



Speaker Won Pat <speaker@judiwonpat.com>

Messages and Communications - Guam Preservation Trust Board of Directors Meeting - Sept 11, 2013

2 messages

Speaker Won Pat <speaker@judiwonpat.com>
To: Guam Legislature Clerks Office <clerks@guamlegislature.org>

32-13-792
D: 9-20-13
2:51 PM
Received by
Fri, Sep 20, 2013 at 2:51 PM

9/20/2013 9/11/2013

Guam Preservation Trust

Regular Board of Directors Meeting
Agenda Wednesday September 11, 2013 32-13-792

----- Forwarded message -----

From: **Ruby Santos** <rspreservation@guam.net>
Date: Wed, Sep 18, 2013 at 9:19 AM
Subject: Guam Preservation Trust Board of Directors Meeting - Sept 11, 2013
To: centralfiles@guam.gov, speaker@judiwonpat.com
Cc: Joe Quinata <jqpreservation@guam.net>

Hafa Adai,

In compliance to PL31-233, Reporting Requirements for Boards and Commissions, attached are the agenda, approved minutes and corresponding attachments discussed at the Guam Preservation Trust Board of Directors Meeting held on September 11, 2013.

Please feel free to contact our office if you have any questions.

Respectfully,

Ruby Santos

Administrative Service Coordinator

Guam Preservation Trust

P.O. Box 3036

Agana, Guam 96932

Tel: 472-9439 Fax: 477-2047

2013 SEP 20 PM 3:08

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GUAM PRESERVATION TRUST

INANGOKKON INADAHI GUÅHAN

P.O. BOX 3036 • Hagåtña, Guam 96932
Tel: (671) 472-9439/40 • Fax: (671) 477-2047
www.guampreservationtrust.com

GUAM PRESERVATION TRUST
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, SEPTEMBER 11, 2013
GPT CONFERENCE ROOM; 3:30 P.M.

A G E N D A

- 1.0 CALL TO ORDER / ROLL CALL
- Action 2.0 APPROVAL OF MINUTES (8/14/13 Meeting)
- 3.0 OLD BUSINESS
 - 3.1. Plaza de España – Funding Request
- Action 4.0 NEW BUSINESS
 - 4.1. Approve Board Action to approve \$1860.00 to reprint “Exploring Guam’s Heritage” booklets
 - 4.2. Nomination of the Old Guam International Airport Building
- 5.0 COMMITTEE REPORTS
 - 5.1. BUDGET & FINANCE COMMITTEE
REFER TO REPORT
 - Action 5.1. YTD Balance
 - 5.2. FY14 Administration & Operations Budget
 - 5.2. ARCHITECTURE COMMITTEE
REFER TO REPORT
 - 5.3. GRANTS COMMITTEE
REFER TO REPORT
 - 5.3.a. Guam Historic Structures – Guampedia
 - 5.3.b. Towards a Historic Atlas of Guam – Adrian Cruz
 - 5.3.c. Architecture of Guam’s Catholic Churches: A Photographic Documentation Project – Monique Storie/Stephen Tenorio
- 6.0 OPEN DISCUSSION
- 7.0 ADJOURNMENT



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REGULAR BOARD OF DIRECTORS OF MEETING
WEDNESDAY, AUGUST 14, 2013
GPT CONFERENCE ROOM
3:30 P.M.

Present: Michael Makio, Architect – P
Rebecca Duenas, Chamorro Culture – A
Helen Bordallo, History – A
Dave Lotz, Planning – P

Also Present: Joe Quinata, GPT – CPO
Terrence Brooks, Legal Counsel
Anjelica Okada, Staff
- Office of Sen. Ben Pangelinan

M I N U T E S

1.0 CALL TO ORDER

The meeting was called to order by Chairman Makio at 3:45 p.m. and roll call was conducted.

2.0 APPROVAL OF MINUTES (6/19/13 Meeting)

Chairman Makio opened the floor for discussion on the minutes of June 19, 2013. The following changes were noted:

Item 3.10; Historic Atlas of Guam; include a statement, "It was a consensus of the Board to have the applicant submit a supplemental proposal relative to researching place names"

Item 4.4.; Amot Hunters; Recommendation was made to contact the family of Jesus Cepeda, an expert Suruhano at the Pagat area.

Page 7; Pagat Signage; Note the change was more a question on the content on the sign which relate to policy.

Motion With no further discussion, Rebecca Duenas motioned to approve the minutes with the changes. The motion was seconded by Dave Lotz and unanimously approved.

3.0 OLD BUSINESS

3.1. Rosario House - Ad Hoc Report

Chairman Makio reported the committee met on August 5th to review the recent proposal from the Attorney representing the property owner.

Legal Counsel Terrence Brooks summarized the chronology of events and developments over the years.

- A lease was assigned to GPT long before the existence of the current Board.
- A total of 24 years is remaining on the lease and the amount due exceeds \$200,000
- The property fits into GPT's mission which includes obtaining the fee simple title for the property
- Consideration was made to buy out and even terminating the lease
- GPT commissioned an appraisal which was presented at \$57,000

An offer to sell was received by the owners for over \$150,000 which was arrived by adding the component for the past due rent and the value of the property with their valuation of \$97,000.00.

Legal counsel recommended writing a letter with a current appraisal which would include the outstanding rental and wait for their response.

There is a possibility the seller could take it off the market and sell to other interested parties. The seller may consider reducing the price. The price of the property is the smallest component of what it would cost to renovate the property.

The Board discussed the committee's recommendation to offer a counterproposal as a lump sum amount.

Legal Counsel clarified that GPT is not bound to any sort of appraisals.

If the seller accepts the offer, a motion would have to go to probate since no property can be sold while in probate. The administrator will then prepare a deed to the Trust once out of probate.

Motion With no further discussion, Dave Lotz motioned to offer a payment of \$161,325.00 for the purchase of the Rosario House property. The motion was seconded by Rebecca Duenas and unanimously approved.

Action Legal counsel will draft a letter to the attorney with the Board's action.

4.0 NEW BUSINESS

4.1 GPT Announcement for Employment

Chairman Makio reported Development Officer Lawrence Borja has joined the Friary and no longer employed with GPT effective July.

A previous Board motion was made to hire a Special Project Coordinator.

Board recommended filling the position considering GPT is now at the cusp of launching several large projects.

Compensation for the position will be negotiated and the selection committee will establish the acceptable salary range.

Motion With no further discussion Rebecca Duenas motioned to direct the Chief Program Officer to proceed with the solicitation for the Special Projects Coordination with the job description provided and with the condition that the establishments of the selection and the salary will be determined by the committee that's going to be created. The motion was seconded by Helen Bordallo and unanimously approved.

4.2. FY 14 Administrative and Operations Budget

Joe Quinata requested a Budget & Finance Committee to review the FY14 Admin & Operations Budget.

Action Vice-Chair Rebecca Duenas volunteered to Chair the committee and a meeting will be scheduled on September 27, 2013 at 3:30 p.m.

4.3. Plaza De España – Request for Funding

Chairman Makio reported a request was received from GEDA requesting funding for work over and above what was originally anticipated at the Plaza De España site.

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The request involves work related to 1)Tree Removal at the site, 2)Electrical Engineering in Redesign, and 3)Archaeological Support.

The Board discussed consulting with experts in forestry before action of the tree removal.

The consensus of the Board was to arrive at a better solution to save the tree.

The Board tabled the discussion until after Joe Quinata communicates further on the issues with GEDA.

4.4. Manengon Concentration Camp & Chagui'an Massacre Sites

Joe Quinata reported a request to assist in the nomination of the sites was received by the Dept. of Parks & Recreation.

The Board discussed the need for a comprehensive research package in order to nominate the site on the Guam and National Registers, and concerns of GPT's recognition by the National Park Service.

Motion With no further discussion, Rebecca Duenas motioned to proceed with the write up and research for the Manengon Concentration Camp and the Chagui'an Massacre Sites and the preparation of the nomination itself.
The motion was seconded by Helen Bordallo and unanimously approved.

Action The Board also recommended a Press Release be announced that GPT is pursuing the nomination of the sites.

Action Joe Quinata will prepare the Requests for Proposal to procure these services.

5.0 COMMITTEE REPORTS

5.1. BUDGET & FINANCE COMMITTEE REFER TO REPORT

Joe Quinata reported the current fund available is \$5,798,007.02 with a total unobligated fund of \$5,087,839.07.

The Board reviewed the Administrative and Operations expenditure summaries.

