



**PORT OF GUAM**

ATURIDAT I PUETTON GUAHAN

**Jose D. Leon Guerrero Commercial Port**

1026 Cabras Highway, Suite 201, Piti, Guam 96925

Telephone: 671-477-5931/35 Facsimile: 671-477-2689/4445

Website: [www.portguam.com](http://www.portguam.com)



Lourdes A. Leon Guerrero  
Governor of Guam

Joshua F. Tenorio  
Lieutenant Governor

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

Jose D. Leon Guerrero Commercial Port

Wednesday, September 22, 2021

Virtual Board Meeting

3:00 p.m.

**A G E N D A**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
  1. August 26, 2021 – Regular Board Meeting
- III. PUBLIC COMMENTS:
  - a. Public Comments
  - b. Employee Comments
  - c. PAGGMA Association
- IV. GENERAL MANAGER'S REPORT (deferred to Old/New Business Items)
- V. OLD BUSINESS
- VI. NEW BUSINESS
  1. MOU – Customs & Quarantine Office Space
  2. Resolution No. 2021-11 – Ship-to-Shore Gantry Cranes
  3. RFP-PAG-021-004 Real Estate Appraisal & Consulting Services
  4. F1 Pier - Tristar
- VII. ADJOURNMENT



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**MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
Thursday, August 26, 2021**

**I. CALL TO ORDER**

There being a quorum, the regular meeting of the Board of Directors was called to order at 3:07 p.m., Thursday, August 26, 2021. Present at the meeting were:

Francisco G. Santos, Chairman  
Nathan T. Taimanglo, Vice Chairman  
Isa Marie C. Koki, Board Secretary  
Dorothy P. Harris, Board Member  
Rory J. Respicio, General Manager  
Dominic G. Muna, Deputy General Manager, Operations  
Luis R. Baza, Deputy General Manager, Admin/Finance  
Atty. Christine K. Claveria, Port Staff Attorney

Also present was Port Staff.

**II. APPROVAL OF MINUTES**

1. **July 29, 2021 – Regular Board Meeting.** Director Koki made motion to approve the minutes of July 29, 2021, subject to correction. The motion was seconded by the Vice Chairman and was unanimously passed.

**III. PUBLIC COMMENTS**

- a. **Public Comments:** None.
- b. **Employee Comments:** None.
- c. **PAGGMA Association:** None.

**IV. GENERAL MANAGER'S REPORT**

**1. COVID-19 Vaccination Dashboard.**

- Fully vaccinated – 293 or 84% of 350 Port employees
- Port Employees who received 1<sup>st</sup> dose: 15 (*If these 15 employees receive their 2<sup>nd</sup> dose, the Port will be at 88% of Port employees vaccinated.*)

**2. Port Employee(s) Positive for COVID-19**

- On August 9, 2021, Management was notified that an unvaccinated employee has tested positive for COVID-19. The Port's Contact Tracing Team immediately began identifying

all close contacts here at the agency and has coordinated the testing with the Guam Department of Public Health and Social Services. The Port identified 22 employees as potential close contacts of the employee with COVID-19. Out of the 22 potentially exposed employees, one tested positive.

- Management was notified on August 10, 2021, that another Port employee tested positive. This employee who had been identified as a close contact of the August 9th positive case has also tested positive for COVID-19 and is also not vaccinated. The Port's Contact Tracing Team was immediately activated in collaboration with DPHSS. As a result, 41 employees have been identified as potential close contacts. Out of the 41 potentially exposed employees, all were negative results.
- On August 12, 2021, Management was notified that a third employee has tested positive. This third positive case is an employee who is not vaccinated but not related to the previous two COVID-19 positive cases reported earlier. The third positive COVID-19 case contracted the virus outside the Port Authority and was identified through contact tracing. The Port's Contact Tracing Team has identified all close contacts here at the agency. Forty-five employees have been identified, and all received negative results from the exposure.
- On August 19, 2021, Management was notified that an employee has tested positive for COVID-19. The employee was notified that they had been exposed to an individual outside of the agency who tested positive for COVID-19. A test for COVID-19 then came back positive. This latest positive case is an employee who is vaccinated and is unrelated to the cases reported earlier. The Port's Contact Tracing Team has identified all close contacts here at the agency of this latest positive case. In collaboration with DPHSS, five employees identified received negative results from the exposure.

3. **Executive Order 2021-17 Relative to Requiring Government of Guam Executive Branch Workers to Vaccinate Against COVID-19.** An interoffice memorandum dated August 10, 2021, was issued to the port employees regarding Executive Order 2021-17, relative to mandating COVID-19 vaccinations for all Executive Branch employees of the government of Guam. In furtherance of the Governor's executive order, I have implemented the following procedures to ensure its full compliance:

- Effective Monday, August 9, 2021, port employees must receive one of the three authorized COVID-19 vaccines unless they are exempted from this mandate. All other Employees, who are not exempted from this mandate, must be fully vaccinated with either a single shot of the Johnson & Johnson or the two-shot Pfizer or Moderna series no later than Friday, September 24, 2021.
- **Vaccination Card/Certification:** Show proof of vaccination by providing a copy of a vaccination card to the Human Resources (HR) Division. A copy of the vaccination card will be filed in the employees' medical jacket. Any misplaced or lost vaccination cards are to obtain certification from the Department of Public Health and Social Services (DPHSS) or their private provider. A copy of the vaccination card or certification must be submitted to HR no later than Friday, August 20, 2021.

- Disability or Sincerely Held Religious Belief Exemption: If the employee(s) has a physician's certified disability or a religiously held belief against getting the COVID-19 vaccine, a written request must be submitted to me for consideration from an exemption. The written request must be submitted no later than Friday, August 20, 2021, invoking either of the following reasons:
  - A physical/mental disability request must accompany a physician's certification verifying that your disability prevents vaccination.
  - A sincerely held religious belief request because of a religious belief, practice, or observance.

For guidance on the Sincerely Held Religious Belief, the Society for Human Resource Management (SHRM) provides the following: "*Guidance from the Equal Employment Opportunity Commission (EEOC) indicates that "[b]ecause the definition of religion is broad and protects beliefs and practices with which the employer may be unfamiliar, the employer should ordinarily assume that an employee's request for religious accommodation is based on a sincerely-held religious belief. If, however, an employee requests religious accommodation, and an employer has an objective basis for questioning either the religious nature or the sincerity of a particular belief or practice, the employer would be justified in seeking additional supporting information.*

*According to Title VII of the Civil Rights Act, a religious practice or belief is defined as "moral or ethical beliefs as to what is right and wrong which are sincerely held. ... The fact that no religious group espouses such beliefs or the fact that the religious group to which the individual professes to belong may not accept such belief will not determine whether the belief is a religious belief of the employee or prospective employee.*

*An employee's request for a religious accommodation must communicate to the employer that there is a conflict between the job requirements and the employee's sincerely held beliefs and/or religious practices, regardless of whether the employee is a member of an organized religion or if the employee's practices and beliefs align with those of the organized religion with which the employee identifies.*

*When an employer disputes the sincerity of a particular belief or practice, the EEOC guidance allows the employer to request additional information; however, since idiosyncratic beliefs can be sincerely held and religious, even when third-party verification is needed, it does not have to come from a church official or member, but rather could be provided by others who are aware of the employee's religious practice or belief.*

*Examples include:*

- *Written materials describing the religious belief or practice.*
- *The employee's own firsthand explanation of sincerely held religious beliefs and practices.*
- *Oral statements, an affidavit or other documents from an individual describing his or her beliefs and practices, including information regarding when the individual embraced the belief or practice, as well as when, where and how he or she has adhered to the belief or practice.*
- *Oral statements, affidavits or other documents from potential witnesses identified by an individual or an employer as having knowledge of whether the individual adheres or does not adhere to the belief or practice at issue (e.g., religious leader (if applicable), fellow adherents (if applicable), family, friends, neighbors, managers or co-workers who may have observed his or her past adherence or lack thereof, or discussed it with him or her).*

*Further EEOC guidance indicates that "[a]n employee who fails to cooperate with an employer's reasonable request for verification of the sincerity or religious nature of a professed belief risks losing any subsequent claim that the employer improperly denied an accommodation. By the same token, employers who unreasonably request unnecessary or excessive corroborating evidence risk being held liable for denying a reasonable accommodation request, and having their actions challenged as retaliatory or as part of a pattern of harassment."*

- Weekly Testing for Non-vaccinated Employees, including those not approved for exemption from vaccination: If the employee(s) have not been approved for an exemption, they will be required to take a weekly PCR or Antigen test, and submit their results to HR within 24 hours of receiving their test results. The PCR or Antigen test must be from a medical clinic or DPHSS. At this time, the employees are required to coordinate their weekly PCR or Antigen testing.
- Disciplinary Action: Failure to comply with the above deadlines or weekly testing shall result in disciplinary procedures, which may include disciplinary action.

The port employees were strongly encouraged to comply to protect their family, co-workers, and our island community.

#### 4. **Training & Development.**

- **Basic Supervisory Workshop.** A workshop on Basic Supervisory was held on Friday, August 20, 2021, conducted by Deputy General Manager Luis Baza. Topics of the workshop included the following:
  - Supervisor's role
  - Supervisor's basic responsibilities
  - Communication

- Effective listening guidelines
- Rules for giving feedback
- Standard of performance
- Effective documentation
- Dealing with irate customers
- Clarifying your mission

5. **General Manager's Notes for YTD Finances, as of July 31, 2021.** We are providing the following summary:

**REVENUES AND CARGO THROUGHPUT:**

- The Port's Total YTD Operating revenue for July 2021 is \$47.71 million, 1.4% or \$646K higher than the YTD July FY21 budget projection of \$46.5M.
- The total number of containers handled as of July 2021 is 72,374, which is 2.2% higher or 1,534 higher containers than last year's July 2020 total of 70,840.

**OPERATING EXPENSES:**

- Overall YTD Operating expense, as of July 31, 2021 is \$40.5M, which is 9% lower than the YTD budget as of July of \$40.4M, or \$3.9M in YTD cost avoidances.

**OVERTIME EXPENSE AND DIRECT LABOR REVENUE:**

- Overtime YTD for Divisions involved in Operations is \$1,059,458, which is 1.3% or \$14K lower than YTD overtime budget of \$1,071,410. The overtime for July resulted in a decrease of 31% or \$63K compared to June, from \$200K in June to \$137K in July.

Direct Labor reimbursement is \$2.8M, which is 2.2% or \$61K higher than the FY21 budget of \$2.7M.

Here is the breakdown:

Direct Labor Revenue:	\$2,776,829
Operations Overtime:	<u>\$1,059,458</u>
Variance:	\$1,717,371

**YTD OPERATING REVENUES MINUS YTD EXPENSES**

- Operating revenues minus operating expenses resulted in an operating income of \$6.6 million. The final result for the month of July is a net income of \$2.2M, after deducting net of Other Income/Expense totaling to a -\$4.4 million.

*Note: -\$4.4M is net balance of Other Income and Expense which is composed of Interest Income, Interest Expense, Federal Reimbursements, Federal Expenses, Retirees COLA, Supplemental, Medical and Dental, and Other NonOperating Income & Expenses.*

Other Financial Highlights, as of July 31, 2021:

- The debt service ratio as of July is 1.8. This is 44% higher than the Bond Indenture Debt service ratio requirement.
- Days Cash on Hand is 891 days, which is 78% or 391 days higher than the 500 days requirement of Moody's Rating agency.

DEBT SERVICE RATIO - MAY 2021

Projected Annual Debt Service Coverage	1.80
Debt Service Coverage Requirement	1.25
Variance	0.55
% Above the Indenture Requirement	44%

6. **Request for Procurement Delegation.** Back on September 30, 2020, the Port Authority of Guam was granted a full delegation of procurement authority from October 1, 2020, to September 30, 2021, by Ms. Claudia Acfalle, Chief Procurement Officer, Department of Administration. This full delegation of procurement authority authorizes me, as the Port General Manager, with authority to process, procure and administer Port Authority projects. During the past year, the Port has processed the following:

- 567 requisitions,
- 471 purchase orders,
- issued seven (7) and awarded four (4) Invitation for Bids (IFB) (small purchases),
- issued 6 and awarded four (4) IFBs for construction & materials & supplies, and
- issued 4 Requests for Proposals (RFP) for professional services, however, none was awarded.

To date, the Procurement staff is currently processing 138 requisitions, consisting of 91 small purchases, 28 IFB small purchases, 11 IFB construction, and 8 RFPs.

A memorandum dated August 24, 2021 was sent to the Chief Procurement Officer requesting for a new delegation of procurement authority for Fiscal Year 2022 beginning October 1, 2021 to September 30, 2022.

7. **Routine and Scour Inspection and Load Ratings Islandwide Inspection Services Project.** On August 11, 2021, Project Manager Jerome Chaz, SSFM International, provided courtesy notification to the Port on their efforts in conducting bridge inspections within the footprint of port properties, specifically on Route 11 Piti Culvert and Route 11 Tepungan Bridge. SSFM International is contracted by the Department of Public Works to perform this

task. The project is slated for next month, September 2021. We responded with welcoming support and full cooperation during their inspection period.

