



**PORT OF GUAM**  
ATURIDAT I PUETTON GUAHAN  
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Eddie Baza Calvo  
Governor of Guam  
Ray Tenorio  
Lieutenant Governor

**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
Jose D. Leon Guerrero Port Authority of Guam  
**Thursday, October 31, 2013**  
**8:30am**

**AGENDA**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
  - a. September 26, 2013 – Regular Board Meeting
- III. PUBLIC COMMENT:
  - a. Public Comments
  - b. Employee Comments
  - c. PAGGMA Association
- IV. GENERAL MANAGERS REPORT
- V. OLD BUSINESS
  - a. Cementon Micronesia
  - b. GEDA Loan Status
  - c. Port Modernization Program – Implementation Plan
    1. Master Plan Update
  - d. Workers Compensation Insurance
    1. Legislation
  - e. Port Compensation Structure Consultant Services
  - f. Recruitment of Positions
  - g. Budget Adjustment Request
  - h. Procurement Updates
  - i. PUC Reports
  - j. Capital Improvement – Administration Tiling Project
- VI. NEW BUSINESS
  1. Board Resolution Nos. 2013-09 thru 2013-14 – Retirement
  2. Board Resolution No. 2013-15 – Interest Bearing Account
  3. Property Leasing & Development
    - a. Facility User Fees
    - b. JanZ's Proposal
    - c. Agat Marina – Dock D
  4. Gantry 3 Maintenance Contract
  5. Travel Authorization:
    - a. FEMA Grants Management Workshop, December 17-19, 2013, Emmitsburg, MD
- VII. EXECUTIVE SESSION
  - a. Open Legal Issues
  - b. Personnel Matters
- VIII. ADJOURNMENT



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**MINUTES OF THE  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
September 26, 2013 and October 11, 2013**

**I. CALL TO ORDER**

There being a quorum, the regular meeting of the Board of Directors was called to order at 12:10 p.m., Thursday, September 26, 2013. Present at the meeting were:

Daniel Tydingco, Chairman  
Christine Baleto, Vice Chairperson  
Shelly Gibson, Board Secretary  
Michael Benito, Member  
Joanne M.S. Brown, General Manager  
Felix R. Pangelinan, Interim Deputy General Manager  
Maria D.R. Taitano, Deputy General Manager (Admin/Finance)  
Atty. Mike Phillips, Legal Counsel

Also present were Phillips & Bordallo law office-John Bell; Cementon Micronesia-Tricee Limtiaco, Jerry Tang, Esther Rebadulla; Office of Senator Tom Ada-William Brennan; Port Risk Manager-Michael Moody; AM Insurance-Ann Marie Muna, Alan Rixon; Marianas Variety-Aldwin Fajardo and Port Management staff.

**II. APPROVAL OF MINUTES**

a. **August 22, 2013:** Before the approval of minutes, relative to item f.1. Alan Searle Contract under old business, page 6, third paragraph, the Vice Chairperson commented that because the contract had expired, an amendment cannot be made and that payments have been approved for November 2012 and December 2012. As such, the minutes should reflect that: "Management was directed to certify and validate that the work product was performed for the period of November 2012 and December 2012".

On page 8, third paragraph, under item Capital Improvement-Facilities Upgrade, Mr. Benito commented that aside from the funds being redirected from the travel budget account, he did not recall that funds were also to be reprogrammed from GDP marina maintenance budget account as well to subsidize the removal of asbestos tiles Administration Building project. Mrs. Maria D.R. Taitano, Deputy General Manager (Admin/Finance) replied that the funding source to support the retiling project are anticipated lapse funds. She mentioned that as the GDP marina is currently undergoing renovation and site improvement, there were also funds set aside specific to the maintenance aspect part of that budget item which will not be used.

On page 9, third paragraph, under item b. Budget Request for Port Week 2013, the Vice Chairperson commented that the funds appropriated to PAGGMA Association for Port Week activities should be open to the public. The Chairman mentioned that the minutes already reflect that concern.

With no further corrections made, the Vice Chairperson made motion to approve the minutes of August 22, 2013 subject to correction. Motion was seconded by Mr. Benito and was unanimously approved. Corrections were made on the minutes accordingly.

### III. PUBLIC COMMENT

- a. **Public Comment:** None.
- b. **Employee Comment:** None.
- c. **PAGGMA Association:** Mr. Raymond B. Santos, Vice President of PAGGMA Association, extended an invite to the Board to the Port Week activities celebrating 38 years of port service. The Opening Ceremony will be held on October 21, 2013 and the Grand Finale on October 25, 2013. He thanked the Board of Directors for their contributions.

### IV. GENERAL MANAGERS REPORT

The General Manager's report was provided for Board's information. Following key items of the report are as follows:

1. **Port Security Grant Recipient:** The Port received approval notice on the Port Security Grant request in the amount of \$461,712.00. These funds will be used to repair the existing CMU wall and install chain link fence around the perimeter.
2. **Workers Compensation Insurance:** The General Services Agency (GSA) handling the workers compensation insurance procurement bid process for the Port, provided information on the bid offers. Out of three proposed bid submission, the Port notified GSA that it recommended the lowest bidder, namely Transpacific Insurance Brokers for the \$75K annual premium with a deductible of \$150K and a 6-monthly installment payment plan of \$12,500.00. There is a thirty day notification clause for termination of coverage.

Relative to amending the language on the workman's compensation, the General Manager said the Port sent a follow-up letter dated September 10, 2013 to the Port Oversight Chair. Unfortunately, the response was not favorable in spite of providing information that the workers compensation insurance will considerably increase cost without much benefit to the Port. Further into the response, the Port Oversight Chair did express concerns on the safety work environment and that the workers compensation insurance is a safety net that should be maintained to protect the health and welfare of the port employees. He did offer and was open to the Port seeking another senator to sponsor the bill. The General Manager said the Port sought the assistance of Senator Chris Duenas who is interested in introducing legislation for the Port. Dialogue on the proposed

language is currently taking place with his office specific to Section 10111(e), Chapter 10, 12 GCA from 'shall' to 'may' to allow the Port to self-insure workman's compensation.

The General Manager mentioned that the Port is currently contracted with Pacific Medical Clinic to perform physical examinations for employees as well as employee assessments for workers compensation. This process will be standardized to ensure legitimate claims are being brought forth to the Port. Should there be specialty needs beyond the clinic's capability, referrals for further treatment will be made by the clinic. She informed the Board that all employees currently on workers compensation will be re-evaluated.

3. U.S. Department of Commerce Economic Development Administration: A meeting was held on September 4, 2013 with representatives of U.S. Department of Commerce EDA, namely Gail Fujita and Project Manager Brian Alvis. The issue raised was EDA's concern about the lack of compliance on the part of the Maritime Administration (MARAD) in addressing quarterly reports related to a \$2M EDA grant contributed to the Port Enterprise Fund for Port facilities upgrade. The General Manager said later contact was made with MARAD representative, namely Brian Varney of this concern who then indicated that they did provide a response to the \$2M EDA grant. It was then relayed to both entities that this is a matter involving federal entities and not the Port. The General Manager also relayed the concern to MARAD that non-compliance could adversely impact the Port with the \$2M EDA grant as well as applying for any future federal grants with Department of Commerce and hoped that both entities resolve this matter amongst themselves. The Chairman mentioned that this matter was brought to his attention and it was suggested that courtesy calls or perhaps a meeting be made between the parties, particularly with the Port, Office of Economic Adjustment, Commerce, Department of Transportation, and MARAD. The General Manager hoped that this matter is resolved as it is not the Port's role to interject, however, agrees with any action to help facilitate this disagreement between the parties and avoid any adverse consequence to the Port or viewed negatively against the Port. She said if reports are not being provided as required by a federal entity is really out of Port control and jurisdiction.

4. Meeting with Matson on Crane Maintenance Transition and Gantry 3: A meeting was held on September 3, 2013 with Matson representatives, namely Bernie Valencia, General Manager and Lance Hagens, Manager of Facilities/Maintenance concerning the maintenance of gantry 3. In an agreement with Matson, the Port reviews the cost relative to parts and materials needed for maintenance of the crane, while Matson's involvement is performing outside labor. The Board approved about \$700K specifically for outside labor in the fiscal year 2013 budget. After having researched this matter, port middle management and Matson representatives were in dialogue on possible cost overruns on outside labor. Although Matson had originally requested a budget of \$1.2M for maintenance of gantry 3, the possible cost overrun was not readily facilitated to Port upper management earlier on; otherwise this matter would have been brought before the Board for further direction, but to be placed in a situation of cost overruns is not a desirable position for management to be in. The General Manager said she relayed to Matson that issues such as this requires consultation with top management level which is clearly defined in the agreement. She further relayed to Matson that if there is an issue on additional cost between them and their contractor, that a formal claim would need to be filed with the Port. Based on this, the General Manager informed the Board that outside labor on the maintenance of gantry 3 have been suspended.

5. Oversight Hearing: As the Board is aware, an Oversight Hearing for the Port was held on August 26, 2013 relating to Port legal counsel contract, procurement of the mobile container and vehicle screening system and emergency generators. She noted that the report should reflect the hearing date of "August 26, 2013" as oppose to "October 26, 2013." (Correction was made to the report.)

6. Status Meeting with Cementon: Numerous meetings continue to be held with representatives of Mobil, Cementon and the Port for purposes of facilitating the developments as it relates to the pipeline construction for Cementon's concrete facility. The General Manager said Cementon has signed the Construction and User Agreement without further changes to the documents that were received from Mobil which have been forwarded to Port legal counsel. It is anticipated that construction will proceed latter part of October 2013, weather permitting.

7. Responsible Boards and Commission Education Act (P.L. 32-031): The Port has addressed compliance with the Governor's Directive No. 2013-05 relative to the Educational Program and Public Law 32-031 relative to providing for educational programs for members of Boards and Commissions that involves procurement, ethics in government, freedom of information act request, open government law and Roberts rules of order. Management was advised to look into whether the Port's enabling legislation calls for a specific time in the holding of regular monthly meetings.

8. Interim Tariff Petition Notice to PAG Customers: The Port issued a notice to its customers and port users group regarding Port filing of an interim tariff petition to the Public Utilities Commission. The notice provides a breakdown of the tariff rate that combines 3.55% for inflationary cost and 2.1% for service life extension projects, the financial management system and purchase of a top lifter.

9. PUC Hearing ALJ Report on PAG Transshipment Analysis: The Public Utilities Commission held a meeting on September 24, 2013 to address Port Docket 12-02, Transshipment Analysis. The position of the Port, as recommended by its PB Consultants is to maintain the current transshipment charges at this time as the present transshipment-related tariff structure is sufficient to recover the cost of performing the transshipment services.

10. MOU with Revenue & Taxation: A meeting was held on September 17, 2013 with Director of Revenue and Taxation (DR&T) relative to the memorandum of understanding with respect to garnishment of tax refunds of individuals and companies that have a debt owed to the Port. DR&T made minor amendments to the MOU which is currently under review by the Port. The General Manager mentioned that DR&T did advise the Port of an existing priority list in the order of payments made from the tax refunds and if added, the Port will be at number five or six. There will also be a \$25.00 fee per transaction to be borne by the customer.

11. Visit by District Prevention Chief from U.S. Coast Guard: On August 28, 2013, the Port provided a briefing and port tour to U.S. Coast Guard District Prevention Chief Christopher Woodley. The briefing involved discussions on the reset to the port modernization plan as a result in the changes to the proposed military buildup as well as hotel wharf.

12. **Meeting with the Department of Interior Deputy Inspector General:** On September 11, 2013, Port management met with Department of Interior Deputy Inspector General Mary Kendall; Regional Manager for Audits, Inspections and Evaluations Charles Haman; Program Support Specialist VeraLynn Guerrero Sanchez and Governor's Washington Office Representative Jay Rojas. Discussions involved the status of port current projects as it relates to the military buildup; other capital improvement projects; decision making structure between the Port and the Maritime Administration involving the modernization projects; overview of cargo operations; grant funding, such as the Port Security Grant and the Transportation Investment Generating Economic Recovery (TIGER) Discretionary Grant program and hotel wharf.

## V. OLD BUSINESS

- a. **Cementon Micronesia:** (Item addressed under General Manager's report.)
- b. **GEDA Loan Status:** On September 18, 2013, Mrs. Taitano mentioned that a meeting was held with Bank of Guam representatives regarding clarification on the pledge of port revenues. During discussion, Bank of Guam indicated that it is not their intention to obtain full pledge of port revenues, but rather some form of pledge in the event of a default for security purposes. Management proposed the idea that the funding source for this purpose would be through the cargo revenue at .018% or 2%, and 65% of the Facilities Maintenance Fee fund which is an equivalent value of the service life extension wharf repair from the \$10M loan. Mrs. Taitano said management will forward the necessary documents to this effect to Bank of Guam for their consideration, thereafter, submitted to the Public Utilities Commission.
- c. **Port Modernization Program-Implementation Plan:** Demolition of warehouse II is slated latter part of this month. Other ongoing modernization projects are on track and going well, such as the renovation of CFS building. The Technical Development Team meeting is held regularly.
- d. **Workers Compensation Insurance:** (Item addressed under General Manager's report.)
- e. **Port Compensation Structure Consultant Services:** Mrs. Taitano said a teleconference was held with Mr. Alan Searle and as a result, Mr. Searle is to provide the Port with what has been completed and what remains pending.

### **RECESSED**

At this time, the members agreed to take a break. The meeting recessed at 11:55 a.m.

### **RECONVENED**

The members reconvened the meeting at 12:20 p.m.

## VI. NEW BUSINESS

a. **FY2014 Proposed Budget:** The Vice Chairperson said management had provided revisions to the proposed fiscal year 2014 budget as a result of a budget work session; however, a review of the revised budget has yet to be made. She requested time for review and authorize management in the interim to use the fiscal year 2013 budget through October 2013.

The Vice Chairperson made motion to authorize an interim budget through October 2013 to allow time to refine the 2014 budget for final approval by the next regular board meeting of October 2013.

At this time, discussions took place on a meeting schedule to address changes made on the 2014 fiscal year proposed budget as well as recessing this meeting to present such budget to the Board for action sooner than it's regularly held monthly meeting of October 2013.

The Vice Chairperson amended the motion to approve an interim budget effective October 1, 2013 for management utilizing fiscal year 2013 budget until such time the fiscal year 2014 is re-presented back to the Board for action. Motion was seconded by Mrs. Gibson and was unanimously approved.

- b. **2011/2012 Annual Report**
- c. **2012 Centric Report**

Items b and c under new business were entertained simultaneously. The Chairman asked that the village of Talofoto be corrected and that information on key management and Board of Directors be included in the report. Mrs. Gibson recalled that there may be more information that can be incorporated into the 2011/2012 Annual Report and will forward any additional information to management, if any. Mrs. Taitano suggested that perhaps the information can be incorporated in the 2013 Annual Report.

Mr. Benito made motion to approve the 2011/2012 Annual Report and 2012 Centric Report subject to correction, seconded by Mrs. Gibson. Motion was unanimously approved.

d. **Parsons Brinckerhoff Contract:** The General Manager mentioned that in prior meeting discussions on hotel wharf there is preliminary work that needs to be done. Management is looking to maximize the remainder of money available from OEA grant utilizing Port's consultant in looking at the possibility of addressing actual design work for hotel wharf. This is for purposes of ensuring the site is shovel ready in preparation for the 2014 TIGER grant application submission. Based on this, it is being requested to use the Facilities Maintenance Fund to address the design work to refurbish hotel wharf and allow the Port's consultant to facilitate this project. The amount of Port's share being requested is \$537K for fiscal year 2013.

The Vice Chairperson made motion to approve to designate \$537,000.00 from fiscal year 2013 budget using the Facilities Maintenance Fee fund as the funding source to move forward

with the design work of hotel wharf. Motion was seconded by Mrs. Gibson and was unanimously approved.

e. **Legislation:** The Chairman mentioned that this item relates to the workers compensation proposed legislation that management is seeking assistance from Senator Chris Duenas which has been earlier addressed in the General Manager's report.

f. **Personnel Evaluations and KPI's / KSA's:** The Chairman said that after having assessed the prior General Manager's evaluation form, he felt that the key performance indicators and knowledge, skills and abilities should be developed by the Port. He asked whether the measurable objectives on a quarterly or annual basis were looked into. Mrs. Gibson mentioned that was the next step into the compensation structure which has yet to be completed. Mrs. Taitano mentioned that she had the opportunity to meet with port managers and was advised that the forms being used for the performance evaluations of port employees is the existing government of Guam forms. She said the next step was to develop the key performance indicators. The Vice Chairperson wondered that upon enactment of the new compensation structure whether there was a requirement to adopt a new evaluation form.

As to the evaluation periods, the General Manager expressed concern that when management proceeds with this process there is a need to look into the proposed frequency in the performance evaluation process of employees. She said to require management or division heads to conduct quarterly evaluations will be challenging for those managers that have a substantial amount of employees because the time spent on constant completion of those forms, will affect managers time to perform their day-to-day operations. She felt that a sixth month or a year to conduct performance evaluations would be more reasonable and practical as this will ensure managers have time to perform their own daily operations. The Vice Chairperson asked that management look into what the law requires. The Chairman said in the meantime, he asked that the Human Resource division along with division heads develop key measures, objectives and goals that are expected to be fulfilled by every port employee over three months, six months or a year.

g. **Recruitment of Critical Positions:** Tabled, until the next meeting.

h. **Contract Award: IFB No. CIP-013-004 Agat Marina Small Boat Dock A Improvement:** Mrs. Gibson made motion to approve the award to Rex International Inc. in the amount of \$532,100.00 for the Invitation for Bid No. CIP-013-004 Agat Small Boat Marina Dock A Improvements. Motion was seconded by the Vice Chairperson and was unanimously approved.

i. **Contract Award: IFB PAG-CIP-013-005 Concrete Pole Lighting of F5, F6:** Mrs. Gibson made motion to approve the award to DCK Pacific Guam, LLC in the amount of \$231,680.00 for the Invitation for Bid No. PAG-CIP-013-005 Concrete Pole Lighting Upgrade for F5 to F6, seconded by the Vice Chairperson. Motion was unanimously approved.



j. **Travel Authorization:**

1. **Incident Response to Terrorist Bombing Trainings, October 2013, New Mexico:** Mrs. Gibson made motion to approve travel authorization for port personnel to attend the Incident Response to Terrorist Bombing Training scheduled for October 2013 held in New Mexico, seconded by Mr. Benito. Motion was unanimously approved.

2. **FEMA Center for Domestic Preparedness, October 2013, Alabama:** Mrs. Gibson made motion to approve travel authorization for port personnel to attend the FEMA Center for Domestic Preparedness scheduled for October 2013 held in Alabama. Motion was seconded by Mr. Benito and was unanimously approved.

## VII. EXECUTIVE SESSION

At this time, the Board went into executive session at 1:00 p.m. Executive session ended at 1:25 p.m. The Board is now back in regular meeting session.

Item(s) addressed in executive session includes: General Manager performance evaluation.

At this time and without objections, the Chairman brought the members back to discussions on item b. **GEDA Loan Status** under old business.

b. **GEDA Loan Status:** The Chairman recalled at a previous meeting the Board had approved the terms and conditions negotiated by the Port subject to the requirement to remove a particular provision with respect to the pledge of full revenues and any other onerous terms. As earlier reported, it was mentioned by management that discussions were held with Bank of Guam representatives and clarified the matter on the pledge of revenues. Based on this, the Chairman suggested for the Board to approve management's recommendation to finalize the terms and conditions using the FMF fund as pledge for the loan condition.

The Vice Chairperson made motion to approve management's recommendations to finalize the Bank of Guam loan conditions regarding pledge of revenues at .018% or 2% of cargo revenues and 65% of the Facilities Maintenance Fee fund. Motion was seconded by Mrs. Gibson and was unanimously approved.

Mr. Benito clarified whether the action taken will place the Port in a position to now only be able to use 35% of the FMF fund for other facility improvement projects? The General Manager replied negatively, and mentioned that the use of the FMF fund and/or cargo revenue portion would only be a form of pledge of revenues in the event of a default. Mr. Benito mentioned that needs to be made clear that this pledge of revenue is simply for security purposes and would be applied only in the event of a default. He said it needs to be clearly stated that it is not the Board's intent to set aside only 35% of the FMF fund for Port use nor is there any limitation and the Port will be able to use the FMF fund towards other port facility upgrades at 100%.

The Vice Chairperson amended the motion to approve management's recommendation to finalize the Bank of Guam loan conditions to meet the security requirements regarding pledge of revenues at .018% or 2% of cargo revenues and 65% of the Facilities Maintenance Fee fund only in the case of default and in no way is it the intention of the Board to restrict the use of the Facilities Maintenance Fee funds at this current time. Motion was seconded by Mrs. Gibson and was unanimously approved.

**RECESSED:** The members recessed the meeting to Friday, October 11, 2013 at 11:45 a.m., Port Authority Board Conference Room, Piti. The meeting recessed at 1:35 p.m.

**RECONVENED:** There being a quorum, the Chairman called the meeting to order at 12:10 p.m., Friday, October 11, 2013. Present at the meeting were:

Daniel Tydingco, Chairman  
Christine Baleto, Vice Chairperson  
Shelly Gibson, Board Secretary  
Michael Benito, Member  
Joanne M.S. Brown, General Manager  
Felix R. Pangelinan, Interim Deputy General Manager  
Glenn B. Nelson, Acting Deputy General Manager (Admin/Finance)  
Atty. Mike Phillips, Legal Counsel

Absent was Mrs. Maria D.R. Taitano, Deputy General Manager (Admin/Finance). Also present were Phillips & Bordallo law office-John Bell; Office of Senator Tom Ada-William Brennan; Francisco Santos, Sr.; KUAM-Ken Quintanilla/Joe Termulo; Pacific Daily News-Michelle Connelly; and Port Management staff.

At this time, the members entertained the following items:

1. **FY2014 Proposed Budget:** The Vice Chairperson said after having met with management, there were revisions made to the FY2014 budget and was comfortable with the end result. She noted that the workers compensation budget item is at a total of \$325K. The Chairman asked the status of the proposed legislation for the workers compensation. The General Manager said information was provided to Senator Chris Duenas and hopefully will be introducing legislation soon.

Other notable budgeted items addressed were maintenance, facilities, occupational health and safety training, port investments, recruitment of critical positions, reduction in overtime, and salary increments. At this time, the Vice Chairperson recommended approval of the budget.

The Vice Chairperson made motion to approve the Fiscal Year 2014 budget and replace the budget that was approved on September 26, 2013 with October 11, 2013 budget for Fiscal Year 2014. Motion was seconded by Mr. Benito. In calling for the vote, all those who voted in favor of the motion were the Chairman, the Vice Chairperson and Director Benito. Ms. Gibson opposed. The motion on the floor was approved by a majority vote.

The Vice Chairperson expressed gratitude of thanks and commended staff and management for working on the FY2014 budget.

2. **Gantry Crane 3:** For Board's information, a letter from Matson dated October 4, 2013 regarding Gantry Crane #3 invoices in the amount of \$404K was presented to the Board. The General Manager said management will be scheduling a meeting with Matson next week to discuss movement forward on the maintenance of Gantry 3 for fiscal year 2014. Management will also be conducting an assessment on Gantry 3 to find out what is anticipated for the annual maintenance as the cost in maintaining Gantry 3 is almost exceeding the cost of maintenance for the three POLA cranes.

3. **U.S. Coast Guard:** The General Manager said the Port Authority received a favorable response from the U.S. Coast Guard on the recent port annual inspection in that there were no notice of violations issued. She understands this to be the first for the Port Authority since a very long time and commended staff and management on their efforts. The members congratulated staff and management for a job well done.

4. **Cementon Micronesia:** The General Manager mentioned that the Port has diligently been working jointly with representatives of Mobil and Cementon to address the issue of the cementon pipeline construction project. She mentioned that in a recent meeting the parties signed off on an agreement including a letter to the U.S. Coast Guard. The third amendment to management agreement between the Port and Mobil is being routed for signature. The General Manager said assuming the inclement weather does not adversely impact Mobil's schedule, it was referenced in the recent meeting that Mobil will be able to turn over the pier to Cementon to commence construction on October 21, 2013 which is two days earlier than originally anticipated. Both parties have come to an agreement with regard to degassing Mobil pipelines which amounts to \$35K and recalled a letter from Cementon to Mobil giving notice that Cementon will encumber that cost. In relation, the General Manager mentioned that management will work with Port contractor regarding the motorized operational valve to ensure a smooth process.

5. **Detail Assignments:** The Chairman mentioned that with regard to operations and personnel being dispatched, he asked the status of detail assignments. The General Manager said that in some divisional areas there are some gaps as result of several reasons the Board is aware of. The detail assignments are made to provide the capacity of certain divisions as the designee performs a critical function for port employees.

**Next Board Meeting Date:**

The members agreed to hold the next regularly held board meeting on October 31, 2013 at 8:30 a.m., Port Authority of Guam Board Conference Room.

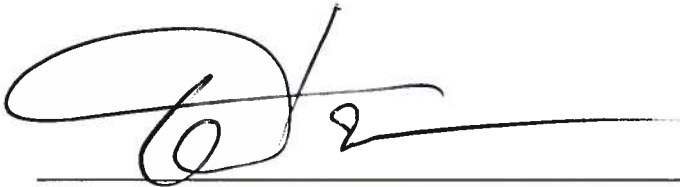
### VIII. ADJOURNMENT

There being no further business to discuss, it was moved by Mrs. Gibson and seconded by the Vice Chairperson to adjourn the meeting at 12:35 p.m. The motion was unanimously passed.



MARY MICHELLE GIBSON, Board Secretary, Board of Directors

APPROVED BY:



DANIEL J. TYDINGCO, Chairman, Board of Directors



**General Manager Report**  
**To**  
**PAG Board of Directors**  
**October 31, 2013**

**General Port Operations**

**Damage to Dock D at Agat Marina**

As a result of inclement weather from Tropical Storm Wipha, Dock D at the Agat Marina suffered 65% damage to the center portion of the dock. The high wind, rain and currents caused the dock to come apart on Saturday, October 12, 2013. Port Maintenance staff responded to disconnect the power and water lines to Dock D. The Commercial Division and Harbor Masters Office also worked that day to contact Marina tenants to inform them of the situation and were also on site to insure that live aboard tenants were safe.

On Sunday morning, October 13, 2013, Port staff returned to the Agat Marina to conduct an assessment of the damage to Dock D and begin the process of removing debris from the marina. A determination was made that due to high currents recovery efforts to remove debris in the water would not be attempted until the waters were calmer. However, debris that were readily accessible were collected by Port staff and brought on shore to be taken to the Port for storage and appropriate disposal. On this day marina tenants also provided assistance and used a small private boat to retrieve debris in the marina.

On Monday, October 14, 2013, Port staff continued to remove debris from the marina. However, water currents were still turbulent.

On Tuesday, October 15, 2013, Port staff, in coordination with the Guam Fire Department and the use GFD boat once again attempted to remove the remaining portions of Dock D. Again, the current activity was still turbulent and efforts to remove remaining debris were suspended.

On Wednesday, October 16, 2013, due to inclement weather from another tropical disturbance, debris removal remained suspended. Also on this day in the afternoon Slip 24 located at Dock C was submerged into the water. The vessel assigned there was secured to a piling and alternative arrangements were made to assign the vessel to another location. With the recent inclement

weather and age of the docks, this may be a continued trend until the docks are fully replaced. The Port is currently conducting further assessments to the remaining docks and to determine if there are any measures that can be taken to address additional repairs so that no further capacity is lost at the marina.

Members of the Guam Fire Department assigned to the Agat Marina provided assistance to the Port Maintenance Division for three days to assist with the removal of debris from Dock D. There still remain additional materials underwater that will require contract work to remove from the marina.

### **Coordination with Army Corps of Engineers on Agat Marina**

The Port Planning Division coordinated a site visit with U.S. Army Corps of Engineers (ACOE) Guam Field Project Manager Ryan Winn on Thursday, October 24, 2013 to discuss the rip current flow that is very heavy on the Dock D side before the Port addresses the replacement of the dock. This issue was a concern raised when the marina was built 25 years ago but not addressed during the original construction of the facility. The GM, Deputy GM for Operations, Chief Planner, Maintenance Manager, Commercial Manager and respective staff met with Mr. Winn at the marina to discuss the rip current issues and the damage caused to Dock D. The permitting process for Army Corps approval was also discussed for Dock A.

On Tuesday, October 29, 2013, a letter was sent by the Port GM to U.S. Army Corps of Engineers District (ACOE) Engineer Lieutenant Colonel Thomas Asbery requesting the assistance of the Honolulu District to address the breakwater modification located at the Agat Boat Marina. As a result of 10 to 15 foot surf on the reef edge, currents enter the marina at a north-south direction. The GM relayed that the increased current flow has created two areas of concern: 1) the first row of the berths becomes unstable; and (2) a shoal developed on the north side of the berthing area. As a result of these concerns the Port is seeking the assistance of ACOE under the Memorandum of Agreement dated May 12, 1999, to reduce the susceptible damage from the elements to include a main breakwater, revetment, revetment moles and a stub breakwater to limit the high negative current flows during inclement weather.

### **Nationwide Permit Application for Dock A**

On Monday October 28, 2013, the GM forwarded a letter to (ACOE) Guam Field Office Project Manager Ryan Winn providing notification that the Port has commenced Phase I of the Agat Marina replacement for Dock A. The Port has awarded the contract to replace the current wooden dock with a marine grade aluminum dock system at a cost of \$532,100.00.

## **Temporary Transfer of Golf Pier from Mobil to Cementon**

On Tuesday, October 8, 2013 Port Management met with representatives from Mobil and Cementon to finalize the signing of the following agreements: Memorandum of Understanding between Mobil and Cementon, Agreement Regarding Construction of Improvements at Golf Pier between Mobil, Cementon and PAG, Users Access Agreement between Mobil and Cementon and the Responsibility for Operations at Golf Pier letter to the Captain of the Port Casey White signed by all three parties.