5.2. ARCHITECTURE COMMITTEE

5.2.a. A&E Services for the three (3) Homes in the Historic District of Inalahan (Antonia Chargualaf, Juan Flores, & Doris Lujan homes)

Chairman Makio reported the committee reviewed the submission by Provided Tan & Jones and found their proposal thorough and impressive.

The committee recommended approving the proposal of \$215,571.76 to fund the Architectural & Engineering services for the three homes.

Motion With no further discussion, Helen Bordallo motioned to approve \$215,571.76, for the Architectural & Engineering Services for the three historic homes (Antonia Chargualaf, Juan Flores, & Doris Lujan homes). With no further discussion, Helen Bordallo seconded the motion and was unanimously approved.

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5.2.b. F.Q. Sanchez Elementary Facility

Joe Quinata reported the proposal Duenas Camacho and Associates for the Structural assessment of the FQ Sanchez Elementary Facility was submitted and reviewed by the committee. The total proposal cost was for \$64,017.99.

With no responses to the RFP for the Historic Structure Report, the firm was asked if able to prepare the HSR. This will be a separate proposal and will be reviewed by committee upon submission and only after confirming their consultant's availability to prepare the report.

The Committee was very impressed with the proposal and recommended to accept and approve funding.

Motion With no further discussion, Helen Bordallo motioned to approve \$64,017.99 for the Structural Assessment of the FQ Sanchez Elementary Facility. The motion was seconded by Rebecca Duenas and unanimously approved.

5.3. GRANTS COMMITTEE

Joe Quinata requested to table the grants until such a time that the committee can meet to review the applications.

The staff further requested to suspend the grants that have not responded to the committee's request for further information and recommend that the applicants resubmit their request as a new grant.

Motion With no further discussion, Rebecca Duenas motioned to suspend the grant submissions for the following grants: South Pacific Memorial Association, Big Fish, and Lujan House Sidewalk Fair. The motion was seconded by Dave Lotz and unanimously approved.

6.0 OPEN DISCUSSION

Marianas History Conference

Joe Quinata announced the conference is scheduled for the end of August.

Board members Michael Makio, Dave Lotz, Rebecca Duenas, and Helen Bordallo indicated their intent to attend.

Across the Water in Time – Premier Screening

Joe Quinata announced the Screening of the Grant will be on August 21st at 6 p.m. at the Hyatt and all Board members were invited to attend.

Inarajan Baptist Church

The Board discussed the Inarajan Baptist Church and the stabilization of the site.

7.0 ADJOURNMENT

Motion With no further items on the agenda or discussion, Helen Bordallo motioned to adjourn the meeting. The motion was seconded and the meeting adjourned at 5:50 p.m.

Transcribed by: [Signature]

Approved by: [Signature]

Date: 9/11/13

Date: 9/11/2013

GUAM PRESERVATION TRUST

INANGOKKON INADAHI GUA'HAN



GUAM PRESERVATION TRUST

Position Description

Job Title: Special Projects Coordinator

PURPOSE OF THE POSITION:

To assist in the program development, management and oversight of special projects and programs of the Guam Preservation Trust.

PRINCIPAL RESPONSIBILITIES

Program Development

1. Assist the Chief Program Officer in the planning and development of projects for the Trust;
2. Assist in the process for all projects/programs;
3. Other related duties as needed to ensure completion of projects for all areas of the Trust.

Project/Program Management

1. Assist in the management of the Trust's special projects and programs;
2. Participate in reviewing proposals for recommendation(s) to the Trust's respective Committees;
3. Monitors project and program progress;
4. Reviews reports and pertinent documents and make recommendations to the Chief Program Officer as necessary;
5. Works with the Chief Program Officer to develop and submit funding proposals to support the Trust's programs and projects;
6. Other related duties as needed to ensure project and program effectiveness.

Community Outreach

1. Develops and implements outreach strategies to promote the Trust's programs and projects;
2. Develops and revises program publications, including the Trust's website, as necessary;
3. Identifies other promotional opportunities, and engages in other promotional outreach efforts as requested.



EDWARD J.B. CALVO
GOVERNOR OF GUAM
I MAGA' LAHEN GUAHAN
RAYMOND S. TENORIO
LT. GOVERNOR OF GUAM
I SEGUNDO NA MAGA' LAHEN GUAHAN
HENRY J. TAITANO
ADMINISTRATOR
ADMINISTRADOR

Aturidad Inadilanton Ikunumihan Guahan

Mr. Joe Quinata
Chief Program Officer
Guam Preservation Trust
PO Box 3036
Hagåtña, Guam 96932

Dear Mr. Quinata:

On behalf of the Guam Economic Development Authority, I write today to formally request targeted assistance from the Guam Preservation Trust with respect to the HOT Bond Program.

HOT Bond Program Background

The genesis of the HOT Bond Program was Public Law 30-228 which authorized both the funding mechanism (Hotel Occupancy Tax revenue bonds) and the specific projects in the program. GEDA was responsible for issuing the bonds and is responsible for managing the program through to completion. Although the HOT Bond projects are spread throughout the island, many are centered on improving our capital of Hagåtña, including the construction of the Guam and Chamorro Education Facility ("the Guam Museum"), the development of a crosswalk between Skinner Plaza and the Chamorro Village, improvements to the Hagåtña Pool and Tennis Courts, and restoration and rehabilitation of the Plaza de España. Other HOT Bond projects outside of historic Hagåtña include construction of a Farmers' Co-op facility, restoration of the historic Inarajan Community Center, installation of village signs and improvements at scenic by-ways, parks, overlooks and historic locations around the island, and restoration of the Malesso Bell Tower and Magellan Monument, to name a few. When complete, historic sites will have been restored, existing facilities will have been refurbished, and new amenities will have been constructed. It is exciting to see how the Program will provide much needed community and economic investment – all to preserve, enhance, and create cultural, economic, and recreational opportunities for residents and visitors alike.

Plaza de España Project Information

The largest historic preservation project in the HOT Bond program involves the Plaza de España ("Plaza") in historic Hagåtña. The primary objectives of this \$1.3 million restoration of one of Guam's most treasured historic sites are provided in P.L. 30-228: (i) restoration of the walls of the Plaza de España; (ii) restoration and rehabilitation of the Plaza de España Azotea; and (iii) restoration of the Plaza de España Chocolate House. In addition to these three objectives in the public law, the HOT Bond Program will actually effect a much larger restoration of other historic structures and features at the Plaza. The project will also include restorations of the: (iv) Garden House; (v) Storage Shed; (vi) Fountain; (vii) Siesta Shed; (viii) Middle Garden; (ix) Almacen Gates; and (x) Plaza Garden and Grounds. Construction elements of the overall restoration will involve many work disciplines, namely electrical, plumbing, civil (utilities), painting, roofing, carpentry, and landscaping.

In 2012, GEDA completed the procurement for this project under IFB 12-001. An award to the design/build team of Reliable Builders, Inc. (Reliable) and Architects Cristobal was made to perform the Plaza restoration and contracting was completed shortly thereafter. Site preparation and selective



demolition by Reliable began in late 2012 and full project design was completed in January 2013. These completed design plans were submitted to GovGuam reviewing agencies for approval in early 2013 and applicable permits have been secured on an as-needed basis since that time. Work at the site is now approximately 75% complete; however, three (3) specific construction challenges have been identified for which Trust assistance is requested. As we have discussed over the preceding weeks, these three challenges involve work related to: (1) tree removal; (2) electrical engineering redesign; and (3) archaeological support. A summary of each is as follows:

