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September 4, 2025

Vincent P. Arriola  
Director  
Guam Department of Public Works  
542 North Marine Corps Drive  
Tamuning, Guam 96913



Subject: New Simon Sanchez High School FDDBLM Project No. 730-5-1059-L-YIG

Mr. Arriola,

It has been **90 days** since General Pacific Services was notified that it had placed 2<sup>nd</sup> in the selection process for the above-mentioned project.

As stated in your letter to General Pacific Services dated June 06, 2025, DPW will enter into contract negotiations with the highest ranked firm for the required services. If compensation, contract requirements or contract documents cannot be agreed upon, DPW will formally terminate the negotiation.

GPS understands that there are two prerequisites for submission of a qualified proposal:

- a. Meet submission requirements as stated in the RFP instructions to Proposers
- b. RFP Section XXXIX the Term Sheet and Price Proposal will be unsealed from the Highest Ranked Proposer prior to Negotiations and **must** be within the budgetary ceiling outlined within the "MA KÅHAT ACT OF 2013" AND ANY SUBSEQUENT Public Laws as relevant.

GPS's understanding of Section XXXIX is a proposal received that exceeds either the maximum principal financing amount authorized of \$166,365,000.00 or the annual pledge of \$16,377,125.00 the proposal shall be deemed unresponsive. Based on Mrs. Garcia's comments during the August 12, 2025 budget hearing the proposal received must be over these amounts or additional funding would not be required.

Regards,

Phil Roberto  
General Manager

Cc: Superintendent of Education  
Principal, SSHS  
GEDA CEO

Operations:

265 Mamis Street; Tamuning, Guam 96913  
Phone: 671-646-2267/1925 Fax: 671-649-0120

Accounting Office:

4626 SE 85th Street; Berryton, Kansas 66409  
Phone: 785-836-3411 Ext. \*# Fax: 785-836-3341



Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;

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**SSHS 250908 REV DRAFT DPW LETTER TO GEDA**

1 message

**Joseph W Duenas** <jduenas@ssfm.com>

Fri, Sep 5, 2025 at 6:32 PM

To: Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;

Cc: Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;

Hi Director,

Please see the revised DRAFT letter to GEDA for further discussion.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



Innovate | Adapt | Sustain

215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738

jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

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**250908 REV DRAFT DPW LETTER TO GEDA .docx**

124K



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**

*Deputy Director*

**ERNEST G. CANDOLETA, JR.**

*Deputy Director*

September 9, 2025

TO: Christina Garcia, GEDA CEO/ Administrator

FR: Vincent P. Arriola, DPW Director

SUBJECT: **SSHS Negotiations- Request for GEDA Action & Legal Guidance.**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** From the outset of this procurement, DPW has ensured that GEDA was included as a critical partner. GEDA helped shape the RFP, served on the Evaluation Committee, and issued binding clarifications through Addendum 1. As we enter final negotiations, your statutory role under the *Makåhat Act* makes your leadership essential. To avoid delay, protest, or litigation, DPW must now rely on GEDA to provide clear, written guidance.

#### **Controlling Proposal**

On August 15, 2025, DPW confirmed the essential scope: 2,000 students, 87 classrooms, all wings (including C Wing), full FF&E, and 1% for the Arts within a \$143M construction budget. On August 22, 2025, Core Tech International (CTI) affirmed compliance with this scope and submitted a financing structure within the *Makåhat Act*'s \$166.3M statutory principal cap, supplemented by FY26–FY27 appropriations.

DPW regards CTI's August 22 proposal as the controlling offer. It complies with the Act, the RFP, and Addendum 1. By contrast, CTI's August 29 "sequencing" submission is inconsistent with the no-deletions directive and is not being relied upon.

#### **Legal and Procurement Basis**

The *Makåhat Act* authorizes a lease-leaseback financing model capped at \$166.3M, expressly subject to annual appropriations. Addendum 1 confirmed this interpretation and allowed proposers to structure financing accordingly. CTI's August 22 proposal conforms fully with this framework.

Disqualifying CTI despite its compliance would contradict the procurement record and expose the Government to significant protest risk. That path does not serve the public interest. Our shared responsibility is to ensure Simon Sanchez students, parents, and teachers receive the school they have long been promised, without avoidable delays or litigation. Proceeding with CTI on the August 22 terms is the legally defensible way forward.

#### **Requested GEDA Actions**

To finalize this procurement on a sound legal footing, DPW requests that GEDA provide written confirmation on the following points:

1. Affirmation that CTI's August 22, 2025 proposal is the controlling offer under the Act, the RFP, and Addendum 1.
2. Confirmation that supplemental appropriations in FY26–FY27 may lawfully augment construction funding under the subject-to-appropriation leaseback and are not restricted solely to “additive scope.”
3. Clarification whether the \$143M construction figure is a budgetary baseline or a legal ceiling, given the Act's \$166.3M financing authority.
4. Direction on how bond proceeds beyond first-year disbursements must be applied (construction fund vs. debt service).
5. Confirmation that the final structure must be two leases (land lease and facilities leaseback), with non-appropriation clauses and remedies, consistent with the Act and Guam law.
6. That CTI, like all proposers, was entitled to rely on Addendum 1 and RFI responses in structuring its proposal, and that such clarifications are binding on the Government.
7. That the lease-leaseback structure with subject-to-appropriation clauses is consistent with Guam's longstanding municipal lease practices and does not create prohibited public debt.
8. GEDA's assessment of the protest risk should the Government disqualify CTI despite its August 22 proposal being compliant with the Act, the RFP, and Addendum 1.

DPW will proceed in reliance on GEDA's written guidance, as GEDA is the statutory authority under the *Makāhat Act*. Absent such guidance, DPW cannot responsibly finalize negotiations without exposing the Government to heightened protest risk.

#### **Next Steps**

Given GEDA's statutory role, DPW cannot and will not assume responsibility for final legal interpretations of the Act, the RFP, or Addendum 1. That responsibility properly rests with GEDA, and DPW expects GEDA to exercise it in writing.

DPW is committed to delivering Simon Sanchez High School without delay or protest risk. To achieve this, we must rely on GEDA's statutory authority and written guidance.

Respectfully,

VINCENT P. ARRIOLA  
Director, Department of Public Works

*cc: Office of the Governor – Legal Counsel, BBMR Director, GDOE Superintendent, GEDA Board Chair*

#### **Attachments:**

- A. CTI Letter dated August 22, 2025 (Final Proposal)
- B. DPW Letter to CTI dated August 15, 2025 (Scope Confirmation)
- C. RFP Addendum 1 Excerpts (Financing & Appropriation Clarifications)

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**RFP and Addendum - NEW SSHS**

1 message

**Donna Herrero** <donna.herrero@dpw.guam.gov>

Tue, Sep 9, 2025 at 11:17 AM

To: Jeffrey Moots &lt;jeffrey.moots@guam.gov&gt;

Cc: Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;

Good morning Mr. Moots,

Please find the attached documents for your review. Please acknowledge receipt of this email and attachments.

Respectfully,  
Donna Herrero,  
Private Secretary  
Department of Public Works  
(671)647-5055

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**2 attachments** **RFP 730-5-1059-L-YIG signed.pdf**  
570K **250430 SSHS Addendum I - signed.pdf**  
502K

**Re: Invitation: URGENT: Meeting re. Simon Sanchez @ Thu Sep 18, 2025 3pm - 4pm (ChST) (lester.carlson@bbmr.guam.gov)**

2 messages

**Lester Carlson** <lester.carlson@bbmr.guam.gov>

Thu, Sep 18, 2025 at 1:23 PM

To: Heidi Jeanette Carlos &lt;heidi.carlos@dpw.guam.gov&gt;

Cc: linda.ibanez@dpw.guam.gov, vince.arriola@dpw.guam.gov, edward.birn@doa.guam.gov

no DoE folks?

On Thu, Sep 18, 2025 at 11:42 AM Heidi Jeanette Carlos &lt;heidi.carlos@dpw.guam.gov&gt; wrote:

**When**

Thursday Sep 18, 2025 · 3pm – 4pm (Chamorro Standard Time)

**Location**

DPW Highways Building, 2nd floor, FHWA Conference Room

[View map](#)**Guests**

Heidi Jeanette Carlos - organizer

linda.ibanez@dpw.guam.gov

vince.arriola@dpw.guam.gov

edward.birn@doa.guam.gov

lester.carlson@bbmr.guam.gov

[View all guest info](#)**Reply** for lester.carlson@bbmr.guam.gov

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**Linda Ibanez** <linda.ibanez@dpw.guam.gov>

Thu, Sep 18, 2025 at 1:55 PM

To: Lester Carlson <lester.carlson@bbmr.guam.gov>

Cc: Heidi Jeanette Carlos <heidi.carlos@dpw.guam.gov>, vince.arriola@dpw.guam.gov, edward.birn@doa.guam.gov

Only finance. Thank you!

[Quoted text hidden]





Vince Arriola <vince.arriola@dpw.guam.gov>

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## New Simon Sanchez High School (FDDBLM) - Client Status Report and Invoice for June 2025

13 messages

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Alvin Bejosa <abejosa@ssfm.com>

Fri, Jul 18, 2025 at 4:17 PM

To: "John F. Calanayan" <john.calanayan@dpw.guam.gov>

Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>, Erica Taitano <erica.taitano@dpw.guam.gov>

Hafa Adai John,

Attached, please find SSFM's Client Status Report for June 2025 which provides an overview of our activities for the Simon Sanchez High School Project. Additionally, I have included our invoice for the same period.

Should you have any questions or require further clarification, please do not hesitate to reach out.

Best Regards,

Alvin Bejosa | Project Coordinator



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501 Sumner Street, Suite 620 | Honolulu, Hawaii 96817  
T 808.531.1308 | D 808.913.0074  
abejosa@ssfm.com | www.ssfm.com

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2 attachments

 250630 DPW SSHS CM CSR 006.pdf  
9375K

 250630 SSFM - DPW SSHS June Invoice.pdf  
243K

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Erica Taitano <erica.taitano@dpw.guam.gov>

Tue, Jul 22, 2025 at 10:33 AM

To: Alvin Bejosa <abejosa@ssfm.com>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team  
<DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Linda Ibanez  
<linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

Hi Alvin,

Acknowledged.

Thank you  
Erica

[Quoted text hidden]

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Erica Taitano  
Management Analyst IV,  
Capital Improvement Projects  
Department of Public Works  
(671) 649-3104  
Email: Erica.Taitano@dpw.guam.gov

---

Glenn Leon Guerrero <gguerrero@ssfm.com>

Tue, Jul 22, 2025 at 12:23 PM

To: Erica Taitano <erica.taitano@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team  
<DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Linda Ibanez  
<linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

Thank you Erica

Get Outlook for iOS

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**From:** Erica Taitano <erica.taitano@dpw.guam.gov>

**Sent:** Tuesday, July 22, 2025 10:33:11 AM

**To:** Alvin Bejosa <abejosa@ssfm.com>

**Cc:** John F. Calanayan <john.calanayan@dpw.guam.gov>; DPW SSHS CM Team  
<DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Vincent P. Arriola <vince.arriola@dpw.guam.gov>; Linda  
Ibanez <linda.ibanez@dpw.guam.gov>; Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>  
**Subject:** Re: New Simon Sanchez High School (FDDBLM) - Client Status Report and Invoice for June  
2025

Some people who received this message don't often get email from erica.taitano@dpw.guam.gov. Learn why this is  
important

Email received from **EXTERNAL** sender. Confirm the content is safe prior to opening attachments or links.

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Erica Taitano <erica.taitano@dpw.guam.gov>

Tue, Jul 22, 2025 at 2:01 PM

To: Glenn Leon Guerrero <gguerrero@ssfm.com>

Cc: Alvin Bejosa <abejosa@ssfm.com>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

You're welcome

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Thuy Nguyen <tnguyen@ssfm.com>

Tue, Aug 26, 2025 at 1:21 PM

To: Erica Taitano <erica.taitano@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>

Cc: Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

Hello Ms. Erica,

SSFM would like to follow up on the outstanding invoice from June 2025 for the Simon Sanchez High School (FDDBLM) project. Please let us know if you have any questions or concern.

Best regards,

Thuy Nguyen | Program Technician



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215 Rojas Street, Suite 213 | Harmon, Guam 96913  
T 808.531.1308 | D 808.913.0346

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**From:** Erica Taitano <erica.taitano@dpw.guam.gov>

**Sent:** Tuesday, July 22, 2025 2:02 PM

**To:** Glenn Leon Guerrero <gguerrero@ssfm.com>

**Cc:** Alvin Bejosa <abejosa@ssfm.com>; John F. Calanayan <john.calanayan@dpw.guam.gov>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Vincent P. Arriola <vince.arriola@dpw.guam.gov>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

**Subject:** Re: New Simon Sanchez High School (FDDBLM) - Client Status Report and Invoice for June 2025

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**Erica Taitano** <erica.taitano@dpw.guam.gov>

Tue, Aug 26, 2025 at 1:27 PM

To: Thuy Nguyen <tnguyen@ssfm.com>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

Hi Thuy,

This is currently pending at DOA for processing. Will keep you posted on this.

Erica Taitano  
Management Analyst IV,  
Capital Improvement Projects  
Department of Public Works  
(671) 649-3104  
Email: Erica.Taitano@dpw.guam.gov

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**Thuy Nguyen** <tnguyen@ssfm.com>

Tue, Aug 26, 2025 at 1:29 PM

To: Erica Taitano <erica.taitano@dpw.guam.gov>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

Thank you, Erica. We will note this down.

[Quoted text hidden]

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**Thuy Nguyen** <tnguyen@ssfm.com>

Fri, Sep 12, 2025 at 1:12 PM

To: Erica Taitano <erica.taitano@dpw.guam.gov>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

Hello Ms. Erica,

We would like to follow up on the outstanding invoices from June 2025 and July 2025 for the Simon Sanchez High School (FDDBLM) project. Please let us know if you have any questions.

Best regards,

Thuy Nguyen | Program Technician



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215 Rojas Street, Suite 213 | Harmon, Guam 96913  
T 808.531.1308 | D 808.913.0346

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**Erica Taitano** <erica.taitano@dpw.guam.gov>

Fri, Sep 12, 2025 at 1:17 PM

To: Thuy Nguyen <tnguyen@ssfm.com>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>

Hi Thuy,

These are currently at DOA to be processed, awaiting a response from them and will let you know the status.

Thank you

Erica

[Quoted text hidden]

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**Erica Taitano** <erica.taitano@dpw.guam.gov>

Tue, Sep 16, 2025 at 8:19 AM

To: Thuy Nguyen <tnguyen@ssfm.com>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Jeffery Toves <jeffery.toves@dpw.guam.gov>

good morning Thuy,

payment request no. 6 was processed 9.15.25. Will keep you posted for payment no. 7

Regards,

Erica

[Quoted text hidden]

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**Thuy Nguyen** <tnguyen@ssfm.com>

Tue, Sep 16, 2025 at 8:55 AM

To: Erica Taitano <erica.taitano@dpw.guam.gov>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Jeffery Toves <jeffery.toves@dpw.guam.gov>

Good morning Ms. Erica,

Thank you for the great news!

[Quoted text hidden]

---

Erica Taitano <erica.taitano@dpw.guam.gov>

Wed, Sep 17, 2025 at 2:55 PM

To: Thuy Nguyen <tnguyen@ssfm.com>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Jeffery Toves <jeffery.toves@dpw.guam.gov>

Hi Thuy,

payment no. 7 was processed today per DOA.

Erica

[Quoted text hidden]

---

Thuy Nguyen <tnguyen@ssfm.com>

Wed, Sep 17, 2025 at 2:59 PM

To: Erica Taitano <erica.taitano@dpw.guam.gov>

Cc: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Alvin Bejosa <abejosa@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Jeffery Toves <jeffery.toves@dpw.guam.gov>

Hi Erica,

Thank you so much for another great news this week! Please keep us posted for the next one.

Sincerely,

[Quoted text hidden]

[Quoted text hidden]

**SSFM INTERNATIONAL, INC.  
MONTHLY STATUS REPORT TO CLIENT**

**Project Name:** New Simon Sanchez High School Finance, Demolition, Design, Build, Lease/Leaseback & Insure/Capital Maintenance (FDDBLM)

**Name of Client:** Guam Department of Public Works

**Date of This Report:** June 30, 2025

**Date Of Last Report:** May 30, 2025

**Prepared By:** Glenn Leon Guerrero

**SCOPE OF WORK**

- Pre-Construction Services (Procurement & Negotiation)
- Construction Services

**WORK COMPLETED FOR THE PERIOD (6/1/25 to 6/30/25)**

**June 2, 2025 (Monday)**

- Finalized agenda and updated schedule for Evaluation Committee's meetings on June 3<sup>rd</sup> – June 5<sup>th</sup>
- Draft DPW Letter of Evaluation Committee Ranking from Evaluation Committee Chairman to DPW Director.
- Prepared individual Letter of Selection Notices to Proposers for distribution on June 6<sup>th</sup>
- Prepared SME (subject matter expert) presentation slides for O&M to Evaluation Committee Meeting (ECM).
- Reviewed proposals in preparation for evaluation and discussion meeting.
- Prepared Letter of Determination to Attorneys Keeler and Nishihara for review and comments.
- Distributed minutes for SMEs & ECMs Responsibilities Meeting.

**June 3, 2025 (Tuesday)**

- Attended Evaluation Team & SME Training at GEDA Conference Room.

**June 4, 2025 (Wednesday)**

- Attended Evaluation Committee Interviews at GEDA with DPW, Core Tech International (CTI) & Guam Education Finance Foundation III (GEFF III).
- Finalized the Evaluation Committee Chair's recommendation letter to the DPW Director for review and approval.

**WORK COMPLETED FOR THE PERIOD (6/1/25 to 6/30/25)**

- Prepared DPW's official Notification of Selection letter for distribution to all proposers for review and approval.
- Drafted the progress press release for DPW review and approval.
- Developed proposed contract negotiation committee and forward to DPW Director for review and approval.

**June 5, 2025 (Thursday)**

- Attended Evaluation Committee Interviews at GEDA with DPW (All day) - General Pacific Services (GPS)
- Prepared Final Evaluation Selection Memo.

**June 6, 2025 (Friday)**

- Collaborated with DPW Director to obtain signatures from GDOE Superintendent. (Press Release, Letter to the proposers, etc.)

**June 9, 2025 (Monday)**

- Initiated Interview, Presentation and SME Training Meeting Minutes.
- Coordinate with Negotiation Team for summary of the non-negotiable requirements.

