request for board approval will be at the next scheduled BOC meeting**

V. EXECUTIVE DIRECTOR'S REPORT

1. Project Updates

[046/22] Director Napoli stated that GHURA completed its part of the project for the Central Community Arts Hall.

2. Division Updates

[047/22] Director Napoli stated that any updates or discussions under this item may be tabled for the next BOC meeting.

VI. GENERAL DISCUSSION / ANNOUNCEMENTS

- 1. Next proposed scheduled Board Meeting: Tuesday, November 15, 2022
@ 12:00 p.m.**

[048/22] Vice Chairwoman Guzman requested that an email be sent to all the commissioners regarding alternative dates for the next BOC meeting.

VII. ADJOURNMENT

[049/22] Vice Chairwoman Guzman moved to adjourn the GHURA BOC meeting at 1:55pm. There were no objections by the other board members.

SEAL

A handwritten signature in black ink, appearing to read 'Fernando B. Esteves', is written over a horizontal line.

FERNANDO B. ESTEVES

Board Secretary / Executive Director (Acting)

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

RESOLUTION NO. FY2023-002

Moved by: NATHANAEL P. SANCHEZ Seconded by: EMILIA F. RICE

**RESOLUTION APPROVING ABOVE-STEP RECRUITMENT FOR THE ENGINEER III
POSITION (A/E Division)**

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, Mr. Michael S. Racuyal submitted his request to Executive Management requesting to petition the GHURA Board of Commissioners for an above the minimum step recruitment for the position of Engineer III based on exceptional qualifications; and

WHEREAS, Mr. Racuyal's exceptional qualifications for the Engineer III position consists of the following:

- Over 15 years of experience in private practice in civil, structural engineering and project management for federal, military, and Government of Guam contracts
- Various certifications which include, civil engineering software, AutoCAD, OSHA, environmental assessment, HUD's UPCS fundamentals;
- Working knowledge of building codes
- Certified with the Republic of the Philippines; and
- Bachelor of Science in Civil Engineering – April 2006
- Engineering and Project management in large capital/facility projects:
 - \$100M, FY14 MILCON PROJECT P-3010, GUAM FUEL SYSTEM MAINTENANCE HANGAR, AAFB
 - \$100M, FY14 MCAF P-3027/AJJY133027 PAR TANKER GP MAINT HANGAR, AAFB
 - \$40M, JFY11 MAMIZU PROJECT J-200 NORTH RAMP UTILITIES II, AAFB GUAM
 - \$10M, Guam Cultural Repository, University of Guam
 - Ironwood Villas Phase 1 and Phase 2 (2019)

WHEREAS, in addition to the exceptional qualifications that Mr. Racuyal possesses, there was recruitment difficulty with this position; and

WHEREAS, management believes the compensation package of salary and benefits (i.e. retirement, holidays, annual/sick leave etc.) is competitive with the private sector, considering the immense level of responsibility the Engineer III carries for the A/E Division, now respectfully requests an above step recruitment of Mr. Michael S. Racuyal, **OM3-8(F)**, \$80,454.00 p/a; \$38.68 p/hr; and

WHEREAS, the GHURA Board recognizes it has the discretionary authority to go below or beyond management's recommendations (i.e., **OM3-2(A)**, \$54,016.00 p/a; \$25.97 p/hr through **OM3-10(F)**, \$90,399.00 p/a; \$43.46 p/hr - maximum), but supports management's request for the above-step recruitment; and

WHEREAS, funding for this position is available from the Community Development Block Grant and Capital Fund Grant Program awards and allocation, and be it further

RESOLVED, that in consideration of the applicant's exceptional qualifications and recruitment difficulty with this position, the GHURA Board of Commissioners grants the above-step requirement for:

Mr. Michael S. Racuyal, OM3-8(F), \$80,454.00 p/a; \$38.68 p/hr.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – October 27, 2022

PASSED BY THE FOLLOWING VOTES:

AYES: Monica Guzman, Nathanael Sanchez, Emilla Rice, Karl Corpus

NAYES: NONE

ABSENT: John Rivera, Frank Ishizaki, Anisia Delia

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 27, 2022.**



(SEAL)



ELIZABETH F. NAPOLI
Secretary / Executive Director

MEMORANDUM

TO: Board of Commissioners

VIA: Elizabeth F. Napoli, Executive Director 
Fernando Esteves, Deputy Director 

FROM: Norma P. San Nicolas, Section 8 Administrator

SUBJECT: 2023 Utility Allowance Schedule

HUD regulation 24 CFR 982.517 requires housing authorities to establish and maintain a utility allowance for all tenant-paid utilities for the Section 8 HCV Program. The allowance schedule must be annually reviewed and adjusted to determine if there is a rate change of 10 percent or more. Attached with this memorandum for your review and approval is form HUD-52667 with allowances per bedroom size for FY2023. The last review and adjustment were made in November 2021 for FY2022. The Utility Allowance for 2023 was established through the collaboration and assistance of the island's utility companies, such as the Guam Power Authority, Guam Waterworks, Pacific LP Gas, and the Guam Solid Waste Authority.

While the rate for basic power remains the same, GPA increased the Fuel Recovery Charge by approximately 73 percent. The rate increased from 17 cents to 30 cents. The fuel recovery cost GPA charges consumers is for purchasing and transporting fuel needed to produce electricity. The increase in fuel recovery charge impacted the overall cost for power by 46 to 47 percent for FY2023. The utility allowance for Liquid Petroleum (LP) gas increased from \$190 to \$212 per 100 lbs. tank and \$115 to \$120 for a 50 lbs tank. In addition to the escalating fuel price, the rates for LP gas may have also been affected by the fact that Pacific LP Gas is the only company supplying the island with Liquid Petroleum gas. The change in price does not include the delivery fee. Besides the LP gas and power price, the water rates increased slightly by 2.5 percent. However, the amounts remain unchanged because the variance is less than 10%. The price for sewer and trash pick-up service remains unchanged as well.

In addition to the standard tenant-paid utility allowance schedule, HUD requires PHAs to establish a higher schedule of allowances to accommodate persons with disabilities. The Fair Housing Act defines "reasonable accommodations" as a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have equal opportunity to use and enjoy a dwelling, including the public and common use of spaces. The Fair Housing Act also states that there must be a reasonable nexus between the individual's disability and the requested accommodation. To ensure persons with disabilities have equal opportunity to enjoy a peaceful dwelling, we have developed and attached an itemized monthly allowance for electricity per medical equipment. The additional cost per equipment will be included in the family's regular monthly utility allowance.

Your review and approval of the Utility Allowance Resolution for FY2023 are essential in ensuring families are adequately assisted under the Section 8 Program. The utility allowance helps families maintain a healthy, sanitary, safe home. Thank you.

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2023-003**

Moved by: NATHANAEL P. SANCHEZ

Seconded by: EMILIA F. RICE

RESOLUTION APPROVING THE FISCAL YEAR 2023 SECTION 8 HOUSING CHOICE VOUCHER PROGRAM UTILITY ALLOWANCE SCHEDULE AND ADDITIONAL ALLOWANCES FOR REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

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

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

WHEREAS, pursuant to 24 CFR 982.517(e) the PHA must also approve a utility allowance, which is higher than the amounts for the standard Utility Allowance to accommodate persons with disabilities;

WHEREAS, the Fair Housing Act defines "reasonable Accommodation" as a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have equal opportunity to use and enjoy a dwelling, including public and common use of spaces,

WHEREAS, the adoption of additional amounts is necessary to reasonably accommodate disabled participants who utilizes medical equipment such as a ventilator, respiratory machines, powered wheelchairs or motorized mobility devices, chair lifts, CPAP, etc.

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

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

WHEREAS, the approved Utility Allowance Schedule shall be applied to HAP Contracts effectuated for calendar year 2023; and therefore, be it;

RESOLVED, that the Board of Commissioners reviewed and approved the FY2023 Section 8 Utility Allowance Schedule and additional allowances for higher rent for reasonable accommodation for persons with disabilities.

IN REGULAR BOARD MEETING, SINAJANA, GUAM – OCTOBER 27, 2022

PASSED BY THE FOLLOWING VOTES:

AYES: Monica Guzman, Nathanael Sanchez, Emilia Rice, Karl Corpus

NAYES: NONE

ABSENT: John Rivera, Frank Ishizaki, Anisia Della

ABSTAINED: NONE

I hereby certify that the foregoing is a full, true and correct copy of the Resolution duly adopted by the Guam Housing and Urban Renewal Authority Board of Commissioners on **October 27, 2022**.



ELIZABETH F. NAPOLI
Board Secretary / Executive Director

(SEAL)

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

Locality/PHA			Unit Type				Date (mm/dd/yyyy)	
Guam Housing and Urban Renewal Authority			ALL TYPES				10/27/2022	
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Heating	Natural Gas							
	Bottled Gas							
	Electric							
	Electric – Heat							
	Fuel Oil							
	Other							
Cooking	Natural Gas							
	Bottled Gas	14	22	22	27	35	41	48
	Electric	21	36	44	46	54	58	69
	Other							
Other Electric		64	66	69	81	95	102	116
Air Conditioning		48	50	56	68	80	85	90
Water Heating	Natural Gas							
	Bottled Gas	26	48	48	59	75	85	88
	Electric	33	46	53	60	75	83	87
	Fuel Oil							
Water		31	36	42	76	105	115	132
Sewer		28	28	28	28	28	28	28
Trash Collection		31	31	31	31	31	31	31
Other – specify	Refer to list for RR							
Range/Microwav								
Refrigerator								
Actual Family Allowances – May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appli		Allowance	
					Heating			
Head of Household Name					Cooking			
					Other Electric			
Unit Address					Air Conditioning			
					Water Heating			
					Water			
					Sewer			
					Trash Collection			
					Other			
Number of Bedrooms					Range/Microwave			
					Refrigerator			
					Total			

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

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

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

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

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

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

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

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



ADDITIONAL ALLOWANCE FOR REASONABLE ACCOMMODATION

MEDICAL EQUIPMENT	AVERAGE COST PER DAY	ADDITIONAL ALLOWANCE
Power wheelchair or mobility devices (battery)	\$1.33 per day	\$ 40.00
Home Ventilator Machine	\$2 per day	\$ 60.00
Oxygen Concentrator	.30 cents per day	\$ 9.00
Infusion or intravenous equipment (tube feeding)	.57 cents per day	\$ 17.00
Chair or stair lifts	.05 cents per day	\$ 5.00
Communication devices (TTY device, computer & internet)	\$2 per day	\$ 60.00
Nebulizer	.12 cents per day	\$ 4.00
CPAP and other sleep apnea devices	.12 cents per day	\$ 4.00
Home Dialysis Machines	.47 cents per day	\$ 14.00
Other (additional use of air conditioning unit)	\$1.50 per day	\$ 45.00

Note: *The Fair Housing Act states that the request for reasonable accommodation must have a reasonable nexus between the individual's disability and the requested accommodations. The applicable amounts listed above will be added to the family's Utility Allowance.*

MEMORANDUM

TO: Board of Commissioners

VIA: Elizabeth F. Napoli, Executive Director 
Fernando Esteves, Deputy Director 

FROM: Norma P. San Nicolas, Section 8 Administrator

SUBJECT: FY2023 Section 8 HCV Payment Standards

Please find the attached resolution for your review and approval of the FY2023 Section 8 Payment Standards. The Section 8 Program utilizes the Payment Standard schedule internally to determine each family's level of assistance. How the Payment Standard is set directly affects the amount of subsidy a family will receive. HUD regulation 24 CFR 982.503 (a)(1) mandates PHAs to establish and adopt a Payment Standard Schedule that sets voucher payment amounts for each Fair Market area in the PHA's jurisdiction. The schedule must list single payment standards for each unit size, and the amounts must be between 90 percent and 110 percent. Considering Guam's housing needs and budget allocations, the Standard Payment amounts for Guam are set between 100 percent to 105 percent of the published FMR.

Furthermore, 24 CFR 982.503 (b)(v) states that PHA may establish an exception Payment Standards of not more than 120 percent of the published FMR to assist persons with disabilities. Adopting higher rent Payment Standards is necessary to ensure participants with a disability may find a suitable accessible dwelling. Finding a decent home can be a challenge for renters, but it is an even more significant challenge for someone with a disability. The higher rent payment standards aim to help ease some of the rental difficulties for persons with a disability.

Lastly, GHURA is required to update the Payment Standards annually per the Section 8 Management Assessment Program (SEMAP) under 24 CFR 985. Adopting the attached resolution will help GHURA comply with this requirement. The SEMAP is the tool HUD uses to measure PHA's performance. Per se, adopting the Payment Standards resolution is an essential component of the Section 8 HCV Program, and we look forward to the Board of Commissioner's support. Thank you.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Suidat Guahan
BOARD OF COMMISSIONERS
RESOLUTION NO. FY2023-004

Moved by: EMILIA F. RICE

Seconded by: NATHANAEL P. SANCHEZ

**RESOLUTION APPROVING FISCAL YEAR 2023 SECTION 8 HOUSING CHOICE VOUCHER
PROGRAM PAYMENT STANDARDS**

- WHEREAS,** 24 CFR 982.503 (3) requires Public Housing Agencies administering the Section 8 Housing Choice Voucher (HCV) Program to establish a Payment Standards Schedule with a single payment standard amount for each unit size based on the area's Fair Market Rent (FMR);
- WHEREAS,** 24 CFR 982.505 requires GHURA to utilize the Payment Standards Schedule to calculate the maximum monthly housing assistance payment for each participant family under the Section 8 HCV Program. *The Payment Standard for the family shall be the lower of (a) the payment standard for the family unit size; or (b) the payment standard amount for the size of the dwelling unit rented by the family;*
- WHEREAS,** 24 CFR 985.3(i) requires Public Housing Agencies to review and adjust its voucher payment standard amounts to ensure it is within the basic range that is not less than 90 percent and not more than 110 of the area's Fair Market Rent. The FY2022 Payment Standards are based on the FY2023 published Fair Market Rent for Guam as illustrated below:

2023 Fair Market Rent

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,093	\$1,119	\$1,578	2,243	\$2,688	\$3,091	\$3,494

- WHEREAS,** in consideration of the FY2023 Section 8 Housing Choice Voucher Program budget, the increased fuel charges added to the cost of utilities and the average going rates for rent in the private rental market, the proposed Payment Standards Schedules are set between 100 to 105 percent; and not more than 115 percent for reasonable accommodation for persons with disabilities in accordance with Section 102 (d) of the Housing Opportunity Through Modernization Act of 2016:

2023 Payment Standards for the HCV and target-funded programs

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,093	\$1,175	\$1,657	\$2,355	\$2,822	\$3,246	\$3,669
100%	105%	105%	105%	105%	105%	105%

2023 Payment Standards for Reasonable Accommodation for persons with disabilities

0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1,257	\$1,379	\$1,815	\$2,579	\$3,091	\$3,555	\$4,019
115%	115%	115%	115%	115%	115%	115%

- WHEREAS,** the approved Payment Standards Schedule shall be applied to HAP contracts effectuated for calendar year 2023; and therefore, be it;

RESOLVED, that the Guam Housing and Urban Renewal Authority Board of Commissioners approve the Payment Standards for fiscal year 2023.

**IN REGULAR BOARD MEETING, SINAJANA, GUAM – OCTOBER 27, 2022
PASSED BY THE FOLLOWING VOTES:**


AYES: Monica Guzman, Nathanael Sanchez, Emilia Rice, Karl Corpus

NAYS: NONE

ABSENT: John Rivera, Frank Ishizaki, Anisia Delia

ABSTAINED: NONE

I hereby certify that the foregoing is full, true and correct copy of the Resolution duly adopted By the Guam Housing and Urban Renewal Authority Board of Commissioner on October 27, 2022.



Elizabeth F. Napoli
Board Secretary/Executive Director

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: October 18, 2022

SUBJECT: Intent of Award
IFB # GHURA-08-23-2022-AMPs 1,3&4;
Renovation of Five (5) Public Housing Units

Bid opening for the subject project was held on September 21, 2022 at 2:00 p.m. A total of 2 contractors purchased a set of bid specifications of which both submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	Genesis-Tech Corp.	[x] 15%	\$176,000
2	O.H. Construction	[x] 15%	\$155,000

Government Estimate	\$138,620.00
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Base Bid 1 consists of five (5) units located in AMPs 1, 3, & 4. The project entails modernizing the five (5) units. Modernization includes but is not limited to, cleaning building interiors and common areas, replacing exterior and interior doors, carpentry, painting, plumbing, sewer replacement, and electrical work. A detailed scope of work is included in the bid documents for review.

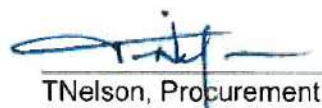
In review of the bid results: O.H. Construction provided the lowest responsive and responsible bid for Base Bid 1. O.H. Construction has completed several GHURA projects over the last year with good standing. They also have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to O.H. Construction for Base Bid 1 in the total amount of \$155,000.00. Funding is available under the Capital Fund Program.

Prepared:


SPerez, A/E

Reviewed:


TNelson, Procurement

Attachments: Bid Tabulation
Clearance
Gov cost estimate

At the Regular Board Meeting of October 27, 2022, a motion was made by Vice Chairwoman Guzman and seconded by Commissioner Sanchez to approve the Intent of Award to IFB#GHURA-08-23-2022-AMPs 1, 3 & 4; Renovation of Five (5) Public Housing Units in the amount of \$155,000 to O.H. Construction. Without any further discussion and objection, the motion was approved.



GHURA-08-23-2022-AMPs 1,3&4

Renovation of Five (5) Public Housing Units

Proposal due date: September 21, 2022

Proposal due time: 2:00 p.m.[illegible]

ATTESTED BY:

Date: 9/24/22

Date: 4/2/22

Date: 9/21/22

Date: 9/24/27

COST ESTIMATE

ACTIVITY AND LOCATION: 4 bedroom Ghura-250		CONSTRUCTION CONTRACT NO.		SHEET 1 OF 1	
PROJECT TITLE:reno-4bdrm		IDENTIFICATION NO.			
		ESTIMATED BY Andrew M. Manglona, Planner III		DATE PREPARED 5/12/2022	
ITEM DESCRIPTION	QUANTITY		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	
Termite treatment	1200 sf		\$0.60	\$ 720.00	
Interior Painting	2400 sf		\$ 1.50	\$ 3,600.00	
exterior entry & exit doors	2 ea		\$ 1,700.00	\$ 3,400.00	
exterior storage & WH doors	3 ea		\$ 1,200.00	\$ 3,600.00	
interior bedroom doors	4 ea		\$ 750.00	\$ 3,000.00	
interior bathroom & hallway doors	3 ea		\$ 550.00	\$ 1,650.00	
screen panels (repair)	4 ea		\$ 150.00	\$ 600.00	
Kitchen up-grade	1 ea		\$ 4,200.00	\$ 4,200.00	
remove old tiles & dispose	1200 sf		\$ 1.20	\$ 1,440.00	
install vinyl floor tiles	1200 sf		\$ 2.75	\$ 3,300.00	
bathroom up-grade	1 ls		\$ 1,600.00	\$ 1,600.00	
lighting fixtures	12 ea		\$ 125.00	\$ 1,500.00	
Change out medicine cabinet	2 ea		\$ 125.00	\$ 250.00	
New range hood	1 ea		\$ 120.00	\$ 120.00	
smoke detector	5 ea		\$ 220.00	\$ 1,100.00	
replace light switch & outlets	12 ea		\$ 65.00	\$ 780.00	
exterior works	1 ls		\$ 1,200.00	\$ 1,200.00	
General cleaning-in & out	1 LS		\$ 650.00	\$ 650.00	
total			\$	\$ 32,710.00	\$
UNIT COST BASED ON PREVIOUS MOD PROJECTS					
				Estimate cost per Bedroom Size	8,177.50
Up-grade electrical panel box	1 LS		\$ 7,500.00	\$ 7,500.00	
Sewer replacement	1 LS		\$ 8,000.00	\$ 8,000.00	2bdrm
Sewer replacement	1 LS		\$ 8,000.00	\$ 8,000.00	3bdrm
Sewer replacement	1 LS		\$ 12,000.00	\$ 12,000.00	4bdrm
Sewer replacement	1 LS		\$ 12,000.00	\$ 12,000.00	5bdrm
Up-grade kitchen cabint replacement	1 LS		\$ 5,800.00	\$ 5,800.00	

UNIT COST BASED ON PREVIOUS MOD PROJECTS

220713 COST ESTIMATE 5MOD

ESTIMATED BY

Andrew M. Manglona, Planner III

DATE PREPARED

7/13/2022

BASIC BID #1

LOCATION	Unit Number	Bedrm.	Estimate Cost	unit
Amp-1, gh-250, Sinajana	7B ERON	1	\$ 29,477.50	LS
Amp-3, gh-82, Agat	A27 Lower Agat	1	\$ 17,477.50	LS
Amp-4 , gh-35, Dededo	3 WSA	3	\$ 45,832.50	LS
Amp-4 , gh-35, Dededo	9 RSA	3	\$ 45,832.50	LS
Total			\$ 138,620.00	

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

To: File
From: Architect & Engineering Manager
Subject: GHURA-08-23-2022-AMPs 1,3&4; Renovation of Five (5) Public Housing Units

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.


