



CONSOLIDATED COMMISSION ON UTILITIES
 Guam Power Authority | Guam Waterworks Authority
 P.O. Box 2977 Hagatna, Guam 96932 | (671)649-3002 | guamccu.org

REGULAR BOARD MEETING
CCU Board Room, Gloria B. Nelson Public Service Building
5:30 PM, Tuesday, July 23, 2024

MINUTES

1. CALL TO ORDER

Chairman Duenas calls the CCU Regular Board Meeting to order on July 23, 2024, at 5:38 PM. For the record, those present are Chairman Duenas, and Commissioners Sanchez, Santos, Martinez and Commissioner Limtiaco is on his way in. He is running a little late.

Commissioners:

Joseph T. Duenas	Chairman
Francis E. Santos	Vice Chairman
Pedro Roy Martinez	Secretary
Michael T. Limtiaco	Commissioner
Simon Sanchez	Commissioner

Executive Mgmt.:

Miguel Bordallo	GM/GWA
Jennifer Sablan	GM/GPA (Acting)
Thomas Cruz	AGMO/GWA
Tricee Limtiaco	AGMA/GPA
Chris Budasi	AGMA/GWA
John Kim	CFO/GPA
Gilda Mafnas	CFO/GWA (Acting)
Jeanet Owens	AGME/GWA
John Cruz, Jr.	AGMET/GPA
Marianne Woloschuk	Legal Counsel/GPA
Theresa Rojas	Legal Counsel/GWA

Management & Staff:

Jon-Rey Aguigui	HR/GPA	Vien Wong	IT/GPA
Evangeline Lujan	Safety/GWA	Vladimir Navasca	IT/GPA
Reginald Diaz	MA/GWA	Kyle Kettenacher	IT/GPA
Joshua Manibusan	HR/GPA	Lourissa Gilman	UBS
Ann Borja-Gallardes	MA/GWA	Joyce Sayama	Comm/GPA
Candice Ananich	MA/GPA		

Guest:

Frank San Nicolas
Tricia Granillo
Connie Santos

Guam Daily Post
AM Insurance
Depo Resources

Annmarie Muna
Dan Rueckert

AM Insurance
Sheffield Saudif

2. APPROVAL OF MINTUES

Chairman Duenas calls for the approval of meeting minutes from the board meeting on July 23, 2024. Comm. Santos moves to accept the minutes; Comm. Sanchez second.

With no further discussion, Chairman Duenas calls for the vote, motion passes with four Ayes. [Aye = 4, Nay = 0, Absent = 1]

3. PUBLIC COMMENTS

Chairman Duenas announces there are no public comments.

4. GWA

4.1 GWA Resolution No. 17-FY2024 / GPA Resolution No. FY2024-20 Relative to the Creation and Approval of the Position Classification Specification for the Legal Analyst Position – GM Bordallo asks Attorney Theresa Rojas to present. Atty. Rojas states, this is joint resolution, GWA 17-FY2024 and GPA resolution FY2024-20. So, the board had specifically asked three specific questions during the work session. Comm. Sanchez in particular had asked whether both agencies would be hiring a legal analyst and I think the inference was for the legal counsels to consider whether or not it would be feasible to combine the position as one to serve both GPA and GWA. So, during the work session, we explained that the intention of the resolutions was for GWA and GPA to hire two separate employees, one per agency. So, a legal analyst for both GPA and a legal analyst for GWA and we've discussed you know whether or not it would be feasible and efficient to have one legal analyst serve both agencies. We would like to let the board know that we don't believe it would be efficient or workable for one analyst to serve both GPA and GWA. Our specific reasons that it may create issues. In the long term, it may create unclear expectations and competing conflicts. Above all, we have separate Industries, water and power. And, the task that we foresee our legal analyst handling will probably be more long-term and very direct and specific to either the water or the power industry. We'd like to have the resolutions remain as is and have the legal analyst position be a specific position created for each utility respectively. Another question from Commissioner Limtiaco, was whether we would still need the legal secretary position. We did explain during the work session that the analyst position when it was thought of and created, it was thought to handle GPA and GWA administrative, legal, research, and secretarial duties. So, we're not asking the board to create a new legal secretary position for GPA...sorry, to back up a little, GPA does not have an existing legal secretary position but GWA does have that position. So, the position for a legal analyst if the board approves that position tonight, will be competitive. So, if the legal secretary for GWA chooses to apply for the position, the employee can do that, and if they do that, if the legal secretary position for GWA becomes vacant, we have no plan to actively recruit for that position. We believe that the analyst can fulfill again all the administrative, research, and secretarial duties in a single employee. The third question asked by Mr. Chairman, was for the GMS to consider whether or not we should eliminate the legal secretary position. So again, for GPA, this is a non-issue because the position does not exist. For GWA, the legal secretary position is in existence and it's presently filled so there is an incumbent. The incumbent is a classified employee. The