8. **Rotary Club of Northern Guam.** The Port Authority was extended an invitation to attend the membership meeting of the Rotary Club of Northern Guam as a Guest Speaker on August 4, 2021. At this meeting, I had the opportunity to update the members on the Port's ongoing 2020 Master Plan and share improved efficiencies by working collaboratively with the Port Users Group. I also discussed all the covid-19 pandemic precautions and efforts to ensure that the Port remained 100% operational throughout these difficult times.

9. **Grant Awards and Ongoing Grant Submissions:**

- **Fuel Pipeline Connectivity Project.** The Port is currently waiting for the welcome package from EDA. Upon receipt, EDA/PAG coordination for the Kick-Off meeting will be scheduled.
  - Project Cost Estimate: \$3,016,363.00
  - Grant Award: \$2,413,091.00 (80% Cost Share)
  - PAG Share: \$603,272.00 (20% Cost Share)
  
- **Department of Agriculture Grant (DoAG).**
  - **Harbor of Refuge (HOR).** Updated Engineer of Record (EoR) documents have been received and reviewed by Port Engineering. Planning has developed the procurement documents in preparation for the procurement planning meeting, which the Procurement Division will determine. After that, issuance of IFB.
    - Grant Award: \$776,684.50
    - FWS Share: \$621,347.60 (75% Cost Share)
    - PAG Share: \$155,336.90 (25% Cost Share)
  
  - **Agat Marina Dock B and Public Boat Ramp Repairs.** The Attorney General has approved the MOU and is currently with the Governor's Office. Upon approval, DoAG will issue a Notice to Proceed to the Port. After that, Planning Division will submit the procurement documents in preparation for the procurement planning meeting.
    - Grant Award: \$512,759.00 (Dock B Repairs)
    - \$40,000.00 (Agat Marina's Boat Ramp Bumpers Repair)
  
- **Gantry Crane Acquisition.**
  - **USDA Direct Loan.** USDA has completed its review of the Port's pre-application packet and provided additional guidance on its next steps towards submitting the Application Packet. The Planning Division has completed 75% of the required application documents and will be working with the Finance Division to complete all finance-related documentation needed. Anticipated submission of application packet – September 2021.



- **EDA Grant.** Planning is updating its grant application to reflect and address the requirements of EDA's Public Works (PW) grant program, which is currently at 80% complete. Anticipated submission is mid-September 2021. The estimated cost is \$30M for two STS cranes, with the Port's share at \$15M.
  - **FEMA BRIC Grant Application.** *Status Quo*, waiting for FEMA official notification. Grant Application is \$22,660,014.67 with a 75%/25% cost share.
  - **MARAD Marine Highway Program.** The Guam/CNMI Joint Marine Route Designation and Project Designation applications **has been approved.** The USDOT Secretary issued a press release on Project Designations awarded to Ports on August 19, 2021. MARAD's Project Designation allows the 27 designated US Marine Highway routes to avail of equipment funding in the amount of \$11M. The average annual funding allocation during the past several years is \$6M - \$10M. This opportunity will allow the Port to avail of this dedicated funding source to address the equipment components of its Project Designation - "Guam Marine Transportation Enhancement Initiative". The Port's total project program is \$8,154,000.00, which is composed of tractors, toplifters, forklifts, mobile generators for reefer outlets, man-lifts, and telescopic crane to maintain its STS gantry cranes.
  - **Office of Local Defense Community Cooperation (Formerly Office of Economic Adjustment – OEA).** The Port has selected WSP Inc. USA, as the lone offeror, to provide continued professional and technical services as its Owner's Agent Engineer (OAE) Services. Next Steps are: 1) contract approval and resolution issuance by the Board of Directors, and 2) petition the PUC to approve the PAG/WSP contract per Government Contract Protocol.
  - **EPA Diesel Emissions Reduction Act (DERA) Program.** The US EPA informed the Port that its application to the 2021 Diesel Emissions Reduction Act (DERA) program for the Tribal and Insular Areas has been selected for funding. The letter indicated that the Port will receive one of the two (2) \$250,000.00 awards (a total of \$500,000.00 only) specific to the Insular Areas. The 100% EPA funding will go towards replacing two tractors to be determined by Operations. Although the award is not yet official, the Planning Division will be working with US EPA Program Manager Ms. Koester to go over the next steps in the grant process.
  - **USDOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program.** The PAG is waiting on USDOT official notification of the status of its application for the Rehabilitation and Upgrade of Port Wharves F1-F6. Investment amount for this project is \$22,427,496.00 (Cost Share: Fed 80%/PAG 20%).
10. **Port Revenue Bonds Project Status.** As of August 20, 2021, the attachment provides information on the status of the revenue bond projects that consist of rehabilitation of hotel wharf, golf pier repairs and improvements, waterline replacement/relocation, EQMR building, and warehouse 1 repair/upgrades, new admin annex building, and other priority projects.

## V. OLD BUSINESS

There were no old business discussed.

## VI. NEW BUSINESS

1. **IFB-PAG-003-21 CCTV Surveillance System and Access Control System Replacement Project and Preventive Maintenance Services.** The General Manager presented the executive summary of IFB-PAG-CIP-003-21 wherein nineteen (19) firms obtained IFB packets, while only seven (7) companies participated in the pre-bid conference and site visit. Of the seven prospective bidders, one (1) bid was officially received, namely California Pacific Technical Services, LLC dba CalPac. A review of the required documents was made and therefore, determined that CalPac has been deemed responsible and responsive bidder and has met all the requirements and specifications set forth in the Multi-Step IFB, consistent with the Guam Procurement Regulation. The project amount is \$1,221,418.00 supported by FY2018 Port Security Grant Funds, USDOT MARAD Grant Cooperative Agreement and Port funds. This matter is now being brought before the Board for contract award approval.

Director Koki made motion to approve the award to California Pacific Technical Services, LLC dba CalPac for IFB-PAG-003-21 for the CCTV Surveillance System and Access Control System Replacement Project and Preventive Maintenance Services. Motion was seconded by the Vice Chairman and was unanimously approved.

a. **Resolution No. 2021-09.** Director Koki made motion to approve Resolution No. 2021-09 relative to petitioning the Public Utilities Commission for the approval of the award to California Pacific Technical Services, LLC dba CalPac for the CCTV surveillance system and access control system replacement project and preventive maintenance services. Motion was seconded by the Vice Chairman and was unanimously approved.

2. **RFP-PAG-020-005 Performance Management Contract for Gantry Cranes.** The General Manager mentioned that the request for proposal on the Performance Management Contract services for gantry cranes received nine (9) prospective offerors that expressed interest and only two (2) submitted a proposal. The evaluation committee completed the evaluation, scoring and ranking of the bid submission. Thereafter, the notice of intent to award was issued to Matson. The cost negotiations ensued between both parties, and on August 11, 2021, Matson officially accepted the Port's counteroffer which resulted in a fair and reasonable negotiation. The funding source for this service is made possible through Port funds. Board approval is now being requested to approve the award to Matson.

Director Koki made motion to approve the RFP-PAG-020-005 Performance Management Contract for Gantry Cranes award to Matson for a term of 5 years with options to renew every 5 years not to exceed a total term of 20 years, seconded by Director Harris. Motion was unanimously approved.

a. **Resolution No. 2021-10.** Director Koki made motion to approved Resolution No. 2021-10 relative to petitioning the Public Utilities Commission for the approval of the award to Matson for the Performance Management Contract for the Port Authority of Guam gantry cranes. Motion was seconded by the Vice Chairman and was unanimously approved.

3. **MOU: US Army Reserve regarding Construction Projects/Maintaining Facility Infrastructure.** The General Manager mentioned that the US Army Reserve Represented by 797 Engineer Vertical Construction Company (“797 EVCC”) reached out to the Port Authority offering voluntary services relating to construction projects and maintaining facility infrastructure at the Port. He said before the Board is a Memorandum of Understanding (“MOU”) that establishes the framework necessary for the 797 EVCC to complete miscellaneous construction projects on PAG property and related facilities during the 797 EVCC Battle Assembly and Annual Training, on a voluntary and as needed, task order, basis. He further mentioned that the PAG will identify and coordinate projects that will enhance the PAG property and related facilities including, but not limited to, the construction, improvement and maintenance of PAG real property, fortify surrounding property from storm damage, etc. The General Manager presented the MOU to the Board which was vetted by Port Counsel as prepared by 797 EVCC. At this time, Board approval is being requested to enter into the Memorandum of Understanding (MOU) between the US Army Reserve Represented by 797 Engineer Vertical Construction Company and the Port Authority of Guam relative to construction projects and maintaining facility infrastructure at the Port.

The Vice Chairman made motion to authorize management to enter into a Memorandum of Understanding with US Army Reserve Represented by 797 Engineer Vertical Construction Company for purposes as presented, seconded by Director Harris. Motion was unanimously approved.

4. **Fiscal Year 2022 – Proposed Budget.** At this time, Mr. Jose B. Guevara, Financial Affairs Controller presented the following:

- a. Port financial status and budget considerations
- b. Revenue adjustment basis container count/average container count: FY18 (pessimistic), and FY17 (optimistic)
- c. Salaries and benefits
- d. FY22 income and expense budget
- e. FY22 debt service coverage ratio
- f. Moody’s rating evaluation basis

On the revenue adjustment basis, Director Koki asked why the container count projection was not based on fiscal years 2019 and 2020. The Financial Affairs Controller replied that in Fiscal Year 2019 was the initial stage of the coronavirus pandemic which continued through Fiscal Year 2020 which is unprecedented times, as oppose to FY17/FY18 was during normal conditions. The General Manager said the proposed budget being presented to the Board is not

only realistic, but fiscally responsible in how port monies are being spent. Despite reducing the revenue projections and reducing budget expenses, the expense is still 9% less than what was authorized to spend which translates to about \$3.9M. He said if this continues for the remaining two months of this fiscal year, will result in a \$2.2M net income. The Vice Chairman made motion to approve the Fiscal Year 2022 budget, seconded by Director Koki. Motion was unanimously approved.

## VII. ADJOURNMENT

There being no further business to discuss, it was moved by Director Koki and seconded by the Vice Chairman to adjourn the meeting at 3:57 p.m. The motion was unanimously passed.

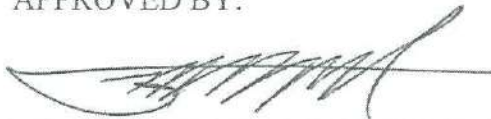


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Date: 2021.09.23 09:51:34  
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ISA MARIE C. KOKI, Board Secretary  
Board of Directors

APPROVED BY:



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FRANCISCO G. SANTOS, Chairman  
Board of Directors





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ATURIDAT / PUETTON GUAHAN  
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**Lourdes A. Leon Guerrero**  
Governor of Guam  
**Joshua F. Tenorio**  
Lieutenant Governor

September 14, 2021

**MEMORANDUM**

To: Board of Directors

From: Rory J. Respicio, General Manager 

Subject: Memorandum of Understanding – Guam Customs & Quarantine Agency

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*Hafa Adai!* As the Port continues to strengthen its partnership with Guam Customs & Quarantine Agency to ensure federal mandates for the inspection of all U.S. bound containers are complied with, we are requesting approval from the Board of Directors to authorize me to enter into the attached Memorandum of Understanding (MOU) with Customs on a facility use agreement.

The MOU will allow Customs to occupy 2,700 square feet of office space located on the first and second floors of the former Horizon Building and vacate their current office space in the Port Administration Building. They will be able to retrofit this space at their own expense and not be charged for rental fees. In the event Customs vacates this new space for whatever reason, such area will revert to the Port.

Your approval on this request is greatly appreciated. *Si Yu'os Ma'ase.*

Attachment

Cc: Deputy General Manager, Administration & Finance  
Deputy General Manager, Operations & Maintenance  
Corporate Services Manager  
Commercial Division

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
GUAM CUSTOMS & QUARANTINE AGENCY  
AND  
PORT AUTHORITY OF GUAM**

This **MEMORANDUM OF UNDERSTANDING** (“**MOU**”) is entered into on the date indicated by the last signature below, by and between **GUAM CUSTOMS & QUARANTINE AGENCY** (hereinafter “**Customs**”), located at 1026 Cabras Highway, Suite 111, Piti, Guam 96925 and the **PORT AUTHORITY OF GUAM** (hereinafter “**Port**”), whose address is 1026 Cabras Highway, Suite 201, Piti, Guam 96925. Customs and the Port are sometimes referred individually as “**Party**” and collectively as “**Parties**.”

**RECITALS**

**WHEREAS**, as the first line of defense for the island of Guam, **Customs** is tasked with protecting borders, securing ports of entry, and facilitating trade, commerce, and travel; and

**WHEREAS**, the **Port** acknowledges the need to have **Customs** personnel physically present at the seaport of entry to minimize the opportunity for compromised security, increased contraband smuggling and unwanted tampering of containers and cargoes; and

**WHEREAS**, the **Port** also understands the need to work in partnership with **Customs** to ensure federal mandates for the inspection of all U.S. bound containers are complied with; and

**WHEREAS**, the purpose of this **MOU** sets forth the terms by which the Parties will jointly collaborate so as to mutually benefit both agencies, as well as, the people and Government of Guam;

**NOW THEREFORE IN CONSIDERATION** of the covenants hereinafter set out, the Parties **AGREE** as follows:

**SECTION I. PORT’S RESPONSIBILITIES**

The Port Authority of Guam agrees to:

1. Designate a total of 2,700 square feet of office space located on the first and second floors of the former Horizon Building for Customs and its personnel to occupy;
2. Provide office space without assessing any rental fee for the duration of occupancy;
3. Authorize the renovation and update of the entire structure, at Customs’ expense, to include the interior, exterior, and electrical and information technology connections; and
4. Provide any technical assistance in support of Customs operations.

