



GWA RESOLUTION NO. 10-FY2024

**RELATIVE TO REQUESTING APPROVAL TO PROCURE DESIGN-BUILD OF GWA
UPPER TUMON CAMPUS IMPROVEMENTS**

WHEREAS, under 12 G.C.A. § 14105, the Consolidated Commission on Utilities (“CCU”) has plenary authority over financial, contractual, and policy matters relative to the Guam Waterworks Authority (“GWA”); and

WHEREAS, the Guam Waterworks Authority (“GWA”) is a Guam Public Corporation established and existing under the laws of Guam; and

WHEREAS, GWA will be utilizing the Design-Build project delivery method for the GWA Upper Tumon Campus Improvements project to make necessary repairs, rehabilitation and renovations of the Customer Service Center, Compliance Laboratory, Warehouse and Meter Testing Facility; and

WHEREAS, the GWA Upper Tumon Campus Improvements project will be implemented in two phases: Phase I (Warehouse Rehabilitation and Meter Testing Facility Repair) and Phase II (Customer Service Center Renovation and Laboratory Equipment Replacement); and

WHEREAS, the existing Upper Tumon Warehouse was originally constructed in 1993 to store and manage the inventory of equipment and spare parts needed for immediate repairs to maintain the water and wastewater assets in good working condition; and.

WHEREAS, the normal wear in Guam’s tropical conditions over the span of 30 years contributed to deterioration of metal roofing, gutters, z-purlins and other structural members of the warehouse resulting in rain water leaking through the damaged roof. In addition, Typhoon Mawar caused further extensive damage to the warehouse and the adjacent Meter Testing

1 Facility in May 2023, damaging the existing roof, offices, some stored parts and equipment (see
2 Exhibits A and B); and

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4 **WHEREAS**, the extensive damage to Upper Tumon Warehouse and Meter Testing
5 Facility have affected the integrity of stored materials and the safety for occupants of both
6 buildings. GWA staff at the Upper Tumon Warehouse and the Asset Management office on the
7 second floor of Meter Testing Facility have been temporarily relocated to the Upper Tumon
8 Customer Service Center or the GBN Public Service Building in Mangilao; and

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10 **WHEREAS**, the rehabilitation of the Upper Tumon Warehouse and the repair of Meter
11 Testing Facility are necessary and urgent to make the facility safe for GWA employees and
12 visitors, and to properly protect and maintain the inventory of spare parts while in storage; and

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14 **WHEREAS**, in Resolution No. 2009-16 (Exhibit C), the CCU directed GPA and GWA
15 to explore opportunities for the Upper Tumon Customer Service Center wherein services
16 provided to customers may be improved by combining resources of the two utilities; and

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18 **WHEREAS**, the renovation of existing Customer Service Center, currently housing both
19 GWA and GPA customer service, is necessary to improve general comfort and convenience for
20 customers and staff, and to meet current requirements of the building code, fire/safety code, and
21 other relevant codes and standards; and

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23 **WHEREAS**, the GWA Compliance Laboratory facility has three (3) laboratories served
24 by a special laboratory ventilation and exhaust systems, components of which are beyond their
25 useful life or no longer meet current standards; and

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27 **WHEREAS**, based on a condition report prepared by an engineering firm (see Exhibit
28 D), a replacement of the existing ventilation equipment with new Dedicated Outside Air Units
29 (DOAUs) is necessary to meet acceptable indoor air quality requirements per national standards
30 and ensure continued operation of the laboratory; and

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1 **WHEREAS**, the recommended Scope of Work includes design analysis, environmental
2 clearance technical support, detailed engineering drawings, specifications, all regulatory
3 approval and permits, and construction including labor, tools, equipment and materials; and
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5 **WHEREAS**, GWA management seeks CCU approval to procure a competitive design-
6 build contract among experienced and qualified companies for the Design-Build of Upper
7 Tumon Campus Improvements Phase I (Upper Tumon Warehouse Rehabilitation and Meter
8 Testing Facility Repair) and Phase II (Customer Service Center Renovation and Laboratory
9 Equipment Replacement); and
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11 **WHEREAS**, funding in the amount of Three Million One Hundred Sixty-Seven
12 Thousand Five Hundred Dollars (\$3,167,500.00) for Phase I and Five Million Eighty Thousand
13 Nine Hundred Dollars (\$5,080,900.00) for Phase II, for a total funding amount to Eight Million
14 Two Hundred Forty-Eight Thousand Four Hundred Dollars (\$8,248,400.00), is available
15 through GWA bonds funds, Internally Funded Capital Improvement Project (revenue) funding,
16 GWA Property Insurance Claims and reimbursement through FEMA Public Assistance Program
17 funding as applicable; and
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19 **WHEREAS**, GWA management further seeks CCU authorization to submit a petition to
20 the PUC for approval under the PUC contract review protocol.
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22 **NOW BE IT THEREFORE RESOLVED**; the Consolidated Commission on Utilities
23 does hereby approve the following:

- 24 1. The recitals set forth above hereby constitute the findings of the CCU.
- 25 2. The CCU finds that solicitation of bids for Design-Build of GWA Upper
26 Tumon Campus Improvements is necessary to ensure public safety, equipment
27 protection, continued operations and improve customer service (Exhibits A, B,
28 and D).
- 29 3. The CCU hereby authorizes the amount for Design-Build of GWA Upper
30 Tumon Campus Improvements Phase I (Warehouse Rehabilitation and Meter
31 Testing Facility Repair) and Phase II (Customer Service Center Renovation

1 and Laboratory Equipment Replacement) of Eight Million Two Hundred
2 Forty-Eight Thousand Four Hundred Dollars (\$8,248,400.00).

3 4. The CCU hereby further authorizes the management of GWA to fund the
4 Design-Build project delivery of GWA Upper Tumon Campus Improvements
5 through GWA bonds funds, Internally Funded Capital Improvement Project
6 (revenue) funding, FEMA Public Assistance Program, GWA Property
7 Insurance Claims as applicable and other appropriate funding sources.

8 5. The CCU hereby further authorizes GWA management to petition the PUC
9 for approval of the procurement of Design-Build of GWA Upper Tumon
10 Campus Improvements.

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12 **RESOLVED**, that the Chairman certified, and the Board Secretary attests to the adoption
13 of this Resolution.

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15 **DULY AND REGULARLY ADOPTED**, this 27th day of February 2024.

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17 Certified by:

Attested by:

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20 **JOSEPH T. DUENAS**

PEDRO ROY MARTINEZ

21 Chairperson

Secretary

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SECRETARY'S CERTIFICATE

I, Pedro Roy Martinez, Board Secretary of the Consolidated Commission on Utilities as evidenced by my signature above do hereby certify as follows:

The foregoing is a full, true, and accurate copy of the resolution duly adopted at a regular meeting by the members of the Guam Consolidated Commission on Utilities, duly and legally held at a place properly noticed and advertised at which meeting a quorum was present and the members who were present voted as follows:

AYES:	<u>4</u>
NAYS:	<u>0</u>
ABSENT:	<u>1</u>
ABSTAIN:	<u>0</u>



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