only way, after conferring with both HR departments, the only way we can eliminate that legal secretary position is if it does become vacant, is through attrition. So, the employee would either have to resign, be promoted to a new position, or be transferred to another position before we could consider eliminating or removing the position from our CTP list. So those are those are the answers to the specific questions the board has and we're happy to address any other questions. Comm. Limtiaco is present.

Comm. Santos asks, I'm looking at your presentation on the proposed salaries. How do you address the applicants knowing a \$0.50 difference when you walk into this job you're going to get paid more at GPA? How much flexibility to say everybody starts at this rate? I'm just looking at...clearly as stated with GWA you're at \$61K and GPA can start at \$62K. Right off the top here, I want to apply to work at GPA get \$1,000 more. Do we have the flexibility to say this position that we're creating starts at this rate based on whatever... GM Bordallo states, as long as it's in between the range we have the flexibility. Comm. Santos continues, in other words, can you quote a GWA applicant to be starting at \$62,200. So, looking at the scale, the person sees this and says, I want to make \$62K... I qualify to make \$62K... why should I apply for \$61K. I'm trying to make it where you guys have to flexibility say I want to hire you and this is your starting wage. GM Bordallo states, as long as it's between the minimum and the maximum, then yes. Comm. Sanchez adds, maybe it's just because one's at the 25th percentile and one's at the 30th. But I'm with you, just make it the same number. I'm just throwing it out there for discussion. GM Bordallo replies, again, we have the flexibility as long as it's within the range. So, for GWA, because we're lower, we can go up the range. Chairman asks for a motion. Comm. Sanchez moves to approve; Comm. Santos second.

With no further discussion on GWA Resolution 17-FY2024 and GPA Resolution FY2024-20, Chairman Duenas calls for the vote, motions pass with five Ayes. [Aye = 5, Nay = 0]

4.2 GWA Resolution No. 24-FY2024 – Relative to the Approval of the Procurement of Laboratory Services with Eurofins Eaton Inc. – GM Bordallo states, GWA's contract for laboratory testing services, which are to support our own laboratory operations and provide the needed analysis required by the Safe Drinking Water Act and Guam Primary and Secondary Safe Drinking Water Standards has expired. There is a pressing need to replace the existing Laboratory Service Contract that expired in January of this year. Services will be provided to GWA through our new GWA Laboratory facility in upper Tumon. Approximately Five Hundred Ninety-two Thousand Eight Hundred Twenty-Eight Dollars and Thirty-Three Cents (\$592,828.33) per year based on previous expenditures or One Million Seven Hundred Seventy-Eight Thousand Four Hundred Eighty-Five Dollars (\$1,778,485.00) for three (3) years. Implementation date is July 2024 and will have an initial term of 3 years. Funding source is internal cash flow.

GM Bordallo continues, I think there were some questions from the work session specifically about whether or not we have done a cost benefit analysis for GWA to conduct this analysis ourselves. The answer to that question is, as I've been informed there was in the (year) 2000s, a cost benefit analysis that was conducted and it concluded that it was not feasible for us to do all of this analysis which is why we contract them out. Just in terms of estimating what it would cost us to do this, for capital costs, essentially, we need more space for the additional laboratory and equipment needed to conduct all of these tests. We would also have increased operational costs. To put some numbers on it, based on estimates that we've come up with, the capital cost