**June 10, 2025 (Tuesday)**

- Finalized agenda for the upcoming meeting with DPW Director
- Initiated SSHS Leaseback Amortization Scenarios
- Internal SSFM discussion on negotiations and schedule

**June 11, 2025 (Wednesday)**

- Coordinated financing negotiations of the RFP with Lester to align with government standards.
- Participated in DPW Director's meeting
- Finalized SSHS Leaseback Amortization Scenarios to DPW

**June 12, 2025 (Thursday)**

- Worked on Construction/CM and O&M non-negotiable list
- Initiated minutes from June 11<sup>th</sup> Weekly Meeting with DPW meeting and outlined action items follow-ups

**June 13, 2025 (Friday)**

- Draft attorney's letter and follow up with DPW Director to clarify legal considerations.
- Participated in meetings with DPW, Evaluation Committee, and project stakeholders to review the procurement file and support evaluation readiness.



**WORK COMPLETED FOR THE PERIOD (6/1/25 to 6/30/25)**

- Finalized the Change Order (CO 01) prior to DPW submission and signature.
- Reviewed all May Meeting Minutes and provide edits/ comments for final documentation.

**June 16, 2025 (Monday)**

- Met with DPW to review the procurement file in preparation for upcoming legal and procedural steps
- Finalized the agenda for the Pre-Negotiation meeting on Tuesday, June 17<sup>th</sup>
- Drafted a formal letter from DPW to the GEDA Director requesting GEDA Legal's assistance in contract preparation

**June 17, 2025 (Tuesday)**

- Participated in a joint coordination meeting with Negotiation Committee to review negotiation strategy, schedule, and coordinate next steps to engage legal counsel
- Prepared draft response letter from DPW Director to Attorney Fowler regarding the inspection of the procurement file; forwarded to the DPW Deputy for review
- Collaborated with Evaluation Team to prepare a formal letter from DPW requesting GEDA Legal Attorney to draft the Construction and O&M contracts

**June 18, 2025 (Wednesday)**

- Review negotiation strategies and key schedule milestones
- Coordinated with Director Carlson to identify legal counsel options and outline next steps in negotiation process
- Submitted May CSR and invoice to DPW via email for processing

**June 19, 2025 (Thursday)**

- Coordinated with GEDA regarding the engagement of Attorney Terry Brooks to draft Construction and O&M contracts
- Delivered May CSR and Invoice to DPW for record tracking.
- Met with Director Arriola to confirm the revised opening date for CTI's term sheet, re-scheduled for Monday, June 23<sup>rd</sup>
- Coordinated Negotiation Strategy Meetings with DPW, BBMR, GEDA, and GDOE, pending the official opening of the term sheet.

**June 20, 2025 (Friday)**

- Coordinated negotiation strategy meetings with DPW, BBMR, GEDA and GDOE.
- Discussed with GEDA hiring of a local attorney to prepare contracts documents.

**June 23, 2025 (Monday)**

**WORK COMPLETED FOR THE PERIOD (6/1/25 to 6/30/25)**

- Finalized the agenda for DPW Term Sheet meeting on Tuesday, June 24th
- Discussed with Attorney Terry Brooks to plan document preparation.
- Initiated creation and compilation of the June 2025 Client Status Report (CSR)

**June 24, 2025 (Tuesday)**

- Participated in a joint coordination meeting with DPW to open CTI Term Sheet
- Coordinate CTI Term Sheet Meeting logistics

**June 25, 2025 (Wednesday)**

- Prepare agenda Negotiation Team and Legal Counsel meeting on June 26<sup>th</sup>, 2025.
- Reviewed Core Tech's term sheet and updated the DPW Director and Deputy, BBMR Director, and SSSHS Principal individually

**June 26, 2025 (Thursday)**

- Reviewed GEDA and Bond Manager's financing scenarios to evaluate possible funding structures.
- Reviewed BBMR Director Term Sheet comments.
- Participated in Negotiation Meeting to discussed CTI Term sheet to plan next step action

**June 27, 2025 (Friday)**

- Coordinate with GEDA for Thursday, July 3<sup>rd</sup>, 2025, Negotiation Meeting for Contract Review

**June 30, 2025 (Monday)**

- Coordinated with Negotiation Committee for upcoming meeting on July 3<sup>rd</sup>
- Collaborated with TRMA on the draft contract templates for construction and O&M.

**IMMEDIATE ACTION ITEMS**

CLIENT Action Items:	<ul style="list-style-type: none"> <li>• Draft of the Construction Contract for review and discussion for the upcoming meetings.</li> </ul>
SSFM Action Items	<ul style="list-style-type: none"> <li>• Assist the Department of Public Works (DPW) with the development of construction contracts prior to the award.</li> </ul>

**MEETINGS COMPLETED FOR THE PERIOD (6/1/25 TO 6/30/25)**

Evaluation meeting – SME Training	6/3/25	GEDA Conference Room
Evaluation meeting with CTI & GEFF III	6/4/25	GEDA Conference Room

<b><u>MEETINGS COMPLETED FOR THE PERIOD (6/1/25 TO 6/30/25)</u></b>		
Evaluation meeting with GPS	6/5/25	GEDA Conference Room
Wednesday Weekly Meeting with DPW Director	6/11/25	DPW Directors Office
Internal Negotiations Meeting	6/13/25	DPW Directors Office
Pre-Negotiations Meeting	6/17/25	DOA Conference Room
Weekly Meeting with DPW Director	6/24/25	DPW Directors Office
Core Tech Term Sheet Meeting	6/26/25	GEDA Conference Room

<b><u>UPCOMING MEETINGS (Tentative)</u></b>		
SSHS Negotiation Meeting	7/3/25	GEDA Conference Room
Negotiation Meeting with Core Tech International	7/9/25	DPW Directors Office
SSHS Negotiation Meeting	7/10/25	GEDA Conference Room
Wednesday Weekly Meeting with DPW Director	7/16/25	DPW Directors Office
Negotiation Meeting with Core Tech International	7/17/25	GEDA Conference Room
Wednesday Weekly Meeting with DPW Director	7/23/25	DPW Directors Office
SSHS Negotiation Meeting	7/24/25	GEDA Conference Room
Wednesday Weekly Meeting with DPW Director	7/30/25	DPW Directors Office

<b><u>UPCOMING DEADLINES / Tentative Schedules</u></b>	
<b>Description of Work Item</b>	<b>Deadline</b>
Finalization of Construction Contract	TBD
Issuance of Notice of Intent to Award	TBD
Issuance of Notice to Award	TBD

<b><u>PENDING ITEMS and ISSUES</u></b>	
1.	SSFM No Cost Change Order – (CO No. 1)

<b><u>MISCELLANEOUS COMMENTS</u></b>	
1.	GEDA Attorney will not have a Financing Contract, and financing will depend on Construction and O&M Contracts

<b><u>PROJECT STATUS – SCHEDULE and PROGRESS</u></b>			
<b>Schedule</b>			
<b>NTP Date</b>	<b>Current Completion Date</b>	<b>% Complete</b>	<b>Comments</b>
<b>9/27/24</b>	<b>9/26/27</b>	<b>11%</b>	<b>Pre-Construction Phase</b>

<b><u>ATTACHMENTS</u></b>	
1.	Subject Matter Expert (SME) Training Meeting Minutes including presentation materials – June 3, 2025
2.	Guam Education Finance Foundation III (GEFF III) Proposal Meeting Minutes – June 4, 2025
3.	Core Tech International (CTI) Proposal Meeting Minutes – June 4, 2025
4.	General Pacific Services Proposal Meeting Minutes – June 5, 2025
5.	Press Release for the selected proposer – June 6, 2025
6.	DPW/SSFM Weekly Meeting with Attachments – June 11, 2025
7.	Internal Negotiation Meeting with Attachments – June 13, 2025
8.	SSHS Pre-Negotiations Committee Meeting Minutes – June 17, 2025
10.	Letter from DPW to GEDA for Legal Counsel – June 17, 2025
11.	DPW/SSFM Weekly Meeting Minutes – June 24, 2025
12.	SSHS Negotiation Committee Meeting Minutes – June 26, 2025

**Construction of New Simon Sanchez High School  
EVALUATION COMMITTEE**

Minutes

Tuesday, June 3, 2025, 9:00 AM

<b>Attendees:</b>			
Vince Arriola	DPW	Tina Garcia	GEDA
Linda Ibanez	DPW	John San Nicolas	GEDA
Benny San Nicolas	DPW	Carlos Bordallo	GEDA
John Calanayan	DPW	Michael Makio	TRMA
Erica Taitano	DPW	Cedric Cruz	TRMA
Celine Cruz	DLM	Joseph Duenas	SSFM
Erik Swanson, Ph.D	GDOE	Glenn Leon Guerrero	SSFM
Carla Masnayan	GDOE-SSHS	Ed Hipolito	SSFM
Melvin Finona	GDOE-SSHS	Leila Ludwig	SSFM
Lester Carlson	BBMR		

**I. CALL TO ORDER-** Evaluation Committee Chairman

- *Meeting began at 9:03 a.m. by Evaluation Committee Chairperson, Erik Swanson, Ph.D.*

**II. ROLL CALL | ATTENDANCE**

- *The group introduced themselves.*

**III. NEW BUSINESS**

**A. Go over Procedure & Evaluation Committee Schedule**

- *JD (SSFM) facilitated this portion for the group.*

**B. Subject Matter Expert (SME) Overview/ Briefing**

**i. Construction- SSFM/ TRMA**

- *CC (TRMA) distributed attachment 3 for group to review*
- *EH (SSFM) presented the contents of Attachment 4 – PowerPoint*

**ii. Operations & Maintenance (O&M)- SSFM, DPW, SSHS, GEDA**

- *GLG (SSFM) presented Attachment 5 - PowerPoint*

**iii. Finance- BBMR/ GEDA**

- *LC (BBMR) presented the contents of Attachment 6*

- *The meeting was recessed at 12:00 p.m. for a lunch break.*
- *The group reconvened at 1:30 p.m.*

**iv. Proposal Review**

- *The committee reviewed the three proposals received and individually reviewed the proposals. ECM members asked SMEs specific questions related to their expertise on finance, design, construction, and operations*

*& maintenance (O&M) to seek clarification and clear understanding on the various topics.*

- *The proposals were reviewed individually in the following order:*
  - a) *Guam Education Finance Foundation III, Inc.*
    - 1. *Review Proposal.*
    - 2. *Questions for SMEs*
  - b) *Core Tech International Corporation*
    - 1. *Review Proposal*
    - 2. *Questions for SMEs*
  - c) *General Pacific Services*
    - 1. *Review Proposal*
    - 2. *Questions for SMEs*

**C. NEXT MEETING**

- *Wednesday, June 4<sup>th</sup>, 2025, 8:30 a.m. at GEDA Conference Room*

**D. ADJOURN**

- *Meeting adjourned at 4:44 p.m. by Evaluation Committee Chairperson, Erik Swanson, Ph.D.*

Edited and reviewed by:



Glenn Leon Guerrero

Senior Project Manager

2025 Simon Sanchez Lease Revenue Bonds - Summary of Est. Financing Scenarios

Scenario	Scenario I	Scenario II	Scenario III
<b>SOURCES</b>			
Par	\$147,525,000	\$166,365,000	\$166,365,000
Premium	\$2,898,528	\$3,268,419	\$3,268,419
<b>Total Sources</b>	<b>\$150,423,528</b>	<b>\$169,633,419</b>	<b>\$169,633,419</b>
<b>USES</b>			
Project Fund	\$136,000,000	\$153,368,570	\$167,137,944
CAPI	\$12,210,213	\$13,769,374	
Estimated COI	\$2,213,315	\$2,495,475	\$2,495,475
<b>Total Uses</b>	<b>\$150,423,528</b>	<b>\$169,633,419</b>	<b>\$169,633,419</b>
<b>Estimated TIC</b>	4.931%	4.931%	4.931%

Est. Annual Base Debt Service Net of CAPI	Scenario I	Scenario II	Scenario III
<b>Year Ending 9/30</b>			
2026	-	-	\$6,226,556
2027	-	-	\$8,302,075
2028	\$10,027,000	\$11,307,075	\$11,307,075
2029	\$10,025,400	\$11,306,875	\$11,306,875
2030	\$10,024,600	\$11,306,875	\$11,306,875
2031	\$10,024,400	\$11,306,875	\$11,306,875
2032	\$10,027,113	\$11,308,225	\$11,308,225
2033	\$10,024,300	\$11,308,413	\$11,308,413
2034	\$10,025,963	\$11,307,225	\$11,307,225
2035	\$10,026,675	\$11,304,450	\$11,304,450
2036	\$10,026,225	\$11,304,875	\$11,304,875
2037	\$10,026,725	\$11,306,875	\$11,306,875
2038	\$10,027,975	\$11,303,375	\$11,303,375
2039	\$10,024,475	\$11,304,125	\$11,304,125
2040	\$10,025,975	\$11,308,375	\$11,308,375
2041	\$10,026,725	\$11,305,375	\$11,305,375
2042	\$10,026,225	\$11,304,875	\$11,304,875
2043	\$10,023,975	\$11,306,125	\$11,306,125
2044	\$10,024,475	\$11,308,375	\$11,308,375
2045	\$10,026,975	\$11,305,875	\$11,305,875
2046	\$10,025,725	\$11,308,125	\$11,308,125
2047	\$10,025,200	\$11,307,175	\$11,307,175
2048	\$10,028,138	\$11,307,588	\$11,307,588
2049	\$10,028,488	\$11,303,313	\$11,303,313
2050	\$10,025,463	\$11,303,563	\$11,303,563
2051	\$10,028,275	\$11,307,025	\$11,307,025
2052	\$10,025,613	\$11,307,388	\$11,307,388
2053	\$10,026,688	\$11,303,600	\$11,303,600
2054	\$10,025,188	\$11,304,613	\$11,304,613
2055	\$10,025,063	\$11,303,850	\$11,303,850
<b>Total</b>	<b>\$280,729,038</b>	<b>\$316,570,500</b>	<b>\$331,099,131</b>

Notes:

Assumes Ba1 rating with use of triple tax exempt bonds

COI estimated at 1.5% of par

Estimated market conditions as of February 2025

Preliminary, subject to change



GDOE Simon Sanchez High School Final Cost Estimate January 2023

<b>Base Bid</b>	<b>\$134,000,000</b>
<b>Phase 1 New Campus</b> (Classrooms, Offices, Gym, Cafeteria)	<b>\$119,000,000</b>
<b>Phase 2 Sports Facilities &amp; Parking</b> (Football Field, Track, Tennis Courts)	<b>\$ 15,000,000</b>
<b>Special Scope Items</b>	<b>\$ 17,300,000</b>
#1 Auditorium	\$ 9,000,000
#2 Multipurpose Field & Tennis Courts	\$ 600,000
#3 PV System (Solar Panels)	\$ 1,700,000
#4 Rainwater Catchment	\$ 1,600,000
#5 Landscaping Plants	\$ 300,000
#6 Landscaping Irrigation	\$ 1,000,000
#7 Landscaping Site Furnishing	\$ 100,000
#8 Credit Recovery Building	\$ 3,000,000
<b>FF&amp;E</b>	<b>\$ 9,000,000</b>

FF&E Items that have shifted to the construction cost are:

- A/V Equipment
- Lockers
- Storage & Shelving
- Equipment (Clocks, Fume Hoods, Kitchen)

(min.)  
27 -  
honorarium



## **SSHS Evaluation Committee & Subject Matter Expert Schedule**

June 3<sup>rd</sup>-5<sup>th</sup>, 2025; GEDA Conference Room

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### **DAY 1: EVALUATION**

EVALUATION CONVENES W/ SMEs

Tuesday, June 3, 9am-5pm, GEDA Conference Room

- 1) SME presentation
- 2) Evaluators thorough review of RFP
- 3) Evaluator questions for SMEs

### **DAY 2: EVALUATION**

1. GUAM EDUCATION FINANCING FOUNDATION III, INC

Wednesday, June 4, 9am-11:30am, GEDA Conference Room

*\*Evaluators should arrive onsite at 8:30am.*

- 1) Presentation (30 minutes)
- 2) Evaluator questions for Proposers (30 minutes)
- 3) Dismiss Proposer
- 4) Review proposal/ questions for SMEs

2. CORE TECH INTERNATIONAL CORPORATION

Wednesday, June 4, 1:30pm-4pm, GEDA Conference Room

*\*Evaluators should arrive onsite by 1pm.*

- 1) Presentation (30 minutes)
- 2) Evaluator Questions for Proposers (30 minutes)
- 3) Dismiss Proposer
- 4) Review proposal/ questions for SMEs

### **DAY 3: EVALUATION**

1. GENERAL PACIFIC SERVICES, LLC

Thursday, June 5, 9am-11:30pm, GEDA Conference Room

*\*Evaluators should arrive onsite at 8:30am*

- 1) Presentation (30 minutes)
- 2) Evaluator Questions for Proposers (30 minutes)
- 3) Dismiss Proposers
- 4) Review proposal/ questions for SMEs

2. FINAL EVALUATION COMMITTEE REVIEW/ SUBMIT FINAL RANKING

Thursday, June 5, 1:30pm-5pm. GEDA Conference Room

*\*Evaluators should arrive onsite by 1pm.*

- 1) Final Evaluation Committee Review, Scoring and Submission of Final Ranking
- 2) Final ranking tabulated by DPW
- 3) Letter of Selection from Evaluation Committee Chairman to DPW Director

\*\*\*\*

## Attachment 3

### SSHS Attachment B Requirements Outline:

#### 730-Calendar Day Project Completion Time

##### Design Work

Biological Conservation Measures

Final A/E Construction Documents - 60% Design & Final Design Reviews

Design Submittals for Expedited Permits - Clearing & Grading; Geotechnical; Demolition; Building Permit

Design Submittals for Expedited Procurement of Long-Lead Materials

FF&E

##### Construction Work

Biological Conservation Measures

Construction Management Coordination

Permit Processing

Material Procurement

Temporary Utilities for Construction

Demolition of the existing SSHS Campus

Construction of New Facilities & Infrastructure

Engineering Special Inspections

Systems Commissioning

FF&E Procurement & Installation

Occupancy Permit


Sanitary Permit

Insurance Requirements are required during construction and through the end of the lease agreement.

Maintenance Requirements are required from the end of construction through the end of the lease agreement.