Company Name	Genesis-Tech Corporation		OH Construction			
Department of Labor: ALPCD Fair Employment Practice Wage & Hour Workers Compensation	10/10/2022		10/10/2022			
	10/10/2022		10/10/2022			
	10/10/2022		10/10/2022			
	Exp.06/30/2023		Exp. 06/08/2023			
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board					
U.S. Department of Labor	10/11/2022		10/11/2022			
Revenue & Tax EIN/SSN	Contractor to report to Revenue and Tax Office					
OSHA	10/12/2022		10/12/2022			
SAM Debarred List	10/12/2022		10/12/2022			


Sonny P. Perez

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: October 18, 2022

SUBJECT: Intent of Award
IFB # GHURA-08-25-2022-AMP4;
Replacement of AMP 4 Maintenance Shop Extension

Bid opening for the subject project was held on September 23, 2022 at 2:00 p.m. A total of 3 contractors purchased a set of bid specifications of which 2 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	Genesis-Tech Corp.	[x] 15%	\$108,000
2	O.H. Construction	[x] 15%	\$155,500

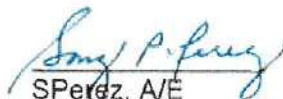
Government Estimate	\$134,653.36
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Base Bid 1 is located in the AMP4 GHURA Main Office in Toto-Mong-Mong, Maite. The project consists of design and construction of the new storage expansion which consists of a storage room and restroom. A detailed scope of work, preliminary floor plans, and building elevations for reference is included in the bid documents for review.

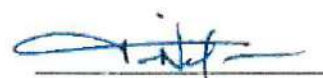
In review of the bid results: Genesis-Tech Corp. provided the lowest responsive and responsible bid for Base Bid 1. Genesis-Tech Corp. has completed several major GHURA projects over the last 10 years with good standing. They also have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to Genesis-Tech Corp. for Base Bid 1 in the total amount of \$108,000.00. Funding is available under the Public Housing Operating Reserves.

Prepared:


SPerez, A/E

Reviewed:


TNelson, Procurement

Attachments: Bid Tabulation
Clearance
Gov cost estimate

At the Regular Board Meeting of October 27, 2022, a motion was made by Commissioner Sanchez and seconded by Commissioner Rice to approve the Intent of Award to IFB#GHURA-08-25-2022-AMP4; Replacement of AMP4 Maintenance Shop Extension in the amount of \$108,000.00 to Genesis-Tech Corporation. Without any further discussion and objection, the motion was approved.



Replacement of AMP 4 Maintenance Shop Extension

Proposal due date: September 23, 2022

Proposal due time: 2:00 p.m.[illegible]

ATTESTED BY:

Date: 9/23/22

Date:

Date: 9/29/22

Date:


		COST ESTIMATE				DATE PREPARED 12.03.21		SHEET 1 OF 2		
PROJECT TITLE AMP-4 IMPROVEMENTS AMP-4 Maintenance Shop Extension (Storage Area)		CONSTRUCTION CONTRACT NO.						IDENTIFICATION NUMBER		
		ESTIMATED BY MSR A/E DIVISION						CATEGORY CODE NUMBER		
		STATUS OF DESIGN Engineering Estimate Only 1 - PRELIM 2 - 30% 3 - 60% 4 - 90% 5 - FINAL Other (Specify)						JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR COST		EQUIPMENT		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL

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

To: File
From: Architect & Engineering Manager
Subject: GHURA-08-25-2022-AMP4; Replacement of AMP 4 Maintenance Shop Extension

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Company Name	Genesis-Tech Corporation	OH Construction			
Department of Labor: ALPCD Fair Employment Practice Wage & Hour Workers Compensation	10/10/2022	10/10/2022			
	10/10/2022	10/10/2022			
	10/10/2022	10/10/2022			
	Exp. 06/30/2023	Exp. 06/08/2023			
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board				
U.S. Department of Labor	10/11/2022	10/11/2022			
Revenue & Tax EIN/SSN	Contractor to report to Revenue and Tax Office				
OSHA	10/12/2022	10/12/2022			
SAM Debarred List	10/12/2022	10/12/2022			


Sonny P. Perez

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: October 18, 2022

SUBJECT: Intent of Award
IFB # GHURA-09-02-2022-S1-AMP1;
Site Improvements for AMP 1

At the Regular Board Meeting of October 27, 2022, a motion was made by Commissioner Rice and seconded by Commissioner Sanchez to approve the Intent of Award to IFB#GHURA-09-02-2022-S1-AMP1; Site Improvements for AMP1 to Genesis-Tech Corporation in the amount of \$150,000.00. Without any further discussion and objection, the motion was approved.

Bid opening for the subject project was held on September 28, 2022 at 2:00 p.m. A total of 3 contractors purchased a set of bid specifications of which 2 submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Contractor:	Bid Bond	Base Bid No. 1
1	O.H. Construction	[x] 15%	\$189,500.00
2	Genesis-Tech Corp.	[x] 15%	\$150,000.00

Government Estimate	\$294,677.29
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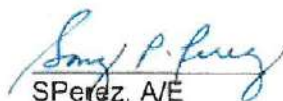
Base Bid 1 is a "Design Build" project where the intent is to upgrade existing concrete swale/bio-retention swale, catch basins and infiltration vault to meet CNMI and Guam Stormwater Management Manual 2006 and other applicable code. This includes tree and sandbox removal. Professional engineer services are required to do the design and prepare documents for building permit. A detailed scope of work is included in the bid documents for review.

A/E staff had contacted Dr. Austin Shelton, Director of the University of Guam's Center for Island Sustainability and UOG Sea Grant about the tree removals for the project. As of October 18, 2022, we are awaiting a response.

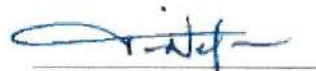
In review of the bid results: Genesis-Tech Corp. provided the lowest responsive and responsible bid for Base Bid 1. Genesis-Tech Corp. has completed several major GHURA projects over the last 10 years with good standing. They also have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to Genesis-Tech Corp. for Base Bid 1 in the total amount of \$150,000.00. Funding is available under the Capital Fund Program.

Prepared:


SPerez, A/E

Reviewed:


TNelson, Procurement

Attachments: Bid Tabulation
Clearance
Gov cost estimate

IFB-GHURA-008-02-2022-SI
Site Improvements for AMP 1
Proposal due date: September 1, 2022
Proposal due time: 2:00 p.m.

Elizabeth F. Napoli, Executive Director

[illegible]

ATTESTED BY: [Signature] Date: 9/28/22

Date: 9-28-22


		COST ESTIMATE				DATE PREPARED 06.21.2022		SHEET 1 OF 2			
ACTIVITY AND LOCATION			CONSTRUCTION CONTRACT NO.						IDENTIFICATION NUMBER		
PROJECT TITLE AMP-1 DRAINAGE CORRECTION AND SITE IMPROVEMENTS			ESTIMATED BY MSR A/E DIVISION						CATEGORY CODE NUMBER		
			STATUS OF DESIGN						JOB ORDER NUMBER		
			Engineering Estimate Only								
			() PED (X) 60%		() 100% () FINAL		Other (Specify)				
ITEM DESCRIPTION		QUANTITY		MATERIAL COST		LABOR COST		EQUIPMENT		ENGINEERING ESTIMATE	
		NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
	Infiltration Trench(4 ft x 40ft)										
	A. Wall Footing										
	a. 3,000 psi concrete	6.5185185	cy	240.00	1,564.44	93.75	611.11				\$2,175.56
	b. Excavation	29.62963	cy	0.28	8.30	1.34	39.78				\$48.07
	a. 6" Thick Cast-in-Place	352	sf	12	4,224.00	3.00	1,056.00				\$5,280.00
	c. Reinforcement #5	334	lbs	1.2	400.80	2.60	868.40				\$1,269.20
	d. 6" thick basecourse	3.2592593	cy	50	162.96	25.00	81.48				\$244.44
	e. Gratings	40	ft	40	1,600.00	40.00	1,600.00				\$3,200.00
	f. Grading	1	LS	0	0.00	1,200.00	1,200.00	0.00	0.00		\$1,200.00
	g. Catch Basin	1	fs	4000	4,000.00	2,000.00	2,000.00				\$6,000.00
										Sub-Total	\$19,417.27
	B. Tree Removal and Tree Trimming (Big)										
	a. Tree Removal (Big)	2	pcs	0.00	0.00	5,000.000	10,000.0				\$10,000.00
	b. Tree Removal (Small)	9	pcs	0.00	0.00	3,500.000	31,500.0				\$31,500.00
	c. Trimming	3	sf	0.00	0.00	2,500.00	7,500.0				\$7,500.00
										Sub-Total	\$49,000.00
	C. Sand Box Demolition										
	a. Sandbox Removal	2	LS	0.00	0.00	3,000.000	6,000.00				\$6,000.00
	D. Concrete Swale (8" wide)										
	a. Concrete Swale	2680	sf	15.00	40,200.00	15.000	40,200.00				\$80,400.00
	b. Grading and Bero	1	LS	0	0.00	8,000.00	8,000.00	0.00	0.00		\$6,000.00
	c. Demolition	1608	sf	3.00	4,824.00	5.000	8,040.00				\$12,864.00
										Sub-Total	\$105,264.00
										Total	\$179,681.27
	10% AE PERCENTAGE										\$17,968.13
	8% Design Fee										\$16,171.31
	10% GRT										\$17,968.13
	20% CONTINGENCY										\$35,936.25
	15% OVERHEAD										\$26,952.19
										Total	\$294,577.29

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

To: File
From: Architect & Engineering Manager
Subject: GHURA-09-02-2022-S1-AMP1; Site Improvements for AMP 1

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Company Name	Genesis-Tech Corporation	OH Construction			
Department of Labor: ALPCD Fair Employment Practice Wage & Hour Workers Compensation	10/10/2022	10/10/2022			
	10/10/2022	10/10/2022			
	10/10/2022	10/10/2022			
	Exp. 06/30/2023	Exp. 06/30/2023			
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board				
U.S. Department of Labor	10/11/2022	10/11/2022			
Revenue & Tax EIN/SSN	Contractor to report to Revenue and Tax Office				
OSHA	10/12/2022	10/12/2022			
SAM Debarred List	10/12/2022	10/12/2022			


Sonny P. Perez

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

MEMORANDUM:

TO: Board of Commissioners

FROM: Elizabeth F. Napoli 
Executive Director

DATE: October 18, 2022

SUBJECT: Intent of Award
IFB # GHURA-09-01-2022-MOD8-AMPs;
Renovation of Eight (8) Public Housing Units

At the Regular Board Meeting of October 27, 2022, a motion was made by Commissioner Sanchez and seconded by Commissioner Rice to approve the Intent of Award to IFB#GHURA-09-01-2022-MOD8-AMPs 2, 3 & 4; Renovation of Eight (8) Public Housing Units to Genesis-Tech Corporation in the amount of \$297,187.00. Without any further discussion and objection, the motion was approved.

Bid opening for the subject project was held on September 27, 2022 at 2:00 p.m. A total of 2 contractors purchased a set of bid specifications of which both submitted a bid. Listed below are the results of the bid submissions, which were opened and read out aloud publicly.

No:	Contractor:	Bid Bond	Base Bid No. 1	Base Bid No. 2	Base Bid No. 3	Total
1	Genesis-Tech Corp.	[x] 15%	\$103,000	\$72,187	\$122,000	\$297,187
2	O.H. Construction	[x] 15%	\$121,500	\$72,500	\$142,000	\$336,000

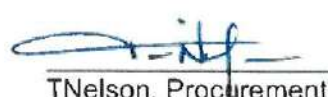
Government Estimate	\$115,697.50	\$80,242.50	\$139,375.00	\$335,315.00
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The intent of the project is to modernize units as per scope of work. Base Bid 1 consists of three (3) units located in AMP4, Toto & Dededo. Base Bid 2 consists of two (2) units located in Yona & Inarajan. Base Bid 3 consists of three (3) units located in Umatac & Merizo. Modernization includes but is not limited to, cleaning building interiors and common areas, replacing exterior and interior doors, carpentry, painting, plumbing, sewer replacement, and electrical work. A detailed scope of work is included in the bid documents for review.

In review of the bid results: Genesis-Tech Corp. provided the lowest responsive and responsible bid for all three Base Bids. Genesis-Tech Corp. has completed several major GHURA projects over the last 10 years with good standing. They also have been cleared by Department of Labor compliance, OSHA and EPLS Debarred list (see attached verification).

Based on A/E staff's review and determination, we are requesting approval to issue the contract to Genesis-Tech Corp. for all three Base Bids in the total amount of \$297,187.00. Funding is available under the Capital Fund Program.

Prepared: 
SPerez, A/E

Reviewed: 
TNelson, Procurement

Attachments: Bid Tabulation
Clearance
Gov cost estimate



IFB#GHURA-009-01-2022-MOD8 -AMP's 2, 3 & 4

Renovation of Eight (8) Public Housing Units

Proposal due date: September 27, 2022**Proposal due time: 2:00 p.m.**[illegible]

ATTESTED BY:

Date:

$$9/27/22$$

7

Date: 9-23-22

Date:

7/27/22

Date: _____

COST ESTIMATE

COST ESTIMATE						SHEET 1 OF 1
ACTIVITY AND LOCATION: 4 bedroom Ghura-250		CONSTRUCTION CONTRACT NO.				
PROJECT TITLE:reno-4bdm		IDENTIFICATION NO.				
		ESTIMATED BY Andrew M. Manglona, Planner III				DATE PREPARED 5/12/2022
ITEM DESCRIPTION	QUANTITY		UNIT	ENGINEERING ESTIMATE		UNIT COST BASED ON PREVIOUS MOD PROJECTS
	NUMBER			UNIT COST	TOTAL	
Termite treatment	1200	sf		\$0.60	\$ 720.00	UNIT COST BASED ON PREVIOUS MOD PROJECTS
Interior Painting	2400	sf		\$ 1.50	\$ 3,600.00	
exterior entry & exit doors	2	ea		\$ 1,700.00	\$ 3,400.00	
exterior storge & WH doors	3	ea		\$ 1,200.00	\$ 3,600.00	
interior bedroom doors	4	ea		\$ 750.00	\$ 3,000.00	
interior bathroom & hallway doors	3	ea		\$ 550.00	\$ 1,650.00	
screen panels (repair)	4	ea		\$ 150.00	\$ 600.00	
Kitchen up-grade	1	ea		\$ 4,200.00	\$ 4,200.00	
remove old tiles & dispose	1200	sf		\$ 1.20	\$ 1,440.00	
install vinyl floor tiles	1200	sf		\$ 2.75	\$ 3,300.00	
bathroom up-grade	1	ls		\$ 1,600.00	\$ 1,600.00	
lighting fixtures	12	ea		\$ 125.00	\$ 1,500.00	
Change out medicine cabinet	2	ea		\$ 125.00	\$ 250.00	
New range hood	1	ea		\$ 120.00	\$ 120.00	
smoke detector	5	ea		\$ 220.00	\$ 1,100.00	
replace light switch & outlets	12	ea		\$ 65.00	\$ 780.00	
exterior works	1	ls		\$ 1,200.00	\$ 1,200.00	
General cleaning-in & out	1	LS		\$ 650.00	\$ 650.00	
total				\$	\$ 32,710.00	
Up-grade electrical panel box	1	LS		\$ 7,500.00	\$ 7,500.00	2bdm
Sewer replacement	1	LS		\$ 8,000.00	\$ 8,000.00	
Sewer replacement	1	LS		\$ 8,000.00	\$ 8,000.00	
Sewer replacement	1	LS		\$ 12,000.00	\$ 12,000.00	
Sewer replacement	1	LS		\$ 12,000.00	\$ 12,000.00	
Up-grade kitchen cabint replacement	1	LS		\$ 5,800.00	\$ 5,800.00	5bdm

GHURA-09-01-2022-MOD8

ESTIMATED BY

Andrew M. Manglona, Planner III

DATE PREPARED

9/19/2022

LOCATION	Unit Number	Bedrm.	Estimate Cost	
BASIC BID 2				
Amp-2, gh-83, InaLahan	114A ADT	5	\$	51,887.50
Amp-2, gh-100, Yona	12 JAP	2	\$	28,355.00
Total			\$	80,242.50
BASIC BID 3				
Amp-3, gh-83, Merezo	114B SD	2	\$	28,355.00
Amp-3, gh-83, Merezo	136A SD	3	\$	41,332.50
Amp-3 , gh-83, Umatac	176 JQQ	5	\$	69,687.50
Total			\$	139,375.00
BASIC BID 1				
Amp-4, gh-82, Dededo	33 WSA	3	\$	32,032.50
Amp-4 , gh-35, Dededo	30A PAQ	3	\$	45,832.50
Amp-4 , gh-250, Toto	8B PAQ	3	\$	37,832.50
Total			\$	115,697.50

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

To: File
From: Architect & Engineering Manager
Subject: GHURA-09-01-2022-MOD8-AMPs; Renovation of Eight (8) Public Housing Units

In Order to ensure that the contractor awarded does not have any outstanding claims against them, we requested that the listed government Agencies provide us with a current standing or any information which may be pertinent to the above contract. The following outlines the contractor's standings with the listed agencies.

Company Name	Genesis-Tech Corporation	OH Construction			
Department of Labor: ALPCD Fair Employment Practice Wage & Hour Workers Compensation	10/10/2022	10/10/2022			
	10/10/2022	10/10/2022			
	10/10/2022	10/10/2022			
	Exp. 06/30/2023	Exp. 06/08/2023			
Guam Contractors License Board	Contractor to obtain clearance from Guam Contractors License Board				
U.S. Department of Labor	10/11/2022	10/11/2022			
Revenue & Tax EIN/SSN	Contractor to report to Revenue and Tax Office				
OSHA	10/12/2022	10/12/2022			
SAM Debarred List	10/12/2022	10/12/2022			


Sonny P. Perez

CHANGE ORDER NO. 3

Date: October 15, 2022

PROJECT: Construction of a Community Art Center
Within the Sinajana Community Center
Owner: Guam Housing and Urban Renewal Authority
117 Bien Viena Avenue, Sinajana, Gu 96910
Phone (671) 477-9851
Architect: E.M. Chen & Associates
1001 Army Dr., Ste 201
Barrigada, GU 96913
Phone (671)633-2881
Contractor: Mega United Corp.
P.O. Box 8620
Tamuning Guam 96913

At the Regular Board Meeting of October 27, 2022, a motion was made by Vice Chairwoman Guzman and seconded by Commissioner Corpus to approve Change Order Request #8A, Request to Remove the Walkway Scope of Work at Sinajana Arts Center with Mega United in the amount of \$71,123.20. Without any further discussion and objection, the motion was approved.

The Contract is changed as follows:

The concrete covered walkway and all exterior site work is removed from the scope of work and is described as follows.

- Delete in its entirety, the concrete covered walkway including concrete footings, concrete columns and roof slab and related reinforcement.
- Delete roof drains for the covered walkway and exterior lighting mounted on covered walkway.
- Delete painting for the concrete walkway.
- Delete in its entirety exterior concrete slab on grade at the covered walkway area.

The Original contract sum was	\$ 892,655.00
The net change by previous Change Orders	\$ 229,242.13
The Contract Sum Prior to this Change Order was	\$ 1,121,89.13
The Contract Sum will be decreased by this Change Order in the amount of	\$ 71,123.20
The New Contract Sum including this Change Order will be	\$ 1,050,773.93

NTP Date: Nov. 15, 2019

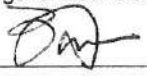
The Contract Time will be unchanged by Zero (0) days

The new date of Substantial Completion will be October 15, 2022

These terms and conditions remain for the change order and the contract for the subject project:

- This change order and accompanying work are subject to all contract stipulations and covenants;
- The rights of GHURA are not prejudiced;
- Any claims against GHURA resulting from, incidental to, or a consequence of this change order are satisfied

Accepted
For Mega United Corporation


Zumin Zhang, President

10/17/2022
Date

For GHURA


Elizabeth F. Napoli, Director

10/26/2022
Date

Mega United Corp.

Ixo Industrial Park, 215 Rojas St. Suite 208, Harmon Guam 96913

ph/fx: 671-649-0397

CHANGE-ORDER REQUEST #8A

TO:	SUBMITTED BY:	DATE:
Mr. Sonny Perez	David Zhang/Mega United Corporation	4/4/2022
COMPANY:	WE ARE TRANSMITTING	
Ghura	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> SEPARATELY VIA
PROJECT:		
Ghura Community Art Center in Sinajana		

Deductive Change Order Requested:

Description: We requested for a deductive change order for the removal of New Covered Walkway from the old contract at the amount of \$71,123.20 based on the submitted schedule of amount for contract payments (HUD-51000) as highlighted in the attached,

We are no longer able to honor the 3 year old contract price; Ghura can take back the original amount of the new covered walkway and re-bid or adopt other option of its choice.

Item	Description	Quantity	Unit Cost	Total Cost
1.	New covered walkway	1 lot	\$ 71,123.20	- \$ 71,123.20
	Total Deductible Cost			- \$ 71,123.20

Your prompt review and approval will be greatly appreciated!

