



PORT OF GUAM

ATURIDAT I PUETTON GUAHAN

Jose D. Leon Guerrero Commercial Port

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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
Thursday, February 25, 2021
Virtual Board Meeting
3:00 p.m.

Addendum to Agenda

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
 1. January 28, 2021 – Regular Board Meeting
- III. PUBLIC COMMENTS:
 - a. Public Comments
 - b. Employee Comments
 - c. PAGGMA Association
- IV. GENERAL MANAGER'S REPORT (deferred to Old/New Business Items)
- V. OLD BUSINESS
- VI. NEW BUSINESS
 1. Hanson Permanente; Lot 5/6 Extended Term Negotiation
 2. Resolution No. 2021-02 Rudy Q. Sanchez
 3. RFP No. PAG-020-001 Professional Legal Services
 4. ExxonMobil – Lot 3B
 - 5. Resolution No. 2021-03 Marianas Yacht Club Lease**
- VII. ADJOURNMENT



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**MINUTES OF THE
REGULAR MEETING OF THE BOARD OF DIRECTORS
Thursday, January 28, 2021**

I. CALL TO ORDER

There being a quorum, the regular meeting of the Board of Directors was called to order at 3:03 p.m., Thursday, January 28, 2021. Present at the meeting were:

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

Present was Port Staff.

II. ELECTION OF OFFICERS

Director Harris made motion to retain the existing officers of the Port Authority of Guam Board as follows: Mr. Francisco G. Santos as Chairman, Mr. Nathan T. Taimanglo as Vice Chairman and Ms. Isa Marie C. Koki as the Board Secretary. Motion was seconded by the Vice Chairman and was unanimously approved.

III. APPROVAL OF MINUTES

a. **December 22, 2020 – Regular Board Meeting:** Director Koki made motion to approve the minutes of December 22, 2020, subject to correction. The motion was seconded by the Vice Chairman and was unanimously passed.

IV. PUBLIC COMMENTS

- a. **Public Comments:** None.
- b. **Employee Comments:** None.
- c. **PAGGMA Association:** PAGGMA President Steve Muna announced that the association is preparing to file its taxes for the year 2020. PAGGMA association is also looking forward to celebrating a world-wide event – Super Bowl, February 1st by preparing hotdogs and hamburgers. He expressed that given the covid restrictions, there will be no gathering, but rather

a 'grab and go' type of celebration. This will help to continue building the morale of its port employee members.

V. GENERAL MANAGER'S REPORT

1. **Port's COVID Dashboard.** Clinic visits total 44,647.

- 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. **PAG Employee Opinion Survey.** The Port employees were invited to anonymously speak their truths in an organizational survey, and the results show a high employee morale, job satisfaction, and support for management. The organizational climate survey was conducted earlier this month by the agency's Human Resources, Planning, and Marketing Divisions. Employees were encouraged to anonymously take the survey, and 317 out of 356 employees submitted a response, which is an 89 percent response rate. Last year was a challenging year for everyone, so we wanted to gauge the relationship between the Port organization and its employees to determine if we are moving in a better direction as an agency. The survey provided employees an opportunity to anonymously rate different levels of our agency. It assessed what they value most in their employment and provided them an opportunity to make positive suggestions for improvement.

The results showed overwhelmingly positive results in job satisfaction and revealed that employees believe that morale is at an all-time high. The survey showed that 99% felt positive that they are proud to work for the Port Authority of Guam and that 97% felt positive that management is accessible and approachable. 98% of all employees who took the survey felt positive that management has an open-door policy and that the Port is a great place to work. Results showed that 91% felt positive that management is fair, 93% were positive that management was transparent, and 92% were positive that management is accountable.

Regarding the situation involving COVID-19, 94% felt positive that management made their work environment a safe place to be during the COVID-19 Pandemic and 96% felt positive that management kept them well informed. The results showed that 94% felt positive that management made it clear to them that they cared about their safety and wellbeing during the COVID-19 Pandemic, and 93% felt positive that management provided them the resources they needed to do their jobs safely.

On the topic of career development, 91% felt that superiors share their knowledge and skills on handling situations. In comparison, 81% felt that training opportunities were provided to everyone, and 89% felt positive that promotional opportunities were available to them. When surveyed about communication, 91% felt positive that their supervisors provide clarification and guidance on the job, and 93% felt that management provides them with regular updates

on current events and advisories. Results showed that 88% felt their supervisor communicates frequently and honestly about issues that may affect them and that management supports two-way communication between managers and employees.

Employee relations were also a focus of the survey, and 90% felt positive that Port Authority employees have a good relationship with each other, and 93% felt they were able to approach their supervisor if they had a problem. Meanwhile, 91% felt positive that they could go to management if they had a problem, and 92% said their co-workers are always willing to help each other. Teamwork at the Port also got high remarks as 97% of the employees felt positive that they make an effort to be a part of the team. Additionally, 92% positively responded that they support Gov. Lou Leon Guerrero and the Port's Board of Directors' vision for the Port. And, 91% believed that they work as a team in their departments.

The results of this survey certainly validate that we are doing the right things. We are making considerable progress at the Port, while boosting morale and making considerable progress ensuring fairness, openness, transparency and accountability.

3. **Legislative Informational Hearing.** Senator Telena Nelson, Committee Chairperson on Border Protection and Maritime Transportation, held a Virtual Informational Hearing on January 25, 2021, on the Port Authority. Agenda items included: 1) Drug-Free Workplace Program Policy: drug test protocols, disciplinary action, and Employee Assistance Program; 2) COVID-19: safety guidelines, protocols, and testing; and 3) Port Finances: revenues and cargo throughput.

Port Board Chairman Frank Santos, Deputy General Manager's and I were present. Prior to addressing the main items on the agenda, I had an opportunity to present the following accomplishments and port updates before the committee members, that include: significant milestones; overview of the port modernization program; 2020 masterplan update and key timelines; status of revenue bond; tiger grant and OEA funded projects; status of grants and grant opportunities and results of the climate survey. After the presentation, Committee Chair Senator Nelson and Vice-Chair Senator Mary Camacho Torres were very receptive to our presentation. We thank them for allowing us to showcase everything the Port employees have been able to accomplish under the Leon Guerrero Tenorio Administration and our current Board of Directors.

Following the presentation, discussion began on the Port's Drug-Free Workplace Policy, Covid-19 and Port finances. Attached is our presentation made to the Guam Legislature, which we are requesting that it be part of the General Manager's report.

The Informational Hearing was recessed and will reconvene on February 2, 2021 at 9am. Agenda items include continuing discussions on the Port Drug-Free Workplace Program Policy. Immediately after that, an Oversight Hearing will commence at 10am, same day regarding Port's recruitment practices, hiring procedures, and human resources management from 2016 to present.

4. **General Manager’s Notes for YTD Finances, as of December 31, 2020.** We are providing the following summary:

REVENUES AND CARGO THROUGHPUT:

- The Port’s Total YTD Operating revenue for December 2020 is \$14.9 million, 7% or \$943K higher than the YTD December FY21 budget projection of \$13.9M.
- The total number of containers handled as of December 2020 is 21,753, which is 1% higher or 162 more containers than last year’s December 2019 total of 21,591.

OPERATING EXPENSES:

- Overall spending YTD December (Actual versus Budget for FY2020) of \$12.9M is 1% lower than the budget for December of \$13.0M, or \$86K in YTD cost avoidances.