**SECTION II. CUSTOMS’ RESPONSIBILITIES**

The Guam Customs & Quarantine Agency agrees to:

1. Not make, construct or rebuild any improvements without the prior written consent and approval of the Port, and such consent shall not be unreasonably withheld;
2. Shall be responsible for the expenses associated in the construction, rebuilding and any improvements of the office space;
3. Shall keep and maintain any/all improvements in good substantial repair and condition at times to the satisfaction of the Port;
4. Shall, through the entire duration of use, be responsible for all utility costs associated with communication and information technology; and
5. Notify the Port no less than thirty (30) days prior to vacating the office space, which the entirety of such space shall revert to the Port.

### **SECTION III. LEGAL NOTICES DELIVERY**

All notices or communication required by this MOU or desired to be given hereunder, shall be in writing and given by electronic mail, certified or registered mail, return receipt requested, courier, or facsimile transmission and shall be deemed to be given when received.

Notices shall be addressed to the individual specified below and at the addresses specified in the preamble above. Either Party may change its authorized point of contact by written notice to the other.

#### **GUAM CUSTOMS & QUARANTINE AGENCY**

Attention: Director  
1026 Cabras Highway, Suite 111  
Piti, Guam 96925

#### **PORT AUTHORITY OF GUAM**

Attention: General Manager  
1026 Cabras Highway, Suite 201  
Piti, Guam 96925

### **SECTION V. CHANGES**

Any changes to this MOU shall be made by written mutual agreement signed by all Parties or their duly authorized representatives.

### **SECTION VI. TERMINATION BY MUTUAL AGREEMENT**

This MOU may be terminated at any time by mutual consent of the Parties hereto, provided that such consent to terminate is in writing and is signed by each of the Parties or their duly authorized representatives.

### **SECTION VII. ENTIRE AGREEMENT**

The MOU represents the entire agreement of the Parties and supersedes any prior discussions or understandings, whether written or oral, relating to the subject matter here. This MOU may be modified or amended only by mutual written agreement of the Parties.

**IT WITNESS HEREOF**, the Parties have executed this Memorandum of Understanding effective the day and year the Governor of Guam affixes her signature.

**PORT AUTHORITY OF GUAM:**

**GUAM CUSTOMS & QUARANTINE  
AGENCY:**

\_\_\_\_\_  
**FRANCISCO G. SANTOS**  
Board Chairman

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

\_\_\_\_\_  
**IKE A. PEREDO**  
Director

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

\_\_\_\_\_  
**RORY J. RESPICIO**  
General Manager

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

\_\_\_\_\_  
**CHRISTINE K. CLAVERIA**  
Port Staff Attorney

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

**APPROVED AS TO LEGALITY AND FORM:**

By: \_\_\_\_\_

**LEEVIN T. CAMACHO**  
Attorney General of Guam

**APPROVED:**

\_\_\_\_\_  
**HONORABLE LOURDES A. LEON GUERRERO**  
Governor of Guam

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





**PORT OF GUAM**  
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Lourdes A. Leon Guerrero  
Governor of Guam  
Joshua F. Tenorio  
Lieutenant Governor

## General Manager's Report for Board of Directors September 22, 2021

### 1. Port's COVID-19 vaccination Dashboard

- Fully vaccinated: 325 or 93% of 350 Port employees
- Additional Port employees who received their 1<sup>st</sup> dose: 14 (Note: *If these 14 employees receive their 2<sup>nd</sup> dose, then the Port will be at 97% of Port employees vaccinated.*)

### 2. Recent Port Employee Testing Positive for COVID-19

- On September 1, 2021, Management was notified that an employee has tested positive for COVID-19. This vaccinated employee contracted the virus outside of the Port and was identified through contact tracing. The Port's Contact Tracing Team has identified all close contacts here at the agency. Nineteen employees have been identified as close contacts and have been scheduled for testing with the Department of Public Health and Social Services.
- Management was notified on September 4, 2021, that two more employees tested positive. These two vaccinated employees were exposed to the COVID-19 positive case reported on September 1, 2021 and were identified through contact tracing. Twenty-three port employees were identified as close contacts connected with these two positive cases. Results later revealed that all 23 port employees came back negative.
- On September 13, 2021, Management was notified that a Port employee has tested positive for COVID-19. The employee is fully vaccinated and was tested for the virus as a result of an exposure outside of the Port. The Port's Contact Tracing Team identified three immediate close contacts at the agency and has coordinated the testing with the Department of Public Health and Social Services. Results came back negative for these employees.
- On September 15, 2021, Management was notified that an employee has tested positive for COVID-19 who is fully vaccinated. Through contact tracing, five employees were identified and has been tested for possible exposure. Also, we were notified that a private sector employee who is employed with one of the Port's stakeholders and had worked closely with Port employees also tested positive for COVID-19. From this contact tracing, one port employee was identified and has been tested for COVID-19. All five employees came back with negative results.
- Management was notified on September 20, 2021 that an employee has tested positive for COVID-19 who is fully vaccinated. The Port Contact Tracing Team determined that there were no possible exposure from this latest positive case.

3. **S&P Global Ratings Upgrades Port's Outlook to Stable.** On September 2, 2021, S&P Global Ratings has upgraded its outlook for the Port Authority of Guam to stable from negative and affirmed its 'A' long-term rating on the agency's outstanding series 2018 Port Revenue Bonds.

In their report, S&P states: "The outlook revision reflects our view that, despite the economic disruption caused by the global COVID-19 pandemic, volume levels at the port have remained relatively stable and resilient from fiscal 2019 to fiscal 2020 and continuing into fiscal 2021 (Sept. 30 year-end), given the essentiality of the port to Guam, supporting financial metrics that remain in line with our expectations at the current rating level."

The Port of Guam has been largely stable between fiscal years 2018-2020 with containers growing to 85,143 in fiscal 2020 from 84,954 in fiscal 2019 and with fiscal year 2021 year-to-date levels at 2.7% ahead of fiscal 2020 through the month of August.

"The port entered the pandemic financially and operationally strong, with strong historical debt service coverage (DSC; S&P Global Ratings-calculated), relatively stable-to-growing volume levels (84,954 containers in fiscal 2019), and a strong overall liquidity position," the ratings report stated. "Entering the pandemic, we viewed the port's market position as adequate and still view it as such, reflective of the port's critical importance to the island's economy. The rating reflects our opinion of the authority's strong enterprise risk profile and strong financial risk profile. The strong enterprise risk profile reflects our view of Guam's very strong economic fundamentals as scored under the above criteria, and the port's essentiality and virtual monopolistic position as sole provider of maritime facilities and services in Guam, somewhat offset by high leading carrier concentration. The strong financial risk profile reflects our view of coverage (as per our calculations) that we expect to remain at levels that we consider strong over the next few years, a very strong debt profile (low debt burden), and strong liquidity and financial flexibility."

Based on the report, the Port's key credit strengths are as follows:

- Adequate market position given the port's essentiality to the island economy but offset by a concentrated customer base;
- Strong financial performance, reflecting our expectation that DSC (S&P Global Ratings-calculated) will be maintained above 1.25x, and strong debt and liabilities capacity given the lack of additional debt needs but offset by large retirement benefit liabilities; and

- Strong liquidity and financial flexibility, reflecting our expectation that that the port will maintain liquidity levels near historical levels with no potential plans for drawing down at this time.

4. **General Manager's Notes for YTD Finances, as of August 31, 2021.** We are providing the following summary:

**REVENUES AND CARGO THROUGHPUT:**

- The Port's Total YTD Operating revenue for August 2021 is \$51.5 million, 0.7% or \$381K higher than the YTD August FY21 budget projection of \$51.1M.
- The total number of containers handled as of August 2021 is 79,238, which is 2.7% or 2,091 containers higher than last year's August 2020 total of 77,147.

**OPERATING EXPENSES:**

- Overall YTD Operating expense, as of August 31, 2021 is \$44.7M, which is 9% lower than the YTD budget as of August of \$48.9M, or \$4.2M in YTD cost avoidances.

**OVERTIME EXPENSE AND DIRECT LABOR REVENUE:**

- Overtime YTD for Divisions involved in Operations is \$1,281,303, which is 8.5% or \$100K higher than YTD overtime budget of \$1,180,751. The overtime for the month of August resulted in a decrease of 12% or \$17K compared to July, from \$137K in July to \$120K in August.

Direct Labor reimbursement is \$3.0M, which is 1.3% or \$38K higher than the FY21 budget of \$2.99M.

Here is the breakdown:

Direct Labor Revenue:	\$3,026,131
Operations Overtime:	<u>\$1,281,303</u>
Variance:	\$1,744,828

**YTD OPERATING REVENUES MINUS YTD EXPENSES**

- Operating revenues minus operating expenses resulted in an operating income of \$6.8 million. The final result for the month of August is a net income of \$2.1M, after deducting net of Other Income/Expense totaling to a -\$4.7 million.

*Note: -\$4.7M is net balance of Other Income and Expense which is composed of Interest Income, Interest Expense, Federal Reimbursements, Federal Expenses, Retirees COLA, Supplemental, Medical and Dental, and Other NonOperating Income & Expenses.*

Other Financial Highlights, as of August 31, 2021:

- The debt service ratio as of August is 1.83. This is 46% higher than the Bond Indenture Debt service ratio requirement.
- Days Cash on Hand is 922 days, which is 84% or 422 days higher than the 500 days requirement of Moody's Rating agency.

**DEBT SERVICE RATIO - AUGUST 2021**

Projected Annual Debt Service Coverage	1.83
Debt Service Coverage Requirement	1.25
Variance	0.58
% Above the Indenture Requirement	46%

5. **Port's On-going Procurement Delegation Renewed for FY2022.** On September 14, 2021, Chief Procurement Officer Claudia S. Acfalle renewed the full delegation of procurement authority granted to me, as the Port General Manager, to serve as a purchasing agency pursuant to the Guam Administration Rules and Regulations and 5GCA of the Guam Procurement Law.

We would like to recognize our Procurement Team, under the leadership of Annie Sablan, that has put in a lot of hard work to gain the trust and confidence of Ms. Acfalle so that we may be able to perform this function independently. We welcome this renewal of full delegation of procurement authority as we are in the midst of procuring critical goods and services in connection with the Port's Modernization Program.

6. **PAG Petitions Public Utilities Commission.** We petitioned PUC for the approval of award on the following services which will be addressed at PUC's Hearing scheduled on September 30, 2021.

- PAG Docket 21-04 Petition for Approval of Award to California Pacific Technical Services for CCTV Surveillance System and Access Control Systems Replacement Project and Preventive Maintenance Services. The acquisition of a digital high resolution camera system is to replace existing analog camera system, as well as integration with the Port's access control system. These high-resolution digital cameras will be installed at the marinas to ensure the safety, security, and accountability of all persons in the premises.
- PAG Docket 21-05 Petition for Approval of Award to WSP USA, Inc. for the Owner Agent Engineer Technical Consulting Services. The OAE consulting firm will provide the Port with technical support, services and guidance on the following projects: program management, CIP construction oversight, gantry crane program, information technology, environmental health and safety, and wharf service life extension.
- PAG Docket 21-06 Petition for Approval of Award to Matson for the Performance Management Contract for the Port Gantry Cranes. The solicitation of a PMC is to provide training, emergency response, troubleshooting, diagnostic and repairs to the Port's gantry cranes.

7. **Hotel Wharf Rehabilitation & Highway 11 Roadway Reconstruction.** A bid opening was held on September 13, 2021 at 2pm on the hotel wharf rehabilitation & highway 11 roadway reconstruction project. However, there were no potential bid offerors present. As a result, Management with the assistance of its Owner Agent Engineer along with GHD (Port's Construction Management Consultant for H-Wharf) is looking to rebid the H-Wharf project considering expressed concerns of the bid offerors, such as:

- specifications may be too stringent on past experience,
- the price of steel has gone up significantly, so the overall cost of the project greatly exceeds the estimate, and
- alternate design solutions need to be considered to bring the project cost down.

8. **Demolition of the 2 Gantry Cranes, 2 RTGs, mobile harbor crane, and sunken barge at F6.** We issued the official Notice to Proceed (NTP) to Guam Shipyard for the Demolition of 2 gantry cranes, 2 RTG, a mobile harbor crane, and a sunken barge at F6. September 13, 2021 was the commencement date for this project with a project completion anticipated on October 28, 2022. This contract award is \$2.573M.

9. **Grant Awards and Ongoing Grant Submissions:**

- **Fuel Pipeline Connectivity Project.** The Port is currently waiting for the welcome package from EDA. Upon receipt, EDA/PAG coordination for the Kick-Off meeting will be scheduled.

Project Cost Estimate: \$3,016,363.00

Grant Award: \$2,413,091.00 (80% Cost Share)

PAG Share: \$603,272.00 (20% Cost Share)

- **Department of Agriculture Grant (DoAG).**

- **Harbor of Refuge (HOR).** Draft IFB Packet under review by Procurement and Legal Counsel followed by the issuance of IFB, tentatively slated on October 2021.