for setting up would be on the order of \$8.7 million to include a new building. That would also include equipment just for this one setup for example PFAS analysis, that's half a million dollars. For gas chromatographs, we would need five at \$120,000 each, so that's about \$600,000. All of these costs including the bench sinks, fixtures and furnishings plus the building cost would total about \$7.2 million and then an additional \$1.5 for... \$500,000 for laboratory certification. And then, additional power upgrades for backup generator we anticipate another million so the total capital cost there would be \$8.7M and then our yearly costs to provide the personnel, the equipment, maintenance, and calibration, materials and supplies, and reagents and waste disposal costs would be about \$930,000 a year and we're paying right now \$560K or so for those same services. So, it doesn't make financial sense for us to do all of this and that's why we are contracting out. There were also questions about what does it take to get certified. The process would have to go through EPA and Guam EPA for laboratory certification. We'd have to use the standard methods and get trained on the standard methods for all the different analyses that are required. We would have to expand the QAQC program to include all of those other would-be proficiency testing annually that we would have to do for all of the methods. We would have a certification officer training and then we'd have to have compliance audits for all of the methods on a periodic basis. There's a lot involved with expanding the laboratory in order to accomplish this. Eurofins Easton, Inc are located on the west coast. The additional problem with us trying to do these things, that the laboratory reagents, the supply of that, some of them don't have a long shelf life and we think it would be fairly problematic for us to try and kind of maintain all of that inventory. Even some of the samples that Eurofins does for us, it's so specialized, and that's their business, that they don't even do it. They farm some of it out like, the WET testing on the wastewater effluent... they farm out. And, the PFAS testing there are very few laboratories in the states that are certified to do this and Eurofins just happens to be one of them.

Comm. Santos asks, one, are they licensed to do business in Guam? Evangelene Lujan responds, yes, they are a vendor on Guam. Comm. Santos asks, do they pay GRT? Comm. Sanchez comments, we don't know if any of our vendors pay GRT. Comm. Santos continues, Mr. Chairman, this issue was raised at a recent government meeting and a question that was posed because our legal bond counsel does not pay GRT on the fees that we paid. So that issue is now being researched because there's a lot of money involved. At the end of this contract, there's a lot of zeros that are going to be involved and it's only right that every company that wants to do business on Guam, will and must pay GRT... that is the law. So, before you finalize this contract, you make sure that they have license and that they fully understand that 5% is due and payable each month to rendering this service to us.

Comm. Sanchez adds, if the vendor is incorporated you know you're buying a widget from a California company and they're sourcing it wherever they're sourcing it from, are we going to require that they have to open a business license on Guam? Comm. Santos replies, yes. Comm. Sanchez continues, I mean he's shipping something to a California vendor, they're not even here...we buy a lot of things from off-island. Comm. Limtiaco states, I think the solicitation would have had to clarify that plus, I mean, isn't it just a pass through anyway? I mean, the minute you start requiring all suppliers to pay GRT, they're just going to add it on to the cost of the bid anyway. We're going to end up paying for it anyway. Comm. Santos states, the point for me is, we're rendering a service. I don't care if it's widgets, I don't care, you came here with the intent to do business on one pay the taxes that are due. That's my pitch. That's another 5% we give away. We have so much money... there was a point when you and I were all Senators, we had no

money, we couldn't meet payroll and...it doesn't sound like much but \$1.3 million at 5%...some of that money can pay the salary of our legal analyst. Chairman adds, I don't have a problem with that. I was going to say the two legal counsels need to research this because there's also that law out there that Don Parkinson passed a long time ago that says, if you want to enforce your contract you have to have a business license on Guam. And, that's what happened to the Hyatt Hotel and their lender. Comm. Sanchez replies, I would hate to lose a vendor in Kansas who is selling us a service or he's buying something in Kansas...a truck in Kansas from a vendor that was the lowest qualified bidder but does business in Kansas but he was the lowest qualified bidder we're not going to buy the truck because we have to force that vendor to incorporate Guam... we're going to start losing vendor. That would be my view. Comm. Santos asks, how much do it cost incorporating Guam? Take a guess. Comm. Sanchez responds, not much...very little. Comm. Santos asks, are they the only vendor available, sole source, Mr. Bordallo? GM Bordallo states, no.

Chairman Duenas states, here's my point, legal counsels, we have to follow the law. So, if there is a law that says to do business on Guam you're required to have a business license, that that should just be it. That's the end of the discussion. If we don't like the law then we need to talk to our people down at the legislature and say change the law but, that law is very clear. All I'm saying is, let's follow the law. Chairman addresses legal counsel, do you understand? Atty. Rojas states, yes. Comm. Martinez states, I'm with Francis. I was going through the solicitation here that even the veteran...a disabled veteran own company and women owned company are mandated to have a business license here on Guam. Comm. Sanchez reads, he is right, it says bidders are caution that GWA will not consider forward any bid offered submitted by a bidder who has not complied with Guam Licensing Laws. So, in many ways you're both saying the same thing. If you comply with Guam law then counsel verify that that vendor complies with Guam law.