- 1) **Tree Removal:** A large Monkey Pod tree exists along the south property line of the Plaza, immediately adjacent to the Garden House structure. Original design plans specified selective limb trimming for this tree in order to obtain access for reconstruction of the Garden House roof. We note that input from the Guam State Historic Preservation Office (SHPO) was first requested during the design phase of the project with respect to numerous trees at the Plaza. Following additional but inconclusive discussions with SHPO over subsequent months, GEDA requested a clear directive regarding which tree(s) were deemed as true threats to historic structures at the site - based on existing, observable damage or based on threat of future damage. The large Monkey Pod adjacent to the Garden House was ultimately identified by SHPO as such a threat. Based on the location of the tree's canopy and roots, full removal is the only means to mitigate its threat to the Garden House. The cost to remove and dispose of this tree is \$40,000, per Reliable's change order estimate (attached). This unanticipated removal, and thus unbudgeted and out-of-contract cost associated therewith, is one of the three challenges for which assistance is requested.
- 2) **Electrical Engineering Re-Design:** The second project challenge for which Trust assistance is requested involves electrical engineering design, or more specifically, re-design. Original project design plans submitted to and approved by SHPO identified subsurface electrical layout and overall site electrical components needed as part of the Plaza's restoration. However, upon Reliable's application for an underground clearance permit in April 2013, SHPO requested additional consultation and a modification to the subsurface electrical layout. The objective of this request was to further reduce disturbance of aboveground infrastructure (sidewalks) and further reduce subsurface disturbance with respect to archaeological impacts. Additional efforts were made by the project team to once more explore possible solar lighting solutions, although these solutions were determined to be insufficient. Ultimately a revised electrical concept was accepted by the SHPO, upon which a conditional permit was issued. The cost to revise the electrical engineering plans is \$10,000 per Reliable's change order estimate (attached). This unanticipated re-design, and thus unbudgeted and associated out-of contract cost, should have been mitigated during SHPO's design review, but cannot be avoided now during construction.
- 3) **Archaeological Support:** Notwithstanding the Plaza de España's unique use and origin during the Spanish Period of Guam, the site is also a location in historic Hagåtña that has not been disturbed by military action, post-war rebuilding, or modern development. As such, there is concern by SHPO as to what historical resources may be disturbed during project activities. Planned restoration and construction activities that impact the site subsurface include the installation of buried drains around the perimeter of structures, excavation of specific structural foundations for stabilization purposes, and the excavation required to install new electrical service and standalone lighting. GEDA's archaeologist for this project, Southeastern Archaeological Research, Inc. ("SEARCH") developed and submitted a project specific Archaeological Monitoring and Discovery Plan to SHPO in early 2013 along with the overall project design documents. SHPO approved this plan in April, several months after construction commenced. However, in conjunction with SHPO's permitting review of the project plans for the electrical installation (see #2, above) SHPO also requested that the scope of the archaeological field monitoring be significantly expanded to include controlled pre-excavation measures (e.g. hand digging and screening) at the site. The cost to complete archaeological monitoring requested by SHPO is approximately \$53,000, per SEARCH's estimate (attached). This archaeological cost is thus the third and final unbudgeted item for which GEDA requests GPT assistance.



Recalling our internal July 18 meeting attended by you on behalf of GPT, and representatives from GEDA, Guam Department of Parks and Recreation, and the Guam Legislature, we discussed the mechanism by which GPT could best provide project assistance for the project activities described above. Specifically it was noted that a Memorandum of Agreement ("MOA") between GEDA and GPT could be executed pursuant to GPT's approval of this request. The MOA would stipulate that GEDA: 1) would be the contracting entity for the work; 2) would administer the performance of the work; and 3) would provide to GPT applicable invoicing/pay request(s) representing the work. The only responsibility of GPT under the MOA would therefore be direct payment of the submitted invoicing/pay request(s), in the amounts and for the work described herein and documented in the MOA.

Please be advised that GEDA Board of Directors, in its July 25, 2013 meeting, recognized the need for project assistance and approved both this request to GPT and documentation of assistance, if granted, via a MOA between both organizations. With the forgoing in mind, and based on our mutual desire to see this important project be successfully completed for the benefit of historic Hagåtña and the people of Guam, I also ask for your consideration and approval. Please do not hesitate to contact me for additional information and thank you again.

Si Yu'os Ma'ase'



HENRY J. TAITANO

Administrator

Guam Economic Development Authority



GUAM PRESERVATION TRUST ACCOUNTING SUMMARY

For Period Ending July 30, 2013 up thru check 7781

CURRENT FUNDS AVAILABLE			\$ 5,798,007.02
Bank of Guam Trust	\$ 113,364.49		
TD Ameritrade	\$ 0.23		
Merrill Lynch	\$ 1,932,627.64		
Raymond James	\$ 1,898,283.65		
Trade PMR	\$ 1,807,945.84		
Bank of Guam Checking	\$ 45,785.17		
Total	\$ 5,798,007.02		

	BOARD APPROVED	YTD EXPENSE	BALANCE
ADMIN & OPERATIONS	\$ 518,025.61	\$ 329,062.89	\$ 188,962.72

BOARD FUNDED INITIATIVES			
Public Awareness	\$ 5,000.00	\$ 4,554.00	\$ 446.00
Preserve Micronesia Video	\$ 8,400.00	\$ -	\$ 8,400.00
Pagat Project	\$ 26,278.47	\$ 27,647.26	\$ 10.21
T-Shirt Sales		\$ (1,379.00)	
Lujan House Dedication	\$ 6,000.00	\$ 13,758.00	\$ (2,475.00)
Amended Increase 9/14/11	\$ 5,283.00		
Micro Endowment for HistPres	\$ 4,500.00	\$ 797.00	\$ 3,703.00
Fund Development Plan	\$ 5,125.00	\$ -	\$ 5,125.00
Desk Audit	\$ 5,800.00	\$ 5,800.00	\$ -
Adjustment per contract	\$ 232.00	\$ 232.00	\$ -
Pagat Educational Series	\$ 3,000.00	\$ 3,624.66	\$ (624.66)
5 Year Strategic Plan	\$ 12,250.00	\$ 1,812.75	\$ 10,437.25
UOG Scholarship Sponsorship	\$ 5,000.00	\$ 5,000.00	\$ -
UOG Cham Language Comp.	\$ 5,000.00	\$ 5,000.00	\$ -
GHC Tano Yan Tasi Sponsor	\$ 1,500.00	\$ 1,500.00	\$ -
Rosario House Appraisal	\$ 2,000.00	\$ 1,820.00	\$ 180.00
Guam Micronesian Fair 2013	\$ 5,000.00	\$ 5,000.00	\$ -
National History Day	\$ 65,619.06	\$ 72,514.10	\$ 1,208.74
Reimbursements/Sponsorship		\$ (8,103.78)	
Taleyfak Commemorative Poster	\$ 3,000.00	\$ 1,430.00	\$ 1,570.00
Taleyfak Interpretive Signage	\$ 10,000.00	\$ 1,785.00	\$ 8,215.00

Board Initiatives (Continued)	Page 2 of 4		
Marianas History Conference	\$ 10,000.00	\$ 10,000.00	\$ -
DPW/FHWY MOA	\$ 10,000.00	\$ 10,000.00	\$ -
SUBTOTAL	\$ 198,987.53	\$ 162,791.99	\$ 36,195.54

ETHNOGRAPHY & ORAL HISTORY			
SUBTOTAL	\$ -	\$ -	\$ -

REPAIR, REHABILITATION, RESTORATION AND RENOVATION			
Ft. Soledad	\$ 8,000.00	\$ 5,950.00	\$ 2,050.00
GVB funds (\$8,000.00)	\$ 8,000.00	\$ -	\$ 8,000.00
HIF Meno House	\$ 33,072.00	\$ 33,072.00	\$ -
HIF Meno Hse Amendment	\$ 14,000.00	\$ -	\$ 14,000.00
Lujan House (construction)	\$ 697,700.00	\$ 784,978.08	\$ 20,755.43
Change Orders 1-5	\$ 40,831.40		
Change Order 6-12	\$ 29,306.55		
Change Order 13	\$ 2,625.08		
Change Order	\$ 15,157.52		
Change Order	\$ 20,112.96		
Taleyfac Bridge	\$ 606,198.21	\$ 378,383.46	\$ 227,814.75
Motion 8/4/10	\$ 80,000.00	\$ -	\$ 80,000.00
Archaeo Monitor Plan (IARII)*	\$ 21,436.90	\$ 21,436.90	\$ -
SUBTOTAL	\$ 1,576,440.62	\$ 1,223,820.44	\$ 352,620.18

ARCHAEOLOGY RESEARCH			
MARC Year 1 **	\$ 127,622.00	\$ 127,429.16	\$ 192.84
MARC Year 2	\$ 140,240.00	\$ 127,858.41	\$ 12,381.59
MARC Program Year 2, **	\$ 25,000.00	\$ 24,958.26	\$ 41.74
MARC HSR Course Year 2	\$ 25,000.00	\$ 20,000.00	\$ 5,000.00
MARC Year 3	\$ 75,000.00	\$ 54,678.21	\$ 20,321.79
Mahlac & Litekeyan Pictograph II	\$ 5,000.00	\$ 3,932.25	\$ 1,067.75
Historic Landmark Signs	\$ 4,830.00	\$ 2,070.00	\$ 2,760.00
Margaret Peredo House	\$ 5,000.00	\$ 5,000.00	\$ -
Mahlac & Litekeyan Pictograph III	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
SUBTOTAL	\$ 412,692.00	\$ 369,676.29	\$ 43,015.71