Grant Award: \$776,684.50

FWS Share: \$621,347.60 (75% Cost Share)

PAG Share: \$155,336.90 (25% Cost Share)

- **Agat Marina Dock B and Public Boat Ramp Repairs.** The MOU was concurred by Governor Leon Guerrero on September 6, 2021. Conditional NTP approved by US FWS and DOAg on September 16.

Next Steps: Planning Procurement Meeting and Issuance of IFB.

Grant Award: \$512,759.00 (Dock B Repairs)

\$40,000.00 (Agat Marina's Boat Ramp Bumpers Repair)

- **Gantry Crane Acquisition.**

- **USDA Direct Loan.** As required by the US DOAg, the Planning Division is working with the Finance Division to complete all finance-related documentation and development of an RFP for Banking Services Anticipated submission revised to FY2022 1<sup>st</sup> Quarter.

- **EDA Grant.** Status Quo; Submission of grant application has been revised to FY2022 1<sup>st</sup> Quarter to coincide with the USDA loan application. The estimated cost is \$30M for two STS cranes, with the Port's share at \$15M.

- **FEMA BRIC Grant Application.** FEMA announced nationwide FY2020 grant award notification. PAG's proposed project was not funded. GHS/OCD recommended to consider repackaging the \$22M project into three (3) phases. The Planning Division will continue to take advantage of the BRIC program and will submit an application to the 2021 BRIC. The application period opens on September 30, 2021 with all applications due on January 28, 2022.
  - **MARAD Marine Highway Program.** The MARAD approved Project Designation - "Guam Marine Transportation Enhancement Initiative" is an \$8,154,000.00 equipment replacement program composed of tractors, toplifters, forklifts, mobile generators for reefer outlets, man-lifts, and telescopic crane to maintain its STS gantry cranes. As soon as the FY2022 application period opens, we will work with the Maintenance and Operations Divisions to develop its first equipment acquisition project for submission.
  - **Office of Local Defense Community Cooperation (Formerly Office of Economic Adjustment - OEA.** Having selected WSP USA Inc. as its OAE and gaining concurrence from the PAG Board of Directors, the next step is PUC's approval of the contract on its next meeting to be held on September 30, 2021.
  - **EPA Diesel Emissions Reduction Act (DERA) Program.** On September 17, 2021, the US EPA informed us that it will work with PAG POCs in processing the grant award for the acquisition of two (2) tractors that are 100% federally funded.
  - **USDOT Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program.** Status Quo, MARAD has not published its award notification. We will continue to wait for the official status of its application for the Rehabilitation and Upgrade of Port Wharves F1-F6. Investment amount for this project is \$22,427,496.00 (Cost Share: Fed 80%/PAG 20%).
10. **Port Revenue Bonds Project Status.** As of September 17, 2021, the attachment provides information on the status of the revenue bond projects that consist of rehabilitation of hotel wharf, golf pier repairs and improvements, waterline replacement/relocation, EQMR building, and warehouse 1 repair/upgrades, new admin annex building, and other priority projects.

Respectfully submitted,

  
Rory J. Respicio  
General Manager

## 2018 Port Revenue Bonds Status Report As of September 17, 2021

Bond Project	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
Rehabilitation of "H" Wharf (Federal Share & Port Share)	\$10,000,000.00 \$13,774,235.00	\$0.00 \$823,842.54	\$10,000,000.00 \$12,950,412.46	PO No. 16332-OF for Coral Relocation at \$482,700.00 to WSP awarded on February 18, 2020.  PO No. 17043-OF for \$2,249,945.54 awarded to GHD Inc. for CM Services. Change Order No. 1 PO No. 17159-OF for \$198,140.16 Total - 2,448,085.70	Bid Opening was held on September 13, 2021. To our dismay, no proposals were submitted. PAG will Rebid, ASAP. Anticipated Completion Date: 08/2023
Golf Pier Repairs and Improvements	\$2,000,000.00	\$354,876.53	\$1,645,123.47	RFP No. 2019-02: A&E Design for \$484,000.17 awarded to NC Macario	Procurement packets are complete. Announcement is anticipated in one or two weeks. Anticipated Completion Date: 09/2022
Waterline Replacement and Relocation	\$6,000,000.00	\$277,801.71	\$5,722,198.29	RFP No. 2019-03: A&E Design for \$1,406,427.48 awarded to NC Macario	Procurement packets are complete. Announcement is anticipated in one or two weeks. Anticipated Completion Date: 12/2022
EQMR Building Repairs and Upgrades	\$3,628,800.00	\$395,333.19	\$3,233,466.81	RFP No. 2019-03: A&E Design for \$1,406,427.48 awarded to NC Macario	Procurement packets are complete. Announcement is anticipated in one or two weeks. Anticipated Completion Date: 12/2022
Warehouse 1 Repairs	\$2,000,000.00	\$395,333.19	\$1,604,666.81	RFP No. 2019-03: A&E Design for \$1,406,427.48 awarded to NC Macario	Procurement packets are complete. Announcement is anticipated in one or two weeks. Anticipated Completion Date: 12/2022
Other Priority Projects - Repair of F-1 Fuel Pier - Repair of F-3, F-4, F-5, and F-6 - Upgrade of the Port's IT system and integration of TOS	\$4,980,745.00	\$0.00	\$4,980,745.00		1. The PAG is currently awaiting review/approval on its Hazard Mitigation Grant Program grant application submitted to FEMA's Building Resilient Infrastructure & Communities (BRIC) grant program. The project name is PAG Wharves Service Life Extension - Hardening of F1 - F6 in the amount of \$22,660,014.67. Status Quo.  2. TOS upgrade work anticipated to begin next fiscal year. Work is ongoing to determine the appropriate maintenance and support solution for the current TOS system.
Other Priority Projects - EnterpriseOne Financial Management System	\$2,500,000.00	\$1,550,329.31	\$949,670.69		E1 went live on May 18, 2021. There will be a 2 year system support by Oracle. Currently working on E1 enhancements and a continuation of job costing and safety modules. Job costing and safety module estimated completion date moved to mid-October.
New Admin. Annex Building	\$10,445,000.00	\$0.00	\$10,445,000.00		Three draft layout options for the Admin Building has been completed by the PAG's OAE and is being reviewed by Management. No decision on which option has been selected as of this report. Status Quo.
<b>Grand Total</b>	<b>\$55,328,800.00</b>	<b>\$3,797,516.47</b>	<b>\$51,531,283.53</b>		





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**Lourdes A. Leon Guerrero**  
 Governor of Guam  
**Joshua F. Tenorio**  
 Lieutenant Governor

September 14, 2021

**MEMORANDUM**

TO: Board of Directors

FROM: Rory J. Respicio, General Manager 

SUBJECT: Resolution Authorizing the General Manager to Proceed with the Procurement Acquisition of at least Two (2) Ship-to-Shore (STS) Gantry Cranes upon Identification of the Funding Source subject to Procurement and Public Utilities Statutory Requirements

*Hafa Adai!* Through legislative mandates and Public Utilities Commission (PUC) approval, the Port Authority acquired refurbished Ship-to-Shore (STS) gantry cranes back in December 2012, commonly known as the POLA Cranes (Gantry Cranes 4, 5, and 6). This was an addition to the Port's already aged crane - Gantry No. 3, that has been decommissioned for quite some time due to deteriorating conditions.

In December 2012, PUC also ordered the Port to establish a crane surcharge fee in preparation and support of the acquisition of gantry crane replacement(s) in the coming future. In 2016, an analysis of the Ports gantry cranes was performed by the PUC Consultants; and more recently just this year, the Port's Owner Agent Engineer also conducted an assessment on the cranes. Based on both their findings, the Port is to look into acquiring replacement STS cranes due to the aging and deterioration of its existing cranes, and having reached its expected service life.

Crane	Manufactured
Gantry 3	1983
POLA 4, 5, & 6	1983/1984 (Refurbished in 2009)

Generally, STS gantry cranes are fabricated and assembled at the manufacturing facility located in the Asian countries and upon completion of assembly and testing, it is then loaded onto a cargo ship and delivered to Guam. This process will take approximately up to 2 years, which does not include the process for procurement, bringing the timeline up to 3 years in landing a crane at the Port's piers by October 2024.

As a potential funding source, the Port submitted a grant application to the U.S. Economic Development Administration for the acquisition of two (2) STS gantry cranes under its \$1.5B Cares Act-Funded Recovery Assistance Program and has also developed a loan application with the U.S. Department of Agriculture for one (1) STS gantry crane as a back-up to its EDA application.

Therefore, the proposed PAG Board Resolution No. 2021-11, if passed by the PAG Board of Directors, will authorize me, as General Manager, to proceed with the procurement acquisition of at least two (2) STS gantry cranes upon identification of the funding source. This authorization shall remain subject to procurement and public utilities statutory requirements.

I am available for any questions you may have.

**BOARD OF DIRECTORS**  
*Francisco G. Santos, Chairman*  
*Nathan T. Taimanglo, Vice Chairman*  
*Isa Marie C. Koki, Board Secretary*  
*Dorothy P. Harris, Member*



**Resolution No. 2021-11**

**RELATIVE TO AUTHORIZING THE GENERAL MANAGER TO PROCEED WITH THE PROCUREMENT ACQUISITION OF AT LEAST TWO (2) SHIP-TO-SHORE (STS) GANTRY CRANES UPON IDENTIFICATION OF THE FUNDING SOURCE SUBJECT TO PROCUREMENT AND PUBLIC UTILITIES STATUTORY REQUIREMENTS**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PORT AUTHORITY OF GUAM:**

**WHEREAS**, Public Law 30-57 mandated the Port Authority of Guam to purchase or lease to own two (2) Ship-to-Shore (STS) cranes by December 31, 2012; and

**WHEREAS**, Public Law 31-145 authorized the Port to enter into negotiations for the acquisition of the Port of Los Angeles (POLA) cranes and Gantry 3 with Matson Navigation and Horizon Lines; and

**WHEREAS**, on December 11, 2012, Guam Public Utilities Commission (PUC) approved the sales agreement and interim maintenance agreement related to the Port's purchase of the POLA cranes owned by Matson and Horizon; and

**WHEREAS**, on December 11, 2012, PUC ordered the Port to establish a crane surcharge fee to support the acquisition price, loan financing, insurance, operation, crane accessories and upgrades, implementation of a sustainable structured maintenance program (including parts room and spare parts inventory), and implementation of a long term asset retirement, replacement and casualty management reserve; and

**WHEREAS**, in 2012 and 2016, PUC Consultants conducted an analysis and found that replacement for Gantry 3 and POLA cranes were as follows; and

Crane	2012 Analysis		2016 Analysis	
	Replacement Date	Cost (\$M)	Replacement Date	Cost (\$M)
Gantry 3	2031	\$13.86	2018	\$8.12
POLA 4	2025	\$10.53	2028 – 2029	\$11.3
POLA 5	2025	\$11.54	2029	\$11.7
POLA 6	2028	\$12.65	2030 – 2031	\$12.3

**WHEREAS**, based on the 2016 analysis, Gantry 3 has been out of service due to deteriorating conditions caused by poor maintenance practices and the former Port management's determination that it is not repairable; and

**WHEREAS**, based on the above schedule, Gantry 3 was being proposed for replacement approximately 13 years ahead of estimates and cost estimate for replacement was at \$8.1 million; and

**WHEREAS**, the analysis showed POLA Cranes 4, 5 and 6 were experiencing accelerated deterioration because of the Port's location which the equipment is facing a natural salty corrosive environment caused by the ocean combined with the high-sulfur diesel exhaust fumes from the adjacent Guam Power Plants and were in urgent need for maintenance work to ensure that they continue to operate a desired service levels and not degrade further until it has been replaced; and

**WHEREAS**, based on a recent assessment conducted by the Port's Owner Agent Engineer this year, they found there is a dire need to replace of the POLA cranes because of its age of the cranes—originally built in 1983/1984 which was nearly 40 years old and although they were refurbished in 2009, they are reaching the end of that expected service life and would need to be replaced by 2024 instead of 2029 or 2031 as notated in the above schedule; and

**WHEREAS**, as part of the modernization program, the Port through Public Law 34-70 obtained \$71,445,000 in revenue bonds to finance certain capital improvements and to refinance all or a portion of outstanding loans of the Port; and

**WHEREAS**, the 35<sup>th</sup> Guam Legislature unanimously agreed that an amendment to Public Law 34-70 would allow for the reprogramming of such revenue bond proceeds needed to address the deficiencies of the Port's revenue-generating facilities and all remaining balances, if any, shall be allocated to provide for supplemental funding for the procurement of a new gantry crane; and

Relative to authorizing the General Manager to proceed with the procurement acquisition of at least two (2) Ship-to-Shore (STS) gantry cranes upon identification of the funding source subject to procurement and Public Utilities statutory requirements.