Present on behalf of the Port were the GM, Deputy GM for Operations, Commercial Manager Glenn Nelson and Port Legal Counsel Mike Phillips. Present on behalf of Mobil were Mobil's Operations Manager Garet Olivares and Treasurer Julieta Milan, attending in place of Country Manager Jaime Ortega. Present on behalf of Cementon were Chief Executive Officer John Perez, President Johnson Ma, President of Perez Bros Tricee Limtiaco, Office Manager Esther Rebadulla and Legal Counsel Jerry Tang.

The construction work for the Cementon pipeline began on Tuesday, October 22, 2013. According to Mobil's Operations Manager Garet Olivares, Mobil had anticipated turning over Golf Pier a couple days earlier if there were no delays in fuel shipment. Fortunately, in spite of the recent tropical disturbance and Typhoon Francisco, Mobil was able to hand-over Golf Pier to Cementon. Mobil's employees and contractors to include the guard assigned to Golf Pier vacated the facility. Cementon was provided twelve (12) calendar days to complete the pipeline installation and then return the facility back to Mobil by Saturday, November 2, 2013. The construction of the pipeline by Cementon is currently underway.

## **PUGG Meeting for October**

The PUGG was held on Thursday, October 17, 2013. Attending the meeting on behalf of the Port were the GM, Deputy GM for Operations, Operations Manager John Santos, Chief Planner Dot Harris, and Planner Donna Lizama-Acosta . The following PUGG members were present: ISS Representative Jason Blas, MELL Ed Cruz, MSA Representative Tony Reyes, Seabridge Representative Ricardo Leon Guerrero, Matson Representative Paul Blas, and Ambyth Representative Andrew Miller. The following representatives were present on behalf of the Guam Department of Agriculture: Dr. Russell Campbell, Phillip Santos and Customs and Quarantine Joey Cruz.

Dr. Campbell provided a presentation to the PUGG on Public Law No. 31-43 that established a Biosecurity Division within the Department of Agriculture to address the lack of monitoring and ability to immediately respond to the threats of invasive species at the island's ports of entry and

inland areas. The law required the assessment of a \$.75 cents per net weight of a thousand pounds.

The Port management and staff had previously met with Dr. Campbell and his staff to include representatives from Customs and Quarantine on Tuesday, October 1, 2013 to discuss the Interagency Biosecurity Task Force Work Plan and the new Invasive Species Inspection Fee regulation. The GM requested a follow-up meeting to include a presentation to the PUGG of this law as the members had requested more information when this issue was discussed at the September PUGG meeting that was held on Thursday, September 19, 2013.

Dr. Campbell discussed the need to suppress and eradicate invasive species as soon as the threat is identified. He provided an example of the rhino beetle and the current degree of devastation impacting coconuts and other palm trees around the island. The lack of funding and resources to isolate and eliminate the rhino beetle when it was first identified at a Tumon Bay construction site in 2007 has led to the spread of this destructive beetle throughout the island. The Port Authority had to have a number of coconut trees at Family Beach cut down earlier this year due to rhino beetle infestation. The remaining coconut trees are continuing to show signs of damage and may also have to be removed.

Dr. Campbell relayed the development of a management plan, the creation of the Biosecurity Division, the Emergency Response Fund and the creation of a Guam Invasive Species Coordinator. The anticipated revenue of the fund is estimated at around \$2 million per year. Dr. Campbell stated that the collection of the fee would be charged by the carrier and then paid by the transportation companies to the Government of Guam. He added that this was the process that was currently in place in Hawaii and some of the carriers on Guam that also serve Hawaii may already be more familiar with the invasive species fee.

Mr. Cruz and Mr. Dillion responded that there may be a need to rework the rules and recommendations to make the implementation of the fee workable. Dr. Campbell replied that there would be a follow-up public hearing to further discuss these issues and he agreed that more fine tuning was needed to ensure not just the implementation of the law but the ability to obtain the much needed funds to address invasive species eradication.

The GM added that Customs already charges a fee to address inbound Custom inspection since the Plant Protection and Quarantine (PPQ) was transferred legislatively after 9-11. Mr. Joey Cruz from Customs relayed that Customs does perform this service and that the new fee was intended to address inland invasion. Customs inspections are intended to minimize invasive species at the border. The GM stated that information on the annual amount of funding collected by Customs should still be provided and evaluated in relation to the actual service inspections



that are conducted. The increase in invasive species coming into the island has been credited by some critics of the absorption of PPQ into Customs as a further dissolution of invasive expertise and quality inspections.

The group agreed that they would like to be provided further updates once practical determinations were made on how this law would be implemented. The members also wanted to be informed on when the next public hearing date was scheduled for this issue.

The meeting continued with Mr. Santos providing an updated Holiday Schedule as the Port would be closed on Christmas Day and New Year's Day. Mr. Santos added that as he has to post the worker's schedule two weeks in advance any anticipated changes around the Holiday Schedule would need to be provided by carriers in consultation with the Port to accommodate their needs for Port services.

With regards to the recent damages caused to the bull rail and fender at F-3, the bull rail at F-5 and the bollard at F-6, the Deputy GM for Operations stated that all responsible parties needed to insure the proper reporting of these incidences to include any damages to the vessels or to Port property. This was to include responsible parties for the vessels, agents and Port officials. He added that these incidences and the reporting procedures are guided by the Harbor Rules and Regulations. The Deputy GM also stated that a Dock Master would be present on the wharf for both the arrival and departure of each vessel.

### **Update on KM&T**

On Tuesday, October 22, 2013, the GM participated in a teleconference requested by KM&T Nippon Express Consultant for U.S. Government Programs Advisor and Matson Team Member Iva Hosaka. Also participating was the Deputy GM for Operations, Deputy GM for Finance and Administration, and the Commercial Division Manager. In addition to Ms. Hosaka from KM&T, Mr. Miguel Tava also participated in the teleconference.

The Port had previously held a meeting on Friday, July 5, 2013 at the request of KM&T to relay their continued interests in leasing a portion of Port property at Parcel 1 to construct a pier to receive aggregate and cement products. At the July meeting, KM&T relayed that the company would provide a status update to the Port within 100 days after it had the opportunity to gather further information and determine the viability of the project. Ms. Hosaka relayed that the teleconference was to provide an update to the Port as Nippon Express Group General Manager Mitsuaki Shimazu and Nippon Express Assistant Group Manager Harry Sawa had made a commitment to do so within the 100 day timeframe.

Ms. Hosaka relayed that after further review of the financial issues, the requirement that the pier be returned to the Port in an operational and maintained condition would substantially increase the cost of the investment for the project. The GM responded that she understood the concern however it would be disadvantageous for the Port to receive the pier back from KM&T in a deteriorated condition that would diminished the value of the property and provide an additional liability to the Port.

Ms. Hosaka went on to discuss the U.S.- Japan Bilateral Agreement and the timing of budget matters with regards to issues related to the military buildup. She also relayed initial reservation in negotiating with a government entity to include further legislative negotiation which would be required for a lease of the property beyond five (5) years. The GM relayed that these were legitimate concerns. However, she stated that the Port was not a fly by night operation and that a negotiated contract would outline the rights, responsibilities and obligations of both parties. The GM did not gauge from the information provided thus far that KM&T was in a position to make a formal proposal at this time. The GM concluded the teleconference by informing Ms. Hosaka that KM&T could provide any future updates or a proposal to the Port if it desired.

### **Meeting with Tristar on F-1 Status**

On Friday, October 25, 2013 the GM attended a meeting at the request of representatives of Tristar concerning the status of the month-to-month lease with the Port for F-1. Also attending the meeting on behalf of the Port were the Deputy GM for Finance and Administration, Deputy GM for Operations and the Commercial Manager. Attending on behalf of Tristar were General Manager KK Vikraman, Country Manager John Dennett and Maintenance Manager John Afleje.

According Mr. Vikraman, Tristar wanted to know the estimated timeframe to turn over the F-1 Fuel Pier to the new company that won the bid to operate facility. He relayed that the cost of obtaining equipment services and insurance was being charged to Tristar at a higher level as the company was not in a position to avail itself of discounted rates for longer term agreements. This also included the leasing of crane and security services and the purchase of diesel. Mr. Vikraman stated that there were fixed expenses in maintaining the F-1 Fuel Pier while there were variable factors related to the revenue stream that fluctuated throughout the year. A longer term contract provided an accumulated revenue base that made the managing of the F-1 facility viable. Mr. Vikraman added that Tristar has yet to be approached by the winning company to negotiate the use of the Tristar fuel pipeline that is connected to the F-1 facility.

The GM responded that the request from Tristar was very reasonable and that a timeline and deadline needed to be relayed back in all fairness to Tristar. The Deputy GM for Finance and Administration relayed that she would provide back a response to Tristar for the anticipated

turnover of F-1. The Deputy GM also requested documentation for additional cost charges claimed by Tristar.

### **Meeting with BME & Sons and Mobil concerning MOV Installation**

On Tuesday, October 15, 2013, a meeting was held at the request of the GM to further discuss the schedule for the construction of the MOV by BME & Sons on the Mobil fuel lines. Attending the meeting on behalf of the Port were the GM, Engineer Manager Simeon Delos Santos, Engineer III Rudel Mangubat, and Engineer II Enrique (Rick) Conde. Attending on behalf of Mobil was Terminal Operations Manager Garet Olivares. Attending on behalf of BME & Sons were Project Manager Daniel Hernandez and Project Engineer Jimmy Dacasin.

The GM inquired, with the requested time extension from BME & Sons to install the valves that are anticipated to arrive on Guam in November, when would the actual installation take place? Mr. Hernandez responded that BME & Sons is scheduling to install the valves between January and February of 2014. After further discussion with Ms. Olivares from Mobil, the proposed timeframe for installation would be more feasible for Mobil to address its schedule for fuel discharge and storage after the suspension of operations from Tuesday, October 22, 2013 to Saturday November 2, 2013 for the construction of the Cementon pipeline at Golf Pier.

Port Engineering was further tasked to coordinate the schedule with Mobil and BME & Sons to finalize the exact dates for the MOV installation. The GM relayed that she would grant the time extension requested by BME with the expectation that the revised timelines for installation be met.

### **DPW/FHWA Construction of Mobil Fuel Line Replacement**

In addition to the installation of the Cementon pipeline in October and the MOV in January-February 2014, Mobil will also be impacted by the construction and replacement of the Mobil pipeline. On Tuesday, October 29, 2013, the GM met with DPW Highway Administrator Joaquin Blaz to discuss the anticipated timeline for the construction replacement of the Mobil fuel line. According to Mr. Blaz, Rex International was awarded the construction contract by DPW/FHWA. DPW is currently finalizing its review of the contractual deliverables. Once the contract is signed, Rex International will begin the permitting process for construction. Anticipated construction is scheduled for February- March 2014.

The GM relayed that the proposed construction schedule would need to be coordinated with Mobil due to the current construction of the Cementon pipeline and the installation of the MOV's early next year. These two activities require that Mobil cease operations during these

time periods to allow for construction. Mobil would require a time period after the MOV's installation to address fuel discharge and storage during the new pipeline construction.

The GM will coordinate a meeting in early November with DPW, FHWA, Mobil and the Port to finalize a workable construction schedule for all parties.

### **Hotel Wharf Case with YTK**

On Thursday, October 17, 2013, a hearing was held at the Supreme Court of Guam to determine if the case between the Port and YTK concerning Hotel Wharf would go to arbitration or to trial. Attending the hearing on behalf of the Port were Port Legal Counsels Mike Phillips and John Bell, the GM and the Deputy GM for Operations.

Port Counsel Phillips informed the Supreme Court that the Port's lease agreement with YTK had been previously determined in both the District Court and Superior Court to be illegal. As such, Port Counsel argued that the arbitration clause in the lease should also be determined to be illegal. Port Counsel further elaborated during his arguments that the Port could not enter into an agreement without legislative approval beyond five (5) years and that there were limits on the amount that could be claimed under the Government of Guam claims Act.

YTK Counsel Kathy Fisher presented to the court that the lease agreement was a valid legal contract and that the parties should be allowed to arbitrate this matter.

Presiding over the hearing were Chief Justice Phillip Carbullido, Associate Justice Katherine Maraman and Justice Pro Tempore Perry Ino. The Guam Supreme Court has yet to provide a ruling on this case.

### **Meeting with Matson Officials**

On Tuesday, October 29, 2013, the GM and Deputy GM for Operations met with Matson's Vice President Vic Angoco, General Manager Bernie Valencia, Paul Blas, and Facilities and Maintenance Manager Lance Hagens.

Mr. Angoco was back on island from Hawaii and wanted to follow-up on Port activities and the status of the cranes. The GM provided an update on current construction projects at the Port as part of the Port's Capital Improvement Projects and the minor renovations to the Administrative Building as Matson has an office located within the facility. Mr. Angoco inquired if the new PMC, scheduled to take over in December, would be able to assist with the procurement of parts and supplies needed for the crane maintenance. The Deputy GM responded that the new PMC would be able to do so. Mr. Angoco relayed that Matson could provide assistance if needed and

just wanted to insure that the cranes would continue to be maintained and that needed parts and supplies would be available. The GM discussed the issues with regards to the current procurement process for the Port and the lack of delegation authority that would allow the Port to prioritize its procurement needs and process accordingly. The GM also relayed that five (5) Port staff members will be attending a procurement training class at GCC to build Port capacity to responsibly take over its procurement operations. In order for the Port to operate as efficiently as possible and ensure that needed parts and materials are available for its yard equipment, beyond just for the crane repairs, the Port would need to have its own procurement authority.

The GM also discussed the efforts to improve the coordination and consultation for the labor work provided for Gantry 3. She informed Mr. Angoco that she and General Manager Bernie Valencia have previously discussed these issues to avoid cost overruns or have determinations concurred upon by both parties before any further work is done that exceeds the budgeted funds available.

On Wednesday, October 30, 2013, the GM and Deputy GM for Operations met with Matson President and CEO Matt Cox who was also currently on island. Mr. Angoco and Ms. Valencia accompanied Mr. Cox to the meeting. Mr. Cox relayed that he appreciated the opportunity to meet with Port Management and discussed the interrelationship with the Port of Guam and Matson. The GM provided Mr. Cox with an overview of the current activities and projects with the Port under the Capital Improvement Projects, the FMF and the expected timelines for the completion of the projects. Mr. Cox was interested in when the weigh scale station would be operational and the GM informed him that the Port is awaiting that determination from Revenue and Taxation and DPW. She outlined several issues that would still need to be addressed as overloaded cargo would not be allowed to re-enter the Port once it has left the Port yard. Mr. Cox also discussed the status of Matson's chassis and the effort to repair and replace existing chassis due to the highly corrosive salt water that limits the full lifespan of the chassis.

Mr. Cox extended his cooperation and his continued interest to work with the Port of Guam in delivering cargo from Matson.

### **Parking Restrictions within the Port Yard Compound**

On Monday, September 30, 2013, the GM sent a notice to all Port employees concerning parking restrictions of private vehicles within the Port Yard Compound. The Port is moving toward the expanded construction for the Port Modernization projects to include the demolition of Warehouse II, the old gas station, boneyard, old GWA sewer pump station, north-side public restrooms, and concrete slab adjacent to Warehouse I; to include the ongoing renovation of the Container Freight Station (CFS). Other ongoing projects outside the modernization program

includes warehouse I concrete spalling repairs and replacement of concrete pole lightings at F5 and F6.

As all private official vehicles will be required to park outside the Port compound, Port employees with disabilities can park at designated parking areas located adjacent to the Port Board Conference Room. Shuttling service is being provided for Port employees that need to enter the compound to access their worksite. A time schedule has been coordinated by the Operations Division to provide shuttle service for both the day and evening work shifts.

### **Annual Reports for 2011/2012**

The Administration and Finance Division prepared the 2011/2012 Annual Report that was approved by the Board during its Thursday, September 26, 2013 meeting. The report included information on the Port's finances, Port program and activities to include the purchase of the gantry cranes, Port grant programs, marina projects and Port Tariff rules and rates.

Copies were forwarded to the Governor, Members of the Guam Legislature, the Mayor's Council of Guam and the Port Board Members on Monday, October 7, 2013.

### **Advanced Reimbursement of Annual COLA to General Fund**

On Monday, October 21, 2013, the GM received a memorandum from the Director of Administration Benita Manglona requesting the Port to "submit payments to the Government of Guam Retirement Fund (GGRF) for the purpose of processing the Annual Cost of Living Allowance (COLA) to each qualified retiree of the GGRF." This would apply to individuals that retired by September 30, 2013 or the retiree's survivor to be paid no later than November 1, 2013. The current amount for each retiree in the Executive Line Agencies is One Thousand Eight Hundred Dollars (\$1,800). Ms. Manglona requested that the Port deposit the reimbursement to the General Fund.

The Port currently has 233 retirees that are eligible to received COLA in FY 2014 for a total anticipated cost of \$419,400 at the rate of \$1800 per retiree. In FY 2013, the Port had 226 retirees at a cost of \$347,050 for COLA contributions.

### **Board Inquiry on Meeting times for Board Meetings**

In response to the Board inquiry concerning the meeting time for the Board Meetings, the Port's enabling legislation (12 GCA, Chapter 10) states in part:

*Section 10103. Board - (c) "Three (3) directors shall constitute a quorum of the Board and three (3) affirmative votes are required for the transaction of all business. The*

*Board shall meet in regular session at least once each month and in special session as often as it may deem necessary..."*

## **Confirmation Hearing Held for Board Nominee Francisco Santos**

On Tuesday, October 22, 2013 a confirmation hearing was held for Mr. Francisco G. Santos who had been appointed by Governor Eddie Calvo on Tuesday, October 8, 2013 to serve as a member of the Port Authority Board. The GM, Deputy GM for Finance and Administration, Deputy GM for Operations and several other Division Managers and staff attended the hearing.

The GM on behalf of Port management provided testimony in favor of Mr. Santos's nomination. Mr. Santos has worked for the Port Authority of Guam for 36 years prior to his retirement in 2010 as the Port's Harbor Master

## **Celebrating 38 Years of Service to the People of Guam**

The Port Authority of Guam began its Port Week Celebrations on Monday, October 21, 2013 at 9:00 a.m. with an Opening Ceremony. Present at the event were Board Chairman Dan Tydingco, Board Member Mike Benito, Acting Governor Ray Tenorio, Rear Admiral Tilghman Payne, Senator Tom Ada, Senator Frank Aguon, Senator Anthony Ada, Senator Aline Yamashita, Senator Christopher Duenas, Agat Vice Mayor Augustin Quintanilla, DPW Director Carl Dominguez, Port management, staff, and PUGG members and tenants.

The Port Authority Police provided the Color Guard and conducted the Flag Raising Ceremony. Chairman Daniel Tydingco provided welcoming remarks to the guest on behalf of the Port Authority of Guam. The Acting Governor presented Proclamation Order 2013-100 recognizing Port week and thanking the Port employees for all their hard work and effort on behalf of the community. Senator Tom Ada provided Legislative Resolution 254-32 on behalf of his colleagues from the 32<sup>nd</sup> Guam Legislature and the GM provided closing remarks on behalf of the Port.

Presentations were also made to Port employees that had served for twenty (20) years, sick leave awards for 1000 hours and recently retired employees.

A closing ceremony for Port Week was held on Friday October 25, 2013, at Santos Park in Piti. Board Chairman Tydingco was present to provide closing comments on behalf of the Board and thanked the employees for all their hard work and commitment to serving the people of Guam. Also attending in addition to Port management and staff were Senator Brant McCredie, Senator Mike Limtiaco, Senator Tommy Morrison, Piti Mayor Ben Gumataotao and Governor's Representative Mark Calvo.

Certificates of appreciation were also handed out to the employees who have provided voluntary contributions to support employee morale and activities.

## **Final Walk through of Historic Warehouse 2 before Demolition**

The Port Authority of Guam management staff and guest conducted a final walk through of the Warehouse 2 facility on Monday, October 28, 2013 at 10:00 am. The Port was also joined by Port Board Appointee Frank Santos and former Port General Manager Kin Perez, both former employees of the Port and witnesses to the original construction of Warehouse 2 and the other Port facilities built by the U.S. Navy in the 1960's.

Warehouse 2 as built by the U.S. Navy as a storage facility for dried goods imported into Guam. Over the years the massive concrete facility partially housed a duty-free shop operated by the former Diamond Ko family. A portion of the warehouse was also later converted to a restaurant, which served daily meals to PAG employees, tenants and vessel crews calling the port. The second floor was occupied by Maruwa Shokai, a Guam fishing company, with other warehouse bays occupied by various importers. The majority of the warehouse space was used by the Port for receipt and storage of break bulk and unitized cargo that were pending clearance from Guam Customs and Quarantine.

The demolition of Warehouse 2 is part of Phase II projects of the Guam Commercial Port Improvement Projects and will increase the Port's Break Bulk area to approximately 9 acres as part of the Ports modernization projects, In August of this year SmithBridge was announced as the contractor selected to demolish Warehouse 2. The cost of the contract is \$1.39 million with an anticipated completion date of April 2014.

### **Warehouse 2 At-a-Glance:**

- Built by the U.S. Navy in 1968
- 100,000 square feet in size
- Column (thickness) – 28 inches x 28 inches
- Floor (thickness) – 18 inches
- Roof (thickness) – 8 inches
- Beam (thickness) – 28 inches x 52 inches
- Wall (thickness) – 10 inches
- Height (floor to roof) – 29 feet



## **Ribbon Cutting Ceremony for the Phase II Gregorio D. Perez Marina Renovation & Site Improvement Project**

On Thursday, November 7, 2013, at 11:30 a.m. a Ribbon Cutting Ceremony is scheduled for the Phase II Gregorio D. Perez Marina Renovation & Site Improvement Project. The construction cost of the project is \$1,735,691.53 and was funded by the Department of the Interior Office of Insular Affairs grant. Approximately 533.2 linear feet was renovated to replace existing steel sheet piles, repair walkways, new concrete walkway, new riprap and the construction of a new storm water deep sump catch basin and drainage system. The project commenced on Wednesday, February 6, 2013 and was completed by Black Construction Corporation on Friday, October 18, 2013.

## **MagPro 2013 Events**

The Port submitted thirty (30) Port employee nominations to the MagPro government wide competition. Several more events for MagPro are planned to include a 5K run and health walk on Sunday November 3, 2013, a GovGuam's Got Talent Competition to be held at the Hyatt on Friday, November 8, 2013 and the MagPro Awards Banquet to be held at the Leo Place Resort on Sunday, November 17, 2013.

## **Port Safety Issues**

### **Industrial Incident Involving a Work Injury**

On Tuesday, October 1, 2013, the GM received a report from the Acting Safety Inspector II Paul Salas concerning a work injury suffered by Mechanic II Ionatana Faasuamalie while he was assigned to install a catalytic converter to vehicle #4248. According to the report provided by Mr. Salas, Mr. Faasuamalie caught his finger in between a pneumatic ratchet and the catalytic convertor. He sustained a minor laceration to his left ring finger. According to Mr. Salas the primary cause of the incident was inattention on the part of Mr. Faasuamalie during the installation of the catalytic convertor.

The appropriate W.C.C. Forms 101a, 201 and 202 were issued and Mr. Faasuamalie was sent to GMH for further medical attention. The report recommendation was to have the incident further

reviewed by the Accident Review Board and for the Board to make final recommendations to be forwarded the GM.

### **Incident Involving Damage to Tractor # 91**

On Wednesday, October 9, 2013, the GM received a report from Safety Inspector II Paul Salas concerning damage to the mirror of Tractor #91 that occurred that same day. According to Mr. Salas, Equipment Operator II Anthony Evangelista was assigned to dray a 20-foot container from the Matson vessel Manukai. As Mr. Evangelista was draying the container to its assigned location, he struck another container (CRXU 527399-0) and damaged the right side mirror of the tractor. The report further stated that he was unaware that he had damaged the mirror until he went to retrieve another chassis.

The report determined the cause of the incident to be the result of inattention on the part of Mr. Evangelista. This incident has been referred to the Accident Review Board for review and final recommendations.

### **Damage to Bull Rail and Fender at F-3**

On Friday, October 11, 2013, the GM received a report from the Acting Safety Administrator Paul Salas concerning damage to the bull rail and marine fender at F-3 that occurred that same day. The damage was caused by the listing back and forth of GB Atlantic vessel that was tied down at F-3 for a scrap operation. In addition the vessel had minor scrape marks on its side from contact with the bull rail.

Representatives from Ambyth were on-site with the Port Police when the damage inspection was being conducted. The incident was reported to the Harbor Master's Office and the U.S. Coast Guard for further review and recommended action.

### **Damage to Bull Rail at F-5**

On Saturday, October 12, 2013 the GM received a report from Acting Safety Administrator Paul Salas concerning damage to the bull rail at F-5 that had been struck that same day by Barge S-2007 as it was being shifted by the tug boat Chamorro from F-2 to F-5. According to the report, the tugboat was pushing hard on the S-2007 at an angle to the pier that resulted in a forward movement of S-2007 into the dock's bull rail at F-5.

The report further stated that strong winds were blowing in an eastward direction at the time of the incident. There was no damage to the tugboat. The incident was reported to the Harbor

Master with a recommendation that the Harbor Master and the U.S. Coast Guard further investigate this incident.

### **Damage to 2100 Bollard at F-6**

On Wednesday, October 30, 2013 Safety Inspector II Paul Salas provided the GM with an update on the damage to the 2100 Bollard at F-6. According to Mr. Salas, Maintenance Manager Ernie Candoleta was conducting an assessment on the damages to F-5 on Monday, October 13, 2013 when he noticed additional damages to the 2100 Bollard at F-6. Upon further research it had been determined that on Friday, October 11, 2013 the Mell Stanford was berthed at F-6 and had departed from F-6 with the assistance of a tug boat. The inertia and the forward movement of the Mell Stanford being pushed by the tug boat caused damage to the bollard as a result of the vessel hitting the bollard. The estimated cost to repair the bollard is \$ 8,445.21.

The Port is working to address the recovery of repair cost from the responsible party.

## **Legislative Matters**

### **Public Hearing on Bill No. 180-32**

On Tuesday, October 1, 2013, the Port received a notice from Senator BJ Cruz, Chairman of the Committee on General Government Operations and Cultural Affairs to provide testimony on Bill No. 180-32:

Bill No. 180-32 (COR) - B.J.F. Cruz / T.C. Ada - An act to amend Section 30102(a) of Chapter 30, Title 5 Guam Code Annotated, to require agencies permitted to retain counsel other than the Attorney General, to hire unclassified, in-house counsel.

The bill will require the Port and other autonomous public corporations to obtain unclassified counsel to not exceed \$125,000 in annual salary compensation cost. The Port can only retain outside counsel if the following requirements are met:

“(a) only when the Attorney General of Guam has certified in writing to the Speaker of I Liheslaturan Guahan and I Maga’lahen Guahan, that such outside counsel is essential to addressing a sole and specific legal matter before the agency provided that neither the Office of the Attorney General nor the In-house Counsel required by item (a) will be able

to address the legal matter before the agency. In issuing such a certification, the Attorney General shall certify that such outside counsel has demonstrated prior experience and competency for a period not less than five (5) consecutive years in maritime law, aviation law, Healthcare law, or the issuance of bonds or other financial instruments. Nothing in this section shall be construed as to allow any of the Government to retain outside legal counsel on an ongoing basis or to permit the payment of any outside counsel for matters other than the sole and specific matter certified by the Attorney General.”

The GM provided written testimony on behalf of the Port in opposition to Bill No. 180-32 for the public hearing that was held on Monday, October 7, 2013, at the Legislative Public Hearing room at 10:00 a.m. The GM provided an outline of the current services received by Legal Counsel and the disadvantages that would be incurred by the Port if it was limited to only a single in-house attorney.

### **Fee Inquiry for the Harbor of Refuge**

On Tuesday, October 1, 2013, the Port received a letter of inquiry from Senator Michael San Nicolas concerning increased fees at the Harbor of Refuge. Senator San Nicolas stated that Mr. Jonathan Watson had contacted him and relayed that the new valuation for Port properties was misapplied to the Harbor of Refuge.

According to Senator San Nicolas, “Boat owners that live on board their vessels in Agat enjoy free power, fresh water, garbage dumpsters, parking, and security. The tenants at the Harbor Refuge enjoy none of these services. Additionally, the Harbor of Refuge is supposed to be a Secured Area but there have been recent and ongoing theft of property as evidenced in the Police Reports field at the Port Police Office.”

Senator San Nicolas further relayed that Mr. Watson’s feelings “that until such time that the Port shall upgrade and improve the Harbor of Refuge, then the original rates should apply to the lease holders and tenants which I believe is a fair expectation.”

On Tuesday, October 22, 2013, the GM provided a response to Senator that the fee structure assessed by the Port for property was the result of a general valuation of open, office and warehouse space rates conducted in 2008 and adopted by Public Law 30-19 in April 2009. The GM also relayed that the Port staff had been in contact with Mr. Watson concerning the possibility of performing specific valuations to the Harbor of Refuge. In the interim, the current fee structure will be in place until amendments are made to the law.

## **Freedom of Information Act Request**

### **Request from Ms. Bernadette Meno**

On Monday, September 30, 2013, Ms. Bernadette Meno requested the following information from the Port: "Executive Session transcripts of the Port Authority of Guam Board of Directors March 28, 2013 meeting."

On Friday, October 4, 2013 a response was provided by the Port to Ms. Meno on her FOIA request.

### **Request from Ms. Vivian Leon on previous FOIA Request from KUAM**

On Monday, September 30, 2013, the GM provided a notice to Ms. Leon that pursuant to 5 GCA, Section 10103 (e) that due to the numerous documents that must be located and reviewed, the Port would provide a response to her request no later than Friday, October 4, 2013.

On Friday, October 4, 2013, the Port provided a response to Ms. Vivian Leon on her FOIA request of Wednesday, September 25, 2013 for the following information on a FOIA request from KUAM that the report received earlier this year:

1. KUAM's FOIA request dated March 26, 2013 and the Port's response to such request;
2. KUAM's FOIA request dated April 1, 2013 and the Port's response to such request.

The Port had relayed that as the records relate to an ongoing investigation and pending litigation to which the agency is a party the request for information was denied pursuant to 5 GCA Section 10108 (a) and (b).