Response to CO #8A:



Submitted By: David Zhang

04-04-22

Date

Approved By (Print Name & Sign)

Date/Time:

Schedule of Amounts for Contract Payments

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

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

No progress payments shall be made to the contractor unless a schedule of amounts for contract payments in accordance with the construction contract is received.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Construction practices and HUD administrative requirements establish the need that HAs maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HAs to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location Guam Housing & Urban Renewal Authority	Project Number Ghura-09-02-2019-CDBG
--	--

Name, Address, and Zip Code of Contractor
Mega United Corporation, PO Box 8620 Tamuning Guam 96931

Nature of Contract Demolition & New Construction		Contract Number 671-689-3293
Approved for Contractor by Zumin Zhang	Title President	Date (mm/dd/yyyy) 03-31-2021
Approved for Architect by	Title	Date (mm/dd/yyyy)
Approved for Owner by	Title	Date (mm/dd/yyyy)

Item No. (1)	Description of Item (2)	Quantity (3)	Unit of Measure (4)	Unit Price in Place (5)	Amount of Sub-Item (6)	Amount of Principal Item (7)
e.	General Cleaning etc.	1	Lot	\$2,800	\$2,800	\$118,000
	Division 2.0 Subtotal					
3.0	Concrete					
a.	Column Footings art Center					
a1.	F1 (8'-0" x 6'-0")	2	Ea	\$1,450	\$2,900	
a2.	F2(6'-0"x6'-0" & 7' x 5')	2	Ea	\$1,080	\$2,160	
a3.	F3(5'-6"x5'-6" & 6-x5')	8	Ea	\$910	\$7,280	
a4.	F4(5'-0" x 5'-0")	1	Ea	\$765	\$765	
b.	Column Footings Walkway					
b1.	F5 (3'-0" x 3'-0")	4	Ea	\$290	\$1,160	
b2.	F6(3'-0" x 3'-0")	12	Ea	\$290	\$3,480	
c.	Wall Footings art center					
c1.	WF1,WF1a-2A(2'-8" x 1'-0")	180	LF	\$92	\$16,560	
d.	Tie Beam (1'-2" x 1'-0")	110	LF	\$42.5	\$4,675	

Total Amount of Contract or Carried Forward	\$
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To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative	Date signed (mm/dd/yyyy)
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Schedule of Amounts for Contract Payments

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

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

No progress payments shall be made to the contractor unless a schedule of amounts for contract payments in accordance with the construction contract is received.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Construction practices and HUD administrative requirements establish the need that HAs maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HAs to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location Guam Housing & Urban Renewal Authority	Project Number Ghura-09-02-2019-CDBG
--	--

Name, Address, and Zip Code of Contractor
Mega United Corporation, PO Box 8620 Tamuning Guam 96931

Nature of Contract Demolition & New Construction		Contract Number 671-689-3293
Approved for Contractor by Zumin Zhang	Title President	Date (mm/dd/yyyy) 03-31-2021
Approved for Architect by	Title	Date (mm/dd/yyyy)
Approved for Owner by	Title	Date (mm/dd/yyyy)

Item No. (1)	Description of Item (2)	Quantity (3)	Unit of Measure (4)	Unit Price in Place (5)	Amount of Sub-Item (6)	Amount of Principal Item (7)
e.	Slab on Grade at Art Center	2876	SF	\$6	\$17,256	
f.	Slab on Grade @ Walkway	110	SF	\$6	\$7,560	
g.	Concrete stair @ Art Center	140	SF	\$40	\$5,600	
h.	Concrete column @ Art Center					
h1.	C1 & C2(16"x16"x 20'-0")	4	Ea	\$800	\$3,200	
h2.	C3 (16"x16"x 20'-0")	8	Ea	\$800	\$6,400	
h3.	C4 (16"x16"x 10'-0")	156,066	Ea	\$400	\$400	
i.	Concrete column @ walkway					
i1.	C5(14"x14"x 14'-0")	4	Ea	\$440	\$1,760	
i2.	C6 (12"x12"x 10'-0")	12	Ea	\$240	\$2,880	
j.	Concrete Beam @ Art Center					
j1	B1-B9(14"x20")	290	LF	\$56	\$16,240	
j2	B10(12"x16")	7	LF	\$40	\$280	
j3	RB1-RB4(14"x34")	138	LF	\$96	\$13,248	

Total Amount of Contract or Carried Forward \$

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative	Date signed (mm/dd/yyyy)
--	--------------------------

Schedule of Amounts for Contract Payments

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

OMB Approval No. 2577-0157
(Exp. 11/30/2008)

No progress payments shall be made to the contractor unless a schedule of amounts for contract payments in accordance with the construction contract is received.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Construction practices and HUD administrative requirements establish the need that HAs maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HAs to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location Guam Housing & Urban Renewal Authority	Project Number Ghura-09-02-2019-CDBG
--	--

Name, Address, and Zip Code of Contractor
Mega United Corporation, PO Box 8620 Tamuning Guam 96931

Nature of Contract Demolition & New Construction		Contract Number 671-689-3293
Approved for Contractor by Zumin Zhang	Title President	Date (mm/dd/yyyy) 03-31-2021
Approved for Architect by	Title	Date (mm/dd/yyyy)
Approved for Owner by	Title	Date (mm/dd/yyyy)

Item No. (1)	Description of Item (2)	Quantity (3)	Unit of Measure (4)	Unit Price in Place (5)	Amount of Sub-Item (6)	Amount of Principal Item (7)
j4	RB5-RB6(12"x16")	80	LF	\$56	\$4,480	
k.	Concrete Beam @ Walkway					
k1	WRB1-WRB6(12"x18")	174	LF	\$40	\$6,960	
k2	WRB7-WRB11(12"x16")	130	LF	\$40	\$5,200	
L.	Mezzanine Slab @ Art Center	800	SF	\$32	\$25,600	
M.	Double Tee Installation	2760	SF	\$22	\$60,720	
N.	Roof Slab Topping @ Art Center	2760	SF	\$12	\$33,120	
O.	Roof Slab @ Walkway	1260	SF	\$32	\$40,320	
	Division 3.0 Subtotal					\$290,204
4.0	Masonry					
a.	8" CMU Wall 1st floor	2570	SF	\$5	\$12,850	
b.	8" CMU wall Mezzanine	2180	SF	\$5	\$10,900	
	Division 4.0 Subtotal					\$23750

Total Amount of Contract or Carried Forward \$

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative	Date signed (mm/dd/yyyy)
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Schedule of Amounts for Contract Payments

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

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Construction practices and HUD administrative requirements establish the need that HAs maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HAs to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location Guam Housing & Urban Renewal Authority	Project Number Ghura-09-02-2019-CDBG
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Name, Address, and Zip Code of Contractor
Mega United Corporation, PO Box 8620 Tamuning Guam 96931

Nature of Contract Demolition & New Construction		Contract Number 671-689-3293
Approved for Contractor by Zumin Zhang	Title President	Date (mm/dd/yyyy) 03-31-2021
Approved for Architect by	Title	Date (mm/dd/yyyy)
Approved for Owner by	Title	Date (mm/dd/yyyy)

Item No. (1)	Description of Item (2)	Quantity (3)	Unit of Measure (4)	Unit Price in Place (5)	Amount of Sub-Item (6)	Amount of Principal Item (7)
a3.	Alum Single Door	1	Set	\$1,400	\$1,400	
a4.	Alum Double Door w/ Panic	5	Set	\$3,000	\$15,000	
b.	Alum Windows & Shutters					
b1.	Alum Sliding W1(4'x4')	3	Set	\$400	\$1,200	
b2.	Typhoon Shutter for W1	3	Set	\$900	\$2,700	
b3.	Alum Fixed W2(4'x10')	1	Set	\$1,000	\$1,000	
	Division 8.0 Subtotal					\$31,110
9.0	Finishes					
a.	Gympsun Board 1st floor	1600	SF	\$6.4	\$10,240	
b.	Gympsun Board Mezzanine	610	SF	\$6.4	\$3,904	
c.	Restroom Ceramic Tiles	2	SF	\$2,000	\$4,000	
d.	Vinyl Tiles & RB w/control Room	710	SF	\$3.5	\$2,485	
e.	Exterior Paint @ Art Center	3858	SF	\$1.6	\$6,172.8	
f.	Exterior Paint @ Walkway	1127	SF	\$1.6	\$1,803.2	

Total Amount of Contract or Carried Forward \$

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized representative	Date signed (mm/dd/yyyy)
--	--------------------------

c1	WF1, WF2, WF1A, WF2A (2'8"x1'0")	Lf	180	\$48.00	\$8,640.00	\$40.00	\$7,200.00	\$4.00	\$720.00	\$16,560.00
d	Tie Beam (1'2"x1'0") at Art Center Building	Lf	110	\$20.00	\$2,200.00	\$20.00	\$2,200.00	\$2.50	\$275.00	\$4,675.00
e	Slab On Grade at Art Center Building	Sf	2876	\$4.50	\$12,942.00	\$1.00	\$2,876.00	\$0.50	\$1,438.00	\$17,256.00
f	Slab On Grade at New Covered Walkway	Sf	1260	\$4.50	\$5,670.00	\$1.00	\$1,260.00	\$0.50	\$630.00	\$7,560.00
g	Concrete Slab at Art Center Building	Sf	140	\$16.00	\$2,240.00	\$24.00	\$3,360.00	\$0.00	\$0.00	\$5,600.00
h	Concrete Columns at Art Center Building									
h1	C1 & C2 (16"x16"x20")	Each	4	\$400.00	\$1,600.00	\$400.00	\$1,600.00	\$0.00	\$0.00	\$3,200.00
h2	C3 (16"x16"x20")	Each	8	\$400.00	\$3,200.00	\$400.00	\$3,200.00	\$0.00	\$0.00	\$6,400.00
h3	C4 (16"x16"x10")	Each	1	\$200.00	\$200.00	\$200.00	\$200.00	\$0.00	\$0.00	\$400.00
i	Concrete Columns at New Covered Walkway									
i1	C5 (14"x14"x14'0")	Each	4	\$220.00	\$880.00	\$220.00	\$880.00	\$0.00	\$0.00	\$1,760.00
i2	C6 (12"x12"x10'0")	Each	12	\$120.00	\$1,440.00	\$120.00	\$1,440.00	\$0.00	\$0.00	\$2,880.00
j	Concrete Beams at Art Center Building									
j1	B1---B9 (14"x20")	Lf	290	\$28.00	\$8,120.00	\$28.00	\$8,120.00	\$0.00	\$0.00	\$16,240.00
j2	B10 (12"x16")	Lf	7	\$20.00	\$140.00	\$20.00	\$140.00	\$0.00	\$0.00	\$280.00
j3	RB1---RB4 (14"x34")	Lf	138	\$48.00	\$6,624.00	\$48.00	\$6,624.00	\$0.00	\$0.00	\$13,248.00
j4	RB5---RB6 (12"x24")	Lf	80	\$28.00	\$2,240.00	\$28.00	\$2,240.00	\$0.00	\$0.00	\$4,480.00
k	Concrete Beams at New Covered Walkway									
k1	WRB1---WRB6 (12"x18")	Lf	174	\$20.00	\$3,480.00	\$20.00	\$3,480.00	\$0.00	\$0.00	\$6,960.00
k2	WRB7---WRB11 (12"x16")	Lf	130	\$20.00	\$2,600.00	\$20.00	\$2,600.00	\$0.00	\$0.00	\$5,200.00
l	Mezzanine Floor Slab at Art Center Building	Sf	800	\$16.00	\$12,800.00	\$16.00	\$12,800.00	\$0.00	\$0.00	\$25,600.00
m	Double Tee Installation	Sf	2760	\$15.00	\$41,400.00	\$3.00	\$8,280.00	\$4.00	\$11,040.00	\$60,720.00
n	Roof Slab Topping at Art Center Building	Sf	2760	\$8.00	\$22,080.00	\$4.00	\$11,040.00	\$0.00	\$0.00	\$33,120.00
o	Roof Slab at New Covered Walkway	Sf	1260	\$16.00	\$20,160.00	\$16.00	\$20,160.00	\$0.00	\$0.00	\$40,320.00
	Subtotal									\$290,204.00
4.00	Masonry									
a	8" CMU Wall to Mezzanine Floor at Art Center	Sf	2570	\$2.50	\$6,425.00	\$2.50	\$6,425.00	\$0.00	\$0.00	\$12,850.00
b	8" CMU Wall to Roof Level at Art Center	Sf	2180	\$2.50	\$5,450.00	\$2.50	\$5,450.00	\$0.00	\$0.00	\$10,900.00
	Subtotal									\$23,750.00
5.00	Metal									
a	Galvanized Stair Handrail at Art Center Building	Set	1	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$5,000.00
b	1/2" x 1/2" Angle Stair Nosings	Each	18	\$40.00	\$720.00	\$10.00	\$180.00	\$0.00	\$0.00	\$900.00
	Subtotal									\$5,900.00
7.00	Thermal & Moisture Protection									
a	Black Acoustic Ceiling Panels (4'x8'x2")	Each	86	\$100.00	\$8,600.00	\$20.00	\$1,720.00	\$0.00	\$0.00	\$10,320.00
b	Acoustic Wall Panels (4'x8'x2")	Each	38	\$100.00	\$3,800.00	\$20.00	\$760.00	\$0.00	\$0.00	\$4,560.00

c	Elastomeric Roof Coating	Sf	3050	\$2.50	\$7,625.00	\$1.50	\$4,575.00	\$0.00	\$0.00	\$12,200.00
d	SSTL Flashings	Lf	142	\$20.00	\$2,840.00	\$10.00	\$1,420.00	\$0.00	\$0.00	\$4,260.00
	Subtotal									\$31,340.00
8.00	Doors & Windows									
a	Doors at Art Center Building									
a1	Solid Core Wood Doors	Set	6	\$560.00	\$3,360.00	\$200.00	\$1,200.00	\$0.00	\$0.00	\$4,560.00
a2	Aluminum Single Door w/Panic	Set	3	\$1,500.00	\$4,500.00	\$250.00	\$750.00	\$0.00	\$0.00	\$5,250.00
a3	Aluminum Single Door	Set	1	\$1,200.00	\$1,200.00	\$200.00	\$200.00	\$0.00	\$0.00	\$1,400.00
a4	Aluminum Double Door w/Panic	Set	5	\$2,500.00	\$12,500.00	\$500.00	\$2,500.00	\$0.00	\$0.00	\$15,000.00
b	Aluminum Windows/Shutters at Art Center Building									
b1	Aluminum Sliding Window W1 (4'x4')	Set	3	\$300.00	\$900.00	\$100.00	\$300.00	\$0.00	\$0.00	\$1,200.00
b2	Typhoon Shutters for W1	Set	3	\$800.00	\$2,400.00	\$100.00	\$300.00	\$0.00	\$0.00	\$2,700.00
b3	Aluminum Fixed Glass Window W2 (4'x10')	Set	1	\$800.00	\$800.00	\$200.00	\$200.00	\$0.00	\$0.00	\$1,000.00
	Subtotal									\$31,110.00
9.00	Finishes									
a	Gypsum Board Partitions 1st Floor	Sf	1600	\$3.20	\$5,120.00	\$3.20	\$5,120.00	\$0.00	\$0.00	\$10,240.00
b	Gypsum Board Partitions 2nd Floor	Sf	610	\$3.20	\$1,952.00	\$3.20	\$1,952.00	\$0.00	\$0.00	\$3,904.00
c	Restroom Ceramic Tiles at Building A	Set	2	\$1,000.00	\$2,000.00	\$1,000.00	\$2,000.00	\$0.00	\$0.00	\$4,000.00
d	Vinyl Tile & Rubber Base at Control Room	Sf	710	\$2.50	\$1,775.00	\$1.00	\$710.00	\$0.00	\$0.00	\$2,485.00
e	Exterior Painting for Art Center Building	Sf	3858	\$0.80	\$3,086.40	\$0.80	\$3,086.40	\$0.00	\$0.00	\$6,172.80
f	Exterior Painting for New Covered Walkway	Sf	1127	\$0.80	\$901.60	\$0.80	\$901.60	\$0.00	\$0.00	\$1,803.20
	Subtotal									\$28,605.00
10.00	Specialties									
a	Toilet Compartments at Building A	Each	2	\$2,000.00	\$4,000.00	\$500.00	\$1,000.00	\$0.00	\$0.00	\$5,000.00
b	Fire Extinguisher w/Bracket (15lbs)	Each	6	\$350.00	\$2,100.00	\$100.00	\$600.00	\$0.00	\$0.00	\$2,700.00
c	Washroom Accessories	Each	2	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$0.00	\$0.00	\$3,000.00
	Subtotal									\$10,700.00
22.00	Plumbing Works									
a	Interior Plumbing Works									
a1	Plumbing WaterLine Rough-ins	Lot	1	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$4,000.00
a2	Plumbing SewerLine Rough-ins	Lot	1	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$4,000.00
a3	Water Closet	Each	3	\$300.00	\$900.00	\$100.00	\$300.00	\$0.00	\$0.00	\$1,200.00
a4	Lavatory w/Faucet	Each	2	\$400.00	\$800.00	\$100.00	\$200.00	\$0.00	\$0.00	\$1,000.00
a5	Urinal	Each	1	\$500.00	\$500.00	\$100.00	\$100.00	\$0.00	\$0.00	\$600.00
a6	IEWH/3.5kw	Each	2	\$600.00	\$1,200.00	\$150.00	\$300.00	\$0.00	\$0.00	\$1,500.00
a7	Misc Plumbing Items	Lot	1	\$800.00	\$800.00	\$400.00	\$400.00	\$0.00	\$0.00	\$1,200.00

Mega United Corp.

Ixo Industrial Park, 215 Rojas St. Suite 208, Harmon Guam 96913

ph/fx: 671-649-0397

CHANGE-ORDER REQUEST #6

TO:	SUBMITTED BY:	DATE:
Mr. Sonny Perez	David Zhang/Mega United Corporation	2/22/2022
COMPANY:	WE ARE TRANSMITTING	
Ghura	<input type="checkbox"/> ATTACHED	<input type="checkbox"/> SEPARATELY VIA
PROJECT:		
Ghura Community Art Center in Sinajana		

Change Order Requested:

Description: We requested for a change order based on revised drawing and Mayor's request for the walkway extension and miscellaneous items. We also request for additional 10 months' time extension starting from the date of acceptance of this change order for apparent reasons that the local workers were sucked away by the military projects and we had requested Ghura help to allow our H2B workers on this projects, however we hadn't received any response from Ghura since we submitted our request letter.

Item	Description	Quantity	Total Cost
1.	Copies and Prints, Bond and insurance Extension and additional building permit processing	1 Lot	\$ 21,600.00
2.	New walkway downspot & connect to main	1 Lot	\$8,000.00
3.	Additional covered walkway (all works)	1 Lot	\$ 287,600.00
4.	Roof Coating for additional covered walkway	1 Lot	\$ 14,380.00
5.	Additional wall mounted lighting fixtures, conduit, rough-in, wire and switches	1 Lot	\$ 17,000.00
6.	Additional Gypsum board partitions	1 Lot	\$ 14,900.00
7.	Aluminum Double doors, sliding windows and shutter	1 Lot	\$ 14,040.00
8.	Hepa Filterd for PCU-1 and PCU-2	2 sets	\$16,000.00
	Total Cost		\$ 393,520.00
	Time Extension		10 Months

Your prompt review and approval will be greatly appreciated!

Response to CO #6:



Submitted By: David Zhang

02-22-22

Date


Approved By (Print Name & Sign)

Date/Time:

DESIGNED BY: EMC
DRAWN BY: Edd
CHECKED BY: AGC/EMC
DATE:
FIG. NO.

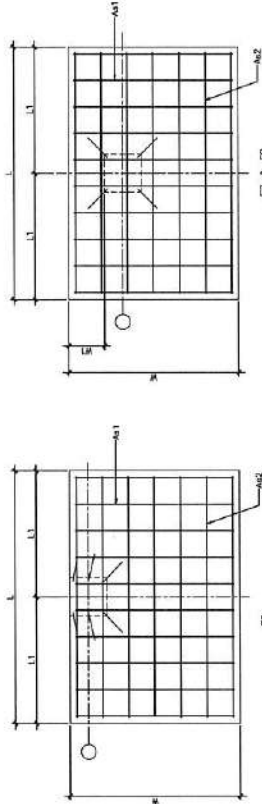
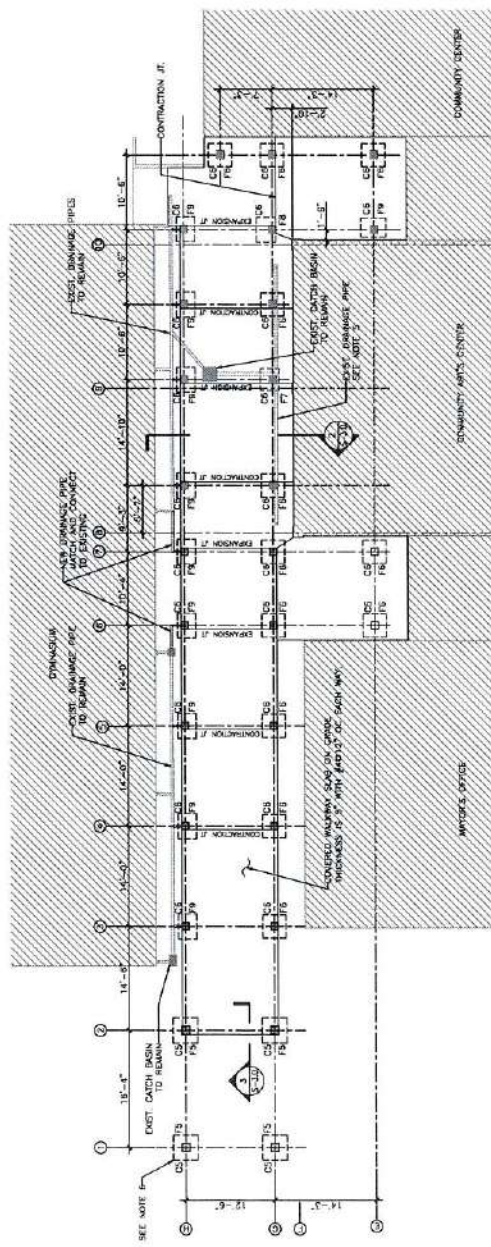


This work was prepared
by me or under my
responsible control

 <p>GUAM HOUSING AND URBAN RENEWAL AUTHORITY 10000 GUAYNARD DRIVE, SUITE 1000, GUAYNARD PROPOSED GUAYNARD COMMUNITY ARTS CENTER</p>	<p>COVERED WALKWAY FOUNDATION AND FOOTING DETAILS FOOTING AND COLUMN SCHEDULE</p>	<p>10000 GUAYNARD DRIVE, SUITE 1000, GUAYNARD</p>
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E. M. CHEN & ASSOCIATES, INC.
 10000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90024
 Tel: (213) 709-1234 Fax: (213) 709-1235

S-2.0 SCALE:

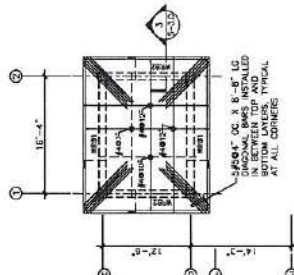


MARK	SIZE			REINFORCEMENT			REMARKS
	L	W	H	A31	A32		
F5	3'-6"	3'-6"	14"	5450#	5450#		2 SETS EXTRA TIES
F6	3'-3"	3'-3"	14"	4890#	4890#		2 SETS EXTRA TIES
F7	3'-0"	2'-8"	14"	4890#	4890#		2 SETS EXTRA TIES
F8	3'-8"	2'-8"	14"	4890#	4890#		2 SETS EXTRA TIES
F9	3'-5"	2'-8"	14"	4890#	4890#		2 SETS EXTRA TIES