**WHEREAS**, because of the criticality and importance of the Port of Guam as the lifeline to sustained economic and DOD military buildup construction activities on Guam, Governor Lou Leon Guerrero has made the acquisition of new Ship-to-Shore (STS) gantry cranes to replace the Port's aging fleet one of her top priorities; and

**WHEREAS**, in 2020, the Port submitted a grant application to U.S. Department of Transportation Maritime Administration (MARAD) for acquisition of two (2) Ship-to-Shore (STS) Gantry Cranes but was unsuccessful due to the Port not meeting the stringent Buy American Act requirement of the MARAD program because there were no gantry crane manufactures in the United States and although the Port submitted a robust application, it did not make it to the final review; and

**WHEREAS**, the Port submitted a grant application to the Economic Development Administration for the acquisition of two (2) STS gantry cranes under its \$1.5 billion Cares Act-Funded Recovery Assistance Program and has developed a loan application to the U.S. Department of Agriculture for one (1) STS gantry crane as a back-up to its EDA application; and

**WHEREAS**, the Port is hopeful that the gantry crane applications will be favorably considered for its importance to not only Guam but also to the entire remotely isolated islands in the Marianas and Pacific Micronesian region that serves close to half a million people; and

**WHEREAS**, in 2020 Guam, along with the rest of the world, has been hit hard by the COVID-19 Pandemic, wreaking havoc on everything from education and tourism and in the midst of economic struggles caused by the logistical nightmare of a public health crisis, the Board of Directors recognize the last thing an isolated island community needs is a shortage of goods to compound the issue because of unreliable functioning equipment; and

**WHEREAS**, the Port has actively engaged with its Owner-Agent Engineer consultants in developing the crane specifications to prepare for procurement issuance to acquire, fabricate and install an STS gantry crane in the event funding is available; and

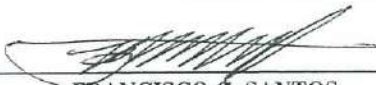
**WHEREAS**, because the STS gantry cranes are fabricated and assembled at the manufacturing facility located in the Asian countries and upon completion of assembly and testing, it is loaded onto a cargo ship and delivered to Guam and if the Port is to order the equipment in January 2022, it is expected to be installed on the Port piers by at least October 2023—approximately 1 year and 10 months, which such timeline does not include the procurement process, which could be another 10 months—bringing the total procurement process to 2 years and 8 months—which delivery on Port's piers may be October 2024; and

**WHEREAS**, the Board of Directors fully understands the dire need to replace at least two (2) STS gantry cranes and the procurement timeline to acquire such cranes to ensure that all businesses, residents and neighboring islands will not lose access to essential goods and will always have what they need to operate and survive; now therefore be it

**RESOLVED**, the Board of Directors authorize the General Manager to proceed with the procurement acquisition to fabricate, assembly and delivery at least two (2) STS gantry crane once funding has been identified, subjected to procurement and Public Utilities statutory requirements; and be it further

**RESOLVED**, the Chairman certify to, and the Secretary attest to, the adoption hereof and that copies of the same be transmitted to Governor Lou Leon Guerrero, Lt. Governor Joshua Tenorio, Speaker Therese Terlaje of the 36<sup>th</sup> Guam Legislature, and Port's Legislative Oversight Senator Telenia Nelson of the 36<sup>th</sup> Guam Legislature.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF DIRECTORS THIS 22<sup>nd</sup> DAY OF SEPTEMBER, 2021.**

  
FRANCISCO G. SANTOS  
CHAIRMAN, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM

Digitally signed by Isa Koki  
Date: 2021.09.23 09:54:39  
+10'00'  
  
ISA MARIE C. KOKI  
SECRETARY, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM





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Lourdes A. Leon Guerrero  
Governor of Guam  
Joshua F. Tenorio  
Lieutenant Governor

**Port Authority of Guam  
Board of Directors Regular Board Meeting  
September 22, 2021**

**Executive Summary  
Request for Proposal 021-004  
Real Estate Appraisal & Consulting Services**

**PURPOSE:** Port Authority of Guam management request the Port Authority of Guam (Port) Board of Directors for approval of the contract to **Milo Appraisal Group for Real Estate Appraisal and Consulting Services, RFP-PAG-021-004.**

**BACKGROUND:**

On Friday, June 11, 2021, a Request for Proposal (RFP) was issued and published in the Guam Daily News. The RFP was to solicit qualified companies/firms to provide Real Estate Appraisal and Consulting Services RFP-021-004. Eight (8) prospective Offeror's expressed their interest by registering online and downloading the RFP packet from the Port's website. The deadline for all proposals to be submitted was scheduled for Friday, June 25, 2021 at 4:00pm.

On the day of the RFP submittal, two companies submitted a proposal prior to the deadline established. On June 28, 2021 the proposals were opened, and a review was conducted by the procurement staff, and found the Offerors to be in compliance with the RFP packet and the procurement requirements. On June 28, 2021, an evaluation committee was established by the General Manager. The evaluation, scoring and ranking was completed on July 2, 2021. Milo Appraisal Group received the highest score of 295 out of a total possible score of 300, ranking them number one. A Notice of Intent to Award was issued on July 6, 2021 requesting Milo Appraisal Group to submit their rates and fees associated with the Real Estate Appraisal and Consulting Services to be provided to the Port.

On July 20, 2021, the Port's cost negotiations committee was established, the committee performed a cost comparison to the latest appraisal contract (currently expired) with the Port, the comparison revealed the rates did not increase and remained the same. Therefore, the cost negotiations committee agreed and finds that the rates submitted by Milo Appraisal Group are fair and reasonable. Upon completion of the cost negotiations, a memorandum was sent to the Port's General Manager on the committee's findings. A Letter of Acceptance was prepared and both parties have signed agreeing to the rates, terms and services to be provided.

**LEGAL REVIEW:**

The Port's Legal Counsel has reviewed the project file to ensure the procurement process and law have been followed. Our Legal Counsel has also drafted a final contract for all parties to sign. Upon receiving Port Authority of Guam, Board of Director's approval, the final contract will be routed for all parties to sign and fully execute.

**FINANCE REVIEW:**

Funding for this **Request for Proposal RFP-PAG-021-004 Real Estate Appraisal and Consulting Services** is fully funded by the Port Authority of Guam local funds. The current requisition amount for this project is approved at Ten-Thousand Dollars (\$10,000.00) for each contractual year. All services to be performed will be Task Order based.

**RECOMMENDATION:**

Management requests for the Board of Directors' approval of this award and contract to Milo Appraisal Group. The terms of the contract will be for an initial term of three-years (3) with two (2) additional options to renew this contract for periods of one-year intervals, and may not exceed a total five (5) year period. Milo Appraisal Group is deemed responsive and responsible and has met all the requirements and specifications set forth in the Request for Proposal (RFP), which is consistent with Guam Procurement Regulations.




**PORT OF GUAM**  
ATURIDAT I PUETTON GUAHAN  
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**Lourdes A. Leon Guerrero**  
Governor of Guam  
**Joshua F. Tenorio**  
Lieutenant Governor

September 14, 2021

**MEMORANDUM**

To: Board of Directors  
From: Rory J. Respicio, General Manager   
Subject: F-1 Pier Substructure Inspection

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*Hafa Adai!* We first documented the dire need to rehabilitate and repair the F1 fuel pier and other revenue generating wharves as early in 2018, during the transition period of Governor Lou Leon Guerrero and Lt. Governor Joshua Tenorio, and we have since been working diligently to find the ways and means to address this situation. We first had to seek a legislative amendment to the revenue bond statute to include the F1 fuel pier in the list of approved projects. Moreover, we have been engaging with our Owner Agent Engineer (OAE), WSP, to conduct an overall facility condition assessment for the F1 fuel pier, as well as the Port's other wharves.

WSP's preliminary assessment found that advanced deterioration and breakage of the certain mooring dolphins have significantly affected the load-carrying capacity of the primary structural elements. We have asked WSP to conduct a berthing and mooring analysis to determine if the dolphins are loaded beyond their capacity for a typical berthing and mooring operations. Once we receive, we will meet with Tristar on the recommendations to safely berth and moor tankers and other vessels bunkering at F1 pier. In the meantime, we need to seriously move forward in either repairing or replacing these dolphins.

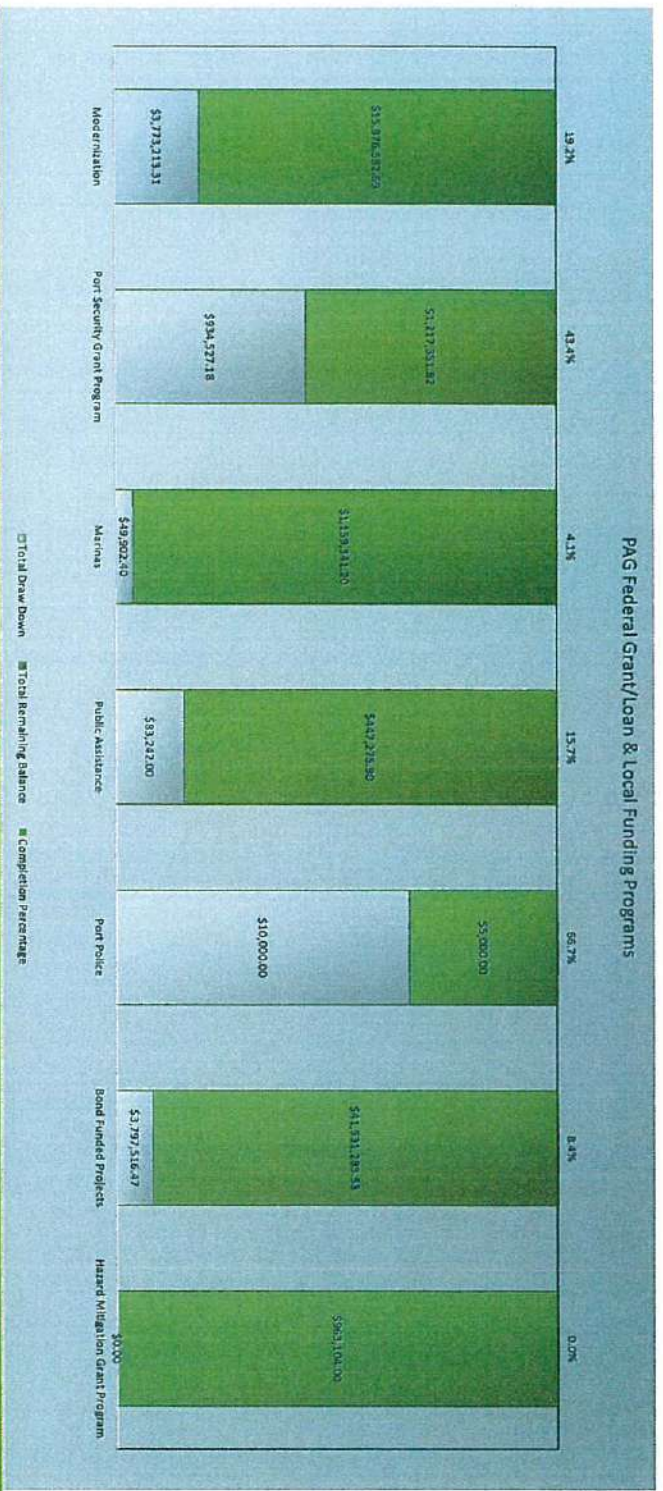
On April 6, 2021, the Port entered into an agreement with Tristar Terminals Guam, Inc. for the management and operation of F-1 Fuel pier. In this agreement, there is a provision which allows Tristar to present to the Port requests for the need to renovate, replace or add to the existing capital improvements at the pier.

In our discussions with Tristar and based on this Management Agreement, we requested them, subject to Board approval, to conduct a more detailed inspection of the structure in order to develop repair options, quantify the repairs, carry out design, prepare tender document for a selected option and to carry out the repair works.

On August 27, 2021, Tristar presented us with a proposal from AMOrient, their contractor, to conduct a substructure inspection of the F1 fuel pier. The scope of work for this undertaking includes underwater and below deck inspection which will assist in providing recommendations for rehabilitation, repair or replacement of the damaged substructure elements. The proposal to conduct such services is Three Hundred Seventy-Five Thousand Dollars (\$375,000.00).

Again, due to the dire need to ensure the continuity of operations, we are respectfully requesting you to authorize me to accept such proposal, therein appropriating Three Hundred Seventy-Five Thousand Dollars (\$375,000.00) from available FY2021 CIP budget allocations. This plan will allow us to make an informed decision on which dolphins need to be replaced or repaired. Following this plan, we will surely be in a better position to compete for federal funds in order to carry out our mitigation efforts to keeping the F1 fuel pier solvent. *Si Yu'os Ma'ase.*

FY 2021 Port Modernization Plan  
Grant/Bond Strategy - Monthly Update  
As of September 17, 2021



Grant Program	Total Award Amount	Total Draw Down	Total Remaining Balance	Completion Percentage	PROCURMENT IHB/RFP/PO Number	Status
DTMA91G1600007 - Rehabilitation of "H" Wharf	\$19,649,796.00	\$3,773,218.31	\$15,876,582.69			Bid Opening was held on September 13, 2021. To our dismay, no proposals were submitted. PAG will Rebid, ASAP. Anticipated Completion Date: 08/2023
GR882-18-01 - Owner's Agent Engineer Support Services	\$900,000.00	\$899,933.63	\$66.37			Pending grant close out.
GR882-19-04 - 2020 Master Plan Update	\$1,600,000.00	\$701,759.13	\$898,240.87			WSP conducted site visits/meetings on Guam from August 2-5, 2021. The 2020 Master Plan update continues to progress through the collaboration between Management, Port Division Heads, and the Port's OAE on the following initiatives: 1) Completion of the draft Customs Inspection Facility Feasibility Study, 2) RSM Study - goal is information integration between and amongst carriers, the PUGG, Customs, and the PAG, 3) Tariff Simplification - streamlining and refining PAG rates and services, 4) STS Crane Procurement Support, 5) PAG/GPA collaboration on proposed Liquefied Natural Gas (LNG) capability at the Port, 6) Crane Demolition - removing of Ganties 2 and 3, Mobile Harbor Crane and Rubber Tyred Gantry (RTG) cranes, and 7) Solar Power Feasibility Study - PAG effort to utilize solar energy to reduce PAG dependence on GPA island power.
GR882-20-06 - OAE Supplemental Support Services	\$1,500,000.00	\$0.00	\$1,500,000.00			PAG's Official Letter of Acceptance to sole offeror has been sent and acknowledged. Contract pending PLC approval, which will be heard at their September 30, 2021 meeting.

