



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

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Lourdes A. Leon Guerrero
Governor of Guam

Joshua F. Tenorio
Lieutenant Governor

REGULAR MEETING OF THE BOARD OF DIRECTORS

Jose D. Leon Guerrero Commercial Port

Tuesday, December 22, 2020

Virtual Board Meeting

3:00 p.m.

A G E N D A

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. November 24, 2020 – Regular Board Meeting

III. PUBLIC COMMENTS:

- a. Public Comments
- b. Employee Comments
- c. PAGGMA Association

IV. GENERAL MANAGER'S REPORT (deferred to Old/New Business Items)

V. OLD BUSINESS

VI. NEW BUSINESS

- 1. RFP 019-004 Management & Operations of F1 Fuel Pier
 - a. Resolution No. 2020-18 Management & Operations of F1 Fuel Pier
- 2. Kal's Corporation; Term of Lease Agreement
- 3. Construction of Sea wall at Hagatna Marina

VII. ADJOURNMENT



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**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, November 24, 2020**

I. CALL TO ORDER

There being a quorum, the regular meeting of the Board of Directors was called to order at 3:00 p.m., Tuesday, November 24, 2020. Present at the meeting were:

Francisco G. Santos, Chairman
Nathan T. Taimanglo, Vice Chairman
Isa Marie C. Koki, Board Secretary
Rory J. Respicio, General Manager
Dominic G. Muna, Deputy General Manager, Operations
Luis R. Baza, Deputy General Manager, Admin/Finance

Present was Office of Senator Clynt Ridgell-Michael Carlson and Port Staff.

II. APPROVAL OF MINUTES

a. **October 29, 2020 – Regular Board Meeting:** Director Koki made motion to approve the minutes of October 29, 2020, subject to correction. The motion was seconded by the Vice Chairman and was unanimously passed.

III. PUBLIC COMMENTS

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

IV. GENERAL MANAGER'S REPORT

1. **Approaches to Help Safeguard Against COVID-19.** The Port continues to provide for a workplace environment that is in line with the Governor's emergency declaration and guidelines.

- **Port Clinic.** As of this morning, the Port Clinic visits totaled 35,028.
- **Port's Contact Tracing Team.** The Port's total COVID-19 positive are 20 port employees. The Port Contact Tracing Team has been able to identify 409 cases of employee close contact exposure and has coordinated testing for all exposures with DPHSS. The status of the 20 port employees are as follows: 17 are back to work, 1 under home quarantine, 1 under GovGuam quarantine and we are mourning the loss of our fellow co-worker, a frontline hero and covid warrior +Henry San Nicolas.

2. **Memorial Ceremony & Salute of Trucks - +Henry I. San Nicolas.** A memorial ceremony will be held for Port Employee +Henry San Nicolas on November 25th, with arrival time at 7:30am and start time at 7:45am. Henry is the Port's first Frontline Hero and COVID Warrior to pass away due to COVID-19.

3. **In-House Counsel** – Still in active recruitment. In the interim and by way of an MOA with the OAG, Assistant Attorney General Tom Keeler has been temporarily assigned to the Port to assist in our procurement projects. Attorney Keeler was provided with a list of priority projects: Legal Services; Golf Pier Repair; ITCF – Information Technology Consulting Firm; Deconstruction of Port Assets; and CCTV & Access Control. Atty. Keeler started the week of October 19th.

4. **Delegation of Procurement Authority.** The Chief Procurement Officer (CPO), General Services Agency, granted the Port Authority with its delegation of procurement authority for the current fiscal year, which will expire on September 30, 2021.

5. **OPA Entrance Conference FY2020.** An entrance conference with the Office of Public Accountability (OPA) was held on November 18, 2020. Three top management concerns were presented that includes: 1) COVID-19 (revenue, expenses, and the application of federal and local statutes as it relates to COVID-19, specifically the Families First Coronavirus Response Act (FFCRA or Act)). This Act requires certain employers to provide employees with paid sick leave or expanded family and medical leave for specified reasons related to COVID-19. Department of Labor is to provide guidance on the enforcement of this new law's paid leave requirements; 2) Procurement Matters; and 3) Legal Counsel and Port Staff Attorney. The next conference date is scheduled for December 18th. Also, highlighted were key financial milestones on the Port's Financial Performance:

- Net Income for FY 20 is \$4,166,636, 18% higher than FY19 Net Income of \$3,527,636
- Total Operating Revenues as of September 2020 was \$54.6M, 0.8% or \$447K lower than last year YTD September (\$46.7M).
- Total number of containers handled as of September 2020 was 85,143, which is 0.2% higher or 189 containers more as compared to last year September 2019 YTD total.
- Total Operating Expenses as of September 2020 was \$47.5M, which is 8% or \$4.1M lower than Budget (\$51.5M) and 1.4% or \$657K lower than last year's total operating expenses (\$48.1M).
- Year to date Operating Revenues minus the Year to date Operating Expenses resulted in an Operating Income of \$7.2M as of September 30, 2020.

6. **General Manager’s Notes for YTD Finances, as of October 31, 2020.** The following was provided:

REVENUES AND CARGO THROUGHPUT:

- The Port’s Total Operating revenue for October 2020 is \$4.5 million, which is - 2.4% or \$111K lower compared to YTD October FY21 budget projection of \$4.6M.
- The total number of containers handled as of October 2020 is 7,068 which is 7.4% lower or 568 less containers compared to last year’s October 2019 total.

OPERATING EXPENSES:

- Overall spending YTD (Actual versus Budget for FY2020) of \$3.7M is 17% lower than the budget for October of \$4.4M, or \$740K in YTD cost avoidances.

OVERTIME EXPENSE AND DIRECT LABOR REVENUE:

- Overtime YTD for Divisions involved in Operations is \$96,630, which is 10% lower than YTD overtime budget of \$107,341. The overtime for October resulted in an increase of 8% or \$7K as compared to September, from \$89,276 in September to \$96,630 in October.
- Direct Labor reimbursement is \$258K which is 5% or \$14K decrease from the FY21 budget. Here is the breakdown:

Direct Labor	
Revenue	\$257,866
Operations	
Overtime	<u>\$96,630</u>
Variance	\$161,236

YTD OPERATING REVENUES MINUS YTD EXPENSES

- The net income for the month of October is \$642K.

7. **Guam Shipyard-Hotel Wharf.** On July 10, 2020, Guam Shipyard (GSY) requested permission from the Port to conduct specific lifting and vessel deconstruction activities at Hotel Wharf that includes: YON-286 Barge – GSY has yet to submit a disposal plan and specific timelines for the dismantling of YON-286 barge. Follow up with GSY continues.

8. **Grant Opportunities**

- a. **EDA Grant Application.** Communication between Planning and the SHPO ongoing. The SHPO requested, as part of its final review, the Area of Potential Effect (APE) for the project. The response was submitted to Mr. John Mark Joseph on November 20, 2020. Mr. Joseph anticipates issuing the SHPO’s concurrence shortly thereafter, unless further concerns are brought up. The grant amount for this application is \$3.016 Million.
- b. **Department of Agriculture Grant. No new development.** The Port is waiting for the AG’s Office release of the MOU. Background: The Port signed an MOU

on July 23, 2020.-The MOU is subject to review and approval by BBMR, AG's Office, and Governor Lou Leon Guerrero. This grant for \$500K is to support the repair work of Agat Marina Dock B.

c. **Gantry Crane Acquisition**

- i. **USDA Direct Loan.** The final draft application for the direct loan was completed on October 23, 2020. Meeting with USDA delayed due to COVID-19; a conference call is being scheduled.
- ii. **EDA Grant.** Draft narratives have been transcribed into EDA templates and the SF425 (application) is complete. The estimated cost for two (2) cranes is \$30M with the PAG's share at \$15M. Currently waiting on the project breakdown of the cost estimate from Port Consultant WSP.

d. **FEMA – COVID-19 Public Assistance.**

1. Project Worksheet (PW) #1 – ***Pending FEMA review and decision on PAG submission.*** Safety and Sanitation of PAG Public Facilities. FEMA has approved PAG reimbursement of \$21,920.29 for the cost associated with PPEs, supplies, and materials. However, since \$7,266.30 has been paid by the CARES Act funding, the PAG revised its reimbursement request to reflect the reduction to \$14,653.99.
2. Project Worksheet (PW) #2 – ***Pending formal response by FEMA.*** Based on a conference call with FEMA, the PAG's reimbursement request will not be approved. However, the Port has yet to receive a formal decline letter. Upon receipt of a decline letter, the PAG will appeal. Background: Overtime Labor for Continuity of Port Operations. PAG is seeking reimbursement for labor costs for \$7.3M in federal funds.
3. Project Worksheet (PW) #3 – Amounts have been finalized by Finance; Planning will review and submit online via FEMA's Grant Portal. This project worksheet is for additional safety and sanitation of PAG facilities' request for reimbursement.

- e. **MARAD America's Marine Highway (AMH) Program.** A meeting is tentatively scheduled for next week between MARAD's Program Managers, the CNMI, and the Port to further discuss this important opportunity. As background, the Port recently met with MARAD (via Zoom meeting) regarding the AMH Program. The AMH is a MARAD initiative that designated 25 marine highways in the US and its territories (American Samoa and Puerto Rico). A designation opens up MARAD funding to assist with landside projects to include the acquisition of container yard equipment for the Port and the CNMI Commonwealth Ports Authority (CPA) to jointly apply for the designation.

9. **2020 Master Plan Update.** The Port's Management Team continue to meet with WSP on a weekly basis (every Wednesday) resulting in significant progress in the following areas:

- **Stakeholders Meetings** – WSP and the Port has been successful in data gathering through interviews with the Port's partners – military, federal, and private sector.
- **PAG/PUGG/Customs/WSP collaboration on systems integration** – an initiative to define the need for improved data and information sharing/reporting between all stakeholders involved in the cargo supply chain at the Port.
- **IT Upgrade discussions** – WSP support to Port IT and TOS to promote efficient interface and operations.
- **Guam Customs Inspection Facility Feasibility Study** – ongoing PAG/WSP/customs collaboration on the Port's assistance to Customs on the usage and facility design options on a 4-acre parcel of land adjacent to the main terminal gate. To date, four (4) options have been presented with two potential scenarios being further tabled.
- **Tariff Simplification** – the Port's Tariff Simplification Team (Finance, Operations, IT) continues to meet with WSP weekly. We prepared a "Guiding Principles" document to establish objectives of the meeting and how the Team will accomplish the simplification of Port tariffs. The Guiding Principles provide the following objectives:
 - **Revenue neutral** – Ensure the revisions will result in neither a material increase nor decrease in Port revenues
 - **User-friendly** – Present schedule of rates table in front of tariff to allow customers to quickly and easily calculate fees
 - **Transparent** – Itemize details, rules and regulations associated with combined rates via hyperlink in latter sections of tariff
 - **Streamlined** – Consolidate charges to align with all-inclusive port services and performance reports
 - **Modernized** – Support the integration of the Port's NAVIS Terminal Operating System and JDE Financial System
 - **Time-saving** – Minimize/eliminate manual data entry of charges and provide invoices to users expeditiously
 - **Cost-effective** – Reduce administrative costs, manual entry errors, disputes, and delayed payments
- **Update CIP and Port Wharves Project** – the Port and WSP has been aggressively assessing critically important CIP projects and working towards completing F1 – F6 comprehensive assessments towards Scopes of Work development.
- **Area A Feasibility Study** – continued collaboration between the Port and WSP is ongoing weekly on best uses and development of potential alternative uses for the former Mobil site housing a building structure and several empty fuel tanks. A Solicitation of Interest (SOI) on Area A has been published on the Port's website and a newspaper of general circulation.