OVERTIME EXPENSE AND DIRECT LABOR REVENUE:

- Overtime YTD for Divisions involved in Operations is \$271,863, which is 16% lower than YTD overtime budget of \$322,023. The overtime for December resulted in a decrease of 23% or \$23K compared to November, from \$99,205 in November to \$75,995 in November.
- Direct Labor reimbursement is \$848K, which is 4% or \$34K higher than the FY21 budget of \$815K. Here is the breakdown:

Direct Labor Revenue:	\$848,913
Operations Overtime:	<u>\$271,863</u>
Variance:	\$577,050

YTD OPERATING REVENUES MINUS YTD EXPENSES

- The net income for December is \$452K. December's net income is 14% or \$73K lower than the YTD Dec. FY21 Net Income budget of \$1.0 million.

5. **Other Financial Highlights, as of December 31, 2020.**

- The debt service ratio is 50% higher than the Bond Indenture Debt service ratio requirement.
- Days Cash on Hand is 845 days, which is 345 days higher than the 500 days requirement of Moody’s Rating agency.

DEBT SERVICE RATIO – DECEMBER 2020

Projected Annual Debt Service Coverage	1.88
Debt Service Coverage Requirement	1.25
Variance	0.63
% Above the Indenture Requirement	50%

DAYS CASH ON HAND – AS OF 12/31/2020
CASH IN BANK BALANCE - \$110,877,579

Daily Cash On Hand Ratio	844.93
Rating Agency Requirement	500
Variance	345
	69%

6. Training & Development.

a. **Progressive Disciplinary Action Workshop.** Deputy General Manager Luis Baza conducted a Progressive Disciplinary Action Workshop that was held virtually on January 22, 2021. The workshop was presented to Division Heads, Superintendents, and Supervisors touching on the following areas:

- What is disciplinary action.
- Progressive disciplinary action procedure.
- Examples of inappropriate behavior or misconduct that will result in disciplinary action.
- Absenteeism due to sickness.
- Dealing with different kinds of employees.
- Two types of offenses employees are normally disciplined for: conduct and performance.
- What is adverse action.
- Due process.
- What is the 90-day rule.
- Case Study Discussions.

7. **Random Drug Testing.** A memorandum was issued on December 30, 2020 to the port employees regarding the Authority's Drug-Free Workplace Program and the collective efforts to ensuring the Port's properties are free of drug and alcohol use. The employees were encouraged to seek assistance through the Port's Employee Assistance Program should they have drug and alcohol abuse problems. We made written assurances that if an employee voluntarily identifies themselves to our Port's HR Division or me, they will not be subject to disciplinary action for their use as users of illegal drugs. The employee's declaration and self-surrender must be made before being identified by other means determined through random drug testing, reasonable suspicion, or drug testing following a workplace accident or injury.

We also emphasized if supervisors, including division heads, have reasonable suspicion of any employee under their supervision is using drugs illegally. They must document such employee behavior and request them to be drug test for reasonable suspicion. They are responsible for providing management with information, facts, and circumstances leading to

and supporting their suspicion. Moreover, failure to report such reasonable suspicion of an employee will subject the respective employee's leader and all leadership positions all the way up the chain of command to appropriate disciplinary action by me.

We further informed them that violation of the Port's Drug-Free Workplace Program, including refusal to submit to a drug test, will be disciplined accordingly.

On January 11, 2021, random drug testing occurred for Port employees with one of our divisions.

1. 24 employees drug tested, 24 were all found to be negative;
2. Two employees of this division left the Port's premises without submitting to the drug test;
3. These two employees' respective supervisors, leaders, and a superintendent allegedly have been aware of these two employees' suspected behavior before this drug test was conducted; and
4. One employee posted a message on his division's WhatsApp chat warning employees not to bring illegal items into the Port compound because Port Police is conducting random searches.

As a result, the two employees who evaded the drug testing submitted their resignation letters and are no longer employed by the Port. I issued a notice of proposed adverse action to the employee who posted the warning message for obstructing the drug-free workplace policy. I also issued a notice of proposed adverse action to a supervisor, two leaders, and superintendent for willfully endangering Port employees' lives and for dereliction of their duties and responsibilities in providing a safe, drug-free workplace.

We further mentioned to them that we must end the "acceptance or practice of looking the other way" when other Port employees are knowingly under the influence of drugs or alcohol. My most recent memo on this subject also gave notice to those in leadership positions at the Port. As leaders, if we reasonably suspect our subordinates of being under the influence of drugs or alcohol, and choose to do nothing about it, then we are just as culpable and must be disciplined accordingly. Choosing to do nothing remains a tragedy just waiting to happen. Port employees were further advised that it will take all of us, including themselves, to get those who need help for substance use and do so before it is too late.

8. **PUGG - COVID-19 Vaccination Distribution to Critical Waterfront Personnel.** In its meeting held on January 27, 2021, the Port Users Group requested the support and assistance of the Port Authority in the vaccination of their critical waterfront personnel. PUGG expressed that they have worked tremendously throughout the pandemic sustaining production levels and ensuring that the people of Guam can count on receiving their goods timely which is key to continue the steady flow of supply chain operations. I have reached out to Governor Lou Leon Guerrero and Public Health Director Arthur San Agustin to consider Port Users Group request as it is necessary to harden the supply chain at all levels.

Port Users Group are within the essential critical infrastructure workforce guided by the U.S. Department of Transportation.

9. **Grant Opportunities.**

- a. **EDA Grant Application. *Update:*** The Port is waiting on EDA's issuance of the grant award and for any other questions that may arise.
 - 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.
- b. **Department of Agriculture Grant.** Planning Division met with DOAg on 12/30/2020. The amended MOU agreement was returned by the AG's Office. AG's Legal Counsel recommended additional language from federal law. Draft MOU agreement is being revised and will be resubmitted in mid-February.
- c. **Gantry Crane Acquisition.**
 - i. **USDA Direct Loan.** Application is completed for a \$15M direct loan. Next step is to meet with USDA upon their return to normal business.
 - ii. **EDA Grant.** Grant application will be submitted in mid-February 2021. The estimated cost is \$30M for two STS cranes, with the Port's share at \$15M.
- d. **FEMA BRIC Grant Application.** The Port submitted a grant in the amount of \$22,660,014.67 to repair Pier F1 and Wharves F2 to F6 to a state of good repair and resiliency that will prolong the assets' life span for the next 15-20 years. Cost share: FEMA at 75% and the Port is 25%.

10. **Port Revenue Bonds Project Status.** As of January 22, 2021, the attachment provides information on the status of the revenue bond projects that consist of rehabilitation of hotel wharf, golf pier repairs and improvements, waterline replacement/relocation, EQMR building, and warehouse 1 repair/upgrades, new admin annex building, and other priority projects.

VI. OLD BUSINESS

There were no old business discussed.

VII. NEW BUSINESS

1. **RFP-PAG-020-002 CMS Rehabilitation for H-Wharf & Highway 11 Roadway Reconstruction.** The General Manager said seven (7) firms officially submitted their bid offer in response to the request for proposal. At the conclusion of the evaluation process, it was determined that GHD has been deemed to have met all the requirements of responsibility and responsiveness set forth in the request for proposal, and is consistent with the Guam Procurement Regulations.

Director Harris made motion to approve the award to GHD for RFP-PAG-020-002 CMS Rehabilitation for H-Wharf & Highway 11 Roadway Reconstruction, seconded by Director Koki. Motion was unanimously approved.

2. **Resolution No. 2021-01 CMS Rehabilitation for H-Wharf & Highway 11 Roadway Reconstruction.** Director Koki made motion to approve Resolution No. 2021-01 relative to petitioning the Public Utilities Commission (PUC) for the approval of the award to GHD for the construction management services for the rehabilitation of H-wharf and highway 11 roadway reconstruction. Motion was seconded by Director Harris and was unanimously approved.