1

 NEW SIMON SANCHEZ HIGH SCHOOL

### 1. Proposal Plan (10 points)

*How well thought out is their overall approach?*

Look for:

- A **realistic, detailed plan** for delivering design, permitting, and construction within the 730-day schedule.
- A working knowledge of:
  - **Schedule development and control** (CPM baseline, look-aheads, recovery plans)
  - **USACE-style 3-Phase QC System**
    - Coordination with GDOE, DPW, permitting agencies
- **Integration with the Owner's document control system** (we will designate this—look for readiness and experience)
- ☒ **Good proposals explain how things get done—not just that they will.**

2

## 2. Capacity of Offeror (20 points)

*Do they have the organizational strength to perform?*

Look for:

- Demonstrated **financial strength and internal resources** to manage a project of this scale
- In-house capabilities for:
  - Construction oversight
  - Subcontractor management
  - Quality and safety enforcement
- **Staffing plans** that reflect full-time, local presence and on-site coordination
- ☒ *High-capacity firms will show clear team structures and staffing schedules.*

3

## 3. Personnel Experience and Qualifications (30 points)

*Are their key personnel proven on projects like this?*

Look for:

- Resumes that show **real-world, relevant project experience**
- QC Manager trained in **USACE CQM** and experienced in 3-Phase control
- Safety Officer with OSHA 30 and experience in similar site conditions
- Scheduler with **CPM experience**, preferably using Primavera P6
- Local experience or an effective mobilization plan
- ☒ *Top scoring teams bring people who've done this before—and succeeded*

4

#### 4. Offeror's Experience on Similar Projects (30 points)

*Does the developer/contractor have relevant past performance?*

Look for:

- Design-build school or institutional projects
- Familiarity with **Guam permitting and logistics**
- Examples of:
  - On-time, on-budget delivery
  - Strong inspection outcomes
  - Coordination with government owners
- Ability to handle demolition + new build + lease/maintenance structure

☒ *Ask: Have they done something like SSHS—successfully—from end to end?*

5

#### 5. Performance Record (10 points)

*Have they historically delivered quality with minimal issues?*

Look for:

- History of **change order discipline**, safety, and low rework
- Examples of **collaborative problem-solving**
- How they managed:
  - Final inspections and punch list
  - Warranty work and turnover
- Any disclosed **claims, delays, or terminations** (should be explained)

☒ *We're looking for low-risk partners—not just low-cost ones.*

6

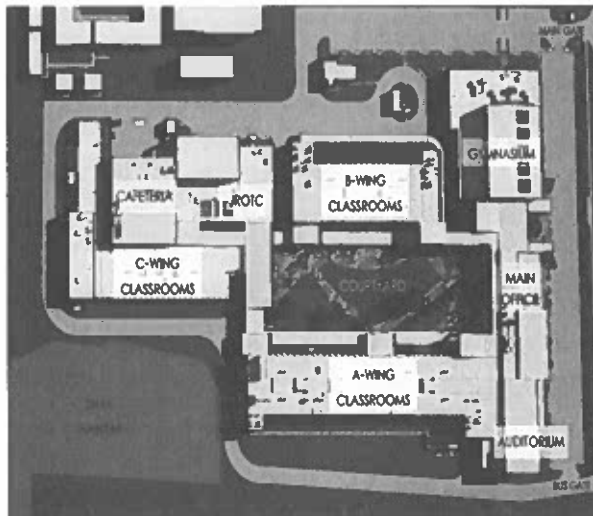


## SIMON SANCHEZ HIGH SCHOOL REBUILD

SSFM SME O&M  
PRESENTATION  
Glenn Leon Guerrero  
*June 3, 2025*

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1



## SIMON SANCHEZ HIGH SCHOOL REBUILD

- KEY CONSIDERATION FOR PROPOSERS
- CAPITAL MAINTENANCE STRATEGY
- Next Steps
  - Lessons learned from GDOE tenants/ GEDA/ DPW

2

# KEY CONSIDERATION FOR PROPOSERS

To ensure a successful selection, proposers should include the following in their submissions

- **Detailed Insurance Coverage Documentation:**
  - Certificates of insurance confirming compliance with minimum coverage requirements.
  - Evidence of insurance carriers' financial stability.
  - Insurance deductibles and claims processes for storm or natural disaster damage
- **Comprehensive Capital Maintenance Plan**
  - Detailed preventative and corrective maintenance schedules.
  - Resource allocation plans for maintenance activities.
- **Compliance Certifications**
  - Documentation of compliance with local laws and regulations.
  - Certifications of adherence to safety and environmental standards.
- **Sustainability Initiatives**
  - Proposals for energy-efficient and sustainability practices
  - Cost-benefit analyses for proposal sustainability initiatives.

3

# CAPITAL MAINTENANCE STRATEGY

Proposers should include a comprehensive capital maintenance strategy that address the following

- **Preventive Maintenance Plan**
  - Regular inspections and servicing of building systems and components.
  - Scheduled maintenance tasks to prevent system failures
- **Corrective Maintenance Procedures**
  - Protocols for addressing unexpected system failures or damages.
  - Timely response and resolution processes.
  - Typhoon responsiveness protocols.
  - Critical spare parts/ equipment inventory for emergency use.
- **Resource Allocation**
  - Budgeting for maintenance activities
  - Allocation of personnel and materials for maintenance tasks.
- **Compliance with Legal and Regulatory Requirements**
  - Adherence to local laws and regulations governing building maintenance .
  - Ensuring all maintenance activities meet safety and environmental standards.
- **Sustainability Considerations**
  - Incorporation of energy-efficient systems and practices.
  - Planning for long-term sustainability and cost-effectiveness.

4

# Q&A Session

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**OPEN FLOOR FOR QUESTIONS & DISCUSSION**

5

## LEGAL FRAMEWORK

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- **Ma Kahat Act of 2013 (P.L. 37-22)**
  - Enables long-term leaseback agreements for school construction & maintenance
  - Mandates contractor responsibility for capital maintenance during the leaseback period.
  - Specifics that contractors are responsible for insurance and capital maintenance, excluding furniture and equipment.
- **DPW RFP NO. 730-5-1059-L-YIG:**
  - Solicits proposals for professional construction management services for SSHS.
  - Emphasizes compliance with insurance operations, and maintenance.

6



## MINIMUM INSURANCE COVERAGE REQUIREMENTS

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Proposers should ensure their submissions include the following minimum insurance amounts:

- **Workers' Compensation Insurance**
  - Statutory limits as required by Guam Law.
  - Employer's Liability: \$100,000 Minimum
- **Comprehensive General Liability Insurance**
  - Bodily Injury: \$1,000,000 each occurrence
  - Annual Aggregate: \$1,000,000
  - Property Damage: \$1,000,000
  - Annual Aggregate; \$1,000,000

7

## MINIMUM INSURANCE COVERAGE REQUIREMENTS (continued)

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- **Comprehensive Automobile Liability Insurance**
  - Bodily Injury: \$1,000,000 each person
  - \$1,000,000: each accident
  - Property Damage: \$1,000,000 each occurrence
- **Builder's Risk Insurance**
  - Coverage of 100% of the completed value of the construction project.
- **Professional Liability Insurance**
  - Limits of no less than \$1,000,000 per claim.

\*Proposers should provide certificates of insurance confirming these coverages and limits

8

## Attachment 6

Jon Fernandez (Superintendent) Fri, Jul 1, 2022 at 10:26 AM To: Joshua F Tenorio Cc: Melanie Mendiola , Tina Garcia , Sabino Flores , "lester.carlson" , Edward Birn , "Franklin J.T. Cooper-Nurse" , "Philip A. Toves" , Carla Benita Masnayon

Thank you for the teamwork yesterday regarding Bill 310-36. It would help if we could get this on the July agenda. We stand ready to assist with finalizing the numbers in the bill so that the Committee can move forward. From GDOE's standpoint, we can continue to work on a cost cap if needed. At this point, the base bid is \$117 million. If we add in the auditorium and firing range, it's another \$8.4 million. Let's call it \$125.4 million (which I think is in the range of the bill as introduced). The additive components (multipurpose field and tennis courts at \$700k, PV System \$1.9m, credit recovery building \$3.2m and other miscellaneous --- (totaling \$8.6 million) --- can be left as additive in the event that they can be built within the cost cap. I understand the need for reserve and contingency funds and to ensure we calculate insurance and maintenance, but we need to move quickly. I don't know at what cost cap we can get legislative agreement, but I am hoping that a deal can get done so that this doesn't push off the procurement until after the August session (when they will also be dealing with budget). Just my thoughts.

Please see the attachments for more details on the TRMA cost escalation projection and also the May monthly report on SSHS.

Jon Fernandez Superintendent Guam Department of Education 501 Mariner Avenue Barrigada, GU 96913-1608 Email: superintendent@gdoe.net Email2: jonfernandez1@gmail.com Office: (671) 300-1547 Fax: (671) 472-5009 Guam Department of Education

2 attachments

220524 Report 6 (Monthly TRMA Report).pdf

2377K 220318 SSHS Cost Inflation Factors.pdf

*Barclay decided  
with the cut*

*GEDA*

*Board of American*

*margin* | *Stanley*

The Honorable  
**LOURDES A. LEON GUERRERO**  
 Maga' Håga • Governor

The Honorable  
**JOSHUA F. TENORIO**  
 Sigundo Maga' Låhi • Lieutenant Governor



Di  
**LINDA J. IBA**  
 Deputy Di  
**ERNEST G. CANDOLETA**  
 Deputy Di

### ATTENDANCE SHEET

**NEW SIMON SANCHEZ HIGH SCHOOL- FINANCE, DEMOLITION, DESIGN, BUILD, LEASE/LEASEBACK AND INSURE/ CAPITAL MAINTENANCE (FDDBLM)**

**730-5-1059-L-YIG**

**EVALUATION COMMITTEE MEMBERS AND SUBJECT MATTER EXPERTS TRAINING SESSION**

**GEDA CONFERENCE ROOM, 5<sup>TH</sup> FLOOR, ITC BUILDING**

**TUESDAY, JUNE 03, 2025, 0800 to 1700**

Print Name	Signature	Company	POC Contact Number	POC Email Address
La J. Iba		DPW	898-1753	linda.iba@dpw.guam
SANNIKAS		DPW	689-7121	BENNY.SANNIKAS@dpw.guam
EUNE CRUZ		DLM	727-4656	aline.cruz@land.guam.gov
REA MASNAYON		SSHIS / DOE	4835400	cdmasnayon@gdoe.net
EDRIC CRUZ		TKMA	475-8772	ccruz@fraguam.com
HIPOLITO		SSFM	4888325	ehipolito@ssfm.com
Tina Garcia		GEDA	482-5278	tina.garcia@investguam.com



**Presentations & Questions with SSHS Evaluation Committee and GEFF III**

**Date:** June 4, 2025  
**Time:** 9:00 AM – 11:30 AM  
**Location:** GEDA Conference Room 5<sup>th</sup> Floor, ITC Building

Attendees:			
Dr. Erik Swanson (Chairperson)	GDOE	Michael Makio	TRMA
Vince Arriola	DPW	Cedric Cruz	TRMA
Linda Ibanez	DPW	Elmer Prudente	TRMA
Benny San Nicolas	DPW	Lester Carlson	BBMR
John Calanayan	DPW	Jamie Wilson	GEFF III
Carla Masnayon	GDOE-SSHS	Philip Flores	GEFF III
Melvin Finona	GDOE-SSHS	John Sage	GEFF III
Carlos Bordallo	GEDA	Betty Gayle	GEFF III
Tina Garcia	GEDA	Billy Cruz	GEFF III
John San Nicolas	GEDA	John Setiadi Tan	Setiadi Architects
Angelene Rios	GEDA	Philsan Kim	EPEC
Yong Park	GEDA	Jae Ji	Future World
Celine Cruz	DLM		
Ed Hipolito	SSFM		
Glenn Leon Guerrero	SSFM		
Joseph Duenas	SSFM		
Leila Ludwig	SSFM		

**I. Call to Order**

- The meeting was called to order by Chairperson Swanson at 9:00 AM.
- Chairperson delivered opening remarks, expressing appreciation to the proposers and initiating introductions of the Evaluators.

**II. Introduction**

- Outlined session protocol: each presentation would be allotted 30 minutes, followed by a 30-minute question and answer (Q&A) period.

**III. Presentation and Q&A**

- Presenters:** Jamie Wilson, Phil Flores, John Sage, and John Setiadi Tan discussed their proposal
- Observers included:** Betty Gayle, Philsan Kim, Billy Cruz, and Jae Ji
- Presentation:**
  - The presentation began at 9:03 AM.
  - The presentation concluded at 9:33 AM.

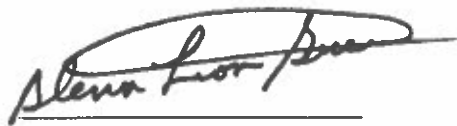
**IV. Q&A:**

- The Q&A session commenced at 9:34 AM
- Concluded at 10:04 AM. Refer to the official video recording for the full presentation and Q&A session.

**V. Adjournment**

- a. Interview adjourned at 10:04 AM.

Edit and review by:

A handwritten signature in black ink, appearing to read "Glenn Leon Guerrero", written over a horizontal line.

Glenn Leon Guerrero  
Senior Project Manager

The Honorable  
**LOURDES A. LEON GUERRERO**  
 Maga' Håga · Governor

The Honorable  
**JOSHUA F. TENORIO**  
 Sigundo Maga' Låhi · Lieutenant Governor



VINCENT P. ARE  
 L  
 LINDA J. IB  
 Deputy L  
 ERNEST G. CANDOLET  
 Deputy L

### ATTENDANCE SHEET

**NEW SIMON SANCHEZ HIGH SCHOOL- FINANCE, DEMOLITION, DESIGN, BUILD, LEASE/LEASEBACK AND INSURE/ CAPITAL MAINTENANCE (FDDBLM)**



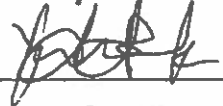










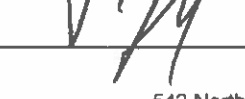
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**PRESENTATIONS AND INTERVIEWS**

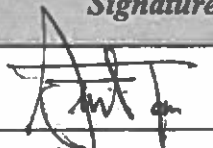
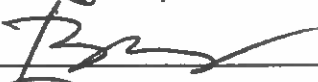







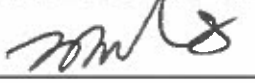




**GEDA CONFERENCE ROOM, 5<sup>TH</sup> FLOOR, ITC BUILDING**

**WEDNESDAY, JUNE 04, 2025, 0800 to 1700**

Print Name	Signature	Company	POC Contact Number	POC Email Address
JOHN SAGE		GEFF III	898-8927	kiwjohnkoh@yahoo.com
Betty Gayle		GEFF III	671-6872690	b.gayle@getiadiaarchitect
MILSAN KIM		Eastern	788-6666	pkim@easternpacific.com
Philip Flores		GEFF IV	687-6877	philipf@bankpacific.com
Ala Ludwig		SSFM	788 8770	lludwig@ssfm.com
DAN SAW NICKALS		GEDA	647-4338	J.Sawnickals@
relvin Finona		SSHS	483-0126	mfinona@glac.net

Print Name	Signature	Company	POC Contact Number	POC Email Address
JOE F. CANSANAYAN		DPW-CH	671-646-3189	jfc.cansanayan@dpw.gi
JOHN LOON CUA		SSFM	488-1323	<del>john</del> gsuaron@ssfm
NG PAK		GEDA	671-483-9632	yong.pak@investguam.com
JOE HIRROLITO		SSFM	671-488-8325	ehirrolito@gmail.com
EDRICK CRUZ		TRMA	671-788-9674	ecruz@fraguam.com
RICARDO MASNAYAN		SSHS-DOE	483-5400	cdmasnayan@gdoe.net
CARLOS BORDALLO		GEDA	777-0597	carlos.bordallo@investguam
ERIK SWANSON		GDOE	360-1547	KESWANSON@GDOE.NET
JOE J. BRYAN		DPW	698-7763	/.
CELINA CRUZ		DLM	671-727-4656	celina.cruz@land.guam.gov
BENNY SANNICOFAS		DPW	671-689-7121	benny.sannicofas@DPW.gi
MIKHAEL MAKIO		TRMA	727-8772	mmakio@fraguam.com
JOSEPH DUENAS		SSFM	488-8788	jduenas@ssfm.com
ESTER L. CANSANAYAN		TRMA	727-8861	



Print Name	Signature	Company	POC Contact Number	POC Email Address
OHN SETIADI TAN		SETIADI ARCHITECTS	671-477-3556	hst@SETIADIARCHITECTS.COM
Billy E Cruz		GEFF	671 2772455	billymancruz@gmail.com
Jae Ji		GEFF III / FWC	671 688.1771	studiojaeji@gmail.com
Jamie Wilson		GEFF 3	404 285.3843	jamie@K12CAPITAL.COM
BEVERLY RIOS		GETA	671 687 2029	angelone.rios@INVESTGUAM.COM
RISTINA GARCIA		GETA	671 6474715	trina.garcia@investguam.com
VINCE ARRILLO		DPW	671 644 3131	Vince.arrillo@dpw-guam.gm
EMIL PRUDENTE		TRMA	671 475 8772	EPudente@tragnam.com
JONG WONG		CORE TECH	671 486-5723	jong.wong@coretechintl.com
Jason Ralston		CORE TECH	671 486.6447	jason@guamcde.com
HO S. EUN		Core Tech	671-486 5000	ho.eun@coretechintl.com
CHRIST BATHAN		Core Tech	671 486-5005	christ.bathan@coretechintl.com
SEAN KEATTES		Barclays	671 6491 0943	sean.keattes@barclays.com
PHILLIP NAREL		GHD	671-687-2554	phillip,narel@ghd.com

[illegible]

**Presentations & Questions with SSHS Evaluation Committee and Core Tech International**

**Date:** June 4, 2025  
**Time:** 1:30 PM – 4:00 PM  
**Location:** GEDA Conference Room 5<sup>th</sup> Floor, ITC Building

<b>Attendees:</b>			
Dr. Erik Swanson (Chairperson)	GDOE	Michael Makio	TRMA
Vince Arriola	DPW	Cedric Cruz	TRMA
Linda Ibanez	DPW	Elmer Prudente	TRMA
Benny San Nicolas	DPW	Lester Carlson	BBMR
John Calanayan	DPW	Jong Won	Core Tech
Carla Masnayan	GDOE-SSHS	Jason Ralston	Core Tech
Melvin Finona	GDOE-SSHS	Ho Eun	Core Tech
Carlos Bordallo	GEDA	Chit Bathan	Core Tech
Tina Garcia	GEDA	Sean Keatles	Barclays
John San Nicolas	GEDA	Phillip Noret	GHD
Angelene Rios	GEDA	Brent Wiese	GHD
Yong Park	GEDA		
Celine Cruz	DLM		
Ed Hipolito	SSFM		
Glenn Leon Guerrero	SSFM		
Joseph Duenas	SSFM		
Leila Ludwig	SSFM		

**I. Call to Order**

- The meeting was called to order by Chairperson Swanson at 1:27 PM.
- Chairperson delivered opening remarks, expressing appreciation to the proposers and initiating introductions of the Evaluators.