- **Solar Power Feasibility Study** – the Port and WSP continues to engage in the feasibility of installing a solar panel system on several Port building rooftops to reduce the Port’s power consumption outlay.

10. **Port Revenue Bonds Project Status.** As of November 20, 2020, the attachment provides information on the status of the revenue bond projects that consist of rehabilitation of hotel wharf, golf pier repairs and improvements, waterline replacement/relocation, EQMR building, and warehouse 1 repair/upgrades, new admin annex building, and other priority projects.

V. OLD BUSINESS

There were no old business discussed.

VI. NEW BUSINESS

1. **Board Resolution No. 2020-17 – Henry I. San Nicolas:** Director Koki made motion to approve Board Resolution No. 2020-17 relative to honoring the life and service of Port Authority of Guam employee Henry I. San Nicolas. Motion was seconded by the Vice Chairman and was unanimously approved.

VII. ADJOURNMENT

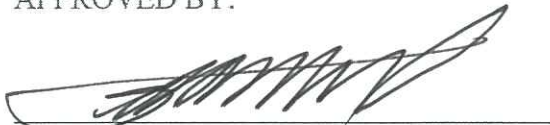
There being no further business to discuss, it was moved by Director Koki and seconded by the Vice Chairman to adjourn the meeting at 3:23 p.m. The motion was unanimously passed.



Digitally signed by Isa Marie C.
Koki
Date: 2020.12.23 08:37:33
+10'00'

ISA MARIE C. KOKI, Board Secretary
Board of Directors

APPROVED BY:



FRANCISCO G. SANTOS, Chairman
Board of Directors





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General Manager’s Report for Board of Directors
 December 22, 2020

1. **Port’s COVID Dashboard.** Clinic visits total 39,175.

- Total COVID-19 cases of the Port Authority are 20:
 - o 19 Port employees are all back to work
 - o 1 Port employee (+Henry San Nicolas) passed away due to COVID-19.

2. **Port’s Recommended Plan for Vaccination.** We submitted a memo to DPHSS Director Art San Agustin recommending the following:

Departments/Divisions	Total Employee Count
Operations Department: Transportation, Stevedoring, Terminal EQMR Department: Maintenance Office, Facility Maintenance, Equipment Maintenance Divisions: Harbor Master, Occupational Health & Safety, Port Police	285
Remaining Divisions (Admin): Port employees at high risk for severe COVID-19 illness due to underlying medical conditions, or high-risk groups.	To be determined
Remaining Divisions (Admin): Corporate Service, Commercial, Marketing, Human Resources, Information Technology, Finance, Procurement, Strategic & Plans, Engineering, General Manager’s Office <i>*Note: Less high-risk group.</i>	73*
Total:	358

3. **Board Appointment to the Port Board of Directors.** As reported on October 6, 2020, Governor Lou Leon Guerrero appointed Ms. Dorothy P. Harris to fill the seat of former Board member Maria Taitano, whose term has expired. A virtual confirmation hearing was held on October 21, 2020, by the Guam Legislature. We are pleased to announce that the Guam Legislature has duly confirmed Ms. Harris on December 1, 2020.

4. **General Manager's Notes for YTD Finances, as of November 30, 2020.** We are providing the following summary:

REVENUES AND CARGO THROUGHPUT:

- The Port's Total YTD Operating revenue for November 2020 is \$9.1 million, which is -2.5% or \$186K lower compared to YTD November FY21 budget projection of \$9.3M.
- The total number of containers handled as of November 2020 is 13,856 which is 6.2% lower or 910 less containers compared to last year's November 2019 total of 14,766.

OPERATING EXPENSES:

- Overall spending YTD (Actual versus Budget for FY2020) of \$8.1M is 6.5% lower than the budget for November of \$8.6M, or \$556K in YTD cost avoidances.

OVERTIME EXPENSE AND DIRECT LABOR REVENUE:

- Overtime YTD for Divisions involved in Operations is \$189,582, which is 12% lower than YTD overtime budget of \$214,682. The overtime for November resulted in an increase of 3% or \$2.5K as compared to October, from \$96,663 in October to \$99,205 in November.
- Direct Labor reimbursement is \$570K which is 5% or \$26K higher than the FY21 budget of \$543K. Here is the breakdown:

Direct Labor	
Revenue	\$569,643
Operations	
Overtime	<u>\$189,582</u>
Variance	\$380,061

YTD OPERATING REVENUES MINUS YTD EXPENSES

The net income for the month of November is \$126K.

5. **Training & Development.**

a. **Leadership Workshop.** Deputy General Manager Louie Baza conducted a Leadership Workshop that was held virtually on December 11, 2020. The workshop was presented to Division Heads, Superintendents, and Supervisors touching on the following areas:

- Leadership: Natural Born Leader? Or Leader by Experience?
- Leader's role: a leader's job is to look into the future and see the organization, not as it is, but as it should be.
- Know your stuff: set parameters and priorities, establish vision and goals, set timelines, stay focused, remain flexible.
- Establish climate of open communication.
- Value your team.
- Manager/supervisor basic responsibilities.
- General skills to build for effective supervision.
- Constructive confrontation.
- Humor/Balance Your Life.
- Substance abuse in the workplace, sexual harassment, violence prevention and threat management.
- Stress management, effective communication, managing change.
- Principles of organization and enforcement.

b. **Work Performance Appraisal System Training.** Personnel Services Administrator Francine Rocio conducted a Work Performance Appraisal System Training held virtually on December 16, 2020. This training was presented to Managers and Supervisors.

This Board ordered that management implement the Key Performance Indicators (KPI) as the basis to which all Port employees will now be evaluated. A lot of work has been done in the past year to develop the KPIs for each position, and this Work Performance Appraisal System Training is another component of this plan's rollout. The training provided hands-on interaction and step-by-step instructions in completing the new evaluation forms and understanding its procedures. We previously reported that we anticipate that this plan will be implemented in the current Fiscal Year 2021.

Therefore, since each port employee's KPIs is done, his/her job evaluation will now be based on his/her performance identified by job factors for each position and range of measurements determined for each factor. These performance reviews will be done on an annual basis.

6. **In-House Counsel.** Good news! We made an official offer to Attorney Christine Claveria on December 9, 2020. Attorney Claveria accepted and will start on January 4, 2021. This date was chosen to coincide with a new pay period ending following her two-week notice to her present employer.
7. **Status of on-going critical procurement matters.** Assistant Attorney General Tom Keeler is assigned to the Port to assist in our procurement projects. Attorney Keeler is focusing on the following procurement projects:
 - **Legal Services** (currently being reviewed by Attorney Keeler);
 - **Deconstruction of Port Assets (2 STS Cranes, 2 RTG Cranes, and Sunken Barge at F6).** Many meetings have been held these past few months with the Port's committee and procurement. WSP developed the multi-step invitation for the bid procurement package. The anticipated date of publication is December 31, 2020;
 - **Golf Pier Repair.** Construction management RFP procurement was canceled because the A&E engineering design revealed the repair costs are higher than what was anticipated. We are building an invitation for a bid procurement package to obtain a realistic price to repair the facility. We expect this to be issued within the first quarter of 2021;
 - **ITCF-Information Technology Consulting Firm.** RFP was published on December 7, 2020; and
 - **CCTV & Access Control.** We received this procurement packet from the AG's last week, and the AG's concerns are being addressed with Attorney Keeler.
8. **Selection of Operations and Assistant Operations Manager Positions.** Glenn Nelson for Operations Manager and Patrick Alvarez for Assistant Operations Manager.
9. **Professional Services, Leases, and Continuing Procurement Agreements/Contracts.** We issued Port end-users a directive to keep track of their respective contractual term periods with tenants and vendors to avoid crisis mode in services provided to the Port. We advised Port end-users to give adequate time to the review process and issue appropriate procurement or solicitation documents within six months before the contract or agreement's expiration date. We are doing this to ensure that the Port's operational requirements remain uninterrupted. We must continue to give way to the necessary time and effort it takes to go through the procurement process.

10. **Creation of a Marina User Group.** We will form a Marina User Group. This group will be similar in principle and practice to the Port Users Group. Our goal is to provide a forum to better serve our Marina tenants and users and the Island's recreational, sustenance, and commercial boating communities by enabling all marina users an opportunity to address their concerns or ideas to us. As a startup, we have provided them with a "user survey" that speaks to the marina's strengths/weaknesses, pressing needs, opinion on fee structure, dock replacement, to name a few. We also created a dedicated link on our Port website, specifically for the Marinas, ensuring that this will provide a wealth of information for the Port's Marina users.
11. **Abandoned Derelict Vessel Project.** A Port Water Tour was done on December 4, 2020, and Guam EPA was the lead agency. Those on this tour included the Governor, Lt. Governor, Guam EPA, and myself. There are 14 abandoned derelict vessels located within the Outer Apra Harbor – 11 in the Harbor of Refuge; 1 at F6 Pier, and the remaining two sunken ships are located within Sasa Bay Marine Preserve.
12. **Excellence in Citizen-Centric Reporting & Accountability and Transparency Awards.** We received notification from the Association of Government Accountants Guam Chapter (AGA) that the Port earned the First Place Platinum "Excellence in Citizen-Centric Reporting Award." The Port also earned the "Accountability and Transparency in Citizen-Centric Reporting Award."

The Citizen-Centric Report initiative, adopted through Guam Public Law 30-127, assists in advancing accountability and transparency in our government. This report provides information about the agency's goals, performance measures, audited financial statements, challenges and outlook of operations, and most importantly, how taxpayer or ratepayer dollars are spent in a manner that is easily understandable and accessible to our citizens.