**FY 2021 Port Modernization Plan  
Grant/Bond Strategy - Monthly Update  
As of September 17, 2021**

Grant Program	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT (FB/FFP/PO Number)	Status
Port Enterprise Fund - Port of Guam Construction Deficiencies and Equipment Purchases	\$2,844,590.00	\$2,171,530.55	\$673,059.45	Project 1 - PO No. 1557-OF for \$139,449.00 awarded to American Builder LLC Project 2 - PO No. 15589-OF for \$82,940.00 awarded to Highway Safety Services LLC Project 3 - PO No. 15449-OF for \$10,311 awarded to AB Mer Construction Project 4 - PO No. 15213-OS for \$1,639,976 awarded to Morrico Equipment LLC Project 5 - PO No. 16866-OF for \$195,844.55 awarded to ProPacific Builder Corp. Change Order No. 1 PO No. 17034-OF for \$25,000.00 Change Order No. 2 PO No. 17157-OF for \$79,000.00 Total Project 5 - \$298,844.55	Project 5 - Repair Remaining CMU Wall (Exterior and Interior) - Draw down for the total project amount was completed on September 9, 2021. All activity on this project has been completed. Project 6 - Acquisition of Additional Digital Cameras - A Notice of Intent to Award was issued to California Pacific Technical Services (CalPac), the sole offeror, on August 2, 2021. The contract approved by the PAG Board of Directors on August 25, 2021 and is now pending review and approval by the PUC on September 30, 2021. Project 7 - Upgrade Port's KAVITECH Access Control and Web-Ready Security Management System - See Project 6.
07-79-07614 - F1 Pier to Golf Pier Fuel Connectivity Project	\$2,413,091.00	\$0.00	\$2,413,091.00	Project 6 & 7 - (FB)-PAG-003-21	On July 14, 2021, EDA stated that a "Welcome Package" is being prepared for the PAG. This package will contain grant information. Once this is delivered, EDA will meet with the PAG to discuss the next steps. Status Quo. OIA submitted a draft MOA to the SHPO to formally establish the requirement of HABS Level 1 documentation for as part of the NEPA process. The document is now pending review and signature from both parties. Once this is complete, an NTP will be sent by the OIA to the PAG to begin grant activities.
D20AP00136 - Phase 1: Port Authority of Guam - Welding Shop	\$240,325.00	\$0.00	\$240,325.00		USACE did not respond to the PAG's initial inquiry to USACE on the NEPA process. A follow up was sent on September 16, 2021 and is pending response from USACE.
D21AP10142 - Phase 2: Port Authority of Guam - Welding Shop	\$151,850.00	\$0.00	\$151,850.00		
<b>Marinas</b>	<b>\$1,209,243.60</b>	<b>\$49,902.40</b>	<b>\$1,159,341.20</b>		
F14AP00191 - Harbor of Refuge Repairs - 1. Repair Plan of Mooring System and Anchor Block - 2. Wastewater Ejector Pump Station and Storage Facility	\$56,484.50	\$14,755.40	\$41,729.20		Draft FB Packet under review by Procurement and Legal Counsel. To follow issuance of FB, tentatively slated on October 2021. The MOU allows for significant improvements to the HOR in installing a pump station, wastewater ejector pump and mooring blocks. The Guam DoAG grant award is in the amount of \$776,684.50; FWS Share - \$621,347.60 (75% Cost Share), PAG Share - \$155,336.90 (25% Cost Share).
F16AP00261 - Harbor of Refuge Moorage Repairs	\$200,000.00	\$11,895.00	\$188,105.00		See above line item.
F17AP00486 - Harbor of Refuge Moorage Repairs	\$200,000.00	\$13,194.00	\$186,806.00		See above line item.
F19AP00334 - Harbor of Refuge Moorage Repairs	\$200,000.00	\$10,048.00	\$189,952.00		The MOU was conducted by the Honorable Governor of Guam on September 6, 2021. Conditional Notice to Proceed approved by U.S. FWS and DOAG on September 16, 2021.
F19AP01199 - Guam Fisheries Development: Construction of Agat Marina's Dock B	\$512,759.00	\$0.00	\$512,759.00		Next Steps: 1) Planning and Engineering will submit procurement documents in preparatory for the procurement meeting. 2) Procurement Planning Meeting with stakeholders. 3) Issuance of FB.
F19AP01210 - Repair of Agat Marina's Boat Ramp Bumpers	\$40,000.00	\$0.00	\$40,000.00		See above line item.



**FY 2021 Port Modernization Plan  
Grant/Bond Strategy - Monthly Update  
As of September 17, 2021**

Grant Program	Total Award Amount	Total Draw Down	Remaining Balance	PROCURMENT F/B/ RFP/ PO Number	Status
<b>Port Security Grant Program</b>	<b>\$2,151,879.00</b>	<b>\$934,527.18</b>	<b>\$1,217,351.82</b>		
EMW-2016-PU-00523-501 - Acquisition & Installation of Additional Cameras at Strategic Port Facilities	\$130,983.00	\$0.00	\$130,983.00	PO No. 17108-05 - G45 Security Systems Inc.	Project completed on May 21, 2021. Payment made to G45 for \$311,800.00. PAG expenses totaling \$9,984.45 included in total project cost. Programmatic close out report was submitted on August 27, 2021.
EMW-2016-PU-00523-501 - Upgrade & Refurbishment of Existing Damaged Security Light Poles at Strategic Port Locations	\$356,412.00	\$356,412.00	\$0.00	Year 1 - PO No. 16208-05 for \$75,207.00 Pacific Unlimited Inc. Year 2 - PO No. 16988-05 for \$75,207.00 Pacific Unlimited Inc.	Project completed. Project ongoing. Second year option exercised.
EMW-2017-PU-00177-501 - Refurbishment and Hardening of Load Center Buildings Housing Prime Power Generators	\$384,469.00	\$306,948.80	\$77,520.20	PO No. 16150-0F for \$314,450.00 to Murphy Enterprises Inc.	Project completed on January 31, 2021.
EMW-2017-PU-00177-501 - US Coast Guard Multi-Agency National Association of State Boating Law Administrators (NASBLA) Training for Port Police	\$56,250.00	\$54,749.00	\$1,501.00		Project completed on August 2018. (Contract sold all its assets to TTE. TTE is now the service provider and support entity for the Port's IDEN Technology push to talk radios. Services ongoing.)
EMW-2018-PU-00441-501 - IDEN Technology Redundant Interoperable Communications System Monthly Service	\$94,544.00	\$67,274.71	\$27,269.29		
EMW-2018-PU-00441-501 - Maintenance and Sustainment Contract for FEMA-acquired AS&E ZBV Backcenter X-Ray Van	\$195,669.00	\$44,541.20	\$151,127.80	PO No. 16227-0F - American Science & Engineering '70, 724, 001.	Informing by Guam Customs that the MOA has been cleared by the AG's Office and Governor's Office. Document is now at DOA for review and registration.
EMW-2018-PU-00441-501 - Replacement CCTV System Existing Analog Cameras with Digital IP Cameras	\$160,867.00	\$23,881.37	\$136,985.63	IFB-PAG-003-21	PAG's Notice of Intent to Award to sole offeror was issued August 2, 2021. Contract is pending PUC approval, which will be heard during their September 30, 2021 meeting.
EMW-2019-PU-00295-501 - Acquisition & Installation of Prime Power Generator & Components for Load Center 3	\$226,484.00	\$0.00	\$226,484.00	PO No. 17097-05 - Caterpillar, Inc. \$208,607.00	Generator and Automatic Transfer Switch scheduled to arrive NIT Oct. 15, 2021. Procurement for Above-ground storage tank and installation services are ongoing.
EMW-2021-PU-00230-501 - Acquisition of Vessel Tracking/Radar Intrusion System	\$201,250.00	\$0.00	\$201,250.00		FEMA award documents received 8/25/2021. Required 25% local match - \$67,083.00
EMW-2021-PU-00230-501 - Acquisition of Transportation Worker Identification Credentialing (TWIC) System	\$165,001.00	\$0.00	\$165,001.00		FEMA award documents received 8/25/2021. Required 25% local match - \$55,000.31
Public Assistance	\$530,517.80	\$83,242.00	\$447,275.80		
4398DR - Typhoon Manghut #66352	\$530,517.80	\$83,242.00	\$447,275.80		Project is ongoing.
Port Police	\$15,000.00	\$10,000.00	\$5,000.00		The PAG sent four Port Police employees to the Child Passenger Safety Training (CPST) courses on August 30 to September 2, 2021 and September 20 - 23, 2021.
PT21-03-03PPD - Operation Adui He'ihao	\$15,000.00	\$10,000.00	\$5,000.00		
<b>Bond Funded Projects</b>	<b>\$45,328,800.00</b>	<b>\$3,797,516.47</b>	<b>\$41,531,283.53</b>		
New Administration Building	\$10,445,000.00	\$0.00	\$10,445,000.00		Three draft layout options for the Admin building has been completed by the PAG's O&E and is being reviewed by Management. No decision on which option has been selected as of this report. Status Quo.
Waterline Replacement and Relocation	\$6,000,000.00	\$277,801.71	\$5,722,198.29	RFP No. 2019-03 - A&E Design awarded to NC Mascario	Procurement packets are complete. Announcement is anticipated in one or two weeks. Anticipated Completion Date: 12/2022
ECMR Building Repairs and Upgrades	\$3,628,800.00	\$395,333.19	\$3,233,466.81	RFP No. 2019-03 - A&E Design awarded to NC Mascario	Procurement packets are complete. Announcement is anticipated in one or two weeks. Anticipated Completion Date: 12/2022
Warehouse 1 Repairs and Upgrades	\$2,000,000.00	\$395,333.19	\$1,604,666.81	RFP No. 2019-03 - A&E Design awarded to NC Mascario	Procurement packets are complete. Announcement is anticipated in one or two weeks. Anticipated Completion Date: 12/2022
Golf Pier Repairs and Improvements	\$2,000,000.00	\$354,876.53	\$1,645,123.47	RFP No. 2019-02 - A&E design for \$484,000 awarded to NC Mascario	Procurement packets are complete. Announcement is anticipated in one or two weeks. Anticipated Completion Date: 09/2022
Renovation of "H" Wharf (Port Share)	\$13,774,255.00	\$823,842.54	\$12,950,412.46	PO No. 16334-0F for Coral Relocation at \$482,700.00 to WSP awarded on February 18, 2020. PO No. 17043-0F for \$2,249,945.54 awarded to GHD Inc. for CMI Services. Change Order No. 1, PO No. 17159-0F for \$198,740.16	Bid Opening was held on September 13, 2021. To our dismay, no proposals were submitted. PAG will Rebid ASAP. Anticipated Completion Date: 08/2023

**FY 2021 Port Modernization Plan  
Grant/Bond Strategy - Monthly Update  
As of September 17, 2021**

Grant Program	Total		PROCUREMENT (R/RFP/PO Number)	Status
	Total Award Amount	Total Draw Down		
Other Priority Projects	\$4,980,745.00	\$0.00	\$4,980,745.00	
Other Priority Projects - Enterprise Financial Management System				
	\$2,500,000.00	\$1,550,329.31	\$949,670.69	
<b>Hazard Mitigation Grant Program</b>				
Fendering System Hardening Project	\$963,104.00	\$0.00	\$963,104.00	Grant application submitted. Pending review by Federal Agency. M&A costs listed at \$30,148,972.
Warehouse 1 Hardening Project	\$359,415.00	\$0.00	\$359,415.00	Grant application submitted. Pending review by Federal Agency. M&A costs listed at \$19,292,088.
<b>Grand Total</b>	<b>\$69,848,340.50</b>	<b>\$8,648,401.36</b>	<b>\$61,199,939.14</b>	