**II. Introduction**

- Outlined session protocol: each presentation would be allotted 30 minutes, followed by a 30-minute question and answer (Q&A) period.

**III. Presentation and Q&A**

- Presenters:** Jason Ralston and Sean Keatles presented their proposal.
- Observers:** Ho Eun, Chit Bathan, Jong Won, and Phillip Noret
- Presentation:**
  - The presentation began at 1:29 PM.
  - The presentation concluded at 1:59 PM.


**IV. Q&A:**

- The Q&A session, opened by CES, commenced at 2:00 PM
- Concluded at 2:21 PM. Refer to the official video recording for the full presentation and Q&A session.

**V. Adjournment**

- a. Interview adjourned at 2:21 PM.

Edit and review by:

A handwritten signature in black ink, appearing to read "Glenn Leon Guerrero", written over a horizontal line.

Glenn Leon Guerrero  
Senior Project Manager

The Honorable  
LOURDES A. LEON GUERRERO  
Maga' Håga • Governor

The Honorable  
JOSHUA F. TENORIO  
Sigundo Maga' Låhi • Lieutenant Governor



VINCENT P. ARI  
L  
LINDA J. IB  
Deputy I  
ERNEST G. CANDOLEI  
Deputy I

## ATTENDANCE SHEET

NEW SIMON SANCHEZ HIGH SCHOOL- FINANCE, DEMOLITION, DESIGN, BUILD, LEASE/LEASEBACK AND INSURE/ CAPITAL MAINTENANCE (FDDBLM)














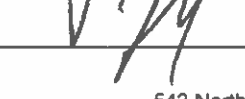
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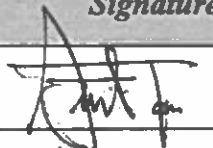
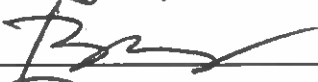

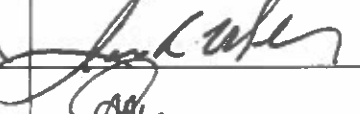
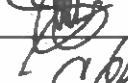




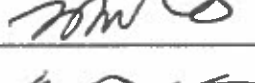
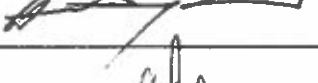
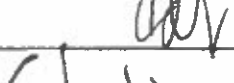


PRESENTATIONS AND INTERVIEWS

GEDA CONFERENCE ROOM, 5<sup>TH</sup> FLOOR, ITC BUILDING

ME: WEDNESDAY, JUNE 04, 2025, 0800 to 1700

Print Name	Signature	Company	POC Contact Number	POC Email Address
JOHN SAGE		GEFF III	898-8927	kiwjohnkohia@yahoo.com
Betty Gayle		GEFF III	671-6872690	b.gayle@getiadiaarchitect
MILSAN KIM		Eastern	788-6666	pkim@easternpacific.com
Philip Flores		GEFF IV	687-6877	philipf@bankpacific.com
Ala Ludwig		SSFM	788 8770	lludwig@ssfm.com
DANIEL NICKOLS		GEDA	647-4338	J.Sannicola@
Helvia Finona		SSHS	483-0126	mmfinona@glac.net

Print Name	Signature	Company	POC Contact Number	POC Email Address
JOE F. CALANAYAN		DPW-CH	671-646-3189	jfc.fcalanayan@dpw.gu
JOHN LOON		SSFM	488-1323	jloon@ssfm.com
NG PAK		GEDA	671-483-9632	yong.pak@investguam.com
JOE HIPOLITO		SSFM	671-488-8325	ehipolito@gmail.com
EDRIC CRUZ		TRMA	671-788-9674	ccruz@traguam.com
CELA MASNAYON		SSHS-DOE	483-5400	cdmasnayan@gdoe.net
CARLOS BORDALLO		GEDA	777-0597	carlos.bordallo@investguam.com
KEVIN SWANSON		GDOE	360-1547	KESWANSON@GDOE.NET
CELIA J. CRUZ		DPW	698-7763	1.
CELINE CRUZ		DLM	671-727-4656	celine.cruz@land.guam.gov
BENNY SANNICAFAS		DPW	671-689-7121	benny.sannicafas@dpw.gu
JOHANN MARIANO		TRMA	727-8772	mmario@traguam.com
JOSEPH DUEÑAS		SSFM	488-8788	jduenas@ssfm.com
ESTER L. COLA		TRMA	727-8804	

Print Name	Signature	Company	POC Contact Number	POC Email Address
OHN SETIADI TAN		SETIADI ARCHITECTS	671-477-3556	hst@SETIADIARCHITECTS.COM
Billy E Cruz		GEFF	671 2772455	billymancruz@gmail.com
Joe Ji		GEFF III / FWC	671 688.1779	studiojoeji@gmail.com
Janice Wilson		GEFF 3	404 285.3843	janice@K12CAPITAL.COM
BEVERE RIOS		GETA	671 6872029	angelone.rios@investguam.com
RISTINA GARCIA		GETA	671 6474915	trina.garcia@investguam.com
VINCE ARRILLO		DPW	671 644 3131	Vince.arrillo@dpw.guam.gov
EMIL PRUDENTE		TRMA	671 475 8772	EPudente@traguam.com
JONG WONG		CORE TECH	671 486-5723	jong.wong@coretechintl.com
Jason Ralston		CORE TECH	671 486.6447	jason@guamcde.com
HO S. EUN		Core Tech	671-486-5000	ho.eun@coretechintl.com
Chut Pathan		Core Tech	671 486-5005	chut.pathan@coretechintl.com
Sean Keatts		Barclays	671 6491 0943	Sean.Keatts@barclays.com
Phillip Naret		GHD	671-687-2554	phillip.naret@ghd.com

[illegible]



**Presentations & Questions with SSHS Evaluation Committee and General Pacific Services**

**Date:** June 5, 2025  
**Time:** 9:00 AM – 11:30 AM  
**Location:** GEDA Conference Room 5<sup>th</sup> Floor, ITC Building

Attendees:			
Dr. Erik Swanson (Chairperson)	GDOE	Michael Makio	TRMA
Vince Arriola	DPW	Cedric Cruz	TRMA
Linda Ibanez	DPW	Lester Carlson	BBMR
Benny San Nicolas	DPW	Phil Roberto	GPS
John Calanayan	DPW	Andy Tayler	GPS
Carla Masnayan	GDOE-SSHS	Amellia R. Toelkes	GPS
Melvin Finona	GDOE-SSHS	Elizabeth Bishan	GPS
Carlos Bordallo	GEDA	Enrico Cristobal	Architect
Tina Garcia	GEDA	Christian Caballero	SSHS Student
John San Nicolas	GEDA	Angela Singleton	CAPFA
Angelene Rios	GEDA	Robert Toelkes	IBC Marianas
Yong Park	GEDA	Tiger Gillham, SE	GK2
Celine Cruz	DLM	Tor Gudmenesen, CE	TG Engineers
Ed Hipolito	SSFM	Wayne Wixon, EE	WA
Glenn Leon Guerrero	SSFM	James Chan, FPE	Kilojouk Consultants
Joseph Duenas	SSFM		
Leila Ludwig	SSFM		

**I. Call to Order**

- The meeting was called to order by Chairperson Swanson at 9:00 AM.
- Chairperson delivered opening remarks, expressing appreciation to the proposers and initiating introductions of the Evaluators.

**II. Introduction**

- Outlined session protocol: each presentation would be allotted 30 minutes, followed by a 30-minute question and answer (Q&A) period.

**III. Presentation and Q&A**

- Presenters:** Phil Roberto, Enrico Cristobal, Christian Caballero, Angela Singleton, and Andy Tayler discussed their proposal.
- Observers:** Amellia R. Toelkes, Robert Toelkes, Tiger Gillham, Tor Gudmenesen, Wayne Wixon, James Chan, and Elizabeth Bishan
- Presentation:**
  - The presentation began at 9:02 AM.
  - The presentation concluded at 9:32 AM.

**IV. Q&A:**

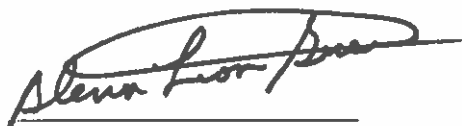
- The Q&A session commenced at 9:33 AM

- b. Concluded at 10:03 AM. Refer to the official video recording for the full presentation and Q&A session.

**V. Adjournment**

- a. Interview adjourned at 10:03 AM.

Edit and review by:

A handwritten signature in black ink, appearing to read "Glenn Leon Guerrero", is written over a horizontal line.

Glenn Leon Guerrero  
Senior Project Manager

*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga - Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi - Lieutenant Governor*



*Direct*  
**LINDA J. IBANE**  
*Deputy Direct*  
**ERNEST G. CANDOLETA JR**  
*Deputy Direct*

### ATTENDANCE SHEET

**NEW SIMON SANCHEZ HIGH SCHOOL- FINANCE, DEMOLITION, DESIGN, BUILD, LEASE/LEASEBACK AND INSURE/ CAPITAL MAINTENANCE (FDDBLM)**

**730-5-1059-L-YIG**

**PRESENTATIONS AND INTERVIEWS**

**GEDA CONFERENCE ROOM, 5<sup>TH</sup> FLOOR, ITC BUILDING**

**THURSDAY, JUNE 05, 2025, 0800 to 1700**

<i>Print Name</i>	<i>Signature</i>	<i>Company</i>	<i>POC Contact Number</i>	<i>POC Email Address</i>
ARLA MASNAYON		SSHS	483-5400	CDMASNAYON@GDOE.NET
CARLOS BORDALLO		GEDA	777-0597	CARLOS.BORDALLO@INVESTGUAM.NET COM
ERIK SWANSON		GDOE	300-1547	KESWANSON@GDOE.NET
LINDA IBANEZ		DPW	898-7763	LINDA.IBANEZ@DPW.GUAM.GOV
CELINE CRUZ		DLM	727-4656	CELINE.CRUIZ@LAND.GUAM.GOV
BENNY SAN NICOLAS		DPW	689-7121	BENNY.SANNICOLAS@DPW.GUAM.GOV
VINCE ARRIOLA		DPW	646-3131	VINCE.ARRIOILA@DPW.GUAM.GOV



Vince Arriola <vince.arriola@dpw.guam.gov>

---

## 250909 SSHS PROCRUMENT AND NEGOTIATION TIMELINE .pdf

1 message

---

Joseph W Duenas <jduenas@ssfm.com>

Tue, Sep 9, 2025 at 11:37 AM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: Linda Ibanez <linda.ibanez@dpw.guam.gov>, Donna Herrero <donna.herrero@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Director,

As discussed on our call yesterday, attached you will find a Procurement & Negotiation Timeline for SSHS.

I've printed all other documents for your meeting that you requested as well to include DRAFT letter to GEDA.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



Innovate | Adapt | Sustain

215 Rojas Street, Suite 213 | Harmon, Guam 96913  
T 671.646.7736 | F 671.300.7738  
jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail."* – Ralph Waldo Emerson

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**250909 SSHS PROCRUMENT AND NEGOTIATION TIMELINE .pdf**

176K

September 9, 2025

TO: Vincent P. Arriola, DPW Director

FR: Joseph W. Duenas, SSFM Pacific Area Manager 

**RE: SSHS PROCUREMENT & NEGOTIATION TIMELINE**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

---

**Procurement & Negotiation Timeline**

1. Proposals Due- Friday, May 23, 2025, at 4:00 p.m.
2. Proposer Interviews- Wednesday, June 4, 2025 – CTI & GEFF III; Thursday, June 5, 2025 - GPS
3. Selection Made- Thursday, June 5, 2025
4. Letter of Selection Issued to Core Tech- Friday, June 6, 2025
5. CTI Term Sheet Opened by DPW on June 24, 2025 at 11:25 a.m.
6. Negotiations Meetings with Core Tech.
  - 1<sup>st</sup> meeting – July 9, 2025, at 3:00 p.m.
  - 2<sup>nd</sup> meeting – July 18, 2025, at 9:00 a.m.
    - i. Valued Engineering meeting with TRMA & SSFM – July 22, 2025, at 2:00 p.m.
    - ii. Valued Engineering meeting with TRMA, SSFM, & GDOE - July 24, 2025, at 2:00 p.m.
  - 3<sup>rd</sup> meeting – July 29, 2025, at 9:00 a.m.
  - 4<sup>th</sup> meeting - August 12, 2025, at 9:00 a.m.
  - 5<sup>th</sup> meeting – August 21, 2025, at 3:00 p.m.
  - 6<sup>th</sup> meeting – August 29, 2025, at 3:00 p.m.
7. Memos from DPW to Core Tech.
  - Memo draft dated July 7, 2025
  - Memo draft dated July 16, 2025
  - Memo dated August 15, 2025
8. Memos from Core Tech to DPW.
  - Memo dated July 9, 2025,
  - Various Valued Engineering notes July 14, 2025; July 23, 2025
  - Memo dated August 22, 2025
  - Memo dated August 29, 2025, Pre Negotiation 6 meeting
  - Memo dated August 29, 2025, Post Negotiation 6 meeting

\*\*\*\*\*



Vince Arriola <vince.arriola@dpw.guam.gov>

---

## 250902 SSHS DPW LETTER TO GEDA

1 message

---

Joseph W Duenas <jduenas@ssfm.com>

Tue, Sep 2, 2025 at 4:37 PM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Director Arriola,

As discussed, attached you will find an updated letter from DPW to GEDA with recommended attachments for further review.

- The letter cites their August 22<sup>nd</sup> letter as the “controlling offer.”
- The letter cites legal compliance with the RFP, Makahat Act and the government’s official responses to the RFIs.

We will await your direction before taking any further action on this.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



Innovate | Adapt | Sustain

215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738

jduenas@ssfm.com | www.ssfm.com

*“Do not go where the path may lead, go instead where there is no path and leave a trail.” – Ralph Waldo Emerson*

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**4 attachments**



**250902 SSHS DPW LETTER TO GEDA .docx**  
123K



**250822 SSHS CTI LETTER.pdf**  
64K



**250815 SSHS DPW LETTER TO CTI.pdf**  
73K



**250430 SSHS Addendum I - signed.pdf**  
7210K





*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 2, 2025

## **MEMORADNUM**

TO: Christina Garcia, GEDA CEO/ Administrator

FR: Vincent P. Arriola, DPW Director

SUBJECT: Simon Sanchez High School Negotiations

***Buenas yan Hafa Adai!*** From the outset of this procurement, DPW has sought to ensure that GEDA was included as a critical partner. Your team's input was incorporated in the development of the RFP, your presence has been welcomed at our weekly coordination meetings, and your reviews helped shape official responses to prospective proposers during the Request for Information (RFI) stage. Furthermore, all substantive correspondence with the highest-ranked proposer (Core Tech International, "CTI") has been vetted through fiscal leadership to maintain inter-agency alignment.

With that context, I am writing to confirm DPW's position and to request GEDA's coordinated action so that we can finalize this project without further delay or heightened protest risk. DPW believes we can accept CTI's proposal within the framework of the Ma Kåhat Act and the RFP, using standard "subject to annual appropriation" provisions

### **Controlling Offer for Negotiations**

DPW regards CTI's August 22, 2025 letter (their "Final Proposal") as the controlling offer for purposes of closing negotiations. That letter affirms the full statutory and RFP scope—2,000 students, 87 classrooms, all wings including C-Wing, with FF&E and 1% for the Arts—and presents a financing structure that can be lawfully accommodated within the Ma Kåhat Act when coupled with the Governor's commitment to seek the necessary appropriations and CTI's acceptance of non-debt, subject-to-appropriation lease terms.

DPW does not intend to rely on CTI's August 29 "additive/sequencing" submission because it conflicts with the no-deletions scope direction we issued on August 15, 2025 and could be construed as non-responsive to the RFP's full-scope requirements. Our negotiating anchor remains the August 22 submission.

### **Legal and Procurement Basis to Proceed**

The Ma Kåhat Act authorizes a lease-leaseback structure for the new Simon Sanchez High School with a maximum financing principal of \$166,365,000 and an interest rate not to exceed 8.5 percent. CTI's

financing, net of issuance costs and capitalized interest, totals approximately \$166.1 million and falls within this statutory cap.

Payments under the lease are not public debt but are expressly limited to lawfully appropriated funds on an annual basis. This is consistent with Guam's long-standing municipal lease practices and the Act's requirement that the Government's obligations be subject to appropriation. CTI has confirmed its willingness to proceed under these terms.

The Legislature has acted to appropriate more than \$16 million in the current fiscal year's budget for Simon Sanchez High School lease payments. While this budget measure is not yet law until signed or allowed to lapse into law, it reflects clear legislative intent to fund the project within the \$16.377 million annual pledge framework authorized by the Ma Kâhat Act. In addition, the Legislature has granted the Governor transfer authority within the budget, ensuring flexibility to move funds among accounts to meet priority obligations.

This combination of enacted transfer authority and demonstrated legislative intent provides a sufficient legal and fiscal basis to proceed now. The contract will, as required by statute and the RFP, remain expressly subject to annual appropriations by I Liheslaturan Guåhan, with standard non-appropriation provisions included. CTI has confirmed its willingness to proceed under these terms.

The Act and the RFP framework also contemplate a separate land lease and facilities lease, with appropriate remedies in the event of non-appropriation. This ensures the financing remains outside the definition of public indebtedness while protecting the Government's interests and maintaining compliance with federal and local law.

#### Protest Exposure and Reliance

The RFP and Addendum I form part of the solicitation and are binding. Proposers, including CTI, were entitled to rely on the Government's written clarifications when structuring their proposals. CTI's August 22 proposal reflects those clarifications and complies fully with the Act and the RFP.

Disqualifying the highest-ranked proposer at this stage would create significant risk of protest and litigation, as it could be argued that the Government is disregarding its own procurement record. Proceeding with CTI on the August 22 terms, subject to appropriation, is the legally defensible path that minimizes exposure and delivers the project in accordance with statute.