3. **South Pacific Petroleum Company; Parcel 2 Lot 3A.** The General Manager mentioned that SPPC had requested to extend their sublease agreement for their smaller fuel tank on Parcel 2, Lot 3A. Through bilateral discussion, SPPC has formally agreed to adopt the negotiated valuation rate of \$217.55 per square meter to their 4th successive term rent schedule. He reminded the Board that back in June 9, 2020, the Board members approved the valuation process and negotiated rate agreed upon by the Port and Mobil for an adjacent lot that resulted in an increase of 14.5% from prior rent schedule. In a letter dated June 11, 2020, SPPC agreed to also adopt the Board approved 14.5% increase from the adjacent Lot 1. Based on this, request is being made before the Board to approve the \$217.55 unit rate for Parcel 2, Lot 3A. Director Koki made motion to move forward with the negotiated rate as presented on SPPC that shows an increase in annual rent of \$226,363.91, seconded by the Vice Chairman. Motion was unanimously approved.

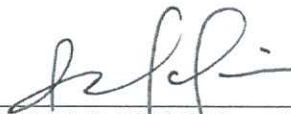
4. **Performance Evaluation.** The General Manager understands that the Board could have addressed this item in executive session on the performance reviews of himself as General Manager and for the General Manager to present the performance reviews on the two Deputy General Managers. However, it was agreed to discuss this matter openly in a public meeting. After having presented the performance reviews, the General Manager mentioned that his accomplishments and that of the two deputies would not have been possible without the port employees. The Chairman praised the General Manager for his excellent work and advised him to continue to steer the Port in the right direction, continue with its projects, the timely discharge of cargoes to the island and to continue to encourage the port employees, recognizing and acknowledging their efforts, especially during these trying times of the pandemic. Director Harris expressed appreciation for this item to be discussed openly knowing that it could have

been discussed in executive session. She said by making this part of the regular agenda proves to transparency that allows for public view. The Vice Chairman commented that in his review of the performance evaluations, he expressed that not only is the performance indicated on paper, but it is confirmed by the outcome and results of the Port as well as the climate survey done by the employees, which is indicative of a sound management. He advised to continue the good work. Director Koki applaud the General Manager and the Deputy General Managers for their efforts during the past year, especially in their quick response to the pandemic ensuring the safety of the employees while remaining 100% operational. She expressed the same sentiments as the Vice Chairman in that the climate survey is evident that the port employees continue to share how they enjoy the dynamic of management and the leadership team.

Director Koki made motion to accept the performance evaluations of General Manager Rory J. Respicio, Deputy General Manager Dominic G. Muna, and Deputy General Manager Luis R. Baza, subject to Messrs. Respicio, Muna and Baza not receiving a salary increment at this time. Motion was seconded by Director Harris and was unanimously approved.

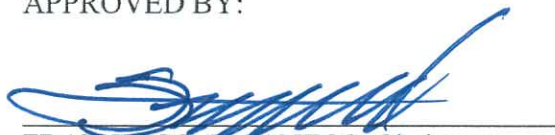
VIII. ADJOURNMENT

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



ISA MARIE C. KOKI, Board Secretary
Board of Directors

APPROVED BY:



FRANCISCO G. SANTOS, Chairman
Board of Directors





General Manager's Report for Board of Directors
February 25, 2021

1. **Port's COVID Dashboard.** Clinic visits total 49,745.

- 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. **Post Audit Case No. 21-PA03 Port Hires.** On January 27, 2021, Senator Telena Nelson, Port Oversight Chairperson on Border Protection and Maritime Transportation, filed a complaint before the Civil Service Commission to investigate the hiring practices of the Port Authority of Guam and to confirm whether such practices are in accordance with the laws of Guam and the rules and regulations of the Government of Guam. More specifically,

- Post Audit on the Port Authority of Guam employees with any criminal history hired by the Port in Fiscal Years 2017, 2018, 2019 and 2020;
- Any documented or recorded information from the Port Authority relative to the justification of hiring employees with any criminal history.

On February 9, 2021, the Civil Service Commission (CSC) held a hearing on the post-audit staff assessment relative to a complaint filed by Port's Oversight Chairperson Telena Cruz Nelson on the Port's hiring practices. In that hearing, we requested CSC to revise Senator Nelson's complaint so that the focus is on the suitability requirements and not a general post-audit on every single Port employee who has a criminal history. Moreover, we advised the CSC that no Port employees hired from FY17 to present were hired in contravention to any statutory prohibition barring such employment; therefore, all Port hires from FY2017 to present meet the suitability test. In a letter to CSC dated February 15, 2021, we acknowledged CSC's understanding of the suitability requirements for GovGuam employment and how they structured Senator Telena Cruz Nelson's original request for a post-audit on all Port hires from FY17 to present. The CSC post-audit will focus on the individual's past criminal conviction, and juxtaposes such criminal record to the individual's statutory suitability for employment.

We further affirmed with CSC that there remains no Port employee hired in violation of any statutory prohibition. We also provided CSC with a list of all Port hires from FY17 to the present, requesting that they advise us if there are any individual personnel records they want to post-audit. And, we would make immediate arrangements for their auditors to review those files.

3. **OPA Report No. 21-03 – Port Back Wages Series, Part A (Employee Q).** On February 16, 2021, I had formally requested with the Attorney General's office for a legal review on the performance audit of the Office of Public Accountability's (OPA) OPA Report No. 21-03 relative to the Port Authority of Guam's (PAG) issuance of back wages. The OPA reported on its performance audit on the PAG's execution of settlements, or legal remedies, with one of nine reinstated employees based on resolved Civil Service Commission (CSC) cases. I had affirmed that our management position remains firm in that we acted in accordance with the law, the PAG's Personnel Rules and Regulations, and with the PAG Board's authority, as well as Civil Service Commission, Superior Court, or Supreme Court orders, whenever such orders apply to any of these personnel cases. Our management team acted under the Port's in-house counsel's advice and guidance in the development of the settlement templates, and we maintain our disagreement with the OPA's findings.

4. **Training & Development.**
 - **Progressive Disciplinary Action Workshop.** Deputy General Manager Louie Baza continued to present the Progressive Disciplinary Action Workshop on February 5 & 19, 2021 to Division Heads, Superintendents, and Supervisors. The following topic areas were addressed:
 - What is disciplinary action.
 - Progressive disciplinary action procedure.
 - Examples of inappropriate behavior or misconduct that will result in disciplinary action.
 - Absenteeism due to sickness.
 - Dealing with different kinds of employees.
 - Two types of offenses employees are normally disciplined for: conduct and performance.
 - What is adverse action.
 - Due process.
 - What is the 90-day rule.
 - Case Study Discussions.

5. **Guidance on Container Seal Breach.** On January 29, 2021, we issued a supplemental guidance memorandum to address containers identified to have no seal/broken seal during discharge operations. This action was necessary to address concerns raised by the USCG during their joint agency task force inspection. Containers arriving without seals or broken seals are placed on the Warehouse 2 pad. In reviewing the matter internally, we determined that the practice of placing suspect containers on Warehouse 2 pad was in line with the current protocol set in place on March, 2020. Further review of the details surrounding the incident

revealed that five actually had untampered security tape, not a seal. These containers contained an automobile, and their ports of origin do not require a seal before loading for shipping to destination ports such as Guam. Considering that the seal is a local Customs requirement, we took steps to close any gaps during the container's landing. This was done by strengthening the communication and response protocol of Policy Memorandum 02-92. This new supplemental guidance memorandum provides that the operation ceases upon any container's immediate discovery without a seal/broken seal during discharge operations. Dockside employees are required to call Port Police to either escort or observe the suspect container go from the travel lane under crane straight to the area on Warehouse 2 pad designated for such purpose. This new procedure has stood and passed the test against vessel operations. Port Police is charged to watch over the suspect containers until such time seal compliance is achieved. We understand that although the no seal/broken seal on containers issues are commonplace in the port industry, we will continue to take quick action to implement any policy to assist Customs with its mandate to prevent the importation of illicit contraband.