Chairman Duenas asks, Miguel, in terms of the laboratory services, are these services routine and every month you're sending stuff out or is this once in a while? GM Bordallo responds, no, this is routine. The specific analyses differ based on the Regulatory Compliance requirements. Some are quarterly, some are annually. Comm. Martinez asks legal counsel, maybe to give us an opinion on this one. Where it says on the item G, taxes, that bidders are caution that they may be subject to one business privilege taxes which is the gross receipt tax. So, what is the alternate of that... that they won't be subject... that they might not be... Chairman Duenas states, it's per the law... it's the language per the law. It's really up to the director of the Department of Revenue and Taxation to enforce the laws. The utilities must tell the bidders this is the law and they wouldn't want to be surprised. The enforcement and the collection of taxes that's the director of Revenue tax's job. Comm. Sanchez states, maybe something we can all think about is when we approve a purchase... it's in the bid... I guess they have the bidder supply their business license? Atty. Rojas responds, the rules do not require bidders or interested bidders to provide a license at the time that they bid. It's only if they are awarded. Usually, they will receive a notice of conditional award and we say this is a notice of conditional award and these are the conditions you have to provide your business license, and other requirements usually like Insurance certificates, etc., all dependent on the type of project or procurement. Comm. Sanchez asks, so should they provide a business license, this this company? Atty Rojas replies, I don't have that information for this specific procurement but I can get answer to that. GM Bordallo adds, the commission may not have insisted but I don't know that our procurement department has not

already verified. So, they may have and we just don't have that information in front of us. They just have to get the license before we award. Atty. Rojas continues, they just have to get the license that's why there's that flexibility. Chairman states, so if they don't win the award, they don't have to get license. Comm. Sanchez adds, but, if they do, you can't contract them without proof of Licensing. Comm. Sanchez moves to approve Resolution 24-FY2024 for GWA relative to the approval of the procurement of Laboratory Testing Services with Eurofins Eaton, Inc.; Comm. Martinez second.

With no further discussion on the motion, Chairman Duenas calls for the vote, motion passes with five Ayes. [Aye = 5, Nay = 0]

4.3 GWA Resolution No. 26-FY2024 Relative to Approval of Amendment for the Indefinite Delivery/Indefinite Quantity Professional Project/Construction Management Services Contract for the 2024 Interim Water Resources Master Plan Update - GM Bordallo states, seeking approval of an amendment to an existing IDIQ contract for Professional Project/Construction Management Services. The amendment is for the 2024 interim water resources master plan. This is seeking an amendment number two to Task Order number eight which is the Task Order for the Interim Master Plan update. And, then Task Order 9 for additional hydraulic modeling in support of the Interim Master Plan update. So, the total cost we are seeking is \$152,000 for the amendment number two and \$50,000 for task order number nine. A total cost additional cost of \$202,000. This would bring the total IDIQ amount for all authorized task order to \$2.56 million. I'm sorry, \$2.56M is what has already been authorized so with this approval if you provide it to us, it would go to \$2.76 million. This should be completed by September of 2024 and the funding source will be either bond funds or IFCIP. Comm. Sanchez moves to approve GWA Resolution 26-FY2024 relative to the approval of the amendment for the IDIQ Professional Project Construction Management Services Contract; Comm. Limtiaco second.

With no further discussion, Chairman Duenas calls for the vote, motion passes with five Ayes. [Aye = 5, Nay = 0]