### **Request from Ms. Francine Rocio on previous FOIA Request from KUAM**

On Monday, September 30, 2013, the GM provided a notice to Ms. Rocio that pursuant to 5 GCA, Section 10103 (e) that due to the numerous documents that must be located and reviewed, the Port would provide a response to her request no later than Friday, October 4, 2013.

On Friday, October 4, 2013, the Port provided a response to Ms. Francine Rocio on her FOIA request of Wednesday, September 25, 2013 for the following information on a FOIA request from KUAM that the report received earlier this year:

1. KUAM's FOIA request dated March 26, 2013 and the Port's response to such request;
2. KUAM's FOIA request dated April 1, 2013 and the Port's response to such request.

The Port had relayed that as the records relate to an ongoing investigation and pending litigation to which the agency is a party the request for information was denied pursuant to 5 GCA Section 10108 (a) and (b).

### **Request from Senator BJ Cruz**

On Thursday, October 3, 2013 the Port received a FOIA request from Senator BJ Cruz for the following information:

1. A copy of the management and maintenance agreement between the Port Authority of Guam and Matson Guam Inc.
2. The total amounts assessed and paid under the agreement referenced in item 1 of this request. This should include all bills, invoices and checks for each payment.
3. The total amount of money paid in crane surcharges through the operation of the POLA Cranes for Fiscal Year 2013.

On Wednesday, October 9, 2013, the GM informed Senator Cruz that due to the need to search for and collect and examine numerous records from different departments, and pursuant to 5 GCA § 10103 (e), PAG will need more time to respond to his request no later than Sunday, October 13, 2013.

The Port provided a response to Senator Cruz on Sunday, October 13, 2013. On Monday, October 14, 2013, Senator Cruz responded that there were copies of invoices that had not been transmitted in the amount of \$871,276.23. Attorney John Bell responded on behalf of the Port that same day that there had been a technical error in the email transmittal of the information. After conferring with Port staff, Mr. Bell was able to transmit the remaining invoices that afternoon.

### **Request from Ms. Bernadette Meno**

On Friday, October 04, 2013, the Port received a FOIA request from Ms. Bernadette Meno for the following information:

Copies of all invoices submitted by the law firm of Phillips and Bordallo for work completed during the months of December 2012, May 2013, June 2013, July 2013 and August 2013.

The Port provided a response to Ms. Meno on Thursday, October 10, 2013.

**Request from Ms. Bernadette Meno**

On Friday, October 4, 2013 the Port received a FOIA request from Ms. Bernadette Meno requested the following documents:

Copies of all of the Port's lease agreements including initial and subsequent renewals along with all related and subsequent documents with and regarding Guam Dolphin.

The Port provided a response to Ms. Meno on Thursday, October 10, 2013

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***Note: Pages 20 thru 23 are Personnel Related Matters.***

**FEDERAL GRANT/LOANS & LOCAL FUNDING PROGRAMS**  
**FY2013 Port Modernization Plan**  
**Grant Strategy - Monthly Update**

October 30, 2013

**Summary Sheet of Funding/Financing**

	On-hand	Expenditures	Remaining Balance	NOTES
<b>Port Modernization</b>				
Grants	\$ 55,220,000.00	\$ 12,656,176.81	\$ 42,563,823.19	\$48.5M Port Enterprise Fund
Security	\$ 8,376,401.28	\$ 2,390,944.47	\$ 5,985,456.81	
Marinas	\$ 3,210,000.00	\$ 1,561,217.93	\$ 1,648,782.07	
<b>Grand Totals:</b>	<b>\$ 66,806,401.28</b>	<b>\$ 16,608,339.21</b>	<b>\$ 50,198,062.07</b>	

Applications/Approvals Pending

		NOTES
Modernization	N/A	PAG NOT AWARDED TIGER 2013
Security	\$ -	Hazard Mitigation Program
Marinas	\$ 261,000.00	BIG Tier I; Clean Vessel Act Sport Fishing Program
<b>Grand Totals:</b>	<b>\$ 261,000.00</b>	



PORT AUTHORITY OF GUAM - FEDERAL GRANT FUNDING PROGRAMS  
Wednesday, October 30, 2013

I. Port Modernization

ITEM	GRANT #	PROJECT NAME	Federal or Local Agency	Notice to Proceed	% Completed	Award Date / End Date	Award Amount	Draw Down Submitted	Remaining Balance	STATUS
FY2009-01	GUAM 09-2009-1-002/2014	Preliminary Engineering & Environmental Studies for the O&S Upgrade of Pier Facilities	Department of Interior, Office of Environmental Affairs (DOE/OEA)	06/22/09	98.0%	3/18/2009 - 3/18/2014	\$ 2,000,000.00	\$ 1,940,048.19	\$ 59,951.81	PAG/Owner Agent Engineer (OAE) Project Management & Related Task Transferred to Port Enterprise Fund on 09/22/2010. As of 2/27/2012 Dashboard Total Transferred to Project SSOWM Total for Contracts 548.5M. Total for MARAD Admin \$1.5M. EA Engineering \$7,997,403.99. Pending Contract Obligations \$1,999,309.00. Version 6/16/2013 PAG financial Dashboard.
FY2010-01	Port Enterprise Fund	Guam Commercial Port Improvement Program	DAO to DOT Machine Administration Agency (MADAO)	09/12/10	14.6%	9/22/2010 - 9/22/2015	\$ 48,500,000.00	\$ 7,097,403.99	\$ 41,402,596.01	OAE Construction Management and Project Controls. Services are being charged against this grant. \$56,148,918 pending reimbursement. Extension request to 01/31/2013 APPROVED.
FY2010-03	GI0706-10-10	Project Controls and Program Accountability Services	Office of Economic Adjustment (OEA) DoD	10/01/10	74.4%	10/17/2010 - 9/30/2012 Extension approved 9/30/2013 approved 03/31/2014	\$ 750,000.00	\$ 558,785.67	\$ 191,214.33	
FY2010-04	Guam GI-2010-1	Implementation of Programs and Projects Relevant to the Port Modernization Program	Department of Interior Environmental and Related Agencies Appropriations Act 2010(DOE/OEA)	10/25/10	89.4%	9/29/2010 - 9/29/2015	\$ 2,000,000.00	\$ 1,780,656.30	\$ 211,143.70	PAG/Owner Agent Engineer (OAE) Project Management & Related Task.
FY2011-01	GI0706-11-12	Owner's Agent Engineer Support Services	Office of Economic Adjustment (OEA) DoD	01/31/2014 Extension approved 03/31/2014	63.3%	4/01/2011 - 3/31/2012 Extension approved 01/31/2014 approved 03/31/2014	\$ 1,970,000.00	\$ 1,251,682.66	\$ 718,317.34	\$14,413.18 pending reimbursement from OEA. Extension approved to 01/31/2013

GRAND TOTAL GRANTS FOR MODERNIZATION: \$ 55,220,000.00 \$ 12,656,176.81 \$ 42,563,823.19

II. SECURITY

ITEM	GRANT #	PROJECT NAME	Federal or Local Agency	Notice to Proceed	% Completed	Award Date / End Date	Award Amount	Draw Down Submitted	Remaining Balance	STATUS
FY2008-01	2008-G8-T8-0148	Acquisition of Interoperable Communication Equipment	The Department of Homeland Security Office of Grants and Training (DHS OGA/T)	Notice to Proceed was given in early 2009.	100.0%	08/01/2008 - 05/31/2013	\$ 573,693.37	\$ 573,693.37	\$ -	This project is complete. Currently finalizing close out documents.
FY2008-02	2008-G8-T8-148	Comprehensive Port Wide Video Surveillance System	The Department of Homeland Security Office of Grants and Training (DHS OGA/T)	Notice to Proceed given in early 2009.	0.0%	08/01/2008 - 05/31/2013	\$ 556,326.69	\$ 556,326.69	\$ -	This project is complete. MAEDA Invoice #4 completed the drawdown of the remaining balance.
FY2009-02	2009-PU-19-0043	U-2 Access Control/Secured Credentialing System with TWIC Reader Capability	PSGP	03/01/10	5.0%	2/2009 - 12/31/2013	\$ 672,811.62	\$ 31,442.00	\$ 641,369.62	Installation of access control hardware are ongoing. It is currently 90% complete. Anticipated completion is November 2013.
FY2009-03	2009-PU-19-0043	U-3 Communication Duct Bank Work (formerly Radar/Intrusion Detection System)	PSGP	03/01/10	54.5%	2/2009 - 12/31/2013	\$ 600,832.50	\$ 327,232.00	\$ 273,600.50	FUTURELEA Micro Ducting components has arrived on island. MAEDA Subcontractor G4S has scheduled installation/air cutting of microducts for entire container yard with Port Police and Operations to ensure that there is coordination of efforts to avoid any negative impact to daily activities. No draw down performed during reporting period.
FY2009-04	2009-PU-18-0164	Renovation/Upgrade of Existing Port Police Building to Serve as the PAC's Maritime and Port Security Operations Center	President's ARMA Supplemental PSGP	04/12/10	99.1%	09/2009 - 05/31/13	\$ 910,393.50	\$ 902,356.44	\$ 8,037.06	Final drawdown of \$604,985.97 to purchase all interior components of the Port Command Center was completed on September 27, 2013. This grant is now in final Strategic Planning is currently working with Finance to develop the final programmatic and financial report for submission. The amount of \$1,437,06 will be credited back to the US DHS/TEMA.
FY2010-01	2010-PU-T0-0080	U-1 Command and Control Integration of CCTV Security Surveillance Access Control/Secured Credentialing, Radar Intrusion/Detection, and TWIC Reader Systems	PSGP	07/10/11	0.0%	06/01/10 - 05/31/2014	\$ 2,257,500.00	\$ 113.37	\$ 2,257,386.63	STATUS QUD Command and Control System has been purchased. Installation will not take effect until all other components are installed (i.e. complete installation of ACS System, microducting, and other components). No draw down performed during this reporting period.
FY2011-01	EMW 2011-PU-00100-501	U-1 Upgrade of Emergency Back-up Generators to Support Maritime and Port Security Management and Operations	PSGP	08/01/11	0.0%	09/01/2011 - 08/31/2014	\$ 867,141.00	\$ -	\$ 867,141.00	Although the Port has been working with GSA on this important procurement for the past several months, the Port Team is currently working with DPW on the specifications and should be submitting it to GSA within this week. No draw down performed during this reporting period.
FY2011-02	EMW 2011-PU-00100-301	U-2 Mobile Cargo and Vehicle CBRE Detection and Screening System	PSGP	09/01/11	0.0%	09/01/2011 - 08/31/2014	\$ 1,525,790.00	\$ -	\$ 1,525,790.00	The Port is currently working with DPW on the development of a new specification based on US DHS/ZIP requirements. The new specification will be based on currently deployed CBP mobile screening system across the island. No draw down performed during this reporting period.
FY2013	Pending	CMU Wall & Heavy Duty Chain Link Security Fencing	ELMA Port Security Grant Program	Notification of Award issued 8/24/2013 by DHS Preparedness Grant Program Announcement	0.0%	8/24/2013 - 8/24/2015	\$ 461,712.00	\$ -	\$ 461,712.00	STATUS QUD Post award communication and correspondence ongoing with US DHS TEMA Program Analyst to address budget award allocation. TEMA specific budget and program identifying proposed costs. After all special conditions are met by the PAC, the funds will be released for immediate procurement.

GRAND TOTAL FOR SECURITY: \$ 8,376,401.28 \$ 2,390,944.47 \$ 5,985,456.81

III. MARINAS

ITEM	GRANT #	PROJECT NAME	Federal or Local Agency	Notice to Proceed	% Completed	Award Date / End Date	Award Amount	Draw Down Submitted	Remaining Balance	STATUS:
FY2011-01	Guam CIP 2011-1	Gregorio D. Perez Marina Actual Renovation & Site Improvements - Phase II	Department of Interior Office of Insular Affairs (DOI/OIA)	07/22/11	100.0%	Aug 2011 - August 2016	\$ 440,000.00	\$ 440,000.00	\$ -	CLOSED
FY2012-01	12 SFH-01	Agat Marina "Deck A" Repairs	NOAA Commission on Fisheries	1/9/12	0.0%	Sep 11, 2012 - *Sep 30, 2014	\$ 250,000.00	\$ -	\$ 250,000.00	Awarded to Res. Interim/seasonal
FY2012-02	Guam CIP 2012-1	Gregorio D. Perez Marina Actual Renovation & Site Improvements - Phase II	Department of Interior Office of Insular Affairs (DOI/OIA)	02/22/12	44.8%	Feb 22, 2012 - Feb 21, 2017	\$ 2,500,000.00	\$ 1,131,217.93	\$ 1,378,782.07	\$122,267.50 pending reimbursement from DOI/OIA.
FY2012-03	F10A/00014	Agat Small Boat Marina 1/Fish Utility Boom	USWFA/Sport Fish Restoration/Dept of Ag/DNAWR	08/13/13	0.0%	July 2012 / September 2013 *Final Notification that grant was extended to 12/31/2013	\$ 20,000.00	\$ -	\$ 20,000.00	*NOTE: PAG received Work Request from Dept of Ag/DNAWR, which authorizes work & certified funds on August 13, 2013. Although email notification was received, PAG was advised not to proceed with project until official amendment letter for grant extension is received.

GRAND TOTAL FOR MARINAS:

\$ 3,210,000.00 \$ 1,561,217.93 \$ 1,648,782.07

IV. OTHER

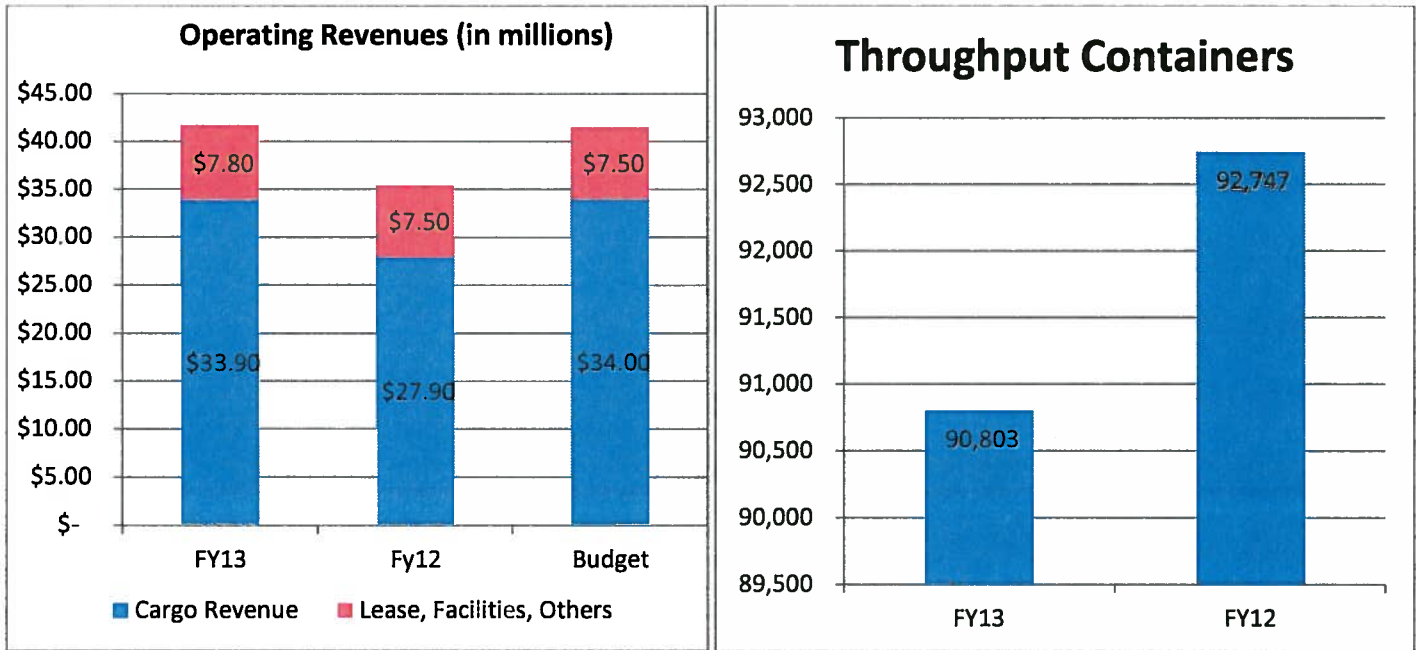
ITEM	POTENTIAL FUTURE GRANTS	PROJECT NAME	Federal or Local Agency	COMMENTS:	PAG Estimated Cost Share	Federal Cost Share %	Total Amount
1	FY2013	Harbor of Refuge A/E Design & Environmental Studies	USWFS/BIG Tier I/Dept of Ag/DNAWR	Pending Notification of Award from Dept of Ag/DNAWR	\$ 25,000.00	75.00%	\$ 300,000.00
2	FY2012/2014	Agat Small Boat Marina 1/Concrete Catwalk	USWFS/Sport Fishing Program/Dept of Ag/DNAWR	PENDING notification of funds from Dept of Ag/DNAWR	\$ -	SOW & Estimates provided to Dept of Ag/DNAWR	\$ 60,000.00
3	FY2014	Agat Marina Small Boat Marine Pump Out System & Station	USWFA/Clean Vessel Act/Dept of Ag/DNAWR	PENDING notification of award from Dept of Ag/DNAWR	\$ -		\$ 61,000.00
4	FY2013	Pre Hazard Mitigation	FEMA	Due 10/15/2013 to Grants.gov	\$ -		\$ -

GRAND TOTAL FOR OTHER

\$ 25,000.00 \$ 75,000.00 \$ 221,000.00

## Financial Highlights – YTD September FY2013-Draft

### Operating Performance:



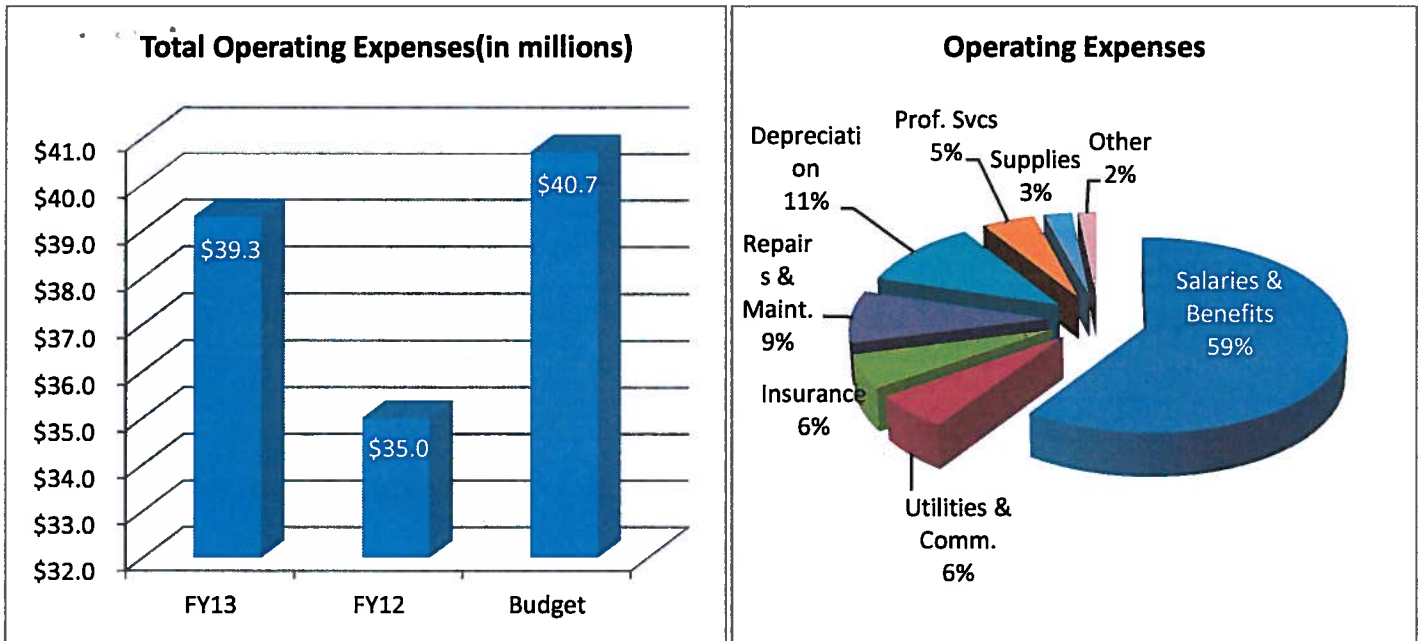
Total Operating Revenues as of September 2013 was \$41.7 million, which consist of \$33.9 million in cargo revenues and \$7.8 million in Facilities, Leases, and Other Services.

FY13 YTD cargo revenue is 22% higher than last year's total (\$27.9 mil) and 0.3% lower than Budget (\$34 mil).

FY13 YTD Facilities, Leases, and Other Services as of September is 5% higher than last year (\$7.5 mil) and 5% higher than budget (\$7.5 mil).

Overall Operating Revenues as of September is 1% higher than Budget (\$41.5 mil) and 18% higher than last year's year to date September (\$35 mil).

Total number of containers handled as of September 2013 was 90,803 which is 2% lower compared to last year September total 92,747.



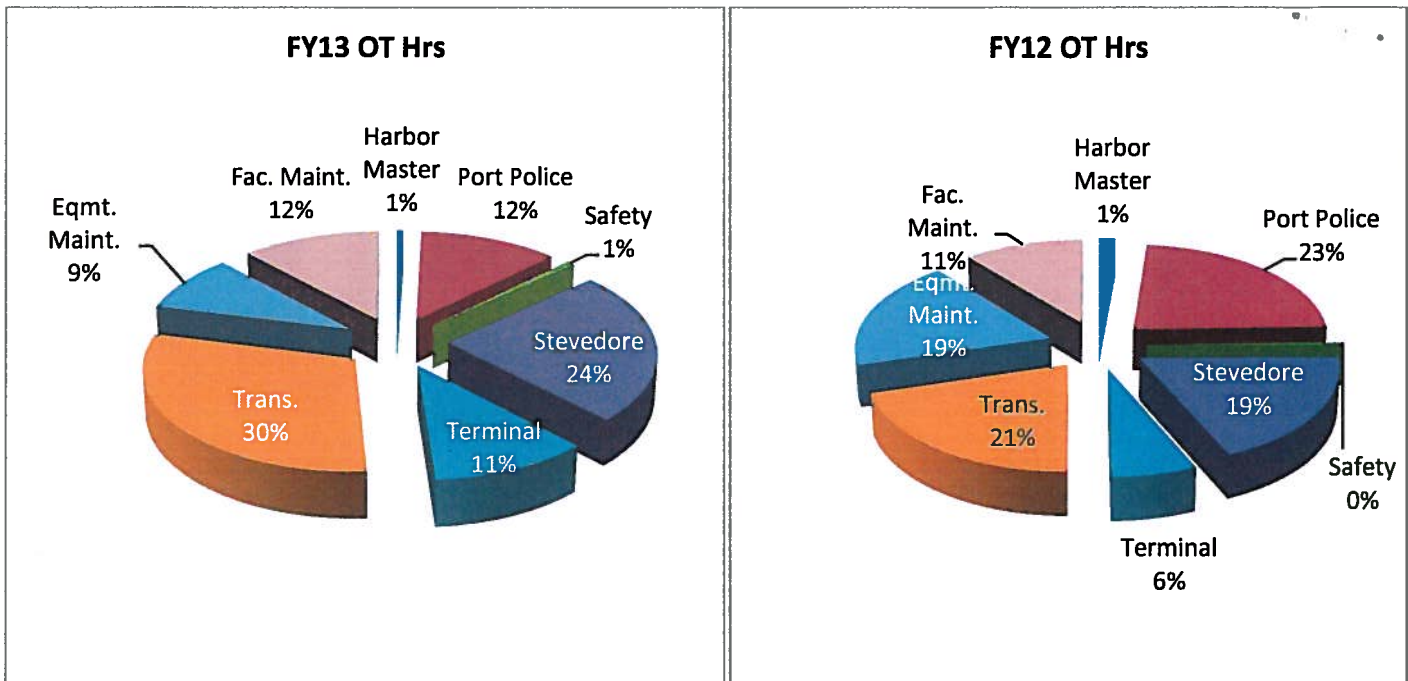
Total Operating Expenses as of September 2013 was \$39.3 million, which is 4% lower than Budget (\$40.7 mil) and 13% higher than last year's total operating expenses (\$35 mil).

Total Overtime as of September 2013 was \$1.3 million which is 100% higher than last year September (\$664k). Direct Labor Revenue as of September was \$2.4m, which is 51% higher than last year and 19% higher than budget. Direct Labor charges are for services performed by Port employees under special service request and differentials under the throughput.

Below is the breakdown of overtime for each division/section for FY13 and FY12 as of September:

Sections	FY2013	FY2012	Budget	OT/HOL Revenue
Harbor Master	7,315	7,667	14,002	0
Port Police	159,120	122,691	189,740	71,261*
Safety	9,150	1,699	17,453	0
Stevedore-Cargo Handling	303,727	93,564	376,617	220,591
-Rigger	20,873	5,126	20,666	11,747
Terminal	147,933	33,827	205,234	146,734
Trans-Superintendent	62,651	17,936	75,623	0
-Crane Operators	104,069	29,681	140,524	51,928
-Equipment Oper.	208,457	55,884	273,121	192,705
-Dispatcher	21,751	5,621	33,079	0
Maint.-Crane Maint.	73,105	63,989	78,275	0
-Preventive Maint.	5,190	5,329	15,000	0
-Fleet Maint.	32,729	12,434	43,191	0
-Welders	11,158	17,563	65,382	8,805
Facility Maint.-Building	6,667	2,023	5,605	745
-Elect./Refr.	151,283	55,605	138,186	156*
<b>TOTAL</b>	<b>1,325,176</b>	<b>530,638</b>	<b>1,691,698</b>	<b>704,672</b>

\*Port Police OT Revenue is due to Passenger Vessels or under special service request. Electricians revenue is due to special service requests.



Year to date Operating Revenues minus the Year to date Operating Expenses resulted to an Operating Income of \$2.5m as of September 30, 2013.

Non Operating Revenues and Expenses consist of the following: \$770k-Loss on Asset Disposal (G2), \$2m-Retirement contribution for COLA, Supplemental and Medical/Dental/Life Insurance expenses, \$731k-Interest expense on loans, \$4.7m-Federal Reimbursements and \$211k Interest Income. The net total of non operating expenses and revenues as of September is a positive \$1.3 mil.

The Total Net Income as of September is \$3.9 mil.

**Accounts Receivable Trade (net)** as of September 30, 2013 is \$8.7 million.

Aging Status is as follows: 60% - Current, 18% - over 30 days, 2% - over 60 days, 1% - over 90 days and 19% - over 120 days.

**Accounts Payable Trade** as of September 30, 2013 is \$2.7 million which is 47% higher than last month ending balance of \$1.8 million.