PUBLIC INTERPRETATION & PRESENTATION		Page 3 of 4	
Exploring Guam's Heritage	\$ 8,290.00	\$ 7,390.00	\$ 900.00
We Are Pagat Film Project	\$ 5,000.00	\$ 5,000.00	\$ -
Supplemental Request II	\$ 5,000.00	\$ -	\$ 5,000.00
Navigating Cult Values Film	\$ 5,000.00	\$ 3,966.71	\$ 1,033.29
Plight of Pagat Video	\$ 5,000.00	\$ -	\$ 5,000.00
G.Flores Building Museum	\$ 5,000.00	\$ -	\$ 5,000.00
Guampedia: Marianas History Conference	\$ 1,680.00	\$ 1,680.00	\$ -
Hse that Jose Built-Cara Mays	\$ 5,000.00	\$ 5,000.00	\$ -
TASA	\$ 5,000.00	\$ -	\$ 5,000.00
Pagat, Haputo, Hilaan Documentary	\$ 5,000.00	\$ 4,500.00	\$ 500.00
I Know Guam (PBS)	\$ 5,000.00	\$ 2,000.00	\$ 3,000.00
Leblon Amot Famaguon	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
Amot Famalaoan	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
Para Hinemlo	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
Case Study of Suruhana/u	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
Promote Cult Heritage Sites Film	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
Across the Water in Time	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
Guam Governance	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
Seabee Marine Park Concept	\$ 5,000.00	\$ 2,500.00	\$ 2,500.00
MARC - Ritidian Story	\$ 5,000.00	\$ -	\$ 5,000.00
SUBTOTAL	\$ 99,970.00	\$ 58,286.71	\$ 41,683.29
ARCHIVAL RESEARCH			
Inventory & Cataloging - Museum (DCA)	\$ 69,400.00	\$ 101,290.90	\$ 4,682.51
Amendment 9/10/08	\$ 36,573.41		
SUBTOTAL	\$ 105,973.41	\$ 101,290.90	\$ 4,682.51
ARCHITECTURAL RESEARCH			
Plaza de Espana (Assessment)	\$ 37,480.00	\$ 37,480.00	\$ -
Amend 5/11 HSR for Palasio	\$ 18,627.00	\$ 31,239.14	\$ 3,633.00
Increase Amendment	\$ 23,590.00	\$ 7,344.86	

Architectural Research (Continued)				
Guam Legislature (HSR & A/E)	\$ 220,000.00	\$ 424,575.00	\$ 4,475.00	
LEED	\$ 42,000.00			
Amendment-Expansion	\$ 161,000.00			
LEED - Additional 2010 fee	\$ 1,500.00			
Soil Testing	\$ 3,000.00			
Perk Testing	\$ 800.00			
Water Flow Testing	\$ 750.00			
Inalahan Revitalization Plan	\$ 59,800.00	\$ 29,900.00	\$ 29,900.00	
SUBTOTAL	\$ 568,547.00	\$ 530,539.00	\$ 38,008.00	
Historic Property Documentation & Register Nomination				
Judiciary of Guam	\$ 5,000.00	\$ -	\$ 5,000.00	
SUBTOTAL	\$ 5,000.00	\$ -	\$ 5,000.00	
TOTAL OBLIGATED FUNDS	\$ 3,485,636.17	\$ 2,775,468.22	\$ 710,167.95	
TOTAL UNOBLIGATED FUNDS AVAILABLE			\$5,087,839.07	

August 9, 2013

**PROVIDO • TAN • JONES
ARCHITECTS INC**

Member of American Institute of Architects
Guam / Micronesia Chapter

Joe Quinata
Guam Preservation Trust
P.O. Box 3036
Hagatna, Guam 96932

**RE : AGREEMENT BETWEEN OWNER AND ARCHITECT
FOR ARCHITECTURAL/ENGINEERING DESIGN SERVICES
FOR REHABILITATION OF THREE HOMES IN THE HISTORIC
DISTRICT OF INALAHAN**

Dear Mr. Quinata,

The following fee Proposal is based upon the general scope of rehabilitation work as outlined in the GPT Request for Proposal and Preliminary Basis of Design (Refer to Attachment 1) for the following homes:

- 1) Antonia C. Chargualaf House, Lot 66
- 2) Doris F. Lujan House, Lot 29
- 3) Juan S.N. Flores House, Lot 50-1

SECTION 1: SCOPE OF SERVICES

1.1 BASIS OF DESIGN (30% SUBMITTAL):

- A. Review and compile Owner Supplied, conduct historic research and develop recommendations and guidelines for rehabilitation work.
- B. Conduct limited soils investigation and percolation tests as required for the three lots.
- C. Conduct topography survey of the three lots and indicate existing easements, utilities, ROW, including building spot elevations of existing sloped roofs as required.
- D. Prepare architectural and engineering record drawings based on visual and non-invasive field review of existing site conditions.
- E. Based on Items 1A.thru 1C. above, preparation of Preliminary Conceptual Drawings, Outline Specifications, Cost Estimates and Design Calculations
- F. Coordinate with local and federal agencies applicable codes and regulations.
- G. Prepare meeting minutes of progress plan review meeting with GPT.
- H. Provide (1) original and (2) copies deliverables

1.2 DESIGN DRAWINGS (60% SUBMITTAL):

- A. Based on approved Section 1.1 above and GPT progress review comments, prepare Architectural and Engineering Historic Rehabilitation Construction Drawings, Specifications, Cost Estimates and Design Calculations.
- B. Prepare meeting minutes of 30% progress plan review meeting with GPT.
- C. Provide (1) original and (2) copies deliverables

1.3 PRE-FINAL DESIGN DRAWINGS (100% SUBMITTAL):

- A. Based on approved Section 1.2 above and GPT progress review comments, complete Architectural and Engineering Historic Rehabilitation Construction Drawings, Specifications, Cost Estimates and Design Calculations.
- B. Prepare meeting minutes of 60% progress plan review meeting with GPT.
- C. Provide (1) original and (4) copies of deliverables for review and distribution to applicable local and federal agencies.

1.4 FINAL DESIGN DRAWINGS:

- A. Based on approved Section 1.3 above and GPT progress review comments, incorporate final revisions to 100% Architectural and Engineering Historic Rehabilitation Construction Drawings, Specifications, Cost Estimates and Design Calculations.
- B. Prepare meeting minutes of 100% pre-final plan review meeting with GPT.
- C. Provide (1) original mylar drawings and (4) copies of deliverables for building permit review and bidding purposes.
- D. Attend pre-bid conference and prepare meeting minutes of review comments applicable to the design scope of work. Issue clarifications to RFI's and drawing addenda as required.

SECTION 2: PROFESSIONAL FEES

- A. For Architectural/Engineering Design services, our professional fees shall be based on the following fee schedule. Refer to Attachments 2.1 thru 2.3 for breakdown of A/E professional fees.

DESCRIPTION	PROJECT LOCATION			AMOUNT
	Chargualaf	Lujan	Flores	
Soils Investigation/Percolation*	\$4,500.00	\$4,500.00	\$500.00	\$9,500.00
Topography Survey*	\$1,600.00	\$2,600.00	\$2,600.00	\$6,800.00
Perspective Rendering	\$1,000.00	\$1,000.00	\$1,000.00	\$3,000.00
A/E Rehabilitation Drawings	\$67,048.00	\$53,481.00	\$62,490.00	\$183,019.00
			Subtotal	\$202,319.00
		GRT	0.04	\$8,092.76
Reimbursable Printing	\$560.00	\$800.00	\$800.00	\$2,160.00
JBJ Travel				\$3,000.00
			TOTAL	\$215,571.76

*Services as required by final project scope of work.

SECTION 3: SCHEDULE OF WORK

Basis of Design & Conceptual Design (30%)	30 Calendar Days
Preliminary Design (60%)	60 Calendar Days
Prefinal Design (100%)	20 Calendar Days
Final Design	10 Calendar Days

Contract time excludes GPT review period.