These national and local recognitions are first-time awards for the Port Authority of Guam. The virtual awards presentation is scheduled for December 23, 2020.

13. **Grant Opportunities**

a. **EDA Grant Application.**

- Guam Acting SHPO Carlotta Leon Guerrero issued Section 106 Concurrence for the Port's fuel pipeline connectivity project, paving the way for EDA to move to the next step in finalizing the Port's grant award. Total project amount \$3.016M; EDA Share - \$2.41 M (80% Cost Share). PAG Share - \$603K (20% Cost Share).
- The Port's Strategic Planning Division facilitated an introductory meeting with new EDA Program Manager Belinda Barr.

- Next Steps – EDA .is moving forward with its legal review towards grant award issuance.
- b. **Department of Agriculture Grant. *No new development.***
- Strategic Planning Division followed up with DOAg on the MOU status for Dock B repairs at the Agat Marina and Moorage repairs at the Harbor of Refuge on Monday 12/14/2020 and subsequently on Thursday 12/17/2020. DOAg informed us that they would follow up again with the AG's Office.
- c. **Gantry Crane Acquisition**
1. **USDA Direct Loan.**
 - A conference call is being scheduled with USDA. Please note that the delay in actual date/time is not yet confirmed due to teleworking on USDA's part. Planning will follow up for a potentially Microsoft Teams meeting after the holidays.
 2. **EDA Grant.**
 - Cost breakdown from Port Consultant WSP has been finalized; the Strategic Planning Division has completed both the Preliminary Engineer's Report and the Budget Narrative. Chief Planner currently reviewing all supporting grant application documents for finalization.
 - A conference meeting with new EDA Program Manager Belinda Barr recommends that the PAG submit its grant application after the new administration has been in place.
 - The estimated cost for two (2) cranes is \$30M, with the PAG's share at \$15M.
- d. **FEMA – COVID-19 Public Assistance.**
- Project Worksheet (PW) #1 – Pending FEMA review and decision on PAG reimbursement submission of \$21,920.29 for the cost associated with PPEs, supplies, and materials.
 - Project Worksheet (PW) #2 – Pending formal denial response by FEMA. Upon receipt, the PAG will appeal. The PAG is seeking reimbursement for labor costs for \$7.3M in federal funds.
 - Project Worksheet (PW) #3 – The project worksheet for additional safety and sanitation of PAG facilities' request for reimbursement has been submitted online.
- e. **MARAD America's Marine Highway (AMH) Program.**
- On Thursday, 12/3/2020, we held a meeting with Port Officials from the Commonwealth of the Northern Marianas Islands (CNMI), facilitated by MARAD.

- MARAD is recommending that the Port Authority of Guam and the CNMI submit one designation application. CNMI agreed. We also agreed to accept MARAD's recommendation.
- Program Manager Mauricio Castro and AMH Head Tim Pickering discussed the process and the potential project awards that can be applied through the program.
- The PAG is 75% complete with its application. We are looking forward to coordinating with the CNMI team for their input to the draft.
- A tentative PAG/CNMI Teams meeting has been scheduled during the week of 12/21/2020.
- A tentative PAG/CNMI/MARAD Teams meeting has been scheduled for early January 2021.

14. **2020 Master Plan Update.** The Port's Management Team continue to meet with WSP weekly (every Wednesday), resulting in significant progress in the following areas:

- **Stakeholders Meetings** – WSP and the Port has been successful in data gathering through interviews with the Port's partners – military, federal, and private sector.
- **PORT/PUGG/Customs collaboration on systems integration.** This is the RSM Project – an initiative to define the need for improved data and information sharing/reporting between all stakeholders involved in the cargo supply chain at the Port.
 - Port's Objective: Improved efficiencies in operations, billing, collections, going paperless, and meeting the Port Users' operational needs.
 - Port User's Objective: Going paperless, pre-clearing of cargo containers, improving operational efficiencies, digital sharing of the manifest.
 - Custom's Objective: Automation, going paperless, advance clearing of cargo containers, significantly reduce front-facing clearances, searchable bill of lading, digitized manifest, interdiction of drugs, bio securities, terrorism, and improved collections of the use tax.
- **IT Upgrade discussions** – WSP support to Port IT and TOS to promote efficient interface and operations.
- **Guam Customs Inspection Facility Feasibility Study** – We had a meeting with Customs and WSP on December 10, 2020. In this meeting, Custom's agreed to the proposed facility design on a 4-acre parcel of land adjacent to the main terminal gate. This design aims to two-fold—allow privacy of the operations inside the facility and the mandatory use of the Department of Public Works' weight station.
- **Tariff Simplification** – the Port's Tariff Simplification Team (Finance, Operations, IT) continues to meet with WSP weekly. We prepared a “Guiding Principles” document to establish the meeting's objectives and how the Team will accomplish the simplification of Port tariffs. The Guiding Principles provide the following purposes:
 - **Revenue neutral** - Ensure the revisions will result in neither a material increase nor decrease in Port revenues

- **User-friendly** - Present schedule of rates table in front of tariff to allow customers to quickly and easily calculate fees
- **Transparent** - Itemize details, rules, and regulations associated with combined rates via a hyperlink in latter sections of tariff
- **Streamlined** - Consolidate charges to align with all-inclusive port services and performance reports
- **Modernized** - Support the integration of the Port's NAVIS Terminal Operating System and JDE Financial System
- **Time-saving** - Minimize/eliminate manual data entry of charges and provide invoices to users expeditiously
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- **Update CIP and Port Wharves Project** – the Port and WSP has been aggressively assessing critically important CIP projects and working towards completing F1 – F6 comprehensive assessments towards Scopes of Work development.
- **Area A Feasibility Study** – a continued collaboration between the Port and WSP is ongoing weekly on best uses and development of potential alternative uses for the former Mobil site housing a building structure and several empty fuel tanks. A Solicitation of Interest (SOI) on Area A has been published on the Port's website and a newspaper of general circulation. Deadline to submit interest/proposal is January 18, 2021.
- **Solar Power Feasibility Study** – the Port and WSP continues to engage in the feasibility of installing a solar panel system on several Port building rooftops to reduce the Port's power consumption outlay.

15. **Port Revenue Bonds Project Status.** As of December 17, 2020, the attachment provides information on the status of the revenue bond projects that consist of rehabilitation of hotel wharf, golf pier repairs and improvements, waterline replacement/relocation, EQMR building, and warehouse 1 repair/upgrades, new admin annex building, and other priority projects.

Respectfully submitted,



Rory J. Respicio
General Manager

**2018 Port Revenue Bonds Status Report
As of December 17, 2020**

Bond Project	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
Rehabilitation of "H" Wharf (Federal Share & Port Share)	\$10,000,000.00 \$13,774,255.00	\$0.00 \$556,442.61	\$10,000,000.00 \$13,217,812.39	PO No. 16332-OF - Coral Relocation at \$482,700.00 to WSP awarded on February 18, 2020. RFP No. 2020-002 - CM Services	Letter of acceptance for CM Services is en route for Management approval and then consultant (CM) for final acceptance. A No Cost Modification was submitted to MARAD to extend the Planned Substantial Completion Date from 03/2022 to 12/2022. This is pending approval from MARAD.
Golf Pier Repairs and Improvements	\$2,000,000.00	\$354,876.53	\$1,645,123.47	RFP No. 2019-02: A&E Design for \$484,000.17 awarded to NC Macario	Engineering to make a determination on Construction Management services after Legal Counsel review. Anticipated Completion Date: 09/2022
Waterline Replacement and Relocation and EQMR Building and Warehouse 1 Repairs and Upgrades	\$11,628,800.00	\$712,312.06	\$10,916,487.94	RFP No. 2019-03: A&E Design for \$1,406,427.48 awarded to NC Macario	Final Design submitted by NC Macario on December 4, 2020. Once account number is received the IFB packet for construction will be developed by Engineering and Procurement. Anticipated Completion Date: 12/2022
Other Priority Projects - Repair of F-1 Fuel Pier - Repair of F-3, F-4, F-5, and F-6 waterfront facilities - Upgrade of the Port's IT system and integration of TOS	\$4,980,745.00	\$0.00	\$4,980,745.00		1. The PAG Condition Assessment of F1-F6 has gone through a second revision from WSP. Upon completion, the PAG will evaluate the next steps on repairs. 2. As part of Task Order 10 (existing OAE technical services support), the Port's TOS upgrade is still going through an assessment including potential Cloud options. This is being undertaken by WSP.
Other Priority Projects - EnterpriseOne Financial Management System	\$2,500,000.00	\$440,586.42	\$2,059,413.58		Phase 1 of Financial Management Migration 100% complete. Phase 2 is ongoing. This consists of the functional object, configuration setup, and integration migration. Phase 3 still pending.
New Admin. Annex Building	\$10,445,000.00	\$0.00	\$10,445,000.00		Engineering Division performed an ocular assessment of the building and concluded that renovation/rehabilitation activities would be costly. Management currently working with WSP on revisiting a previously completed Scope for an Annex Building. Collaboration ongoing.
Grand Total	\$55,328,800.00	\$2,064,217.62	\$53,264,582.38		



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

Port Authority of Guam
Board of Directors Regular Board Meeting
December 22, 2020

Executive Summary
RFP 019-004
Management and Operations of the F1 Fuel Pier and Facility

PURPOSE: Request the Board of Directors approval to award Tristar Terminals Guam, Inc. for the Management and Operations of the F1 Fuel Pier and Facility.

BACKGROUND:

On Friday, April 5, 2019, a Request for Proposal (RFP) was issued and published in the Guam Daily Post. The RFP was to solicit qualified companies/firms to provide Management and Operations of the F1 Fuel Pier and Facility. Twenty- Four (24) individual/firms registered online and picked up RFP packets, while only three (3) companies participated in the submission of their proposals. All submittals were reviewed and verified for compliance and qualification and ranked in the following order: highest ranked offeror (Best Qualified Offeror), second highest ranked offeror, and third highest offeror.

A Notice of Intent to Award was issued on September 13, 2019 to the Best Qualified Offeror. However, the cost negotiation efforts failed with the Best Qualified offerors failure to respond. A letter of “termination of cost negotiations” was issued on March 17, 2020 terminating all further efforts to negotiate with the Best Qualified Offeror. On March 19, 2020 a letter was sent to Tristar Terminals Guam, Inc., as the second highest ranked offeror, requesting their interest to participate in cost negotiations and provide their proposed rates/fees to the Port.

After months of cost negotiations, the Port and Tristar Terminals Guam, Inc. have come to an agreement on the “fair and reasonable rates/fees” and terms and conditions of the contract for this project. A “Letter of Acceptance” was routed for both parties’ approval signature and was officially signed on December 18, 2020.