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

REVENUES AND CARGO THROUGHPUT:

- The Port's Total YTD Operating revenue for January 2021 is \$18.5 million, less than 1% or \$100K lower than the YTD January FY21 budget projection of \$18.6M.
- The total number of containers handled as of January 2021 is 28,078, which is 2.9% lower or 831 less containers than last year's January 2020 total of 28,909.

OPERATING EXPENSES:

- Overall spending YTD January (Actual versus Budget for FY2021) of \$16.4M is 6.3% lower than the YTD budget as of January of \$17.5M, or \$1.1M in YTD cost avoidances.

OVERTIME EXPENSE AND DIRECT LABOR REVENUE:

- Overtime YTD for Divisions involved in Operations is \$372,028, which is 13.4% lower than YTD overtime budget of \$429,364. The overtime for January resulted in an increase of 32% or \$24K compared to December, from \$75,995 in December to \$100,165 in January.
- Direct Labor reimbursement is \$1.0M, which is 3.1% or \$34K lower than the FY21 budget of \$1.1M. Here is the breakdown:

Direct Labor Revenue:	\$1,052,579
Operations Overtime:	\$ 372,028
Variance:	\$ 680,551

YTD OPERATING REVENUES MINUS YTD EXPENSES

- The net income for January is \$650K. January's net income is 7% lower than the YTD Jan. FY21 Net Income budget of \$701K.

7. Other Financial Highlights, as of January 31, 2021.

- The debt service ratio is 35% higher than the Bond Indenture Debt service ratio requirement.
- Days Cash on Hand is 845 days, which is 345 days higher than the 500 days requirement of Moody's Rating agency.

DEBT SERVICE RATIO – JANUARY 2021

Projected Annual Debt Service Coverage	1.69
Debt Service Coverage Requirement	1.25
Variance	0.44
% Above the Indenture Requirement	35%

DAYS CASH ON HAND – AS OF 01/31/2021

CASH IN BANK BALANCE - \$108,751,741

Daily Cash On Hand Ratio	783
Rating Agency Requirement	500
Variance	283
%Variance	57%

8. **Spanish Vessel *Juan Sebastian de Elcano*.** The Spanish Vessel will be arriving in Guam on February 26, 2021, and berthing at Navy pier to allow their crew members to quarantine at Naval Station. On March 2, 2021, at 10:00 am, the Spanish Vessel will then berth at the Port's F3 pier for a commemorative ceremony by Governor Lou Leon Guerrero and Lt. Governor Josh Tenorio. We will make arrangements for PAG Board members to be a part of this historic ceremony.

9. **Port Tour.** A Port tour is scheduled on March 10, 2021, with the Port's Oversight Chairperson of the Committee on Border Protection and Maritime Transportation. This tour will focus on the Port's operational process in the load/unload of cargoes. We will demonstrate to the Port's Oversight Chairperson and other senators our commitment to assisting those entities, such as Customs and the Coast Guard, responsible for protecting the port of entry.

10. **Grant Opportunities.**

- a. **EDA Grant Application. Update:** The PAG is currently waiting on the grant award notification from EDA.
 - 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.
- b. **Department of Agriculture Grant - Harbor of Refuge and Agat Marina Dock B Repairs Update:** AG-approved. MOU was sent to the Governor's Office. The PAG is waiting for the signed MOU. After that, Strategic Planning will work with the end-users to develop the project Scope.
- c. **Gantry Crane Acquisition.**
 1. **USDA Direct Loan.** Pre-Application is completed for a \$15M direct loan. A meeting with USDA Guam office has been tentatively set for the first week of March 2021.
 2. **EDA Grant.** Grant application will be submitted later this month, February 2021. The estimated cost is \$30M for two STS cranes, with the Port's share at \$15M.
- d. **FEMA BRIC Grant Application.** The Port's grant sub-application to FEMA, through applicant GHS/OCD, is \$22,660,014.67 with a 75%/25% cost share. Currently waiting on FEMA's initial review findings.
- e. **MARAD Marine Highway Program – Guam/CNMI Joint Marine Route Designation and Equipment Designation Applications. Update** - Both the route and equipment designation has been submitted to MARAD; currently awaiting review and decision.

- f. **Office of Local Defense Community Cooperation (Formerly Office of Economic Adjustment – OEA) - \$1.5 M grant award for the Port's Owner's Agent Engineer (OAE) Services - Update:** The OLDCC recently awarded the Port \$1.5M to continue its efforts to modernize the Port of Guam. An OAE Services RFP is currently in the procurement process.

11. **Port Revenue Bonds Project Status.** As of February 22, 2021, the attachment provides information on the status of the revenue bond projects that consist of rehabilitation of hotel wharf, golf pier repairs and improvements, waterline replacement/relocation, EQMR building and warehouse 1 repair/upgrades, new admin annex building, and other priority projects.

Respectfully submitted,


Rory J. Respicio
General Manager

2018 Port Revenue Bonds Status Report
As of February 22, 2021

Bond Project	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
Rehabilitation of "H" Wharf (Federal Share & Port Share)	\$10,000,000.00 \$13,774,255.00	\$0.00 \$583,406.46	\$10,000,000.00 \$13,190,848.54	PO No. 16332-OF - Coral Relocation at \$482,700.00 to WSP awarded on February 18, 2020. RFP No. 2020-002 - CM Services	CM Services contract pending final signatures. Upon completion a PO will be issued. Construction pending SAAG appointment and legal review. Anticipated Completion Date: 08/2023
Golf Pier Repairs and Improvements	\$2,000,000.00	\$354,876.53	\$1,645,123.47	RFP No. 2019-02: A&E Design for \$484,000.17 awarded to NC Macario	Construction is currently pending SAAG appointment and legal review. Anticipated Completion Date: 09/2022
Waterline Replacement and Relocation and EQMR Building and Warehouse 1 Repairs and Upgrades	\$11,628,800.00	\$1,068,468.09	\$10,560,331.91	RFP No. 2019-03: A&E Design for \$1,406,427.48 awarded to NC Macario	EQMR and Warehouse 1 project pending requisition. Waterline Replacement and Relocation project Construction is pending SAAG appointment and legal review. 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. As part of the conditional assessment of F1 to F6, PAG Engineering Division provided an updated cost estimate in the amount of \$22,660,014.67. The Strategic Planning Division submitted an application to FEMA's Building Resilient Infrastructure & Communities (BRIC) grant program on January 28, 2021 for the repair of F1 to F6 using this estimate. The cost share would be 75% (\$17,174,136.00) FEMA and 25% (\$5,485,878.67) PAG. 2. As part of Task Order 10 (existing OAE technical services support), the TOS Cloud option has been recommended by WSP. Presentation to management to take place in April 2021.
Other Priority Projects - EnterpriseOne Financial Management System	\$2,500,000.00	\$567,970.42	\$1,932,029.58		Phase 2 second iteration migration complete. Phase 2 system testing anticipated completion date is March 26, 2021. Phase 3 is still ongoing. Anticipated completion date of all Phase 3 activities is April 22, 2021. E1 Live projected for May 17, 2021.
New Admin. Annex Building	\$10,445,000.00	\$0.00	\$10,445,000.00		Management requested WSP to develop three (3) options for the construction of a new Admin Annex and rehabilitation of the existing Admin Bldg. Management will decide on the best option.
Grand Total	\$55,328,800.00	\$2,574,721.50	\$52,754,078.50		



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



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

February 22, 2021

MEMORANDUM

TO: Board of Directors
 FROM: Rory J. Respicio, General Manager *Rory Respicio*
 SUBJECT: Hanson Permanente; Lot 5/6 Extended Term Negotiation

BACKGROUND

At the request of the Port, a meeting was held with Hanson Permanente on December 9, 2020. The purpose of the meeting was to discuss matters related to their Sublease for Lot5/6 situated in the Cobras Industrial Park.