SECTION 4: TERMS OF AGREEMENT

- A. Billing invoices shall be submitted according to the following Submittal Schedule:
- | | |
|--|-------------|
| i) Payment No.1 : Completion of 30% Submittal | \$64,671.00 |
| ii) Payment No.2 : Completion of 60% Submittal | \$64,671.00 |
| iii) Payment No. 3 : Completion of Pre-Final Submittal | \$64,671.00 |
| iv) Payment No. 4: Completion of Final Design | \$21,563.76 |
- B. Reimbursable cost such as bulk printing, bulk photocopying, photographs, communications, off-island travel, off-island rental car, etc directly related to the project shall be reimbursed at one point ten (1.10X) times the direct cost by the Owner to our office. Refer to Section 2 Schedule of Professional fees for off-island travel reimbursement.
- C. When requested, the Owner shall provide the following information:
- i) Property Map
- D. Services Not Included:
- i) Guam Land Use Commission / GovGuam /Other permit processing
- ii) 3D Presentation Model
- iii) Other Work not included in Section 1 above.
- E. An interest charge of 1% per month shall be applied to invoices 30 calendar days overdue and monthly thereafter until paid.
- F. At the discretion of our office, we reserve the right to void this proposal if not acted upon within 30 calendar days.
- G. The Architect reserves the right to stop all work without compensation to the Architect within 30 calendar days of the invoice.
- H. Subject to prevailing laws, the maximum liability for our professional work will be limited to the professional fee indicated.
- I. Your signature in the space provided below and returning one copy of this Agreement shall serve as your authorization to proceed with the work for us.

Thank you for allowing us the opportunity to provide a proposal to you. If you have any questions or need further clarifications, please do not hesitate to contact me

Sincerely,

Accepted by,

PROVIDO • TAN • JONES
ARCHITECTS INC

GUAM PRESERVATION TRUST

Liza Provide AIA
PRINCIPAL

Joe Quinata
PRESIDENT

Date:

Basis of Design

The goals and objectives of the Guam Preservation Trust to preserve Guam's historic past focuses on the historic rehabilitation of three homes in the historic district of Inarajan:

- **Antonia C. Chargualaf House, Lot 66**
- **Doris F. Lujan House, Lot 29**
- **Juan S.N. Flores House, Lot 50-1**

The scope of work involves the preparation of construction drawings and specifications incorporating the following general rules:

Maintaining the structural stability of these structures in the historic district of Inarajan for its continued use and to meet general conformance to the following Codes and Federal guidelines:

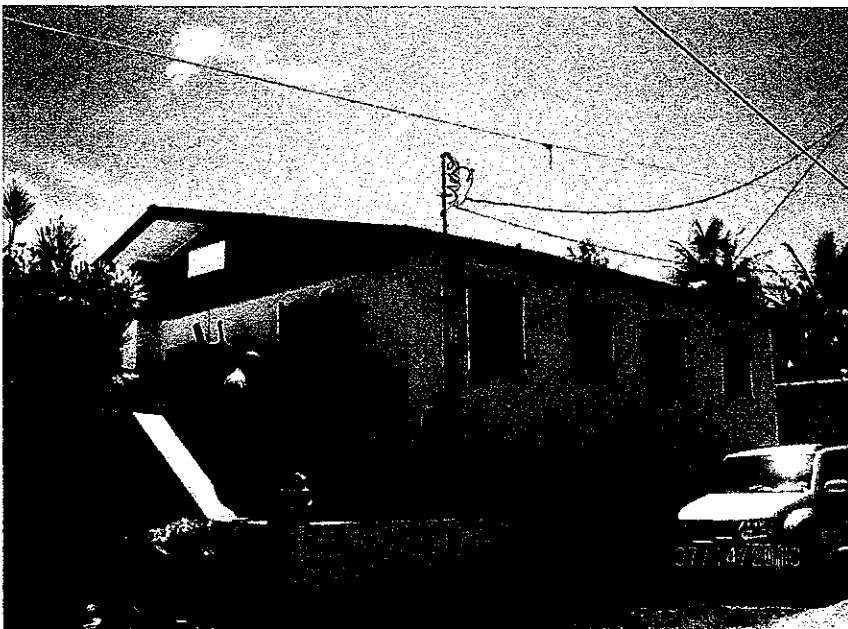
- A) Secretary of the Interior's Standards of Rehabilitation
- B) Building Law, Title XXXII, Government of Guam Code
- C) International Existing Building Code (2009 Edition)
- D) International Electric Code (2009 Edition)
- E) International Plumbing Code (2009 Edition)

Conducting work that will pose the least amount of intrusion to the existing structure. Repair and/or replace only those portions that are damaged and/or missing.

Utilizing "original" materials and maintaining the "original" character where possible. Utilizing all material available through the GPT and/or other local archives to research and maintain the historic integrity of the design.

The repairs will include the mechanical and electrical systems where necessary. The houses are within the historic district of Inarajan and is in the Guam and National Register of Historic Place. As such, Chapter 11 of the International Existing Building Code will apply.

Juan S.N. Flores House, Lot 50-1



View of Flores House

The original structure consists of a bodega coral rubble with lime-based mortar finish at the ground level and at the upper level, ifil post and beam framing which supports an ifil plank flooring and galvanized corrugated metal panel roofing on wood rafters with 1:3 ceiling pitch. The roof originally extended over an open front porch, which no longer exists. The upper level exterior enclosure consists of infill walls with metal lath and cement plaster and interior prefinished pressed board paneling. A stairway is located at the west side of the house.

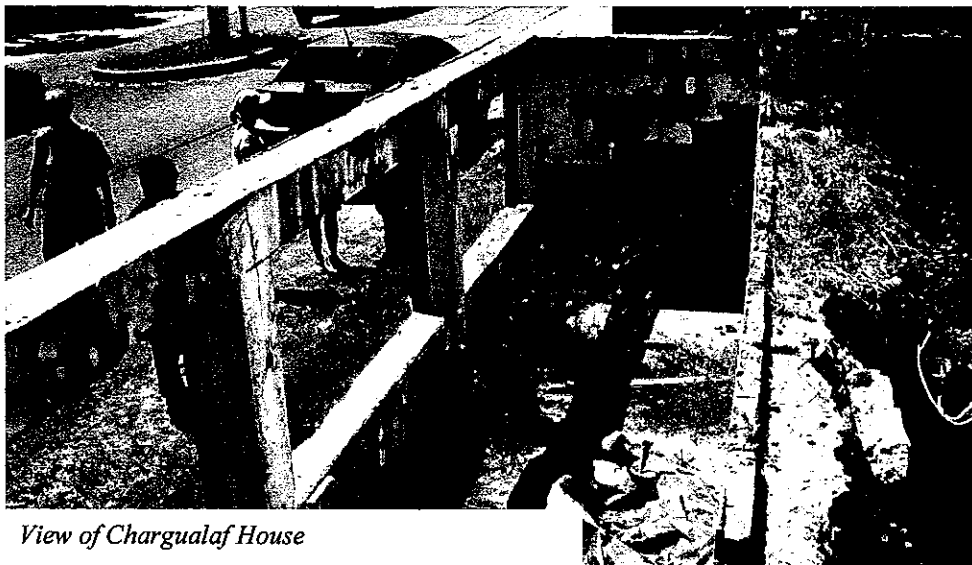
The existing bodega walls have been cement plastered over and appear to be experiencing delamination. The ifil wood plank flooring and supports are severely deteriorated and unstable. The owners have covered the floor with area rugs but were advised that the coverings are a contributing factor in moisture build-up, which is harmful to the ifil. The original bodega ifil posts have been replaced by metal pipes and masonry block and in need of replacement. The wood rafters are 2x milled lumber that appear to be in good condition however, the integrity of the framing will need to be determined. The original porch will also be included in the rehabilitation work.

A review of the more recent rear kitchen masonry addition as well as an extension behind the main stairway will be conducted to determine any significant impact to the original house. The owners have requested for air-conditioning units to be included as part of the work scope at their own cost and discretion. Electrical and plumbing systems will require replacement.

Antonia C. Chargualaf House, Lot 66

Only the masonry walls, concrete floor slab and concrete frame remain and are badly deteriorated, with severe spalling of the concrete and exposed rebar rusted out at

the top of the bond beams. An exposed square hole remains of what used to be an infill post location at a bond beam and exterior wall intersection by the top of the stairway. Integrity of the existing concrete structure will need to be determined.