**Port Authority of Guam  
Income Statement  
With Budget Comparison (Unaudited)  
12 Months Ending 09/30/13**

Current Month Actual	% Actual	Last Year Actual	% Actual	Budget	% Chng	Year to Date			Last Year to Date			
						Actual	%	Chng	Actual	%	Chng	
<b>OPERATING REVENUES</b>												
<b>CARGO THROUGHPUT REVENUES</b>												
392,521	11.5	499,098	16.1	608,524	-35.5	6,286,883	15.1	5,729,605	16.2	9.7	7,302,605	-11.3
901,615	26.5	777,764	25.0	788,838	14.3	10,283,396	24.6	9,951,527	28.1	3.3	9,466,059	6.5
92,425	2.7	48,411	1.6	32,262	186.5	635,752	1.5	495,782	1.4	28.2	387,144	51.2
1,324	0.0	2,701	0.1	1,484	-10.8	10,916	0.0	23,136	0.1	-52.8	17,808	-38.7
	0.0		0.0		0.0		0.0		0.0	0.0		0.0
18,958	0.6	45,554	1.5	34,536	-45.1	504,774	1.2	352,677	1.0	43.1	414,435	-21.8
6,127	0.2	6,288	0.2	3,966	54.5	102,059	0.2	60,619	0.2	68.4	47,595	114.4
1,842	0.1	2,084	0.1	1,021	80.4	23,576	0.1	14,287	0.0	65.0	12,252	52.4
	0.0	1,784	0.1	91	-100.0	20,945	0.1	2,860	0.0	632.4	1,095	0.0
7,800	0.2	8,050	0.3	6,650	17.3	102,750		49,550			79,800	0.0
1,422,610	41.8	1,391,734	44.8	1,477,372	-3.7	17,971,050	43.0	16,680,043	47.2	7.7	17,728,473	1.4
<b>CARGO THROUGHPUT RELATED REVENUES</b>												
		2,230	0.1	1,220	0.0	10,566	0.0	6,992	0.0	0.0	14,640	0.0
3,712	0.1	11,398	0.4	5,732	-35.2	78,803	0.2	64,430	0.2	22.3	68,784	14.6
	0.0		0.0		0.0		0.0		0.0	0.0		0.0
167,063	4.9	170,946	5.5	220,725	-24.3	2,193,999	5.3	2,555,122	7.2	-14.1	2,648,703	-17.2
14,558	0.4	23,805	0.8	9,205	58.2	181,553	0.4	129,583	0.4	40.1	110,457	64.4
64	0.0	385	0.0	167	0.0	4,068	0.0	2,441	0.0	200.4	103.0	103.0
1,768	0.1	2,671	0.1	2,285	-22.6	31,187	0.1	29,218	0.1	6.7	27,420	13.7
7,785	0.2	6,870	0.2	8,322	0.0	93,240	0.2	57,420	0.2	0.0	99,864	0.0
196,933	5.8	202,126	6.5	168,932	16.6	2,408,401	5.8	1,596,236	4.5	50.9	2,027,184	15.8
18,828	0.6	16,458	0.5	18,200	3.4	159,049	0.4	169,396	0.5	-6.1	218,400	-27.2
26,128	0.8	33,634	1.1	24,432	6.9	329,739	0.8	329,443	0.9	0.1	293,184	12.5
309,554	9.1	330,174	10.6	360,505	-14.1	4,184,706	10.0	4,088,748	11.6	2.3	4,326,060	-3.3
43,889	1.3	42,843	1.4	49,307	-11.0	557,535	1.3	571,145	1.6	-2.4	591,684	-5.6
12,198	0.4	13,385	0.4	15,473	-21.2	169,641	0.4	164,239	0.5	3.3	185,673	-8.6
104,197	3.1	113,449	3.7	127,272	0.0	1,417,382	3.4	1,428,864	4.0	-0.8	1,527,264	-7.2
452,864	13.3		0.0	458,727	0.0	4,118,306	9.9		0.0	0.0	4,128,543	-0.2
1,359,541	40.0	970,373	31.2	1,470,504	-7.5	15,938,176	38.2	11,193,277	31.7	42.4	16,269,864	-5.0
2,782,151	81.8	2,362,108	76.0	2,947,876	-5.6	33,909,226	81.2	27,873,320	78.8	21.7	33,998,337	-0.3

**Port Authority of Guam  
Income Statement  
With Budget Comparison (Unaudited)  
12 Months Ending 09/30/13**

Current Month Actual	%	Last Year Actual	%	Budget	%	Chng	Year to Date		Last Year to Date		Budget	%	Chng
							Actual	%	Actual	%			
<b>NON OPERATING REVENUES</b>													
<b>FACILITIES</b>													
86,962	2.6	89,653	2.9	97,715	0.0	0.0	1,087,487	2.6	963,507	2.7	1,172,577	0.0	0.0
272,951	8.0	145,949	4.7	154,624	0.0	0.0	2,554,504	6.1	1,953,817	5.5	1,855,488	0.0	0.0
98,694	2.9	87,533	2.8	100,838	-2.1	-2.1	978,356	2.3	1,282,634	3.6	1,210,056	-19.1	-19.1
92,105	2.7	172,935	5.6	115,661	-20.4	-20.4	1,110,799	2.7	1,445,208	4.1	1,435,137	-22.6	-22.6
5,638	0.2	5,881	0.2	6,013	-6.2	-6.2	69,037	0.2	78,524	0.2	72,156	-4.3	-4.3
3,529	0.1	3,945	0.1	4,300	-17.9	-17.9	40,928	0.1	49,067	0.1	51,600	-20.7	-20.7
21,783	0.6	19,456	0.6	22,069	-1.3	-1.3	246,647	0.6	243,746	0.7	264,825	-6.9	-6.9
3,855	0.1	4,412	0.1	4,620	-16.6	-16.6	52,849	0.1	53,604	0.2	55,443	-4.7	-4.7
48,510	1.4	163,108	5.2	63,307	0.0	0.0	1,276,526	3.1	877,039	2.5	759,684	0.0	0.0
634,027	18.6	692,872	22.3	569,147	11.4	11.4	7,417,131	17.8	6,947,145	19.6	6,876,966	7.9	7.9
<b>OTHER FEES &amp; SERVICES</b>													
11,962	0.4		0.0		0.0	0.0	11,962	0.0		0.0		0.0	0.0
350	0.0	213	0.0		0.0	0.0	2,059	0.0	240	0.0		0.0	0.0
	0.0		0.0	6,049	0.0	0.0	44,045	0.1	36,056	0.1	72,588	-39.3	-39.3
2,296	0.1	3,768	0.1	6,110	0.0	0.0	30,537	0.1	51,582	0.1	73,320	-40.8	-40.8
12,426	0.4	10,962	0.4	23,565	-47.3	-47.3	123,436	0.3	110,165	0.3	282,774	-56.3	-56.3
12,254	0.4	18,275	0.6		0.0	0.0	159,519	0.4	197,617	0.6		0.0	0.0
39,288	1.2	33,219	1.1	35,724	10.0	10.0	371,557	0.9	395,660	1.1	428,682	-13.3	-13.3
3,098	0.1	3,074	0.1	984			20,951	0.1	16,386	0.0	11,802	0.0	0.0
	0.0		0.0										
	0.0		0.0										
(57,464)	-1.7	16,263	0.5	13,610	0.0	0.0	33,851	0.1	127,500	0.4	163,320	0.0	0.0
	0.0		0.0		0.0	0.0		0.0				0.0	0.0
	0.0		0.0		0.0	0.0		0.0				0.0	0.0
	0.0		0.0		0.0	0.0		0.0	172			0.0	0.0
	0.0		0.0		0.0	0.0	4	0.0				0.0	0.0
(57,464)	-1.7	16,263	0.5	13,610			33,855	0.1	127,672	0.4	163,320	0.0	0.0
618,948	18.2	745,427	24.0	619,465	-0.1	-0.1	7,843,495	18.8	7,486,862	21.2	7,480,770	4.8	4.8
3,401,099	100.0	3,107,534	100.0	3,567,341	-4.7	-4.7	41,752,721	100.0	35,360,182	100.0	41,479,107	0.7	0.7

**Port Authority of Guam  
Income Statement  
With Budget Comparison (Unaudited)  
12 Months Ending 09/30/13**

	Current Month		Last Year		Budget		% Chng		INDIRECT COSTS General & Administrative Expen		Year to Date		Last Year to Date		Budget		Crntg
	Actual	%	Actual	%		%	Actual	%	Actual	%	Actual	%	Actual	%		%	
(1,213,146)	-35.7		(1,184,006)	-38.1	(1,457,063)		(16,053,455)	-38.4	(14,972,461)	-42.3	(17,433,534)		(17,433,534)	7.2			
(92,744)	-2.7		(90,259)	-2.9	(110,916)		(1,183,625)	-2.8	(1,162,716)	-3.3	(1,272,711)		(1,272,711)	1.8			
(377,828)	-11.1		(345,017)	-11.1	(492,582)		(4,867,844)	-11.7	(4,386,648)	-12.4	(5,333,052)		(5,333,052)	11.0			
(102,099)	-3.0		(20,627)	-0.7	(1,667)		(1,180,802)	-2.8	(1,173,652)	-3.3	(20,004)		(20,004)	0.6			
67	0.0		(8,816)	-0.3	(9,583)		(32,015)	-0.1	(86,323)	-0.2	(114,986)		(114,986)	-62.9			
(22,850)	-0.7		(12,777)	-0.4	(9,804)		(87,882)	-0.2	(106,791)	-0.3	(117,648)		(117,648)	-17.7			
	0.0		0.0	0.0				0.0	0.0	0.0		0.0	0.0	0.0			
(168,038)	-4.9		(246,793)	-7.9	(209,083)		(2,217,277)	-5.3	(2,242,165)	-6.3	(2,503,993)		(2,503,993)	-11.1			
(196,091)	-5.8		(152,877)	-4.9	(188,868)		(2,237,533)	-5.4	(1,834,528)	-5.2	(2,266,416)		(2,266,416)	-1.3			
	0.0		0.0	0.0			(78,000)	-0.2	0.0	0.0		0.0	0.0	0.0			
(21,171)	-0.6		(60,389)	-1.9	(66,329)		(345,696)	-0.8	(321,336)	-0.9	(606,192)		(606,192)	7.6			
(341,970)	-10.1		(230,223)	-7.4	(97,084)		(1,225,020)	-2.9	(1,562,639)	-4.4	(2,225,020)		(2,225,020)	-21.6			
(211,391)	-6.2				(54,804)		(620,034)				(657,648)		(657,648)				
(189,341)	-5.6				(54,804)		(642,965)				(657,648)		(657,648)				
(189,938)	-5.6				(54,804)		(520,128)				(657,648)		(657,648)				
(382,451)	-11.2		(305,148)	-9.8	(307,667)		(4,447,517)	-10.7	(3,719,994)	-10.5	(4,005,567)		(4,005,567)	19.6			
(4,876)	-0.1		(124,258)	-4.0	(10,167)		(7,335)	0.0	(156,739)	-0.4	(81,003)		(81,003)	-95.3			
(154,826)	-4.6		(208,682)	-6.7	(124,149)		(1,006,207)	-2.4	(1,014,134)	-2.9	(1,381,785)		(1,381,785)	-27.2			
(3,291)	-0.1		(6,418)	-0.2	(24,848)		(36,721)	-0.1	(30,888)	-0.1	(289,236)		(289,236)	0.0			
	0.0		0.0	0.0				0.0	0.0	0.0		0.0	0.0	0.0			
(57,730)	-1.7		(32,539)	-1.0	(40,926)		(546,336)	-1.3	(450,545)	-1.3	(478,998)		(478,998)	14.1			
(71,280)	-2.1		(459,414)	-14.8	(106,289)		(1,749,372)	-4.2	(1,401,489)	-4.0	(1,511,643)		(1,511,643)	15.7			
	0.0		0.0	0.0	(800)			0.0	(7,735)	0.0	(9,600)		(9,600)	0.0			
(33,293)	-1.0		(19,530)	-0.6	(17,440)		(124,204)	-0.3	(96,297)	-0.3	(184,230)		(184,230)	-32.6			
(1,068)	0.0		(30,025)	-1.0	(5,434)		(44,884)	-0.1	(168,210)	-0.5	(95,379)		(95,379)	0.0			
	0.0		0.0	0.0				0.0	257	0.0				0.0			
	0.0		0.0	0.0			(28)	0.0	0.0	0.0				0.0			
	0.0		0.0	0.0				0.0	0.0	0.0				0.0			
(3,895,356)	-112.8		(3,537,799)	-113.8	(3,445,111)		(39,254,877)	-94.0	(34,895,235)	-98.7	(40,685,935)		(40,685,935)	12.5			



**Port Authority of Guam  
Income Statement  
With Budget Comparison (Unaudited)  
12 Months Ending 09/30/13**

	Current Month		Last Year		Budget		% Chng		Year to Date		Last Year to Date		Budget		% Chng	
	Actual	%	Actual	%			Actual	%	Actual	%	Actual	%	Actual	%		
	(434,257)	-12.8	(430,264)	-13.8	122,230		2,497,844	6.0	464,947	1.3	795,108	437.2	214.2			
<b>OPERATING INCOME (LOSS)</b>																
0.0 Other Income & Expense																
0.0 Other Income		0.0		0.0			5	0.0	29,249	0.1		0.0				
0.0 Interest Income		0.0		0.0				0.0		0.0		0.0				
0.0 Interest Income		0.0		0.0				0.0		0.0		0.0				
0.8 Interest Income	11,654	0.3	37,088	1.2	12,544		211,496	0.5	153,174	0.4	150,678	38.0	150,678			40.3
-2.2 Interest Expense-USDA	(75,266)	-2.2	(16,491)	-0.5	(46,849)		(731,402)	-1.8	(189,221)	-0.5	(825,015)	286.5	(825,015)			
0.0 Other Expense		0.0	(26,171)	-0.8	(240)		(6,240)	0.0	(26,166)	-0.1	(1,440)	0.0	(1,440)			
0.0 Retirement Govt Contribution	(73,998)	-2.2	(127,341)	-4.1	(171,866)		(2,024,538)	-4.8	(2,079,067)	-5.9	(2,096,151)	-2.6	(2,096,151)			
948,154 Federal Reimbursement	948,154	27.9	106,140	3.4	(7,488)		4,785,296	11.5	3,703,010	10.5	3,828,085	29.2	3,828,085			
(25,833) Federal Expenses	(25,833)	-0.8	(1,713)	-0.1	(110,493)		(74,284)	-0.2	(106,865)	-0.3	(89,856)	0.0	(89,856)			
(107,328) 0.0 Gain <Loss> on Asset Disposals	(107,328)	-3.2		0.0			(770,665)	-1.8	(754)	0.0	(662,973)	0.0	(662,973)			
<b>677,383</b>	<b>19.9</b>		<b>(28,488)</b>	<b>-0.9</b>	<b>(324,392)</b>		<b>1,389,608</b>	<b>3.3</b>	<b>1,483,360</b>	<b>4.2</b>	<b>303,328</b>	<b>-6.3</b>	<b>303,328</b>			<b>358.1</b>
<b>677,383</b>	<b>19.9</b>		<b>(28,488)</b>	<b>-0.9</b>	<b>(324,392)</b>		<b>1,389,608</b>	<b>3.3</b>	<b>1,483,360</b>	<b>4.2</b>	<b>303,328</b>	<b>-6.3</b>	<b>303,328</b>			<b>358.1</b>
<b>243,126</b>	<b>7.1</b>		<b>(458,753)</b>	<b>-14.8</b>	<b>(202,162)</b>		<b>3,887,451</b>	<b>9.3</b>	<b>1,948,307</b>	<b>5.5</b>	<b>1,098,436</b>	<b>99.5</b>	<b>1,098,436</b>			<b>253.9</b>
<b>OTHER INCOME (EXPENSE)</b>																
<b>OTHER INCOME (EXPENSE)</b>																
<b>220.3 NET INCOME (LOSS)</b>																

	Current	Amounts Last Month End	Last Year End	This Month	Change	This Year
<b>Total Assets</b>						
<b>Current Assets</b>						
Cash on Hand	2,000.00	2,000.00	2,000.00			
Petty Cash Fund	100.00	100.00	100.00			
Cashier Change Fund						
Cash on Hand	2,100.00	2,100.00	2,100.00			
<b>Incentive Award Fund</b>						
First Hawaiian Bank-Incentive						
Incentive Award Fund						
<b>Cash in Bank</b>						
First Hawaiian Bank	869,835.57	1,226,308.89	775,770.91	356,473.32	1,645,606.48	
Bank of Guam						
Bank of Hawaii	1,426,522.12	1,199,162.86	1,775,643.11	227,359.26	349,120.99	
Citizen Security Bank						
Cash in Bank	2,296,357.69	2,425,471.75	999,872.20	129,114.06	1,296,485.49	
<b>Short Term Investments</b>						
Bank of Guam	1,436,847.13	2,841,737.16	2,520,199.18	1,404,890.03	1,083,352.05	
Citizen's Security Bank						
First Hawaiian Bank						
BankPacific						
CitiBank						
Bank of Hawaii	6,754,705.93	6,750,820.82	6,707,620.88	3,885.11	47,085.05	
Oceanic Bank						
Gov Guam Employees Fed CU						
Short Term Investments	8,191,553.06	9,592,557.98	9,227,820.06	1,401,004.92	1,036,267.00	
<b>Account Receivable-Trade (Net)</b>						
Accounts Receivable-Trade	9,805,239.79	6,829,257.74	5,373,143.05	2,975,972.05	4,432,086.74	
Allow for Uncollectible Acct.	1,071,565.06	1,071,565.06	1,071,565.06			
A/R-Clearing Account						
Account Receivable-Trade (Net)	8,733,664.73	5,757,692.68	4,301,577.99	2,975,972.05	4,432,086.74	
<b>Accounts Receivable-Other</b>						
Accounts Receivable-Other						
Accounts Receivable-DOA						
Accounts Receivable-Employee	4,257.08	4,493.37	835.91	236.29	3,421.17	
Accounts Receivable-FEMA Reimb						
Accounts Receivable-Geda/Casam						
Accounts Receivable-Other	251,201.46	609,314.88	766,148.76	358,113.42	514,947.30	
Accounts Receivable-Ins Procee						
Accounts Receivable-Other	255,458.54	613,808.25	766,984.67	358,349.71	511,526.13	
<b>Marina Receivables</b>						
Accounts Receivable-Agat Marin	28,067.36	26,938.30	26,272.39	1,139.06	1,794.97	
Accounts Receivable-GDP Marina	5,799.58	5,339.25	5,026.27	400.33	738.91	
Accounts Receivable-Harbor Of	10,497.90	11,384.87	9,866.43	866.97	631.47	

	Current	Amounts Last Month End	Last Year End	This Month	Change	This Year
Marina Receivables	44,364.84	43,722.42	41,199.49	642.42		3,165.35
Interest Receivables						
Bank of Guam						
Bank of Hawaii						
Bank Pacific						
Citi Bank						
City Bank						
First Hawaiian Bank						
GovGuam Emp. Fed. Credit Union						
Oceanic Bank						
Other						
Interest Receivables						
Prepaid Expenses	2,626.38	198,717.09	128,485.00	196,090.71		2,626.38
Prepaid Insurance	197,785.07	282,083.54		84,298.47		69,300.07
Prepaid Expenses	200,411.45	480,800.63	128,485.00	280,389.18		71,926.45
Deferred Expenses						
Deferred Geda Addendum L/Lease						
Credit Note Reimbursement						
Deferred Expenses						
Current Assets	19,723,910.31	18,916,153.71	15,468,039.41	807,756.60		4,255,870.90
Non Current Assets						
Long Term Receivable	2,258,190.48	2,258,190.48	2,258,190.48			
Long Term Receivable-DOA	1,490,449.50	1,490,449.50	1,490,449.50			
Long Term Receivable-Geda	3,748,640.38	3,748,640.38	3,748,640.38			
Allow For Uncollectible LT A/R						
Long Term Receivable						
Gas, Oil and Diesel Inventory	759.98	2,091.75	202,178.26	1,331.77		759.98
Supplies Inventory	191,131.74	216,137.29	1,676.68	25,005.55		11,046.52
Extra-Asset Inventory Adj.	39,254.82	50,728.92	74,626.88	11,474.10		35,372.06
Allowance for Obsolescence						
Inventory for Survey						
Inventory	150,960.22	165,823.44	125,874.70	14,863.22		25,085.52
Work In Progress						
Const Work in Progr-Local	1,022,925.08	888,857.08	933,569.87	134,068.00		89,355.21
Const Work in Progr-Federal	17,882,703.97	16,832,421.20	14,586,596.37	1,050,282.77		3,296,107.60
Work In Progress	18,905,629.05	17,721,278.28	15,520,166.24	1,184,350.77		3,385,462.81
Non Current Assets	19,056,589.27	17,887,101.72	15,646,040.94	1,169,487.55		3,410,548.33

	Current	Amounts Last Month End	Last Year End	This Month	Change	This Year
Property, Plant & Equipment						
Land						
Land-Cabras	3,563,000.00	3,563,000.00	3,563,000.00			
Land	3,563,000.00	3,563,000.00	3,563,000.00			
Buildings						
Buildings-Original	17,094,797.53	17,094,797.53	17,094,797.53			
Buildings-Substation Shelters	57,934,516.48	57,934,516.48	55,803,333.99			2,131,182.49
Buildings-Wharf Improvements	75,029,314.01	75,029,314.01	72,898,131.52			2,131,182.49
Buildings	149,058,628.02	149,058,628.02	145,796,223.04			3,262,404.98
Accumulated Depreciation-Build	16,440,216.16	16,437,721.21	16,410,276.76	2,494.95		29,939.40
AccDeprec-Buildings-Original	24,325,229.17	24,194,415.50	22,812,230.64	130,813.67		1,512,998.53
AccDeprec-Buildings-Sub Shelte						
AccDeprec-Buildings-Wharf Impr	40,765,445.33	40,632,136.71	39,222,507.40	133,308.62		1,542,937.93
Accumulated Depreciation-Build						
Furnishings & Equipment						
Air Tools	488,574.71	488,574.71	488,574.71			
Communications Equip	1,157,866.81	1,167,866.81	1,182,735.92			16,869.11
Computer Equip	25,170,681.83	25,186,711.83	17,698,348.90	116,030.00		8,074,362.93
Crane Equip	1,466,323.11	1,466,323.11	1,478,263.18			30,939.07
Furnishings & Office Equip	1,431,331.00	1,478,124.00	1,478,124.00	40,793.00		40,793.00
Forklift Equip	3,159,937.31	3,159,937.31	3,159,937.31			
Gantry 3 Relocation Cost	10,788.72	10,788.72	10,788.72			
Generator Sets	1,995.00	1,995.00	1,995.00			
Hand Tools	979,841.72	979,841.72	1,058,862.63			79,020.91
Load & Unload Equip	12,974.46	12,974.46	12,974.46			
Mowing Equip						
Other Equip						
Power Tools						
Safety Equip						
Shop Equip	285,868.62	265,868.62	258,893.62	370,986.00		6,975.00
Tractors	1,680,739.97	2,051,725.97	2,051,725.97			370,986.00
Vehicles & Motor Equip	1,663,066.00	2,051,725.97	2,051,725.97			39,365.00
Vehicles & Motor Equip						
Furnishings & Equipment	36,371,189.26	36,898,998.26	28,728,125.42	527,809.00		7,643,063.84
Accumulated Depreciation-Furni						
AccDeprec-Air Tools						
AccDeprec-Communications Eqt.	213,339.59	207,626.28	144,779.87	5,713.31		68,559.72
AccDeprec-Computer Equip	1,010,869.75	1,006,443.82	982,033.52	4,425.93		28,836.23
AccDeprec-Crane Equip	6,929,207.28	6,740,814.69	8,023,586.26	188,422.59		1,094,348.98
AccDeprec-Furnishings & Office	267,205.21	263,007.38	248,967.10	34,197.83		50,248.11
AccDeprec-Forklift Equip	995,772.45	1,038,895.49	944,525.55	33,123.04		51,248.52
AccAmort-Gantry 3 Relocation C	3,159,937.31	3,159,937.31	3,159,937.31			
AccDeprec-Generator Sets	10,590.66	10,590.66	10,392.42	999.98		13,520.94
AccDeprec-Hand Tools				16.52		13,198.24
AccDeprec-Load & Unload Equip						
AccDeprec-Mowing Equip	1,995.00	1,995.00	1,995.00			
AccDeprec-Other Equip	628,581.10	619,256.78	605,963.86	9,324.32		22,617.24
AccDeprec-Power Tools	10,698.12	10,607.15	9,605.38	9,911.07		1,092.84

	Current	Amounts Last Month End	Last Year End	This Month	Change	This Year
AccDeprec-Safety Equip	194,136.87	193,263.03	183,566.05	873.84	10,570.82	
AccDeprec-Shop Equip	879,304.43	1,236,799.60	1,088,400.47	357,495.17	209,096.04	
AccDeprec-Tractors & Motor Equ	549,713.88	544,499.91	480,608.63	5,213.97	89,105.25	
Accumulated Depreciation-Furni	15,041,581.77	15,212,920.62	16,031,040.88	171,338.85	989,459.11	
Capital Leases						
Capital Leases						
Capital Leases						
Accumulated Amortization-Capit						
AccAmort-Capital Leases						
Accumulated Amortization-Capit						
Property, Plant & Equipment	59,156,476.17	59,646,254.94	49,935,708.66	489,778.77	9,220,767.51	
Total Assets	97,936,975.75	96,449,510.37	81,049,789.01	1,487,465.38	16,887,186.74	
Total Liabilities & Capital						
Current Liabilities						
Accounts Payable						
Accounts Payable - Custom						
Accounts Payable - GSA						
Accounts Payable - Others	2,055,808.69	1,888,693.14	2,091,404.83	167,115.55	35,596.14	
Accounts Payable - Trade	2,668,347.00	1,809,902.04	1,287,380.75	858,444.96	1,380,966.25	
Received Not Vouchered	2,014.45	1,774.43		240.02	2,014.45	
Accounts Payable	4,722,141.24	3,696,820.75	3,378,785.58	1,025,320.49	1,343,355.66	
Current Loan Payable						
Current ANZ (USDA) Loan Payabl	176,254.43	16,228.00	165,691.68	160,026.43	10,562.75	
CU ANZ (USDA) 12M Loan Payable	531,793.72	41,567.03		490,226.69	531,793.72	
Current Loan Payable	708,048.15	57,795.03	165,691.68	650,253.12	542,356.47	
Due to Public Utilities						
Due to GPA						
Due to GTA						
Due to GWA						
Due to Public Utilities						
Accrued Interest Payable						
Accrued Interest Payable						
Accrued Interest Payable						
Deferred Revenues						
Deferred Income - GEDA	61,769.01	61,769.01	61,769.01	184,480.65	49,202.46	
Deferred Revenues -Leases	284,480.65	100,000.00	235,278.19	7,854.70	1,997.11	
Deferred Revenues Marinas	7,854.70		9,851.81			

	Current	Last Month End	Last Year End	This Month	Change	This Year
Deferred Revenues	520.00		2,679.00	520.00		2,159.00
Deferred Revenues	231,086.34	38,230.99	186,039.99	192,855.35		45,046.35
Accrued Expenses						
Accrued Payroll	369,046.29	299,575.15	321,687.27	69,471.14		47,359.02
Accrued Vacation Pay-Current	861,235.10	876,564.18	940,610.15	15,329.08		79,375.05
Accrued Vacation Pay						
Accrued Earthquake Cost						
Accrued Cola/Supplemental						
Accrued Typhoon Cost						
Accrued Medicare Tax	41,834.89	41,834.89				41,834.89
Accrued Federal Grant	250,000.00	250,000.00	90,540.25			159,459.75
Employee Insurance Payables	7,428.98	6,024.28	1,899.58	1,404.70		159,459.75
Employee Deductions Payable	150,514.89	123,909.28	128,628.62	26,605.61		21,886.37
Withholding Tax Payable	42,262.63	42,262.63				42,262.63
Credit Union						
Accrued Miscellaneous Deductio						
Accrued Death & Disability Ins						
Retirement Contributions						
Deferred Compensation Plan Pay						
Accrued Expenses	1,637,797.52	1,555,645.15	1,483,365.87	82,152.37		154,431.65
Security Deposits						
Security Deposits - Space Leas	90,887.50	90,887.50	93,566.71	220.00		2,679.21
Security Deposits - Marinas	24,839.90	24,619.90	23,234.40			1,605.50
Security Deposits	115,727.40	115,507.40	116,801.11	220.00		1,073.71
Capital Lease Obligations- Cur						
Captl Lease Obligations-Curien						
Capital Lease Obligations- Cur						
Other Current Liabilities						
Reserve Shortage/Property Dama						
Lease Payable - GEDA						
Other Current Liabilities						
Current Liabilities	7,414,800.65	5,463,999.32	5,330,684.23	1,950,801.33		2,084,116.42
Non Current Liabilities						
Long Term Accrued Expenses						
Unfunded Retirement Contributi						
Accrued Vacation Pay-Long Term	449,966.98	449,966.98	449,966.98			
Accrued Sick Lve (DC)-Long Term	1,105,722.30	1,105,722.30	1,105,722.30			
Long Term Accrued Expenses	1,555,689.28	1,555,689.28	1,555,689.28			
Capital Lease Obligations						
Capital Lease Obligations						
Capital Lease Obligations						

	Current	Amounts Last Month End	Last Year End	This Month	Change	This Year
Long Term Loan Payables						
LT-ANZ (USDA) Loan Payable 3.5	2,860,893.44	3,035,317.42	3,035,317.42	174,433.98		174,433.98
LT-ANZ (USDA) Loan Payable 12M	11,090,053.04	11,622,081.27		532,028.23		11,090,053.04
Long Term Loan Payables	13,950,936.48	14,657,398.69	3,035,317.42	706,462.21		10,915,619.06
Non Current Liabilities	15,506,625.76	16,213,087.97	4,591,006.70	706,462.21		10,915,619.06
Capital Contributions & Equity						
Contributions-Local Government						
Contributions-Land	3,563,000.00	3,563,000.00	3,563,000.00			
Contributions-Property & Equip	3,283,000.00	483,688.19	483,688.19			
Contributions-General Fund	13,413,670.45	13,413,670.45	13,413,670.45			
Contributions-G.E.P.A.	100,000.00	100,000.00	100,000.00			
Contributions-PAG (Portion of	7,000.00	7,000.00	7,000.00			
Contributions-Local Government	17,567,358.64	17,567,358.64	17,567,358.64			
Contributions-Federal Governme						
Contributions-U.S. Govt Rehab	10,321,126.26	10,321,126.26	10,321,126.26			
Contributions-Economic Develop	1,492,676.57	1,492,676.57	1,492,676.57			
Contributions-U.S. Department	6,508,875.60	6,508,875.60	6,508,875.60			
Contributions-U.S. Govt Fema	53,763.30	53,763.30	53,763.30			
Contributions-Federal Governme	18,376,441.73	18,376,441.73	18,376,441.73			
Accumulated Earnings						
Accumulated Earnings	22,953,260.99	22,953,260.99	22,953,260.99			
Accumulated Earnings (Deficit)	12,231,031.72	12,231,031.72	12,231,031.72			
Accumulated Earnings	35,184,292.71	35,184,292.71	35,184,292.71			
Net Earnings (Loss)	3,887,456.26	3,644,330.00	5.00	243,126.26		3,887,451.26
Capital Contributions & Equity	75,015,549.34	74,772,423.08	71,128,098.08	243,126.26		3,887,451.26
Total Liabilities & Capital	97,936,975.75	96,449,510.37	81,049,789.01	1,487,465.38		16,887,186.74