The focus of meeting was to remind them that their current option term was to expire in January 2021 as well as advising them of the methodology which prevailed during the recent negotiations for the adjacent lots.

On the same date, Hanson submitted formal notice of its intent to exercise the option for the successive 4th ten-year term. There are three (3) remaining term options for this sublease.

By way of letter to Port dated January 20, 2021, Hanson offered to increase their rent by \$20,000 per year for the 4th successive term rent schedule. In response dated January 25, 2021, the Port Authority of Guam (Port) countered Hanson’s offer by indicating our intent to stand firm on nothing less than a 14.5% increase largely in part guided by the principle of applied parity amongst vicinity tenants.

On February 17, 2021, staff met with Hanson to seek closure on the rent issue. As a result, and as approved to form by Port Counsel Christine Claveria, both Port and Hanson agreed to assess the 14.5% increase to their rent schedule for the 4th successive term.

RECOMMENDATION(S)

The recommendation of staff that we move forward with the negotiated rate. Currently, Hanson’s annual rent to the Port is \$172,000. The proposed rate will increase to the new the amount of \$196,940 as shown below.

LOT 5/6		
Area	6,666 sq.m.	
	“As Is” – (\$322)	“As Agreed” – (\$369)
Land Value	\$2,150,000.00	\$2,461,750.00
Annual Rent (8%)	\$172,000.00	\$196,940.00
Monthly Rent	\$14, 333.00	\$16,411.67



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

February 17, 2021

Mr. Derek K. Sadler
General Manager
Hanson Permanente Cement of Guam Inc.
P.O. Box K
Hagatna, Guam 96932

Subject: Lease Extension; Negotiated Rate

Dear Mr. Sadler:

Hafa Adai! This to memorialize your discussion with staff this date respecting matter of your 4th Option Term rent. To bring final resolve to these negotiations, Port and Hanson have agreed to adopt the 14.5% increase to your current rent schedule for the successive extended ten-year term effective January 21, 2021. The new rent schedule for the impacted period will now be \$196,940 per year.

If the above is acceptable kindly acknowledge same by signing below. Port counsel will then consummate the lease agreement to this effect. I would like to thank you for your due diligence and professionalism during this negotiation. It is worthy to note that the process was fair, principled and straight forward.

We can only trust that our relationship will strengthen as we move forward during these unprecedented times.

Approved as to Form:



Atty. Christine K. Claveria
Port Authority Counsel

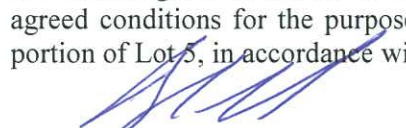
Respectfully,



RORY J. RESPICIO
General Manager

Acknowledged:

The undersigned on behalf of Hanson Permanente Cement of Guam Inc. hereby confirms the above agreed conditions for the purposes of concluding extended term negotiations for Parcel 1, Lot 6 and a portion of Lot 5, in accordance with the terms of the affected Sublease.



Derek K. Sadler
General Manager

BOARD OF DIRECTORS

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



Resolution No. 2021-02

**RELATIVE TO HONORING THE LIFE AND SERVICE OF
PORT AUTHORITY OF GUAM EMPLOYEE RUDY Q. SANCHEZ**

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

WHEREAS, Mr. Rudy Q. Sanchez was employed for a total of 11 years and 4 months with the private sector occupying positions of Store Detective, Warehouseman and Service Advisor prior to being employed at the Port; and

WHEREAS, Mr. Sanchez became employed on July 3, 2006 where he began his public service career as a Stevedore for the Port Authority of Guam; and

WHEREAS, the Jose D. Leon Guerrero Commercial Port and the entire community of Guam lost a valued member on February 10, 2021, with the death of Mr. Rudy Q. Sanchez; and

WHEREAS, Mr. Sanchez was a Front-liner Hero and will be remembered for his initiative and dedication to his family, friends and Port Strong Family; 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 recognize and acclaim the 14 plus years of public service Mr. Rudy Q. Sanchez gave to the people of Guam and extends its sincere condolences to his spouse, Ms. Claesa A.T. Cruz and son, Ryan Sanchez, and be it further

RESOLVED, that the Chairman certifies, and the Secretary attest to, the adoption hereof, and that copies of the same be thereafter transmitted to his spouse, Claesa A.T. Cruz and son, Ryan.

**PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF
DIRECTORS THIS 25th DAY OF FEBRUARY, 2021.**

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

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



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



Resolution No. 2021-03

RELATIVE TO PETITIONING THE GOVERNOR OF GUAM FOR APPROVAL TO SEEK LEGISLATIVE SOLUTION TO ENTER INTO A NEW LEASE OF CERTAIN REAL PROPERTY BY THE PORT AUTHORITY OF GUAM TO THE MARIANAS YACHT CLUB

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

WHEREAS, on November 14, 1991, the Twenty-First Guam Legislature enacted Public Law 21-62 ("PL 21-62"), which approved the current lease between the Port Authority of Guam ("PAG" or "the Port") and the Marianas Yacht Club ("MYC") for a thirty (30) year term, commencing on the date of legislative approval and expiring on November 7, 2021; and

WHEREAS, there being no provision in the current lease to allow for option renewals, the current lease agreement between MYC and PAG is therefore expected to expire on November 7, 2021; and

WHEREAS, the MYC, a non-profit organization and member of the PAG family for over fifty (50) years, through their Commodore, Mr. Tim Armour, has notified the Port of their desire to enter into a new lease with the Port on the same property, that is, Parcel Number 1, L.M. Dwg. E4-82T693, situated in the Municipality of Piti, Territory of Guam; and

WHEREAS, the Twenty-First Guam Legislature, through its enactment of PL 21-62, recognized the need for a central facility located at Apra Harbor, Guam, to be used for recreational boating, the conduct of sailing instruction open to the People of Guam with special emphasis on sailing instruction for Guam's youth, to provide a training facility for Guam's National Olympic Sailing Program, provide a facility for hosting of local and international yacht racing events and to promote community interest and participation in the sport of sailing, thereby enhancing the quality of life on Guam; and

WHEREAS, MYC, a not-for-profit organization, charged by the United States Yacht Racing Union and a member of the International Yacht Racing Union and of Guam's National Olympic Committee, has demonstrated its ability to promote community interest and participation in the sport of sailing, conduct programs of Red-Cross certified sailing instruction open to the People of Guam with special emphasis on sailing instruction for Guam's youth, support and manage major international yacht racing events, and that it is capable of providing support for Guam's National Olympic Sailing Program and hosting competitive sailing events in future South Pacific Games; and

WHEREAS, the Port intends to enter into a new lease agreement with the MYC, upon the expiration of the current lease, for a term to be agreed upon at a later date, but for a term greater than five (5) years; and

WHEREAS, when read together, 12 G.C.A. § 10105(i) and 21 GCA § 60112(a) requires specific legislative approval for lease terms exceeding five (5) years; and


WHEREAS, the Port Authority Board of Directors has determined that entering into a new lease with the MYC will serve the best interest of the Port and the People of Guam and therefore, recognizes the continued benefit of seeking a similar lease with the MYC in this instance, subject to the approval by the Legislature and the Governor of Guam through legislative solution;

THEREFORE, BE IT RESOLVED, that the Board of Directors, affirms that it is in the best interest of the Port and the Territory of Guam to enter into a new lease with the MYC, for a term to be agreed upon by both parties at a later date, but for a term greater than five (5) years; and be it further

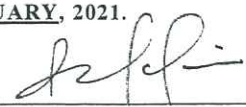
RESOLVED, the Board of Directors authorizes management to petition the Governor of Guam for approval to seek a legislative solution to approve a new lease with the Port and the MYC upon the expiration of the current lease; and be it further

RESOLVED, the Chairman certify to, and the Secretary attest to, the adoption hereof and that a copy of this resolution be sent to the Governor of Guam and the Attorney General of Guam.

