



**CONSOLIDATED
COMMISSION ON UTILITIES**

Guam Power Authority • Guam Waterworks Authority
P.O. BOX 2977 • Agana, Guam 96932

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

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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.

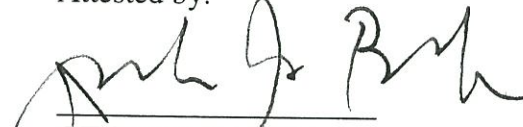
DULY AND REGULARLY ADOPTED AND APPROVED THIS 27TH DAY OF OCTOBER, 2015.

Certified by:



JOSEPH T. DUENAS
Chairman

Attested by:


GEORGE BAMBA
CCU Board Secretary

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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

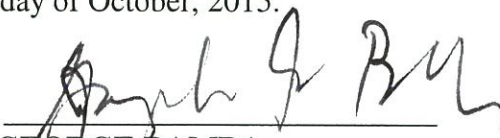
At said meeting said resolution was adopted by the following vote:

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:

	Avg Jan - Jun	January	February	March	April	May	June
Security Guard	35% \$ 2,704	\$ 2,704	\$ 2,704	\$ 2,704	\$ 2,704	\$ 2,704	\$ 2,704
Janitorial Services	35% \$ 2,010	\$ 2,010	\$ 2,010	\$ 2,010	\$ 2,010	\$ 2,010	\$ 2,010
Garbage & recycling	35% \$ 480	\$ 328	\$ 328	\$ 410	\$ 605	\$ 605	\$ 605
Insurance	35% \$ 3,133	\$ 3,220	\$ 2,908	\$ 3,220	\$ 3,116	\$ 3,220	\$ 3,116
Sub Total	\$ 8,328	\$ 8,262	\$ 7,951	\$ 8,344	\$ 8,435	\$ 8,539	\$ 8,435

GWA Total Monthly Cost Share

\$ 30,759

Utility costs borne by each agency:

Power	\$ 76,891	\$ 32,024	\$ 36,491	\$ 36,226	\$ 34,794	\$ 17,843
Water	\$ 14,761	\$ 5,252	\$ 13,453	\$ 8,490	\$ 4,218	\$ 2,768
Total	\$ 91,651	\$ 37,276	\$ 49,945	\$ 44,716	\$ 39,012	\$ 20,611