LEGAL REVIEW:

A preliminary review of the procurement file has been conducted by our Legal Counsel and he has recommended to move forward with the award. Upon Board’s approval and legal’s approval of the contract to form, final documents will be forwarded to the Public Utilities Commission in accordance with PUC contract review protocol.

FINANCE REVIEW:

Funding for the project is local Port Funds that has been approved and certified.

RECOMMENDATION:

Management requests the Board of Directors’ approval of this award to Tristar Terminals Guam, Inc., as the second highest ranked offeror, for RFP 019-004 for the Management and Operations of the F1 Fuel Pier and Facility. Tristar Terminals Guam, Inc. has been deemed to have met all the requirements of compliance and qualification consistent with the Guam Procurement Regulations.

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



Resolution No. 2020-18

RELATIVE TO PETITIONING THE PUBLIC UTILITIES COMMISSION (PUC) FOR THE APPROVAL OF THE AWARD TO TRISTAR TERMINALS GUAM, INC. FOR THE MANAGEMENT AND OPERATIONS SERVICES FOR F-1 FUEL PIER AND FACILITY

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

WHEREAS, on April 5, 2019, the Port Authority of Guam (PAG) issued a Request for Proposal (RFP) No. 019-004 for the Management and Operations Services for F-1 Fuel Pier and Facility; and

WHEREAS, a total of three (3) firms submitted its proposal in response to the RFP which were evaluated and ranked by the Port's Evaluation Committee; and

WHEREAS, the Port's Evaluation Committee selected IP&E Holdings as the best qualified offeror; and

WHEREAS, on January 13, 2020 the Port's Negotiation Committee commenced the cost negotiations with IP&E Holdings and after several negotiation meetings and counter offers, PAG terminated negotiations with IP&E Holdings on March 17, 2020 on the basis of an unsuccessful cost negotiation; and

WHEREAS, in compliance with §3114(l)(4) of the Procurement Rules and Regulations, PAG commenced negotiations with the next most qualified offeror-second highest ranked offeror, namely Tristar Terminals Guam, Inc.; and


WHEREAS, after a series of cost negotiation discussions and counter offers, on December 18, 2020, PAG and Tristar Terminals Guam, Inc. reached a mutual agreement to the terms of the contract; thus, resulting to a successful negotiation of a fair and reasonable fees; and

WHEREAS, the Port Authority Board of Directors at its regular meeting of December 22, 2020 approved the contract award to Tristar Terminals Guam, Inc. for RFP No. 019-004 for the Management and Operations Services for F-1 Fuel Pier and Facility; now therefore be it

RESOLVED, the Port Authority Board of Directors authorizes management to petition the Public Utilities Commission (PUC) to review and approve the contract award to Tristar Terminals Guam, Inc. in accordance with the Contract Review Protocol for the Port Authority of Guam; and be it further

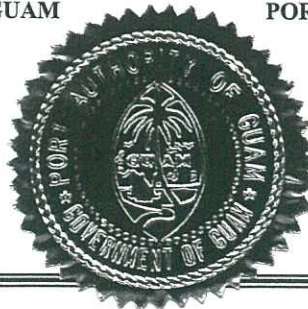
RESOLVED, the Chairman certify to, and the Secretary attest to, the adoption hereof and that a copy of this resolution be sent to the Public Utilities Commission.

PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF DIRECTORS THIS 22nd DAY OF DECEMBER, 2020.


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

Digitally signed by Isa Marie C. Koki
Date: 2020.12.23 08:38:04 +10'00'

ISA MARIE C. KOKI
SECRETARY, BOARD OF DIRECTORS
PORT AUTHORITY OF GUAM





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

December 17, 2020

MEMORANDUM

TO: Board of Directors

FROM: Rory J. Respicio, General Manager *Rory Respicio*

SUBJECT: Kals Corporation; Term of Lease Agreement

BACKGROUND

At discussion is the lease agreement for Kals Corporation, which is the owner and operator of the Marina Grill. This restaurant facility is located at the Agat Small Boat Harbor.

The current lease agreement commenced November 1, 2015, for an initial period of five (5) years from the commencement date. However, the lease further references an option to extend another five years, based on certain specifications being met.

The rental due Port is \$4,223.00 per month, plus 7% of GRT, whichever is greater.

Additionally, the Marina Grill has proven successful in serving local cuisine to our local community, marina users, and tourists that frequent the Agat Marina.

ISSUE

The term of the lease was five (5) years beginning November 1, 2015 and ended November 1, 2020.

The impacted lease further states, "In the event Lessor shall obtain authorization during the term of this Lease to execute leases for its property for terms exceeding five years, Lessee shall have the option to extend the terms of this Lease for an additional term of five years, to the extent such extension does not violate applicable law or regulations."

With that said, Kal's Corporation, for reasons still not clear, and also in large part due to an oversight relative expiry of the lease, the parties did not address the potential option period timely.

It is not our intention to forcibly end their occupation, especially during the ongoing COVID pandemic and corresponding economic downturn. We must still perform our due diligence to address the expired nature of the lease.

Memo to Board of Directors
RE: Kals Corporation; Term of Lease Agreement
December 17, 2020
Page 2

As the restaurant facility is a major component to our Marina Package and greatly adds value to the Agat Small Boat Harbor, we feel it imperative that this restaurant facility continue to have an operator as it provides for both direct and indirect benefits to the Port and host community.

By way of Port letter dated December 3, 2020, Kal's was advised that their lease expired and that the holdover occupancy period will be on a month to month basis, subject to the terms of the expiring agreement. By way of same, Kal's acknowledged and accepted the terms.

Commercial staff has prepared the Notice of Area Available to publicly announce the availability of the Restaurant Facility.

RECOMMENDATION

Respectfully seek Board approval to authorize Management to continue the lease with Kal's on a month to month basis subject to the same terms of the expired agreement; and

Further authorize Management to proceed with the Notice of Area Available solicitation subject to the approval of the General Manager and Legal Counsel.



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NOTICE OF AVAILABILITY

AGAT SMALL BOAT MARINA RESTAURANT FACILITY

The Port Authority of Guam (PAG), a public corporation and an autonomous agency of the Government of Guam, is accepting applications from the general public to lease the Agat Small Boat Marina Restaurant Facility.

The facility encompasses approximately 2,449 square feet and is located North side of the Agat Small Boat Marina in the municipality of Agat, Guam. This facility includes paved parking, split air-conditioning, and restroom facilities.

All interested parties may retrieve a packet, which includes Process Overview and Instructions, via PAG's website at www.portofguam.com or may be picked up at PAG's General Manager's Office.

Please address any/all comments to the following point of contact:

Rory J. Respicio

General Manager

Jose D. Leon Guerrero Commercial Port of Guam

1026 Cabras Highway Suite 201

Piti, Guam 96915

Telephone: (671) 477-5931 ext. 302-303

Fax: (671) 477-4445

Email: rjrespicio@portofguam.com

RORY J. RESPICIO
General Manager

This announcement is paid with Government Funds by the Jose D. Leon Guerrero Commercial Port Authority of Guam.



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NOTICE OF AREAS AVAILABLE FOR COMMERCIAL LEASE/LICENSE/PERMIT

PROCESS OVERVIEW AND INSTRUCTIONS

1.0 Process Overview

The Jose D. Leon Guerrero Commercial Port Authority of Guam ("Port") will be accepting applications from the general public for Commercial Leases, Licenses or Permits to lease the Agat Small Boat Marina Restaurant facility as identified on the attached Exhibit 1. Applications submitted in response to this notice must comply with the instructions and procedures contained herein.

1.1 Contract Term

The term of the lease shall be for a period of five (5) years.

1.2 Point of Contact

Any/All inquiries and correspondences can be addressed to the following point of contact:

Rory J. Respicio

General Manager

Jose D. Leon Guerrero Commercial Port Authority of Guam

1026 Cabras Highway Suite 201

Piti, Guam 96915

Telephone: (671) 477-5931 ext. 302-303

Fax: (671) 477-4445

Email: rjrespicio@portofguam.com

1.3 Submission Instructions

1.3.1 Interested parties must complete and submit the attached Port Commercial Space Lease Application, to include the requested information. Completed applications must be received at the Port's Administrative Offices.

1.3.2 The following must be submitted as an attachment to the application:

- **Title Page:** The name of the Applicant, the location of the Applicant's principal place of business, telephone number(s), name of contact person, mailing address, and e-mail address;
- **Table of Contents:** Include a clear identification of the written material by section and by page number;

- **Cover letter:** A cover letter signed by an authorized representative of the Applicant. The cover letter shall make a positive commitment to perform the services described within the time frame and the personnel specified in the submission. The letter should also contain the primary contact or negotiations and administration. The firm(s) principal place of business and location of the office proposing/sponsoring this submission should also be included.

- **Background and Experience:** Describe the Applicant's background in operating a restaurant and dock shop operations similar to this concession. If this is a new company, partnership or joint venture formed for the operation of this concession, describe the background and qualifications of each of the partners or principles. Note that this section pertains to the Applicant's business entity's PAST experience and CURRENT operations, not the Offeror's PROPOSED operation for this concession.

- **Proposed Business Plan for this Lease:** The Applicant's business plan should include, but is not limited to the following:

(1) Operational Plan for Entire Concession

(a) Staffing and management. At a minimum, names and qualifications of key personnel, including on-site full-time concession manager; include resumes.

(b) Number of staff members required.

(c) Proposed organizational structure.

(d) Employee hiring, training, retention, and motivation methods.

(e) A detailed schedule of maintenance of the premises, to include the restaurant, parking lots allocated, dock shop and storage area.

(f) Methods of increasing and maintaining your clientele, including:

(i) Advertising, promotion, merchandising and marketing plans for all segments of the concession (restaurant and dock shop);

(ii) Merchandise return or money back guarantee policies (if any), etc.;

(iii) Customer service policies and philosophy; and

(iv) Specific methods of monitoring customer satisfaction and maintaining excellent customer relations

(g) Methods of accounting and controls (including methods of tracking sales and purchasing, receivables and payables, inventory controls, etc.).

(2) Proposed equipment:

(a) Include a list of major equipment that will be used to successfully operate the concession and a plan to maintain the quality of each throughout the life of the agreement.

(b) Indicate any consideration of technically advanced equipment or tools to be used, such as, point of sale system, inventory systems, security systems, etc.; include features and benefits of each.

(3) Ongoing Refurbishment, Improvements, and Maintenance:

The facility will require on-going maintenance and refurbishment to prevent it from falling into disrepair, and to ensure uninterrupted quality services. Accordingly, the Applicant shall include plans for on-going refurbishment, improvement, and maintenance of, at a minimum, equipment and furnishings used in the restaurant and dock shop. Said refurbishment, improvement and maintenance shall be in addition to the routine maintenance.