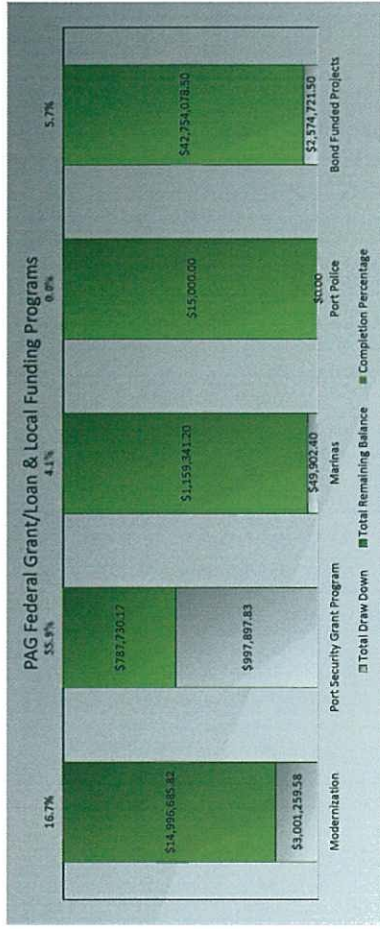
PASSED AND ADOPTED UNANIMOUSLY BY THE BOARD OF DIRECTORS THIS 25th DAY OF FEBRUARY, 2021.


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




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

**FY 2021 Port Modernization Plan
Grant/Bond Strategy - Monthly Update
As of February 22, 2021**



Grant Program	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RF/PO Number	Status
Modernization DTMA91G1600007 - Rehabilitation of "H" Wharf	\$10,000,000.00	\$0.00	\$10,000,000.00		CM Services contract pending final signatures. Upon completion a PO will be issued. Construction pending SAAG appointment and legal review. Anticipated Completion Date: 08/2023
GR882-18-01 - Owner's Agent Engineer Support Services	\$900,000.00	\$864,081.11	\$35,918.89		No Cost Extension through September 30, 2021 approved on May 12, 2020. Scope of Work is at 95% complete.
GR882-19-04 - Owner's Agent Engineer Support Services	\$1,600,000.00	\$264,502.47	\$1,335,497.53		Award Number GR882-19-04 and GR882-20-06 have been automatically granted 1 year extensions due to impacts from Covid-19. The new end date is September 30, 2022. the 2020 Master Plan update continues to progress addressing several subtasks to include the following: 1) Completion of the draft Customs Inspection Facility Feasibility Study, 2) RSM Study - goal is information integration between and amongst carriers, the PUGG, Customs, and the PAG, 3) Tariff Simplification - streamlining and refining PAG rates and services, 4) STS Crane Procurement Support, 5) PAG/GPA collaboration on proposed Liquefied Natural Gas (LNG) capability at the Port, 6) Crane Demolition - removing of Gantries 2 and 3, Mobile Harbor Crane and Rubber Tyred Gantry (RTG) cranes, and 7) Solar Power Feasibility Study - PAG effort to utilize solar energy to reduce PAG dependence on GPA island power.
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 Morrico Equipment LLC Project 5 - PO No. 16866-OF for \$195,844.55 awarded to ProPacific Builder Corp.	Project 5 - Repair Remaining CMU Wall (Exterior and Interior) - Project 73.58% complete based on schedule of values. First invoice paid and pending draw down. Second invoice is being routed for payment. Project 6 - Acquisition of Additional Digital Cameras - Pending procurement process. Currently under SAAG review at the Office of the Attorney General of Guam. Scope of work being revised for separation of projects by funding source. Status Quo. Project 7 - Upgrade Port's KANTECH Access Control and Web-Ready Security Management System - Pending procurement process. Currently under SAAG review at the Office of the Attorney General of Guam. Scope of work being revised for separation of projects by funding source. Status Quo.

Grant Program	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
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 project manager has recently changed and the Strategic Planning Division awaits the new manager's guidance on the next steps. Status Quo.
D20AP00136 - Port Authority of Guam - Welding Shop	\$240,325.00	\$0.00	\$240,325.00		The NEPA process is still pending draft environmental documentation from USACE. On January 18, 2021, the OIA approved the PAG's request for a modification of scope. The previous scope included repair of concrete spalling, installation of roll up doors, and purchase of specialized equipment. The modified scope prioritizes repairs to the Welding Shop identified during the Engineering Division's assessment and forgoes the purchase of specialized equipment for the Welding Division. The revised scope is as follows: 1. Roll up doors 2. Interior cracks, spall, and ceiling overhang repair 3. Interior prep & painting 4. Ceiling prep & painting 5. Bathroom concrete base repair 6. Electrical pendant LED light fixtures 7. Replacement exhaust window grill 8. Roof pressure washing 9. Roof crack repair 10. Roof spall repair
Marinas	\$1,209,243.60	\$49,502.40	\$1,159,341.20		
F14AP00191 - Harbor of Refuge Moorage Repairs - Phase 2	\$56,484.60	\$14,765.40	\$41,719.20		Amended MOU approved as to legality and form by the AG on February 5, 2021. The MOU is currently pending approval by the Governor.
F16AP00261 - Harbor of Refuge Moorage Repairs - Phase 3	\$200,000.00	\$11,895.00	\$188,105.00		Amended MOU approved as to legality and form by the AG on February 5, 2021. The MOU is currently pending approval by the Governor.
F17AP00486 - Harbor of Refuge Moorage Repairs - Phase 4	\$200,000.00	\$13,194.00	\$186,806.00		Amended MOU approved as to legality and form by the AG on February 5, 2021. The MOU is currently pending approval by the Governor.
F19AP00334 - Harbor of Refuge Moorage Repairs - Phase 5	\$200,000.00	\$10,048.00	\$189,952.00		Amended MOU approved as to legality and form by the AG on February 5, 2021. The MOU is currently pending approval by the Governor.
F19AF01199 - Guam Fisheries Development: Construction of Agat Marina's Dock B	\$512,759.00	\$0.00	\$512,759.00		Amended MOU undergoing final updates by DOAG prior to being resubmitted to the DOA, BBMR, AG's Office, and Governor for approval.
F19AF01210 - Repair of Agat Marina's Boat Ramp Bumpers	\$40,000.00	\$0.00	\$40,000.00		Amended MOU undergoing final updates by DOAG prior to being resubmitted to the DOA, BBMR, AG's Office, and Governor for approval.
Port Security Grant Program	\$1,785,628.00	\$997,897.83	\$787,730.17		
EMW-2016-PU-00523-S01 - Acquisition & Installation of Additional Cameras at Strategic Port Facilities	\$130,983.00	\$0.00	\$130,983.00		End users have approved Scope of Work. The project is pending completion of the procurement process.
EMW-2016-PU-00523-S01 - Upgrade & Refurbishment of Existing Damaged Security Light Poles at Strategic Port Locations	\$356,412.00	\$356,412.00	\$0.00		Project completed.
EMW-2017-PU-00177-S01 - Maintenance and Sustainment Contract for Prime Power Generators	\$179,550.00	\$85,765.55	\$93,784.45	PO No. 16208-OS for \$75,207.00 Pacific Unlimited Inc.	Project ongoing. Second year option exercised.
EMW-2017-PU-00177-S01 - Refurbishment and Hardening of Load Center Buildings Housing Prime Power Generators	\$384,469.00	\$323,148.80	\$61,320.20	PO No. 16150-OF for \$314,450.00 to Murphy Enterprises Inc.	Project completed. Pending drawdown.
EMW-2017-PU-00177-S01 - US Coast Guard Multi Agency National Association of State Boating Law Administrators (NASBLA) Training for Port Police	\$56,250.00	\$54,749.00	\$1,501.00		Project completed on August 2018. Further draw downs are the result of M&A.
EMW-2018-PU-00441-S01 - IDEN Technology Redundant Interoperable Communications System Monthly Service	\$94,944.00	\$56,356.97	\$38,587.03		Iconnect sold all its assets to ITE. ITE is now the service provider and support entity for the Port's IDEN Technology push to talk radios.