View of Chargualaf House

The recommended rehabilitation approach is to **construct shell and**

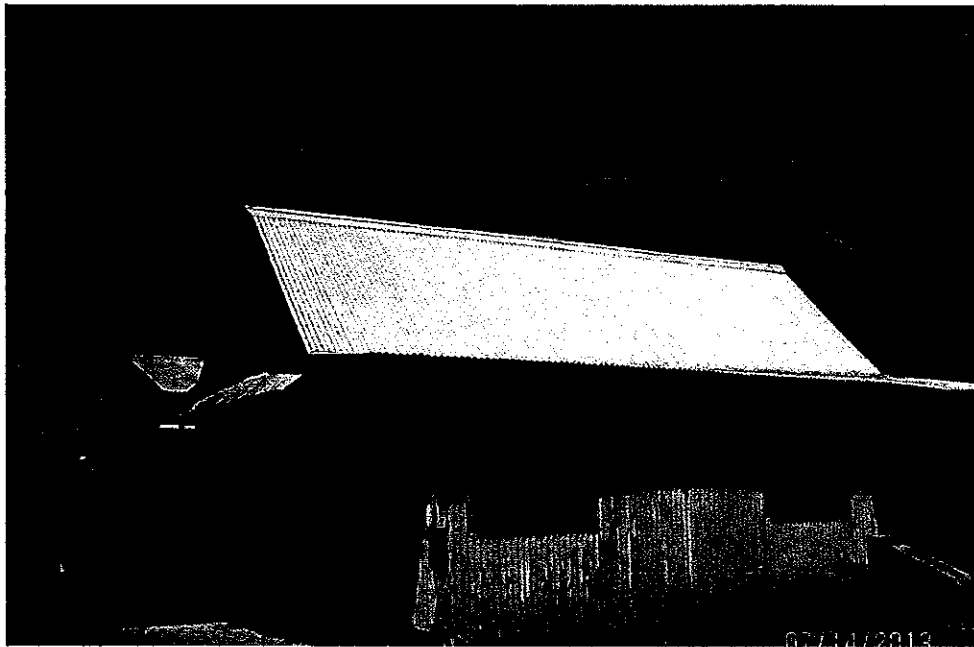
roof with poured-in-place concrete and retain "original" character with use of traditional exterior wood cladding, similar fascia trim detailing and installation of a heavy-duty galvanized corrugated roof metal panel to serve as a prototype for future homes, as discussed with GPT during initial meeting. The finish floor level is approx 18"-24" below the roadway and according to the owner has a history of flooding which will need to be addressed in the rehabilitation work. New electrical and plumbing systems is required.

The original structure is similar to the adjacent Meno House and consists of masonry infill walls, poured-in-place concrete post and beams at the ground level and at the upper level, infill post and beam frame supporting an infill plank flooring and galvanized corrugated metal panel roofing on wood rafters with 1:3 pitch. The upper level exterior enclosure consists of infill walls with finish hardwood exterior siding. A concrete stairway with concrete balusters is located at the west side of the house.

Doris F. Lujan House, Lot 29

The original house was abandoned after Typhoon Pongsana due to flooding from storm surge and riverbank overflowing. The main interior spaces are badly deteriorated and interior finishes/wood paneling in need of replacement, including the wood flooring. The existing ifil beams appear to be worn down but in good condition. The ifil posts were covered over by panelling and at this time the

underlying structure could not be verified. The front porch was also modified and enclosed as well as other portions of the original house. The original bathroom was remodeled and an accessible layout will be planned at the request of owner, Mayor Lujan.



View of Lujan House

Existing structure consists of raised concrete footing bearing on finish grade with wood flooring and ifil wood post and beam framing supporting a galvanized corrugated metal panel roofing on wood rafters with 1:1 pitch. Exterior enclosure consists of infill walls with galvanized corrugated metal exterior paneling and prefinished interior pressed board paneling.

The house appears to be constructed on a low-lying, flat portion of the property and may be experiencing water ponding. A

recommended approach to address drainage and flooding issues would be to **raise the finish grade by at least 12"-24"**, depending upon any significant impact with the rear extension and final property contours. The existing ifil post and beam framing will be dismantled, refurbished and reassembled. Existing concrete/masonry elements such as the front porch stoop will also need to be raised to maintain the original appearance and the relationship to the new finish grade. A review of the more recent rear and side extensions will be conducted to determine any significant impact to the original house. Electrical and plumbing systems with require replacement.

Antonia C. Chargualaf House, Lot 66

TITLE		HOURS						AMOUNT
Level	Rate	Historic Research	Field Survey	30% Submittal	60% Submittal	100% Submittal	Final Submittal	
Project Manager	\$100.00			4	8	2		\$1,400.00
Pres Architect	\$125.00	4		12	16			\$4,000.00
Architect	\$110.00	16	8	24	12	12	8	\$7,920.00
Draftsman	\$40.00		24	60	80	80	20	\$9,760.00
Estimator	\$90.00			4	8	2		\$1,260.00
Spec Writer	\$80.00			4	16	8	4	\$2,240.00
							Subtotal	\$26,580.00
Civil Engineer*	LS							\$6,675.00
Structural Engineer	LS							\$26,493.00
Mechanical Engineer	LS							\$4,500.00
Electrical Engineer	LS							\$2,800.00
							Subtotal	\$40,468.00
TOTAL								\$67,048.00

*Services as required by final project scope of work.

Doris F. Lujan House, Lot 29

TITLE		HOURS						AMOUNT
Level	Rate	Historic Research	Field Survey	30% Submittal	60% Submittal	100% Submittal	Final Submittal	
Project Manager	\$100.00			4	4	2		\$1,000.00
Pres Architect	\$125.00	4		8	8			\$2,500.00
Architect	\$110.00	8	16	16	12	8	4	\$6,600.00
Draftsman	\$40.00		40	32	32	80	12	\$7,360.00
Estimator	\$90.00			4	8	2		\$1,260.00
Spec Writer	\$80.00			4	16	8	4	\$2,240.00
							Subtotal	\$20,960.00
Civil Engineer*	LS							\$6,576.00
Structural Engineer	LS							\$20,445.00
Mechanical Engineer	LS							\$3,000.00
Electrical Engineer	LS							\$2,500.00
							Subtotal	\$32,521.00
							TOTAL	\$53,481.00

*Services as required by final project scope of work.

**Juan S.N. Flores House,
Lot 50-1**

TITLE		HOURS						AMOUNT
Level	Rate	Historic Research	Field Survey	30% Submittal	60% Submittal	100% Submittal	Final Submittal	
Project Manager	\$100.00			4	8	2		\$1,400.00
Pres Architect	\$125.00	4		8	12			\$3,000.00
Architect	\$110.00	8	16	16	12	12	8	\$7,040.00
Draftsman	\$40.00		60	40	80	80	20	\$10,400.00
Estimator	\$90.00			4	8	2		\$1,260.00
Spec Writer	\$80.00			4	16	8	4	\$2,240.00
							Subtotal	\$25,340.00
Civil Engineer*	LS							\$6,778.00
Structural Engineer	LS							\$23,522.00
Mechanical Engineer	LS							\$3,350.00
Electrical Engineer	LS							\$3,500.00
							Subtotal	\$37,150.00
TOTAL								\$62,490.00

*Services as required by final project scope of work.



August 12, 2013

DRAFT SCOPE OF SERVICES

F.Q. Sanchez Facility Building

Umatac, Guam

I. General Statement of Work

This Statement of Work describes the Engineer's scope of services for the structural engineering assessment of F.Q. Sanchez Facility Building located in Umatac, Guam. This structural assessment is intended to provide the Guam Preservation Trust with engineering data to assist in establishing procedures to repair and rehabilitate the structure to achieve substantial conformance with the structural requirements of the 2009 Edition of the International Building Code and the National Historic Preservation Act of 1966. This scope is consistent with Guam Preservation Trust's current mission toward stabilizing, rehabilitating, and/or restoring historic structures on Guam.

II. Project Location and Description

The F.Q. Sanchez Facility Building is located in Umatac, Guam.

III. Project Approach

TASK 1: Initial Meetings and Inspections

- a. Meet with Trust members and Historic Preservation Staff to discuss the concerns with the structures and to understand their intent for the engineering services required.
- b. Conduct a joint preliminary site inspection to further discuss the concerns and intent for the projects. The inspection will provide familiarity with the current site conditions.
- c. Prepare a defined final scope of work to be presented to the Trust for review and approval.

TASK 2: Preliminary Testing for Hazardous Materials & Detailed Field Inspections & As-Builts

- a. Obtain samples of existing ceiling insulation, floor tiles, and paint finishes and test for the presence of Asbestos Material and Lead, respectively. Prepare a report on the testing results.

- b. Conduct detailed and thorough inspections of the project site for purposes of documenting the structural deficiencies and obtaining accurate as-built documents to be utilized for the engineering analysis and evaluation. *(Note: The initial inspections will be limited to the exterior of the building until such time as the results of the testing for the presence of asbestos material are received. If asbestos is present in the ceiling insulation and/or floor tiles, a work plan will be implemented for safe access through the facility to complete the inspections.)*
- c. Prepare detailed structural as-built plans of the building structure complete with plans, elevations, sections, and detailed dimensions.