(a) Include a specific plan to provide and fund any necessary major repairs and maintenance, preventive maintenance improvements, replacement of useful life, or upgrades to the concession throughout the life of the agreement, at the lessee sole expense (this is in addition to the proposed Capital Improvements).

(b) Applicant shall indicate:

- (i) the minimum dollar amount to be expended for this purpose;
- (ii) the method or source of funding this amount; and
- (iii) the time intervals during which the amounts will be spent (e.g., year 2, etc.)

(4) Capital Improvements:

The Applicant may propose physical improvements within the defined premises, which shall potentially improve and enhance the quality of the concession. For each proposed capital improvement, the Applicant shall include:

- (a) An estimated time line which details the design and construction aspects of proposed improvements.
- (b) Estimated downtime.
- (c) Specific equipment, products or vendors to be used.
- (d) Operating alternatives for continuing service during construction, if feasible.

• **Financial Capability of the Applicant:** The Applicant must demonstrate the financial means and resources to finance, operate, and sustain the concession operation as proposed, including all proposed capital improvement, start-up and pre-opening costs, inventory and sufficient working capital, and access to additional capital, if needed. Each Applicant must provide the following items:

(1) Amount of Investment Required: State the amount of investment you will require to begin operations as proposed.

(2) Source(s) of Funding Operation: Indicate whether the proposed source of funding is cash reserves, financing from a commercial lender, other sources, or a combination thereof. Of the total amount required, indicate the amount that is to be funded through each source.

(3) Financial documentation: In order to provide the Port with the ability to judge the Applicant's financial capability and to undertake and successfully complete the project, the Applicant

should submit certified financial statements to include balance sheet, income statement and statement of cash flow and all applicable notes for the most recent calendar year or the Applicant's most recent fiscal year.

If certified financial statements are not available, the Applicant should provide either a reviewed or compiled statement from an independent accountant setting forth the same information required for the certified financial statements, together with a certification from the Chief Executive Officer or the Chief Financial Officer that the financial statements and other information included in the statements fairly present in all materials respect the financial condition, results of operations and cash flows of the Applicant as of, and for, the periods presented in the statements. In addition, the Applicant should submit a bank reference.

An Applicant may designate specific financial information as not subject to disclosure when the Applicant has a good faith legal factual basis for such assertion. Applicant may submit specific financial documents in a separate, sealed package clearly marked as "Confidential-Financial Information" along with the proposal.

The Port reserves the right to make a determination to accept assertion and shall so advise the Applicant. A statement of agreement with the contract terms and conditions will be provided.

1.4 Selection Criteria

- **Evaluation Team:** After receipt of all proposals, an evaluation team will be convened to select the most responsive and qualified applicant. It is common for the team to select two or more of the best proposals and conduct further review, which may include interviews, which is commonly known as "short listing".
- **Comparative Evaluations:** Certain applicants may desire short-term rather than long-term use of property or require use of only a certain portion rather than all of the property. In such cases, proposals must still satisfy the evaluation criteria listed below. Such proposals will be evaluated equally with those that propose long term use or propose use of the entire property.
- **Evaluation Criteria:** In the evaluation, rating and selection of proposals, the factors and their relative importance will be as follows:

(1) Conformance with Solicitation Requirements

Maximum 20 points

Proposals will be awarded a maximum of twenty (20) points for providing all of the information required by this solicitation. Proposals that do not provide all of the information required by this solicitation could have points deducted under this criterion or the proposal could be deemed non-responsive depending upon the importance of the information.

(2) Financial Ability to Operate

Maximum 40 points

Proposals will be awarded a maximum of forty (40) points for providing a comprehensive, detailed description of the applicant's financing plans including evidence of commitment to the proposal from financial institutions; applicant's financial statements that depict the sufficiency of the applicant's financial resources to successfully fulfill the term of the proposal; or other evidence that demonstrates availability of financial resources to successfully fulfill the financial obligations that are required.

(3) Soundness of Proposal

Maximum 20 Points

Proposals will be awarded a maximum of twenty (20) points on the criteria such as whether the proposed application competes with existing businesses in Guam or whether a new untapped market will be targeted. Additionally, proposals will be judged on whether the applicant has the ability to occupy the available area within the prescribed time period and whether the business plan suitably covers all items required in the solicitation.

(4) Expertise, Experience, and Qualifications

Maximum 20 points

Proposals will be awarded a maximum of twenty (20) points based on the education, training, previous experience, and qualifications of the applicant.

1.4 Multiple Proposals

Interested parties may, at their discretion, submit multiple applications, in which case each shall be reviewed as a separate document.

1.5 Responsibility of Costs

1.5.1 The costs for developing and completing the application and any subsequent presentations of the submitted information as requested by the Port are entirely the responsibility of the applicant. The Port will not be liable for any expense incurred by the applicant in the preparation, submission and presentation of its request or any other costs incurred by the applicant.

1.5.2 All items submitted in response to this Notice of Area Available for the lease of the Agat Small Boat Marina Restaurant Facility will become property of the Port.

1.6 Clarification of Process

This is not a procurement solicitation, request for proposals, or invitation for bids under the Guam Procurement Law, Title 5 Guam Code Annotated. By submitting an application for those lands party to this Availability Notice, the applicant agrees to an understanding of and compliance with this specification.

1.7 Intention of the Port

It is declared and acknowledged that the intention of these general instructions is to provide the Port with specified information. The Port Board of Directors reserves the exclusive right to approve or decline any and all applications; to issue subsequent notices regarding the availability of areas for lease, license or permit; and generally to exercise its powers under Title 12 Guam Code Annotated, Chapter 10, including § 10105(i) thereunder.



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

AGAT SMALL BOAT HARBOR RESTAURANT FACILITY

Site Characteristics

The subject facility includes a one-story concrete commercial building containing a gross building area of 2,449± square feet in fair condition. It is noted that the subject is located within the Agat Small Boat Harbor and therefore is to be utilized and maintained for public purposes. As such, ingress and egress across all the premises, buildings, and facilities thereon (including the subject) are authorized for use by the public.

A summary of subject improvements is shown as follows.

Type of Structure:	One-story concrete building (separate buildings connected by single concrete roof)
Gross Building Area:	2,449± square feet
Floor Area Ratio:	9.4 percent
Year Built:	1993 (estimate based upon concession agreement)
Foundation:	Concrete footing
Structural Frame:	Concrete
Roof:	Concrete with decorative tile
Exterior Walls:	Concrete
Exterior Doors:	Double swing glass doors in aluminum frames
Interior Walls:	Gypsum board and concrete wall
Interior Doors:	Solid and hollow core wood
Windows:	Fixed bay in aluminum frames
Typhoon Shutters:	Available
Floors:	Concrete pavement
Restrooms:	Men's and ladies' restrooms

Air Conditioning: Split air conditioning

Lighting: Fluorescent lighting

Parking/Yard Area: Adequate paved, open parking (ingress and egress across the premises, buildings, and facilities thereon, including the subject parking lot, are authorized for use by the public)

Condition of Building: Generally fair overall



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

December 3, 2020

Thomas Kallingal
President
Kals Corporation
P.O. Box 9473
Dededo, Guam 96929

SUBJECT: Agat Small Boat Harbor Restaurant Facility; Lease Agreement

Dear Mr. Kallingal:

Hafa Adai! The Port Authority of Guam (Port) would like to inform you that your lease agreement for the Agat Small Boat Harbor Restaurant Facility expired on November 1, 2020.

Please be further advised that the holdover period will continue on a month to month term subject to all the terms and conditions of the technically expired agreement. This is necessary as we determine the path forward for the continued use and/or letting of the facility. If the aforementioned conditions are acceptable, it is asked that you acknowledge below agreeing to said conditions as well as Kal's Corporations understanding that said terms will be subject to the review and approval of the Port's Board of Directors during their next regularly scheduled meeting.

Thank you for your cooperation and attention to this matter. If you have any questions or may require further information, please contact this office at 477-5931 ext. 302-303.

Respectfully,

RORY J. RESPICIO
General Manager

APPROVED AS TO FORM:

Atty. Thomas P. Keeler, AAG
Port Authority of Guam

ACKNOWLEDGED ON BEHALF
OF KAL'S CORPORATION:

DocuSigned by:

Thomas Kallingal, President

Cc: Deputy General Manager, Admin/Finance
Commercial Manager
Finance

LOURDES A. LEON GUERRERO

*Governor of Guam
I Maga'Haga Guahan*

JOSHUA F. TENORIO

*Lt. Governor of Guam
I Segundo Na Maga'Lohen Guahan*



MELANIE MENDIOLA

*Chief Executive Officer/Administrator
Atkådi Eksekutibu Ofisial/Atmenestradora*

JOANN G. CAMACHO

*Deputy Administrator
Sigundon Atmenestradora*

December 18, 2020

Francisco G. Santos
Board Chairman
Port Authority of Guam

Dear Mr. Chair,

We thank you for taking the time to review this request from the Fishermen's Cooperative Association of Guam (Fishermen's Co-op) and the Guam Economic Development Authority (GEDA). Under the 2012 Hotel Occupancy Bond, \$3 million was set aside for the Fishermen's Co-op new building project. To date, \$900,000 has been expended for design work and the Board of the Fishermen's Co-op has been diligently working towards the final design for the new structure. It is anticipated that the remaining \$2.1 million will be used for the construction of the structure itself.

However, in order for the new structure to be protected, there is a significant need for a sea wall to reinforce the shoreline. This comes at an estimated cost of \$1 million. It goes without saying, the need for a sea wall is not strictly for the Fishermen's Co-op but rather, a benefit to the overall community and marine environment. Shoreline erosion is a significant environmental issue that will also be addressed through the construction of the sea wall. As you can see, the benefits of this project are economic, social, and environmental.

Governor Leon Guerrero engaged the GEDA this year to reengage with the Fishermen's Co-op. The past work between GEDA and the Co-op was strictly as the manager of government funds. The Governor and representatives from the Fishermen's Co-op agreed that GEDA should take on a more proactive role in coordinating the pieces of the project to include working with our government partners to coordinate support for this project.

As such, enclosed, you will find a presentation concerning the Fishermen's Co-op's building design and request for funding support for the sea wall. Should the Port Authority of Guam support this portion of the project, the funds under the H.O.T. Bond may be dedicated to the structure itself – its rebuilding and repurposing to a highly functional structure to benefit Guam's fishermen. The total investment into the structure inclusive of the \$1 million from the Port Authority of Guam and the \$3 million from the H.O.T. Bond will equate to \$4 million.