3) SCNF:

FLOOR LEVEL	DESCRIPTION	Δ	Δ^2	Δ^3
GROUND FLOOR	SITE	$14^{\circ}11'4"$	$17^{\circ}11'2"$	$4^{\circ}40'$
	VERTICAL REF.	0.00		

- [illegible]



HIGH ROOF @ DRIVEWAY

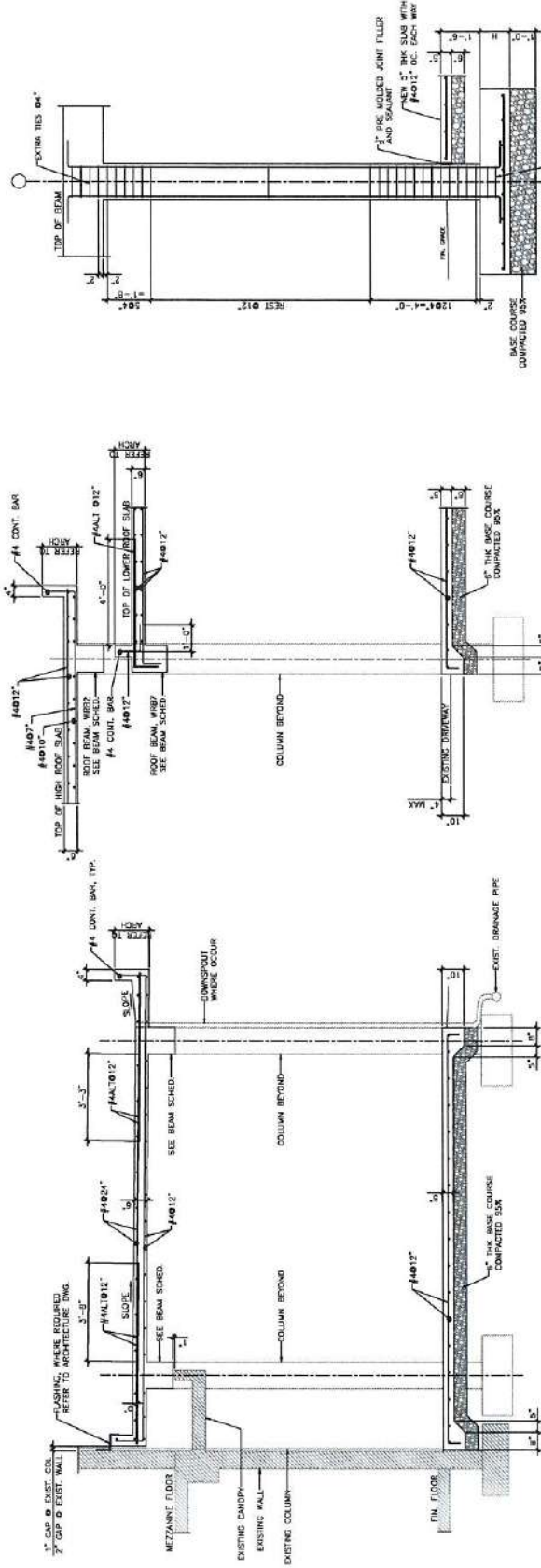
- NOTES:
1. ALL BARS ALONG THE WEST-EAST DIRECTION SHALL BE INSTALLED AT OUTER LAYERS.
 2. PROVIDE #4@10" SPACER OR TIE BARS NOT SHOWN ON THE PLANS.

LEGEND:

— INDICATES TOP BARS
- - - INDICATES BOTTOM BARS

1 COVERED WALKWAY-ROOF FRAMING PLANS

LOWER ROOF



2 COVERED WALKWAY - SECTION

COV

3 HIGH AND LOWER ROOF SECTION

3 HIGH

4 COLUMN AND FOOTING DETAIL

401

[illegible]

E. M. CHEN & ASSOCIATES, INC.
14000 13th Avenue, Suite 100 • Richmond, BC V6V 2G9
Tel: (604) 273-8888 Fax: (604) 273-8889
E-mail: emc@emc.ca Website: www.emc.ca

QUALITY HOUSING AND URBAN RENEWAL AUTHORITY
PLANNING DIVISION
PROPOSED CHINA COMMUNITY ARTS CENTER
COVERED WALKWAY
ROOF FRAMING PLAN
SECTIONS AND DETAILS



This work was sponsored
by the Air Force Office of
Scientific and Technical
Information

DATE: _____

DESIGNED BY: EMC

DRAWN BY: EGG

CHECKED BY: ACC/EMC

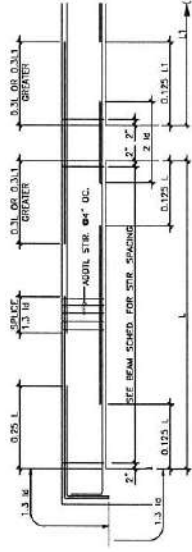
DATE: _____

S-3.C

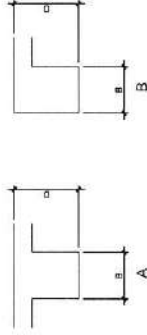
PLOT: $1/\delta'' = 1' - 0''$ $(24'' \times 36''$

BEAM SCHEDULE

MARK	SIZE B D	BEAM TYPE	SUPPORT REINFORCEMENT SKETCH	STR. SIZE	REINFORCEMENT LEFT REST RIGHT	REMARK
WRB1	12" 18"	A		#3	102" 12" 1006"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB2	12" 18"	A		#3	102" 12" 906"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB3	12" 18"	A		#3	102" 12" 906"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB3A	12" 20"	A		#3	102" 12" 706"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB4	12" 18"	A		#3	102" 12" 906"	
WRB5	12" 18"	A		#3	102" 12" 906"	
WRB6	12" 16"	A		#3	102" 12" 706"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB7	12" 16"	B		#3	102" 12" 906"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB8	12" 16"	A		#3	102" 12" 906"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB9	12" 16"	A		#3	102" 12" 906"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB10	12" 16"	A		#3	102" 12" 906"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB11	12" 16"	A		#3	102" 12" 906"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG
WRB12	12" 16"	A		#3	102" 12" 506"	
WRB13	12" 16"	A		#3	102" 12" 306"	TOP BARS CAN EXTEND INTO THE ROOF OVERHANG



BEAM ELEVATION



BEAM TYPES

1 COVERED WALKWAY-BEAM SCHEDULE
5-10 NOT TO SCALE

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
PROPOSED GUAMA COMMUNITY ARTS CENTER
BEAM SCHEDULE
SHEET CONTAINS: COVERED WALKWAY

DESIGNED BY: EMC
DRAWN BY: EGD
CHECKED BY: ACC/EMC
DATE:
SCALE: S-4.0
PLOT: 1/8"=1'-0" (24"x36")



E. M. CHEN & ASSOCIATES, INC.
1000 N. RICHMOND AVE., SUITE 100
AGUADILLA, PR 00901
TEL: (787) 861-1111
FAX: (787) 861-1112
WWW.EMCHEN.COM

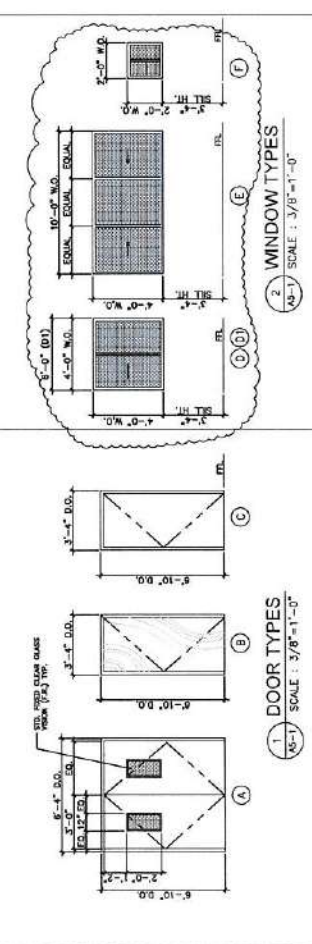
REVISION
REASON
DATE

DATE	DESCRIPTION	DAYS	HOURS	MINS

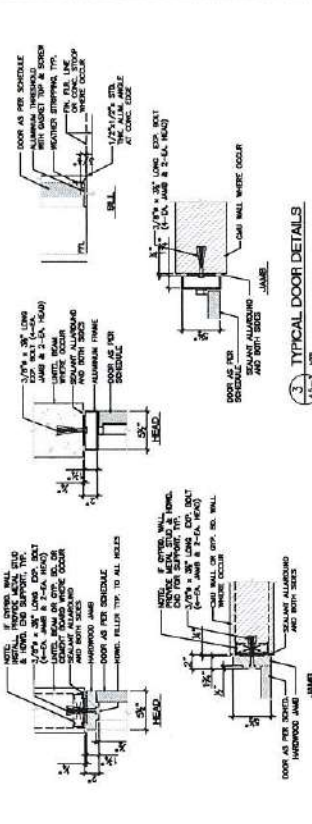
Technical drawing of a catch basin detail. The drawing includes a plan view and a section view labeled SECTION A-A. The plan view shows a rectangular basin with a central grate. Dimensions include a width of 3'-0" and a length of 3'-0". The section view shows a cross-section of the basin with a grate on top and a catch basin below. Dimensions include a width of 3'-0" and a height of 3'-0". A note indicates "ALL DIMENSIONS IN INCHES".

[illegible][illegible]

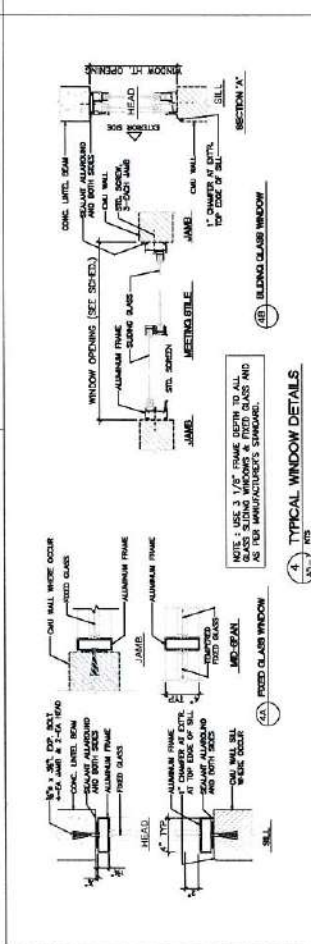
NOTES: 1. ALL DOORS AND WINDOWS SHALL BE FINISHED WITH INTERIOR ACCESSORIES, OR FINISHES, AS NOTED ON SCHEDULES.
2. ALL EXTERIOR GLASS WINDOWS SHALL STAND FOR ITS WITH MINIMUM WIND LOAD, PROVIDE TYPICAL BUTTER AS NOTED ON SCHEDULES.
3. ALL EXTERIOR GLASS DOORS SHALL HAVE STRONG HANDLES, HANDLE SET LOUIS ABOVE DOOR AS REQUIRED.

[illegible][illegible][illegible]

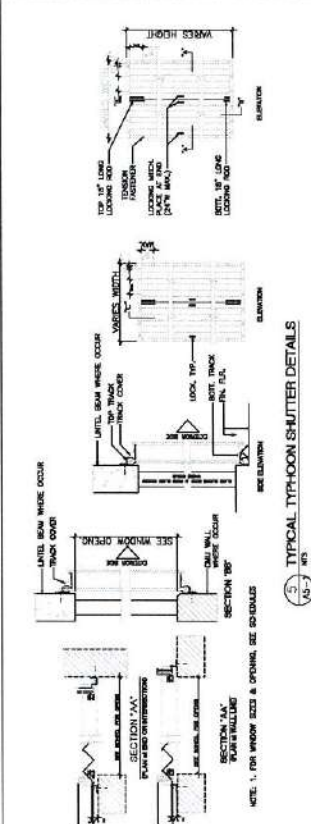
1 DOOR TYPES
AS-1 SCALE : 3/8" = 1'-0"



3 TYPICAL DOOR DETAILS



4. TYPICAL WINDOW DETAILS



5 TYPICAL TYPHOON SHUTTER DETAILS



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



September 1, 2022

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

John J. Rivera
Chairman

Monica O. Guzman
Vice Chairwoman

Anisia S. Delia
Commissioner

Frank T. Ishizaki
Commissioner

Emilia F. Rice
Commissioner

Nathanael P. Sanchez
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Fernando B. Esteves
Deputy Director

PIH Financial Management Division
U.S. Department of Housing and Urban Development
Washington, DC 20410-5000

**SUBJECT: GQ901 Additional Unliquidated Obligation Extension Request
Coronavirus Aid, Relief, and Economic Security Act Funds**

Dear Sir or Ma'am:

On August 18, 2022, the Guam Housing and Urban Renewal Authority (GQ901-GHURA) transmitted a request to your office for an extension to liquidate the balance of an existing contract in the amount of \$135,000. This letter is a request to amend the amount to include a change order received from the contractor. Last week, the contractor submitted a change order for an additional \$70,000.00 to build a separate entry into the new office extension that will provide reasonable distance from other employees. This will bring the contract amount from \$225,000 to \$295,000 with an unliquidated balance of \$205,000.

In addition, to enhance the Authority's safety precaution plan, a contract in the amount of \$40,603.00 was made to purchase partitions to protect employees from contracting and spreading the COVID virus to other employees in the office. To prevent shipping delays of the partitions, a payment of \$19,895.47 was made to acquire the partitions, which left \$20,707.53 for the labor to install the partitions. GHURA is requesting for an extension of this contract past December 31, 2021. If granted the extension, GHURA will be able to use CARES funding to pay for the installation of the partition which was completed in May 2022.

In conclusion, GHURA is seeking U.S. HUD's approval to:

1. Extend the office expansion contract to liquidate the remaining obligation of \$135,000 which will be completed 120 days after the date of the first request (letter dated 08/19/2022)
2. Increase the office expansion in the amount of \$70,000 via a change order bringing the unliquidated obligation from \$135,000 to \$205,000.
3. Extend the purchase of the office partitions to liquidate the remaining obligation using CARES funds of \$20,707.53

A copy of the contractual agreements, change order, and supporting documents are attached for review.

If additional information is needed, or if there are any concerns, please do not hesitate to email me at efnapoli@ghura.org or call me at (671) 472-1442.

Respectfully,

Elizabeth F. Napoli
Executive Director

O. H. Construction

P. O. Box 11497
Tamuning, GU 96931

LETTER OF TRANSMITTAL

Date: August 29, 2022

To: Elizabeth F. Napoli / Executive Director
GHURA

Attention: Sonny P. Perez, A/E Manager

Subject: The Cost Breakdown of Exterior Stairway (Additional Work)

Reference: GHURA-09-28-2021-58 Expansion (GHURA Main Building)

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 Breakdown of Exterior Stairway (Additional Work)	

These are transmitted:

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

Remarks:

Submitted by: Edward Choi / Payroll Officer

CC Alice James/ Andrew Mangiona

O.H.CONSTRUCTION

P.O. Box 11497 Tamuning Guam 96931

Phone 671-777-0105 / 688-9175

Email michaellee@guam@gmail.com

To; Mr Sonny P. Perez
A/E Manager of Guam Housing and Urban Renewal Authority

cc ; Andrew Manglona / Planner

Re; The Cost Breakdown of Exterior Stairway (Additional)
GHURA Section 8 Expansion Project/ GHURA-09-28-2021 (Main Building)

1. Design & Permit	\$10,000.00
2. Demolition	\$7,000.00
*Cutout Wall Opening for New Door / Partial Demolition on Ground Trash Disposal *	
3. Structural Work	\$26,000.00
*Stair Footing / Concrete Stairway, Beams, Columns & Canopy	
4. Finishing Works	\$21,000.00
*Skim Coat/ Plaster Finish/New Door w/ Frame / Painting / Canopy Roof Elastomeric Coating	
5. Electrical Work	\$6,000.00

* Note * New French Drainage Work Included *

Total Amount	\$70,000.00
--------------	-------------



Michael J. Lee
General Manager

Date : August 30, 2022

Guam Housing & Urban Renewal Authority

117 Bien Venida Avenue
Sinajana, GU 96910

PAYMENT TERMS: NET 30 DAYS - VENDOR SHALL NOT EXCEED
PURCHASE ORDER AMOUNT AT ANY TIME

Date Of Order: 12/30/2021

Purchase Order

Purchase Order#: PO220349

(This PO will expire if items are not delivered within 60 days from date of order)

To: THE PRODUCT SOLUTIONS
150 EAST ADDENG ST STE 101

DEDED0 GU 96928-

Ship to: GHURA MAIN OFFICE-S8 DIVISION
S8 - 117 BIEN VENIDA AVENUE
SINAJANA GU 96910

Phone# 475-1375

NOTE:

SHOW THIS PURCHASE ORDER
NUMBER ON ALL CORRESPONDENCE,
INVOICES, SHIPPING PAPERS, AND
PACKAGES

Item	Description	QTY	Unit	Unit Cost	Extended Cost	Total Cost
	Bid Item #1, minor demolition and maintenance work (see attached scope of work for reference) Award per IFB#GHURA-022-002-S8 006 1400.20.1.831.10.1	1.00	EA	\$40,803.0000	\$40,803.00	\$40,803.00
Totals:					\$40,803.00	\$40,803.00
					Discount Amt:	\$0.00
					Shipping Cost:	\$0.00
					Purchase Order Cost:	\$40,803.00

Preparer:

Heima P. San Nicolas

Date:

12/30/21

Certification of

F. J. Delo...

Date:

12/30/21

Contracting Officer:

E. Aguilar

Date:

12/30/21

Receiving Ticket#
25103

Receiving Copy

Req By: Greta
Dept: SECTION 8
Buyer: Greta Balmeo

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

VENDOR#
VN00092923

117 BIEN VENIDA AVENUE
SINAJANA, GU 96910
PHONE: (671)475-1356 FAX: (671)300-7565

Received Items As Of
05/19/2022

THE PRODUCT SOLUTIONS
150 EAST ADDENG ST STE 101
DEDED0, GU96929-
PHONE: FAX:

PO Rec'd Status
Fully Received

P.O.#
PO220349

PO Date
12/30/2021

Received By: Greta

Description: Bid item #1 per IFB#GHURA-022-002-S8

Item	Description	QTY	Unit	Unit Cost	Total Cost	Rec'd Date
	Bid item #1: minor demolition and maintenance work (see attached scope of work for reference) Award per IFB#GHURA-022-002-S8	1.00	EA	\$0,603.0000	\$40,803.00	05/19/2022
Amounts Included in Total Received Cost				Received Total: Cost: \$40,803.00		
Received Discount: \$0.00				(CK# 29856) → - 219,895.47		
Received Shipping Cost: \$0.00				12/30/2021 + 20,707.53		

CK# 29856 paid for demolition materials.

Balance on INV# 3016 is labor cost.

5/19/22

MAY 19 2022

2022-04-6031

THE SAIRA LLC
150 EAST ADDENG ST STE 101
DEDEDO, GU 96929
accounting@theproductsolutions.com
www.theproductsolutions.com

CLIENT'S COPY



For today's hospitality...

INVOICE

BILL TO
GUAM HOUSING & URBAN
RENEWAL AUTHORITY
117 BIEN VENIDA AVENUE
SINAJANA, GUAM 96910

SHIP TO
GUAM HOUSING & URBAN
RENEWAL AUTHORITY
117 BIEN VENIDA AVENUE
SINAJANA, GUAM 96910

INVOICE # 3016
DATE 04/12/2022
DUE DATE 05/12/2022
TERMS Net 30

PO NUMBER
220349

DATE	ITEM CODE	DESCRIPTION	QTY	RATE	AMOUNT
		IFB#GHURA-022-002-S8 PO#220349 BID ITEM#1			
	NON-HOTEL PRODUCTS	LABOR COST	1	20,707.53	20,707.53

BALANCE DUE

USD 20,707.53

5/12/2022

Greta
Balmeo

II. Scope of Work

SPECIAL CONDITIONS

1. PROJECT SITE AND DESCRIPTION

The project is located at GHURA's main office (Section 8 division) in Sinajana. See attached map for exact location. The work consists of the removal of the existing cubicle and minor demolition work. Provide new 17-cubicle work stations, as indicated on scope of work.

2. TIME OF COMPLETION

The work shall commence at the time stipulated in the Notice to Proceed and shall be fully completed within the time frame indicated below:

Complete the required work per the Bid specifications.

Contract Period

BASIC BID 1 ----- 3 consecutive calendar days.

BASIC BID 2 ----- 2 consecutive calendar days.

3. LIQUIDATED DAMAGES

In case of failure on the part of the Contractor to complete the work within the time fixed in the Contract or within any time extensions given thereof, the Contractor and his sureties shall be liable for and shall pay to GHURA the sum of \$100.00 liquidated damages per calendar day of delay until the work is completed and accepted.

