

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE

GUAM ECONOMIC DEVELOPMENT AUTHORITY

June 5, 2013

Call to Order

§1. The special meeting of the Board of Directors of the **Guam Economic Development Authority** (referred to as “GEDA” or the “Authority”) was held June 5, 2013 at the hour of 1:30 p.m. at the Guam Economic Development Authority Conference Room, Fifth Floor Suite 511, ITC Building, Tamuning Guam. The meeting was called to order to consider several items on the agenda.

Attendance and Quorum

§2. Roll Call. As determined by the roll call, the following directors were present:

Directors:

Edward J. Calvo
Arlene P. Bordallo
Monte Mesa
George Chiu

Offices or Positions:

Chairman
Assistant Secretary

Absent and excused:

David J. John

Also present were:

GEDA Officials:

Mana Silva Taijeron
Genevieve P. Rapadas

Acting Administrator
GEDA Legal Counsel
(Calvo, Fisher & Jacob, LLP)

Carl Quinata

Industry Development Specialist

Mike Cruz
Larry Toves

Project Director
Real Property Manager

Mike Willess
Diego Mendiola
John San Nicolas
Therese C. Santos

Compliance Officer
Program Coordinator
Compliance Supervisor
Administrative Assistant

Approval of Agenda

§3. The first item considered was approval of the agenda. On motion duly made by Director Chiu and seconded by Director Mesa, the agenda was unanimously approved.

New Business

§6. The next item on the agenda was New Business. The item for discussion was Real Property Division – Invitation For Bid No. 13-004 Phase II of the Construction of the Guam and Chamorro Educational Facility, Building Construction.

Larry Toves presented that Public Law 30-28, which authorized the use of proceeds from the Hotel Occupancy Tax bond requires the design and construction of a \$27 Million Guam and Chamorro Educational Facility (GCEF). To carry out this mandate, GEDA issued Request For Proposals (RFP) 12-003 to obtain professional services to design the GCEF which was approved by the GEDA board in March 2012. In October 2012, GEDA issued Invitation For Bid (IFB) 13-001 and Board approved a \$188K contract to 9 Maeda Pacific to carry out Phase I (Site Preparation) which was essentially completed last month. On April 16, 2013, GEDA issued IFB 13-004 to obtain a construction contractor to build the Facility. Twenty-four companies registered with GEDA regarding the IFB and five companies submitted bids by the deadline.

Bids were opened on the due date, May 31, 2013. The following bids were submitted (lowest to highest): Inland Builders Corporation \$15,337,009.20; Reliable Builders Inc. \$17,952,000; Watts Construction \$20,563,479.23; Black Construction Company \$20,738,178 and Core Tech International \$22,304,276. The government estimate was \$17,948,715.75. Analysis of the bids was undertaken by RW Armstrong, our PMO consultant who determined that the Inland Builders bid is both responsible and responsive to the requirements of the

IFB. Assuming the Notice to Proceed can be issued in the near future, construction of the GCEF is projected for completion by December 2014.

As advised by RWA, GEDA staff recommends that the Board of Directors approve the award of a contract in the amount of \$15,337,009.20 to Inland Builders to construct the GCEF. Staff also recommends that the Board authorize the Administrator to execute a construction contract upon final approval of the contract by Legal Counsel. Therefore, approval from the Attorney General and the Governor would be required.

The board approved Inland Builders Corporation's bid of \$15,337,009.20 with the condition that Change Orders collectively over five percent (5%) would be subject to GEDA Board approval. On motion duly made by Director Chiu and seconded by Director Mesa, the agenda was unanimously approved.

Public Comments

§8. The next item on the agenda is public comments. There were none.

§9. There being no further business to address before the Board, on motion duly made by Director Chui and seconded by Director Bordallo at approximately 2:35 pm the meeting was adjourned.

Dated this 25th day of July, 2013



Edward J. Calvo
Chairman

ATTEST:



Arlene P. Bordallo
Secretary