Port Authority of Guam  
Aging Summary Report

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Number	Name	Address	Phone Number	Co	Balance Open	Current	Aging			Over 120	Amount	Last Paid Date
							31	60	91			
14461	Ocean Jet Club		615-2296546	00050	505596.47	291997	119377	89195	5028	68999.02	907.50	09/03/13
14444	Office of the Governor of		472-8931	00050	161.50	163				279.00	341.74	09/09/13
14949	Ya, Haroyuki		549-5551	00050	5.37	5				341.74	341.74	08/30/13
14455	Orion Construction Corpora		633-2203	00050								08/11/13
15223	ORADA, AKIPA		929-6728	00050								08/01/13
14364	P.S.V. Corp /JCO, Gi Bum		477-1900638	00050	6698.40	985	2130	1517	2037	6753.01	6753.01	08/01/13
10516	Pacific Data System		648-43612	00050	43.43	43				688.02	688.02	02/02/12
15032	Pacific Marine Enterprises		989-8451	00050	370.94	371				155.52	155.52	03/04/13
12553	Pacific Produce Corp		646-8082	00050	50.57	51				177.59	177.59	06/15/12
14522	Parkier, Paul E.R./PCP Cu		473-3560	00050	17.59	18				347.72	347.72	10/24/13
5242	Paradise Aqua Corp.		646-6911727	00050						50.00	50.00	09/18/13
14197	Parsons Brinckhoff Inter		988-4554MAT	00050	140.00	160			20	380.00	380.00	08/26/13
13591	Paul SM. Agnon and Seo Jun		734-4292647	00050	29.32	29				50.00	50.00	07/02/13
10671	Peres, Thomas L.G.		645-8651	00050	845.33				845	50.00	50.00	10/14/13
13545	Pelee, Vincent T.		472-2202	00050						135.00	135.00	10/14/13
14559	Phillip, Vincer		633-2245	00050	2.50	3				2131.33	2131.33	10/23/13
14947	Polaris Guam LLC/Mu, John		646-8888	00050	9232.77				9233	140.00	140.00	07/15/13
14482	Poll, Pedro H.		456-1858NOS	00050	746.25				746	275.00	275.00	04/22/09
14503	Popp, Edward, FISH INC		789-4514	00050						70.00	70.00	12/25/12
14150	PIER, KENNETH		789-3814	00050						275.00	275.00	09/03/13
9705	PI Pacifica, Inc. DBA: IFA		646-888689	00050	3385.24	3385			1342	70.00	70.00	10/02/13
14523	Quinata, Frank		472-5060	00050	70.00	70				140.00	140.00	09/05/13
14482	Quinata, John		565-3240DIS	00050	141.50					190.58	190.58	10/07/13
14485	Rains, Julian T.		632-0036	00050	135.00	135				1342.30	1342.30	12/05/12
10778	Real World Diving		645-8903	00050	278.53	279				115.92	115.92	10/08/13
14806	Reynolds Resources		688-1288472	00050	15866.10					624.00	624.00	12/08/13
14950	Roberts, Tom		632-9733	00050	115.92	116				300.00	300.00	09/18/13
14709	Robinson, Merle Ann		637-2935	00050	24.00	24				200.00	200.00	08/23/13
14075	Rutski, Sisdo		477-7238	00050	325.00	25			138	738	738	09/23/13
14075	S.H. Enterprises		777-3849NOT	00050	278.36	278				1203.79	1203.79	08/23/13
1879	Sanki Bucas (Guam) Co, Lt		649-0521	00050	278.36	278				5946.44	5946.44	10/04/13
14803	Santiago, Aisenio A.		477-30723	00050	22101.24	10477	1533	342	9406	15000.00	15000.00	06/21/13
9403	Scuba Company		646-9747	00050	2050.22	203			1425	608.58	608.58	06/27/13
14721	Seabridge Inc.		649-9303PC	00050	3766.78	3767				15000.00	15000.00	06/21/13
14761	Seatranner Marine Inc.		472-1144	00050	161084.43	1914	70897	7652	58753	15000.00	15000.00	09/27/13
14928	Shida, Paul H.		647-0000	00050	40950.00				1950	19500.00	19500.00	11/04/13
14623	Shiga, Paul H.		645-6482	00050	70.00	70			35100	70.00	70.00	10/23/13
14923	Shiggins		687-1600	00050	463.28	255			28	2000.00	2000.00	06/26/13
14987	Smithwick Chateaus Inc.		734-1017NOT	00050	412.50	138			138	437.50	437.50	07/08/13
14987	Smithwick Chateaus Inc.		688-0109POY	00050						154.56	154.56	10/23/13
12044	Smithwick Chateaus Inc.		898-4370	00050						137.50	137.50	09/30/13
17030	South Pacific Petroleum CO		651-5016STE	00050	9523.04	461			286	4651.94	4651.94	10/16/13
15135	Studer, Heinz Ferdinand		42-8871OPE	00050	431.90	432				29742.00	29742.00	10/28/13
18547	Sun Bay Corp./Jan Z's Loun		788-0662	00050	74.00	74				660.00	660.00	09/23/13
14771	Sun, Stephen/John		339-1129JOH	00050	12102.27	122			2138	504.00	504.00	03/12/13
14901	Taitaco, John		777-1818	00050						21.00	21.00	10/14/13
14901	Taitaco, John		472-5161	00050	84.00				84	381.57	381.57	10/23/13
14984	Ten Bulls Corporation		477-5945	00050	2166.24	8033			10199	22.57	22.57	08/08/12
11153	Thompson, Michael		477-1157	00050	2506.64	100				50.00	50.00	09/30/13
14597	Tidewater Distributors Inc		687-3533	00050	3740.18	387			3353	5119.70	5119.70	10/17/13
14949	Todwana, Juan JP		782-9473477	00050	369.00	369				140.00	140.00	04/03/12
14949	Triad International		588-1059NOT	00050	471.00	471			471	133182.46	133182.46	09/25/13
14642	TriStar Terminal, Guam, In		585-3390	00050	155628.59	155629						

Fort Authority of Guam  
Aging Summary Report

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Number	Name	Address	Phone Number	Co	Balance Open	Current	Aging					Last Paid Date	
							31	60	90	120	Over 120		
14561	Trombley, William P.		671 789-1940DIS	00050	1787.50	138	138					135.00	08/21/12
13108	Turner David		671 649-9745	00050	162.50	163	138					300.00	10/07/13
14575	Willigear, Rosco Dean		671 477-6490	00050	935.00	25	70					150.00	09/27/13
14368	Tyco Electronics Subsea Co	503	283-8994	00050	648.34	583	70					11491.20	10/08/13
15040	Tyquengco, Joseph T.		671 565-1203	00050								412.50	09/30/13
14610	U.S. Department of Homeland Security	800	368-6498	00050	739925.78	680533	59393					5626.32	10/11/13
12064	U.S. Treasurer			00050								3000.00	06/18/13
9540	Unitek Environmental Svcs		671 565-3151CON	00050	500.00	500-						500.00	10/28/13
11756	V. Angoco's Trucking		671 565-2395	00050	42.78							45.13	10/01/13
14429	Weilbacher, Walden		671 472-2719	00050	25.00	25						250.00	09/05/13
12394	Wong, Billy		671 637-2052	00050								300.00	05/30/13
14535	Young, Dione & Jerry		671 565-8535	00050	1403.00	177	177					200.00	10/02/13
13653	Yu, Niko K.		671 649-0889	00050								440.00	03/01/13
9611	Ziskovsky, Michael J./Jan			00050	14455.53	28	750	794	750	12133			

Poit Authority of Guam  
Aging Summary Report

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Parent	Manager	Name	Address	Phone Number	CO	Balance Open	Current	31	60	Aging	61	90	91	120	Over 120	Part Paid Amount	Date	
					00050	9856651.19	5882284					185211				87104		1957453

Port Authority of Guam  
Accounts Payable Summary

Number	Supplier Name	Phone Number	CO	Balance Open	Current	61	90	91	120	121	Over
12315	Americana Supplie	671	00050	196.00	196						
12363	Aulo Air Inc	671 646-8236	00050	803.00							
14390	Baleto, Christine		00050	50.00							
14941	Benson, Michael		00050	50.00							
17768	Benson Guam Enter	671 477-7562SALLY	00050	924.93	924						
12233	Best American Tpo	671 646-5858ELMA	00050	324.95							
11770	Black Constructio	671 249-4884204	00050	122267.50	122266						
13435	BME & Son, Inc	671 472-8828	00050	105597.54	105591						294
13174	Caivos Select Car	671 472-8816	00050	1831.56	1831						
11821	Cash		00050	2335.00	2335						
12684	Chang Chin Inc	671 649-4074	00050	2335.00	2335						
11714	Clyde & Co LLP		00050	2800.00	2800						
12133	Commercial Tire C	671 633-2026PAT	00050	180.00	180						
12106	Compartic	671 637-6673	00050	554.00	554						
13535	Cruz Patricia B.		00050	2049.00	2049						554
14570	D.S.V. Corporat	671 637-1687FE	00050	1797.95	1798						
11718	Data Management R	671 178.73	00050	178.73							18
11778	DeWitt Irans Serv	671 646-44364818	00050	1785.40	1785						
14778	Diamond Auto Part	671 249-42364605	00050	3155.19	3155						
14773	Eastena Company	671 249-4236	00050	322.00	322						
14772	Federal Reserve B	671 649-5782	00050	1793.50	1794						1400
19070	Foremost Crysal		00050	50.00							
11895	Gabson, Mary Mch		00050	50.00							5
11777	Gov't of Guam Ret		00050	28.87							29
11776	Gov't of Guam Ret		00050	19.82							19
11155	Gov't of Guam Ret		00050	19.82							
11507	Government of Gua	671 475-89512	00050	200.79	201						
14507	Guam Home Center	671 672-4442	00050	107829.18	107829						
12126	Guam Water Author	671 665-2905NGAT	00050	239734.70	113558						126176
14500	Guam, Waterworks A	671 647-7800ROSE	00050	1080.00	1080						
14320	Heavy Equipm'the P	671 648-8401	00050	1411.97	1412						
9137	Hawa Pacific	671 649-5845844N	00050	302.77	302						
9132	Hpa Air Pacific	671 647-0345	00050	2787.28	2787						
11922	Industrial Pr	671 688-88888875	00050	7868.11	7861						
11922	I. Connet	671 641-8008	00050	3500.00	3501						
11730	I. S. J. Inc		00050	1395.90	1396						7
11724	Island Choice Dri	671 646-82275554	00050	1178.99	1178						
12284	Island Equipment	671 646-82275554	00050	2242.97	2246						
12584	ISON Corporation	671 697-9579CATHY	00050	1851.30	1852						
15514	ISPER Corporation	671 687-4266	00050	3770.00	3771						
15218	IV. RET. AGENCY		00050	619.55	619						
14234	IV. Internacoma	671 646-95249540	00050	619.55	619						
11766	J.M. Services Guam	671 473-7000	00050	2323.80	2323						
11988	King Auto Parts	671 646-1851EDDIE	00050	865.00	865						
19398	King Safety Parts	671 472-8143JUOEO	00050	649.95	650						
15110	L&B Safety Supts	671 356-0783	00050	11.00	11						
15110	LMS SHIPMANCEN	671 243-9140	00050	500.00	500						
10111	MARSHALLS	671 446-4050ROMIE	00050	670788.90	670789						178942
17176	Marshall Navigation	671 475-59882	00050	714703.89	535782						
11929	Megabyte	671 649-9698	00050	2230.80	2231						
10138	Micropac Far East	671 632-516051695	00050	41.92	41						
10280	Morrice Equipment	671 649-1944FRANK	00050	5621.70	5625						
15106	MORPHOTRUST USA	671 688-4848	00050	60.00							
12110	N.C. Macario & As	671 649-0901	00050	49265.22	49265						

Port Authority of Guam  
Accounts Payable Summary

Number	Supplier Name	Phone Number	Co	Balance Open	Current	61	90	91	120	121	Over
10330	Napa Auto Parts	671 637-664271416	00050	2354.95	2355						0
10356	National Office S	671 734-0314EMILY	00050	3568.00	3568						0
14711	National Trading	671 647-1883	00050	184.00	184						0
13399	Oceanic Lumber, I	671 646-9113MYLE	00050	339.80	340-						0
12034	Office Of The Alt		00050	12957.13							12957
11811	Pacific Daily New	671 472-1736FAEX2	00050	21.43	21						0
13901	Pacific Waste Sys	646-1925	00050	6275.66	6276						0
12184	Pacific Welding S	671 477-436547222	00050	1405.00	1405						0
14197	Parsons Brickkerh	671 988-4554MATTH	00050	253339.90	253339						0
14311	Phillips and Bord	671 477-2223	00050	208894.48	190861	18033					0
14311	Public Utilities	671 472-1907	00050	2418.37	2418						0
14312	PMC Isla Health S	671 647-6201	00050	22880.00	22880						0
19208	PTI Pacific, Inc	671 646-8886889	00050	7.01	7						0
13228	R & R Plus, Co.	671 646-8295HENRY	00050	730.00	730						0
12301	Rainbow Paints, Su	671 649-6000	00050	33.00	33						0
13593	Reaction Automoti	671 473-7204	00050	76.00	76-						0
10623	Reaction Supply C	671 472-5651	00050	5119.92	5119						0
17093	Safety 1st System	671 649-6440DAVE	00050	304.37	304						0
13524	Sam Duk Corporati	671 646-0435	00050	750.00	750						0
14792	SecureSafe Soluti	671 649-0797	00050	330.00	330						0
12557	Signmakers	671 649-7858	00050	210.00	210						0
12587	South Pacific Erv	671 649-7609SARAH	00050	904.80	905						0
13020	South Pacific Pet	671 472-8871OPERA	00050	20445.32	20445						0
11017	Speed Way Machine	671 649-5364BERNI	00050	1065.00	1065						0
17114	Standard Office S	671 646-4825POLLY	00050	722.75	723						0
14864	STANDAPD INSURANC	671 321-2091	00050	6219.59							6220
13246	Total Chemical Re	671 646-4742	00050	417.60		418					0
11593	Treasurer of Guam		00050		2313360						0
11593	Treasurer of Guam		00050		2313360						0
14642	Tristar Terminals	671 565-2300	00050	486.12	1286						486
11615	Tsang Brothers Co	671 638-8133CHRIS	00050	1285.88							0
14840	Tydingco, Daniel		00050	50.00	50						0
12974	United Tire	671 649-6132LUZ	00050	21554.00	21554						0
11993	University of Gua	671 735-2991	00050	600.00	600						0
11956	Workers Compensat		00050	18057.81	9433	609					8016
17153	Xerox Corporation	671 477-94569495	00050	4384.94	4385						0
Port Authority of Guam				2568347.00	2313360	145243	803				208941
Grand Total				2568347.00	2313360	145243	803				208941



# PORT AUTHORITY OF GUAM

## Crane Surcharge

9.50%

BOG 0101-330971  
50.1122.BOGCRANE

60.5851

Date	Description	Amount	Balance	Remarks	9.50%	
					Sinking Fund	Bank Bal. Amount
1/20/2013	January Loan Payment	(101,426.79)	(101,426.79)			
1/31/2013	January Revenues	324,445.37	223,018.58	Fee Imp. 1/1/13 (S	30,822.31	
1/31/2013	Reserve Fund	(30,822.31)	192,196.27			
1/31/2013	Gantry 3	(8,329.90)	183,866.37			
2/20/2013	Loan Payment	(101,426.79)	82,439.58			
2/21/2013	Pola Insurance Premiur	(260,000.00)	(177,560.42)			19,665.56 2/15/2013
2/28/2013	February Revenues	471,687.50	294,127.08			15,913.01 2/20/2013
	Pola 14 Exp 70.8390	(54,617.51)	239,509.57		44,810.31	
2/28/2013	Pola 16 Exp 70.8391	\$ (59,623.82)	179,885.75			
	Pola 17 Exp 70.8392	\$ (55,350.60)	124,535.15			15,844.08 3/12/2013
	Gantry 3	\$ (157,494.33)	(32,959.18)			
2/28/2013	Reserve Fund	\$ (44,810.31)	(77,769.49)			
3/20/2013	Loan Payment	\$ (101,426.79)	(179,196.28)			
3/31/2013	March Revenues	430,325.60	251,129.32			18,862.63 3/26/2013
	Pola 14 Exp 70.8390	(7,212.17)	243,917.15		40,880.93	6,702.64 3/28/2013
3/1/2013	Pola 16 Exp 70.8391	(7,212.17)	236,704.98			
	Pola 17 Exp 70.8392	(7,212.17)	229,492.81			
	Gantry 3	(3,442.11)	226,050.70			
3/31/2013	Reserve Fund	(40,880.93)	185,169.77			
4/16/2013	Loan Payment	(101,426.79)	83,742.98			32,932.52 4/17/2013
4/30/2013	April Revenues	457,991.26	541,734.24			
	Pola 14 Exp 70.8390	\$ (172,789.38)	368,944.86		43,509.17	4,641.63 5/1/2013
4/30/2013	Pola 16 Exp 70.8391	(103,414.39)	265,530.47			
	Pola 17 Exp 70.8392	\$ (105,289.40)	160,241.07			
	Gantry 3	\$ (107,866.70)	52,374.37			
4/30/2013	Reserve Fund	\$ (43,509.17)	8,865.20			16,633.01 5/23/2013
5/16/2013	Loan Payment	\$ (101,426.79)	(92,561.59)			29,742.00 5/28/2013
5/31/2013	Revenues	533,766.06	441,204.47			
	Pola 14 Exp 70.8390	(33,870.10)	407,334.37			
5/31/2013	Pola 16 Exp 70.8391	\$ (62,209.56)	345,124.81			
	Pola 17 Exp 70.8392	(53,535.13)	291,589.68			
	Gantry 3	(2,567.06)	289,022.62			
5/31/2013	Reserve Fund	(50,707.78)	238,314.84		50,707.78	
6/16/2013	Loan Payment	\$ (101,426.79)	136,888.05			16,069.63 6/10/2013
6/30/2013	June Revenues	468,693.24	605,581.29			
	Reserve Fund	(44,525.86)	561,055.44		44,525.86	32,543.47 6/19/2013
6/30/2013	Gantry 3	(2,962.35)	558,093.09			10,859.16 6/25/2013
7/16/2013	Loan Payment	\$ (101,426.79)	456,666.30			12,806.47 6/27/2013
7/31/2013	July Revenues	528,610.75	985,277.05			3,928.02 7/3/2013
	Pola 14 Exp 70.8390	\$ (121,177.02)	864,100.03			29,742.00 7/23/2013
						59,143.10 7/31/2013

10/28/2013



# PORT AUTHORITY OF GUAM

**Crane Surcharge**

9.50%

BOG 0101-330971

50.1122.BOGCRANE

60.5851

					Sinking	Bank Bal.	
Date	Description	Amount	Balance	Remarks	Fund	Amount	Date
7/31/2013	Pola 16 Exp 70.8391	\$ (177,186.09)	686,913.94				
	Pola 17 Exp 70.8392	\$ (99,825.56)	587,088.38				
	Gantry 3	\$ (165,204.68)	421,883.70				
7/31/2013	Reserve Fund	(50,218.02)	371,665.68		50,218.02	11,540.57	8/5/2013
8/16/2013	Loan Payment	\$ (101,426.79)	270,238.89				
8/31/2013	August Revenues	\$ 449,922.39	720,161.28			13,891.05	8/11/2013
	Pola 14 Exp 70.8390	\$ (18,977.09)	701,184.19				
8/31/2013	Pola 16 Exp 70.8391	\$ (43,977.09)	657,207.10				
	Pola 17 Exp 70.8392	\$ (8,977.12)	648,229.98				
	Gantry 3	\$ (5,264.59)	642,965.39				
8/31/2013	Reserve Fund	(42,742.63)	600,222.76		42,742.63		
	Depreciation Dec-Aug						
8/31/2013	Pola 14	\$ (199,735.92)	400,486.84				
	Depreciation Dec-Aug						
8/31/2013	Pola 16	\$ (200,361.42)	200,125.42				
	Depreciation Dec-Aug						
8/31/2013	Pola 17	\$ (199,902.69)	222.73				
9/16/2013	Loan Payment	\$ (101,426.79)	(101,204.06)				
9/30/2013	September Revenues	452,863.97	351,659.91			70,937.00	9/6/2013
	Pola 14 Exp 70.8390	\$ (211,390.85)	140,269.06				
9/30/2013	Pola 16 Exp 70.8391	\$ (189,341.41)	(49,072.35)			23,293.92	
	Pola 17 Exp 70.8392	\$ (189,937.58)	(239,009.93)				
	Gantry 3	\$ (341,970.34)	(580,980.27)				
9/30/2013	Reserve Fund	\$ (43,022.08)	(624,002.35)		43,022.08		
9/30/2013	Depr-Pola 14	\$ (22,192.88)	(646,195.23)				
	Depr-Pola 16	\$ (22,262.38)	(668,457.61)				
	Depr-Pola 17	\$ (22,211.41)	(690,669.02)				
					391,239.08	445,691.47	(54,452.39)

## OPERATION DIVISION REPORT SUMMARIZATION

October 4, 2013

Prepared By: John B. Santos

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### CONTAINER REPORT:

#### For the Month of August:

- Total Cargo Vessels: 20
- Total Containers Handled: 7,060

#### Year to Date (October 2012 – September 2013)

- Total Cargo Vessels: 272
  - Total Containers Handled: 94,352
  - Monthly Container Handled Average: 7,682
- 

### VESSEL PRODUCTIVITY REPORT:

#### Average Gross Move Per Hour (AGMPH):

- Matson 22 AGMPH
  - MSA Barges 14 AGMPH
  - MSA Kyowa, Condor 11 AGMPH
  - Ambyth 9 AGMPH
  - MEL 18 AGMPH
- 

### EQUIPMENT REPORT:

#### Gantry Crane's:

All POLA Cranes are fully operational for this period. Gantry #3 was only used twice while the three POLA cranes were utilized most. Polas' 14 & 17 both had over three hours down time due to spreader, twistlock, power, and gantry problems. Pola 16 had less than an hour down time for power & spreader problems. Gantry #3 had six minutes downtime for power problem.

#### Mobile Harbor Crane:

Not used for cargo operations during this period.

**OCTOBER 2012 - SEPTEMBER 2013  
VESSEL OPERATION RECAP**

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>MATSON</b>													
No. Vessel	5	4	4	5	4	4	4	5	4	5	4	4	52
Discharge	2972	2617	2437	2615	2321	2230	2227	2850	2313	2773	2216	2250	29821
Loaded	2789	2200	2246	2577	2306	2393	2122	2694	2066	2512	2262	2144	28311
Total Moves	5761	4817	4683	5192	4627	4623	4349	5544	4379	5285	4478	4394	58132
Cranes used	P14,16,17	P14,16,17	P14,16,17	P14,16,17	P14,16,17	P14,16,17	P14,16,17	P14,16,17	P14,16,17	P14,16,17	P14,16,17	P14,16,17	
Average GMPH	22.2	20.9	23	22	23.5	24.6	22.6	21.7	24.3	22.2	23.1	22.3	22.7
<b>ISLANDER</b>													
No. Vessel	2	2	1	2	2	1	0	0	0	0	0	0	10
Discharge	370	406	179	479	311	333	0	0	0	0	0	0	2078
Loaded	600	381	248	476	174	0	0	0	0	0	0	0	1879
Total Moves	970	787	427	955	485	333	0	0	0	0	0	0	3957
Cranes used	P16,17	P16,17	P14,16,17	P14,16,17	P14,16,17	P14,16	0	0	0	0	0	0	
Average GMPH	16	18	10	16	15.9	21.6	0	0	0	0	0	0	16.3
<b>SHUTTLE/2011</b>													
No. Vessel	5	7	6	6	7	6	8	8	7	4	5	4	73
Discharge	196	201	242	280	214	219	266	184	248	93	217	178	2538
Loaded	216	257	284	241	298	281	247	364	198	204	242	224	3056
Total Moves	412	458	526	521	512	500	513	548	446	297	459	402	5594
Cranes used	G2,3	G2,3	G2,3,P14,16	G3,P14,16	G3,P14,16,17	G3,P14,16,17	G3,P16,P17	G3,P14,P17	G3,P14,P16,P17	G3,P16,P17	G3,P14,P16,P17	G3,P14,16,17	
Average GMPH	14	16.6	17	12	14.8	17.1	19.6	13.7	21.1	17.4	15.6	14	16.1
<b>MELL</b>													
No. Vessel	5	4	6	6	6	6	7	6	6	7	7	6	72
Discharge	943	611	699	466	462	473	713	690	556	638	644	532	7427
Loaded	826	693	528	956	541	561	653	668	598	673	576	522	7795
Total Moves	1769	1304	1227	1422	1003	1034	1366	1358	1154	1311	1220	1054	15222
Cranes used	G2,3	G2,3	G2,3,P17	P14,16,17	G3,P14,16,17	G3,P14,16,17	G3,P16,P17	G3,P14,P16,P17	G3,P14,P16,P17	G3,P14,P16,P17	P14,P16,P17	P14,16,17	
Average GMPH	15	16	16	17	19	15.6	17.3	18.9	20.5	18.9	16.6	17.5	17.4
<b>KYOWA</b>													
No. Vessel	0	3	2	1	2	3	3	2	3	3	3	3	28
Discharge	0	155	234	113	284	349	320	259	275	249	326	305	2869
Loaded	0	132	442	103	204	383	413	220	381	384	385	398	3445
Total Moves	0	287	676	216	488	732	733	479	656	633	711	703	6314
Cranes used	0	G2,3	G2,3	P17	G3,P17	P16,17	G3,P16,P17	G3,P16,P17	G3,P16,P17	P16,P17	P16,P17	P14,16,17	
Average GMPH	0	12.4	13	8.1	9.3	14.2	19.6	13.1	14.8	12	11	9.3	12.4



OCTOBER 2012 - SEPTEMBER 2013  
VESSEL OPERATION RECAP

<b>BCC Bahrain</b>															1
No. Vessel															0
Discharge															1
Loaded															1
Total Moves															1
Cranes used															0.1
Average GMPH															0.1

<b>San Rafael</b>															3
No. Vessel															136
Discharge															102
Loaded															238
Total Moves															14.2
Cranes used															
Average GMPH															

<b>Shansi</b>															2
No. Vessel															57
Discharge															76
Loaded															133
Total Moves															
Cranes used															7.3
Average GMPH															

<b>Shantung</b>															2
No. Vessel															62
Discharge															69
Loaded															131
Total Moves															
Cranes used															16.3
Average GMPH															

<b>Shaoching</b>															1
No. Vessel															28
Discharge															38
Loaded															66
Total Moves															
Cranes used															18.6
Average GMPH															

<b>September</b>	
Total Vessels	20
Total Discharged	3506
Total Loaded	3554
Total Moves	7060

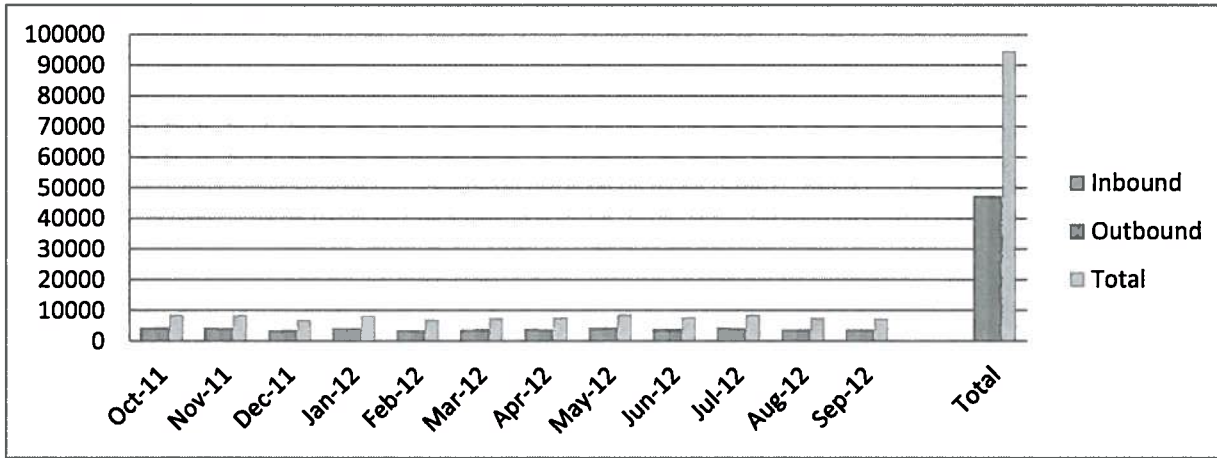
<b>Summarized</b>	
Total Vessels	272
Total Discharged	47027
Total Loaded	47325
Total Moves	94352

**Container Total Comparison**  
**Fiscal Year 2012 - Fiscal Year 2013**

Month	Inbound	Outbound	Total
Oct-11	4248	4367	8615
Nov-11	4298	4179	8477
Dec-11	3421	3525	6946
Jan-12	4051	4102	8153
Feb-12	3523	3458	6981
Mar-12	3694	3877	7571
Apr-12	4014	3775	7789
May-12	4276	4406	8682
Jun-12	3912	3910	7822
Jul-12	4394	4189	8583
Aug-12	3809	3796	7605
Sep-12	3733	3719	7452

7890 (12 Months Average)

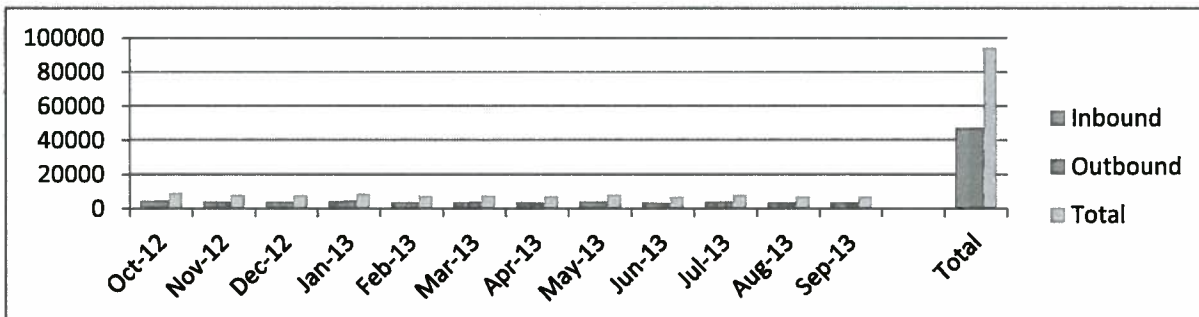
<b>Total</b>	<b>47373</b>	<b>47303</b>	<b>94676</b>
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Month	Inbound	Outbound	Total
Oct-12	4557	4656	9213
Nov-12	4211	3944	8155
Dec-12	3938	3873	7811
Jan-13	4263	4645	8908
Feb-13	3720	3716	7436
Mar-13	3799	3969	7768
Apr-13	3692	3574	7266
May-13	4170	4185	8355
Jun-13	3586	3454	7040
Jul-13	4007	4126	8133
Aug-13	3578	3615	7193
Sep-13	3506	3554	7060

7862 (12 Months Average)

<b>Total</b>	<b>47027</b>	<b>47311</b>	<b>94338</b>
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SEPTEMBER 2013  
VESSEL RECAP