#### Requested GEDA Actions

To move forward on a legally sound and defensible basis, DPW requests that GEDA:

1. Affirm that the RFP Addendum responses are binding, with the understanding that our intent is to hold CTI's August 22, 2025 proposal as the controlling offer.
2. Coordinate with DPW and the Governor's Office to confirm current-year appropriation availability and sequence future annual appropriation requests consistent with the payment schedule.
3. Finalize the term sheet and draft agreements to reflect:
  - Separate Land Lease and Facilities Lease/Leaseback with a non-appropriation clause and remedies;

- Annual pledge/reservation inclusive of all costs;
  - Financing through GEDA, with payments limited to lawfully appropriated funds;
  - A fixed price and delivery schedule, with performance bonds, liquidated damages, and insurance.
4. Prepare necessary board approvals and financing documentation on an expedited basis.
  5. Join DPW in briefing the Governor and her Legal Counsel on the legal basis, negotiated structure, and schedule.

DPW appreciates GEDA's continued partnership on this procurement. We are ready to finalize the term sheet and contractual documents with CTI, consistent with the Ma Kāhat Act, the RFP, and the RFI clarifications. We respectfully request GEDA's concurrence so that this long-awaited project can finally move forward.

Respectfully,

**VINCENT P. ARRIOLA**  
Director, Department of Public Works

*cc: Office of the Governor – Legal Counsel; BBMR Director; GDOE Superintendent; GEDA Board Chair*

**Attachments:**

- A. CTI Letter dated August 22, 2025 (Final Proposal)*
- B. DPW Letter to CTI dated August 15, 2025 (Scope Confirmation)*
- C. RFP Addendum 1 Excerpts (Financing & Appropriation Clarifications)*



Vince Arriola <vince.arriola@dpw.guam.gov>

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**(ACTION REQUIRED) 250911 JDuenas SSHS ACCEPTANCE OF CTI PROPOSAL.pdf**

1 message

---

Joseph W Duenas <jduenas@ssfm.com>

Wed, Sep 10, 2025 at 1:26 PM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Donna Herrero <donna.herrero@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Director Arriola,

Attached you will find a DRAFT letter from yourself and the SSHS Evaluation Committee Chair notifying them that their proposal is accepted.

I've included a pdf with the relevant attachment, as well as an MS Word file for any revisions you might make.

As discussed in our meeting today, you will have it reviewed by legal.

We will await your direction on the next steps. Let me know if you need anything further.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738

jduenas@ssfm.com | www.ssfm.com

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**2 attachments**



**250911 JDuenas SSHS ACCEPTANCE OF CTI PROPOSAL.pdf**  
343K



**250911 DPW ACCEPTANCE LETTER TO CTI .docx**  
118K



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 11, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**SUBJECT: ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** Thank you for your continued partnership and for submitting your proposal dated August 22, 2025, for the development of the new Simon Sanchez High School.

As noted in our most recent meeting between Core Tech International and the Government of Guam, the Department of Public Works and the Guam Department of Education agreed to seek legal guidance before proceeding. Following review, and in accordance with the Makåhat Act (5 GCA Ch. 58D) and the requirements of the Request for Proposal (Project No. 730-5-1059-L-YIG, as amended by Addendum 1), we are writing to confirm acceptance of your proposal, subject to the following conditions:

1. **Subject to Appropriation:** Your proposal and the Government's acceptance are expressly subject to annual legislative appropriations, as required under §58D109(b) of the Makåhat Act, which provides that all leaseback payments must be appropriated annually by I Liheslaturan Guåhan.
2. **Project Cost:** The primary construction is capped at \$166 million, as stipulated in the RFP and clarified in Addendum 1, consistent with the financing ceiling set forth under §58D108 of the Makåhat Act ("not to exceed \$166,365,000"). Any amounts proposed by CTI in excess of this statutory ceiling, including the 1% allocation for Arts in Public Buildings and Facilities, are not accepted and shall be adjusted by CTI to comply with this cap.
3. **Programmatic Compliance:** The school shall be designed and constructed consistent with the programmatic documents, including all wings, FF&E, and program elements identified in the RFP and Addendum 1. This requirement reflects DPW's August 15, 2025 letter and Addendum 1 responses confirming that all FF&E and all program elements must be delivered in the final project scope.
4. **Leaseback Terms:** The leaseback period shall commence upon completion of the project and acceptance by the Government of Guam, as required by §58D103(b) of the Makåhat Act, which authorizes leasebacks only after project completion and limits the leaseback period to no more than 30 years from that date.

This acceptance is made in full compliance with the Makåhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible.

We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will be collaborating with you further to finalize the contractual documents, including the maintenance and insurance agreements.

Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

*cc: GEDA CEO/ Administrator  
Simon Sanchez High School Principal*

*Attachments: CTI Letter Dated August 22, 2025*

August 22, 2025

Mr. Vincent P. Arriola  
Director  
Department of Public Works

**Subject: New Simon Sanchez High School (Project No. 730-5-1059-L-YIG)**

Dear Mr. Arriola,

Core Tech International Corporation (CTI) is pleased to submit this final proposal in response to your letter dated August 15, 2025, outlining the Government of Guam's requirements for the New Simon Sanchez High School project.

We fully acknowledge and understand the following project requirements:

- The facility must accommodate 2,000 students.
- The design must include 87 classrooms.
- All wings, including C Wing, must be constructed without omission.
- Construction must encompass all Furniture, Fixtures, and Equipment (FF&E).
- The total project cost, including FF&E and the 1% allocation for Arts in Public Buildings and Facilities under Public Law 20-27, may not exceed \$143 million.

We understand the \$143 million is subject to \$166 million bond principal cap. Splitting the funding sources into two — bond financing for 30 years and direct payment for two years during construction — will yield higher project funding while maintaining the \$166 million cap.

More specifically, based on the discussion with the underwriter Barclays, 30 years of financing may yield \$133.3 net to the project (construction, FF&E, and arts), subject to assumptions believed to be reasonable but not guaranteed. It will be augmented by two appropriations in FYs 2026 and 2027 of a combined \$32.8M (which CTI believes to be permissible under the public law), thereby totaling **\$166.1M**.

1. 30 years of bond
  - a. Bond Paramount \$156.2M
  - b. Capitalized Interest - \$20.6M
  - c. Issuance Fee - \$2.3M
2. FY26 & FY27
  - a. Appropriation \$32.8M
3. Total the above: \$166.1M



After thorough review and consideration to meet the above top four bullet requirements, CTI respectfully submits the following final proposal:

- Construction and FF&E: \$166,000,000
- Arts in Public Buildings and Facilities (1%): \$1,660,000
- Total Proposal Amount: **\$167,660,000**

Based on the financial stacking as mentioned above, it will yield the available funding for the project \$166.1M yet the required \$167,660,000, so there is a shortage of \$1,560,000. However, CTI is committed to meeting the budget.

CTI remains fully committed to delivering this project within budget and on schedule. We look forward to continuing our partnership with the Government of Guam to fulfill its critical educational infrastructure goals and to serve the Simon Sanchez High School community.

Sincerely,



**Ho S. Eun**  
Chairman



Vince Arriola <vince.arriola@dpw.guam.gov>

---

## 250911 DPW ACCEPTANCE LETTER TO CTI

1 message

---

Joseph W Duenas <jduenas@ssfm.com>

Thu, Sep 11, 2025 at 11:09 AM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>

Hi Director,

Please see the revised letter attached. I made the revision in red based on our call.

This should be good to send to for legal review.

Thanks,  
Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738

jduenas@ssfm.com | www.ssfm.com

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5

system and destroy any printed copies.



**250911 DPW ACCEPTANCE LETTER TO CTI .docx**

118K



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 11, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

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New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** Thank you for your continued partnership and for submitting your proposal dated August 22, 2025, for the development of the new Simon Sanchez High School.

As noted in our most recent meeting between Core Tech International and the Government of Guam, the Department of Public Works and the Guam Department of Education agreed to seek legal guidance before proceeding. Following review, and in accordance with the Makåhat Act (5 GCA Ch. 58D) and the requirements of the Request for Proposal (Project No. 730-5-1059-L-YIG, as amended by Addendum 1), we are writing to confirm acceptance of your proposal, subject to the following conditions:

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This acceptance is made in full compliance with the Makāhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible.

We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will be collaborating with you further to finalize the contractual documents, including the maintenance and insurance agreements.

Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

*cc: GEDA CEO/ Administrator  
Simon Sanchez High School Principal*

*Attachments: CTI Letter Dated August 22, 2025*



Vince Arriola <vince.arriola@dpw.guam.gov>

---

## 250911 SSHS DRAFT DPW ACCEPTANCE LETTER TO CTI

1 message

---

Joseph W Duenas <jduenas@ssfm.com>

Thu, Sep 11, 2025 at 4:45 PM

To: "jeffrey.moots@guam.gov" <jeffrey.moots@guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>

Hi Jeff,

Director Vince Arriola asked me to send you the DRAFT SSHS Acceptance Letter discussed in our meeting yesterday.

We appreciate your review and any final revisions you might have.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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215 Rojas Street, Suite 213 | Harmon, Guam 96913

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**250911 DPW ACCEPTANCE LETTER TO CTI .docx**  
119K



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 11, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

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New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

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Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

---

*Concurred by:* \_\_\_\_\_ (Date)  
Eun Ho, Chairman  
Core Tech International

*cc:* GEDA CEO/ Administrator  
Simon Sanchez High School Principal

*Attachments:* CTI Letter Dated August 22, 2025



Vince Arriola <vince.arriola@dpw.guam.gov>

---

## SSHS 250911DRAFT DPW ACCEPTANCE LETTER TO CTI

2 messages

---

Joseph W Duenas <jduenas@ssfm.com>

Thu, Sep 11, 2025 at 4:45 PM

To: "jeffrey.moots@guam.gov" <jeffrey.moots@guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>

Hi Jeff,

Director Arriola asked me to email you the DRAFT letter from

Joseph W. Duenas, ENV SP | Pacific Area Manager



Innovate | Adapt | Sustain

215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738

jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

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**From:** Joseph W Duenas

**Sent:** Thursday, September 11, 2025 11:09 AM

**To:** Vince Arriola <vince.arriola@dpw.guam.gov>

**Cc:** DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John F. Calanayan <john.calanayan@dpw.guam.gov>

**Subject:** 250911 DPW ACCEPTANCE LETTER TO CTI

**Importance:** High

Hi Director,

Please see the revised letter attached. I made the revision in red based on our call.

This should be good to send to for legal review.

Thanks,  
Joe

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**250911 DPW ACCEPTANCE LETTER TO CTI .docx**  
118K

---

**Jeffrey Moots** <jeffrey.moots@guam.gov>

Mon, Sep 15, 2025 at 9:13 AM

To: Joseph W Duenas <jduenas@ssfm.com>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>

The letter accurately describes the limitations of appropriations. You are dealing with Mr. Ho, is the language clear enough for him that the appropriations prior to the commencement of the lease back will be used to pay additional construction costs?

Jeff

[Quoted text hidden]



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 11, 2025

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authorizes leasebacks only after project completion and limits the leaseback period to no more than 30 years from that date.

This acceptance is made in full compliance with the Makåhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible.

We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will be collaborating with you further to finalize the contractual documents, including the maintenance and insurance agreements.

Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

*cc: GEDA CEO/ Administrator  
Simon Sanchez High School Principal*

*Attachments: CTI Letter Dated August 22, 2025*



Vince Arriola <vince.arriola@dpw.guam.gov>

## New Simon Sanchez High School (FDDBLM) - Client Status Report and Invoice for August 2025

1 message

Alvin Bejosa <abejosa@ssfm.com>

Thu, Sep 11, 2025 at 6:16 PM

To: "John F. Calanayan" <john.calanayan@dpw.guam.gov>

Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "Vincent P. Arriola" <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Valarie San Nicolas-Cruz <valarie.sannicolas@dpw.guam.gov>, Erica Taitano <erica.taitano@dpw.guam.gov>

Hafa Adai John,

Attached, please find SSFM's Client Status Report for August 2025 which provides an overview of our activities for the Simon Sanchez High School Project. Additionally, I have included our invoice for the same period.

Should you have any questions or require further clarification, please do not hesitate to reach out.

Best Regards,

Alvin Bejosa | Project Coordinator



Innovate | Adapt | Sustain

501 Sumner Street, Suite 620 | Honolulu, Hawaii 96817

T 808.531.1308 | D 808.913.0074

abejosa@ssfm.com | www.ssfm.com

NOTICE: This communication and any attachments ("this message") may contain confidential information for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on this message is strictly prohibited. If you have received this message in error, or you are not an authorized recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.

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**2 attachments**



**250831 SSFM DPW SSHS August 2025 Invoice.pdf**  
436K



**250831 DPW SSHS CM CSR 008.pdf**  
7304K



**SSFM INTERNATIONAL, INC.**

215 Rojas St., Ste. 213

Harmon, Guam 96913

Phone: (671) 646-7736

Fax: (671) 300-7738

Project Managers, Planners & Engineers  
American Consulting Engineers Council, Member

**September 1, 2025**

**2024\_003.000**

Department of Public Works  
542 North Marine Corps Drive  
Tamuning, GU 96913

Attn: Mr. Vincent P. Arriola, Director

Project: Professional Construction Management Services for the Construction of Simon Sanchez High School

Project No.: 730-5-1058-L-YIG

For services rendered thru:		8/1/25 - 8/31/25		Billing No. 008		
Phase	Fee	% Complete	Work to Date	Previous Billing	This Billing	
Construction Management	\$7,950,055.44	15.14%	\$1,203,851.69	\$968,173.10	\$235,678.59	
SUBTOTAL			\$1,203,851.69	\$968,173.10	\$235,678.59	
				TOTAL DUE	\$235,678.59	

I certify that the above bill is correct and just and that payment has not been received.

SSFM INTERNATIONAL, INC.

for   
Glenn Leon Guerrero  
Project Manager



PROFESSIONAL CM SERVICES FOR THE CONSTRUCTION SIMON SANCHEZ HIGH SCHOOL

2024\_003.000

CONSTRUCTION DURATION = 30 Months

BASE FEE ESTIMATE: \$235,678.59  
(Base Labor + ODC)

DURATION	MONTHS	1 FTE SUBTOTAL	YR 1	YR 2	YR 3
Preconstruction	6	1040	1040		
Construction	30	\$200	1040	2080	2080
Post Construction	0	0			
	36				

CATEGORIES	Direct Rate	184%	15%
Principal	\$82.00	\$232.88	\$267.81
Project Manager	\$75.00	\$213.00	\$244.95
Resident Engineer	\$75.00	\$213.00	\$244.95
Deputy Resident Engineer	\$60.00	\$170.40	\$195.96
BIM Manager	\$50.00	\$142.00	\$163.30
Construction Inspector	\$50.00	\$142.00	\$163.30
Scheduler	\$55.00	\$156.20	\$179.63
Document Specialist	\$28.00	\$79.52	\$91.45

LABOR ESTIMATE	Principal	Project Manager	Resident Engineer	Deputy Resident Engineer	BIM Manager	Construction Inspector	Construction Inspector	Construction Inspector	Scheduler	Document Specialist	SUBTOTAL
Labor Rates per Hour, Yr 1>>	\$267.81	\$244.95	\$244.95	\$195.96	\$163.30	\$163.30	\$163.30	\$163.30	\$179.63	\$91.45	
Labor Rates per Hour, Yr 2>>	\$275.85	\$252.30	\$252.30	\$201.84	\$168.20	\$168.20	\$168.20	\$168.20	\$185.02	\$94.19	
Labor Rates per Hour, Yr 3>>	\$284.12	\$259.87	\$259.87	\$207.89	\$173.24	\$173.24	\$173.24	\$173.24	\$190.57	\$97.02	
Pre Construction	20%	50%	100%	0%	100%	0%	0%	0%	10%	100%	
	0	0	0	0	0	0	0	0	0	0	
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction	5%	50%	100%	100%	0%	100%	100%	100%	10%	100%	
	8.67	86.67	173.33	173.33	0.00	173.33	173.33	173.33	17.33	173.33	
	\$2,406.36	\$22,001.75	\$44,000.96	\$35,200.77	\$0.00	\$29,333.97	\$29,333.97	\$29,333.97	\$3,226.18	\$16,427.02	\$211,265.00
Post Construction	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	0	0	0	0	0	0	0	0	0	0	
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sub-Total Labor											\$ 211,265.00

NOTE: 3% escalation of rates on Year 2 and 3 manhours

OTHER DIRECT COSTS	Remarks	Units	Unit Cost	Qty/Duration	Subtotal
Cell Phone	Cell phones at monthly rate	6	\$80.00	1	\$480.00
CM System (Cloud Based)	Online documentation, emails, Newforma, sharepoint, internet	1	\$1,200.00	1	\$1,200.00
BIM Support	Pre-Construction BIM Support	1	\$0.00	0	\$0.00
Pre-Con Phase Support	Pre-Construction Phase Support (4 Months)	1	\$94,957.25	0	\$0.00
Rental Vehicle	Inspectors	4	\$1,200.00	1	\$4,800.00
Rental Car	RE/Deputy RE	2	\$1,200.00	1	\$2,400.00
Vehicle Gas		6	\$50.00	1	\$300.00
Computer Equipment	Laptop, monitors, docking stations, etc.	1	\$3,000.00	1	\$3,000.00
Printer/Scanner/Copier	Leased copier/scanner from vendor	1	\$300.00	1	\$300.00
Office supplies		1	\$150.00	1	\$150.00
Sub-Total Other Direct Costs					\$12,630.00
Sub-Total					\$223,895.00
Tax					\$11,783.59
Grand Total					\$235,678.59

**SSFM INTERNATIONAL, INC.  
MONTHLY STATUS REPORT TO CLIENT**

**Project Name:** New Simon Sanchez High School Finance, Demolition, Design, Build, Lease/Leaseback & Insure/Capital Maintenance (FDDBLM)

**Name of Client:** Guam Department of Public Works

**Date of This Report:** August 01, 2025 - August 31, 2025

**Date Of Last Report:** July 31, 2025

**Prepared By:** Glenn Leon Guerrero

**SCOPE OF WORK**

- Construction Management Services (Procurement, Negotiation and Construction).

**WORK COMPLETED FOR THE PERIOD (8/1/25 to 8/31/25)**

**August 1, 2025 (Friday)**

- Coordinated logistics for SSHS Negotiation Meeting #4 with CTI.
- Arranged call with DPW Director on next steps to keep project moving.