4.4 GWA Resolution No. 28-FY2024 Relative to Approval to Procure the Design-Build of Guam Waterworks Authority SCADA System – GM Bordallo states, GM Bordallo states, Mr. Chair, next is Resolution 28-FY2024 and this is seeking approval for us to procure Design-Build Services for GWA SCADA system Phases 1 and 2. The procurement anticipates four phases and we're only seeking approval of Phases 1 and 2 which essentially, Phase 1 covers the control center construction and Phase 2 involves the integration of all locations with existing SCADA at the sites and then connecting them to the control center. Phases 3 and 4 are future projects involving putting in SCADA systems at Phase 3 for potable water facilities and Phase 4 for wastewater facilities. So, those may proceed simultaneously, not necessarily sequentially, but we'll come back to you for Phase 3 and 4 work. Our estimate for Phases 1 and 2 is \$4.8 million to take care of the design-build for this portion of the SCADA system. We anticipate a procurement contract length of 450 days to complete the work. We anticipate using bond funds. And, we've also applied for some other grants that if they become available, we can apply to this project. Comm. Sanchez states, move to approve GWA resolution 28-FY2024 relative to request for approval to procure the design-build of GWA SCADA system; Comm. Santos second.

With no further discussion, Chairman Duenas calls for the vote, motion passes with five Ayes. [Aye = 5, Nay = 0]

4.5 GWA Resolution No. 29-FY2024 – Relative to Approval of the Indefinite Delivery/Indefinite Quantity Hydraulic Modeling Services for the Water and Wastewater Systems – GM Bordallo states, Resolution 29-FY2024 and this is seeking approval of an IDIQ contract specifically for hydraulic modeling services and support services. My understanding is this will be two separate contracts for overlapping Services and the hydraulic modeling. There are two separate firms that will be conducting the work. The first part of it includes the hydraulic modeling of water and wastewater systems for a period of 5-years and this is to assist us with the modeling that is required as part of the consent decree. Periodically, after we make some improvements, we have to remodel and recalibrate the model so on and so forth in order to confirm the improvements are having the desired effect and that's part of the consent decree. We also have the occasion to update the models as new developments come online. So, that's for the hydraulic modeling portion and that would be going to Brown and Caldwell for a project cost of \$2.45 million over a 5-year period. Then the GIS work, to kind of support that would be awarded to Duenas, Camacho and Associates and that contract is estimated at \$835,000.00 over the period of 5-years. The total cost that we're seeking for both projects is \$2.98 million on a time and material basis and a task order basis over that 5-year period. The funding source for this will be through grants, System Development Charge Funds, and revenues. Comm. Sanchez moves to approve Resolution 29-FY2024 for GWA relative to the approval of the IDIQ hydraulic modeling services and GIS support professional services contract for water and wastewater systems; Comm. Limtiaco second. GM Bordallo clarifies on the resolve portion of this resolution, I just noticed that it authorizes management to petition to PUC for both contracts. I believe the one under a million and does not require the PUCs approval. Chairman Duenas states, okay I brought that up that Duenas Camacho and Associates portion is lower than a million, okay. Comm. Sanchez states, it's still okay. You have a PUC order that says don't bother me if it's less than x, right. But, good, at least for public disclosure.

With no further discussion, Chairman Duenas calls for the vote, motion passes with five Ayes. [Aye = 5, Nay = 0]

5. GPA

5.1 GPA Resolution No. FY2024-24 Relative to Authorizing Guam Power Authority Management to Overhaul Piti 7 – Acting GM Jennifer Sablan presents, this is FY2024-24 relative to authorizing Guam Power Authority management to overhaul Piti 7, do you have any questions on this resolution? Comm. Santos states, motion to accept and approve resolution; Comm. Sanchez second. Chairman Duenas asks, just give us the highlights. Acting GM Sablan states, so we are scheduling it for FY2025 and Comm. Limtiaco asked when FY25 next. Comm. Limtiaco states, I was mainly curious as to whether or not we're going to have capacity to take it down and do the overhaul. Acting GM Sablan states, it would be best to try to do it before May. As we've mentioned before, May starts our high peaks. We do have to order some of the parts so it may be dependent on that. Aggreko has provided the 20 megawatts; we are doing the Yigo Hot Section... so we're hoping to gain the 4 megawatts by August. We are still also trying to recuperate some of our other units. We're looking at some capacity and it's just needed...just like we did Yigo Hot Section, Macheche Hot Section it's due for Piti 7. So, we do need to put some effort in trying to keep maintenance up on these units or we may lose them for a longer period

of time. This is \$3.5 million... it's kind of similar to the numbers we've seen with the Yigo Macheche units. It's a little bit bigger so we're hoping we're still within the range.