"Matson Navigational"																							
Vessel	Voy.	Arrive	Depart	First Lift	Last Lift	Lifts		Total Ctnrs	Total TEUs	Ops Hrs	Loss Hrs	Berth Hours	G #										
						In	Out																
Shift GMPH																							
1st 2nd 3rd 4th 5th																							
Nmph																							
Matsonia	538	04 Sept - 20:25	05 Sept - 21:09	04 Sept - 21:19	05 Sept - 20:11	412	518	930	1821.8	22.9	7.8	24.7	0:00	0:02	0:00	17	25	27	25.8	20.9			
Manulani	95	11 Sept - 08:25	12 Sept - 13:00	11 Sept - 09:13	12 Sept - 10:35	685	487	1172	2248.8	25.4	7.9	28.6	0:00	0:06	1:06	20	26	28	27.7	23.1			
Maunawili	115	17 Sept - 10:08	19 Sept - 07:35	17 Sept - 10:57	18 Sept - 11:24	497	553	1050	2031.3	24.5	10.7	45.5	1:19	0:34	0:00	18	20	31	27.4	20.2			
Maunalei	76	24 Sept - 12:40	25 Sept - 22:08	24 Sept - 13:25	25 Sept - 20:27	656	586	1242	2293.0	31	5.4	33.5	0:00	0:06		21	22	26	28.6	24.9			
<b>Total:</b>						<b>2250</b>	<b>2144</b>	<b>4394</b>	<b>8394.9</b>														
														Month Nmph/Gmph Average:		27.4		22.3					
"Marianas Steamship Agency" (Super Shuttle)																							
Vessel	Voy.	Arrive	Depart	First Lift	Last Lift	Lifts		Total Ctnrs	Total TEUs	Ops Hrs	Loss Hrs	Berth Hours	G #										
						In	Out																
Shift GMPH																							
1st 2nd 3rd 4th 5th																							
Nmph																							
S-2007	43s/44n	04 Sept - 15:00	05 Sept - 18:00	04 Sept - 16:33	05 Sept - 14:31	47	48	95	171.3	7.7	2.2	27	0:00		0:00	27	9		20.6	13.0			
S-2007	44s/45n	10 Sept - 08:50	12 Sept - 19:19	10 Sept - 09:40	12 Sept - 17:40	47	57	104	172.8	7.1	2.3	10.9	0:52			15	23		25.5	16.2			
S-2007	45s/46n	17 Sept - 12:48	18 Sept - 16:02	18 Sept - 02:08	18 Sept - 13:23	42	52	94	168.3	11.3	3.4	27.2			1:21	10	10		16.4	10.3			
S-2007	46s/47n	23 Sept - 19:36	26 Sept - 02:20	23 Sept - 20:07	25 Sept - 23:32	42	67	109	188.8	7.2	1.8	54.7			0:00	0:20	25	16	22.7	16.5			
<b>Total:</b>						<b>178</b>	<b>224</b>	<b>402</b>	<b>701.2</b>														
														Month Nmph/Gmph Average:		21.3		14.0					

SEPTEMBER 2013  
VESSEL RECAP

"Marianas Steamship Agency" (Kyowa)																								
Vessel	Voy.	Arrive	Depart	First Lift	Last Lift	Lifts		Total Ctnrs	Total TEUs	Ops		Loss		Berth Hours	G #3	Machcho	Machcho	Machcho	Shift GMPH					Nmph
						In	Out			Hrs	Hrs	Hrs	Hrs						1st	2nd	3rd	4th	5th	
Cattleya	134h/134h	01 Sept - 12:42	02 Sept - 06:30	01 Sept - 14:17	02 Sept - 05:34	43	113	156	219	15.3	9.8	29.8	0:00	0:00	7	14						16.2	8.0	
Hibiscus	149h/149h	15 Sept - 08:00	16 Sept - 04:30	15 Sept - 09:07	16 Sept - 01:25	180	124	304	419	16.3	7.6	20.5	0:23	0:00	11	17						18.6	12.7	
Cattleya	135	26 Sept - 11:30	27 Sept - 20:24	26 Sept - 13:43	27 Sept - 20:07	82	161	243	326.3	30.4	21.3	32.9		0:00	16	7	13	23			19	7.1		
<b>Total:</b>						<b>305</b>	<b>398</b>	<b>703</b>	<b>964.3</b>													<b>18.0</b>	<b>9.3</b>	
Month Nmph/Gmph Average:																								
"CTSI" (Mell)																								
Vessel	Voy.	Arrive	Depart	First Lift	Last Lift	Lifts		Total Ctnrs	Total TEUs	Ops		Loss		Berth Hours	G #3	Machcho	Machcho	Machcho	Shift GMPH					Nmph
						In	Out			Hrs	Hrs	Hrs	Hrs						1st	2nd	3rd	4th	5th	
Sudong	25w	09 Sept - 07:00	09 Sept - 18:36	09 Sept - 08:16	09 Sept - 15:24	5	115	120	148	7.1	1.6	11.6	0:00	0:00	17							22.2	17.2	
Springwood	32e	09 Sept - 08:06	09 Sept - 18:00	09 Sept - 09:04	09 Sept - 15:47	146	7	153	187	6.7	1.8	9.9	0:00	0:00	19		0:04					24.8	19.3	
Hamburg	001w	16 Sept - 23:04	16 Sept - 23:04	16 Sept - 09:25	16 Sept - 21:18	129	142	271	341	11.9	5.7	16.1	0:11	0:00	14	23						22.6	15.3	
Shepherd	30w	23 Sept - 07:00	23 Sept - 18:09	23 Sept - 08:28	23 Sept - 17:19	2	121	123	148	8.9	2.3	11.2	0:00	0:00	16							23.3	16.2	
Seringat	27e	23 Sept - 07:30	23 Sept - 18:48	23 Sept - 09:20	23 Sept - 17:56	148	14	162	202	8.6	2.7	11.3		0:00	0:51	16						21.5	15.8	
Sudong	26w	30 Sept - 08:00	30 Sept - 19:00	30 Sept - 08:50	30 Sept - 17:30	102	123	225	273	8.6	2.4	11	1:03	0:00	21							27.8	21.4	
<b>Total:</b>						<b>532</b>	<b>522</b>	<b>1054</b>	<b>1299</b>													<b>23.7</b>	<b>17.5</b>	
Month Nmph/Gmph Average:																								



SEPTEMBER 2013  
VESSEL RECAP

Vessel	Voy.	Arrive	Depart	First Lift	Last Lift	Lifts		Total Ctnrs	Total TEUs	Ops Hrs	Loss Hrs	Berth Hours	Shift GMPH					Month Nmph/Gmph Average:									
						In	Out						1st	2nd	3rd	4th	5th										
																			Nmph	Gmph							
<b>"Marianas Steamship Agency" (Pacific)</b>																											
Condor	117	10 Sept - 06:54	12 Sept - 20:24	10 Sept - 08:03	12 Sept - 19:55	105	169	274	374	59.9	13.9	61.5	0:22	14	2	12	12	0.5	16.5	9.0							
Condor	117h	30 Sept - 07:24	30 Sept - 21:54	30 Sept - 08:41	30 Sept - 21:03	98	71	169	225.3	12.4	2.8	14.5	0:00	17	17				22.8	16.6							
					<b>Total:</b>			<b>203</b>	<b>443</b>	<b>599.3</b>											<b>19.7</b>	<b>12.8</b>					
<b>"Ambyth" (Shantung)</b>																											
Vessel	Voy.	Arrive	Depart	First Lift	Last Lift	In	Out	Total Ctnrs	Total TEUs	Ops Hrs	Loss Hrs	Berth Hours															
Shantung	1313s	29 Sept - 18:51	30 Sept - 06:39	29 Sept - 20:15	30 Sept - 05:36	38	26	64	90	9.4	3.9	11.8	0:01	9											18.4	8.7	
					<b>Total:</b>			<b>38</b>	<b>64</b>	<b>90</b>																<b>18.4</b>	<b>8.7</b>
<b>Month Nmph/Gmph Average:</b>																											

**2013 PAG CRANES  
MONTHLY REPORT**

	Total Ops Hrs	Total Vessels	Total Shifts	Total Container Moves	Total Down Time (Hrs)	Types of repairs performed
<b>September</b>	124	11	22	2440	3.8	Gantry, twistlock, spreader, power
Pola Crane #14	122	14	20	2815	0.8	Power, spreader
Pola Crane #16	126	12	24	1725	4.1	Spreader, power, twistlock, gantry
Pola Crane #17	3.2	2	2	79	0.01	power
Gantry Crane #3	0	0	0	0	0	n/a
Mobile Harbor Crane						



**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)



Eddie Baza Calvo  
Governor of Guam

Ray Tenorio  
Lieutenant Governor

October 31, 2013

**MEMORANDUM**

TO: Board of Directors

VIA: General Manager  
Deputy General Manager, Admin/Finance  
Deputy General Manager, Operations

FROM: Procurement and Supply Manager

SUBJECT: Procurement Division Status Report for October 2013

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**1. Request for Proposals**

A. RFP-PAG-013-003: Management and Operation Services for F1 Fuel Pier Facilities

- Lifted Stay Procurement, Cost Negotiations in progress

B. RFP-PAG-013-002: A/E Design Consulting Services

- Cost Negotiations in progress

C. RFP-PAG-013-004: Implementation and Integration of TOS

- Cost Negotiations in progress

**2. Invitation for Bids – Construction**

A. IFB-PAG-013-004: Agat Marina Dock A Improvements

- Bid award approved: Rex International, \$532,100.00
- Currently under Legal Review

B. IFB-PAG-013-005: Concrete Pole Lighting Upgrade

- Bid award approved: DCK Pacific, \$231,680.00
- Currently under Legal Review

**3. Invitation for Bid – General Services Agency**

A. Issued Bids

- GSA/PAG-008-13, Emergency Generators (Pending supporting document from GEPA)
- GSA/PAG-009-13, Workers Compensation,  
Awarded to Trans Pacific Insurance Brokers, \$75,000 premium/Deductible-\$150,000 per occurrence  
Effective: October 1, 2013 (October 11, 2013 awarded by GSA)

B. Pending Bid Announcements/Issuance

- Mobile Container/Vehicle Screening System (Subject to Re-Bid pending revision and approval of Specifications)

**4. Contract Summary Listing (see attached)**

**5. Procurement Plan**

**PORT AUTHORITY OF GUAM  
CONTRACT SUMMARY LISTING  
Updated Oct. 29, 2013**

<b>PROFESSIONAL SERVICES</b>										
No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Option	Contract Amount	Comments / Notes	
1	Bank of Guam	Banking Services	RFP-08-002	Finance	5 years	6/1/09 - 5/31/10	5/31/2014	Per Rate Structure		
2	Guam YTK Corp.	Neutral - Arbitrator Services	RFP-10-004	Corporate	as needed basis	May 2010	May 2015	Rate Base		
3	Jacqueline T. Terlaje	Arbitrator Services	RFP-10-004	Corporate	as needed basis	1/5/2010	1/20/2015	Rate Base		
4	N.C. Macario & Assoc. Pacific Human Resources, Inc.	Construction Management Services for Hagatna Marina Renovations.	RFP-10-001	Engineering	7/23/10 to completion of Phase III	7/23/2010	7/23/2015	Phase I \$183,900.12 Phase II \$197,600.92 Phase III \$206,906.12	next renewal date is 1/31/2014	
5		Drug Free Workplace Program	RFP-10-007	Human Resources	1 yr. w/ option NTE: 5 years	2/1/11 - 1/31/12	1/31/2016	Per Rate Structure	term ends February 17, 2014	
6	ParsonsBrinckerhoff, Inc.	Owner's Agent/ Engineer Services	RFP-09-001	Engineering	1 yr + 4 years option	2/18/09 - 2/17/10	2/17/2014	Per Task Order		
7	Phillips & Bordallo	Legal Services	RFP-11-002	Corporate	1 yr w/options NTE: 4 years	5/1/11 - 4/30/12	4/30/2015	Rate Base		
8	SSFM International	Construction Management Services Replacement of steel pipeline (Golf Pier)	RFP-11-001	Engineering	Upon Project Completion	Upon NTP of Construction Project	N/A	\$ 245,000.00		
9	N.C. Macario & Assoc.	A/E Design Services Replacement of welded steel pipeline	RFP-11-004	Engineering	Upon Project Completion	9/28/2011	N/A	\$ 289,928.18	approved for renewal on July 25, 2013 for Oct. 6, 2013 to Oct. 5, 2014 period	
10	PMC Medical Isla	Medical Services	RFP-11-003	Human Resources	1 yr w 4 yr option	10/6/2011 - 10/6/12	10/6/2016	Per Rate Structure		
11	Deloitte & Touche, LLP	Annual Independent Audit Services	RFP-012-001	Finance	FY12, FY13, FY14, FY15	Upon NTP	FY 2015	\$ 42,000.00	approved for renewal on 7/25/13 for 09/01/2013 to 8/31/2014 period	
12	Island CERTS	Training & Certification Services	RFP-012-002	Human Resources	1 yr w/options NTE: 5 yrs	9/1/2012 - 8/31/2013	8/31/2017	Per Rate Structure		
13	Cornerstone Valuation Guam, Inc.	Real Estate Appraisal & Consultant Services	RFP-013-001	Finance	1 yr w/ option NTE: 5 yrs	5/1/2013 - 5/1/2014	4/30/2018	Rate Base		
14	IRIS, Ltd.	Risk Management Services	RFP-012-004	Finance	1 yr w/ option NTE: 5 yrs	5/1/2013 - 5/1/2014	4/30/2018	\$ 48,000.00		

<b>CONSTRUCTION PROJECTS</b>										
No.	Contractor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Estimated Completion Date	Contract Amount	Comments / Notes	
1	BEJESS Enterprises, Inc. dba: GEMCO	Construction Contract, Design Build Hagatna marina Dock B Repairs	IFB-CIP-011-001	Engineering	122 days	Upon NTP		\$ 318,000.00		
2	DK Pacific dba Bishman Continental	Port Container Yard Lighting Upgrade	IFB-CIP-012-001	Engineering	300 Cal days upon NTP	1/17/2012		\$ 748,412.00		
3	MD Crisostomo	Design/Build Electrical Upgrades on Distribution Sub-Panel Boards	IFB-CIP-012-002	Engineering	153 calendar days upon NTP	Upon NTP		\$ 60,874.00		
4	BME & Sons	GDP Marina Dock A & B Pile Extension	IFB-CIP-012-003	Engineering	122 Calendar Days	Upon NTP		\$ 96,230.00		
5	Black Construction Corp.	GDP Marina Dock C Repair	IFB-CIP-012-004	Engineering	122 Calendar Days	Upon NTP		\$ 278,700.00		
6	Maeda Construction Corp.	Design/Build for GDP New Water Line	IFB-CIP-012-005	Engineering	122 Calendar Days	NTP issued 12/10/12	TBA	\$ 2,933,000.00		
7	Maeda Construction Corp.	Design Build Port Security Enhancement Project	IFB-CIP-012-006	Engineering	180 Calendar days	Upon NTP		\$ 2,933,000.00		
8	Black Construction Corp.	GDP Marina Renovation and Site Improvement, Phase II	IFB-CIP-012-007	Engineering	322 calendar days	NTP issued 2/6/13	6-Dec-13	\$ 1,698,877.00		
9	BME & Sons	Installation of MOV at Golf Pier Warehouse 1 Demolition of CMU Wall &	IFB-CIP-013-001	Engineering	150 Calendar Days	NTP issued 4/22/13		\$ 324,400.00		
10	BME & Sons	Concrete Column	IFB-CIP-013-002	Engineering	180 Calendar days	Upon NTP		\$ 75,500.00		

Gregorio D. Leon Guerrero Commercial Port  
**PORT AUTHORITY OF GUAM**  
**2-YEAR COMPETITIVE PROCUREMENT PLAN**

Revised: 10/29/2013

**FISCAL YEAR 2013**

METHOD	SOLICITATION		PROJECT TITLE/DESCRIPTION	REQUESTING OFFICE	ESTIMATED ISSUANCE	PROPOSED TERM	CONTRACT PER ANNUM	FUNDING SOURCE	COMPLIANCE	
	TYPE								PL 30-72	PUC
IFB	Construction		Installation of MOV at Golf Pier Fuel Pipelines	CIP	January 2013	thru completion		O&M	NO	NO
GSA/IFB	Equipment Purchase		Compressors for Admin Building A/C System	Facilities	January 2013	thru completion		O&M	NO	NO
GSA/IFB	Equipment Purchase		Various Air Conditioning Units & Parts/Supplies	Facilities	January 2013	thru completion		O&M	NO	NO
GSA/IFB	Equipment Purchase		Harbour Crane Part/Supply - Bearing Unit	Facilities	January 2013	thru completion		O&M	NO	NO
GSA/IFB	Insurance		Workers Compensation Insurance Coverage	Corporate	February 2013	pro-rated		O&M	NO	NO
IFB	Construction		Warehouse 1, CMU and Column Repairs	CIP	February/March 2013	thru completion		CIP Local	NO	NO
RFP	Professional Services		Management for F-1 Fuel Pipe Facilities	Commercial	March 2013	5 yrs	\$ 350,000	O&M	YES	YES
RFP	Professional Services		Real Estate Appraisal Services	Commercial	March 2013	5 yrs	\$ 40,000	O&M	NO	NO
GSA/IFB	Equipment Purchase		Cargo & Vehicle Detection/Screening Machine	Planning	May 2013	thru completion		PSGP/DHS	YES	YES
GSA/IFB	Equipment Purchase		VHF Radio Communications Console System	Planning/HM	May 2013	thru completion		PSGP/DHS	NO	NO
RFP	Professional Services		Professional and Technical Services for the Upgrade of JDEdwards A7.3 System to A9.3 System	IT/Finance	June/July 2013	thru completion		CIP Local	NO	NO
RFP	Professional Services		Architectural/Engineering Services - IDIQ	CIP	July 2013	1-2 years	\$ 250,000	O&M	YES	NO
RFP	Professional Services		Implementation and Integration Services for Terminal Operating System	IT/OPS	July 2013	1-5 years		CIP Local	YES	YES
GSA/IFB	Insurance		Workers Compensation Insurance Coverage - RE-BID	Corporate	July 2013	pro-rated		O&M	NO	NO
GSA/IFB	Equipment Purchase		Emergency Back-Up Generators	Facilities/Planning	July 2013	thru completion		PSGP/DHS	YES	NO
IFB	Construction		Agat Marina Dock "A" Repairs	Planning/CIP	August 2013	thru completion		NOAA Fisheries	NO	NO
IFB	Construction		Concrete Pole Lighting Upgrade, F5 & F6	CIP	August 2013	thru completion		CIP Local	NO	NO
IFB	Construction		Admin Building. Common Area Flooring Upgrade	CIP	September 2013	thru completion		CIP Local	NO	NO

**FISCAL YEAR 2014**

METHOD	SOLICITATION		PROJECT TITLE/DESCRIPTION	REQUESTING OFFICE	ESTIMATED ISSUANCE	PROPOSED TERM	CONTRACT PER ANNUM	FUNDING SOURCE	COMPLIANCE	
	TYPE								PL 30-72	PUC
IFB	Construction		SLE: Wharf Repairs	CIP	October/Nov 2013	thru completion		Loan Proceeds	YES	YES
IFB	Construction		Container Yard Stripping Project	CIP	October/Nov 2013	thru completion		CIP/FMF	NO	NO
IFB	Construction		Electrical Work for Additional 56 Reefer Outlets	CIP	November/Dec 2013	thru completion		CIP Local	YES	NO
IFB	Construction		Upgrade of Power System for IT Office	CIP	November/Dec 2013	thru completion		CIP Local	NO	NO
GSA/IFB	Equipment		SLE: Acquisition of Cargo Handling Equipment	Operations	Dec 2013/Jan 2014	thru completion		Loan Proceeds	YES	YES
IFB	Construction		Agat Marina Loading Dock Structural Repair	CIP	Jan/February 2014	thru completion		CIP Local	NO	NO
IFB	Construction		Port Police Security Upgrade	CIP	Jan/February 2014	thru completion		CIP Local	NO	NO
IFB	Construction		Container Yard Concrete Wheel Stopper Installation	CIP	March-April 2014	thru completion		CIP Local	NO	NO
IFB	Construction		Renovations to Harbor Refuge	CIP/Planning	March-April 2014	thru completion		BIG Grant	NO	NO
IFB	Construction		Marinas Sewage Pump Station Upgrade	CIP/Planning	March-April 2014			Federal Grant	NO	NO
IFB	Construction		Container Yard Storm Drain Channel Repairs	CIP	April/May 2014	thru completion		CIP Local	YES	NO
IFB	Construction		Automatic Transfer Switch for LC2 & LC3	CIP	April/May 2014	thru completion		CIP Local	NO	NO
IFB	Construction		Repair/Upgrade Perimeter Fence	CIP	June/July 2014	thru completion		CIP Local	NO	NO

# **FY-14 OCTOBER WORK INJURY REPORT**

(10/01/13 to 09/30/14)

10/31/2013

<u><b>Divisions</b></u>	<u><b>*Lost-time</b></u>	<u><b>**Recordable</b></u>	<u><b>*** Refused Treatment</b></u>
Stevedoring	0	0	0
Transportation	0	0	0
Terminal	0	0	0
EQMR	0	0	0
Others	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

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There were **NO injuries** reported on October 2013.

**Work Injury Summary for this reporting period: 10/01/13 to 10/31/2014**

Total injuries for FY-14 to date      **0 – Injuries**  
   **0 - Lost-time**  
   **0 – Recordable**  
   **0 – Refused Medical Attention**

Last disabling work injury was on:      **06/17/2013**

Number of days since last disabling work injury:      **137**

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**\*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.

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PORT AUTHORITY OF GUAM  
Jose D. Leon Guerrero Commercial Port  
ENGINEERING/CIP DIVISION  
Piti, Guam 96925

October 21, 2013

**INTER-OFFICE MEMEORANDUM**

TO: General Manager

FROM: Engineer Manager

SUBJECT: Brief Summary Status of Ongoing & Proposed CIP Projects for the Year 2013

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The following is a summary list of on-going projects including projects in the planning stage, aside from the Guam Commercial Port Improvement Program.

**1) PROJECT: GDP Marina Renovation & Site Improvements Project Phase-II**

IFB NUMBER: PAG CIP-012-007

CONTRACTOR: Black Construction Corporation

PROJECT AMOUNT: \$1,698,877.00

CHANGE ORDER: \$36,814.53(Construction CO #1)

REVISED TOTAL AMOUNT: \$1,735,691.53

FUNDING SOURCE: Department of Interior of Insular Affairs Grant # 670090 & 770061

NOTICE TO PROCEED: February 6, 2013

COMPLETION TIME: January 3, 2014 (332 CD)

PAYMENT TO DATE: \$1,479,109.23

BALANCE PAYMENT: \$219,767.77

Construction Manager: N.C. Macario & Associates & Port Engineering/CIP Division

% Completion: 100%

WORK STATUS: BCC is processing for submission of the required submittals. BCC got the DPW permit on February 6, 2013. Permits from ACOE, BSP, & GEPA are on file. Awaiting arrival of sheet piles, ETA second week of April, end of April is when pile driving will begin. BCC start driving sheet pile construction on May 8, 2013. BCC start concrete infill in SP-6 & SP-7 areas. BCC pour concrete @ SP-6 jacket formworks. Welding of dowel bars on SP-7 & SP-8. Awaiting report from GWA inspection team regarding water flushing out thru new sheet pile connection near the corner of SP-8 & SP-7. BCC start the work on concrete capping & walkway in SP-8 & stop near the water leak area. NCMA is waiting for the Geo-Engineering's solution to the water leak prior to working on the concrete capping of the

NOTE:

remaining SP-8. Fabrication of the Storm water distillation chamber is on-going on site. Water leak's intrusion at SP-8 end area was mitigated by installing water diversion methodology. SP-7 & SP-8 concrete capping was 100% complete. Installation of storm water distillation chamber is 60% complete. Steel railing & monitoring station works are on-going. *Storm water distillation chamber, monitoring station, railings, & asphalt paving are complete. Pre-final inspection was done on 10/10/2013 & punch list final inspection was conducted on 10/15/2013. NCMA will submit the inspection reports.*

**2) PROJECT:**

RFP NUMBER:

CONTRACTOR:

PROJECT AMOUNT:

CHANGE ORDER:

DESIGNER:

FUNDING SOURCE:

**Replacement of Welded Steel Petroleum Distribution Piping**

PAG-011-00

N/A

\$

\$0

N.C. Macario & Associates

1) A/E Design funded by PAG (\$289,928.18)

2) CM funded by PAG (\$245,000.00)

3) Available fund by FHWA (\$2,464,042.22)

A/E Completion Time:

February 10, 2012

PAYMENT TO DATE:

\$260,935.35 (Design)

BALANCE TO DATE:

\$28,992.83 (Design)

CONTRACTOR:

N/A

BID OPENING DATE:

N/A

NOTICE TO PROCEED:

N/A

COMPLETION TIME:

305 Calendar Days

Construction Manager:

SSFIM International, Inc. & Port Engineering/CIP Division

PAYMENT TO DATE:

\$0

WORK STATUS:

NCMA has forwarded the final drawing to FHWA for review. MOU awaiting review by signatories from FHWA, PAG & DPW. Received ACOE Permit on December 26, 2012. Still awaiting MOU from DPW. PAG scheduled a coordination meeting on 5/3/2013 with DPW (Connie Lee), NCMA, & Villaflora (Surveyor) in DPW office for Right of Way & was resolved that DPW will issue the RoW certification. Another meeting was conducted with the DPW procurement tracking staff (Cristina Ingbarsson & Sagrado Bilong) for project coordination. Pre-Bid conference on June 18, 2013 in DPW conference room & bid opening will be on July 10, 2013. Second site visit for Golf pier was conducted on 7/2/2013. Bid opening was reset to July 17, 2013 on the same venue & time. Lowest bid was Rex Int.(\$1,538,819.00), followed by Smithbridge (\$1,554,814.73) & BME & Sons(\$1,823,298.00). Government estimate was \$2.4M. DPW will provide the bid analysis & finalize the bid outcome. Bid evaluation was completed by NCMA on 8/2/2013 & was forwarded to DPW for Intend to Award. Latest update with FHWA is that this maybe a protest on the bid. NCMA conducted a bid evaluation base on the outcome of the bid opening. Five bidders responded and lowest bid was Rex International(\$1,538,819.00), SmithBridge Guam



(\$1,554,814.73), BME & Sons (\$1,898,966.50), IMCO(\$1,898,966.00), & IBCM(\$2,409,913.00). Awaiting the DPW's issuance of NTP to the selected responsive bidder. *A bid protest was filed & awaiting the legal decision.*

**3) PROJECT:** **Installation of MOV at Golf Pier Fuel Pipelines**  
IFB NUMBER: PAG CIP-013-001  
PROJECT AMOUNT: \$324,400.41  
DESIGNER: N.C. Macario & Associates  
FUNDING SOURCE: Port Authority of Guam  
A/E Completion time: December 14, 2012  
PAYMENT TO DATE: \$147,095.10  
BALANCE TO DATE: \$177,305.31  
CONTRACTOR: BME & SONS Inc.  
NOTICE TO PROCEED: April 22, 2013  
CHANGE ORDER: \$0  
COMPLETION TIME: September 21, 2013 *extended to January 15, 2014*  
Construction Manager: Port Authority of Guam & NCMA (limited time)  
WORK STATUS: Preliminary Notice to Proceed (PNTP) was issued on March 14, 2013. Awaiting building permit and review of submittal documents. DPW building permit was issued on March 25, 2013. Contractor is awaiting the pending valve submittal from the valve supplier. Contractor mobilize on May 13, 2013. BME start pavement layout for underground conduit runs. Four electrical hand holes were on site, installation on hold due to back to back vessel tanker operations. BME start the pavement cutting & excavation in preparation for the underground conduit run. Underground conduit run for terminal control completed & backfilled. Layout exposed conduit run around the building is complete. BME to schedule the hot mix asphalt pour crossing gate C4 & C5. Latest MOV arrival status is by 3<sup>rd</sup> week of Nov.2013 or by 1<sup>st</sup> week of Dec.2013. Contractor is awaiting the long lead items on the panel boards, check valves, & the Motor Operated Valves with tentative schedule to arrive by the end of November 2013. *BME & Sons submitted an extension letter for another 116 calendar days due to manufacturer's delivery time frame by 1<sup>st</sup>. week of Dec2013 with ETC by 1/15/2014.*

**4) PROJECT:** **Warehouse 1, Demolition of CMU Wall & Concrete Column Spalling Repair**  
IFB NUMBER: PAG CIP-013-002  
CONTRACTOR: BME & Sons Inc.  
PROJECT AMOUNT: \$75,500.00  
CHANGE ORDER: \$0  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: May 6, 2013  
COMPLETION TIME: November 4, 2013  
PAYMENT TO DATE: \$58,386.60  
BALANCE TO DATE: \$17,113.40  
Construction Manager: Port Engineering/CIP Division  
WORK STATUS: Bid opening February 28, 2013. *On-going works.*

**NOTE:**

Supplemental budget (\$16K) approval by BoD. Contractor is processing for the design drawings & material submittals. 65% design submittal corrected & awaiting the 100% design submittal. BME to submit the final design drawings on 7/15/2013 & submit to DPW for the building permit. BME secured the DPW building permit on 8/9/2013 & is processing the Port requirements to start the project. Mobilization to start on the last week of August 2013. CMU wall demolition is 100% complete & column replacement's concrete pouring is schedule on 9/27/2013. *Column spall repairs are complete & new column replacement is on 28 days curing period due 10/25/2013. Pre-final inspection was conducted on 10/15/2013.*

- 5) **PROJECT:** **Design/Build Port Security Enhancement Project**  
**IFB NUMBER:** PAG-012-006  
**CONTRACTOR:** MAEDA Pacific Corp.  
**PROJECT AMOUNT:** \$2,933,000.00  
**CHANGE ORDER:** \$1,180,666.10  
**TOTAL AMOUNT:** \$4,113,666.10  
**FUNDING SOURCE:** U.S. Department of Homeland Security Grant # 2008-GB-T8-0148, 2009-PU-R1-0164, 2009-PU-T9-0043, & 2010-PU-TO-0080
- NOTICE TO PROCEED:** January 14, 2013  
**COMPLETION TIME:** January 14, 2014  
**PAYMENT TO DATE:** \$1,931,624.10  
**BALANCE TO DATE:** \$2,182,042.00  
**Construction Manager:** PB & Port Engineering/CIP Division  
**WORK STATUS:** On-going foundation excavations. Contractor submit the 90% Design submittal. Construction phase will be 6 months. MAEDA submit the 100% design submittal. Foundation permit was secured. Maeda start the foundation excavation & the new storm drain run tie-end. Maeda completed the storm drain tie-ends & slurry backfill. Building's foundation excavation, footing compaction & reinforcement installation are the on-going works. Maeda poured concrete on the inspected foundation forms & start the cmu wall installation. Communication line installation is on-going to various Port building sites. *Conduct compaction test on load bearing wall areas on 10/9/2013.*
- 6) **PROJECT:** **Concrete Storm Drain Channel System Upgrade**  
**IFB NUMBER:** PAG-012-00  
**CONTRACTOR:** N/A  
**PROJECT AMOUNT:** \$600,000.00 (Conservative estimate)  
**FUNDING SOURCE:** Port Authority of Guam  
**NOTICE TO PROCEED:** N/A  
**COMPLETION TIME:** 6 months after NTP  
**PAYMENT TO DATE:** \$0  
**Construction Manager:** Port Engineering/CIP Division  
**WORK STATUS:** N/A  
**NOTE:** Bid opening was on October 3, 2012. Lowest responsive bid was \$330,000.00 (BME & Sons). Procurement issued a cancellation

letter in regards to GEPA requirements affecting this project.  
Project on hold for additional funding supplement.