4. Scope of work and Standards

a. SCOPE OF WORK

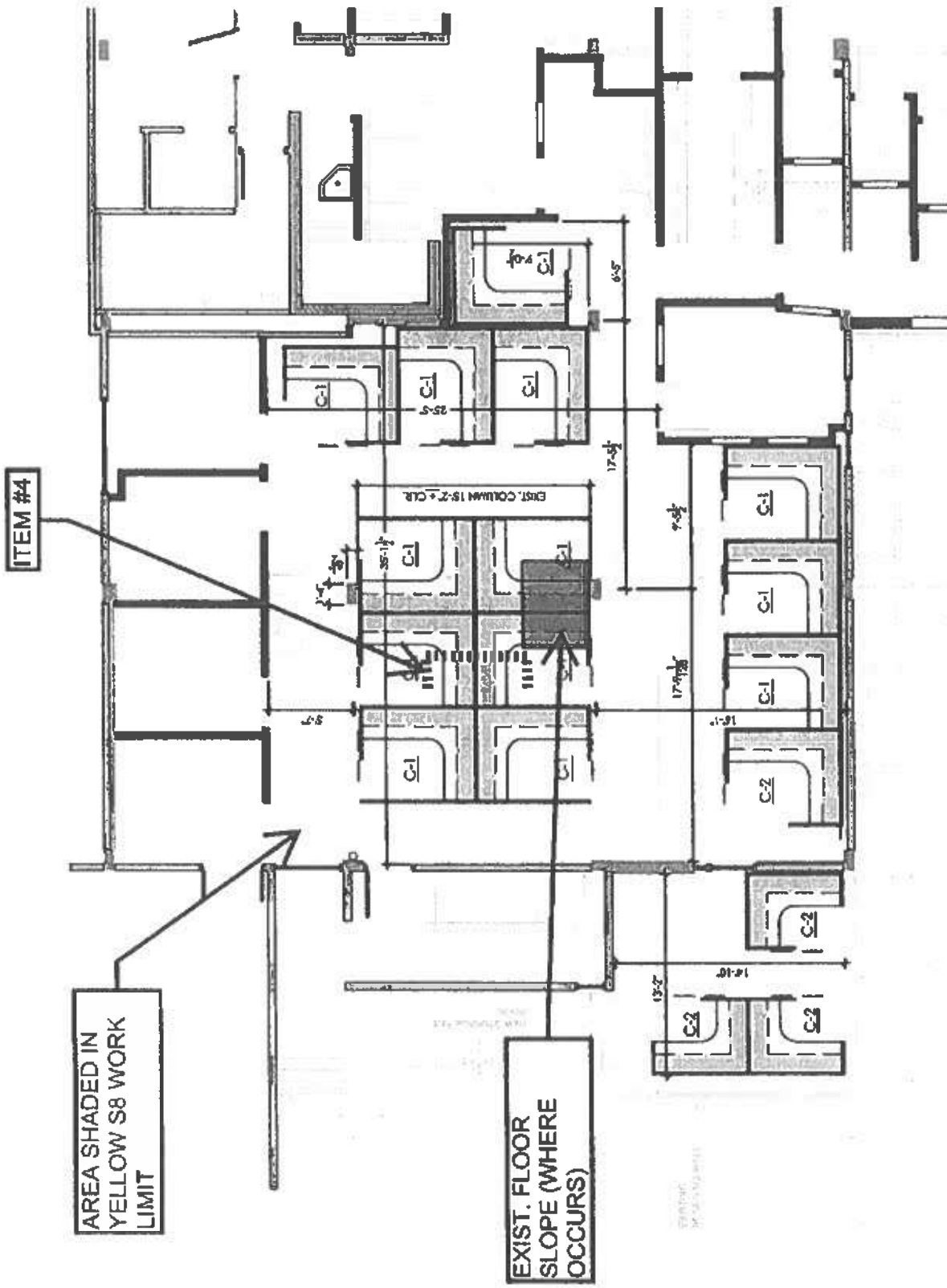
OBJECTIVE – It is the intent of Guam Housing and Urban Renewal Authority to remove the existing cubicle workstations and provide 17-new cubicle workstations located at GHURA's Main Office, Section 8 division in Sinajana.

II. Scope of work / Construction Sequence:

BID ITEM 1

1. Existing office cubical, disconnect all electrical and communication raceway system (do not cut or damage and of the communication wires). All communication wires to be secured above the existing drop ceiling for future use.
2. Provide new 6-CAT6 UTP cables at the center room to services the 6-cubicles work stations. The 6-CAT6 UTP to merge to a gutter box with a 3 inch diameter raceway above the drop ceiling and runs below the MIS server control panel room and through the existing floor slab. Provide 6ft wire slack for connection purpose. GHURA MIS staff to perform all communication connection.
3. Existing interior gypsum board (12ft x 8ft high) to be demolished and disposed. Disconnect existing electrical and secure above the existing ceiling panels.

- 6. Any damages to existing conditions shall be repaired in good condition with finish to match existing.**
- 7. MINIMUM RATES OF PAY AND WAGE RATES- See attached General Decision**
- 8. CLEAN UP**
 - a. The Contractor shall, at all times, keep the premises free from accumulations of waste materials or rubbish caused by his operations. At the completion of the work, he shall remove all his waste materials and rubbish from and about the sites as well as all his tools.



NEW CUBICLE WORK STATIONS



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



Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

Monica O. Guzman
Vice Chairwoman

Anisia S. Della
Commissioner

Frank T. Ishizaki
Commissioner

George F. Pereda
Commissioner

Karl E. Corpus
Resident Commissioner

Ray S. Topasna
Executive Director

Elizabeth F. Napoli
Deputy Director

IFB#GHURA-022-002

Disassembly, Purchase and Installation of Section 8 Workstations

ADDENDUM NO. 1

November 18, 2021

General Intent:

This Addendum shall form a part of the Contract Documents. It is the intent of this Addendum to make clarifications and issue changes to the Specifications of the Bid Documents.

Below are the following changes to the bid specifications:

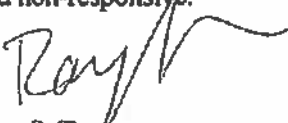
1. Bid Item #2, Item 6: office chair *WITH* armrests; total quantity of 7 chairs.
2. Removal and installation of work area carpet: total area of coverage increased to approximately 2,282 square feet. New carpet shall be 24x24 commercial grade carpet tile, 100% solution Nylon type 6 fiber fused into a tough and flexible rubber backing, warranty for 10 years. Glue down installation. (See attached floor plan drawing).
3. Installation of new carpet shall include replacement of existing baseboards with new baseboard type to match existing in-kind (color is subject to GHURA's approval).
4. Bid Item #1, Item 2: installation of a new 2" conduit raceway with (6) CAT-6 UTP cables for communication line above dropped ceiling. (See attached floor plan drawing for cable line mapping).
5. Brochures and descriptive literature shall include options of available workstation colors to be approved and selected by Section 8 Administrator prior to order placement.
6. In compliance with Davis Bacon Act, see attached Wage Determination rates.

NOTE: The attached Section 8 Work Limit Floor Plan is to reference updated carpet area coverage and communication line only, *disregard* cubicle workstation placements. For workstation placements, bidders shall utilize New Cubicle Work Stations layout provided with the bid specifications.



Notice

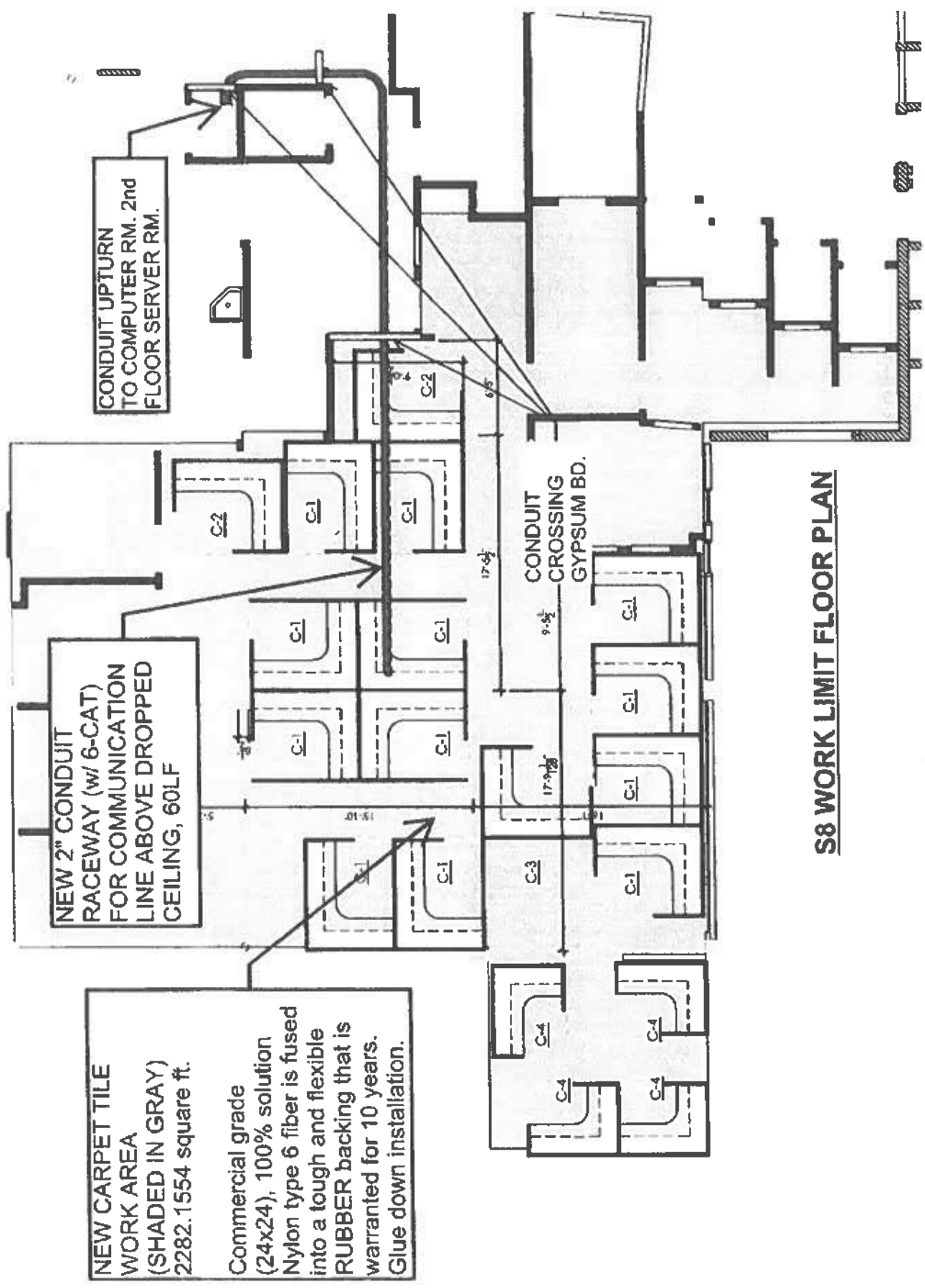
This Addendum supplements the contents of the Invitation for Bid. Each Bidder is required to review the Addendum and address the contents of the Addendum within their respective Bid. Furthermore, each Bidder is required to acknowledge receipt of this Addendum by signing, dating, and returning the Addendum to GHURA c/o Greta Balmeo by email at gbalmeo@ghura.org. Failure to abide by the contents of this Addendum may render the Bid non-responsive.


Ray S. Topasna
Executive Director

Company name: _____

Acknowledged by: _____

Date: _____



S8 WORK LIMIT FLOOR PLAN



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



December 13, 2021

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

Monica O. Guzman
Vice Chairwoman

Anisia S. Delia
Commissioner

Frank T. Ishizaki
Commissioner

George F. Pereda
Commissioner

Karl E. Corpus
Resident Commissioner

Ray S. Topasna
Executive Director

Elizabeth F. Napoli
Deputy Director

Cris Gamboa
Procurement Specialist
The Saira, LLC dba: The Product Solutions
150 Addeng Street, Suite 101
Dededo, Guam 96929

Subject: Notice of Award
IFB#GHURA-022-002-S8
Disassembly, Purchase and Installation of Section 8 Workstations

Dear Mr. Gamboa,


On December 10, 2021, Guam Housing and Urban Renewal Authority's Board of Commissioners approved an award for the above subject project to the following bidders respective to the bid items:

Bidder	Awarded Bid Item	Total Award Amount
The Product Solutions	1	\$ 40,603.00
Hanssem, LLC	2	\$ 65,639.60
Total		\$106,242.60

GHURA appreciates your participation in this project and hopes that you continue to participate in future projects.

Please acknowledge receipt of this document by signing, dating, and returning a copy of this Notice of Award letter by email to Ms. Greta Balmeo at gbalmeo@ghura.org.

Sincerely,


Ray S. Topasna
Executive Director

Acknowledged By: _____
Signature

Print name: _____

Date: _____



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



August 19, 2022

Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lt. Governor of Guam

John J. Rivera
Chairman

Monica O. Gazman
Vice Chairwoman

Anisia S. Della
Commissioner

Frank T. Ishizaki
Commissioner

Emilia F. Rice
Commissioner

Nathanael P. Sanchez
Commissioner

Karl E. Corpus
Resident Commissioner

Elizabeth F. Napoli
Executive Director

Audrey A. Aguon
Deputy Director, Acting

PIH Financial Management Division
U.S. Department of Housing and Urban Development
Washington, DC 20410-5000

**SUBJECT: GQ901 Unliquidated Obligation Extension Request
Coronavirus Aid, Relief, and Economic Security Act Funds**

Dear Sir or Madam:

The Guam Housing and Urban Renewal Authority (GHURA) - GQ901 would like to officially request for an extension to liquidate its unliquidated obligation in the amount of \$135,900 of funds received through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). A contract of \$225,000 was obligated on December 20, 2021, to expand the Section 8 office as a part of the Authority's safety precaution plan to stop the spread of the coronavirus. The existing Section 8 division currently accommodates 27 employees in 2,282 square feet of office space. The existing office space is overcrowded, and expansion is desperately needed to support a healthy work environment. The pandemic caused several delays to the project due to challenges obtaining the work/building permits, purchasing construction materials, and workforce shortages.

In anticipation of construction supply shortages on-island, \$89,100 of the \$225,000 obligated funds were expended to address the delay on purchasing the much needed supplies to begin the project. This left \$135,000 of unliquidated funds.

GHURA is requesting an additional 120 days from the date of this letter to complete the project and to fully liquidate the remaining funds of the contract. A copy of the contractual agreement is attached for review.

The award of the CARES Act fund is genuinely appreciated, and GHURA is hopeful for a favorable response to its request. If additional information is needed, or if there are any concerns, please do not hesitate to email me at efnapoli@ghura.org or call me at (671) 472-1442.

Respectfully,


Elizabeth F. Napoli
Executive Director

IFB# GHURA-09-28-2021-MAIN

**Specification
for the**

Section 8 Office Expansion in Sinajana

**OWNER
Guam Housing and Urban Renewal Authority**

BY: 
Ray S. Topasha, EXECUTIVE DIRECTOR

Contractor: O.H. CONSTRUCTION

By: Michael J. Lee / General Manager
Signature and Title

Date: 12/20/2021

Form of Contract

Name: O.H. CONSTRUCTION

Executed by: Ray S. Topasna
Executive Director for the Guam Housing Urban
Renewal Authority

Signature: 

Signature: 


Title: General Manager

Date: 12/30/21

Company Name: O.H. CONSTRUCTION

Date: 12/20/2021

Contractor's Certification

I, Michael J. Lee, certify that I am the General Manager
_____, of the Corporation named as Contractor herein,
(Title)
and that Michael J. Lee, who signed the Contract on behalf of the Contractor, was
(Name of Signatory)
then the O.H. CONSTRUCTION of said Corporation; that said
Contract was duly signed for and in behalf of said Corporation by authority of its governing body,
and is within the scope of its corporate powers.
(Corporate Seal) 
Signature of person affixing the Corporate Seal

Funds Certified By: Lucile D. Leon/Guenero Date: 01/06/22
Controller

Grant No.	Project Number	Amount	
Section 8 Reserve Acct #2288		\$125,900.00	
Section 8 CARES Act Funds		\$89,100.00	

THIS AGREEMENT MADE THIS 30th **day of** December **in the year** 2021 **by and between**
O.H. CONSTRUCTION, **A Corporation, Partnership or Sole Proprietorship existing**
under the laws of the State of Guam **hereinafter called the**
"Contractor," and the Guam Housing and Urban Renewal Authority, herein called the "GHURA."

WITNESSETH, that the Contractor and GHURA for the consideration stated herein,
mutually agree as follows:

ARTICLE I

Statement of Work. The Contractor shall furnish all labor, material, equipment, and services and perform and complete all work required for the construction of Project No. GHURA-09-28-2021-MAIN, in strict accordance with "Specifications" for the ,which includes all items listed in the Tale of Contents and Addenda thereto, Numbered and the drawings referred to herein, all as prepared by Architect, which said Specifications, Addenda and Drawings are incorporated herein by reference and made a part hereof.

ARTICLE II

Contract Price. GHURA shall pay the Contractor for the performance of the Contract, in current funds, subject to additions and deductions as provided in the specifications for completed work meeting the requirements of the Contract Documents, the sum of Two-Hundred Twenty-Five Thousand only and 00/100 (\$ 225,000.00).

ARTICLE III

Contractor agrees that time is of the essence in the completion of the work in the time required by this contract and hereby waives any notice of putting in default for failure to complete on time.

ARTICLE IV

Contract Documents. The contract shall consist of the following component parts:

- (a) This Instrument
- (b) General Conditions
- (c) Special/supplemental Conditions
- (d) Technical Specifications
- (e) Drawings
- (f) IFB # GHURA-09-28-2021-MAIN
- (g) Forms
- (h) Proposal
- (i) Schedule of Amounts for Contract Payments (3) original sets
- (j) Addendum

This instrument, together with the other documents enumerated in this ARTICLE IV, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, form the Contract. In the event that any provision of any other component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in the ARTICLE IV shall govern, except as otherwise specially stated. The various provisions in Addenda shall be construed in the order of the preference of the component part of the Contract which each modifies.

IN WITNESS WHEREOF, the parties hereto have caused this Instrument to be executed in
three (3) **original counterparts as of the day and year first above written**

IFB# GHURA-09-28-2021-MAIN

**Specification
for the**

Section 8 Office Expansion in Sinajana

**OWNER
Guam Housing and Urban Renewal Authority**

BY: 
Ray S. Topasna, EXECUTIVE DIRECTOR

Contractor: O.H. CONSTRUCTION

By: Michael J. Lee / General Manager
Signature and Title



Date: 12/20/2021

END OF SPECIFICATION

GUAM HOUSING AND URBAN RENEWAL AUTHORITY
Aturidat Ginima' Yan Rinueban Siudad Guahan

PAYMENT REQUEST PROCESSING STATIONS
A/E DEPARTMENT

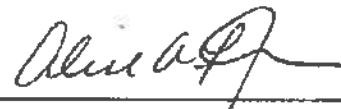
Station	Date Received	Date Released	Initials
1. Wage Compliance Officer (N/A to A/E or CM payment requests)	_____	<u>12/30/21</u>	<u>aj</u>
2. Planner III / Inspector	_____	<u>12/30/21</u>	<u>lh</u>
3. A/E Manager	_____	<u>12/30/21</u>	<u>sf</u>
4. Section 8 Administrator Funding Source: APV No.:	_____ _____ _____	<u>12/30/21</u>	<u>non</u>
5. Executive Director (Returns all 3 PR sets to Fiscal)	_____	<u>12/30/21</u>	<u>Q</u>
6. Fiscal / Controller (Distributes to A/E, CPD/CFP, Fiscal; scanned copy to AMP)	<u>12/30/21</u>	<u>12/30/21</u>	<u>78P</u>

Name of Engineering Firm/Contractor O.H. Construction

Attachments: / / Payment Request No. 1 / / Other Documents

Wage Compliance Certification:

This is to certify that all certified payroll records for the period have been submitted and verified and that the contractor has complied with all Labor Wage Standard Requirements, unless otherwise stated in the NOTES.



Wage Compliance Officer

NOTES: *Wage Compliance not applicable per items specified on payment request 12/30/21 aj*

DISTRIBUTION (ORIGINALS):

1. A/E Division

2. S8 Administration

3. FISCAL Division (APV Control)

Effective date: 12/2013



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



December 30, 2021

TO: CONTROLLER

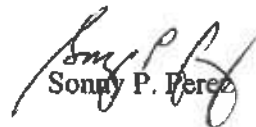
VIA: EXECUTIVE DIRECTOR and
Section 8 Administrator

FROM: A/E MANAGER

SUBJECT: GHURA-09-28-2021-MAIN; Section 8 Office Expansion in Sinajana
Payment Request No. 1

Pursuant to the terms of the Contract with **O.H. Construction** and GHURA, attach herewith is their invoice for payment dated December 30, 2021 for the above referenced project.

The attached invoice has been reviewed and is in accordance with the performance and payment schedule as established in our contract documents. Payment is recommended in the amount of **Eighty-Nine Thousand One Hundred Dollars and 00/100 (\$89,100.00).**


Sonny P. Perez

Attachment
/ma

CERTIFICATION

This is to certify that all certified payroll records for the period have been submitted and verified and that the contractor has complied with all Labor and Wage Requirements, unless otherwise stated in the notes.


Alice James
Wage & Compliance Officer

O. H. Construction

P. O. Box 11497
Tamuning, GU 96931

LETTER OF TRANSMITTAL

Date: December 29, 2021

To: Mr. Ray Topasna - Executive Director
GHURA

Attention: Sonny P. Perez, A/E Manager

Subject: Progress Payment #1 (Design, Permit and Materials Order)

Reference: GHURA-09-28-2021-SB Expansion Project

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

The following items:

<input type="checkbox"/> Drawings	<input type="checkbox"/> Prints	<input type="checkbox"/> Samples
<input type="checkbox"/> Copy of Letter	<input type="checkbox"/> Change	<input type="checkbox"/> Specifications
<input checked="" type="checkbox"/> Payment Request	<input type="checkbox"/> Plans	<input checked="" type="checkbox"/> Other

NO	DESCRIPTION	SPEC. SEC. / DWG NO.
1	Progress Payment Request #01 (Design, Permit, Materials Order)	

These are transmitted:

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

Remarks:

Submitted by: Michael J. Lee / General manager



CC Alice James / Wage Compliance Officer

REC'D SECTION 9
DEC 30 '21 PM 2:55

Instructions

Headings. Enter all identifying data required. Periodic estimates must be numbered in sequence beginning with the number 1.