TASK 3: Invasive and Non-Invasive Testing

- a. Obtain concrete core samples from selected portions of the building structure. The concrete core samples will be compression tested and the strength and material results used in the structural analysis of the building.
- b. Perform non-invasive HILTI PS 1000 scan readings of the concrete structure for purposes of identifying the presence of reinforcement in the concrete walls and slabs. The scans will identify locations and depths of reinforcement but may not necessarily identify accurate bar sizes. This data will be utilized in the structural analysis of the building.
- c. Expose existing reinforcement in walls if determined necessary to verify bar sizes. The bar information will be utilized in the structural analysis of the building.
- d. Foundations wall also be exposed for examination in at least two areas along the perimeter of the building.

TASK 4: Interviews & Research

- a. Interview staff member regarding the construction methods of the historic structures for purposes of becoming familiar with the materials utilized at the time the structures were built.
- b. Obtain historic documentation on the construction methods for the historic structures and repair, restoration, and retrofit guidelines for historic structures.

TASK 5: Structural Analysis

- a. Perform a structural linear elastic analysis of the structures utilizing three dimensional computer analysis software. The structures will be analyzed for service, typhoon wind, and earthquake loading conditions.

TASK 6: Structural Report

- a. Prepare a report on the analysis and evaluation findings. The report will address the structural deficiencies, structural performance of the structures, and

- recommendations for repair, restoration, and/or structural retrofit. The report will also identify any hazardous materials in the building and mitigation/remediation recommendations.
- b. Prepare a cost estimate of the repair, restoration, and retrofit schemes presented in the report.
 - c. Provide concepts for mitigation of future work in the report. Mitigation will depend on the findings of the analysis, evaluation and the report recommendations. Mitigation methods may include the following:
 - Low pressure epoxy grout injection.
 - Use of fiber reinforced mesh (Poly-Plast) to strengthen shear and bearing capacity of the walls.
 - Internal steel framing.
 - Use of Polymer modified high strength non-shrink grouts for repairs.
 - Internal concrete framing or walls.
 - Other methods will be researched.
 - d. Provide a brief narrative of project approach to accomplish engineering analysis within 9 weeks for each project.

IV. SCHEDULE OF SUBMITTALS

<u>TASK DESCRIPTION</u>	<u>TASK PERIOD</u>
<u>Task 1 – Initial Meetings & Inspections</u>	1 week
<u>Task 2 – Preliminary Testing for Hazardous Materials and Detailed Field Inspections & As-Builts</u>	1.5 weeks*
<u>Task 3 – Invasive & Non-Invasive Testing</u>	1.5 weeks*
<u>Task 4 – Interviews & Research</u>	1 weeks*
<u>Task 5 – Structural Analysis</u>	2 weeks*
<u>Task 6 – Structural Report</u>	2 weeks*
Analysis Schedule*	9 weeks

* After Guam Preservation Trust (GPT) review and receipt of GPT review comments. GPT review & comment period is not included in the design schedule and assumed to be of 1 to 2 weeks duration.

V. Schedule of Payments

The Engineer shall be paid in increments based on effort in accordance with a payment schedule acceptable to both the Engineer and Guam Preservation Trust (GPT). The Engineer shall submit a draft Payment Schedule to GPT for approval during contract negotiations. The approved Payment Schedule will be incorporated into the Contract Documents.

Deliverables:

30% Submittal – The deliverables for this submittal will include the preliminary results of Tasks 1, 2, 3, and 4. This includes but is not limited to the following:

- a) Preliminary Testing result for the presence of Hazardous materials.
- b) Preliminary Field Inspection Data and As-built Drawings.
- c) Preliminary Invasive and Non-Invasive Testing Results.
- d) Preliminary results and findings from interviews and research.

60% Submittal - The deliverables for this submittal will include the completion results of Tasks 1, 2, 3, and 4 and the preliminary results of Tasks 5 and 6. This includes but is not limited to the following:

- a) Final Testing result for the presence of Hazardous materials, report, and recommendations.
- b) Final Field Inspection Data and As-built Drawings.
- c) Final Invasive and Non-Invasive Testing Results.
- d) Preliminary Structural Analysis
- e) Preliminary Structural Report

Pre-Final (90%) Submittal - The deliverables for this submittal will include the completion results of Tasks 1 through 6. This includes but is not limited to the following:

- a) Pre-Final Structural Report inclusive of Structural Analysis, Hazardous Materials Report, Field Inspection Findings, As-Built Drawings, and Invasive and Non-Invasive Testing results and Recommendations

Final (100%) Submittal - The deliverables for this submittal will include the completion results of Tasks 1 through 6. This includes but is not limited to the following:

- a) Final Structural Report inclusive of Structural Analysis, Hazardous Materials Report, Field Inspection Findings, As-Built Drawings, and Invasive and Non-Invasive Testing results and Recommendations

VI. Responsibilities of the Guam Preservation Trust (GPT)

- A. Furnish structural inspection and assessment reports on the 1948 Guam Legislature Building if available.
- B. As-built drawings of building if available.
- C. Proposed repair drawings of building if available.
- D. Timely reviews of submittals

VII. Report and Other Document Format Requirements

Report, plans, and estimate documents shall be prepared in conformance with Guam Preservation Trust (GPT) standards as follows:

- A. The Structural Assessment Report shall be prepared in conformance with the standard format furnished by GPT.
- B. Plans shall be drawn using an approved CADD program
- C. Plan size shall be 24" high x 36" wide
- D. All plans shall be legible when reduced to one-half size (50% reduction)
- E. The minimum size of alpha-numeric text on the reduced plans shall be 3/32"
- F. Drawings shall be submitted in hard copy form and electronic work file (AutoCAD Version 14).
- G. Pre-final and final cost estimate shall be in a format approved by GPT.

VIII. Policy Guide and Reference Materials

- A. International Building Code (2009 Edition)
- B. National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915; U.S.C. 470), as amended.

F. Q. SANCHEZ FACILITY BUILDING												
Task Description	Number of Sheets	Principal	Structural Engineer	Project Engineer	Staff Engineer/Designer	Environmental Scientist	CADD Technician	Specification Writer	Cost Estimator	Cartographer	Typist	Amount
	Direct Labor per Rate Schedule >>>>	\$ 54.04	\$ 43.51	\$ 39.44	\$ 25.08	\$ 28.80	\$ 19.15	\$ 36.72	\$ 32.28	\$ 19.58	\$ 13.99	
A.	INITIAL MEETINGS AND INSPECTIONS		7	7	5		5					\$ 801.80
1	Participate in Initial Project Coordination Meetings		2	2	2		2					\$ 254.36
2	Preliminary Site Inspections		3	3	3		3					\$ 381.54
3	Preparation of Defined Scope of Work		2	2								\$ 165.90
B.	PRELIMINARY TESTING OF HAZARDOUS MATERIALS		2	2	24							\$ 165.90
1	Coordinate Hazardous Testing		2	2								\$ 165.90
C.	DETAILED FIELD INVESTIGATIONS		6	12	12		80					\$ 2,567.30
1	Conduct Detailed Field Inspections		6	12	12		80					\$ 2,567.30
D.	AS-BUILT PREPARATION	20	19	40	40		200					\$ 7,237.49
1	Title Sheet	1		2	2		10					\$ 320.54
2	Ground Floor Plan	3	3	6	6		30					\$ 1,092.15
3	Roof Framing Plan	3	3	6	6		30					\$ 1,092.15
4	Building Elevations	3	3	6	6		30					\$ 1,092.15
5	Building Sections	8	8	16	16		80					\$ 2,912.40
6	Miscellaneous Details	2	2	4	4		20					\$ 728.10
E.	INVASIVE & NON-INVASIVE TESTING		4	10	12			32				\$ 2,044.44
1	Coordinate Core Samples/Compressive Testing		4	4								\$ 331.80
2	Concrete Scanning			6	12			32				\$ 1,712.64
3	Exposing Foundations and Existing Reinforcement (If Necessary)											\$ -
E.	INTERVIEW & RESEARCH	2	8	16	8							1,179.76
1	Conduct Interviews	1	8	8								\$ 663.60
2	Obtain Historic Documents	1		8	8							\$ 516.16
F.	STRUCTURAL ANALYSIS	2		48	96							4,300.80
1	Prepare Structural Models for Buildings	1		24	48							\$ 2,150.40
2	Perform Structural Analysis	1		24	48							\$ 2,150.40
G.	STRUCTURAL REPORT		24	24								\$ 1,990.80
1	Preliminary Report/Scope Definition		24	24								\$ 1,990.80
H.	INDUSTRIAL HYGENIST											\$ 3,000.00
I.	GEO ENGINEERING & TESTING											\$ 3,000.00
											Total Direct Labor	\$ 20,288.29
											Overhead @ 144.8%	\$ 29,377.44
											Profit @ 10%	\$ 4,966.57
											Total Expenses	\$ 463.00
											Subconsultants	\$ 6,000.00
											Subs Handling @ 6%	\$ 360.00
											GRT @ 4.17%	\$ 2,562.69
											Total	\$ 64,017.99
Thomas P. Camacho, SE												
Date												
					08/07/13							