PORT AUTHORITY OF GUAM  
CONTRACT SUMMARY UPDATE

No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
<b>PROFESSIONAL SERVICES</b>									
1	AI - Guam WEBSZ	Web Development, Hosting, Support and Maintenance Svcs	IFB-002-20	IT	3 years w/2 1 yr options	04/01/2020 to 03/31/2023 w/ 2 1yr options	03/31/25	03/31/23	Fees based on rates
2	AM Insurance	Insurance Coverages	GSA/PAG-020-17	Finance	5 years	10/01/2017 to 09/30/2022	09/30/22	09/30/21	Premium based
3	AM Insurance	Workers Compensation Coverages	IFB-PAG-008-19	Finance/Safety	3-years	3/20/20 to 3/19/23	03/19/23	03/19/23	
4	Matson	PMC for Gantry Cranes	RFP-020-005	EQMR	5 years with options to 20 years				Ready for Sept. 2021 PUC hearing
5	Bank of Guam	Banking Services	RFP 020-004	Finance	5 years	5/14/21 to 5/13/26	05/14/26	05/14/26	Board approved 4/29/21
6		Management and Operations of Golf Pier	RFP-PAG-021-002	Commercial	5 years				RFP substantial Date is 9/23/21
7	OMEGA Safety	OSHA Training & Certification Services for Maritime Terminal Operations	RFP-017-003	Human Resources	3Yr w/ 2- 1Yr options NTE 5 years	8/13/2018 to 8/13/2021	08/13/23	08/13/22	Omega sign renewal option for an add'l yr.
8	Pacific Human Resources, Inc.	Drug Free Workplace Program	RFP-020-003	Human Resources	Initial 3yr Term with 2 add'l one year options, not to exceed 5 yrs	06/15/20 to 6/14/2023	06/15/25	06/15/23	
9	Milo Appraisals	Real Estate Appraisal Services	RFP-021--004	Commercial	3yrs w/ 2 option				Ready for Sept. 2021 Board Mtg.
10	TakeCare dba: FHP	Medical Examination Services	RFP-017-002	Human Resources	3 yr. w/ 2 options NTE 5 years	9/21/17 to 9/20/20	09/20/22	09/20/22	1 yr renewal option sent to TC, pending signature
11	Trident Cross LLC.	Underwater Assessment & Inspection Services	IFB/PAG-006-20	Harbor/Mstr	1 Year	08/20/20 to 08/19/21	08/19/21	IDIQ - Indefinite Quantity Bid	\$24,894.00
12	Tristar Terminal Guam	M & O of F-1 Fuel Pier Facility	RFP-019-004	Commercial	5 years	04/01/21 to 03/31/26	04/01/21	03/31/26	
13		Environmental Consulting Services- SWPP Compliance		Environmental					
14	Deloitte & Touche	Annual Independent Audit Services	RFP-018-003	Fiscal	FY18, FY19, FY20, w/ 1Yr Option	FY18, FY19, FY20, w/ 1yr Option	12/31/2022	12/31/2021	Final Contract year
15	WSP USA Inc.	OAE - Owner Agent Engineer	RFP-021-003	Planning	2 yr w/ 3 options NTE 5 yrs				Ready for Sept 2021 PUC hearing
16	N.C. Macario & Associates	A/E Design and Consulting Services Golf Pier	RFP 019-002	Engineering	1/6/2020 to 1/5/2023	3 years w/2 options	1/5/2025	1/5/2023	\$484K
17	N.C. Macario & Associates	A/E Design and Consulting Services EQMR, Warehouse No.1, Waterline Relocation	RFP 019-003	Engineering	Notice to Proceed issued Feb. 17, 2020	3 years w/2 options			Final drawings and design plans submitted

PORT AUTHORITY OF GUAM  
CONTRACT SUMMARY UPDATE

No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
18	GHD	Construction Management Services	REP 020-002	Engineering	Initial 2 years with 3 add'l One year options not to exceed 5 YRS	3/15/21 to 3/14/23	3/15/2025	3/15/2023	Contract signed 3/15/2021
<b>CONSTRUCTION CONTRACTS</b>									
No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
1	Propacific Builders	Repairs Crack and Spalling at CFS Building	IFB -21-004	CIP	180 days from NTP				\$197,700.00
2	Propacific Builders	Repainting of the PAG North CMU Wall phase II Project and Various Port Buildings	IFB 020-002	CIP	Completed				\$195,844.55 COI for an additional \$25K
3	Guam Shipyard	Supply and install of Fendering system at F-3	IFB 021-001	CIP	243 calendar day from NTP				\$297K NTP was issued
4	Guam Shipyard	Design Demolition of 5 inoperable Port Cranes and One Barge at F-6	MS IFB 021-002	CIP/ECMR	100% Performance, Labor and material Bonding received, PO and NTP issued 9/10/21	410 calendar days			\$2,573,155.00
5	Pro Pacific Builders Corp.	Replacement of 125 each Reefer Receptacles	IFB -21-007	CIP	Bid opened 8/18/21, currently under review	Currently under Legal review.			\$643,065.00
6	Gal Pac	Installation of CCTV Surveillance sys and ACS control replacement	IFB 003-21	Planning/CIP	Ready for Sept 2021 PUC review and approval.				\$1.2 million

Port Authority of Guam  
Active Project Status  
Engineering Division

As of September 17, 2021

Fact Sheet No. 107

<b>Project:</b>	<b>A/E Services for Golf Pier Repair</b>
<b>Project No.:</b>	RFP-PAG-019-002
<b>Project Amount:</b>	\$484,017.13
<b>Amount Paid to date</b>	\$354,876.53 remaining balance of \$129,140.00 is to be paid as post design services.
<b>Funding Source:</b>	PAG Bonded Project
<b>Designer:</b>	N.C. Macario and Associates
<b>Construction Manager:</b>	TBD
<b>Notice to Proceed to Designer</b>	January 6, 2020
<b>Design Completion:</b>	Performed within 6 months (July 5, 2020)
<b>Work Status:</b>	Related documents such as Drawings, Specifications, Scope, Bid Schedule, Requisition Process, Determination of Need Letter were completed and were submitted to the Procurement as IFB Documentation.

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<b>Project</b>	<b>Golf Pier Repair and Improvements (Construction Phase)</b>
<b>Project No.:</b>	IFB (TBD)
<b>Project Amount:</b>	TBD
<b>Amount Paid to date:</b>	N/A
<b>Funding Source:</b>	PAG Bonded Project
<b>Contractor:</b>	TBD.
<b>Designer:</b>	N.C. Macario and Associates
<b>Construction Manager:</b>	TBD
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TDB.
<b>Work Status:</b>	Procurement conducted a planning meeting with PAG Engineering, PAG Legal and Facility Maintenance that was held on June 4, 2021. Procurement to respond and submit Forms 12 and 14 for legal review prior to the preparation of the bid advertisement. On March 31, 2021, Bid documents including Drawings, Specifications, Editable Electronic Files, Scope of Work in PDF Format and the Determination of Need Letter were submitted to PAG Procurement. Project Requisition was re-entered into the new E1 JD Edwards System. On August 16, 2021, Procurement and Legal Divisions requested that the Specification be revised to resemble PAG's Standard requirements. The task was accomplished on September 2, 2021 and was submitted to Procurement for processing.

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<b>Project:</b>	<b>A/E Services EQMR, WH I, Bldgs. &amp; Relocation of PAG WaterLine (Design Phase)</b>
<b>Project No.:</b>	RFP-PAG-019-003
<b>Project Design Fees:</b>	\$1,406,427.48
<b>Amount Paid to date:</b>	\$1,187,186.76. Remaining Balance of \$219,240.72 is to be paid as post design services for all three design projects.
<b>Funding Source:</b>	PAG Bonded Projects
<b>Designer:</b>	N.C. Macario and Associates
<b>Construction Manager:</b>	TBD
<b>Notice to Proceed to Designer:</b>	February 17, 2020
<b>Project Completion:</b>	8 months (October 16, 2020 was the initial deadline. However, due to COVID, POP was extended to December 4, 2020) Project design was completed by December 4, 2020.
<b>Work Status:</b>	drawings, bid documents including drawings, specifications, summary scope of work, determination of need and the bid schedule, and cost estimate were submitted to the Procurement Division.

<b>Project</b>	<b>Warehouse I Building Upgrades (Construction Phase)</b>
<b>Project No.:</b>	IFB (TBD)
<b>Project Amount:</b>	TBD
<b>Amount Paid to date:</b>	N/A
<b>Funding Source:</b>	PAG Bonded Project
<b>Contractor:</b>	TBD.
<b>Designer:</b>	N.C. Macario and Associates
<b>Construction Manager:</b>	TBD
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TDB.
<b>Work Status:</b>	Bid Documents including Drawings, Specifications, Editable Electronic Files, Scope of Work in PDF Format and the Determination of Need Letter were submitted to PAG Procurement Division for IFB documentation. Project Requisition was re-entered into the new E1 JD Edwards System. On August 16, 2021, Procurement and Legal Divisions requested that the Specification be revised to resemble PAG's Standard requirements. The task was accomplished on September 2, 2021 and was submitted to Procurement for processing.

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<b>Project</b>	<b>EQMR Building Upgrades (Construction Phase)</b>
<b>Project No.:</b>	IFB (TBD)
<b>Project Amount:</b>	TBD
<b>Amount Paid to date:</b>	N/A
<b>Funding Source:</b>	PAG Bonded Project
<b>Contractor:</b>	TBD.
<b>Designer:</b>	N.C. Macario and Associates
<b>Construction Manager:</b>	TBD
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TBD
<b>Work Status:</b>	Bid Documents including Drawings, Specifications, Editable Electronic Files, Scope of Work in PDF Format and the Determination of Need Letter were submitted to PAG Procurement Division for IFB documentation. Project Requisition was re-entered into the new E1 JD Edwards System. On August 16, 2021, Procurement and Legal Divisions requested that the Specification be revised to resemble PAG's Standard requirements. The task was accomplished on September 2, 2021 and was submitted to Procurement for processing.

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<b>Project</b>	<b>PAG Waterline Replacements (Construction Phase)</b>
<b>Project No.:</b>	IFB (TBD)
<b>Project Amount:</b>	TBD
<b>Amount Paid to date:</b>	N/A
<b>Funding Source:</b>	PAG Bonded Project
<b>Contractor:</b>	TBD.
<b>Designer:</b>	N.C. Macario and Associates
<b>Construction Manager:</b>	TBD
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TBD
<b>Work Status:</b>	Procurement conducted a planning meeting with PAG Engineering, PAG Legal and Facility Maintenance that was held on June 4, 2021. Procurement to respond and submit Form 12 and 14 for the preparation to have a bid advertisement packet. Bid Documents to include Drawings, Specifications, Bid Schedule, editable electronic files, PDF formatted files and the Determination of Need Letter were submitted to PAG Procurement Division

on Feb.12, 2021 for IFB documentation. Project Requisition was re-entered into the new E1 JD Edwards System. On August 16, 2021, Procurement and Legal Divisions requested that the Specification be revised to resemble PAG's Standard requirements. The task was accomplished on September 2, 2021 and was submitted to Procurement for processing.

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<b>Project:</b>	<b>New Administration Building</b>
<b>Project No.:</b>	TBD
<b>Project Amount:</b>	TBD
<b>Funding Source:</b>	PAG Bonded Project-Pending
<b>Contractor:</b>	TBD
<b>Construction Manager:</b>	TBD
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TBD
<b>Work Status:</b>	Pending funding source

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<b>Project:</b>	<b>Supply and Installation of New 24 Ea. Cylindrical Fendering System at F-3 and 10 Ea. New Rubber Leg Arch Fender at Wharf F-4 thru F-6</b>
<b>Project No.:</b>	IFB. -PAG-CIP – 021-001
<b>Project Amount:</b>	\$298,259.00
<b>Funding Source:</b>	FEMA and PAG
<b>Contractor:</b>	Guam Ship Yard (Guam Industrial Services Inc.)
<b>Construction Manager:</b>	PAG Engineering/CIP Division
<b>Notice to Proceed:</b>	June 10, 2021
<b>Project Completion:</b>	February 10, 2022
<b>Work Status:</b>	PAG Engineering conducted a Pre-construction meeting with Guam Shipyard and Port's various Divisions on June 4, 2021. Discussed during this meeting, were the required documentations to include General Liability Insurance, work plan, phasing plan, staging area and safety plan. Official Notice to Proceed was issued to Guam Ship Yard to commence work on June 10, 2021. As of July 21, 2021, PAG Management authorized Engineering to engage with the contractor GSP. On July 22, 2021, Pag Engineering Met with GSY regarding their missing project documentation and requesting full submittal to Engineering in a timely manner. To further accommodate GSY, PAG Engineering conducted additional site visit for the contractor. On August 16,2021, PAG Planning, Engineering Division conducted a coordination meeting with Guam Shipyard to discuss material submittals. As of September 16, 2021, GSY awaits ETA of the Fendering systems.

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<b>Project:</b>	<b>Harbor of Refuge Pump Station and Installation of Wastewater Ejector Pump</b>
<b>Project No.:</b>	TBD
<b>Project Amount:</b>	TBD
<b>Funding Source:</b>	Dept. of Agriculture Fish and Wildlife Boating Infrastructure Grant
<b>Contractor:</b>	TBD
<b>Construction Manager:</b>	PAG Engineering/CIP Division
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TBD
<b>Work Status:</b>	N.C. Macario (the Designer of the Record) submitted the updated recertified bid drawings, specifications and supplemental submittals for invitation to bid (IFB) packet. The packet will be submitted to the PAG Planning and Procurement Divisions today. As of August 20, 2021, Planning Division is to submit the bid package to the Procurement Division for an IFB. Advertisement.

