GPA RESOLUTION 2015-36

GWA RESOLUTION 08-FY2016

RESOLUTION TO AUTHORIZE GUAM POWER AUTHORITY (GPA) AND GUAM WATERWORKS AUTHORITY (GWA) TO SHARE IN THE COSTS OF THE GLORIA B. NELSON (GBN) PUBLIC SERVICE BUILDING

WHEREAS, Public Law 22-18 enacted in June 1993 reserved 15 acres of property on Lot 5412-2 in Fadian, Mangilao for GPA’s consolidated offices, and Public Law 31-77 subsequently transferred this land parcel to GPA, in fee simple, in September 2011; and

WHEREAS, this consolidated central facility will streamline GPA and GWA operations and increase efficiency; and

WHEREAS, the Guam Power Authority has incurred $39 million for the design and construction of the Gloria B. Nelson Public Service Building including appurtenances through 2010 Revenue Bond Funds as approved through CCU Resolution 2010-65; and

WHEREAS, the PUC has approved the use of the 2010 Bond proceeds for the Gloria B. Nelson Public Service Building through GPA Docket 11-14 dated January 11, 2011; and

WHEREAS, the Gloria B. Nelson Public Service Building was substantially completed in December 2014 and both GPA and GWA personnel had moved in since then; and

WHEREAS, GWA personnel is occupying 21,385 sq. feet representing 35% of the total office space; and

WHEREAS, GPA has determined that GWA cost share for the GBN building is $269,170 annually or $22,431 monthly as shown in Exhibit A; and

WHEREAS, in addition to the monthly cost share for the GBN building, GWA will also share for costs incurred in security guard, janitorial services, building insurance and other maintenance costs on an actual basis; and

WHEREAS, both GPA and GWA will not share in the utility costs, these costs will be borne by each agency; and
NOW, THEREFORE, BE IT RESOLVED, by the Consolidated Commission on Utilities as follows:

1. After careful consideration, the Consolidated Commission on Utilities finds that these costs share of the Gloria B. Nelson Public Service Building between GPA and GWA are reasonable, prudent and necessary.

2. The General Manager of the Guam Power Authority and the Interim General Manager of Guam Waterworks Authority are hereby authorized to implement cost sharing for the Gloria B. Nelson Public Service Building as detailed in Exhibit A effective October 1, 2015.

RESOLVED, that the Chairman certifies and the Board Secretary attests to the adoption of this Resolution.

DULY AND REGULARLY ADOPTED AND APPROVED THIS 27TH DAY OF OCTOBER, 2015.

Certified by:  

[Signature]

JOSEPH T. DUENAS
Chairman

Attested by:  

[Signature]

GEORGE BAMBA
CCU Board Secretary
SECRETARY’S CERTIFICATION

I, Joseph T. Duenas, Secretary for the Consolidated Commission on Utilities do hereby certify that the foregoing is a full, true, and correct copy of the resolution duly adopted at a regular meeting of the members of Guam’s Consolidated Commission on Utilities, duly and legally held at the meeting place thereof on October 27, 2015 at which meeting of all said members had due notice and at which at least a majority thereof were present, and

At said meeting said resolution was adopted by the following vote:

Ayes: \[4\]

Nays: \[0\]

Absent: \[0\]

Abstain: \[1\]

As of the date of this certification, said original resolution has not been amended, modified, or rescinded since the date of its adoption, and the same is now in full force and effect.

SO CERTIFIED this 27th day of October, 2015.

GEORGE BAMBA
Secretary
Consolidated Commission on Utilities
### Exhibit A  
**GPA/GWA Costs Share**

#### Building Cost:
- **Total Construction Costs**  
  $34,538,847  
- **Add AFUDC**  
  $4,457,120  
- **Total Project Costs**  
  $38,995,967  
- **Annual Depreciation - 50 years**  
  $779,919  
- **Total Sq. Ft. of the Building**  
  108,279  
- **Cost/sq. ft.**  
  $7.20  
- **GPA sq. ft.**  
  40,578  
- **GWA sq. ft.**  
  21,385  
- **Common Area**  
  46,316

#### Fixed costs:
- **GWA share of sq footage**  
  35%  
  $37,370  
- **GWA annual share of building cost**  
  $269,170  
- **GWA monthly share of building cost**  
  $22,431

#### Variable monthly costs:

<table>
<thead>
<tr>
<th>Service</th>
<th>Avg Jan-Jun</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security Guard</td>
<td>35% $</td>
<td>$2,704</td>
<td>$2,704</td>
<td>$2,704</td>
<td>$2,704</td>
<td>$2,704</td>
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<tr>
<td>Janitorial Services</td>
<td>35% $</td>
<td>$2,010</td>
<td>$2,010</td>
<td>$2,010</td>
<td>$2,010</td>
<td>$2,010</td>
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</tr>
<tr>
<td>Garbage &amp; recycling</td>
<td>35% $</td>
<td>$480</td>
<td>$328</td>
<td>$328</td>
<td>$410</td>
<td>$605</td>
<td>$605</td>
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<tr>
<td>Insurance</td>
<td>35% $</td>
<td>$3,133</td>
<td>$3,220</td>
<td>$2,908</td>
<td>$3,220</td>
<td>$3,116</td>
<td>$3,220</td>
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<tr>
<td><strong>Sub Total</strong></td>
<td></td>
<td>$8,328</td>
<td>$8,262</td>
<td>$7,951</td>
<td>$8,344</td>
<td>$8,435</td>
<td>$8,539</td>
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</table>

**GWA Total Monthly Cost Share**  
$30,759

#### Utility costs borne by each agency:

<table>
<thead>
<tr>
<th>Service</th>
<th>Avg Jan-Jun</th>
<th>January</th>
<th>February</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power</td>
<td>$76,891</td>
<td>$32,024</td>
<td>$36,491</td>
<td>$36,226</td>
<td>$34,794</td>
<td>$17,843</td>
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<tr>
<td>Water</td>
<td>$14,761</td>
<td>$5,252</td>
<td>$13,453</td>
<td>$8,490</td>
<td>$4,218</td>
<td>$2,768</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td>$91,651</td>
<td>$37,276</td>
<td>$49,945</td>
<td>$44,716</td>
<td>$20,611</td>
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