Given the current environment of construction, we humbly ask, on behalf of the Fishermen's Co-op, for your support. As you are aware, construction costs since the H.O.T. Bond issuance in 2012 have gone up. This leaves Guam's fishermen with the tremendous task of doing more with less. GEDA is committed to helping them in this effort, and we sincerely hope that you will partner with us as well.

Si Yu'us Ma'åse,

Melanie Mendiola
GEDA CEO/Administrator



Guam Fishermen's Coop Project

Objectives

- Design and Build new facility to allow vessels direct access for the unloading of fish and loading of supplies that meet local and federal regulatory standards
- Enlarge and modernize processing, storage and retail areas with higher quality, safety and health standards to improve services to members and overall community
- Address current condition of shoreline erosion through installation of shoreline measures

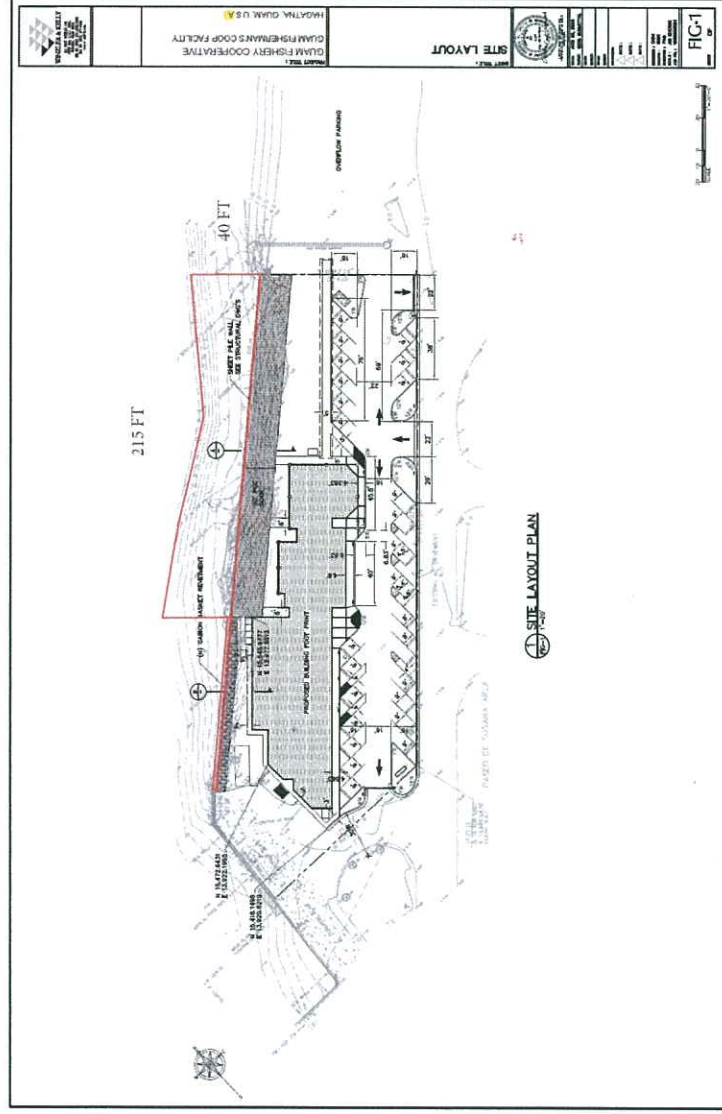
Current Facility

- 800sf Butler Tin
- No Shoreline/Erosion protection
- Aged facility
- Safety and Public Health Concerns

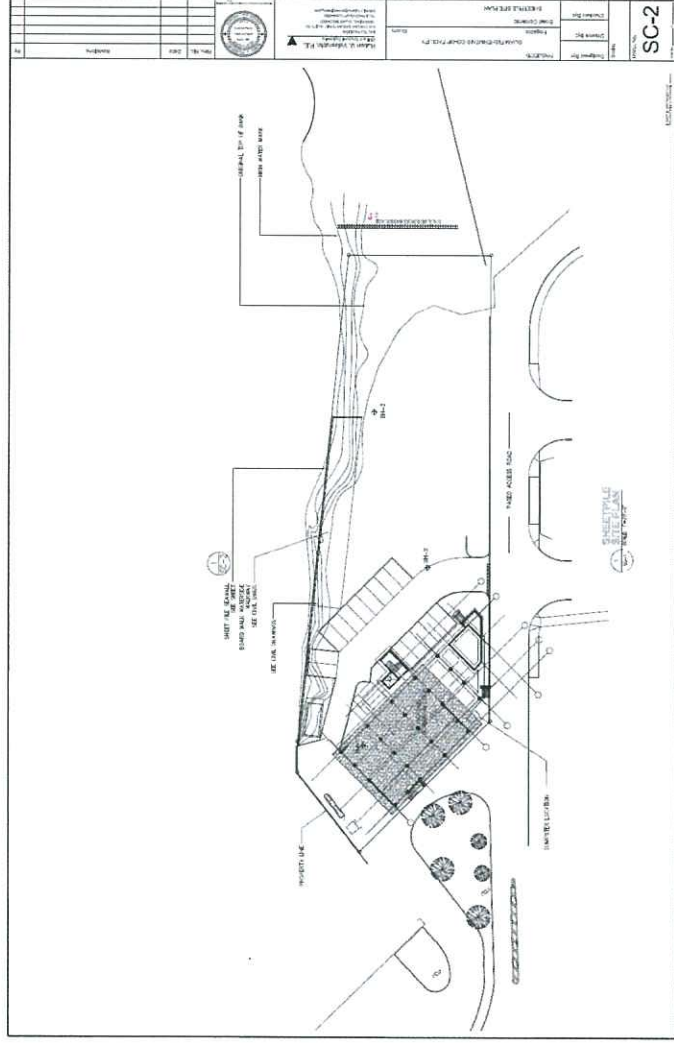


Site Plan Design Layout 1

- 2 Story Facility, 7K sf footprint
- Seawall reinforcement
 - 110 LF Gabion Baskets
 - 215 LF Sheet Piles
- Insufficient Funding for Seawall & Facility



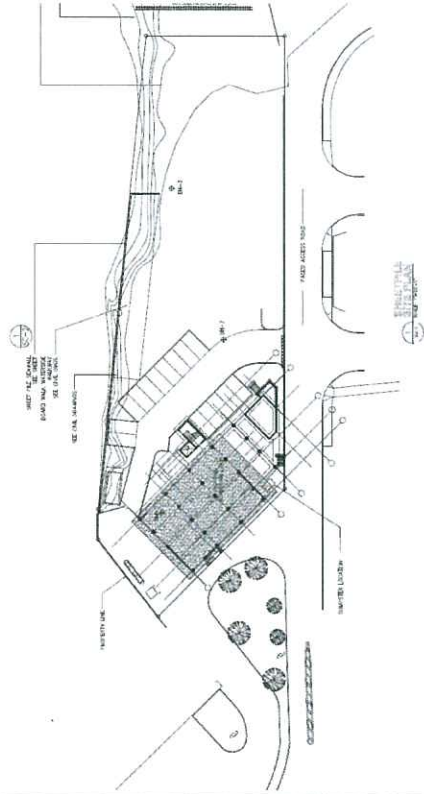
Site Plan Re-Design Layout 2



- Smaller sf facility footprint
- Seawall reinforcement
 - ~~110 LF Gabion Baskets~~
 - Sheet Pile
 - Shortened Length
 - Within Budget?

(Redesign - Ongoing)

Site Plan Layout 2 (Redesign)



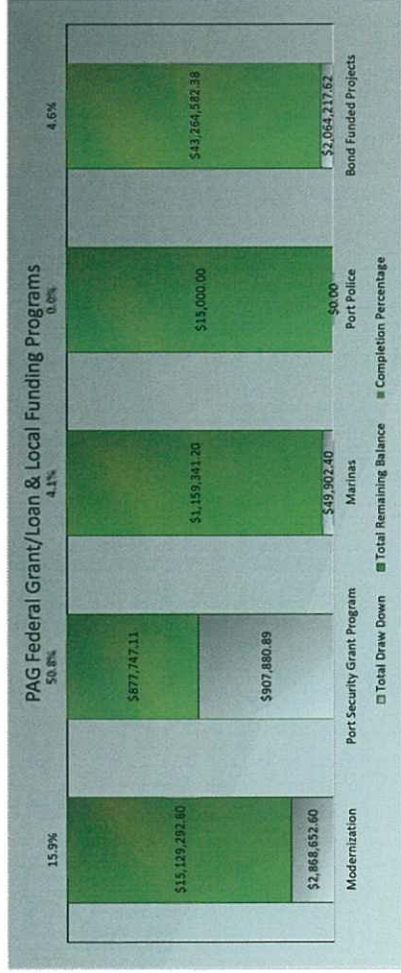
• Key Persons

- Kin Flores (FCA Project Manager)
- Joel Sablan (ARC Enviro)
- Tom Tanaka Jr (HSG Contractor)
- Albert Williams (ACOE)

Fishermen Request

- **\$1M for Sea Wall**
 - augment continuing funding support from GEDA for overall project
 - Improve overall quality and safety facilities of Port Marina
 - Allow for design build of improved, updated and safer facility to serve fishermen, marine related tourism, and overall community

**FY 2020 Port Modernization Plan
Grant/Bond Strategy - Monthly Update
As of December 17, 2020**



Grant Program	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT I/FB/RFP/PO Number	Status
Modernization	\$17,997,945.40	\$2,868,652.60	\$15,129,292.80		
DTMA91G1600007 - Rehabilitation of "H" Wharf	\$10,000,000.00	\$0.00	\$10,000,000.00		Letter of acceptance for CM Services is en route for Management approval and then consultant (CM) for final acceptance. A No Cost Modification was submitted to MARAD to extend the Planned Substantial Completion Date from 03/2022 to 12/2022. This is pending approval from MARAD.
GR882-18-01 - Owner's Agent Engineer Support Services	\$900,000.00	\$861,975.47	\$38,024.53		No Cost Extension through September 30, 2021 approved on May 12, 2020.
GR882-19-04 - Owner's Agent Engineer Support Services	\$1,600,000.00	\$134,001.13	\$1,465,998.87		Award Number GR882-20-06 Final MOA Amendment No. 1 and Work Request registered at DOA. End date 09/30/2021.
Port Enterprise Fund - Port of Guam Construction Deficiencies and Equipment Purchases	\$2,844,530.00	\$1,872,676.00	\$971,854.00	Project 1 - PO No. 1557-OF for \$139,449.00 awarded to American Builder LLC Project 2 - PO No. 15589-OF for \$82,940.00 awarded to Highway Safety Services LLC Project 3 - PO No. 15449-OF for \$10,311 awarded to AB Mer Construction Project 4 - PO No. 15213-OS for \$1,639,976 awarded to Morrigo Equipment LLC Project 5 - PO No. 16866-OF for \$195,844.55 awarded to ProPacific Builder Corp.	No Cost Modification submitted on November 18, 2020 still pending approval by MARAD. Project 5 - Repaint Remaining CMU Wall (Exterior and Interior) - Exterior wall painting 100% complete pending final inspection from Engineering. Interior wall painting to continue over the next two weeks along with repair of outriggers and columns. Project 6 - Acquisition of Additional Digital Cameras - Port Procurement currently preparing response to RFIs from SAAG. Project 7 - Upgrade Port's KANTECH Access Control and Web-Ready Security Management System - Port Procurement currently preparing response to RFIs from SAAG.
EDA Disaster Supplemental Grant Program - Installation of Fuel Pipeline System for F1 Pier and Golf Pier Connectivity	\$2,413,090.40	\$0.00	\$2,413,090.40		Section 106 concurrence with "No Adverse Effect" determination issued by the SHPO on November 24, 2020 and received by the PAG on December 1, 2020. The Strategic Planning Division met with the new Project Manager on December 15, 2020. Planning is awaiting guidance from the new Project Manager on the next steps.