Comm. Santos asks, when will it happen? Acting GM Sablan replies, like I said, we're hoping to order parts. We just need to get an estimate as to when those parts can all come in. Typically, six months... four to six months is what we seen. This is a different unit. It's different from the LM 2500s. This is a G-frame 5 unit so we're still sourcing vendors right now. This is under TEMES a PMC contractor so we are asking to contract TEMES to proceed. Comm. Santos asks, \$3.5 for us to do this... what's the cost to ask TEMES to do this? Acting GM Sablan states, TEMES, there is an estimate, sir, because we don't have the full final quotes and TEMES has a 15% added cost to any contracted cost they get from their sourced vendors. They go through a procurement process so they add their pricing on top of that. Chairman Duenas asks, is that still included in the \$3.5 million that's what I think he's asking? Acting GM Sablan responds, that would be included unless we come back for any adjustments. Comm. Santos asks, will that extend the life of this generator? Acting GM Sablan replies, well, it'll help it. Right now, we have some issues with Piti 7... we've got some things we need to work on but this will not limit their output. Just like the Yigo and Macheche, when we do this maintenance, we see wear and tear on the turbine blades just because of their extended operating hours and this is a maintenance that's necessary over time. Comm. Martinez asks, so in other words, the work that's going to happen for \$3.5M is to do labor and parts? Acting GM Sablan states, yes, sir, and so the unit is being maintained by GPA, sir. But we do have TEMES handling procurement over the CTs we extended it towards the diesels and Piti 7 last year. So, the procurement now is going through TEMES but our personnel are actually operating and maintaining it now. Comm. Martinez asks, so with TEMES there is no... on their contract that... for what we're paying them for their services that includes overhauling? Acting GM Sablan replies, well they can contract a TEMES group to do it... I mean right now; the PMC is strictly like a management group. They have technical people, engineers, and procurement personnel they don't have on contract like all the time, a labor force for operation and maintenance all the time. They are a managing group and through their procurement process they can hire other contracts which may be some TEMES or KEPCO, or Taiwan Electric companies. But they compete so they have to get quotes from at least two or three vendors to show there's some competition in their pricing.

With no further discussion, Chairman Duenas calls for the vote, motion passes with five Ayes. [Aye = 5, Nay = 0]

5.2 GPA Resolution No. FY2024-25 Relative to Authorizing the Construction of the New T&D Facility

– Acting GM Sabalan begins, Resolution FY2024-25 this is relative to authorizing construction of the new transmission and distribution the T&D facility. As mentioned in the work session, this the existing buildings, there are two buildings that we are trying to replace and they are around 30 years old. They are steel framed and they're worn out. So, we are looking to replace it with a concrete, typhoon proof, facility that will be the permanent housing for the disaster recovery, for SCADA, and our IT systems. The estimate for this, well, we had actually completed the designed for this facility in 2021, it had a \$14.8 million estimate for the construction and for the furniture and equipment to for the building with an escalation of 5% per year we estimating this to be about \$17.2 million. We're estimating two to three years to construct the facility. We don't need any additional land because it'll be in the current T&D lot. We will have to displace the meter shop

which is occupying a building that would need to be removed for the new facility. Comm. Santos states, motion to accept and approve; Comm. Sanchez second.

Comm. Santos states, let's go back, so, our current backup system for PSCC is basically non-existent? Acting GM Sablan states, I believe they have like a mirror system, sir, but, not I don't I believe it's in a separate building. Comm. Santos asks, where is our backup system? AGMA Limtiaco states, I think there's a small contract with Docomo. It's not an actual backup system, it's just the data. Comm. Santos asks, so, if this place got wiped out, what happens? How do we power up our grid? Acting GM Sablan replies, so, we did have a system according to...with SCADA. I believe they were trying to work on something like a...not a cloud system... but something similar to that. We don't have a facility for that right now, sir, that has a backup system. We just have a backup server system. Comm. Santos asks, so when interest was made to come to us to develop a One IT System for GPA and GWA. Why is this just for GPA and I don't hear GWA being mention? Acting GM Sablan replies, there is a facility for GWA in the building. Comm. Santos asks, how do you split the cost? Whose grand plan is this? It's 25,000 feet. Acting GM Sablan replies, I've not heard about cost splitting. I would need to get back to you. Comm. Sanchez states, I assume it's like this building, right, when we built the building, they figured out. Acting GM Sablan states, we are paying for the building through...we reserve CIP funding every year. CFO Kim explains, the way we're thinking, we have under recoveries from our LEAC. So, every year we wanted to do is set aside \$5 million for this CAPEX building so by time after 3 years we have like \$15 million to pay off the project. Comm. Santos states, you're using LEAC to fund this? CFO Kim corrects, no, no, we're recovering from LEAC, so, we have some cash on hand. So, we just kind of allocate... so most of our CAPEX is about \$20 million we budgeted. so, we're just going allocate \$5 million to the side and just create a fund almost like an insurance fund. Comm. Sanchez adds, so it's our internally funded CIP. You're going to take a bucket of \$5 million a year for the next three years to pay for this and then you're going to get with GWA and tell them what the landlord wants for rent. CFO Kim replies, yes. Comm. Limtiaco clarifies, you're referring to the CIP funded that you help front for the LEAC, right? We're just recovering our back. Chairman confirms, we're just recovering our LEAC back because we advanced a lot of money to help our customers out. And, we've recovered half of it already so we're recovering the rest.