<b>Project:</b>	<b>Harbor of Refuge Installation of Mooring Blocks</b>
<b>Project No.:</b>	TBD
<b>Project Amount:</b>	TBD
<b>Funding Source:</b>	Dept. of Agriculture Fish and Wildlife Boating Infrastructure Grant
<b>Contractor:</b>	TBD
<b>Construction Manager:</b>	PAG Engineering/CIP Division
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TBD
<b>Work Status:</b>	PAG Planning and Engineering are currently working with the AM.Orient (the Design Firm) to update the drawing's certification prior to submittal to Procurement for IFB advertisement. As of July 23, 2021, Planning and Engineering Division received from AM Orient (Designer of Record). As of August 20, 2021, Planning Division is to submit the bid package to the Procurement Division for an IFB. Advertisement.

<b>Project:</b>	<b>Rehabilitation of H-Wharf and Access Road (Construction Phase IFB)</b>
<b>Project No.:</b>	TBD
<b>Project Amount:</b>	TBD
<b>Funding Source:</b>	Tiger Grant and PAG Revenue Bond
<b>Contractor:</b>	TBD
<b>Construction Manager (CM):</b>	GHD Engineering
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TBD
<b>Work Status:</b>	On August 2, 2021, PAG Procurement, GHD (CM) with PAG Engineering participation conducted a Pre-Bid conference and subsequent site visit. September 13, 2021 bid opening dated produced no bids.

<b>Project:</b>	<b>Repair of Concrete Spalling in CFS Building</b>
<b>Project No.:</b>	IFB-PAG-CIP-021-004
<b>Project Amount:</b>	\$197,700
<b>Funding Source:</b>	PAG 2021 Budget
<b>Contractor:</b>	ProPacific Builders Corporation (PPBC)
<b>Construction Manager:</b>	PAG Engineering/CIP Division
<b>Notice to Proceed:</b>	July 14, 2021
<b>Project Completion:</b>	January 14, 2022
<b>Work Status:</b>	PAG Engineering re-entered requisition into the E1 JD Edwards system. PAG Procurement Division conducted the bid opening on May 25,2021. Pro-Pacific Builders Inc. submitted the lowest bid. On July 16, 2021, PPBC submitted General Liability Insurance, material submittal/specifications and the schedule of values among other needed documents were submitted to PAG Engineering for review, comments and approval were provided to PPBC on July 23,2021. As of August 20, 2021. On September 7, 2021 PPBC commenced its repair work. The work is currently progressing under PAG Engineering Construction Management.

<b>Project:</b>	<b>Supply and Install Automatic Turnstile Gate Entrance at the Port Police</b>
<b>Project No.:</b>	RFQ-PAG-021-008
<b>Project Amount:</b>	\$79,989.00
<b>Funding Source:</b>	PAG Internally Funded Projects 2021 Budget
<b>Contractor:</b>	Top Builders, LLC
<b>Construction Manager:</b>	PAG Engineering/CIP Division
<b>Notice to Proceed:</b>	May 10, 2021
<b>Project Completion:</b>	November 10, 2021 or (180 calendar days)



**Work Status:** Contractor, Top Builders is to provide material submittals for approval by the PAG Engineering. On May 21, 2021, Top Builders was issued TWIC Cards from TSA. PAG Engineering requested Top Builders via E-mail again to submit material submittal for the automated turnstile Gate on July 19, 2021. On August 11, 2021, PAG Engineering approved material submittal of the Turnstile stainless steel type 316. Material has been ordered. Top Builders is anticipating the material time of arrival to be on or about October 20, 2021. On September 15, 2021, Top builders submitted to the Engineering Division for review a shop drawing for temporary security fencing of the main employee entrance gate that was presented to Port Police for approval.

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**Project:** Installation of Dock "B" Agat Marina and Maintenance of Public Boat Ramps

**Project No.:** TBD

**Project Amount:** TBD

**Funding Source:** Dept. of Interior, Dept. of Agri. Fish and Wildlife, DOA/WR and PAG 2021 Budget Share

**Contractor:** TBD

**Construction Manager:** PAG Engineering/CIP Division

**Notice to Proceed:** TBD

**Project Completion:** TBD

**Work Status:** PAG Engineering submitted the design-build scope of work to Planning Division to pursue an IFB with the Procurement Division's assistance.

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**Project:** Spot Corrosion Removal/Paint Repair of Mobile Pipelines

**Project No.:** RFQ-PAG-021-009-CIP

**Project Amount:** \$46,800.00

**Funding Source:** PAG

**Contractor:** RDE Construction

**Construction Manager:** PAG Engineering.

**Notice to Proceed:** July 2, 2021

**Project Completion:** October 2, 2021

**Work Status:** As of June 15, 2021, project requisition was re-entered from AS 400 to E1 JD Edwards in the amount of \$46,800 for the Procurement Division to issue a purchase Order. On June 30, 2021, PAG Engineering and RDE construction conducted a pre-construction meeting regarding the project. On July 2, 2021, PAG Engineering issued the Official Notice to Proceed to the contractor. On July 16, 2021, PAG Engineering and RDE construction attended a Safety briefing at Mobil for the mobilization scheduled on July 19, 2021. The project is approximately 50% completed. RDE is to resume their work upon receiving connectors by September 1<sup>st</sup>, 2021. On September 9, 2021, PAG Engineering conducted an inspection of the newly installed SSTL bolt and nuts from Y-Junction area thru the main entrance gate of the golf pier. All newly installed bolts, nuts and flanges are painted as per scope of work. PAG Engineering Mobil Oil Guam and RDE performed the pre-final inspection for impending project closure.

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**Project:** Installation of Canopy Fronting Building Maintenance Bay

**Project No.:** IFB No. PAG-CIP-021-008

**Project Amount:** \$92,000.00

**Funding Source:** PAG Budget 2021

**Contractor:** Pro Pacific Builders

**Construction Manager:** PAG Engineering.

**Notice to Proceed:** TBD

**Project Completion:** TBD

**Work Status:** Procurement Division prepared a Design-Build IFB packet for advertisement. Entered into the AS400 on April 15, 2021. Scope of Work, Conceptual Drawings, Determination of need, Bid Schedule, Photos, and Vicinity/location Maps were submitted to the Procurement Division on April 20, 2021 for initiating the IFB Advertisement. Project was advertised and pre-bid conference was conducted on July 14, 2021. PAG Engineering Division provided PPBC review comments for the design submitted on September 8, 2021.

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**Project:** **Design Demolition & Removal of 5 Port's inoperable Cranes**  
**Project No.:** IFB-PAG-CIP-021-002  
**Project Amount:** \$2,573,155  
**Funding Source:** PAG  
**Contractor:** Guam ShipYard(GSY)  
**Construction Manager (CM):** PAG  
**Notice to Proceed:** September 13, 2021  
**Project Completion:** TBD  
**Work Status:** On September 7, 2021 PAG Procurement issued a Purchase order to GSY. GSY is to submit a comprehensive project schedule, project plan, and design for PAG review and approval prior to obtaining all local and federal permits.

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**Project:** **Replacement of 125 Each Reefer Outlets Receptacles**  
**Project No.:** IFB No. PAG-CIP-021-007  
**Project Amount:** \$350,000  
**Funding Source:** PAG Budget 2021  
**Contractor:** PRO PACIFIC Builders  
**Construction Manager:** PAG Engineering  
**Notice to Proceed:** TBD  
**Project Completion:** TBD  
**Work Status:** On July 20, 2021, PAG Procurement, Engineering and Facility Maint. Div. conducted a Pre bid conference of the project. Conducted a site visit on July 23, 2021. PAG Engineering and Facility Maint. Division responded to contractors request for information on July 29, 2021. On August 18, 2021 PAG Procurement and Engineering Division conducted a Bid opening of the project. Only one contractor namely Pro Pacific Builders (PPBC) submitted a bid in the amount of \$643,065. Procurement is to review the bid documents and refer to PAG Legal Counsel for an opinion.

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**Project:** **Emergency Demolition of an Interior Double CMU Partition Walls/Columns along Gridline #7 between Bays 6 and 7 of Warehouse 1**  
**Project No.:** Req. No. 19676 OR  
**Project Amount:** \$38,990.00 + \$80,000.00 Change Order No.1  
**Funding Source:** PAG 2021 Budget  
**Contractor:** Valcon Guam LLC  
**Construction Manager:** PAG Engineering/CIP Division  
**Notice to Proceed:** July 15, 2021  
**Project Completion:** Extended to October 08, 2021  
**Work Status:** On July 15, 2021, Contractor mobilized and fabricated of a Wooden Barrier Wall, while disconnecting all electrical conduits attached to the walls using uni-struts before demolition. On July 30, 2021, Procurement issued the change order no.1 for replacement of 3 damaged columns and repair of wall spalling in the amount of \$80,000 to Valcon Guam LLC. As of September 16, 2021, Valcon is scheduled to pour concrete on Saturday, September 18, 2021.

<b>Project:</b>	<b>Repair of Trench and Asphalt Pavement in Wharf F-6 Sta. 21+00</b>
<b>Project No.:</b>	TBD
<b>Project Amount:</b>	\$43,699.06
<b>Funding Source:</b>	PAG
<b>Contractor:</b>	Top Builders
<b>Construction Manager:</b>	PAG Engineering
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TBD
<b>Work Status:</b>	On August 18, 2021, Project was entered into JD E1 System for Procurement to prepare for a Request for Quotation. On September 8, 2021, PAG Procurement issued a Purchase Order to Top Builders LLC. PAG Engineering conducted a Pre-Construction meeting on Sept. 16, 2021 and issued an Official Notice to Proceed Commencing on September 20, 2021.

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<b>Project:</b>	<b>Remove/Replace 3 Each Metal Gate Booths with Reinforced Concrete Structures</b>
<b>Project No.:</b>	TBD
<b>Project Amount:</b>	TBD
<b>Funding Source:</b>	PAG CIP
<b>Contractor:</b>	TBD
<b>Construction Manager:</b>	PAG Engineering
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	TBD
<b>Work Status:</b>	On August 18, 2021, Project was entered to JD E1 system for approval and for Procurement to prepare bid packet for Invitation for bid. On September 10, 2021, PAG Procurement conducted a Pre Bid Conference and followed by a site visit. PAG Engineering responded to contractor's RFI on September 16, 2021.

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<b>Project:</b>	<b>Installation of the 569 KVA Generator, ATS and Fuel Storage Tank at LC-3</b>
<b>Project No.:</b>	TBD
<b>Project Amount:</b>	TBD
<b>Funding Source:</b>	2019 FEMA Port Security Grant Program
<b>Contractor:</b>	TBD
<b>Construction Manager:</b>	PAG Engineering
<b>Notice to Proceed:</b>	TBD
<b>Project Completion:</b>	April 30, 2022
<b>Work Status:</b>	On August 18, 2021, Project was entered to JD E1 system for approval and for Procurement in order to prepare a request for quotation/advertisement. Engineering submitted a draft scope of work to all Stakeholders involved in this project. As per the Planning Division ETA for the Generator and ATS is proposed to be on the third week of October.

Port Authority of Guam  
Operations Division Report  
August 2021

I. **OVERVIEW**

Vessel Calls	16
Cans Handled	7,196
Special Service(s)	78

a. **Productivity**

Vessel Op	Avg NMPH	TOP GANG	M/Hr
Matson			
Domestics	24.7	6	27.3
Feeder	0.0	0	0.0
MSA			
Barges	22.8	1	23.1
Kyowa, Candor	20.1	5	20.8
Ambyth			
Mariana/Triton	8.0	1	8.0
MELL			
Kotas	20.9	3	24.5
APL			
Herodote/Saipan	23.7	6	30.6

b. **Equipment Status**

As of : 08/31/2021	ON			
	HAND	UP	RM	Repair
GANTRYs	3	3		
TOP LIFTERS	9	6		3
20T FORKLIFT	2	1		1
10T FORKLIFT	4	2		2
5T FORKLIFT	8	6		2
TRACTORS	23	16		7

II. **YEAR TO DATE**

a. Vessels\_YTD                      209

b. Can\_Cnt YTD

August	FY20		FY21		Variance	
	I	E	I	E	I	E
Local	30608	30061	31908	31349	4%	4%
TS	5758	5916	5480	5625	-5%	-5%
TSMT	2457	2347	2465	2411	0%	3%
TTL	38823	38324	39853	39385	3%	3%

**FY-21 WORK INJURY REPORT**  
 (01/01/21 to 12/31/21)

<u>Divisions</u>	<u>*Lost-time</u>	<u>**Recordable</u>	<u>*** Refused Treatment</u>
Stevedoring	2	0	2
Transportation	0	0	2
Terminal	0	0	0
EQMR	1	0	0
Port Police	<u>0</u>	<u>0</u>	<u>2</u>
<b>Total</b>	<b>3</b>	<b>0</b>	<b>6</b>

Work Injury Summary for this reporting period: 9/15/2021

Total Injuries for FY-21 to date: 9–Injury

3-- Lost-time

0– Recordable

6– Refused Medical Attention

Last disabling work injury was on: 08/26/20

Number of days since last disabling work injury: 20-days

**Note: PAG best record was 222 days or 7 months w/o a disabling work injury**

\***Lost-time** = If an employee was injured on the job and medical doctor sent him/her home, his/her injury is considered a lost-time.

\*\***Recordable** = If an employee was injured on the job and medical doctor treated him/her and released him/her back to work on the same day (Recordable because of medical charges).

\*\*\***Refused Medical Attention:** Filed WC Forms 201 & 202 for record purposes only.