Grant Program	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RF/PO Number	Status
D20AP00136 - Port Authority of Guam - Welding Shop	\$240,325.00	\$0.00	\$240,325.00		NEPA process is still ongoing. US Army Corps is currently reviewing documentation to determine next steps in NEPA process. Engineering to conduct an assessment of the Welding Shop to complete a scope of work.
Marinas	\$1,209,243.60	\$49,902.40	\$1,159,341.20		
F14AP00191 - Harbor of Refuge Moorage Repairs - Phase 2	\$56,484.60	\$14,765.40	\$41,719.20		MOU is subject to review and approval by BBMR, AG's Office, and the Governor. Strategic Planning followed up with Department of Agriculture on December 14 on the status of the MOU. This is pending a response.
F16AP00261 - Harbor of Refuge Moorage Repairs - Phase 3	\$200,000.00	\$11,895.00	\$188,105.00		MOU is subject to review and approval by BBMR, AG's Office, and the Governor. Strategic Planning followed up with Department of Agriculture on December 14 on the status of the MOU. This is pending a response.
F17AP00486 - Harbor of Refuge Moorage Repairs - Phase 4	\$200,000.00	\$13,194.00	\$186,806.00		MOU is subject to review and approval by BBMR, AG's Office, and the Governor. Strategic Planning followed up with Department of Agriculture on December 14 on the status of the MOU. This is pending a response.
F19AP00334 - Harbor of Refuge Moorage Repairs - Phase 5	\$200,000.00	\$10,048.00	\$189,952.00		MOU is subject to review and approval by BBMR, AG's Office, and the Governor. Strategic Planning followed up with Department of Agriculture on December 14 on the status of the MOU. This is pending a response.
F19AF01199 - Guam Fisheries Development: Construction of Agat Marina's Dock B	\$512,759.00	\$0.00	\$512,759.00		MOU is subject to review and approval by BBMR, AG's Office, and the Governor. Strategic Planning followed up with Department of Agriculture on December 14 on the status of the MOU. This is pending a response.
F19AF01210 - Repair of Agat Marina's Boat Ramp Bumpers	\$40,000.00	\$0.00	\$40,000.00		MOU is subject to review and approval by BBMR, AG's Office, and the Governor. Strategic Planning followed up with Department of Agriculture on December 14 on the status of the MOU. This is pending a response.
Port Security Grant Program	\$1,785,628.00	\$907,880.89	\$877,747.11		
EMW-2016-PU-00523-501 - Acquisition & Installation of Additional Cameras at Strategic Port Facilities	\$130,983.00	\$0.00	\$130,983.00		Port Procurement currently preparing response to RFIs from SAAG. Project completed.
EMW-2016-PU-00523-501 - Upgrade & Refurbishment of Existing Damaged Security Light Poles at Strategic Port Locations	\$356,412.00	\$356,412.00	\$0.00		Facility Maintenance processing recommendations to exercise second option year. Project is ongoing.
EMW-2017-PU-00177-501 - Maintenance and Sustainment Contract for Prime Power Generators	\$179,550.00	\$82,672.59	\$96,877.41	PO No. 16208-05 for \$75,207.00 Pacific Unlimited Inc.	Project completed on August 2018. Further draw downs are the result of M&A.
EMW-2017-PU-00177-501 - Refurbishment and Hardening of Load Center Buildings Housing Prime Power Generators	\$384,469.00	\$306,948.80	\$77,520.20	PO No. 16150-0F for \$314,450.00 to Murphy Enterprises Inc.	Monthly service is being provided by local company IConnect.
EMW-2017-PU-00177-501 - US Coast Guard Multi Agency National Association of State Boating Law Administrators (NASBLA) Training for Port Police	\$56,250.00	\$54,749.00	\$1,501.00		PM visits for Year 1 not performed due to travel restrictions. Pending resolution from Guam Customs. Draw downs pending invoice and recommendation from Customs.
EMW-2018-PU-00441-501 - IDEN Technology Redundant Interoperable Communications System Monthly Service	\$94,944.00	\$56,356.97	\$38,587.03		Port Procurement currently preparing response to RFIs from SAAG.
EMW-2018-PU-00441-501 - Maintenance and Sustainment Contract for FEMA-acquired AS&E ZBV Backscatter X-Ray Van	\$195,669.00	\$26,860.16	\$168,808.84	PO No. 16227-0F - American Signs and Engines 70,724.00.	Procurement packet submitted to Procurement.
EMW-2018-PU-00441-501 - Replacement CCTV System Existing Analog Cameras with Digital IP Cameras	\$160,867.00	\$23,881.37	\$136,985.63		
EMW-2019-PU-00295-501 - Acquisition & Installation of Prime Power Generator & Components for Load Center 3	\$226,484.00	\$0.00	\$226,484.00		
Port Police	\$15,000.00	\$0.00	\$15,000.00		
PT21-03-03PPD - Operation A dai He Hao	\$15,000.00	\$0.00	\$15,000.00		Project Agreement awaiting final signatures. NTP to follow final signatures. Virtual Proclamation Signing for Drive Sober or Get Pulled Over Mobilization Campaign held on December 7, 2020.

Grant Program	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
Bond Funded Projects	\$45,328,800.00	\$2,064,217.62	\$43,264,582.38		
New Administration Building	\$10,445,000.00	\$0.00	\$10,445,000.00		Engineering Division performed an ocular assessment of the building and concluded that renovation/rehabilitation activities would be costly. Management currently working with WSP on revisiting a previously completed Scope for an Annex Building. Collaboration ongoing.
Waterline Replacement and Relocation and EQMR Building and Warehouse 1 Repairs and Upgrades	\$11,628,800.00	\$712,312.06	\$10,916,487.94	RFP No. 2019-03 - A&E Design for \$1,406,427.48 awarded to NC Macario	Final Design submitted by NC Macario on December 4, 2020. Once account number is received the IFB packet for construction will be developed by Engineering and Procurement. Anticipated Completion Date: 12/2022
Golf Pier Repairs and Improvements	\$2,000,000.00	\$354,876.53	\$1,645,123.47	RFP No. 2019-02 - A&E design for \$484,000 awarded to NC Macario	Engineering to make a determination on Construction Management services after Legal Counsel review. Anticipated Completion Date: 09/2022
Rehabilitation of "H" Wharf (Port Share)	\$13,774,255.00	\$556,442.61	\$13,217,812.39	PO No. 16332-OF for Coral Relocation at \$482,700.00 to WSP awarded on February 18, 2020. RFP No. 2020-002 - Construction Management Services	Letter of acceptance for CM Services is en route for Management approval and then consultant (CM) for final acceptance. A No Cost Modification was submitted to MARAD to extend the Planned Substantial Completion Date from 03/2022 to 12/2022. This is pending approval from MARAD.
Other Priority Projects	\$4,980,745.00	\$0.00	\$4,980,745.00		1. The PAG Condition Assessment of F1-F6 has gone through a second revision from WSP. Upon completion, the PAG will evaluate the next steps on repairs. 2. As part of Task Order 10 (existing OAE technical services support), the Port's TOS upgrade is still going through an assessment including potential Cloud options. This is being undertaken by WSP.
Other Priority Projects - EnterpriseOne Financial Management System	\$2,500,000.00	\$440,566.42	\$2,059,433.58		Phase 1 of Financial Management Migration 100% complete. Phase 2 is ongoing. This consists of the functional object, configuration setup, and integration migration. Phase 3 still pending.
Grand Total	\$66,336,617.00	\$5,890,653.51	\$60,445,963.49		

PORT AUTHORITY OF GUAM
CONTRACT SUMMARY UPDATE

No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
PROFESSIONAL SERVICES									
1	G45	Implementation & Integration of TOS	RFP-013-004	IT	5 years	2014 to 2019	2019		FULL TERM
2	A1 - Guam WEBZ	Web Development, Hosting, Support and Maintenance Svcs	IFB-002-20	IT	3 years	04/01/2020 to 03/31/2021 w/ 2 1yr options	03/31/23	03/31/21	Fees based on rates
3	RFP-Cancelled	Classification/Compensation Position Maintenance	RFP-019-006	HR	Active procurement				
4	AM Insurance	Insurance Coverages	GSA/PAG-020-17	Finance	5 years	10/01/2017 to 09/30/2022	09/30/22	09/30/20	Premium based
5	AM Insurance	Workers Compensation Coverages	IFB-PAG-008-19	Finance/Safety	3-years	3/20/20 to 3/19/23	03/19/23	03/19/23	
6	Matson	Matson-Technical Support Services	RFP-016-003	EQMR	Extended to Nov 3, 2020	11/4/16 to 11/3/17	11/03/20	n/a	490,000.00
7	Only one (1) offer - Bank of Guam	Banking Services		Finance	5 years				Cost Negotiation in Progress
8		Risk Management Consultant	RFP	Finance					
9	OMEGA Safety	OSHA Training & Certification Services for Maritime Terminal Operations	RFP-017-003	Human Resources	3yr w/ 2- 1yr options NTE 5 years	8/13/2018 to 8/13/2021	08/13/23	08/13/21	Fees based on rates
10	Pacific Human Resources, Inc.	Drug Free Workplace Program	RFP-020-003	Human Resources					Pending Contract approval to form
11	W. Nick Captain/ Captain Real Estate	Real Estate Appraisal Services	RFP-016-001	Commercial	3yrs w/ 2 option	4/11/16 to 4/19/20	04/10/21		Fees based on rates
12	TakeCare dba: FHP	Medical Examination Services	RFP-017-002	Human Resources	3 yr. w/ 2 options NTE 5 years	9/21/17 to 9/20/20	09/20/22	09/20/21	Renewal option in progress
13	Trident Cross LLC.	Underwater Assessment & Inspection Services	IFB/PAG-006-20	HarborMstr	1 Year	08/20/20 to 08/19/21	08/19/21	IDIQ - Indefinite Quantity Bid	\$24,894.00
14	Tristar Terminal Guam	M & O of F-1 Fuel Pier Facility	RFP-019-004	Commercial	Active Procurement				cost negotiations complete, Letter of Acceptance routing for approval
15		Environmental Consulting Services- SWPPP Compliance		Environmental					
16	Deloitte & Touche	Annual Independent Audit Services	RFP-018-003	Fiscal	FY18, FY19, FY20, w/ 1yr Option		12/31/2022	12/31/2021	\$45,000.00
17	Parsons Brinckerhoff /WSP	OAE - Owner Agent Engineer	RFP-015-003	Planning	1 yr w/ 4 options NTE 5 yrs	currently in final option year.	09/08/20	EXPIRED	\$2.58mil
18	N.C. Macario & Associates	A/E Design and Consulting Services Golf Pier	RFP 019-002	Engineering	1/6/2020 to 1/5/2023	3 years w/2 options	1/5/2025	1/5/2023	\$484K