With no further discussion, Chairman Duenas calls for the vote, motion passes with five Ayes. [Aye = 5, Nay = 0]

5.3 GPA GM Report

Chairman Duenas asks, is the fuel line completed? Acting GM Sablan states, so this is the Route 16 fuel line and the areas that are green are completed. The areas that I believe they're still working on is right within the fence line across Revan tax building and that's in the airport side. Then, like Fatima Road towards Micronesia Mall Route 1 they are still working on that. A majority of the line from there along Route 16 has been covered but not everything is paved yet but the roads have been open for the most part. I also noticed along Route 1 they actually did fill in the road so some of the some of the steel plates are removed so progress there as well. They still have some work I understand on Route 6 and along Route 1 in Piti as they connect to the fuel tank. There is some work also going on down at the Fuel Farm just is to complete the fuel pumping facility.

The Ukudu Power Plant construction... as the report is indicating that 88%, but that's including engineering, procurement, construction, as far as percentage of completion this is from the back side looking towards the mall, this is the plant I believe this is as of June 30. You can see on the top right, you see the two tanks, that's the ultra-low sulfur diesel tanks. They have their roofs on, they were hydrostatic tested, they are building the berms around the facility of that area right now. The two tanks closest to us where you can see the internal structure, those are the treated water tanks that will be used to hold the reuse-water from the Northern Wastewater Treatment Plant. Those are the structures that will help support the roof once they get those on, they will do their hydrostatic testing for those as well. My understanding is they have completely recovered from the damages from the typhoon and so we are back on track. Most of the facilities have been constructed. They're doing the external sightings, there's work inside the facilities such as the piping, electrical, things that are just going to take a little bit more time you don't see it but it's work that still needs to be done. So, the control electrical building has their dispatch office I guess you could say that is where they were monitoring the energization of the new bus and transmission lines that went from Harmon to the Ukudu switcher. That basically was a major milestone for them because we were able to push power and heat up the system in the lines. So that was successful, they were doing that as a test, they don't need that right now but, it was very good success and on the work that was done. And, GPA helped with some of that work, we ran the lines from Harmon to Ukudu and we had bunch of relay folks and protection folks and everybody there to witness and troubleshoot as necessary. Chairman Duenas asks, Harmon substation, is that an indoor substation? Acting GM Sablan replies, no it's not, it's not it's an outdoor substation. There are no plans for that one yet, sir, but most substations now are being required to be indoors. That would take that would take some planning because we do work with Navy as a joint facility so we would need to make sure we're not interrupting them. Then this is just the backside of the heat recovery system. My understanding is they're getting ready to hydrostatic... this is kind of like their boiler system. I don't know if they've done that yet, but they were getting ready to treat the water that would need to go in there so they're not contaminating those tubes. The next slide, this is just they're their gas turban buildings. You can't see it, they're in there and they're hooking them up... the combust turbine. I'm hearing, March, for starting the commissioning activities so we'll get more information as soon as they have more info on that. Stacks are up... Chairman Duenas states, thank you very much you're doing a good job.