Column 1 and 2. The "Item Number" and "Description of Item" must correspond to the number and descriptive title assigned to each principal division of work in the "Schedule of Amounts for Contract Payments", form HUD-51000.

Column 3. Enter the accumulated value of each principal division of work completed as of the closing date of the periodic estimate. Enter the total in the space provided.

Certifications. The certification of the contractor includes the analysis of amounts used to determine the net balance due. In the first paragraph, enter the name of the Public Housing Agency, the contractor, and the date of the contract. Enter the calculations used in arriving at the "Balance Due This Payment" on lines 1 through 16.

Enter the contractor's name and signature in the certification following line 16.

The latter portion of this certification relating to payment of legal rates of wages, is required by the contract before any payment may be made. However, if the contractor does not choose to certify on behalf of his/her subcontractors to wage payments made by them, he/she may modify the language to cover only himself /herself and attach a list of all subcontractors who employed labor on the site during the period covered by the Periodic Estimate, together with the individual certifications of each.

Certification of the Contractor or Duly Authorized Representative

According to the best of my knowledge and belief, I certify that all items and amounts shown on the other side of this form are correct; that all work has been performed and material supplied in full accordance with the terms and conditions of the contract between the _____ (name of owner)

Guam Housing and Urban Renewal Authority and (contractor) O. H. Construction

dated (mm/dd/yyyy) 12/20/2021

and duly authorized deviations, substitutions, alterations, and additions; that the following is a true and correct statement of the Contract Account up to and including the last day of the period covered by this estimate, and that no part of the "Balance Due This Payment" has been received.

1. Original Contract Amount			\$ 225,000.00
Approved Change Orders:			
2. Additions (Total from Col. 3, form HUD-51002)	\$ 0.00		
3. Deductions (Total from Col. 5, form HUD-51002)	\$ _____	(net) \$ _____	
4. Current Adjusted Contract Amount (line 1 plus or minus net)			\$ 225,000.00
Computation of Balance Due this Payment			
5. Value of Original Contract work completed to date (from other side of this form)			\$ 225,000.00
Completed Under Approved Change Orders			
6. Additions (from Col. 4, form HUD-51002)	\$ _____		
7. Deductions (from Col. 5, form HUD-51002)	\$ _____	(net) \$ _____	
8. Total Value of Work in Place (line 5 plus or minus net line 7)			\$ 99,000.00
9. Less: Retainage, <u>10%</u> %	\$ 9,900.00		
10. Net amount earned to date (line 8 less line 9)		\$ 89,100.00	
11. Less: Previously earned (line 10, last Periodic Estimate)		\$ 0.00	
12. Net amount due, work in place (line 10 less line 11)			\$ 89,100.00
Value of Materials Property Stored			
13. At close of this period (from form HUD-51004)	\$ _____		
14. Less: Allowed last period	\$ _____		
15. Increase (decrease) from amount allowed last period	\$ _____		
16. Balance Due This Payment			\$ 89,100.00

I further certify that all just and lawful bills against the undersigned and his/her subcontractors for labor, material, and equipment employed in the performance of this contract have been paid in full in accordance with the terms and conditions of this contract, and that the undersigned and his/her subcontractors have complied with, or that there is an honest dispute with respect to, the labor provisions of this contract.

Name of Contractor

O.H. Construction

Signature of Authorized Representative

Michael J. Lee

Title

General Manager

Date (mm/dd/yyyy)

12/30/2021

Certificate of Authorized Project Representative and of Contracting Officer

Each of us certifies that he/she has checked and verified this Periodic Estimate No. 01; that to the best of his/her knowledge and belief it is a true statement of the value of work performed and material supplied by the contractor; that all work and material included in this estimate has been inspected by him/her or by his/her authorized assistants; and that such work has been performed or supplied in full accordance with the drawings and specifications, the terms and conditions of the contract, and duly authorized deviations, substitutions, alterations, and additions, all of which have been duly approved.

We, therefore, approve as the "Balance Due this Payment" the amount of \$ 89,100.00

Authorized Project Representative

Date (mm/dd/yyyy)

Contracting Officer

Date (mm/dd/yyyy)

[Signature]

12/30/21

[Signature]

12/30/2021

I certify the information on this form and any accompanying documentation is true and accurate. I acknowledge making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and confinement for up to 5 years, (18 U.S.C. §§ 287, 1001 and 31 U.S.C. § 3729)

Previous editions are obsolete

form HUD-51601 (1/2014)

Periodic Estimate for Partial Payment

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

OMB Approved No. 2577-0025

Submit original and one copy to the Public Housing Agency.
Complete instructions are on the back of this form.

Public reporting burden for this collection of information is estimated to average 3.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. This information is collected under the authority of Section 5(c) of the U.S. Housing Act of 1937 and HUD regulations. HAs are responsible for contract administration to ensure that the work for project development is done in accordance with State laws and HUD requirements. The contractor/subcontractor reports provide details and summaries on payments, change orders, and schedule of materials stored for the project. The information will be used to ensure that the total development costs, identified in the ACC, are kept as low as possible and consistent with HUD construction requirements. Responses to the collection are necessary to obtain a benefit. The information requested does not lend itself to confidentiality.

Name of Public Housing Agency			Periodic Estimate Number	Period From (mm/dd/yyyy)	To (mm/dd/yyyy)	
Design & Build New GHURA Section 8 Expansion			1	12/20/2021	12/31/2021	
Location of Project			Project Number			
Sinajana, Guam			GHURA-09-28-2021-S8 Expansion			
Name of Contractor			Contract Number			
O.H. CONSTRUCTION			GHURA-09-28-2021-S8 Expansion			
Item Number (1)	Description of Item (2)	Schedule of Value	Previous Application	This Period	Completed to Date % (3)	
1	GHURA Main Section 8 Expansion in Sinajana					
1A	GENERAL CONDITIONS					
	1.Architectural & Engineering Design	\$ 15,000.00	\$0.00	\$15,000.00	100.00%	\$15,000.00
	2.Building Permit and Other Clearance	\$ 3,000.00	\$0.00	\$3,000.00	100.00%	\$3,000.00
	3.Builder's Risk, Insurance & Bond	\$ 4,000.00	\$0.00	\$4,000.00	100.00%	\$4,000.00
	4.Fence & Barricades	\$ 2,000.00	\$0.00	\$2,000.00	100.00%	\$2,000.00
	5.Project Management	\$ 20,000.00	\$0.00	\$20,000.00	100.00%	\$20,000.00
	6.As Built Drawing Production, Plotting & CD	\$ 2,000.00	\$0.00	\$2,000.00	100.00%	\$2,000.00
	7.Project Sign	\$ 1,000.00	\$0.00	\$1,000.00	100.00%	\$1,000.00
1B	DEMOLITION	\$ 7,000.00	\$ -	\$0.00	0%	\$0.00
	1.Removal of Existing Window & Window Curb					
	2.Partial Demolition of Existing Roof Overhang and Floor Slab					
	3.Remove Existing Wash Basin and Cap Existing Waterline					
	4.Demolish Existing catch basin & Existing Drain Pipe					
	5.Demolish Wall of 2 nd floor for New Entry Door opening					
	6.Demolish Eyebrow & Parapet of 2 nd floor					
1C	CIVIL WORKS					
	1.Clearing & Grubbing	\$ 3,000.00	\$ -	\$0.00	0%	\$0.00
	2.Site Grading, Cut & Fill	\$ 3,000.00	\$ -	\$0.00	0%	\$0.00
	3.Install Sub-Base Materials and Grading	\$ 2,000.00	\$ -	\$0.00	0%	\$0.00
	4.Install Base Course Materials, Compact & Test	\$ 4,000.00	\$ -	\$0.00	0%	\$0.00
	5.Landscaping / Topsoil & Vermiculite Treatment	\$ 3,000.00	\$ -	\$0.00	0%	\$0.00
1D	STRUCTURAL WORKS					
	1.Footing & Foundations	\$ 6,000.00	\$ -	\$0.00	0%	\$0.00
	2.Floor Slab	\$ 10,000.00	\$ -	\$0.00	0%	\$0.00
	3.CMU Walls / Skin Coat & Plaster Finish of Walls	\$ 30,000.00	\$ -	\$0.00	0%	\$0.00
	4.Cast in Place 1 st Floor & Roof Slab	\$ 30,000.00	\$ -	\$0.00	0%	\$0.00
	5. Stainless Steel Flashing on Roof Curb	\$ 2,000.00	\$ -	\$0.00	0%	\$0.00

	6.Roof Drains & Downspouts	\$	3,000.00	\$	-	\$0.00	0%	\$0.00
LE	ARCHITECTURAL WORKS							
	1.ACT / Gypsum Ceiling of 1 st & 2 nd Floors	\$	8,000.00	\$	-	\$0.00	0%	\$0.00
	2.Doors & Windows	\$	12,000.00	\$	-	\$12,000.00	100%	\$12,000.00
	3.Ceramic Tiles / 1 st Floor & Carpet Installation / 2 nd Floor	\$	9,000.00	\$	-	\$9,000.00	100%	\$9,000.00
	4.Painting / Exterior & Interior Finish on Walls	\$	10,000.00	\$	-	\$0.00	0%	\$0.00
	5.Elastomeric Roof Coating / Multi-Thane 4556-60mil	\$	3,000.00	\$	-	\$3,000.00	100%	\$3,000.00
	6.Interview Room Partition Work	\$	5,000.00	\$	-	\$0.00	0%	\$0.00
LF	MECHANICAL WORKS							
	1.ACCU Units 18,000 BTU PCU 1 & 2 / Ceiling Type	\$	7,000.00	\$	-	\$7,000.00	100%	\$7,000.00
	2.Exhaust Fans	\$	2,000.00	\$	-	\$2,000.00	100%	\$2,000.00
LG	ELECTRICAL WORKS							
	1.Lighting Fixtures	\$	6,000.00	\$	-	\$6,000.00	100%	\$6,000.00
	2.New Electrical Panel Board	\$	3,000.00	\$	-	\$3,000.00	100%	\$3,000.00
	3.Conduit & Wiring	\$	7,000.00	\$	-	\$7,000.00	100%	\$7,000.00
	4.All switches & Outlets	\$	3,000.00	\$	-	\$3,000.00	100%	\$3,000.00
		\$	225,000.00					
Value of Contract Work Completed to Date (Transfer this total to line 5 on back of this sheet)							\$	99,000.00
Previous editions are obsolete							ref Handbooks 74.17.1 & 74.50.1	
							form HUD-51001	



Schedule of Materials Stored

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

OMB Approval No. 2577-0157
(exp. 11/30/2023)

Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not conduct or sponsor and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. This information is collected under the authority of Section 6(c) of the U.S. Housing Act of 1937 and HUD regulations. HAs are responsible for contract administration to ensure that the work for project development is done in accordance with State laws and HUD requirements. The contractor/subcontractor reports provide details and summaries on payments, change orders, and schedule of materials stored for the project. The information will be used to ensure that the total development costs, identified in the ACC, are kept as low as possible and consistent with HUD construction requirements. Responses to the collection are necessary to obtain a benefit. The information requested does not lend itself to confidentiality.

Instructions: This form is to be used to support the Periodic Estimate for Partial Payment (form HUD-51001). The contractor must prepare a separate schedule for his/her materials and for those of his/her subcontractors. Attach an original (or a copy) to each copy of the Summary of Materials Stored (form HUD-51004). Enter all identifying data and list materials stored. The listing of materials stored must correspond to the arrangement established on the Schedule of Contract Payments (form HUD-51000) and each item will be keyed by corresponding item number. This form must be signed as noted.

Name of Public Housing Agency	Supporting Periodic Estimate for Partial Payment Number	Period From (mm/dd/yyyy)	To (mm/dd/yyyy)
Guam Housing and Urban Renewal Authority	01	12/20/21	12/30/21



Name and Location of Project	Project Number
Design and Build New GHURA Section 8 Expansion	GHURA-09-28-2021-S8 Expansion

Name of General Contractor	Contract Number
O. H. Construction PO Box 11497 Tamuning, Guam 96931	GHURA-09-28-2021-S8 Expansion

Name of Subcontractor	Subcontract Number

Item Number	Description and Quality	Quantity	Unit of Measure	Unit Price at Site	Total Price
Amount Carried Forward				\$	
I.E.2	Doors and Windows	1	LS	12,000	12,000.00
I.E.3	Ceramic Tiles and Carpet	1	LS	9,000	9,000.00
I.E.5	Elastomeric Roof Coating / Multi-Thane 4556-60	1	LS	3,000	3,000.00
I.F.1	ACCU Units 18kBtu PCU 1&2 Ceiling Type	1	LS	7,000	7,000.00
I.F.2	Exhaust Fans	1	LS	2,000	2,000.00
I.G.1	Lighting Fixtures	1	LS	6,000	6,000.00
I.G.2	Electrical Panel Board	1	LS	3,000	3,000.00
I.G.3	Conduits and Wiring	1	LS	7,000	7,000.00
I.G.4	Switches and Outlets	1	LS	3,000	3,000.00

Total Amount or Amount Carried Forward \$ 52,000.00

Prepared by (Contractor's Representative)	Date (mm/dd/yyyy)	Checked by (Owner's Representative)	Date (mm/dd/yyyy)
			12/30/21

I certify that the information provided on this form and in any accompanying documentation is true and accurate. I acknowledge that making, presenting, or submitting a false, fictitious, or fraudulent statement, representation, or certification may result in criminal, civil, and/or administrative sanctions, including fines, penalties, and imprisonment.

Schedule of Amounts for Contract Payments

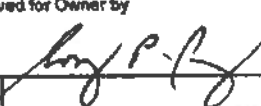
U.S. Department of Housing
and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(Exp. 3/31/2020)

No progress payments shall be made to the contractor unless a schedule of amounts for contract payments in accordance with the construction contract is received.

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

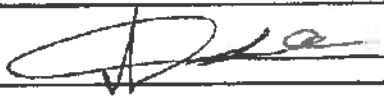
Construction practices and HUD administrative requirements establish the need that HAs maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HAs to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Project Name and Location					Project Number		
Design & Build New GHURA Section 8 Expansion					GHURA-09-28-2021-S8 Expansion		
Name, Address, and Zip Code of Contractor					Tel: 671-777-0105 Email: michaelperez@ghura.gov		
O.H. CONSTRUCTION P.O. Box 11497 Tamuning, Guam 96931							
Nature of Contract				Title	Contract Number		
New GHURA Section 8 Expansion in Sinajana					GHURA-09-28-2021-S8 Expansion		
Approved for Contractor by				Title	Date (mm/dd/yyyy)		
Michael Lee				General Manager			
Approved for Architect by				Title	Date (mm/dd/yyyy)		
Sonny Perez				A/E Manager			
Approved for Owner by				Title	Date (mm/dd/yyyy)		
					12/27/21		
No (1)	Description of Item (2)	Quantity (3)	Unit of Measure (4)	Unit Price in Place (5)	Amount of Sub-Item (6)	Amount of Principal Item (7)	
I	GHURA MAIN Section 8 Expansion in Sinajana						
I.A	GENERAL CONDITIONS					\$ 47,000.00	
	1. Architectural & Engineering Design	1.00	LS	\$ 15,000.00	\$ 15,000.00		
	2. Building Permit and Other Clearances	1.00	LS	\$ 3,000.00	\$ 3,000.00		
	3. Builder's Risk, Insurance & Bond	1.00	LS	\$ 4,000.00	\$ 4,000.00		
	4. Fence & Barricades	1.00	LS	\$ 2,000.00	\$ 2,000.00		
	5. Project Management	1.00	LS	\$ 20,000.00	\$ 20,000.00		
	6. As Built Drawing Production, Plotting, & CD	1.00	LS	\$ 2,000.00	\$ 2,000.00		
	7. Project Sign	1.00	LS	\$ 1,000.00	\$ 1,000.00		
I.B	DEMOLITION	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00	
	1. Removal of Existing Window & Window Curb						
	2. Partial Demolition of Existing Roof Overhang and Floor Slab						
	3. Remove Existing Wash Basin and Cap Existing Waterline						
	4. Demolish Existing catch basin & Existing Drain Pipe						
	5. Demolish Wall of 2 nd floor for New Entry Door opening						
	6. Demolish Eyebrow & Parapet of 2 nd Floor						
I.C	CIVIL WORKS					\$ 15,000.00	
	1. Clearing & Grubbing	1	LS	\$ 3,000.00	\$ 3,000.00		
	2. Site Grading, Cut & Fill	1	LS	\$ 3,000.00	\$ 3,000.00		
	3. Install Sub-Base Materials and Grading	1	LS	\$ 2,000.00	\$ 2,000.00		

No (1)	Description of Item (2)	Quantity (3)	Unit of Measure (4)	Unit Price in Place (5)	Amount of Sub-item (6)	Amount of Principal Item (7)
	4. Install Base Course Materials, Compact, & Test	1	LS	\$ 4,000.00	\$ 4,000.00	
	5. Landscaping / Topsoil & Termite Treatment	1	LS	\$ 3,000.00	\$ 3,000.00	
I.D	STRUCTURAL WORKS					\$ 81,000.00
	1. Fitting & Foundations	1	LS	\$ 6,000.00	\$ 6,000.00	
	2. Floor Slab	1	LS	\$ 10,000.00	\$ 10,000.00	
	3. CMU Walls / Skim Coat & Plaster Finish of Walls	1	LS	\$ 30,000.00	\$ 30,000.00	
	4. Cast in Place 1 st Floor & Roof Slab	1	LS	\$ 30,000.00	\$ 30,000.00	
	5. Stainless Steel Flashing on Roof Curb	1	LS	\$ 2,000.00	\$ 2,000.00	
	6. Roof Drains & Downspouts	1	LS	\$ 3,000.00	\$ 3,000.00	
I.E	ARCHITECTURAL WORKS					\$ 47,000.00
	1. ACT/ Gypsum Ceiling of 1 st & 2 nd Floor	1	LS	\$ 8,000.00	\$ 8,000.00	
	2. Doors & Windows	1	LS	\$ 12,000.00	\$ 12,000.00	
	3. Ceramic Tiles/ 1 st Floor & Carpet Installation/ 2 nd Floor	1	LS	\$ 9,000.00	\$ 9,000.00	
	4. Painting / Exterior & Interior Finish on Walls	1	LS	\$ 10,000.00	\$ 10,000.00	
	5. Elastomeric Roof Coating / Multi-Thane 4556-60mil	1	LS	\$ 3,000.00	\$ 3,000.00	
	6. Interview Room Partition Work	1	LS	\$ 5,000.00	\$ 5,000.00	
I.F	MECHANICAL WORKS					\$ 9,000.00
	1. ACCU Units 18,000 BTU PCU 1 & 2 / Ceiling Type	1	LS	\$ 7,000.00	\$ 7,000.00	
	2. Exhaust Fans	1	LS	\$ 2,000.00	\$ 2,000.00	
I.G	ELECTRICAL WORKS					\$ 19,000.00
	1. Lighting Fixtures	1	LS	\$ 6,000.00	\$ 6,000.00	
	2. New Electrical Panel Board	1	LS	\$ 3,000.00	\$ 3,000.00	
	3. Conduits & Wiring	1	LS	\$ 7,000.00	\$ 7,000.00	
	4. All Switches & Outlets	1	LS	\$ 3,000.00	\$ 3,000.00	
Total Amount of Contract or Carried Forward						\$ 225,000.00

Forward
To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of authorized
representative



Date signed (mm/dd/yyyy)

Construction Progress Schedule

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

OMB Approval No. 2577-0157 (Exp. 3/31/2020)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Construction practices and HUD administrative requirements establish the need that HAs maintain certain records or submit certain documents in conjunction with the oversight of the award of construction contracts for the construction of new low-income housing developments or modernization of existing developments. These forms are used by HAs to provide information on the construction progress schedule and schedule of amounts for contract payments. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

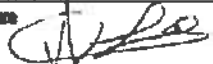
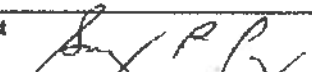
1. Name of Public Housing Agency/Indian Housing Authority (PHA/IHA)

Guam Housing and Urban Renewal Authority(GHURA)

2. City	3. State	5. Project Name
Sinajana, Guam	Guam	Design & Build New GHURA Section 8 Expansion
4. Location	6. Project Number	
Sinajana, Guam	GHURA-09-28-2021-S8 Expansion	
7. Contract For	8. Contract Time (Days)	
Design & Build Project	190days	
9. From (mm/dd/yyyy)	To (mm/dd/yyyy)	10. Contract Price \$
12/20/2021	12/31/2021	\$225,000.00

11. Number of Buildings	12. Number of Dwelling Units	13. Number of Rooms
-------------------------	------------------------------	---------------------

(Submit as many pages as necessary to cover the construction period.) Month	Year (yyy)	2021	2022	2022	2022			
		Dec.	Jan	Feb	march			
Actual Monthly Value, Work in Place	(\$)	\$99,000.00	\$50,000.00	\$50,000.00	\$26,000.00			
Actual Accumulated Progress	(%)	44.0%	22.2%	22.2%	11.6%			
Anticipated Monthly Value	(\$)	\$99,000.00	\$149,000.00	\$199,000.00	\$225,000.00			
Accumulated Scheduled Progress	(%)	44.0%	66.2%	88.4%	100%			

Submitted by	Contractor's Name		
O.H.	O.H. Construction , P.O.Box 11497 Tamuning Guam 96931		
Const.	Title	Signature	Date (mm/dd/yyyy)
	Michael J. Lee / General Manager		12/29/2021
Approved by	PHA/IHA		
	Title	Date (mm/dd/yyyy)	
Approved by	Architect	Date (mm/dd/yyyy)	
		12/30/21	

Contractor Certification

I hereby certify, to the best of my knowledge and belief that:

- (1) The amounts requested are only for performance in accordance with the specifications, terms and conditions of the contract;
- (2) Payments to subcontractors and suppliers have been made from previous payments received under the contract, and timely payments will be made from the proceeds of the payment covered by this certification, in accordance with subcontract agreements; and,
- (3) This request for progress payments does not include any amounts, which the prime contractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of the subcontract.