- 7) **PROJECT:** **New 56 ea. 480V Reefer Outlets & Reefer Lights Installation**  
IFB NUMBER: PAG-012-00  
CONTRACTOR: N/A  
PROJECT AMOUNT: \$950,000.00 (Conservative estimate)  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: N/A  
COMPLETION TIME: 8 months after NTP  
PAYMENT TO DATE: \$0  
Construction Manager: Port Engineering/CIP Division  
WORK STATUS: N/A  
NOTE: Port Engineering office is finalizing the Technical Provision scope of work for bid packet & will request for funding. Complete the technical provision for bid packet & will endorse for funding. Project is in-line for budget approval.
- 8) **PROJECT:** **Agat Marina Fish Utility Boom Repair**  
IFB NUMBER: PAG-012-0\_  
CONTRACTOR: N/A  
PROJECT AMOUNT: \$20,000. (Grant funding)  
FUNDING SOURCE: Department of Agriculture, Sport Fish Restoration/Boating Access Grant #F-21-B1  
NOTICE TO PROCEED: N/A  
COMPLETION TIME: 30 Calendar days after P.O.  
PAYMENT TO DATE: \$0  
Construction Manager: Port Engineering/CIP Division  
WORK STATUS: N/A  
NOTE: Department of Agriculture is finalizing the MOU with PAG. Lowest responsive bid quote shall be reconfirmed from contractor. DoAg advice a hold order. DoAg informed that funding is open to start the repair. Awaiting advice from Strategic & Planning office for new bid solicitation. Awaiting for DoAg's memo on funding confirmation from BBMR. Strategic & Planning office got advice from DoAg to start this project & is a 100% DoAg funding. 30% technical design was finalized & forwarded to Procurement & Planning offices. Procurement is soliciting price quotes from small time contractors. Pre-proposal meeting is scheduled on 9/25/2013. *DoAg is waiting for the amendment letter from USFW on this project.*
- 9) **PROJECT:** **Agat Marina Ramp's Left Side Concrete Catwalk Repair**  
RFQ NUMBER: PAG-012-00  
CONTRACTOR: N/A  
PROJECT AMOUNT: \$60,000.00 (Conservative estimate)  
FUNDING SOURCE: Department of Agriculture, Sport Fish Restoration/Boating Access Grant # F-21-B1  
NOTICE TO PROCEED: N/A  
COMPLETION TIME: 3 months after P.O. issuance  
PAYMENT TO DATE: \$0

Construction Manager:  
WORK STATUS:  
NOTE:

Port Engineering/CIP Division  
N/A

Department of Agriculture advice a hold order. Technical provision scope for Bid packet is ready for advertisement. DoAg informed that funding is open to start the repair. Awaiting advice from Strategic & Planning office for bid solicitation. Awaiting for DoAg's memo on funding confirmation from BBMR. *DoAg is waiting for the amendment letter from USFW on this project.*

**10) PROJECT:**

RFP NUMBER:

DESIGNER:

PROJECT AMOUNT:

FUNDING SOURCE:

NOTICE TO PROCEED:

COMPLETION TIME:

PAYMENT TO DATE:

WORK STATUS:

NOTE:

**A/E Design Consultant Services**

PAG -013-002

AmOrient Engineering

\$200,000.00 (Conservative estimate)

Port Authority of Guam

N/A

12 Months after NTP

\$0

N/A

Procurement is finalizing the bid proposal. Awaiting an account number for funding. Bid proposal is being finalized for legal review. Port committee is reviewing the submitted documents & will prepare analysis for the selected A/E consultant. AmOrient Engineering was selected by the Port committee for this consultancy project. Port Engineering office is preparing the work description for AmOrient on the renovation of High Tower building and the Lower Tower building. *AmOrient Engineering submit the scope of work design to PAG for approval on 10/17/2013.*

**11) PROJECT:**

IFB NUMBER:

CONTRACTOR:

PROJECT AMOUNT:

FUNDING SOURCE:

NOTICE TO PROCEED:

COMPLETION TIME:

PAYMENT TO DATE:

Construction Manager:

WORK STATUS:

NOTE:

**Agat Small Boat Marina Dock "A" Improvement**

PAG-013-004

N/A

\$750,000.00 (Conservative estimate)

NOAA Commission on Fisheries & Port Authority of Guam

N/A

5 Months after NTP

N/A

Port Engineering/CIP Division

N/A

\$250,000.00 grant funding was obtained from NOAA Commission on Fisheries. Needed an additional supplemental budget of \$500K for a complete aluminum dock. Procurement is awaiting Board approval. Advertise for bid solicitation on 8/15/2013. Pre-bid meeting was conducted on 8/28/2013 & bid opening is on 9/17/2013. Procurement office is preparing the bid analysis & confirmation to award. Lowest bid is Rex International (\$532,100.00), BME & Sons (\$705,492.00), & Black Construction (\$767,813.00). *PAG issued a notice of intend to award to Rex Int. & submitted the Performance & Payment bonds. Port's Legal is reviewing the contract & once approved, Port will issue the NTP.*

- 12) PROJECT: F5-F6 Concrete Pole Lighting Upgrade**  
**IFB NUMBER:** PAG-013-005  
**CONTRACTOR:** N/A  
**PROJECT AMOUNT:** \$320,000.00 (Conservative estimate)  
**FUNDING SOURCE:** Port Authority of Guam  
**NOTICE TO PROCEED:** N/A  
**COMPLETION TIME:** 6 Months after NTP  
**PAYMENT TO DATE:** N/A  
**Construction Manager:** Port Engineering/CIP Division  
**WORK STATUS:** N/A  
**NOTE:** Finalized the technical provision scope for bid packet & will request for funding. Project is in-line for budget approval. Submit the technical provision scope to Procurement office to finalize the bid packet for bid solicitation. Pre-bid meeting was conducted on 8/29/2013 & bid opening is on 9/16/2013. Procurement Office is preparing the bid analysis & confirmation to award. Lowest bid is DCK Pacific (\$231,680.00), & Rex International (\$312,200.00). *PAG issued a notice of intend to award to DCP Pacific for the bond submission.*
- 13) PROJECT: CY Concrete Wheel Stopper Installation**  
**IFB NUMBER:** PAG-013-00\_  
**CONTRACTOR:** N/A  
**PROJECT AMOUNT:** \$450,000.00 (Conservative estimate)  
**FUNDING SOURCE:** Port Authority of Guam  
**NOTICE TO PROCEED:** N/A  
**COMPLETION TIME:** 8 Months after NTP  
**PAYMENT TO DATE:** N/A  
**Construction Manager:** Port Engineering/CIP Division  
**WORK STATUS:** N/A  
**NOTE:** Finalized the technical provision scope for bid packet & will request for funding. Project is in-line for budget approval. Submit the technical provision to Procurement office to finalize the bid packet for bid solicitation.
- 14) PROJECT: Administration Building's Asbestos Tile removal in 1<sup>st</sup> & 2<sup>nd</sup> Floor Common Areas**  
**P.O. NUMBER:** 10688 OF  
**CONTRACTOR:** *South Pacific Environmental*  
**PROJECT AMOUNT:** \$28,477.30  
**FUNDING SOURCE:** Port Authority of Guam  
**NOTICE TO PROCEED:** Sept. 27, 2013  
**COMPLETION TIME:** Oct.10, 2013  
**PAYMENT TO DATE:** \$0  
**Construction manager:** Port Engineering/CIP Division  
**WORK STATUS:** N/A  
**NOTE:** Draft the technical provision scope for bid packet & will request for funding. This work is to remove the existing asbestos floor tiles on the main walkways in first & second floor of the administration building. Technical provision scope is forwarded to Procurement office to finalize for bid solicitation & ads.

Procurement issued the P.O. to South Pacific Environmental as the lowest responsive bidder on 9/09/2013. A coordination meeting was scheduled on 9/16/2013. Contractor to start work on 9/27/2013 at 1830H until 9/29/2013. *Work to resume 10/18-20/2013 for the 2<sup>nd</sup> floor area. Contractor submitted a cost modification for the additional tile area removal in first floor.*

- 15) **PROJECT:** **Administration Building Men's 1<sup>st</sup> Floor Rest Room Upgrade**  
IBF NUMBER: PAG-013-00\_  
CONTRACTOR: N/A  
PROJECT AMOUNT: \$15,000.00 (Conservative estimate)  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: N/A  
COMPLETION TIME: 2 Months after NTP  
PAYMENT TO DATE: N/A  
Construction Manager: Port Engineering/CIP Division  
WORK STATUS: N/A  
NOTE: Draft the technical provision scope for bid packet & will request for funding. This work is to upgrade the first floor men's restroom floor & wall tiles. Finalizing the technical provision scope & will submit to Procurement for bid packet & ads.
- 16) **PROJECT:** **Container Yard Striping Project - Phase I**  
IBF NUMBER: PAG-013-00\_  
CONTRACTOR: N/A  
PROJECT AMOUNT: \$500,000.00 (conservative estimate)  
CHANGE ORDER: \$0  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: N/A  
COMPLETION TIME: 9 Months after NTP  
PAYMENT TO DATE: \$0  
Construction Manager: Port Engineering/CIP Division  
WORK STATUS: N/A  
NOTE: Draft the technical provision scope for bid packet. Engineering is finalizing the technical specs & will submit to Procurement for bid packet. Funding is to be identified on this priority project. *Engineering forwarded the technical scope to Procurement office for bid packet & ads.*
- 17) **PROJECT:** **Harbor of Refuge Topographic Survey**  
IBF NUMBER: PAG-014-00\_  
SURVEYOR: N/A  
PROJECT AMOUNT: \$90,000.00 (Conservative estimate)  
CHANGE ORDER: \$0  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: N/A  
COMPLETION TIME: 3 Months after NTP  
PAYMENT TO DATE: \$0  
WORK STATUS: N/A  
NOTE: Engineering office drafting the technical provision scope for bid & will request for funding.

- 18) PROJECT: Agat Marina Topographic Survey**  
**IBF NUMBER:** PAG-014-00\_  
**SURVEYOR:** N/A  
**PROJECT AMOUNT:** \$90,000.00 (Conservative estimate)  
**CHANGE ORDER:** \$0  
**FUNDING SOURCE:** Port Authority of Guam  
**NOTICE TO PROCEED:** N/A  
**COMPLETION TIME:** 3 Months after NTP  
**PAYMENT TO DATE:** \$0  
**WORK STATUS:** N/A  
**NOTE:** Engineering office drafting the technical provision scope for bid & will request for funding.
- 19) PROJECT: Lower Tower Building Renovation**  
**IBF NUMBER:** PAG-013-00\_  
**CONTRACTOR:** N/A  
**PROJECT AMOUNT:** \$120,000.00 (conservative estimate)  
**CHANGE ORDER:** \$0  
**FUNDING SOURCE:** Port Authority of Guam  
**NOTICE TO PROCEED:** N/A  
**COMPLETION TIME:** 4 months after NTP  
**PAYMENT TO DATE:** \$0  
**BALANCE PAYMENT:** \$0  
**Construction Manager:** Port Engineering/CIP Division  
**WORK STATUS:** N/A  
**NOTE:** This is one of the projects that will be under the A/E Consultant services. Port Engineering Office is preparing the work description for renovation. *Engineering office forwarded the renovation description to AmOrient Engineering. Consultant submitted the design scope to PAG & await for approval.*
- 20) PROJECT: High Tower Building Renovation**  
**IBF NUMBER:** PAG-013-00\_  
**CONTRACTOR:** N/A  
**PROJECT AMOUNT:** \$25,000.00 (Conservative estimate)  
**CHANGE ORDER:** \$0  
**FUNDING SOURCE:** Port Authority of Guam  
**NOTICE TO PROCEED:** N/A  
**COMPLETION TIME:** 4 months after NTP  
**PAYMENT TO DATE:** \$0  
**BALANCE PAYMENT:** \$0  
**Construction Manager:** Port Engineering/CIP Division  
**WORK STATUS:** N/A  
**NOTE:** This is one of the projects that will be under the A/E Consultant services. Port Engineering Office is preparing the work description for renovation. *Engineering office forwarded the renovation description to AmOrient Engineering. Consultant submitted the design scope to PAG & await for approval.*

The Guam Commercial Port Improvement Program projects continue to be performed in coordination with AE Engineering and PB Consultants which includes other assessments and Task Order reviews for payment.

Additionally, the following provides completed projects.

**\*COMPLETED PROJECTS:**

- 1) PROJECT:** **GDP Marina Renovation & Site Improvement Project, Phase I**  
IFP NUMBER: PAG-010-002  
CONTRACTOR: Black Construction Corporation  
PROJECT AMOUNT: \$1,252,000.00  
FUNDING SOURCE: Department of Interior Office of Insular Affairs Grant # 670090 & 770061  
NOTICE TO PROCEED: May 2, 2011  
COMPLETION TIME: March 12, 2012  
CHANGE ORDER: 1) \$234,616.00 (C.O. #1, Channel widening)  
2) \$11,576.17 (C.O. #2, Demobilization)  
TOTAL AMOUNT: \$1,498,192.20  
PAYMENT TO DATE: \$1,498,192.20  
NOTE: 100% Complete
- 2) PROJECT:** **10" Waterline Break Repair @ F5, Sta.15+45**  
P.O. NUMBER: P.O. # 10072-OF  
CONTRACTOR: Barrett Enterprises  
PROJECT AMOUNT: \$11,852.00  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: August 27, 2012  
COMPLETION TIME: September 27, 2012  
PAYMENT TO DATE: \$11,852.00  
Construction Manager: Port Engineering/CIP Division & Facility Maintenance  
NOTE: 100% Completed
- 3) PROJECT:** **Troubleshoot Cathodic Protection System**  
P.O. NUMBER: 9799 OF  
CONTRACTOR: CORRPRO  
PROJECT AMOUNT: \$3,250.00  
FUNDING SOURCE: Port authority of Guam  
NOTICE TO PROCEED: May 5, 2012  
COMPLETION TIME: 90 Calendar days  
PAYMENT TO DATE: \$3,250.00  
Construction Manager: Port Engineering /CIP Division  
NOTE: 100% Completed. CORRPRO repaired all the zero readings which was in the corroded splice joints.
- 4) PROJECT:** **Port CY Lighting Upgrade Project**  
IFB NUMBER: PAG-CIP11-001  
CONTRACTOR: DCK Pacific Guam  
PROJECT AMOUNT: \$748,412.00  
FUNDING SOURCE: Homeland Security Grant # PSGP 2007-GB-T7-0437



NOTICE TO PROCEED: January 24, 2012  
COMPLETION TIME: Nov. 19, 2012 (300 CD)  
BALANCE PAYMENT: \$0  
CHANGE ORDER: \$56,867.64  
TOTAL AMOUNT: \$805,279.64  
PAYMENT TO DATE: \$805,279.64  
Construction Manager: AmOrient Engineering & PAG Engineering/CIP Division  
Work Status: 100% Completed  
NOTE: This project was incorporated with the Port Modernization under MARAD & selected EA Engineering, Science & Technology, Inc. as the prime engineer.

5) **PROJECT:** **GDP Marina Dock "B" Repairs**  
IFB NUMBER: PAG-011-001  
CONTRACTOR: GEMCCO  
PROJECT AMOUNT: \$318,000.00  
FUNDING SOURCE: Department of Agriculture, Sport Fish Restoration/Boating Access Grant # F-21-B1, & Port Authority of Guam  
BID OPENING DATE: November 23, 2010  
NOTICE TO PROCEED: April 25, 2012  
COMPLETION TIME: August 24, 2012 (122 CD), extended to December 3, 2012  
PAYMENT TO DATE: \$318,000.00  
Construction Manager: Port Engineering/CIP Division  
Work Status: 100% Completed  
NOTE: This is a cost sharing project between Department of Agriculture & PAG.

6) **PROJECT:** **Electrical Upgrade on Building's Secondary Distribution Sub-Panel Boards**  
IFB NUMBER: PAGCIP-011-002  
CONTRACTOR: M.D. Crisostomo, Inc.  
PROJECT AMOUNT: \$60,874.00  
CHANGE ORDER: \$20,857.03  
TOTAL AMOUNT: \$81,731.03  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: May 21, 2012  
COMPLETION TIME: Oct. 20, 2012, extended to Dec. 19, 2012  
PAYMENT TO DATE: \$81,731.03  
Construction Manager: Port Engineering/CIP Division  
WORK STATUS: 100% Complete

7) **PROJECT:** **GDP Marina Dock A & B Pile Extension**  
IFB NUMBER: PAG-012-003  
CONTRACTOR: BME & Sons, Corp.  
PROJECT AMOUNT: \$96,230.00  
FUNDING SOURCE: Department of Agriculture, Sport Fish Restoration/Boating Access Grant # F-21-B1  
NOTICE TO PROCEED: September 20, 2012  
COMPLETION TIME: January 20, 2013  
PAYMENT TO DATE: \$96,230.00  
Construction Manager: Port Engineering/CIP Division

- WORK STATUS: 100% Complete  
NOTE: This is a cost sharing project with DoAg & PAG
- 8) **PROJECT:** **GDP Marina Dock C Repair**  
IFB NUMBER: PAG-012-004  
CONTRACTOR: Black Construction Corp.  
PROJECT AMOUNT: \$278,700.00  
FUNDING SOURCE: Department of Agriculture, Sport Fish Restoration/Boating Access Grant # F-21-B1 & Port Authority of Guam  
NOTICE TO PROCEED: September 10, 2012  
COMPLETION TIME: January 10, 2013  
PAYMENT TO DATE: \$278,700.00  
WORK STATUS: 100% Complete  
NOTE: This is a cost sharing project with DoAg & PAG
- 9) **PROJECT:** **Wharf F1 Catwalk Repair**  
RFP NUMBER: TRISTAR  
CONTRACTOR: Rico's General Construction  
PROJECT AMOUNT: \$413,419.00  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: March 9, 2012  
COMPLETION TIME: February 11, 2013  
PAYMENT TO DATE: \$413,419.00  
Construction Manager: NET Guam Inc. & Port Engineering/CIP Division  
WORK STATUS: 100% Complete  
NOTE: Tristar to pay contractor up-front & off-set with rentals.
- 10) **PROJECT:** **Demolition & Fabrication of Two Concrete MH Covers & Concrete Collar Frame**  
P.O. NUMBER: 9663-OF  
CONTRACTOR: Santiago Corporation  
PROJECT AMOUNT: \$12,776.78  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: February 9, 2012  
COMPLETION TIME: March 23, 2012  
PAYMENT TO DATE: \$12,776.78  
WORK STATUS: 100% Complete  
Construction Manager: Port Engineering/CIP Division
- 11) **PROJECT:** **GDP Marina New Water Line**  
IFB NUMBER: PAG-012-005  
CONTRACTOR: MAEDA Pacific Corp.  
PROJECT AMOUNT: \$119,600.00  
FUNDING SOURCE: Port Authority of Guam  
NOTICE TO PROCEED: December 10, 2012  
COMPLETION TIME: May 10, 2013 (153 CD after NTP)  
PAYMENT TO DATE: \$119,600.00  
WORK STATUS: 100% complete.  
Construction Manager: Port Engineering/CIP Division

NOTE:

MAEDA secured the DPW Building Permit (3/8/2013).  
Mobilization to start by 3/13/2013. Pre-final inspection was  
conducted on May 3, 2013 & final inspection on May 10, 2013.  
Punch list correction done on May 21, 2013

**12) PROJECT:**

RFQ NUMBER:

CONTRACTOR:

PROJECT AMOUNT:

FUNDING SOURCE:

NOTICE TO PROCEED:

COMPLETION TIME:

PAYMENT TO DATE:

WORK STATUS:

Construction Manager:

NOTE:

**Secondary Feeder Lines Installation in LC-4**

P.O. # 10510-OF

DCK/BCS

\$78,000.00

Port Authority of Guam

June 3, 2013

June 7, 2013

\$78,000.00

100% Complete

Port Engineering/CIP Division

This project was prioritized due to emergency in nature.

**Port Authority of Guam  
Board of Directors Regular Meeting  
October 31, 2013**

**Executive Summary  
Maintenance of the Searle Compensation and Classification Plan**

**PURPOSE:** Request for Board's authorization to engage the Professional Services of Alan Searle and Associates for the maintenance of the Searle Compensation Structure and Classification Plan through Sole Source Procurement.

**BACKGROUND:**

The Port Authority of Guam (PAG) acknowledges that the ability to maintain experienced, trained and skilled employees is a significant factor in the overall efficiency and effectiveness of its operations. To ensure continuous and efficient operations at the island's only commercial port and in an effort to retain experienced, certified and skilled workforce, as well as attract essential professionals, PAG must bring its compensation to a competitive level at the US National Average.

Through Public Law 29-24, the PAG was authorized to promulgate Personnel Rules and Regulations and establish pay scales. This statute established the Maritime Positions Unique to Port Operations and Certified, Technical and Professional Positions and requires the PAG to submit to the Legislature the Classification, Compensation and Benefits Study.

In May 2008, through a competitive solicitation, the Port awarded Alan Searle and Associates the contract to conduct a Position Classification, Compensation and Benefit Study. The Searle Study and Compensation Pay Structure was adopted by the Port through its Board's approval in October 13, 2009.

The Searle Compensation Structure and Classification Plan provides a compensation model for a 10-Year strategic plan for an incremental pay adjustment to its full implementation to the national average, 50<sup>th</sup> market percentile. PAG is currently in the 10<sup>th</sup> market percentile and is progressing through the guidance of the Strategic Plan. Since its implementation in 2009, PAG had identified numerous tasks that are crucial and required to maintain the integrity of the adopted Compensation Structure and Method. PAG seeks the technical expertise of the creator of the Searle Compensation Structure and Classification Plan to ensure stability and continuity of the appropriate methods and its applications.

The proposed term of the contract is for a period of one (1) year, with options for an annual renewal, not to exceed the total contract term of five (5) years. The contract will include provisions outlining the relationship of the consultant and the Port.

**PROCUREMENT REVIEW:**

The Guam Procurement Rules and Regulations, Chapter 3, §2112, Sole Source Procurement, allows a contract to be awarded for supply, service, or construction item without competition. When using the Sole Source Procurement method, the head of the Purchasing Agency shall make a determination in writing and shall be made part of the procurement file.

**LEGAL REVIEW:** Upon approval of the Board, the Procurement Office will work diligently with the Legal Counsel for the preparation of the standard approved as to form contract

**FINANCE REVIEW**

The proposed consultant fee is \$48,000.00 per annum. Funding for this professional service will be coming from the approved Fiscal Year 2014 Operations and Maintenance Budget.

**RECOMMENDATION**

Management requests the Board of Directors' motion for a contract award to Alan Searle and Associates, for the Maintenance of the Searle Compensation and Classification Plan through Sole Source Procurement Method.

## **DETERMINATION OF SOLE SOURCE PROCUREMENT**

Reference: **CLASSIFICATION AND COMPENSATION PLAN**

Vendor: **ALAN SEARLE & ASSOCIATES, LIMITED**

The Jose D. Leon Guerrero Commercial Port (Port) provides for the needs of ocean commerce, shipping, recreational, commercial boating and navigation for the Territory of Guam. The Port Authority of Guam (PAG) performs a crucial and indispensable role in the lives of the civilian and military population of Guam, the military bases, and neighboring island in the North-Pacific region.

The relocation of thousand of Marines and their families to Guam will bring significant increase in cargo. This opted the PAG to embark on a new era of modernization and transform the agency into a world-class seaport. In order to see this goal come to fruition, the PAG must retain workers, particularly those in maritime-related positions unique to port operations, and be able to competitively hire certified personnel with proper technical or professional skills and experience. Through Public Law 29-24, PAG promulgated personnel rules and regulations which provides for the employment and retention of persons on the basis of merit.

In line with the development of the new personnel rules and regulations, the PAG competitively solicited the expertise of professionals to conduct a position classification and benefits study through a Request For Proposal (RFP) in May 2008. The Professional Services Contract was awarded to Alan Searle & Associates, the SOLE Offeror under this RFP in August 2008.

In March 2009, the PAG Board of Directors adopted the new Personnel Rules and Regulations for Maritime-Related Positions Unique to Port Operations an Certified, Technical and Professional Employees (PRR). In July 2009, the PAG's PRR, along with the SEARLE COMPENSATION STRUCTURE AND CLASSIFICATION PLAN was presented to the Guam Legislature for review and approval. This resulted in the enactment of Public Law 30-43, which officially adopted the PRR and authorized the compensation and benefit adjustments.

The PAG Board of Directors, in its Regular Meeting of October 13, 2009, approved the implementation of the Searle Compensation Structure and Classification Plan (Searle Method). The Searle Method provides a compensation model for a 10-Year plan for an incremental pay adjustment to its full implementation to the national average (the 50<sup>th</sup> market percentile).

Since implementation of the Searle Method, the PAG has identified numerous task required to maintain the integrity of the adopted Compensation Structure and Method. PAG seeks the technical expertise of Alan Searle & Associates to provide maintenance of Classification and Compensation Plan. These tasks include, but not limited to:

- Identification or updating of job evaluation scores and market data of any existing/new or amended positions within PAG
- Provide advice and guidance on allocated grade, step and sub-step changes of PAG positions

- Assist and guide PAG to migrate to the next targeted market percentile
- Assist PAG to resolve discrepancies associated with the Performance Management Forms including necessary amendments or improvements
- Conduct periodic training to PAH Human Resources staff and Civil Service Commission on Strategic Pay Methodology and integration of market data to allocate percentile salaries.
- Participate and make representation to the Port in meetings and/or public hearings related to the adopted Compensation Plan.

The above identified tasks are crucial to an efficient full implementation of the adopted Compensation Plan. The PAG seeks to continue the services of Alan Searle & Associates, the creator of the SEARLE COMPENSATION AND CLASSIFICATION PLAN, to ensure stability and continuity of the appropriate methods and its applications. The determination for a sole source is based on the following:

1. **Compatibility of the methods, process and its implementation**  
PAG has invested a significant time and money to conduct the Compensation and Benefits Study. The Searle Compensation and Classification Plan was created and tailored to incorporate the Port's operations and functions, to include specific maritime related positions. It is crucial that the same methodology, concept and process are applied to the full implementation of the Plan. Should the Authority engage the other provider, if any, the firm will have to spend a lot of time and materials to familiarize itself with the adopted Compensation Plan, its methodology and the strategic pay structure. This may result to an increase in professional fees.
2. **Methods and applications standard and uniform to government.**  
The Guam Power Authority (GPA), Guam Waterworks Authority (GWA) and the Guam International Airport Authority have adopted and implemented the Searle Compensation and Classification Plan. GPA and GWA have been utilizing the Searle Method since fiscal year 2008. Through this compensation plan, these agencies, including the PAG, are able to competitively retain and recruit qualified, experienced and skilled personnel.

In view of the above, it is determined that sole source procurement is in the best interest of PAG and is authorized pursuant to §3112 of the Guam Procurement Regulations. Therefore, I respectfully request your concurrence and approval to the above determination for a sole source procurement process in acquiring the Professional Services for the maintenance of the strategic Compensation and Classification Plan.