**August 4, 2025 (Monday)**

- Scheduled next Weekly Coordination Meeting with DPW Director.
- Conducted SSFM internal discussion on BBMR/GEDA concerns and next steps for negotiations with CTI.

**August 5, 2025 (Tuesday)**

- Followed up with John Calanayan about Change Order 01 - No Cost Change Order.
- Drafted agenda and scheduled joint meetings with DPW Director and GEDA CEO.
- Prepared objectives for August 6<sup>th</sup> meeting with DPW Director.

**August 6, 2025 (Wednesday)**

- Prepared Proposed Negotiation Schedule and Government-Lead Agency Graphic for meeting with DPW Director, GEDA CEO and Deputy Administrator.
- Participated in meeting with DPW Director, GEDA CEO and Deputy Administrator and SSFM team.

**August 7, 2025 (Thursday)**

- Arranged call with DPW Director regarding construction cost.
- Arranged call with BBMR Director regarding project funding.

**WORK COMPLETED FOR THE PERIOD (8/1/25 to 8/31/25)****August 8, 2025 (Friday)**

- Received and complied government budget updates for next steps.
- SSHS Internal Meeting on invoicing.

**August 11, 2025 (Monday)**

- Coordinated with BBMR Director Lester Carlson on August 12<sup>th</sup> meeting objectives.
- Briefed DPW Director Vince Arriola on August 12<sup>th</sup> meeting and potential outcome.

**August 12, 2025 (Tuesday)**

- Participated in SSHS Negotiation Meeting #4 with CTI.
- Scheduled Negotiation Meeting #5 with Government and CTI.
- Participated in Government Internal meeting to determine final classroom count.
- Reviewed USGS (US Geodetic Survey) specifications for concrete works for Roads and Site facilities.

**August 13, 2025 (Wednesday)**

- Reviewed TRMA design revision on C Wing.
- Prepared suggested objectives for August 15<sup>th</sup> Negotiation Meeting for transmittal to the DPW Director.
- Prepared August 12, 2025, SSHS Negotiation Meeting #4 with CTI Minutes.
- Reviewed JFK P3 Agreement Technical Specifications.
- Reviewed architectural plans, compared the existing site conditions to the new overall site development, including the demolition plan.
- Continued review of USGS Specs on Demolition, Asbestos Demolition and Disposal, EPA Regulations.

**August 14, 2025 (Thursday)**

- Coordinated with DPW Director on meeting with BBMR Director and GEDA CEO.
- Reviewed August 12, 2025, SSHS Negotiation Meeting #4 with CTI Minutes.
- Participated in Construction Meeting with TRMA.
- Drafted and circulated agenda for Friday's Negotiation Meeting.
- Prepared for meeting with DPW Director and Governor's Fiscal Team.
- Drafted Briefing Paper for DPW Director.

**August 15, 2025 (Friday)**

- Participated in Design Modification Meeting Terms Meeting with DPW Directors, GEDA Directors, BBMR Director, DOA Director, SSHS Principal, and TRMA.
- Arranged phone calls with DPW then with BBMR Directors to consult on draft letter.

**WORK COMPLETED FOR THE PERIOD (8/1/25 to 8/31/25)**

- Drafted letter from DPW to CTI outlining final requirements for construction, price proposal. Circulated draft and revision to DPW Director, TRMA, and BBMR Director for review and approval.

**August 18, 2025 (Monday)**

- Conducted SSFM Internal Meeting on week's activities and negotiation plan.
- Prepared August 15, 2025, Design Modification Meeting Minutes.
- Coordinated meeting and negotiations with DPW Director and Negotiation Committee.

**August 19, 2025 (Tuesday)**

- Coordinated SSHS Negotiation Meeting #5 and notified CTI and Negotiation Committee.
- Reviewed August 15, 2025, Design Modification Meeting Minutes.
- Collaborated with BBMR Director and DPW Director on meetings this week.

**August 20, 2025 (Wednesday)**

- Prepared meeting agenda for SSHS Negotiation Meeting #5 with CTI.
- Conducted SSFM Internal Meeting on negotiation strategy and DPW approach.

**August 21, 2025 (Thursday)**

- Participated in SSHS Internal Negotiation Committee Meeting with DPW, GEDA, DLM (Department of Land Management), TRMA and GDOE.
- Participated in SSHS Negotiation Meeting #5 with CTI.

**August 22, 2025 (Friday)**

- Created and reviewed comparable construction cost analysis talking points for BBMR.
- Prepared August 21, 2025, SSHS Negotiation Meeting #5 with CTI and Internal Negotiation Committee Meeting minutes.
- Conducted SSFM internal debrief and risk assessment; prepared SSFM proposal for next steps.
- Sent July 2025 CSR (Client Status Report) and invoicing to DPW.

**August 25, 2025 (Monday)**

- Drafted "Next Steps" Briefing Paper for the Week of August 25<sup>th</sup> and sent to DPW Director.
- Reviewed August 21, 2025, SSHS Negotiation Meeting #5 with CTI and Internal Negotiation Committee Meeting Minutes.
- Coordinated with DPW Director and BBMR Director on scheduling SSHS Negotiations Meeting #6 with CTI.
- Reviewed preliminary structural plan general notes against applicable codes.

**WORK COMPLETED FOR THE PERIOD (8/1/25 to 8/31/25)**

- Compared SSHS Gridline Assignment with architectural preliminary plans.

**August 26, 2025 (Tuesday)**

- Conducted SSFM Internal Meeting on week's activities and next steps.
- Prepared Construction Cost Analysis and Risk Considerations memo.
- Coordinated SSHS Internal Negotiation Committee Meeting #6 and notified Negotiation Committee for Friday, August 29<sup>th</sup>, 2025, at 2:00 p.m.
- Coordinated SSHS Negotiation Meeting #6 and notified CTI for Friday, August 29<sup>th</sup>, 2025, at 3:00 p.m.
- Reviewed ASTM Codes related to structural requirements.
- Followed up with DPW on June 2025 invoicing.

**August 27, 2025 (Wednesday)**

- Prepared meeting agendas for SSHS Internal Negotiation Committee Meeting and SSHS Negotiation Meeting #6 with CTI.
- Conducted SSFM Internal Meeting on next step and plan of action for the Negotiation Meeting #6 with CTI and Negotiation Committee.
- Reviewed media reports on Simon Sanchez and distributed to DPW and project team.
- Reviewed Simon Sanchez Construction Cost Analysis and forwarded report to DPW Director and Deputy Director for review.
- Arranged call with BBRM Director regarding GDOE/SSHS Temporary Classroom construction schedule.

**August 28, 2025 (Thursday)**

- Prepared supporting documents for SSHS Internal Negotiation Committee Meeting and SSHS Negotiation Meeting #6 with CTI.
- Reviewed preliminary structural plans (layout, connections, and code requirements) for inspection readiness.
- Held Internal Meeting to confirm objectives and roles for negotiation meetings.
- Prepared Client Status Report (CSR) August packet.

**August 29, 2025 (Friday)**

- Conducted final review of the three agendas for today's meeting and submitted to DPW Director for comment.
- Drafted briefing for DPW Director on suggested meeting agendas and discussion points; sent to DPW for feedback.
- Completed review of the Construction Cost Analysis and prepared copies for the meeting.

**WORK COMPLETED FOR THE PERIOD (8/1/25 to 8/31/25)**

- Participated in SSHS Internal Negotiation Committee Meeting and SSHS Negotiation Meeting #6 with CTI.
- Reviewed RFIs and correspondence from CTI and DPW; forwarded to DPW Director and BBMR Director.

**August 30, 2025 (Saturday)**

- Arranged call with DPW Director to discuss relevant matters and provide updates as needed.
- Drafted letters from DPW Director to the GEDA CEO outlining financial parameters and GEDA's role; submitted the drafts to DPW Director for review.

**IMMEDIATE ACTION ITEMS**

CLIENT Action Items:	<ul style="list-style-type: none"> <li>• Get legal interpretation for CTI negotiation</li> </ul>
SSFM Action Items	<ul style="list-style-type: none"> <li>• Support client with next step planning</li> <li>• Coordination with DPW and GEDA on the draft Finance, Leaseback, Insurance &amp; Maintenance Contracts</li> </ul>

**MEETINGS COMPLETED FOR THE PERIOD (8/1/25 TO 8/31/25)**

Meeting with DPW Director, GEDA CEO and Deputy Administrator	8/6/25	GEDA Conference Room
SSHS Negotiation Meeting #4 with CTI	8/12/25	GEDA Conference Room
Design Modification Meeting	8/15/25	GEDA Conference Room
SSHS Internal Negotiation Committee Meeting	8/21/25	GEDA Conference Room
SSHS Negotiation Meeting #5 with CTI	8/21/25	GEDA Conference Room
SSHS Internal Negotiation Committee Meeting	8/29/25	DOA Conference Room
SSHS Negotiation Meeting #6 with CTI	8/29/25	DOA Conference Room

**UPCOMING MEETINGS (Tentative)**

SSHS Internal Negotiation Committee Meeting	TBD	GEDA Conference Room
SSHS Negotiation Meeting #7 with CTI	TBD	GEDA Conference Room
SSHS Evaluation Committee Update Meeting	TBD	GEDA Conference Room

<b><u>UPCOMING MEETINGS (Tentative)</u></b>		
Weekly Meeting with DPW Director	TBD	DPW Directors Office

<b><u>UPCOMING DEADLINES / Tentative Schedules</u></b>	
<b>Description of Work Item</b>	<b>Deadline</b>
Finalize insurance/financing/maintenance contracts	TBD
Circulate contracts to government entities for review and legal support	TBD
Transmit contract to AG for review	TBD
Notice to Proceed	TBD

<b><u>PENDING ITEMS and ISSUES</u></b>	
1.	Continued negotiation with CTI.
2.	Clarification with legal counsel for construction cost capped at \$143M, the contract can legally extend to 32 years according to RFP and handling of the extra appropriation from FY 2026 and FY 2027 if those funding are available.
3.	Approval and signature of “No Cost” Change Order.

<b><u>MISCELLANEOUS COMMENTS</u></b>	
1.	None.

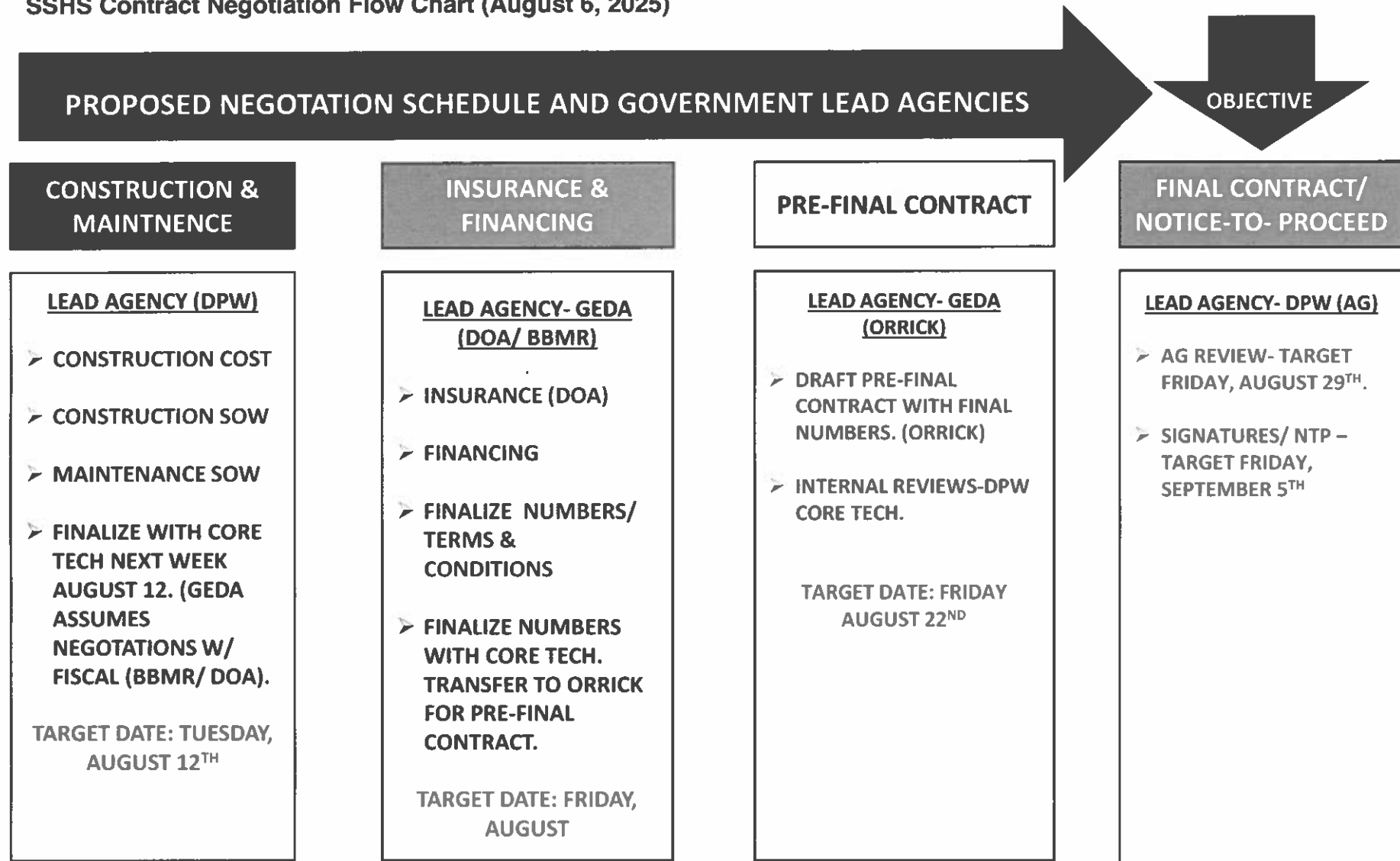
<b><u>PROJECT STATUS – SCHEDULE and PROGRESS</u></b>			
<b>Schedule</b>			
<b>NTP Date</b>	<b>Current Completion Date</b>	<b>% Complete</b>	<b>Comments</b>
9/27/24	9/26/27	15.14%	Construction Management

<b><u>ATTACHMENTS</u></b>	
1.	SSHS Contract Negotiations Flow – August 6, 2025
2.	SSHS Negotiation Meeting #4 with CTI Minutes – August 12, 2025
3.	SSHS Design Modification Meeting Minutes – August 15, 2025
4.	SSHS Final Requirement Discussion – August 15, 2025

<b><u>ATTACHMENTS</u></b>	
5.	SSHS Internal Negotiation Committee Meeting Minutes – August 21, 2025
6.	SSHS Negotiation Meeting #5 with CTI Minutes – August 21, 2025
7.	SSHS DPW Director Briefing Paper – Week of Aug 25
8.	SSHS Construction Cost Analysis and Risk Considerations Memo – August 26, 2025
9.	SSHS Internal Negotiation Committee Meeting Minutes – August 29, 2025
10.	SSHS Negotiation Meeting #6 with CTI Minutes – August 29, 2025



## SSHS Contract Negotiation Flow Chart (August 6, 2025)





## SSHS NEGOTIATION MEETING #4 W/ CTI - MINUTES

Tuesday, August 12, 2025, 9:00 AM

GEDA Conference Room

Attendees:			
Vince Arriola	DPW	Ho Eun	CTI
Linda Ibanez	DPW	Jong Won	CTI
John Calanayan	DPW	Cedric Cruz (Virtual)	TRMA
Lester Carlson	BBMR	Joseph Duenas	SSFM
Edward Birn	DOA	Glenn Leon Guerrero	SSFM
Erick Swanson	GDOE	Gerard Bautista	SSFM
Carla Masnayon	GDOE-SSHS	Ed Hipolito (Virtual)	SSFM
Tina Garcia	GEDA	Alvin Bejosa (Virtual)	SSFM
John San Nicolas	GEDA	Jerome Chaz	SSFM
Angelene Rios	GEDA		

### A. CALL TO ORDER

- a. Meeting was called to order at 9:03 AM by DPW Director Vince Arriola.

### B. UNFINISHED BUSINESS

1. Finalize Final Construction Costs: Discussion on number of required classrooms in C-Wing.
  - a. Cedric Cruz (TRMA) clarified that there are 96 classrooms in the RFP document. 29 classrooms in Wing A (Ground Level) inclusive of one classroom at the gym. There are 28 classrooms in Wing B (Ground Floor) inclusive of 4 classrooms at the end of the wing. There are 39 classrooms total on the Second Level, 14 classrooms at B-Wing, 21 classrooms at A-Wing, and 4 classrooms above the Administration Building.
  - b. Ho Eun (CTI) indicated that TRMA/SSHS and CTI are counting the classrooms differently. 96 classrooms minus the 4 classrooms in the Credit Recovery Building takes the number of classrooms to 92 while student population stated in the RFP is for 2,000 students. CTI asked if classroom sizes can be reduced but not change the quantity. It appears that a student body of 20 per classroom is needed instead of 28 students per classroom.
  - c. Carla Masnayon (SSHS) clarified that the GCC classrooms are required to meet a standard size for labs and automotive shops that SSHS would need to meet for certification. Deleting C-Wing (17 classrooms) will bring the total number of classrooms to 79.
2. Discussion on Overall Cost
  - a. Ho Eun (CTI) explained when the bid was submitted there was no developer's fee included and among all bidders CTI is both the Construction Contractor and Developer. CTI believes they are the most economical contractor based on track record, CTI is doing 40% of the construction here on Guam. Typically, CTI takes out a 7% ± developer's fee.



- b. Vince Arriola (DPW) mentioned that at this point DPW will sit down with GDOE/SSHS and confirm the non-negotiables.*

#### C. NEW BUSINESS

##### 1. Insurance and Financing Negotiations–(DOA/GEDA/BBMR)

- a. Vince Arriola (DPW) mentioned that it is CTI's responsibility to provide insurance coverage as the landlord for the facility that DPW will be leasing. Ho Eun (CTI) asked if typhoon insurance will be required if typhoon shutters are provided. CTI indicated that typhoon insurance is expensive. DPW is expecting insurance for typhoon water leakage, exterior lights, air conditioning units, and baseball, track & field lights.*
- b. Lester Carlson (BBMR) indicated that the budget, based on \$132M construction cost, would allow for debt service to \$11.7M or approximately \$12M. The budget is \$16.3M, leaving \$4.3M for insurance, maintenance, and operations.*

#### D. NEXT STEPS

- 1. DPW and SSHS to finalize the number of classrooms and construction budget and get back to CTI tomorrow, August 13, 2025.*

#### E. OPEN DISCUSSION

#### F. NEXT MEETING

- Friday, August 15<sup>th</sup>, 10 AM, GEDA Conference Room*

#### G. ADJOURN

- Meeting adjourned at 11:35 AM by DPW Director Vince Arriola.*

\*\*\*\*

#### **Anticipated SSHS Schedule/ Milestones**

1. Negotiation Meeting No. 5 – *Thursday, August 21, 2025, 3:00 PM.*
2. GEDA Legal and Financing updates to four DRAFT contracts – *Pending.*
3. SSFM/TRMA/SSHS/GDOE final review and updates to four DRAFT contracts – *Pending.*
4. Send contracts to Core Tech – *Pending.*
5. Finalize Contract/Notice of Intent to Award/ Notice of Award.