Grant Program	Total Award Amount	Total Draw Down	Total Remaining Balance	PROCUREMENT IFB/RFP/PO Number	Status
EMW-2018-PU-00441-501 - Maintenance and Sustainment Contract for FEMA-acquired AS&E ZBV Backscatter X-Ray Van	\$195,669.00	\$97,584.14	\$98,084.86	PO No. 16227-0F - American Signs and Engines 70,724-00;	PMI visits for Year 1, not performed due to travel restrictions. Procurement processing requisition for Year 2.
EMW-2018-PU-00441-501 - Replacement CCTV System Existing Analog Cameras with Digital IP Cameras	\$160,867.00	\$23,881.37	\$136,985.63		Pending procurement process. Currently under SAAG review at the Office of the Attorney General of Guam. Scope of work being revised to separate the 2016 PS GP scope from this project.
EMW-2019-PU-00295-501 - Acquisition & Installation of Prime Power Generator & Components for Load Center 3	\$226,484.00	\$0.00	\$226,484.00		Status Quo. Packet submitted to Procurement. Pending procurement process.
Port Police	\$15,000.00	\$0.00	\$15,000.00		Project Agreement and ATP received on January 26, 2021. Enforcement activities will be scheduled.
PT21-03-03PPD - Operation A dai He Hao	\$15,000.00	\$0.00	\$15,000.00		
Bond Funded Projects	\$45,328,800.00	\$2,574,721.50	\$42,754,078.50		
New Administration Building	\$10,445,000.00	\$0.00	\$10,445,000.00		Management requested WSP to develop three (3) options for the construction of a new Admin Annex and rehabilitation of the existing Admin Bldg. Management will decide on the best option.
Waterline Replacement and Relocation and EQMR Building and Warehouse 1 Repairs and Upgrades	\$11,628,800.00	\$1,068,468.09	\$10,560,331.91	RFP No. 2019-03	EQMR and Warehouse 1 project pending requisition. Waterline Replacement and Relocation project Construction is pending SAAG appointment and legal review. 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	Construction is currently pending SAAG appointment and legal review. Anticipated Completion Date: 09/2022
Rehabilitation of "H" Wharf (Port Share)	\$13,774,255.00	\$583,406.46	\$13,190,848.54	PO No. 16332-0F for Coral Relocation at \$482,700.00 to WSP awarded on February 18, 2020.	CW Services contract pending final signatures. Upon completion a PO will be issued. Construction pending SAAG appointment and legal review. Anticipated Completion Date: 08/2023
Other Priority Projects	\$4,980,745.00	\$0.00	\$4,980,745.00	RFP No. 2020-002 - Construction Management Services	1. As part of the conditional assessment of F1 to F6, PAG Engineering Division provided an updated cost estimate in the amount of \$22,660,014.67. The Strategic Planning Division submitted an application to FEMA's Building Resilient Infrastructure & Communities (BRIC) grant program on January 28, 2021 for the repair of F1 to F6 using this estimate. The cost share would be 75% (\$17,174,136.00) FEMA and 25% (\$5,485,878.67) PAG. 2. As part of Task Order 10 (existing OAE technical services support), the TOS Cloud option has been recommended by WSP. Presentation to management to take place in April 2021.
Other Priority Projects - EnterpriseOne Financial Management System	\$2,500,000.00	\$567,970.42	\$1,932,029.58		Phase 2 second iteration migration complete. Phase 2 system testing anticipated completion date is March 26, 2021. Phase 3 is still ongoing. Anticipated completion date of all Phase 3 activities is April 22, 2021. E1 Live projected for May 17, 2021.
Grand Total	\$66,336,617.00	\$6,623,781.31	\$59,712,835.69		

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	G4S	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	Full term
7	Only one (1) offer - Bank of Guam	Banking Services		Finance	5 years				Currently in Cost Negotiation
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				Pereparing for PUC approval on 1/28/21
15		Environmental Consulting Services-SWPPP Compliance		Environmental					
16	Deloitte & Touche	Annual Independent Audit Services	RFP-018-003	Fiscal	FY18, FY19, FY20, w/ 1yr Option	FY18, FY19, FY20, w/ 1yr Option	12/31/2022	12/31/2021	\$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 drawings and design plans submitted
20	CMS for Hwharf	Construction Management Services	RFP 020-002	Engineering					Final contract routing for signature approval
21	Only one (1) offer - Attorney Vanessa Williams, Esq.	Legal Services	RFP-020-001	GM					Response to Protest sent to Atty Fischer
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, CO1 approved for and addtl 14 days.				\$195,844.55 CO1 for an additional \$25k

**Port Authority of Guam
Capital Improvement Projects
Engineering Division
Summary Status**

As of February 22, 2021

Fact Sheet No. 100

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: \$283,005.00

Funding Source: PSGP 2017

Contractor: Murphy Enterprises Inc.

Construction Manager: PAG Engineering/CIP Division

Notice to Proceed: January 6,2020

Project Completion: (September 5, 2020 Old) New Completion Date January 31, 2021

Work Status: Murphy Enterprise completed the job within the period of performance on January 31, 2021. Contractor submitted the final monthly report, certificate of completion, warranty certificate, release of claims and final invoice to PAG Engineering as part of the close out documents. Project is 100% completed.

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 post design services.

Funding Source: PAG Bonded Project

Designer: N.C. Macario and Associates

Construction Manager: TBD

Notice to Proceed to Designer January 6, 2020

Design Completion: within 6 months (July 5, 2020)

Work Status: IFB documents were submitted to Procurement for advertisement.

Project: **A/E Services for EQMR & Warehouse I Building and Relocation of PAG Water Line**

Project No.: RFP-PAG-019-003

Project Design Fees: \$1,406,427.48

Amount Paid to date: \$1,187,186.76 Remaining Balance of \$219,240.72 is to be paid as post design services.

Funding Source: PAG Bonded Project

Designer: N.C. Macario and Associates

Construction Manager: TBD

Notice to Proceed to Designer: February 17, 2020

Project Completion: 8 months (October 16,2020 was the initial deadline. However, due to COVID it was extended to December 4, 2020) Project design was completed by December 4, 2020.