O.H. Construction

(Company Name)

Michael J. Lee

(Name and Signature)



(Title)

12/30/2021

(Date)

(S E A L)

Section 3 Summary Report

Economic Opportunities for Low- and Very Low-Income Persons

**U.S. Department of Housing
and Urban Development
Office of Fair Housing
and Equal Opportunity**

OMB Approval No. 2529-0043
(exp. 8/31/2007)

HUD Field Office:

See back of page for Public Reporting Burden statement

1. Recipient Name & Address: (street, city, state, zip) O.H. Construction P.O.Box 11497 Tamuning Guam 96931		2. Federal Identification: (contract/award no.) GHURA-09-28-2021-S8 Expansion	3. Dollar Amount of Award: \$225,000.00
		4. Contact Person: Michael J. Lee	5. Phone: (include area code) 671-777-0105
		6. Reporting Period: 7. Date Report Submitted: 12/20/2021 to 12/31/2021	12/30/2021
8. Program Code: *	3A (Use a separate sheet for each program code)	9. Program Name: Public/Indian Housing Modernization	

Part I: Employment and Training (include New Hires in columns E & F.)**[illegible]

Part II: Contracts Awarded**1. Construction Contracts:**

A. Total dollar amount of all contracts awarded on the project	\$ 225,000.00
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ 0.00
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	%
D. Total number of Section 3 businesses receiving contracts	

2. Non-Construction Contracts:

A. Total dollar amount of all non-construction contracts awarded on the project/activity	\$
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	%
D. Total number of Section 3 businesses receiving non-construction contracts	

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- ☐ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contacts with community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other; describe below.

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u., mandates that the Department ensure that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as a self-monitoring tool. The data is entered into a data base and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and

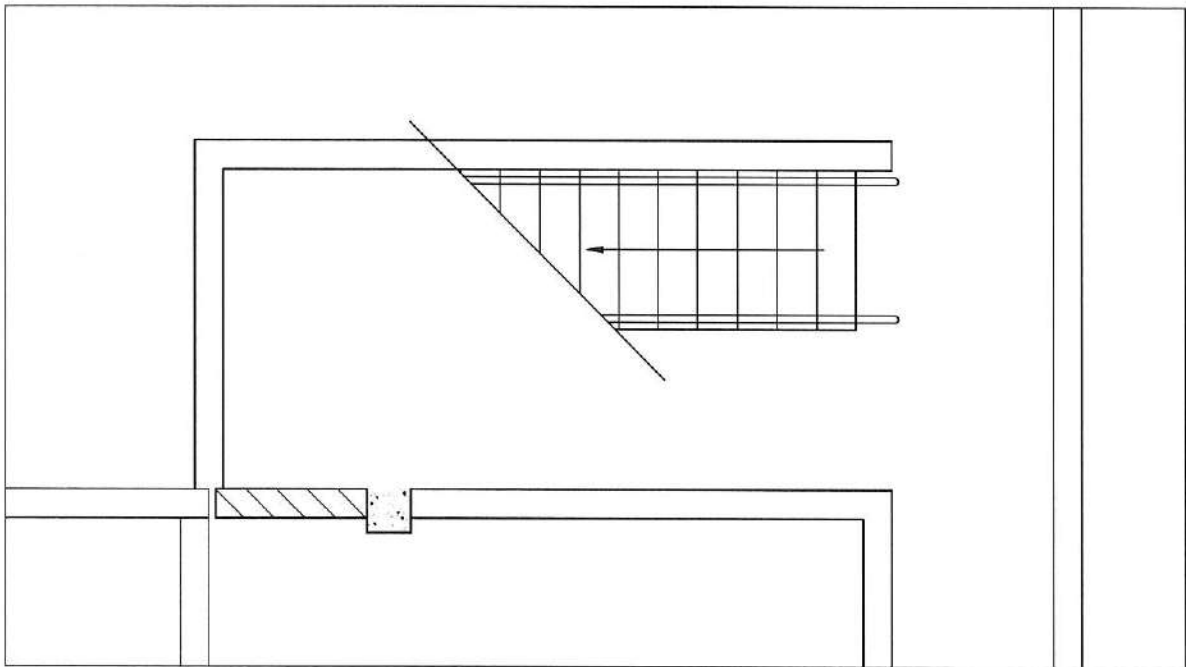
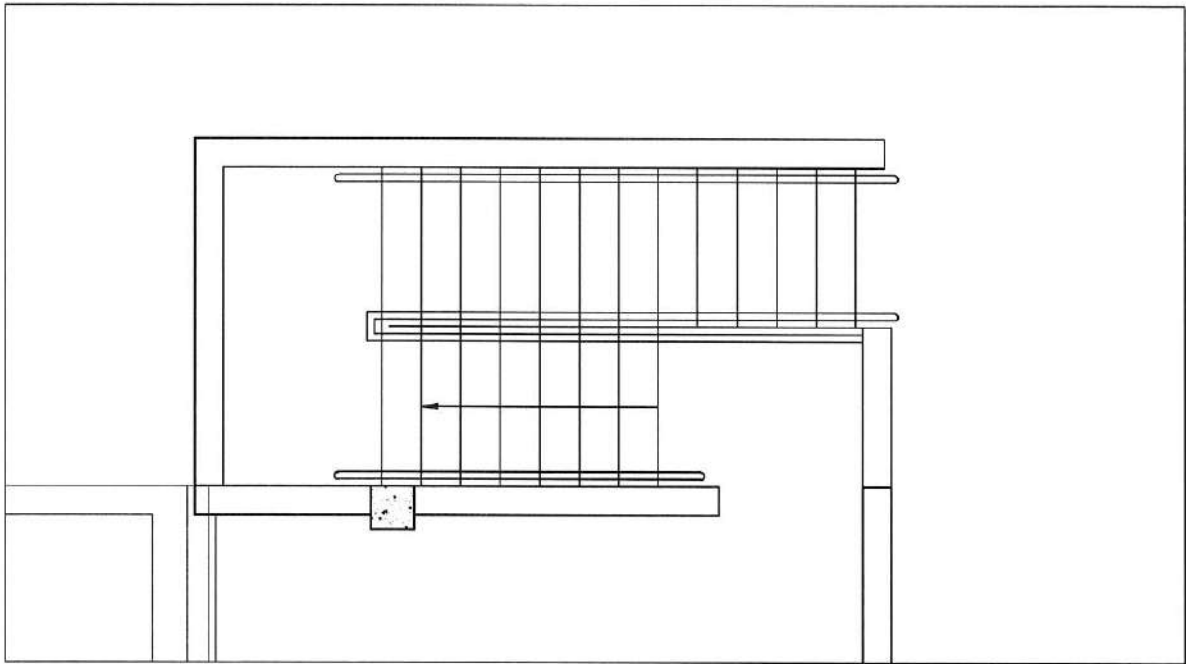
OMB Approval No.: 2535-0117 (exp. 12/31/2008)

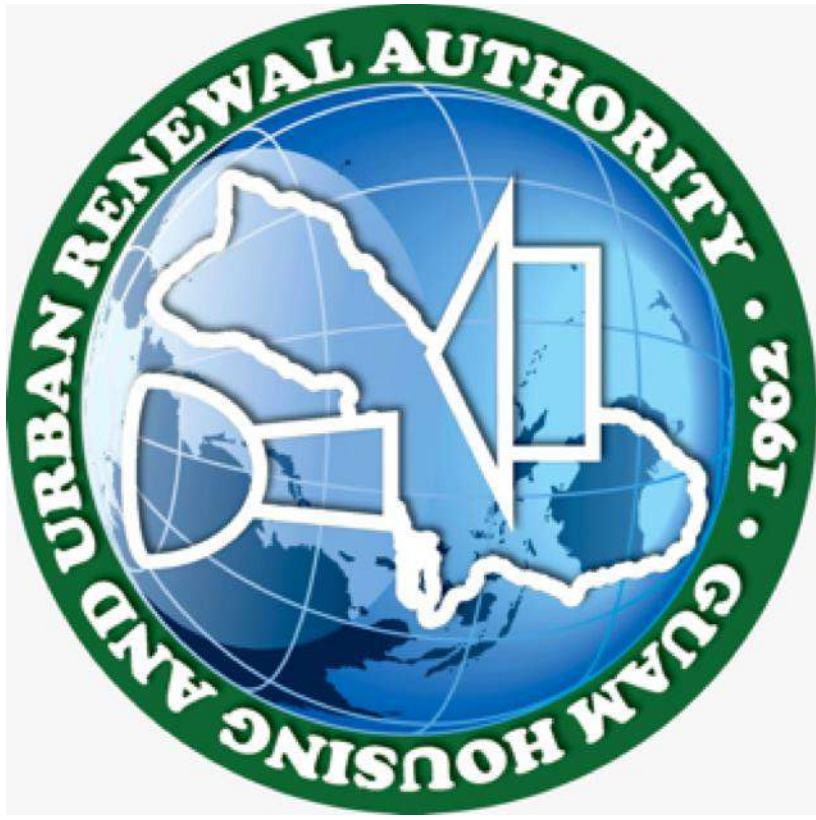
6. Data Submitted to Field Offices

1 = White Americans
2 = Black Americans
3 = Native Americans
4 = Hispanic Americans
5 = Asian/Pacific Americans
6 = Hasidic Jews

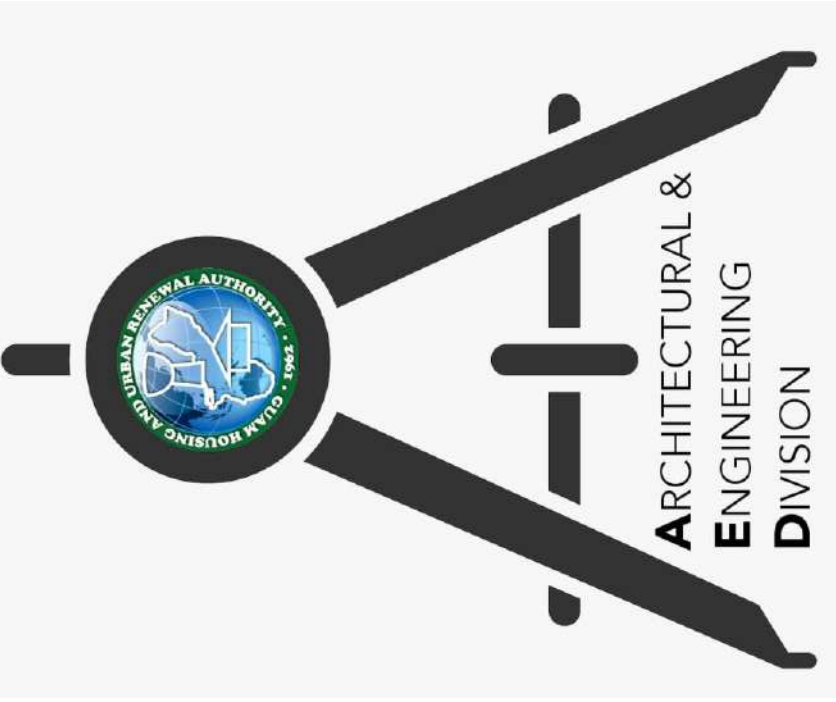
Form HUD-2516 (8-1981)

[illegible]





BOARD OF COMMISSIONERS



October 27, 2021

Arts Center Walkway and Section 8 Expansion Change Order

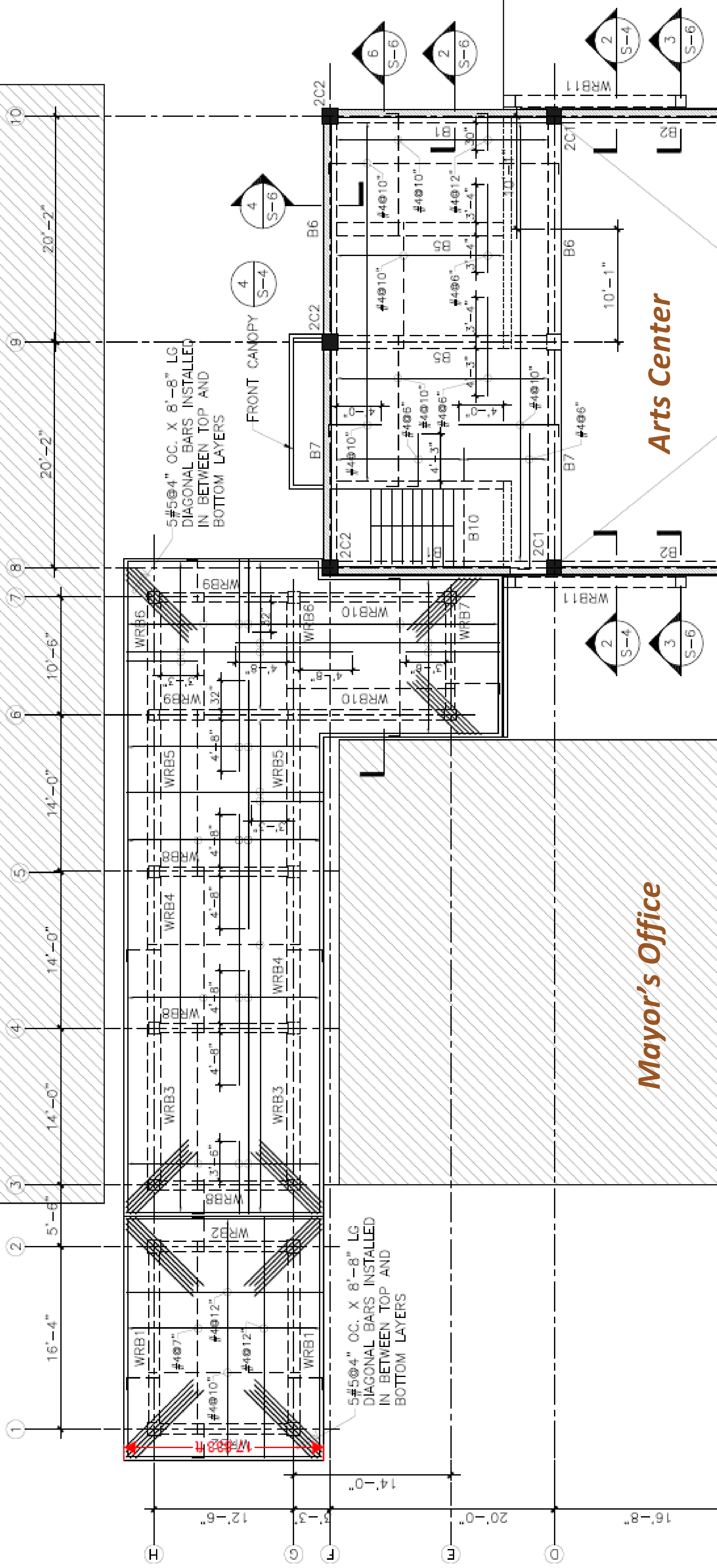


*Sinajana Arts Center: Scheduled completion 10/2022
Completion Status @ 45% (Reported 05/2022)*

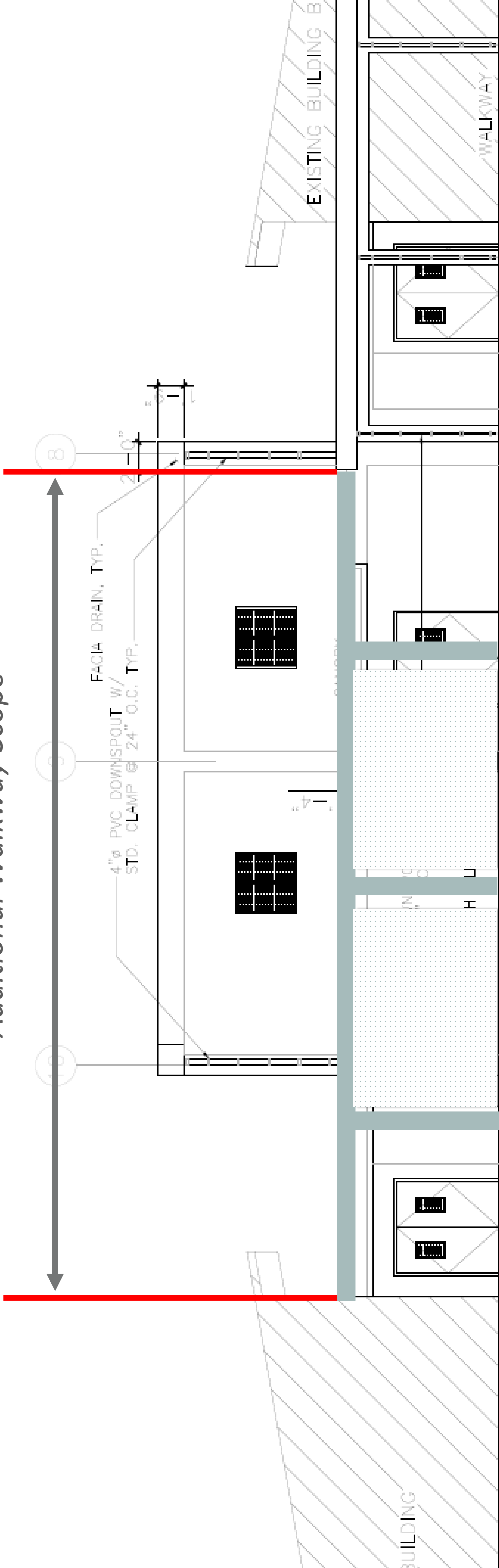
The diagram shows a horizontal line representing a basketball court layout. Ten points are marked along the line, numbered 1 through 10 from left to right. The dimensions between these points are as follows:

- Between point 1 and 2: 16'-4"
- Between point 2 and 3: 5'-6"
- Between point 3 and 4: 14'-0"
- Between point 4 and 5: 14'-0"
- Between point 5 and 6: 14'-0"
- Between point 6 and 7: 10'-6"
- Between point 7 and 8: 20'-2"
- Between point 8 and 9: 20'-2"
- Between point 9 and 10: 20'-2"

The word "GYMNASIUM" is written vertically above the line, centered between points 4 and 6.



Additional Walkway Scope



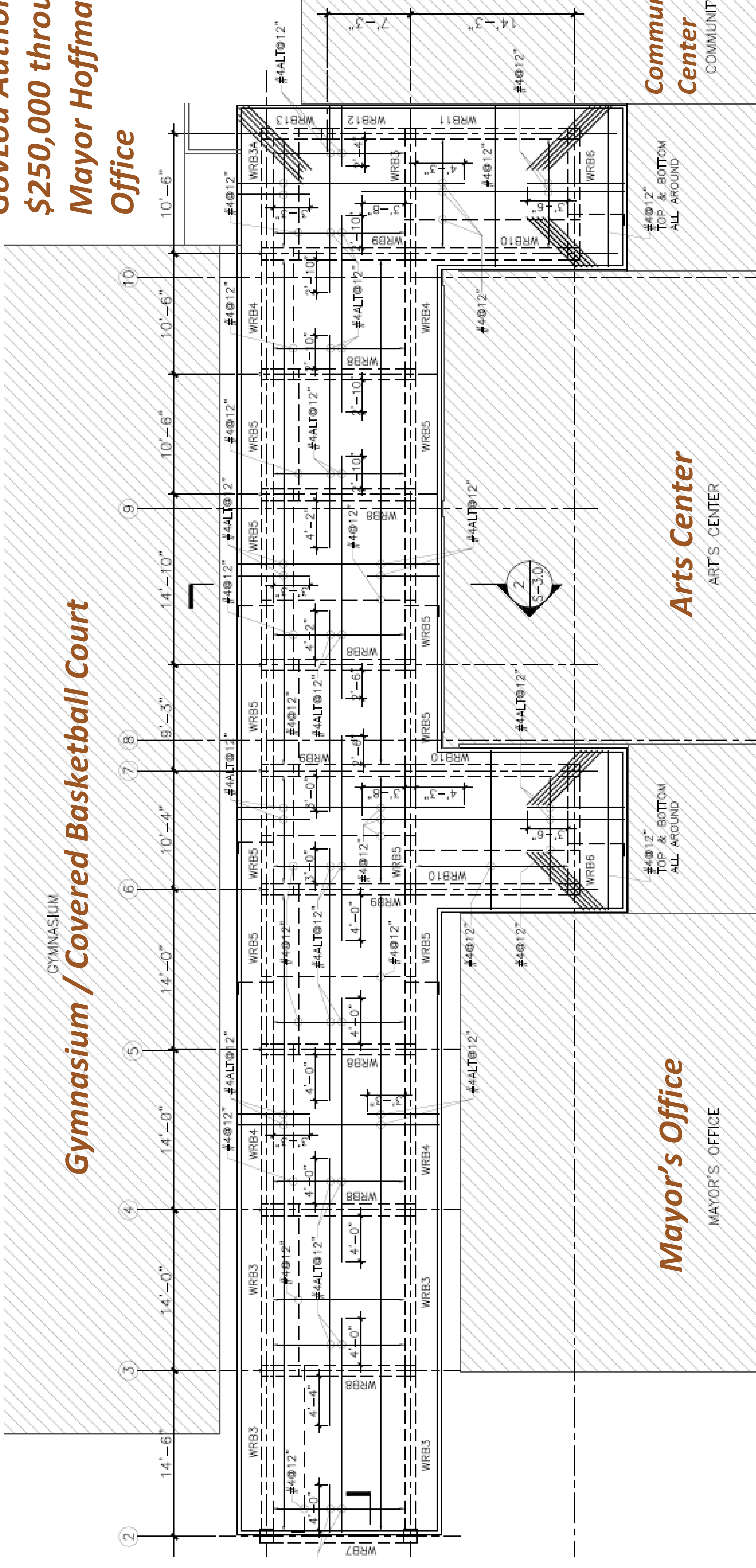
1
A3-1

FRONT ELEVATION

SCALE: 1/8" = 1'-0"