Edited and reviewed by:

A handwritten signature in black ink, appearing to read "Glenn Leon Guerrero", written over a horizontal line.

Glenn Leon Guerrero  
Senior Project Manager

# SIGN- IN SHEET













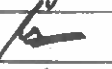



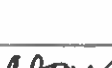







**Project:** Construction of the New Simon Sanchez High School

**Purpose:** Negotiation Meeting #4 – with CTI

**Date:** Tuesday, August 12<sup>th</sup>, 2025

**Time:** 9:00 AM

**Location:** GEDA Conference Room

Organization	Name	Email Address	Initials
BBMR	Lester Carlson	<a href="mailto:lester.carlson@bbmr.com">lester.carlson@bbmr.com</a>	
DOA	Edward Birn	<a href="mailto:edward.birn@doa.guam.gov">edward.birn@doa.guam.gov</a>	
DPW	Benny San Nicolas	<a href="mailto:benny.sannicolas@dpw.guam.gov">benny.sannicolas@dpw.guam.gov</a>	
DPW	John Calanayan	<a href="mailto:john.calanayan@dpw.guam.gov">john.calanayan@dpw.guam.gov</a>	
DPW	Linda Ibanez	<a href="mailto:linda.ibanez@dpw.guam.gov">linda.ibanez@dpw.guam.gov</a>	
DPW	Vince Arriola	<a href="mailto:vince.arriola@dpw.guam.gov">vince.arriola@dpw.guam.gov</a>	
CTI	Ho Eun	<a href="mailto:ho.eun@coretechintl.com">ho.eun@coretechintl.com</a>	
CTI	Alon Elamparo	<a href="mailto:alone.elamparo@coretechintl.com">alone.elamparo@coretechintl.com</a>	
CTI	Jong Won	<a href="mailto:jong.won@coretechintl.com">jong.won@coretechintl.com</a>	
GDOE	Erik Swanson, PhD	<a href="mailto:keswanson@gdoe.net">keswanson@gdoe.net</a>	
GEDA	Carlos Bordallo	<a href="mailto:carlos.bordallo@investguam.com">carlos.bordallo@investguam.com</a>	
GEDA	John San Nicolas	<a href="mailto:jsannicolas@investguam.com">jsannicolas@investguam.com</a>	
GEDA	Tina Garcia	<a href="mailto:cgarcia@investguam.com">cgarcia@investguam.com</a>	
GEDA	Terry Brooks	<a href="mailto:tmb@guamlaw.net">tmb@guamlaw.net</a>	
SSFM	Ed Hipolito	<a href="mailto:ehipolito@ssfm.com">ehipolito@ssfm.com</a>	
SSFM	Gerard Bautista	<a href="mailto:gbautista@ssfm.com">gbautista@ssfm.com</a>	
SSFM	Glenn Leon Guerrero	<a href="mailto:gguerrero@ssfm.com">gguerrero@ssfm.com</a>	
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SSFM	Joseph Duenas	<a href="mailto:jduenas@ssfm.com">jduenas@ssfm.com</a>	
SSFM	Thuy Nguyen	<a href="mailto:tnguyen@ssfm.com">tnguyen@ssfm.com</a>	
TRMA	Cedric Cruz	<a href="mailto:ccruz@traguam.com">ccruz@traguam.com</a>	
TRMA	Elmer Prudente Jr.	<a href="mailto:EPrudente@traguam.com">EPrudente@traguam.com</a>	
SSHS	CARLA MASNAYON	<a href="mailto:cdmasnayon@gdoe.net">cdmasnayon@gdoe.net</a>	
GEDA	ANGELENE RIOS	<a href="mailto:angelene.rios@investguam.com">angelene.rios@investguam.com</a>	



## SSHS DESIGN MODIFICATION MEETING - MINUTES

Friday, August 15, 2025, 10:00 a.m.

GEDA Conference Room

Attendees:			
Vince Arriola	DPW	Joseph Duenas	SSFM
Linda Ibanez	DPW	Glenn Leon Guerrero	SSFM
Lester Carlson	BBMR	Jerome Chaz	SSFM
Carla Masnayon	GDOE-SSHS	Gerard Bautista (Virtual)	SSFM
Tina Garcia	GEDA	Ed Hipolito (Virtual)	SSFM
Carlos Bordallo	GEDA	Alvin Bejosa (Virtual)	SSFM
Edward Birn	DOA	Connie Garrido (Virtual)	SSFM
Cedric Cruz	TRMA		

### A. CALL TO ORDER

- Meeting was called to order at 10:03 a.m. by BBMR Director.

### B. UNFINISHED BUSINESS

#### 1. Discussion on project funding and financing.

- Lester Carlson (BBMR) clarified that the fund to build the school is \$143M, less the \$9M for FF&E, and less \$1.6M for the contribution to the arts. This is the basis of the \$132M for construction. The Guam Legislature passed an amendment yesterday to take \$16M from excess FY25 revenue, which is currently \$33M. Lester Carlson (BBMR) said this money can only be used for procurement of special scope items but not for the base bid items.*
- Lester Carlson (BBMR) clarified that the \$132M includes a developer's fee. The cost of bond issuance is \$5M and that \$5M is broken down and includes a developer fee of \$4,320,000. Fee is based on historical fees for developers that were requested.*
- Vince Arriola (DPW) asked whether the \$16M per year in capitalized interest could be applied to construction. Lester Carlson (BBMR) confirmed that the \$16M cannot be added to the base bid construction amount of \$132M; but may be applied to the additive scope items such as the auditorium building. Lester Carlson (BBMR) reiterated that all base bid items must be constructed with the \$132M allocated.*
- Cedric Cruz (TRMA) presented a cost estimate accounting additional costs increases due to elapsed time and the design did not incorporate the base bid items and special scope items. The estimate anticipated modification, specifically the C-Wing Section, to be able to award the contract as a design bid build project. CTI's square-foot cost per building is about \$2 less than the TRMA's estimate.*
- Cedric Cruz (TRMA) noted that removing the C-Wing Section would reduce classrooms and there is a potential opportunity to incorporate the GCC programs back into the A-Wing and B-Wing sections. The project would still accommodate 2,000 students without the C-Wing. The primary impact would be teachers sharing classroom.*

- f. Carla Masnayan (SSHS) emphasized one of the non-negotiable items for SSHS is one teacher per classroom. Currently, SSHS shares classrooms with JFK and teachers must bring their equipment and belongings home after each session. SSHS has agreed to forgo proposed storage rooms in the classrooms.*
- g. Joe Duenas (SSFM) asked Cedric Cruz (TRMA) if the \$132M construction budget (excluding FF&E) for base-bid items is achievable, noting that moving to the second bidder would not resolve a budget inadequacy, since the budget is based on market price. Cedric Cruz (TRMA) confirmed that the government estimate base bid was escalated up to \$158M. The number of classrooms count was based on one classroom per teacher, rather than accommodating 2,000 students; which typically is not cost-effective for the project.*
- h. Lester Carlson (BBMR) suggested that the team write CTI a letter stating the \$143M budget, which includes FF&E and Arts and that \$132M is for the base bid items. The letter should determine if CTI will be able to do project with these given parameters.*

**C. NEXT STEPS**

- 1. SSFM (JD) prepare a draft letter for DPW to addressed CTI, outlining government non-negotiables, and circulate to TRMA and DPW Director for review and revisions by today.

**D. NEXT MEETING**

- *TBD*

**E. ADJOURN**

- *Meeting adjourned at 11:30 AM by DPW Director Vince Arriola.*

**Anticipated SSHS Schedule/ Milestones**

- 1. Negotiation Meeting No. 05 – *August 21, 2025.*
- 2. Design Modification Meeting – *Ongoing.*
- 3. GEDA Legal and Financing updates to four DRAFT contracts – *Pending.*
- 4. SSFM/TRMA/SSHS/GDOE final review and updates to four DRAFT contracts – *Pending.*
- 5. Send contracts to Core Tech – *Pending.*
- 6. Finalize Contract/Notice of Intent to Award/Notice of Award.

Edited and reviewed by:



Glenn Leon Guerrero  
Senior Project Manager

# SIGN- IN SHEET



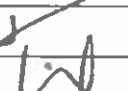



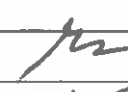


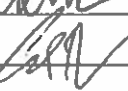

**Project:** Construction of the New Simon Sanchez High School

**Purpose:** Design Modification (Non-Negotiables)

**Date:** Friday, August 15<sup>th</sup>, 2025

**Time:** 10:00 AM

**Location:** GEDA Conference Room

	Organization	Name	Email Address	Initials
	BBMR	Lester Carlson	<a href="mailto:lester.carlson@bbmr.com">lester.carlson@bbmr.com</a>	
	DOA	Edward Birn	<a href="mailto:edward.birn@doa.guam.gov">edward.birn@doa.guam.gov</a>	
	DPW	Benny San Nicolas	<a href="mailto:benny.sannicolas@dpw.guam.gov">benny.sannicolas@dpw.guam.gov</a>	
	DPW	John Calanayan	<a href="mailto:john.calanayan@dpw.guam.gov">john.calanayan@dpw.guam.gov</a>	
	DPW	Linda Ibanez	<a href="mailto:linda.ibanez@dpw.guam.gov">linda.ibanez@dpw.guam.gov</a>	
	DPW	Vince Arriola	<a href="mailto:vince.arriola@dpw.guam.gov">vince.arriola@dpw.guam.gov</a>	
	CTI	Ho Eun	<a href="mailto:ho.eun@coretechintl.com">ho.eun@coretechintl.com</a>	
	CTI	Alon Elamparo	<a href="mailto:alone.elamparo@coretechintl.com">alone.elamparo@coretechintl.com</a>	
	CTI	Jong Won	<a href="mailto:jong.won@coretechintl.com">jong.won@coretechintl.com</a>	
	GEDA	Carlos Bordallo	<a href="mailto:carlos.bordallo@investguam.com">carlos.bordallo@investguam.com</a>	
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	GEDA	Angelene Rios	<a href="mailto:angelene.rios@investguam.com">angelene.rios@investguam.com</a>	
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	GEDA	Terry Brooks	<a href="mailto:tmb@guamlaw.net">tmb@guamlaw.net</a>	
	SSFM	Ed Hipolito	<a href="mailto:ehipolito@ssfm.com">ehipolito@ssfm.com</a>	
	SSFM	Gerard Bautista	<a href="mailto:gbautista@ssfm.com">gbautista@ssfm.com</a>	
	SSFM	Glenn Leon Guerrero	<a href="mailto:gguerrero@ssfm.com">gguerrero@ssfm.com</a>	
	SSFM	Jerome Chaz	<a href="mailto:jchaz@ssfm.com">jchaz@ssfm.com</a>	
	SSFM	Joseph Duenas	<a href="mailto:jduenas@ssfm.com">jduenas@ssfm.com</a>	
	SSFM	Thuy Nguyen	<a href="mailto:tnguyen@ssfm.com">tnguyen@ssfm.com</a>	
	SSHS	Carla Masnayon	<a href="mailto:cdmasnayon@gdoe.net">cdmasnayon@gdoe.net</a>	
	TRMA	Cedric Cruz	<a href="mailto:ccruz@traguam.com">ccruz@traguam.com</a>	
	TRMA	Elmer Prudente Jr.	<a href="mailto:EPrudente@traguam.com">EPrudente@traguam.com</a>	



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga · Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi · Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

August 15, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**SUBJECT: FINAL REQUIREMENTS DISCUSSION**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

Dear Mr. Ho,

***Buenas yan Hafa Adai!*** Thank you for the time and effort you have given to our recent meetings. I appreciate the time in which Core Tech International has worked with the Government of Guam on the Simon Sanchez High School project.

As you know, this project is being carried out under the *Makahat Act of 2013* which guides both the funding and the delivery of the school. Within that framework, our responsibility is to ensure the community receives a complete and fully equipped school, ready to serve its students from day one.

After meeting with the Governor's fiscal team, GDOE and the Simon Sanchez High School leadership, we have confirmed the following points as *essential* to the project:

- The facility must serve 2,000 students.
- The design must provide 87 classrooms.
- All wings, including C Wing, must be built—no deletions.
- Construction must include all Furniture, Fixtures, and Equipment (FF&E).
- The total cost for construction; FF&E; and Public Law 20-27, Chapter 8, Title 1, of the Guam Code Annotated, related to Arts in Public Buildings and Facilities may not exceed \$143 million.

These are not just preferences; they reflect both the needs of the school and the limits of available funding.

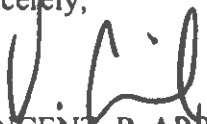
I am sending you this in advance, so you have time to review these requirements before we meet again. At our next meeting, we will need to know if Core Tech International can deliver the school within this



scope and budget. This will allow us to bring construction negotiations to a close and move the project forward without further delay.

I value the work we have done together so far and look forward to your response at our upcoming meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Arriola', written over the printed name.

VINCENT P. ARRIOLA  
Director

Cc: *GDOE Superintendent*  
*SSHS Principle*



## SSHS INTERNAL NEGOTIATION COMMITTEE MEETING MINUTES

Thursday, August 21, 2021, 1:00 p.m.  
GEDA Conference Room

Attendees:			
Lester Carlson	BBMR	Aulii Taitano	Morgan Stanley
Celine Cruz	DLM	Margaret Backstrom	Morgan Stanley
Edward Birn	DOA	Joseph Duenas	SSFM
Vince Arriola	DPW	Glenn Leon Guerrero (Virtual)	SSFM
Erik Swanson	GDOE	Ed Hipolito	SSFM
Carla Masnayon	GDOE-SSHS	Jerome Chaz	SSFM
Carlos Bordallo	GEDA	Gerard Bautista	SSFM
Angelene Rios	GEDA	Cedric Cruz	TRMA

### A. CALL TO ORDER

- Meeting was called to order at 1:13 pm by DPW Director, Vince Arriola.
- Lester Carlson (BBMR) introduced Aulii Taitano and Margaret Backstrom from Morgan Stanley. BBMR has requested Morgan Stanley to prepare a cost comparison of the project financing relative to CTI's proposal with Barclays. Morgan Stanley shared a summary of their findings to the Team.

### B. UNFINISHED BUSINESS

#### 1. Finalize Construction Negotiation – Discussion on CTI's Response Letter

- Lester Carlson (BBMR) raised concerns on CTI's Response Letter. CTI's proposal included two funding sources: one source is the bond proceeds, and the other is government appropriation of \$16.4M per year, for 2 years. CTI did not use the \$166M cap for bond, but \$156M for the cap. CTI also proposed two and half years (913 days) of capitalized interest (Cap-I) which deviates from the RFP requirement of two years (730 days).
- Lester Carlson (BBMR) explained that the government lacks funds to cover Cap-I under Municipal Finance, thus, this cost is incorporated into the borrowing costs. Cap-I is intended to use during the construction period only and not for an extended time.
- Lester Carlson (BBMR) stated that the government cannot sign a construction contract exceeding \$143M due to insufficient funds, and BBMR would be unable to certify funding availability. CTI's proposal to rely on the \$16.4M per year in government appropriation during construction is a non-starter for Gov Guam. The Team discussed CTI's history of protests and litigation, and the possibility of the current negotiations fail. Members stressed the importance of "dotting all i's and crossing all t's," and agreed that GovGuam's position would be protected by maintaining thorough documentation, including letters and meeting minutes.
- Lester Carlson (BBMR) highlighted concerns with CTI's proposed financing structure: (i) extending capitalized interest to 2.5 years instead of the 2 years required under the RFP; (ii) reliance on two "stacks of money" – bond proceeds and legislative appropriations not yet appropriated; and (iii) reallocating first-year O&M

*and insurance funds into construction. These deviations were viewed as financially and legally unacceptable.*

- *Joe Duenas (SSFM) mentioned that CTI's proposal may be accepted from a legal and procurement standpoint long as: (1) The contract expressly caps Gov Guam maximum liability at \$166,365,000; (2) any supplemental funds for FY2026 and FY2027 are recognized as "subject to" legislative appropriation; and (3) the \$1.56M shortfall for the Arts is confirmed in writing as CTI's sole responsibility. With these safeguards, DPW would have legal protection and maintain compliance with the Ma Kāhat Act and the RFP. CTI's Letter complies with these three (3) criteria. While SSFM's review indicated CTI's proposal could be accepted with safeguards (cap at \$166M, FY2026–2027 appropriations subject to legislature, and CTI assuming shortfalls).*
- *Lester Carlson (BBMR) acknowledged SSFM's concerns and reminded the Team to adhere to the prior agreement, where there will be no additional funds added to the base bid scope to avoid a protest from the other bidders and award the project to the bidder that can build the base bid scope within the \$143M budget. SSFM noted that the \$143M base figure is outdated, as it was derived from 2022 estimates, assumed a smaller student population of 1,700 (compared to the current 2,000), and was based on a Design-Bid-Build procurement approach rather than the present Design-Build model. These changes reasonably increase the baseline cost. While Lester Carlson (BBMR) acknowledged this point and agreed it could justify requests for additional funding, he emphasized that any such funds should be applied only to special scope items (e.g., auditorium, solar, credit recovery building) and not to the base bid.*
- *Carla Masnayan (SSHS) expressed her concerned if CTI reduces their proposal to meet the \$143M budget, they may compromise quality. She emphasized that SSHS wants the school built correctly from the start, without early maintenance issues.*
- *Lester Carlson (BBMR) emphasized that relying on unappropriated legislative funding was not prudent fiscal policy. Accordingly, while SSFM recognized the proposal legally sufficiency, the Team concurred in the decision not to accept it.*