Requesting Division:

Recommended By:

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Carmen Candoleta  
Acting Personnel Administrator

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Alma B. Javier  
Procurement and Supply Manager

Concurred and Approved:

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JOANNE M. S. BROWN  
General Manager



**BOARD OF DIRECTORS**

*Daniel J. Tydingco, Chairman  
Christine Won Pat Baleto, Vice Chairperson  
Mary Michelle Gibson, Secretary  
Michael T. Benito, Member*



**Resolution No. 2013-09**

**RELATIVE TO COMMENDING AND CONGRATULATING MR. EDGAR R. MARTIN ON HIS RETIREMENT FROM THE JOSE D. LEON GUERRERO COMMERCIAL PORT**

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

**WHEREAS**, Mr. Edgar R. Martin, an employee of the Port Authority of Guam (PAG), retired May 17, 2013 after 23 years of government service with PAG; and

**WHEREAS**, in 1989, Mr. Martin began his public service career as an Accounting Technician II for the Port Authority of Guam; on August 14, 1995 he was promoted to Accountant I; on October 13, 2010 he again was promoted to Payroll Supervisor; and

**WHEREAS**, throughout his career, Mr. Martin received Outstanding Work Center of the Quarter on April 2000, October 2000, July 2001, April 2002, October 2002, and December 2005; Outstanding Work Center of the Year on October 2001; and

**WHEREAS**, Mr. Martin performed his duties in a highly satisfactory manner; and

**WHEREAS**, Mr. Martin will be sorely missed, all concerned wish him the best on his retirement; now therefore be it

**RESOLVED**, that the Board of Directors on behalf of the employees and management of the Jose D. Leon Guerrero Commercial Port commend Mr. Edgar R. Martin, for his public service and hope that his retirement will be a happy and fruitful period for him and his family; and be it further

**RESOLVED**, that the Secretary certify to and the Chairman attest the adoption hereof and that copies of the same be thereafter transmitted to Mr. Edgar R. Martin.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF DIRECTORS THIS 31st DAY OF October, 2013.**

**DANIEL J. TYDINGCO  
CHAIRMAN, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**MARY MICHELLE GIBSON  
SECRETARY, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**BOARD OF DIRECTORS**

*Daniel J. Tydingco, Chairman  
Christine Won Pat Baleto, Vice Chairperson  
Mary Michelle Gibson, Secretary  
Michael T. Benito, Member*



**Resolution No. 2013-10**

**RELATIVE TO COMMENDING AND CONGRATULATING MR. HERNANDO F. GANON ON HIS RETIREMENT FROM THE JOSE D. LEON GUERRERO COMMERCIAL PORT**

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

**WHEREAS**, Mr. Hernando F. Ganon, an employee of the Port Authority of Guam (PAG), retired February 1, 2013 after 13 years of government service with PAG; and

**WHEREAS**, in December 14, 1999, Mr. Ganon began his public service career as a Crane Mechanic II for the Port Authority of Guam; on January 30, 2006 he was promoted to Crane Mechanic Leader; and

**WHEREAS**, throughout his career, Mr. Ganon received numerous awards for his dedication to the Port Authority of Guam, including the Employee of the Quarter for the periods of April-June 2001, April-June 2005, and October-December 2005; Employee of the Year for the period of October 2000 to September 2001; Outstanding Work Center of the Year for the period of October 1999 to September 2000; Outstanding Work Center of the Quarter for the periods of July-September 2000, July-September 2002, and January-March 2007; and

**WHEREAS**, Mr. Ganon performed his duties in a highly satisfactory manner; and

**WHEREAS**, Mr. Ganon will be sorely missed, all concerned wish him the best on his retirement; now therefore be it

**RESOLVED**, that the Board of Directors on behalf of the employees and management of the Jose D. Leon Guerrero Commercial Port commend Mr. Hernando F. Ganon, for his public service and hope that his retirement will be a happy and fruitful period for him and his family; and be it further

**RESOLVED**, that the Secretary certify to and the Chairman attest the adoption hereof and that copies of the same be thereafter transmitted to Mr. Hernando F. Ganon.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF DIRECTORS THIS 31st DAY OF October, 2013.**

**DANIEL J. TYDINGCO  
CHAIRMAN, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**MARY MICHELLE GIBSON  
SECRETARY, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**BOARD OF DIRECTORS**

*Daniel J. Tydingco, Chairman  
Christine Won Pat Baleto, Vice Chairperson  
Mary Michelle Gibson, Secretary  
Michael T. Benito, Member*



**Resolution No. 2013-11**

**RELATIVE TO COMMENDING AND CONGRATULATING MR. JOE A. RAGASA ON HIS  
RETIREMENT FROM THE JOSE D. LEON GUERRERO COMMERCIAL PORT**

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

**WHEREAS**, Mr. Joe A. Ragasa, an employee of the Port Authority of Guam (PAG), retired December 31, 2012 after 23 years of government service with PAG; and

**WHEREAS**, in August 21, 1989, Mr. Ragasa began his public service career as a Building Maintenance Supervisor for the Port Authority of Guam; on October 20, 1997 he was promoted to Building Maintenance Superintendent; on May 25, 2010 he was reclassified to the position of Facilities Maintenance Superintendent; and

**WHEREAS**, throughout his career, Mr. Ragasa received numerous awards for his dedication to the Port Authority of Guam, including Supervisor of the Quarter for the period of July-September 1991; Supervisor of the Year for the period of October 1990 to September 1991; Outstanding Work Center of the Year for the period of October 1996 to September 1997; Outstanding Work Center of the Quarter for the periods of October-December 2009 and April-June 2010; Sick Leave Award for 1,000 hours on October 2002; and

**WHEREAS**, Mr. Ragasa performed his duties in a highly satisfactory manner; and

**WHEREAS**, Mr. Ragasa will be sorely missed, all concerned wish him the best on his retirement; now therefore be it

**RESOLVED**, that the Board of Directors on behalf of the employees and management of the Jose D. Leon Guerrero Commercial Port commend Mr. Joe A. Ragasa, for his public service and hope that his retirement will be a happy and fruitful period for him and his family; and be it further

**RESOLVED**, that the Secretary certify to and the Chairman attest the adoption hereof and that copies of the same be thereafter transmitted to Mr. Joe A. Ragasa.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF  
DIRECTORS THIS 31st DAY OF October, 2013.**

**DANIEL J. TYDINGCO  
CHAIRMAN, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**MARY MICHELLE GIBSON  
SECRETARY, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**BOARD OF DIRECTORS**

*Daniel J. Tydingco, Chairman  
Christine Won Pat Baleto, Vice Chairperson  
Mary Michelle Gibson, Secretary  
Michael T. Benito, Member*



**Resolution No. 2013-12**

**RELATIVE TO COMMENDING AND CONGRATULATING MR. ANTONIO S. SUSUICO ON HIS RETIREMENT FROM THE JOSE D. LEON GUERRERO COMMERCIAL PORT**

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

**WHEREAS**, Mr. Antonio S. Susuico, an employee of the Port Authority of Guam (PAG), retired April 30, 2013 after 15 years of government service with PAG; and

**WHEREAS**, in March 30, 1998, Mr. Susuico began his public service career as a Management/Program Analysis Officer; and

**WHEREAS**, Mr. Susuico performed his duties in a satisfactory manner; and

**WHEREAS**, Mr. Susuico will be sorely missed, all concerned wish him the best on his retirement; now therefore be it


**RESOLVED**, that the Board of Directors on behalf of the employees and management of the Jose D. Leon Guerrero Commercial Port commend Mr. Antonio S. Susuico, for his public service and hope that his retirement will be a happy and fruitful period for him and his family; and be it further

**RESOLVED**, that the Secretary certify to and the Chairman attest the adoption hereof and that copies of the same be thereafter transmitted to Mr. Antonio S. Susuico.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF DIRECTORS THIS 31st DAY OF October, 2013.**



**DANIEL J. TYDINGCO  
CHAIRMAN, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**



**MARY MICHELLE GIBSON  
SECRETARY, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**BOARD OF DIRECTORS**

*Daniel J. Tydingco, Chairman*

*Christine Won Pat Baleto, Vice Chairperson*

*Mary Michelle Gibson, Secretary*

*Michael T. Benito, Member*



**Resolution No. 2013-13**

**RELATIVE TO COMMENDING AND CONGRATULATING MRS. DORIS D. SANCHEZ ON  
HER RETIREMENT FROM THE JOSE D. LEON GUERRERO COMMERCIAL PORT**

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

**WHEREAS**, Mrs. Doris D. Sanchez, an employee of the Port Authority of Guam (PAG), retired September 6, 2013 after 17 years of government service with PAG; and

**WHEREAS**, in October 30, 1995, Mrs. Sanchez began her public service career as a Clerk III for the Port Authority of Guam; on December 3, 2001 she was promoted to Planning Technician I; on November 25, 2002 she was promoted to Administrative Assistant; on July 12, 2007 she was promoted again to Program Coordinator I; on June 14, 2011 she was reclassified to the position of Commercial Specialist I; and

**WHEREAS**, Mrs. Sanchez performed her duties in a highly satisfactory manner; and

**WHEREAS**, Mrs. Sanchez will be sorely missed, all concerned wish her the best on her retirement; now therefore be it

**RESOLVED**, that the Board of Directors on behalf of the employees and management of the Jose D. Leon Guerrero Commercial Port commend Mrs. Doris D. Sanchez, for her public service and hope that her retirement will be a happy and fruitful period for her and her family; and be it further

**RESOLVED**, that the Secretary certify to and the Chairman attest the adoption hereof and that copies of the same be thereafter transmitted to Mrs. Doris D. Sanchez.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF  
DIRECTORS THIS 31st DAY OF October, 2013.**

**DANIEL J. TYDINGCO  
CHAIRMAN, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**MARY MICHELLE GIBSON  
SECRETARY, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**BOARD OF DIRECTORS**

*Daniel J. Tydingco, Chairman  
Christine Won Pat Baleta, Vice Chairperson  
Mary Michelle Gibson, Secretary  
Michael T. Benito, Member*



**Resolution No. 2013-14**

**RELATIVE TO COMMENDING AND CONGRATULATING MR. ARTHUR D. HOPKINS ON HIS RETIREMENT FROM THE JOSE D. LEON GUERRERO COMMERCIAL PORT**

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

**WHEREAS**, Mr. Arthur D. Hopkins, an employee of the Port Authority of Guam (PAG), retired August 2, 2013 after 16 years of government service with PAG; and

**WHEREAS**, in August 25, 1997, Mr. Hopkins began his public service career as a Clerk I for the Port Authority of Guam; on October 2000 he was reclassified to the position of Engineering Aide II; on November 2001 he was promoted to Engineering Technician I; on December 2002 he was promoted to Engineering Technician II; on July 2006 he again was promoted to the position of Planner Work Coordinator; and

**WHEREAS**, Mr. Hopkins performed his duties in a satisfactory manner; and

**WHEREAS**, Mr. Hopkins will be sorely missed, all concerned wish him the best on his retirement; now therefore be it

**RESOLVED**, that the Board of Directors on behalf of the employees and management of the Jose D. Leon Guerrero Commercial Port commend Mr. Arthur D. Hopkins, for his public service and hope that his retirement will be a happy and fruitful period for him and his family; and be it further

**RESOLVED**, that the Secretary certify to and the Chairman attest the adoption hereof and that copies of the same be thereafter transmitted to Mr. Arthur D. Hopkins.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF DIRECTORS THIS 31st DAY OF October, 2013.**

**DANIEL J. TYDINGCO  
CHAIRMAN, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**MARY MICHELLE GIBSON  
SECRETARY, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

**BOARD OF DIRECTORS**

*Daniel J. Tydingco, Chairman  
Christine Won Pat Baeto, Vice Chairperson  
Mary Michelle Gibson, Secretary  
Michael T. Benito, Member*



**Resolution No. 2013-15**

**RELATIVE TO AUTHORIZING THE PORT AUTHORITY OF GUAM  
TO OPEN A TIME DEPOSIT OPEN ACCOUNT**

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE JOSE D. LEON GUERRERO  
COMMERCIAL PORT:**

**WHEREAS**, the Jose D. Leon Guerrero Commercial Port was created by Public Law 13-87 on October 31, 1975,  
and

**WHEREAS**, the Jose D. Leon Guerrero Commercial Port and its Board of Directors has an ongoing responsibility  
to preserve sustainable operations of the Port and improve services to the people of Guam; and

**WHEREAS**, the Board of Directors directed Management to explore the possibility of earning interest on certain  
accounts with financial institutions doing business with the Port Authority; and

**WHEREAS**, Management engaged the current banking institutions servicing Port accounts; and

**WHEREAS**, Management now desires to open two separate interests bearing accounts; and

**WHEREAS**, first of which shall be an account for the revenues realized from the Facility Maintenance Fee and the  
other account for 9.5% of the revenues realized from the Container Surcharge; now therefore be it

**RESOLVED**, the Board of Directors hereby authorize Management to proceed with the establishing and opening  
of Time Deposit Open Accounts specific to revenues realized from both the Facility Maintenance Fee and 9.5% of the  
Container Surcharge; and be it further

**RESOLVED**, the authorized signatories for this purpose shall be those members of Management identified in Port  
Board Resolution No. 2013-05; and be it further

**RESOLVED**, the Chairman certify to, and the Secretary attest to, the adoption hereof and that a copy of this  
resolution be sent to the financial institution.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF  
DIRECTORS THIS 31<sup>st</sup> DAY OF OCTOBER, 2013.**

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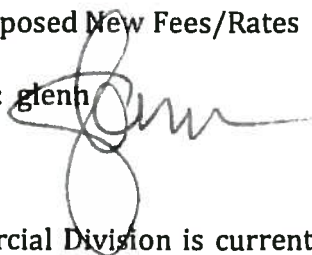
**DANIEL J. TYDINGCO  
CHAIRMAN, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

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**MARY MICHELLE GIBSON  
SECRETARY, BOARD OF DIRECTORS  
PORT AUTHORITY OF GUAM**

## Briefing Paper to the Board of Directors

Subject: Proposed New Fees/Rates

Prepared by: glenn 

### ISSUE

The Commercial Division is currently exploring new fee structures for certain water and landside activities conducted on Port property. Specifically, a vendor fee for all non-tenant dive operators at Outhouse Beach and Facility use fees for the Family and Port Beach facilities. What follows is provided with cause for consideration to adopt.

### PROPOSED NEW FEES

1. Diver's Vendor Fee – the proposed new fee structure is for recreational, discovery diving for profit and instructional diving at Outhouse Beach.

Fee application shall be dependent on the annual gross sales of the requesting parties, for activity from the preceding calendar year. Being proposed is as follows:

Gross Sales	Proposed Fee Structure
Commercial	
\$0 – \$50,000	\$0/yr
\$50,001 - \$149,999	\$500/yr
\$150,000 - \$249,999	\$1,000/yr
\$250,000+	\$1,500/yr
Recreational	\$10/bi-annual
New Vendor	\$100/yr Refundable deposit – this fee shall be held in trust until such time permit holder can provide information on gross sales for the succeeding three month period from point of issuance at which time the appropriate fee shall be assessed forward.

Under the guidance of the Harbor Master, the Port will not be renewing any of the current non-fee dive permits (20 count) until such time the process to adopt and implement the new fee structure is in place. It is important to note for the record that if adopted all insurance and indemnification requirements will remain constant in that all permit holders shall still be required to have an active general liability policy with Port identified as an additional insured party as well as evidence of divers certification.

2. Family Beach Facility Fees – This particular undertaking is specific to establishing a fee structure for cost recovery purposes.

Open Space Picnicking/Canopy                      \$15/day



Briefing Paper to the Board of Directors, October 29, 2013

Subject: Proposed New Fees/Rates

Page 2

Cleaning Deposit Fee

1-50 Persons

\$50/day refundable deposit

51+ Persons

\$100/day refundable deposit

3. Port Beach - This particular undertaking is also specific to establishing a fee structure for partial cost recovery purposes.

Open Space Picnicking/Canopy

\$15/day

Pavilion

\$50/day

Cleaning Deposit

1-50 Persons

\$50/day refundable deposit

51+ Persons

\$75/day refundable deposit

Note: Water is not included. Permit holder shall be responsible to pay for such service based on known consumption at time of post event clearance.

**IMPLEMENTATION**

Request Board approval for Management to adopt the proposed new fees/rates for the activities listed so as to begin process incidental to implementing the new rates for each of the corresponding activities as indicated above. Please note that the activity charges may change as a result of stakeholder feedback.

We will defer to counsel as to whether we are to be guided by Adjudication Act or PUC oversight, considering action being proposed is the establishment of new rates as opposed to a change of an existing fee/rate. Incidentally, we will require the assistance of counsel to serve as hearing officer for any/all proceedings expected during process, and if needed, to re-present matter back to the Board.

BRIEFNG PAPER TO THE DEPUTY GENERAL MANAGER  
ADMINISTRATION & FINANCE

October 29, 2013

Prepared by: glenn 

Subject: Sunbay Corporation dba Jan Z's

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Tracer to brief, same subject dated September 26<sup>th</sup>. Known to all was that the effective termination date for the Concession Agreement at the Agat Marina Restaurant Facility was August 28, 2013. Incidentally, staff is currently working with the Procurement Manager on the solicitation process for a possible new occupant. Initial efforts were guided towards a solicitation for a new occupant aimed with options for re-development potential. This is no longer the case, guidance is to run path of basic solicitation.

As such, it has since been recommended by the Procurement Manager to go route of the Notice of Areas Available process specific to occurrence and in manner as detailed in a Brief to GM dated February 13, 2013 versus an RFP for a concessionaire.

To complicate matters is the fact that Sunbay was sold, again. Mr. Matt Pothen apparently went ahead doing so with no respect to the termination notice. This was revealed when the new owner, Mr. Jim Parrish, stopped by the office on August 8<sup>th</sup> at which time I had informed him that the termination remains in place. He did ask to remain in place until the bid process was done. As he was not identified as the authorized person on file, I opted not to discuss this matter any further until such time he provided some evidence of the transfer. It was later on the same day that he had sent me a copy of the stock purchase agreement.

On September 5<sup>th</sup>, Mr. Parrish sent a letter to the GM giving notice of his new standing with Jan Z's effective July 1<sup>st</sup>. He further acknowledges the fact that he was informed by staff that the lease was being terminated during the first week of August and that Mr. Pothen never disclosed the termination to him at point of sale.

He further goes on to state that since he has been involved with the business he has completed numerous repairs to the facility amounting to \$30,000. Also, he does indicate that he was in the process of replacing the drop ceiling as well as prepping the facility for new paint.

Mr. Parrish also provides note that his staffing level is at 23 personnel. He acknowledges the Port's effort to find a new tenant but he is requesting to stay in place until the solicitation process is completed. If it so happens that he is not selected, he commits to timely and peaceful withdraw from the facility.

In the interim, he is offering to pay \$4,218.25/month. The current fee structure is \$3,968.25/month.

As for solicitation timeline, it was proposed that the announcement be placed out in print media tomorrow, September 27<sup>th</sup>, but under the circumstances it was thought best to present this matter to the Board for consideration purposes. I'll defer to the Procurement Division to provide timeline forward.

**RECOMMENDATION(S):**

Request the approval of the Board to authorize Management to extend the expired lease on a month to month basis until such time the solicitation process is completed; however, with a 10% increase in rent at \$4,365.08/month. By doing so, it would afford some form of compensation to the Port in the interim for a facility that would otherwise not be generating revenue shelled.

## **1. Facility Overview**

Agat Small Boat Marina ('Marina') was built by the Army Corps of Engineers and completed in 1989. It was built to accommodate 163 vessels with shore side facilities for fuel, loading, car and trailer parking. Agat Marina is one of only two public small-boat marinas that support the approximate 5,400 boats used by the island's recreational commercial boating communities.

In addition, the Marina is still seen as a means of stimulating growth in boating activities with emphasis on fisheries, allowing improved access to fishing grounds in the south, tourism, addressing the demand for permanent dockage space, providing additional safe harbor in bad weather, and facilitating search and rescue activities for the area.

On October 12, 2013, the Marina sustained major damage to Dock D as well as other parts of the Marina resulting from tidal surges brought forward by a passing depression.

Nature of the damage is such that the Dock D facility is beyond repair. As for the other areas of the Marina, it is noted that while repairs can be done, the overall state of the facility is such that replacement is recommended to the greatest extent possible.

## **2. Project Description**

The project is hereby presented in way that two (2) approaches are provided for consideration purposes.

1. Outright replacement of the Agat Marina Dock D facility with aluminum frame, composite top decking; or
2. Outright replacement of the Agat Marina Docks C & D facilities with aluminum frame, composite top decking.

## **3. Project Scope**

This project will be Design-Built package reflecting one of the description options previously noted and through an award resulting from a competitive bidding. The preferred method of procurement for the project will be via an Invitation for Bid. Duration of this project is Ten (10) Months from the issuance of Notice to Proceed, beginning of the A/E Design to ending of construction and acceptance of the project by the Port Authority of Guam.

The contractor must be the prime bidder for this project or a single construction company may also bid for this project with an in-house design team that meets the PAG's requirement. PAG will not accept any bid from the A/E firm, or A/E firm in joint venture with other construction company. Bid will be lump sum cost, which will include A/E cost for the design and construction cost.

#### 4. Project Estimates

CIP estimates are provided based on and using the costing from the recent bid of Dock A.

Unit cost per dock square foot for aluminum frame, composite decking is \$110.

The square footage and corresponding CIP cost estimates to replace each of the dock facilities subject to this request is as follows.

Dock	Unit(s)	Cost Estimate
C	4,459	\$490,490
D	5,219	\$574,090

#### 5. Funding

First, there is a balance of \$227,000 from prior BOD approval remaining after the bit of Dock A.

The second funding source thought best to support this major undertaking is the reprogramming of approximately \$950,000 remaining from the completion of the GDP Marina Phase II project. Incidentally, the Port intends to submit a request to the Office of the Governor to reprogram and/or divert this funding to the Marina.

The two proposed funding sources can provide \$1,170,000 towards a possible two (2) dock project.

#### 6. Discussion

This is a major crossroad for the Port in that our resolve to improve Dock A was absolute.

Now being proposed is to take our commitment to our valued tenants and boating community a step further.

In the case of Dock D, there is no question that the facility must be replaced. Staff is currently working on the removal of the entire dock from the water. It is reasonable to expect that the unit costing may decrease considering bid will not include costs associated with demolition and removal.

In the case of Dock C, as noted above, repairs can be done. However, we remain mindful that the current facility is well past the latter years of its life expectancy. It must be replaced and if not now, soon.

#### 7. Action Items and Responsible Parties

<u>Description</u>	<u>Responsible Parties:</u>	<u>Due Date:</u>
Develop Invitation for Bid	Procurement	Completed
Develop Scope of Work / Services	CIP/Engineering	Completed

Perform immediate repairs to docks	Facility Maintenance	Ongoing
Develop Marina Development Plan	Commercial	Ongoing
Identify Potential / Future Funding Source	Strategic Planning	Ongoing
Request for Reprogramming	Strategic Planning	Wednesday, 10/30/2013

### 8. Short Term Alibis

- A full assessment of Dock B will be performed to determine the level of funding needed to perform immediate repairs to the facility.
- Currently, the slip fees are inclusive of rent and utilities in way of 80/20 split. We do not entirely agree that an effort to revisit the existing fee methodology is warranted at this time, but we do agree that a revisit of the fee structure is needed.
- In parallel to Interim Rate petition under review, PUC consultants have engaged staff on the matters related to the GDP Marina even though marina rates were not party to the petition. It is unknown the intent behind the PUC consultant's request, nevertheless, we are providing any/all information sought with a request that they in turn reconsider the denial of the Port's marina rate petition filed in 2009 now that much has been done at the marina. Scope of increase request was to marry GDP fees to Agat fee structure.

### 9. Long Term Alibis

- Suggested Implementation Strategy as indicated in the Analysis of Alternate Management Regimes ("AMR") Gregorio D. Perez Marina and Agat Marina Island of Guam for Port Authority of Guam, May 2011 Report.
- Board of Directors where provided the Management Regime Analysis however, pending ratification and approval to proceed with process to revisit rate structure in manner as reflected in the study.
- Establish sub-account to capture all revenues derived from the Marinas and to establish a Operations & Maintenance Budget using same to ensure that the facility is properly maintained and upgraded (Dock B).
- Engage the Port's Real Estate consultant with cause to revisit marina fee structures in manner as identified in the AMR.

### 10. Implementation Plan

Regardless of Option pursued, the timeline to implement remains constant. The proposed timeline is as follows.

<u>Item:</u>	<u>Description / Task</u>	<u>Tentative Timeframe</u>
Invitation for Bid	Develop Scope of Work / Services	11/4/2013
	Publication in Marianas Variety	11/6/2013
	Pre-Bid Conference, 10am Board Room – Site visit to follow	11/21/2013
	Bid Due, 2pm	12/5/2013
	Abstract, Notice of Award, Pre-Construction Conference, Legal Review, If over \$500K requires Special AG review; Notice to Proceed, Permits, Performance Bond, Etc...	
Board of Directors Meeting	Request for Supplemental Funding, if needed; or award	11/2013
Completion Date	10 months or 300 days	10/2014

**APPROVAL AND AUTHORITY TO PROCEED**

Request approval for Management to proceed with the solicitation of the preferred dock system option as may be determined by the Board as well as the transfer authority to the extent necessary and incidental to executing the preferred option and for any/all other marina related improvement projects if funds are available for such purpose.





1026 Cabras Highway  
 Suite 115  
 Piti, Guam 96915  
 www.matson.com

10/4/13  
 RECEIVED  
 General Manager's Office  
 Port Authority of Guam

October 4, 2013

Ms. Joanne M.S. Brown  
 General Manager  
 Port of Guam  
 Jose D. Leon Guerrero Commercial Port  
 1026 Cabras Highway, Suite 201  
 Piti, Guam 96925

**Re: Gantry Crane #3 Invoices**


Dear Ms. Brown,

This letter serves as a replacement for the previous one dated September 30, 2013. Please see below a listing of invoices we are submitting as a claim for work completed through August 28, 2013, on Gantry Crane #3 per the Interim Agreement for Crane Maintenance between PAG and Matson dated December 20, 2012.

DATE	INVOICE #	AMOUNT
06/13/2013	92959	\$86,926.23
07/13/2013	92676	\$135,240.56
07/19/2013	92992	\$55,808.91
08/23/2013	92999	\$93,061.04
09/19/2013	93011	\$33,541.24
09/24/2013	93018	\$129.95
		<b>\$404,707.93</b>

Additionally, we are willing to participate at Port Board meetings to assist toward payment of these invoices and in resolving this matter. I look forward to working with you and your management team towards a conclusion.

Sincerely,

  
 Bernadette Valencia  
 General Manager

Cc: Deputy GM for Operations, Port  
 Deputy GM for Finance and Operations, Port  
 Finance Manager, Matson



**PORT OF GUAM**  
ATURIDAT / 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)



Eddie Baza Calvo  
Governor of Guam  
Ray Tenorio  
Lieutenant Governor

October 29, 2013

**MEMORANDUM**

TO: Board of Directors

FROM: General Manager

SUBJECT: **Travel Authorization Request**  
**: FEMA Grants Management Workshop, December 17-19, 2013,**  
**Emmitsburg, MD**

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The FEMA Emergency Management Institute (EMI) will be holding training for Grants Management Workshop to be held in Emmitsburg, Maryland on December 17-19, 2013. Travel expenses for this training will be through FEMA and the Port's 2013 Port Security Grant Program. *No Port funds will be used for this training opportunity.*

Purpose of this workshop is to enhance current FEMA grantees' ability to administer and manage their FEMA grant awards. The course is designed for current FEMA grantees, direct recipients of FEMA grant awards, sub-recipients of FEMA grant awards and individuals with limited FEMA grants management experience.

In completing this course, participants will be able to improve collaboration among policy, program, and financial staff to integrate grants management functions; identify applicable cost principles, navigate and apply the FEMA Code of Federal Regulations; apply proven business practices to increase efficiency and meet grants management priorities such as monitoring, strategic planning, organization, program implementation, staff training, reporting and audits; develop or revise policies, procedures and practices in critical areas of grants management such as monitoring, procurement, source of documentation, payments, and equipment inventory; and prepare for federal monitoring and sub-recipient monitoring.

In light of the above, Board approval is therefore being requested to authorize travel participation of the following:

1. Joe Javellana, Planning Division
2. Joann Conway, Finance Division
3. Frances Aguon, Port Police Division

I am available should you have any questions.

  
**JOANNE M.S. BROWN**



## Joe G Javellana

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**From:** ASKCsid [ASKCsid@fema.dhs.gov]  
**Sent:** Thursday, September 05, 2013 10:59 PM  
**To:** ASKCsid  
**Subject:** Save the Date: Fundamentals of Grants Management Workshop, December 17-19, 2013

*\*\*\*Sent on behalf of Cotilda Harvey, Program Manager, Grants Management Technical Assistance (GMTA) Program\*\*\**

*Mark Your Calendar!*

FEMA's Grant Programs Directorate will conduct a Fundamentals of Grants Management Workshop for grantees currently receiving FEMA funding. The course, part of the Grants Management Technical Assistance (GMTA) Program, is designed to enhance the grantees' ability to administer and manage their FEMA grant award(s).

These courses are designed for:

- Current FEMA grantees
- Direct recipients of FEMA grant awards
- Sub recipients of FEMA grant awards
- Individuals with limited FEMA grants management experience

The course will be held at the Emergency Management Institute (EMI) in Emmitsburg Maryland, December 17-19, 2013.

Upon completion of the course, participants will be able to:

- Improve collaboration among policy, program, and financial staff to integrate grants management functions.
- Identify applicable Cost Principles, navigate and apply the FEMA Code of Federal Regulations.
- Apply proven business practices to increase efficiency and meet grants management priorities such as monitoring, strategic planning, organization, program implementation, staff training, reporting, and audits.
- Develop or revise policies, procedures and practices in critical areas of grants management such as monitoring, procurement, source documentation, payments, and equipment inventory.
- Prepare for federal monitoring and sub recipient monitoring.

Organizations are strongly encouraged to attend as teams comprised of your policy, program and financial grants management staff. Please check with your Program Manager to see if travel costs for this training are part of your Management and Administration costs.

Additional information on the registration process will be forthcoming. For other questions about the workshop or Grants Management Technical Assistance please send an email to [GMTA.Request@iem.com](mailto:GMTA.Request@iem.com).

## PROPOSED BUDGET

### FY2013 FEMA/EMERGENCY MANAGEMENT INSTITUTE (EMI) FUNDAMENTALS OF GRANTS MANAGEMENT WORKSHOP

Emmitsburg, Maryland

December 17 - 19, 2013

<u>Description</u>	<u>Amount</u>	<u>No. of Days</u>	<u>Amount</u>	<u>Travelers</u>	<u>Total</u>
<b>1. Airfare</b>	\$ 2,400.69			3	\$ 7,202.07
<b>2. Per Diem - Emmitsburg, MD (based on 2013 GSA rates)</b>					
* Dec. 15-16, 2013 (Travel Day - Overnight): Lodging + Meals	\$156.00	1	\$ 156.00	3	\$ 468.00
* Dec. 17-19, 2013 (Training Days): Meals Only	\$56.00	3	\$ 168.00	3	\$ 504.00
* Dec. 19-20, 2013 (Overnight - Next Day Return): Lodging + Meals	\$156.00	1	\$ 156.00	3	\$ 468.00
<b>Subtotal Per Diem:</b>					<b>\$ 1,440.00</b>
<b>3. Car Rental (Dec. 15-20, 2013)</b>			\$550.78		<b>\$550.78</b>
<b>Total:</b>					<b>\$ 9,192.85</b>
<b>Budget Breakdown</b>					
** Airfare	\$ 7,202.07				
** Perdiem (4 travelers)	\$ 1,440.00		\$ 480.00 (each traveler)		
** Car Rental	\$ 550.78				
<b>Total:</b>	<b>\$ 9,192.85</b>				
<b>3 Travelers</b>					
Joe Javellana					
Joann Conway					
Francis Aguon					