No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
19	N.C. Macario & Associates	A/E Design and Consulting Services EQMR, Warehouse No.1, Waterline	RFP 019-003	Engineering	Notice to Proceed issued Feb. 17, 2020	3 years w/2 options			Final plans and drawings delivered submitted
20	CMS for Hwharf	Construction Management Services	RFP 020-002	Engineering					Cost negotiations completed
21	Only one (1) offer - Attorney Vanessa Williams, Esq.	Legal Services	RFP-020-001	GM					AG reviewing protest
CONSTRUCTION CONTRACTS									
No.	Consultant/Vendor	Type of Service	Solicitation Method Reference No.	Division	Contract Term	Initial Term	Expiration After Options	Next Renewal Due Date	Annual Amount (Comments / Notes)
1	Murphy Enterprises Inc.	Load Center Refurbishment Hardening Project	IFB-019-003	CIP	243 Calendar Days	1/6/2020 to 9/7/2020	9/7/2020		NTP issued, Start date: Jan. 6, 2020 *Change Order 1 - extension thru Jan 30, 2021
2	Propacific Builders	Repainting of the PAG North CMU Wall phase II Project and Various Port Buildings	IFB 020-002	CIP	182 calendar days from NTP				\$195,844.55

Port Authority of Guam
Capital Improvement Projects
Engineering Division
Summary Status

As of December 17, 2020

Fact Sheet No. 98

Project:	Refurbishment and Hardening of Load Center Buildings 1,2,3 and 4.
Project No.:	IFB-PAG-CIP-019-003
Project Amount:	\$314,450.00
Amount Paid:	\$266,805.00
Funding Source:	PSGP 2017
Contractor:	Murphy Enterprises Inc.
Construction Manager:	PAG Engineering/CIP Division
Notice to Proceed:	January 6,2020
Project Completion:	New Completion Date January 31, 2021
Work Status:	As of December 17, 2020. Contractor current work progress is at 85%. PAG Team and Murphy Enterprise removed existing transformer and Installed the new transformers in LC-2. A coordination meeting was held on December 16, 2020 for the removal of the last existing transformer at LC-3 for installation of the new transformer scheduled on Saturday and Sunday, December 19 thru 20, 2020.

Project:	A/E Services for Golf Pier Repair
Project No.:	RFP-PAG-019-002
Project Amount:	\$484,017.13
Amount Paid to date	\$354,876.53. Remaining balance of \$129,140.00 is to be paid as the post design services.
Funding Source:	PAG Bonded Project
Designer:	N.C. Macario and Associates
Construction Manager:	TBD pending cancellation of the Construction Management RFP and return of unopened proposals to the participating consultants to be performed by the Procurement.
Notice to Proceed:	January 6, 2020 CM, RFP
Design Completed:	On July 5, 2020 (within 6 Months)
Work Status:	Construction funds were entered into the AS 400. IFB documents for final review by PAG Procurement and Engineering is pending Procurements cancellation of the CM services.

Project:	A/E Services EQMR & Warehouse 1 Buildings Repairs and Relocation of PAG Water Line
Project No.:	RFP-PAG-019-003
Project Amount:	\$1,406,427.48
Amount Paid to date:	\$1,068,468.09
Funding Source:	PAG Bonded Funding
Designer:	N.C. Macario and Associates
Construction Manager:	TBD
Notice to Proceed:	February 17, 2020
Project Completion:	8 months (October 16,2020)
Work Status:	As of December 04, 2020, N.C. Macario submitted the Final Design of the above project on PAG Engineering will request for an account number for CM services and Construction through Finance for AS- 400 requisitions and Engineering will work with Procurement in developing CM scope and IFB package for construction advertisement of the above project.

Project:	New Administration Annex Building
Project No.:	TBD
Project Amount:	TBD
Funding Source:	PAG Bonded Project -Pending
Contractor:	TBD
Construction Manager:	TBD
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	Pending

Project:	Repainting of PAG North CMU Wall Phase II Project and Port Various Buildings
Project No.:	TBD
Project Amount:	\$195,844.55
Amount Paid:	\$00
Funding Source:	Marad
Contractor:	Pro Pacific Builders Corp. (PPBC)
Construction Manager:	PAG Engineering/CIP Division
Notice to Proceed:	Issued to the Contractor on November 16, 2020.
Project Completion:	Within 6 months
Work Status:	As of December 17, 2020. PPBC work progress is at 27%. Contractor continues working on water blasting interior part of CMU Wall. Monthly progress billing is under review by PAG Engineering.

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Project:	Renovation of Harbor Master Office
Project No.:	Request for Quotation
Project Amount:	TBD
Funding Source:	FEMA and PAG
Contractor:	TBD
Construction Manager:	PAG Engineering/CIP Division
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	As of December 17, 2020, Procurement is working to develop a Purchase Order.

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Project:	Supply and Installation of New 24 Ea. Cylindrical Fendering System at F-3 and 10 Ea. New Rubber Leg Arch Fender at Wharf F-4 thru F-6
Project No.:	IFB.-PAG-CIP – 021-001
Project Amount:	TBD
Funding Source:	FEMA and PAG
Contractor:	TBD
Construction Manager:	PAG Engineering/CIP Division
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	As of December 17, 2020, PAG Engineering and procurement conducted the competency evaluation of the three bid proposals submitted prior to determination to award by Procurement.

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Project: Harbor of Refuge Pump Station and Installation of WasteWater Injector Pump
Project No.: TBD
Project Amount: TBD
Funding Source: Dept. of Agriculture Fish and Wild Life Boating Grant
Contractor: TBD
Construction Manager: PAG Engineering/CIP Division
Notice to Proceed: TBD
Project Completion: TBD
Work Status: Pending Planning Division to produce MOU Approval.

Project: Harbor of Refuge Installation of Mooring Blocks
Project No.: TBD
Project Amount: TBD
Funding Source: Dept. of Agriculture Fish and Wild Life Boating Grant
Contractor: TBD
Construction Manager: PAG Engineering/CIP Division
Notice to Proceed: TBD
Project Completion: TBD
Work Status: Pending Planning Division to produce MOU Approval.

Project: Rehabilitation of H-Wharf and Access Road
Project No.: TBD
Project Amount: TBD
Funding Source: Tiger Grant and PAG Revenue Bond
Contractor: TBD
Construction Manager: GHD Engineering
Notice to Proceed: TBD
Project Completion: TBD
Work Status: As of December 17, 2020, PAG Negotiation Committee agreed to the final negotiated construction management fee proposal in the amount of \$2,249,954.54. Procurement Division is currently working on documentation prior to presentation to the Attorney General and PUC.

Project: Repair of Concrete Spalling in CFS and Welding Shop Building
Project No.: TBD
Project Amount: TBD
Funding Source: PAG 2020 Budget
Contractor: TBD
Construction Manager: PAG Engineering/CIP Division
Notice to Proceed: TBD
Project Completion: TBD
Work Status: As of December 17, 2020. Engineering, Maintenance and Planning to conduct a joint site visit of the Facility to develop a scope of work for the project shortly.

Project:	Supply and Install Automatic Turnstile Gate at Port Police Chain-link Gate Entrance
Project No.:	TBD
Project Amount:	TBD
Funding Source:	PAG 2021 Budget
Contractor:	TBD
Construction Manager:	PAG Engineering/CIP Division
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	As of December 17, 2020, draft scope of work and drawings have been developed and pending review and completion, shall be forwarded to Port Police for approval.

Project:	Installation of Dock "B" Agat Marina
Project No.:	TBD
Project Amount:	TBD
Funding Source:	Dept. of Interior, Dept. of Agri. Fish and Wildlife, DOA/WR and PAG 2021 Budget Share
Contractor:	TBD
Construction Manager:	PAG Engineering/CIP Division
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	TBD

Project:	A/E and Const. Management Services for Various Port Facilities and Projects
Project No.:	TBD
Project Amount:	TBD
Funding Source:	PAG Internally Funded Projects 2021 Budget
Contractor:	TBD
Construction Manager:	TBD
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	Pending development of scope of work to match the existing approved budget

Port Authority of Guam
Operations Division Report
November 2020

I. **OVERVIEW**

Vessel Calls	19
Cans Handled	7192
Special Service(s)	86

a. **Productivity**

Vessel Op	Avg NMPH	TOP GANG	M/Hr
Matson			
Domestics	24.4	#4	29.3
Feeder	27.4	#4	29.3
MSA			
Barges	0		
Kyowa, Candor	18.4	#3	37.3
Ambyth			
Mariana/Triton	14.9	#4	21.4
MELL			
Kotas	24.3	#2	24.2
APL			
Guam/Saipan	23.8	#6	29.2

b. **Equipment Status**

As of : 11/30/2020	ON HAND	UP	RM	Repair
GANTRYs	3	3		
TOP LIFTERS	9	6		3
20T FORKLIFT	2	1	1	
10T FORKLIFT	4	1		3
5T FORKLIFT	8	4		4
TRACTORS	29	16		13

II. **YEAR TO DATE**

a. Vessels_YTD 38

b. Can_Cnt YTD

November	FY20		FY21		Variance	
	I	E	I	E	I	E
Local	6256	5802	5540	5310	-11%	-8%
TS	1196	1220	1104	1250	-8%	2%
TSMT	136	153	298	354	119%	131%
TTL	7588	7175	6942	6914	-9%	-4%