Work Status: PAG Engineering requested, N.C. Macario and Associates (NCMA) to submit a cost proposal to separate drawings and specifications for Wh. 1 and EQMR building upgrades. NCMA submitted a cost proposal in the amount of \$40,000.00. PAG Engineering reviewed and negotiated this cost proposal down to an amount of \$20,000.00 dollars to be completed within in 10 days. The new reduced price has been accepted by NCMA. PAG Engineering will be presenting to PAG Management the revised proposal for consideration and approval. Reason for the required separation is to avoid finance related issues.

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.:	PAG-CIP-020-002
Project Amount:	\$195,844.55
Amount Paid:	\$83,836.31
Funding Source:	MARAD
Contractor:	Pro Pacific Builders Corp. (PPBC)
Construction Manager:	PAG Engineering/CIP Division
Notice to Proceed:	November 16, 2020 (182) calendar days.
Project Completion:	6 months - (182) calendar days (by May 15, 2021).
Work Status:	As of February 22, 2021, PPBC work progress is at 74.5%. Contractor continue working on spalling repair and repainting of the Old Gate House and Lower Tower Building. Pro Pacific submitted a proposed change order no.1 in the amount of \$36,515.20 with the scope including painting of GWA Wastewater Pump Station Building, Spall repair of High and Low Tower Buildings, 2 nd tone painting of Building LC-4. This change order request was negotiated down to an amount \$25,000 Dollars by Engineering Division and was approved by PAG Management.

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Project:	Renovation of Harbor Master Office
Project No.:	Request for Quotation
Project Amount:	\$59,497.00
Funding Source:	FEMA and PAG
Contractor:	Pro Pacific Builder Corp.(PPBC)
Construction Manager:	PAG Engineering/CIP Division
Notice to Proceed:	January 19, 2021
Project Completion:	May 18, 2021 (122) calendar days
Work Status:	PAG Team conducted a pre-construction meeting with PPBC on January 13, 2021. As of January 22, 2021, PPBC submitted to PAG Engineering the schedule of values, material submittals, phasing plan for review prior to project mobilization. PPBC is to mobilize on February 22, 2021.

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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: PAG Engineering conducted the competency evaluation on the three submitted bid proposals on December 17, 2020, for Procurement to award this project. It is our understanding that the project has not yet been awarded.

Project: Harbor of Refuge Pump Station and Installation of Wastewater Ejector Pump

Project No.: TBD

Project Amount: TBD

Funding Source: Dept. of Agriculture Fish and Wildlife Boating Infrastructure Grant

Contractor: TBD

Construction Manager: PAG Engineering/CIP Division

Notice to Proceed: TBD

Project Completion: TBD

Work Status: Pending review and approval of MOU by Governor of Guam

Project: Harbor of Refuge Installation of Mooring Blocks

Project No.: TBD

Project Amount: TBD

Funding Source: Dept. of Agriculture Fish and Wildlife Boating Infrastructure Grant

Contractor: TBD

Construction Manager: PAG Engineering/CIP Division

Notice to Proceed: TBD

Project Completion: TBD

Work Status: Pending review and approval of MOU by Governor of Guam

Project: Rehabilitation of H-Wharf and Access Road CM Selection

Project No.: TBD

Project Amount: TBD

Funding Source: Tiger Grant and PAG Revenue Bond

Contractor: TBD

Construction Manager: GHD Engineering (Negotiation Phase)

Notice to Proceed: TBD

Project Completion: TBD

Work Status: On December 02, 2020, PAG Negotiation Committee agreed to the final construction management fee proposed by GHD in the amount of \$2,249,954.54. Procurement Division is to present a draft contract to the Attorney General and PUC.

Project: Rehabilitation of H-Wharf and Access Road "Construction Phase IFB"
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: On January 12, 2021, Engineering Division submitted a draft Summary Scope and Partial Advertisement to the Procurement Division for initiating the IFB.

Project: Repair of Concrete Spalling in CFS and Welding Shop Building
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: PAG Engineering conducted a site visit of the Welding Shop to quantify damage assessment and submitted to the Planning Division a revised cost estimate and scope of work. Presently awaiting Planning to revise scope and budget as required.

Project: Supply and Install Automatic Turnstile Gate Entrance at Port Police
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 January 22, 2021, the requisition has been entered into the AS-400 system and the scope of work plus the design have been submitted to the Procurement Division for RFQ Advertisement.

Project: Installation of Dock "B" Agat Marina and Maintenance of Public Boat Ramps
Project No.: TBD
Project Amount: \$540,000.00
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: Amended MOU will be subject for review and approval by DOA, BBMR, AG's Office and Governor

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 Engineering proposals and Management Approval.

Project:	Design-Build of Agat Marina Bathrooms
Project No.:	TBD
Project Amount:	TBD
Funding Source:	PAG Internally Funded Projects 2021 Budget
Contractor:	TBD
Construction Manager:	PAG Engineering
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	Engineering located the best site from wastewater connection and proximity to the Ramp location and performed Topo Survey of the existing and proposed Sewer manholes in order to develop a conceptual drawings and specification for a Design-Build IFB.

Project:	Supply and Install Typhoon Shutters at the High Tower Building Second Floor
Project No.:	RFQ
Project Amount:	\$21,250.00
Funding Source:	PAG Internally Funded Projects 2021 Budget
Contractor:	TBD
Construction Manager:	PAG Engineering
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	Engineering was contacted by the Building Maintenance Division to include the third floor shutters removal, disposal and new installation of additional shutters. Engineering will include this request into the existing scope and will bid the job with the added work hoping that the existing budget would be sufficient.

Project:	Supply and Install three glass doors at the Operation and Commercial Offices.
Project No.:	RFQ
Project Amount:	\$17,000.00
Funding Source:	PAG Internally Funded Projects 2021 Budget
Contractor:	TBD
Construction Manager:	PAG Engineering
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	Engineering to finalize the scope of work for the request for Quotation.

Project:	Establishment of Survey Markers and Partial Topo Determination of the Wharves F3, F4, F5, and F6 in order to Monitor Impacts of loading and unloading operations.
Project No.:	TBD
Project Amount:	TBD
Funding Source:	TBD
Contractor:	PAG Engineering Division
Construction Manager:	PAG Engineering
Notice to Proceed:	TBD
Project Completion:	TBD
Work Status:	TBD

Port Authority of Guam
Operations Division Report
January 2021

I. **OVERVIEW**

Vessel Calls	17
Cans Handled	6747
Special Service(s)	41

a. **Productivity**

Vessel Op	Avg NMPH	TOP GANG	M/Hr
Matson			
Domestics	25.4	#1 & #4	29.1
Feeder	26.5	#6	26.3
MSA			
Barges	15.5	#5	17.3
Kyowa, Candor	17.2	#1	19.5
Ambyth			
Mariana/Triton	19.8	#4	24.0
MELL			
Kotas	23.9	#4	25.4
APL			
Guam/Saipan	23.4	#4	27.8

b. **Equipment Status**

As of : 01/29/2021	ON HAND	UP	RM	Repair
GANTRYs	3	2	1	
TOP LIFTERS	9	7		2
20T FORKLIFT	2	1	1	
10T FORKLIFT	4	1		3
5T FORKLIFT	8	6		2
TRACTORS	29	15	8	6

II. **YEAR TO DATE**

a. Vessels_YTD 78

b. Can_Cnt YTD

January	FY20		FY21		Variance	
	I	E	I	E	I	E
Local	11910	11490	10912	10885	-8%	-5%
TS	1959	2041	2066	2238	5%	10%
TSMT	775	734	972	1005	25%	37%
TTL	14644	14265	13950	14128	-5%	-1%