***GovLou Authorized
\$250,000 through
Mayor Hoffmann's
Office***

Gymnasium / Covered Basketball Court

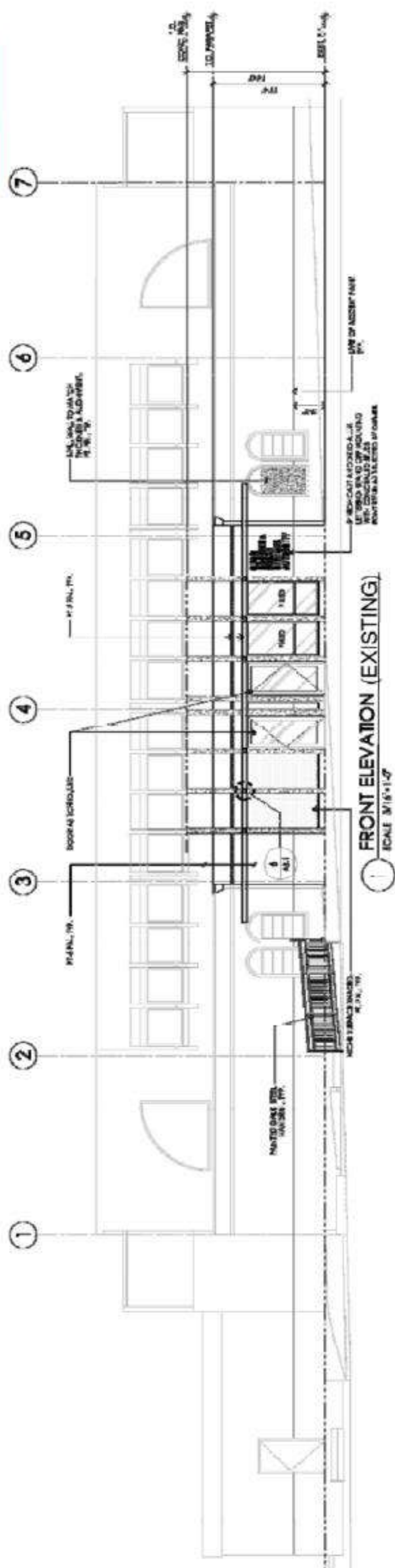
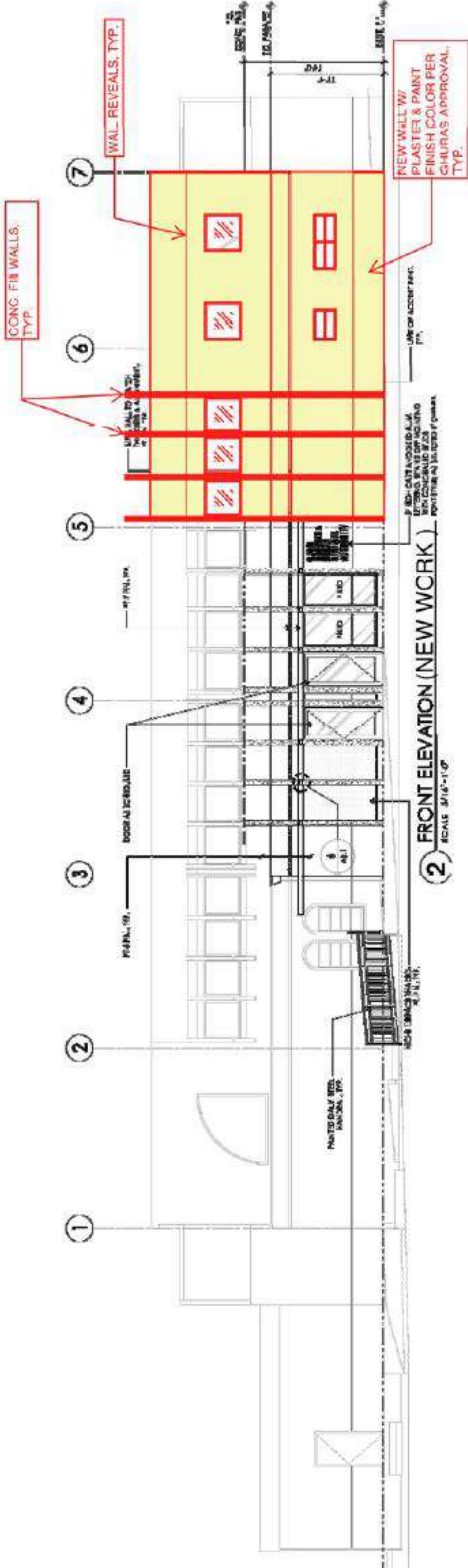


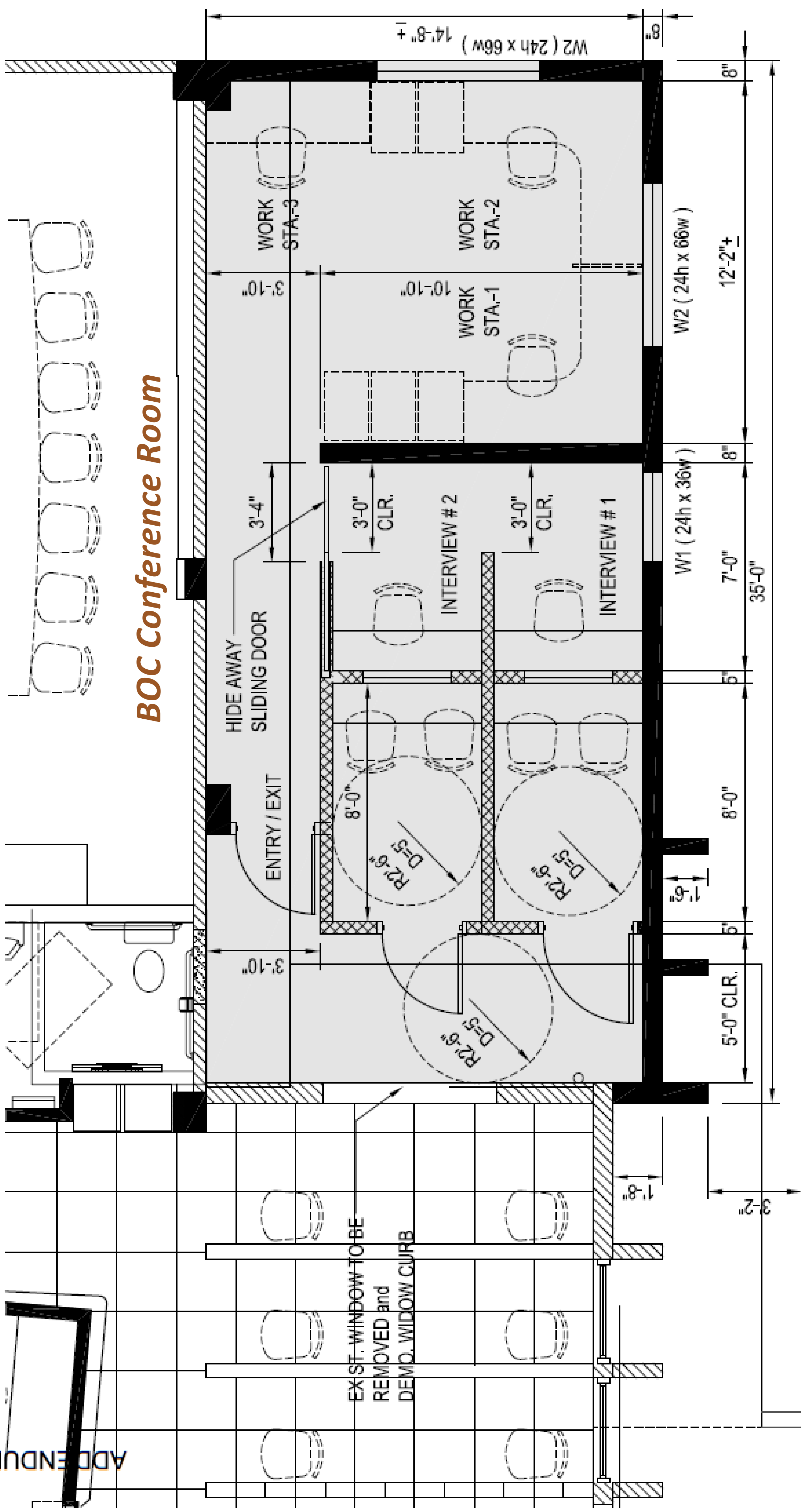
Arts Center
ARTS CENTER

Mayor's Office

Community Center

SECTION 8 EXPANSION / NEW A/E OFFICE

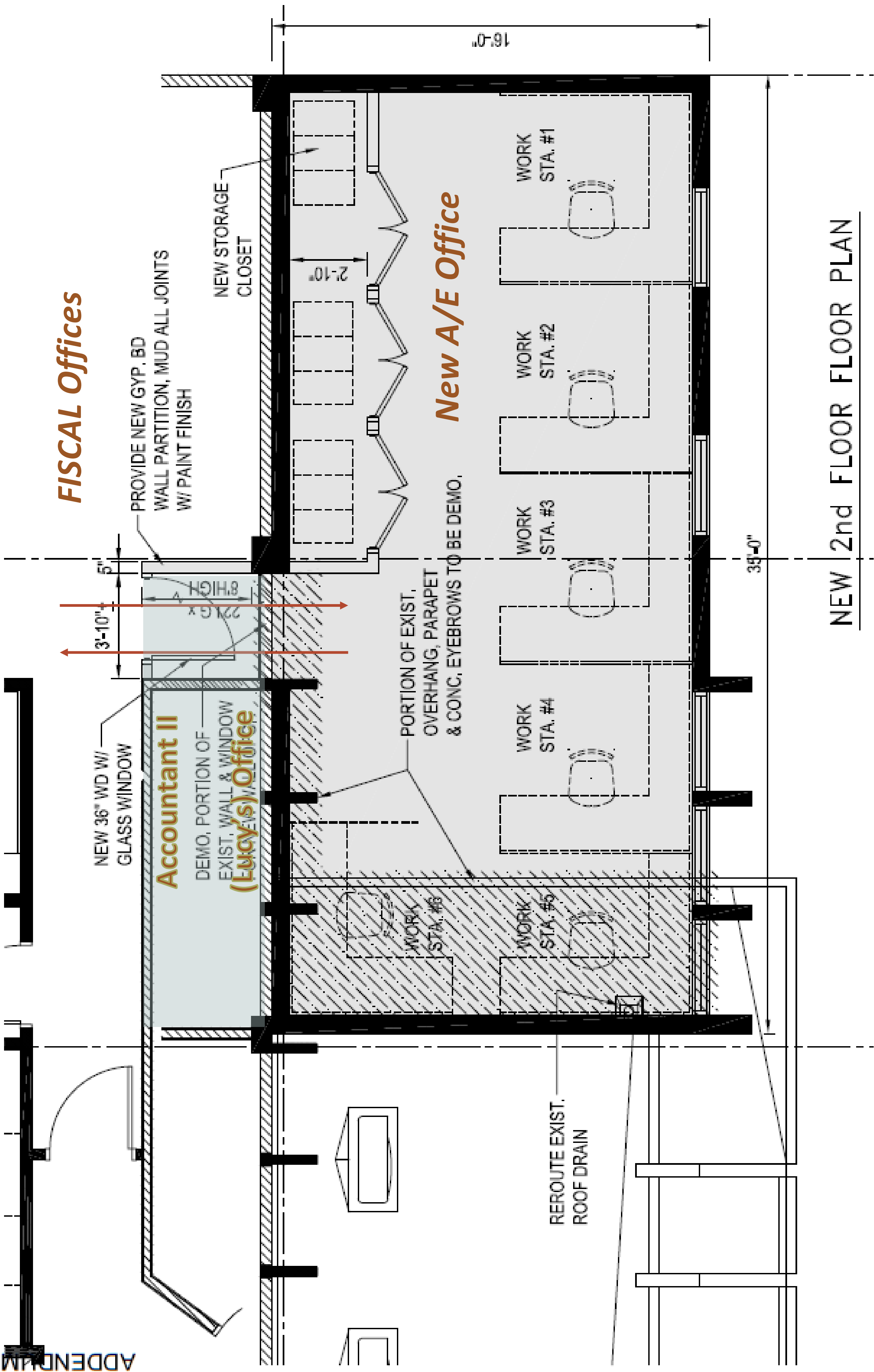




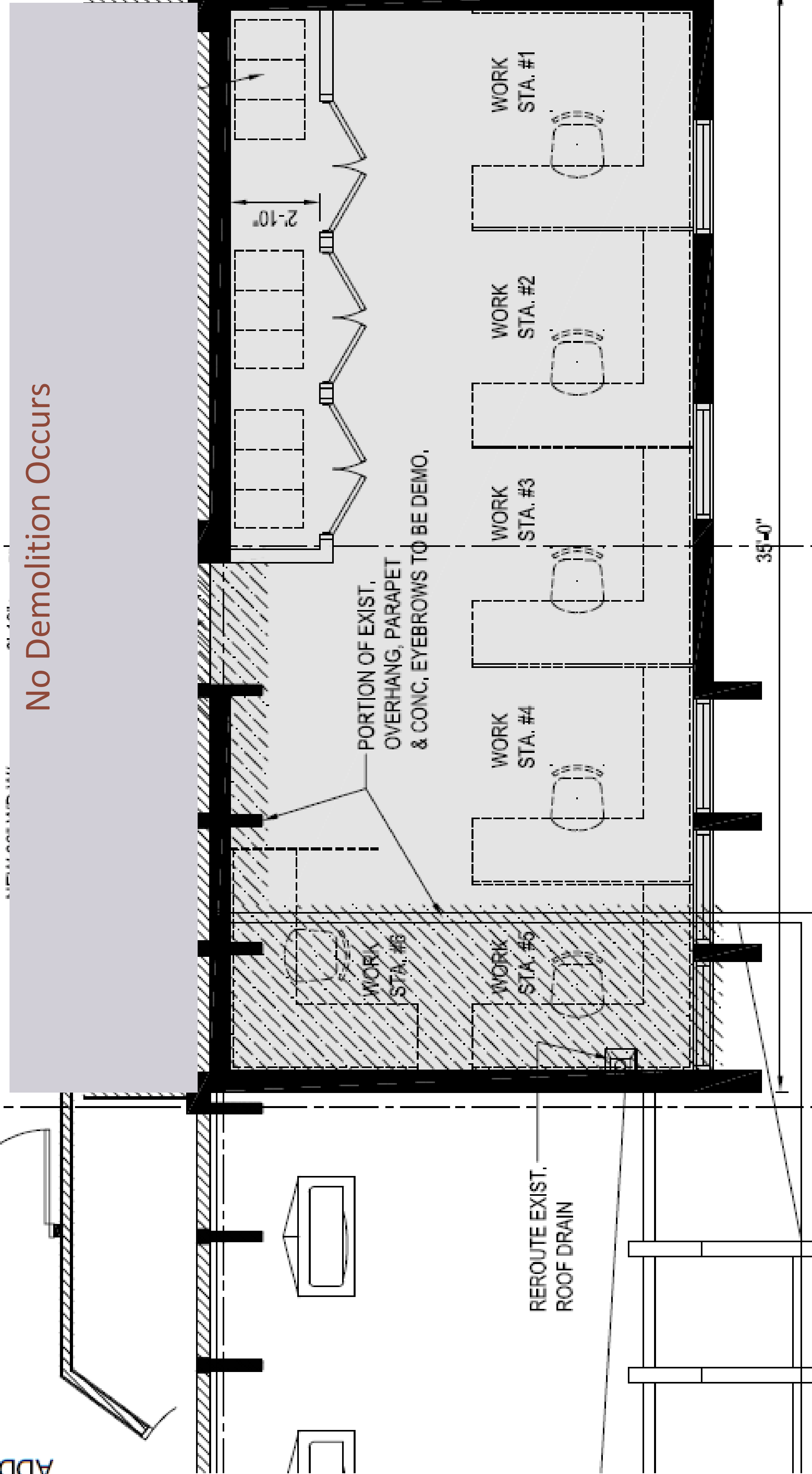
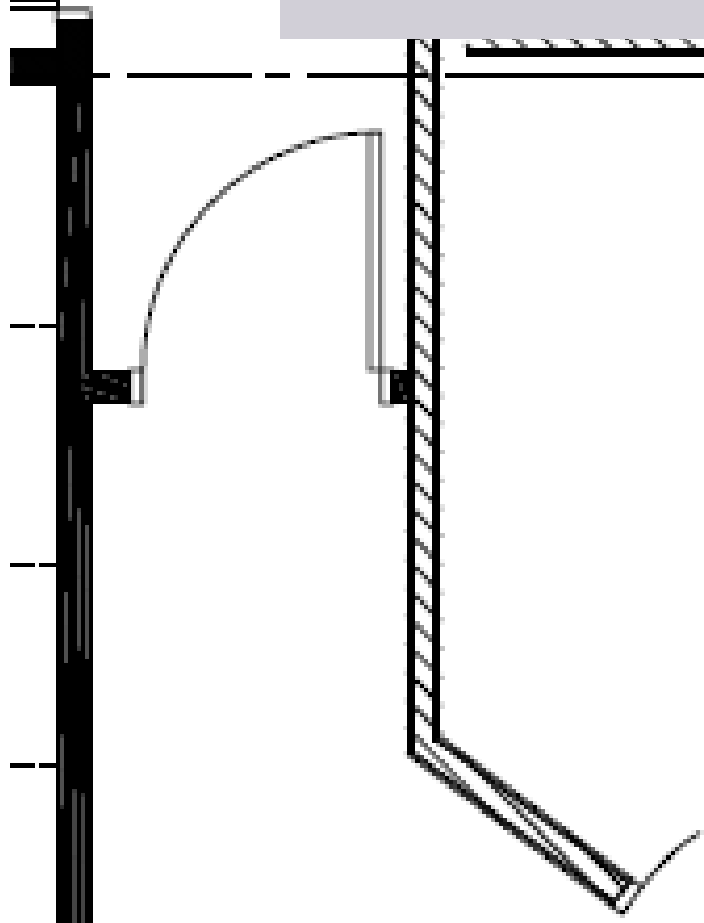
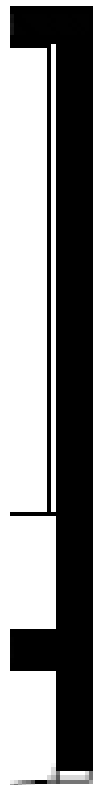
BOC Conference Room

S8 OFFICE EXPANSION 1st FLOOR PLAN

EXIST. GRASS AREA

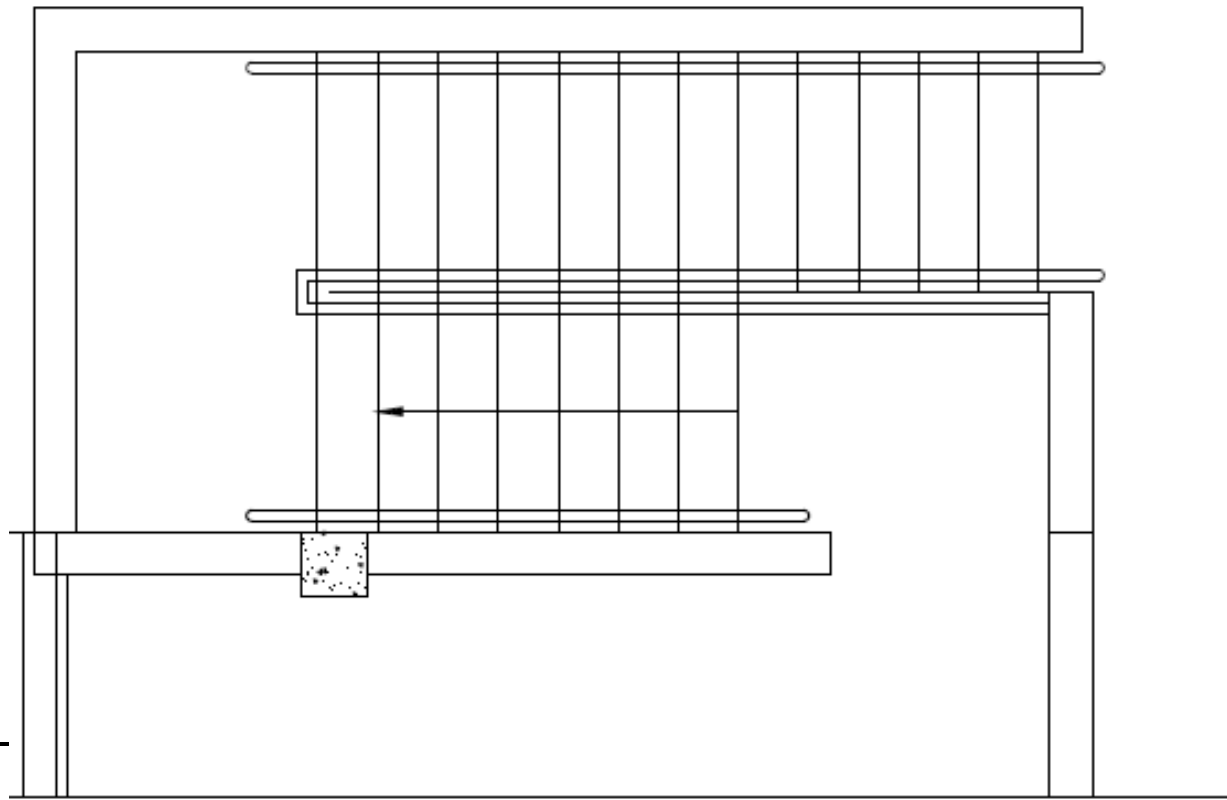


NEW 2nd FLOOR FLOOR PLAN



No Demolition Occurs

Add Staircase and Door



NEW 2nd FLOOR FLOOR PLAN

REROUTE EXIST.
ROOF DRAIN

PROJECT UPDATES

CDBG & HOMES Projects



Inarajan Basketball Court – 10/25/2022





Women's Treatment Center – 10/24/2022





Panao/Astumbo Location

10/24/2022



Agat Location