STRUCTURAL ANALYSIS OF THE F. Q. SANCHEZ FACILITY BUILDING

F. Q. SANCHEZ FACILITY BUILDING: Expenses				
EXPENSE ITEM	UNITS	QUANTITY	UNIT COST	AMOUNT
EXPENSES				
1. Drawings/Plans	Sheet	60	\$0.30	\$ 18.00
2. Specs/Reports/Docs	Sheet	300	\$0.15	\$ 45.00
3. Diskettes	Each	6	\$2.00	\$ 12.00
4. Original (Mylars)	Sheet	20	\$11.00	\$ 220.00
5. CD (write only)	Each		\$1.00	\$ -
6. Mileage	Mile	240	\$0.45	\$ 108.00
7. Structural Analysis Model - Fer	Each	1	\$60.00	\$ 60.00
TOTAL				\$ 463.00

GUAM PRESERVATION TRUST

Projects & Program Summary

For Period Ending: July 31, 2013

Historic Property Documentation and Register Nomination

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Former U.S. District Court Register Nomination	Judiciary of Guam	06/19/2013	\$5,000.00	<ul style="list-style-type: none"> Grant Agreement currently being reviewed for signature by Judiciary of Guam.

Repair, Restoration or Renovation of Historic Buildings and Structures

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Taleyfak Bridge, Agat	Department of Parks & Recreation & Agat Mayor	11/2009 08/2010 01/2012	\$606,198.21 \$ 80,000.00 \$ 4,854.00	<ul style="list-style-type: none"> Building Permit Issued 1/12/12 Notice to Proceed issued 3/12/12 Groundbreaking Ceremony 4/2012 Final inspection and punch list 4/12/13 Ribbon Cutting Ceremony May 23, 2013
Lujan House, Hagåtña	Department of Parks and Recreation	11/2005	\$758,144.65	<ul style="list-style-type: none"> Main project scope is completed with the exception of the interpretive sign. Change order was approved to re-plaster and white-wash walls and the installation of the interpretive sign.
Guam Legislature Building, Hagåtña (Architectural/Engineering Design)	29 th Guam Legislature	01/2008	\$628,500.00	<ul style="list-style-type: none"> 100% A/E Design completed A/E Design sent to permitting agencies and is currently at DPR under review. Project is ready for bid pending funding from Legislature for their portion of the project.
Plaza de España, Hagåtña - Azotea, Chocolate House, Garden House, pillars and	29 th Guam Legislature	5/2008 (DBA) 5/2010(MARC) 5/2011(DCA)	\$37,480.00 \$25,000.00 \$18,627.00	<ul style="list-style-type: none"> Structural Assessment completed; Historic Structures Report completed; Addendum – Palacio HSR completed;

walls (Structural Assessment and Historic Structures Report)		3/2012(DCA)	\$23,590.00	<ul style="list-style-type: none"> GEDA/RW Armstrong administering A/E Design/Built Contract
Meno House, Inarajan (Administered by Historic Inalahan Foundation)	Historic Inalahan Foundation	4/2007	\$47,000.00	<ul style="list-style-type: none"> A/E Design completed Construction on hold pending issues with DPR for permit.
Antonia Chargualaf House – A/E Design	Cecilia Manibusan	March, 2013	Not available until after review and negotiations	<ul style="list-style-type: none"> RFP Advertised April 26, May 1 & 6, 2013 Deadline for RFP submittal: June 6, 2013 Results: Selection Committee selected Provido, Tan Architects
Doris F. Lujan House A/E Design	Doris Lujan	March, 2013	Not available until after review and negotiations	<ul style="list-style-type: none"> RFP Advertised April 26, May 1 & 6, 2013 Deadline for RFP submittal: June 6, 2013 Results: Selection Committee selected Provido, Tan Architects
Juan S. N. Flores House A/E Design	Juan S. N. Flores	March, 2013	Not available until after review and negotiations	<ul style="list-style-type: none"> RFP Advertised April 26, May 1 & 6, 2013 Deadline for RFP submittal: June 6, 2013 Results: Selection Committee selected Provido, Tan Architects
F. Q. Sanchez School Facility Historic Structures Report & Structural Assessment	Mayor John Quinata	March, 2013	Not available until after review and negotiations	<ul style="list-style-type: none"> RFP Advertised June 5 & 10, 2013 and on Website. Deadline for RFP submittal: July 12, 2013 Results: Selection Committee selected DCA (Duenas, Camacho & Associates).

Architectural Research

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Inarajan Historic District Revitalization Plan	American Institute of Architects, Micronesia Chapter	10/2010	\$59,800.00	<ul style="list-style-type: none"> Final draft reviewed by GPT, Mayor's Office, and Historic Inalahan Foundation. Comments submitted to AIA. Final plan still pending from AIA. Presentation to the new Mayor and council members pending request.
Maritime Archaeology MARC/UOG Memorandum of Understanding	MARC/UOG	7/2012		<ul style="list-style-type: none"> Final part of the MOU is the Maritime Archaeology Field School that was completed by Bill Jeffery. Final report pending.

Public Interpretation and Presentation

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
We are Pāgat	Leevin Camacho and Cara Flores-Māys	8/2011	\$5,000.00	<ul style="list-style-type: none"> Project completed. Film was aired at PBS, International Film Festival and at the University of Guam. Film can be viewed in YouTube (unlisted): http://youtu.be/bsisfV4SPLM
Plight of Pāgat Rap Video	Aleks Munoz and Bernie Schuman	8/2011	\$5,000.00	<ul style="list-style-type: none"> Project is on hold pending communication with grantees.
George Flores Building Museum	Judy Flores	8/2011	\$5,000.00	<ul style="list-style-type: none"> Project is on hold pending repairs to structure (funded by GHURA).
House that Jose Built	Cara Mays	8/2011	\$5,000.00	<ul style="list-style-type: none"> Project is completed and was aired at PBS Guam.
Canoe House	TASA	2/2012	\$5,000.00	<ul style="list-style-type: none"> Project is ongoing and additional funding is being provided by the government (GVB).
We are Pāgat II	We are Guåhan	3/2012	\$5,000.00	<ul style="list-style-type: none"> Project is on hold pending additional resources needed.
Ritidian Story: An Illustrated History of Ancient life & Landscape at Ritidian	Monique Storie and Mike Carson (MARC)	06/2013	\$5,000.00	<ul style="list-style-type: none"> Grant Agreement being developed for review and signature.

Ethnography and Oral History

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Pagat, Haputo, and Hila'an Ethnographic Film	Jeannae Rayes Flores & Michael Bevacqua	3/2012	\$5,000.00	<ul style="list-style-type: none"> Final report and film production is expected to be completed this month.
Traditional Fishing on Guam	Judy Amesbury	9/2010	\$15,000.00	<ul style="list-style-type: none"> GPT Board approved to print 5,000 booklets for Guam schools. Project was completed and launched at the Fishermen's Lunar Festival. Video component was aired at Greenlight Channel 25 (GTA).

Archaeological Research

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Pictographs of Mahalac Cave Phase III (Educational Booklet and public presentation)	Rosalind Hunter Anderson	3/14/2013	\$5,000.00	<ul style="list-style-type: none"> • Presented scholarly paper at IFRAO rock art conference in Albuquerque on May 30, 2013; • Design and printing of an educational brochure on project results for distribution on Guam was approved by Navy Base Guam.

Miscellaneous

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Preservation, Inventory, and cataloging of Guam Collection	Guam Museum, Department of Chamorro Affairs	1/2007 Amendment 8/2008	\$69,400.00	<ul style="list-style-type: none"> • Project is completed and final report will be submitted June 26, 2013.
Navigating Guam's Cultural Values	Laura Biggs/UOG	8/2011	\$5,000.00	<ul style="list-style-type: none"> • Film project is 90% complete and is anticipated to be completed by September 30, 2013.