6. OTHER DISCUSSION

6.1 Time and Attendance System for GWA and GPA

AGMA Chis Budasi presents, Mr. Chairman has asked me to put together an implementation plan for a new time and attendance system for both GWA and GPA. This is a quick five slides on the topic the purpose is to implement a new timing attendance system for both utilities with the objective to enhance accuracy efficiency and compliance. I'll skip to the timelines because I think that's what was the important part. So, if you go to the second to last page... the timeline on the Comprehensive Support Services RFP. The published RFP is going to go into effect this month with the target to select a vendor by September of 2024. contract review would take place in October and then we would send it for contract approval to the CCU in November and the PUC in December with a contract start date of January 2025. The next page outlines the timeline for implementing the time and attendance system. One, February, we would kick off the project. Two, we would do the planning in March and April of 2025. Three, we do the vendor selection by July of 2025. Then design and customization, put that plan together in August and September with implementation going from October 2025 to January 2026. Testing would occur in February 2026 with a go live of March 2026 would be the target. This would be a third-party time and attendance system that

would integrate into JD Edwards. The plan is for it to integrate into JD Edwards and also to the mobile Workforce Solution so both GWA and GPA have a separate mobile Workforce Solution for all work orders and so it would also link into that as well. Comm. Sanchez states, just added to our CCU page since we discussed it at the meeting. (Note: Time and Attendance System timeline is attached. See Attachment A)

7. EXECUTIVE SESSION

7.1 GWA Litigation Matter

Comm. Sanchez moves to rise up and go into an Executive Session; Comm. Limtiaco second.

Chairman Duenas calls for the vote, motion passes with five Ayes. [Aye = 5, Nay = 0]

8. ADJOURNMENT

At 7:09 PM, Chairman Duenas calls IT staff and Utility Board Secretary into the board room and informs staff that the meeting had adjourned during the executive session. Time noted at 7:09 PM and confirmed by Comm. Limtiaco.

Submitted by:
/s/Lourissa Gilman

Attested:



JOSEPH T. DUENAS, Chairman



PEDRO ROY MARTINEZ, Secretary

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Attachment A

Implementation Plan for a New Time and Attendance System

This presentation outlines the plan to implement a new time and attendance system for Guam Waterworks Authority and Guam Power Authority



Attachment A

1 Purpose

Present the plan to implement a new time and attendance system.

2 Objective

Enhance accuracy, efficiency, and compliance in tracking employee work hours.

3 Procurement Vehicle

Comprehensive Support Services RFP for Applications and Integration Technologies utilized by the Guam Waterworks and Guam Power Authority.



Attachment A

Implementation of a unified time and attendance system.

Integration with existing HR, Mobile Workforce and payroll systems.

Support various time capture methods (biometric, RFID tags, mobile, swipe cards, terminals, web timesheets).

Improve operational efficiency.

Prevention of Time Theft.

Ensure regulatory compliance.

Enhance data accuracy and security.



Attachment A

Expected Benefits

Operational Efficiency

- Automates time tracking processes, allowing employees and managers to focus on core tasks.
- Integration to ERP and mobile Workforce Solutions.

Compliance

- Adherence to local and federal labor laws.
- Maintains accurate records for audits and legal purposes.

Data Accuracy

- Ensures accurate recording of employee work hours, breaks, and overtime.

Enhanced Scheduling and Workforce Management

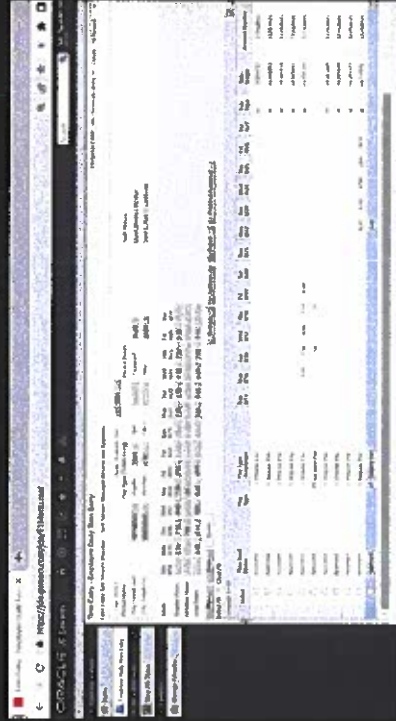
- Facilitates efficient scheduling and shift management.

User Satisfaction

- Improved user experience with modern time capture methods.



JD Edwards EnterpriseOne



Rinami and Clevest Mobile Workforce Systems



Attachment A

Project Timeline: Time and Attendance System