## C. NEW BUSINESS

### 1. Discussion on Financing

- *Aulii Taitano (Morgan Stanley) presented a cost comparison to CTI's (Barclays) financing proposal and explained that Morgan Stanley could assist in issuing bonds under the legislation financing provision. The Ma Kāhat Act does not authorize Gov Guam to be the issuer of the bond so GEDA would likely have to use a national issuer, who would typically charge a fee.*
- *Joe Duenas (SSFM) asked about the impact on financing of a potential Federal Reserve interest rates cut in September. Morgan Stanley representatives explained that the numbers would be minimal because they are maximizing the PAR amount. A lower interest rate reduces the overall bond amount and increase funds available for O&M, and it slightly decrease the amount of capitalized interest. Overall, does not have a significant impact on the project.*
- *Aulii Taitano (Morgan Stanley) pointed out some discrepancies in Barclay's proposal. Barclays proposal is not maxing out the bond PAR amount, assuming \$156M in bonds*

*and \$32M in cash from government appropriations. Barclays is also extending the amortization and extending the Cap-I period another 6 months.*

- *Lester Carlson (BBMR) indicated that Government of Guam has used various financing and underwriters such as Bank of America for past projects (for GPA, GWA, Port, GMH) and that Barclays has not prevailed on previous deals.*

2. Discussion on Moving to Bidder 2

- *Joe Duenas (SSFM) mentioned if the government cannot sign the contract with CTI, then the Committee would have to move down to Bidder #2.*
- *Lester Carlson (BBMR) mentioned that during Bidder #2's presentation their construction cost was a lot less than Bidder #1. In addition, there are less proposed classrooms, 87 compared to the original 96 classrooms.*
- *Carla Masnayan (SSHS) indicated her preference to move to the next Bidder if SSHS will not receive the full construction and functionality. SSHS should still receive some of the additives or special scope items such as lightings, baseball and softball field and maybe the Auditorium Building. It was noted that Bidder #2's presentation reflected approximately 87 classrooms compared to the original 96, raising concerns of reduced capacity and program loss. SSHS administration emphasized that reductions in classrooms or academic programs would be unacceptable, even if Bidder #2's costs appear lower. At the same time, members expressed concern that CTI, if pushed to meet \$143M, could compromise quality by excessive value engineering.*
- *Vince Arriola (DPW) reminded that Bidder #2 mentioned during their presentation cost might be different than what is in their proposal. DPW has not opened Bidder #2's proposal to confirm the cost and reminded the selection and grading of bidders was based on the most qualified and not pricing. The Team discussed the \$143M ceiling is realistic under current market conditions, citing estimates of \$476 per square foot. It was agreed that cost feasibility must be confirmed to ensure any bidder can realistically deliver the full program within available funding.*
- *Joe Duenas (SSFM) asked if the government could increase the construction cost number from \$143M closer to \$166M through other government funding sources or appropriations. Lester Carlson (BBMR) responded "No" and that the \$166M is a PAR amount of the finances. The net in the bond is \$143M. BBMR is not concerned about the potential protest or lawsuit from CTI if the Team move to Bidder #2.*
- *The Team emphasized that all negotiations meeting minutes, letters, and communications are being preserved to ensure transparency, fairness, and compliance with procurement law. This record will provide strong protection for GovGuam in the event of a protest.*

D. NEXT STEPS/SCHEDULE

1. Finalize Insurance/ financing/maintenance negotiations (DOA/GEDA/BBMR/GDOE/CTI)
2. Draft Pre Final Contract - (GEDA)/Finalize Technical Agreement (TRMA/SSFM)
3. Circulate Contract for review and final revisions
4. Transmit Contract to AG for review



5. Signatures/ NTP.

E. NEXT MEETING

- TBA

F. ADJOURN

- Meeting adjourned at 2:37 pm by DPW Director, Vince Arriola.

### Anticipated SSHS Schedule/ Milestones

1. Negotiation Meeting No. 04 – August 12<sup>th</sup>

2. Design Modification Meeting – August 15<sup>th</sup>

3. Negotiation Meeting 05 - Ongoing

4. GEDA Legal and Financing updates to four DRAFT contracts - *Pending*


5. SSFM/ TRMA/ SSHS/ GDOE final review and updates to four DRAFT contracts - *Pending*

6. Send contracts to Core Tech - *Pending*

7. Finalize Contract/ Notice of Intent to Award/ Notice of Award

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Edited and reviewed by:

  
Glenn Leon Guerrero  
Project Manager

## **SSHS AI Legal Analysis of Core Tech Proposal 08/21/25**

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### **Legal and Procurement Analysis – Simon Sanchez High School Project**

#### **1. The Ma Kāhat Act of 2013 (as reenacted in 2023)**

The Act establishes the framework for financing, procurement, and construction of the new Simon Sanchez High School. It authorizes the Guam Department of Education, through the Department of Public Works, to solicit a single contract covering financing, construction, furniture, fixtures, equipment (FF&E), insurance, and maintenance.

- The Act sets a statutory financing cap of \$166,365,000 in principle under §58D108. This ceiling applies specifically to the financing instruments issued (bonds, loans, or alternative financing).
- The Act authorizes leaseback payments to be made from “lawfully available monies” under §58D109, which includes legislative appropriations, so long as such appropriations are lawfully enacted and available annually.
- The Act requires the contractor to assume responsibility for all construction, FF&E, insurance, and maintenance during the leaseback period, and mandates that the project adhere to the approved GDOE design and all applicable codes.

**Implication:** The law prohibits exceeding the \$166.365M financing cap, but does not prohibit supplemental appropriations to support the project. Appropriations may be used in addition to financing, provided the bond or loan principal itself does not exceed the statutory limit.

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#### **2. The RFP Requirements**

The RFP was issued pursuant to the Act and reflects its requirements. It calls for an integrated contract that includes financing, construction, FF&E, insurance, and maintenance.

- The RFP incorporated the statutory funding ceiling, meaning proposals must remain within the \$166M authority for financing.
- It required full scope delivery of the school design, including 87 classrooms, all wings, and the necessary FF&E.
- It made clear that total project cost had to align with statutory authority and available appropriations.

**Implication:** The RFP sets the government’s expectation that the awarded contract be consistent with the Ma Kāhat Act’s financial limitations. However, like the Act, it does not expressly prohibit the use of supplemental appropriations as long as the financing principal remains within the statutory cap.

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### **3. Core Tech International Final Proposal (August 22, 2025)**

Core Tech submitted its final proposal to DPW confirming compliance with project scope and requirements.

- Proposal Amount: \$167,660,000 (including \$1.66M for Arts in Public Buildings).
- Financing Structure: 30-year bond financing netting approximately \$133.3M, plus FY2026 and FY2027 appropriations totaling \$32.8M. This produces \$166.1M available for the project.
- Shortfall: Approximately \$1.56M remains, which Core Tech has committed to absorb.
- Core Tech acknowledges the \$166M statutory cap and structures its financing to stay within that limit, using appropriations as supplemental funding.

**Implication:** While the headline proposal amount exceeds \$166M, the government's exposure is capped at \$166.1M, with Core Tech absorbing the balance. The financing principal remains within the statutory ceiling. This structure is consistent with the Ma Kāhat Act and the intent of the RFP, provided the supplemental appropriations are enacted by the Legislature.

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### **Conclusion**

The Ma Kāhat Act and the RFP require that financing not exceed \$166,365,000 in principal. Core Tech's proposal complies with this requirement by keeping the financing principal below the cap and using appropriations to supplement available funds. The proposal also meets the full scope requirements for construction, FF&E, and the mandated art allocation.

From a legal and procurement standpoint, the proposal may be accepted so long as:

1. The contract expressly caps the Government of Guam's maximum liability at \$166,365,000.
2. Any supplemental funds (FY2026 and FY2027 appropriations) are recognized as subject to legislative appropriation.
3. The \$1.56M shortfall is confirmed in writing as the responsibility of Core Tech, not the government.

By structuring the contract to reflect these safeguards, DPW will have legal cover against challenges and will be able to move forward with Core Tech while maintaining compliance with the Act and the RFP.

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### **Proposed Contract Clause – Financial Cap and Appropriations**

#### **Section X. Financial Limitation and Supplemental Appropriations**

##### **1. Maximum Government Liability.**

The Parties acknowledge that pursuant to §58D108 of the Ma Kāhat Act of 2013, as

amended, the principal amount of financing authorized for the New Simon Sanchez High School project shall not exceed One Hundred Sixty-Six Million Three Hundred Sixty-Five Thousand Dollars (\$166,365,000). Under no circumstance shall the Government of Guam be obligated to pay or assume liability in excess of this statutory financing limit.

2. **Supplemental Appropriations.**

The Contractor acknowledges that a portion of project funding is anticipated from annual appropriations of the Guam Legislature for Fiscal Years 2026 and 2027. The obligation of the Government to make such payments shall be subject to the lawful enactment of appropriations by the Legislature. In the event such appropriations are not enacted, the Government shall have no liability beyond the statutory financing limit stated in Paragraph 1.

3. **Contractor Absorption of Shortfall.**

The Contractor agrees that any project costs in excess of the combined financing proceeds and lawfully appropriated funds, including but not limited to the estimated One Million Five Hundred Sixty Thousand Dollars (\$1,560,000) shortfall, shall be the sole responsibility of the Contractor. Such costs shall not be borne by the Government of Guam under any circumstances.

4. **Conformance with Law.**

The Parties agree that this Section is intended to ensure full compliance with the Ma Kâhat Act of 2013, as amended, and the terms of the solicitation. In the event of any conflict between the terms of this Contract and applicable law, the provisions of law shall control.

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Morgan Stanley



## **Discussion Materials**

**Simon Sanchez School Lease Financing**

**August 2025**

## Executive Summary

- There are a number of key differences between the baseline financing authorized by P.L. 37-22 and preliminary figures submitted by CORETECH/Barclays
  - Project Fund: The project fund deposit of \$171.1 million assumes a \$37.8 million appropriation from Fiscal years 2026 and 2027, which is not guaranteed to be available
  - Capitalized Interest: Assumes 2.5 years of capitalized interest through February 1, 2028, vs. assumption of 2 years through October 1, 2027
  - Final Maturity: Assumed 32-year final maturity as well as 32 years of appropriations vs. standard 30-year assumption
  - Costs of Issuance: Total costs of issuance assumed at 1.5% of par, which does not cover assumed developer fees or all anticipated other costs

## Comparison of Financing Results

Financing Statistics	Legislative Authorization	Morgan Stanley	CoreTECH / Barclays	Difference (MS - CT/B)
Par Amount	166,345,000	166,345,000	156,245,000	10,100,000
Project Fund Deposit (includes FF&E)	n/a	142,750,150	133,321,127	9,429,023
Additional Project Fund Deposit	n/a	-	37,786,426	(37,786,426)
Total Project Cost	n/a	142,750,150	171,107,553	(28,357,403)
Capitalized Interest Fund	n/a	16,676,629	20,580,198	(3,903,569)
Number of Years of Capl	n/a	2	2.5	(0.5)
Capl Fund Net or Gross Funded	n/a	Net	Net	n/a
Capl Fund Interest Rate Assumption	n/a	4.25%	4.25%	0.00%
Capl Fund Earnings	n/a	791,696	1,677,224	(885,529)
COI	n/a	1,291,730	n/a*	n/a*
Developer Fee	n/a	4,320,000	n/a*	n/a*
UD	n/a	1,326,491	n/a*	n/a*
Combined COI and UD	n/a	6,938,221	2,343,675	4,594,546
Issuer Fee	n/a	n/a**	0.02% of par	n/a
Trustee Fee	n/a	n/a**	\$5,000 / year	n/a
Number of Years of Amortization	30 years from completion	30	32	-2
Final Maturity Date		1/1/2055	2/1/2057	-25 months
Average Annual Debt Service	n/a	12,340,177	10,898,718	1,441,459
Total Debt Service	n/a	360,950,175	341,493,150	19,457,025
Total Net Debt Service	n/a	343,481,850	320,012,612	23,469,239
Debt Service plus O&M	16,377,125	n/a	n/a	n/a
Interest Rate Assumption / NTE	8.50%	6.40%	6.00%	0.40%

\*reflects data not separately shown in analysis

\*\*assumed to be included in O&M expenses

## Summary of Indicative Financing Results

### Potential SSHS Issuance

Assumed 6% Interest Rate

	SSHS New Money
<b>Sources</b>	
Par Amount	\$166,365,000
Premium	--
<i>Total Sources</i>	<i>\$166,365,000</i>
<b>Uses</b>	
Project Fund Deposit (includes FF&E)	\$142,750,150
Capitalized Interest (2 years)	16,676,629
Costs of Issuance	6,938,221
<i>Total Uses</i>	<i>\$166,365,000</i>
<b>Financing Statistics</b>	
Average Life	19.49 years
All-In TIC	6.40%
Average Annual Debt Service	\$12,340,177
Total Net Debt Service	\$343,481,850
Total Debt Service	\$360,950,175

FY	Net Debt Service
2026	--
2027	--
2028	12,266,250
2029	12,265,600
2030	12,265,950
2031	12,266,700
2032	12,267,250
2033	12,267,000
2034	12,265,350
2035	12,266,550
2036	12,264,850
2037	12,269,350
2038	12,269,150
2039	12,268,500
2040	12,266,500
2041	12,267,100
2042	12,269,100
2043	12,266,450
2044	12,267,950
2045	12,267,250
2046	12,268,000
2047	12,268,700
2048	12,267,850
2049	12,268,800
2050	12,264,900
2051	12,269,200
2052	12,264,750
2053	12,269,450
2054	12,266,050
2055	12,267,300
<b>Total</b>	<b>\$343,481,850</b>

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APPENDIX

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## Legal Disclaimer

## Legal Disclaimer

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# SIGN- IN SHEET

**Project:** Construction of the New Simon Sanchez High School

**Purpose:** Negotiation Meeting #5 – with CTI

**Date:** Thursday, August 21<sup>st</sup>, 2025

**Time:** 3:00 PM

**Location:** GEDA Conference Room

	Organization	Name	Email Address	Initials
	BBMR	Lester Carlson	<a href="mailto:lester.carlson@bbmr.com">lester.carlson@bbmr.com</a>	<i>LC</i>
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	DPW	John Calanayan	<a href="mailto:john.calanayan@dpw.guam.gov">john.calanayan@dpw.guam.gov</a>	
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	Morgan Stanley	Margie Backstrom	<a href="mailto:margaret.backstrom@ms.com">margaret.backstrom@ms.com</a>	<i>MB</i>
	OAG	Alexander Ford		
	OAG	Chisa Tillman		

**SSHS NEGOTIATION COMMITTEE MEETING #5 W/ CTI  
MINUTES**

Thursday, August 21, 2025, 3:00 pm  
GEDA Conference Room

<b>Attendees:</b>			
Lester Carlson	BBMR	Chisa Tillman	OAG
Celine Cruz	DLM	Ho Eun	CTI
Edward Birn	DOA	Jong Won	CTI
Vince Arriola	DPW	Ed Hipolito	SSFM
Erik Swanson, Ph.D.	GDOE	Gerard Bautista	SSFM
Carla Masnayan	GDOE - SSHS	Glenn Leon Guerrero – virtual	SSFM
Angelene Rios	GEDA	Jerome Chaz	SSFM
Carlos Bordallo	GEDA	Joseph Duenas	SSFM
John San Nicolas	GEDA	Cedric Cruz	TRMA
Alexander Ford	OAG		

**I. CALL TO ORDER**

- Meeting was called to order at 3:14 p.m. by Vince Arriola.

**II. UNFINISHED BUSINESS**

**1. Finalize Construction Negotiation**

- Vince Arriola (DPW) addressed and recapped the letter he wrote on August 15, 2025, per the letter, the facility must take care of the students, the design, the inclusion of C Wing, FF&E, and the total cost of construction cannot exceed \$143M. This is the government's position. GEDA would provide the funds issuance for financing and total cost of construction and specified services cannot exceed \$143M due to the funding limits. If \$16M more a year is appropriated into the law for this year and/or next year, at this time, the government's position is \$143M, as there are unknown factors and these are potential appropriations. This is what the government can certify in a contract today. If the total exceeds \$143M, further funding depends on the legislature providing \$16M either this year or next. If approved, the funding should cover special scope items. The Budget Bill for the additional \$16 million remains unpassed and unsigned. Vince Arriola (DPW) asked Eun Ho (CTI) if he could meet the requirements as stated in his letter dated August 15, 2025.
- Eun Ho (CTI) requested clarification, based on what he believed was the Legislature's current intent to appropriate an additional \$16.3M for construction in the next year.
- Lester Carlson (BBMR) mentioned that securing the \$16M for Fiscal Year 2026 might not be possible due to Business Privilege Tax (BPT) reduction and other spending factors from the legislature. He said an additional \$16M for year two (Fiscal Year 2027) might be very slim. He emphasized that the government cannot certify the funds available for the project at this time. He further stated that if there is an additional appropriation by law, that can be dealt with separately in the future for additional scope items.
- Eun Ho (CTI) proposed getting a basic contract plus a change order, subject to the passage of the budget bill and the SSHS appropriation and asked if this was



*acceptable. Lester Carlson (BBMR) reiterated that a change order would have to be for additional scope items. Vince Arriola (DPW) affirmed 30 years at \$143M. Eun Ho (CTI) stated he didn't know if CTI could do this. Vince Arriola (DPW) reemphasized that if there are additional \$16M appropriations in '26 and '27 this would be available only for special scope items like the auditorium.*

- Eun Ho (CTI) asked if the government could wait until they have better information on the status of the FY '26 budget. Lester Carlson (BBMR) clarified that even if there were an additional appropriation, it would not matter, because current negotiations are centered whether CTI can deliver the base bid for \$143M and the additional appropriation would be for special scope items.*
- Vince Arriola (DPW) asked if Ho Eun (CTI) could deliver all required base scope for \$143M, Ho Eun (CTI) expressed concern that he was being asked to answer this today. Vince Arriola (DPW) reminded him that this has been discussed in the last two meetings and was also included in his letter to CTI. Eun Ho (CTI) said he understands the government position. Vince Arriola (DPW) stated that we could pause to see what the Legislature does. Eun Ho (CTI) agreed that this would be fair. Lester Carlson (BBMR) stated that if CTI can't decide today, the Legislature is anticipated to vote tomorrow. Lester Carlson (BBMR) went on to state that the Legislature actions on the budget won't alter the government's request for CTI construction cost to be done at \$143M. Any additional funding, if appropriated, must be used for additional scope items not currently included in negotiations. He also stressed that the impact of the Legislature's rollback of the Business Privilege Tax will make future appropriations slim.*
- The discussion closed with the government agreeing to give Eun Ho (CTI) an additional week to see if he could meet the government requirements of \$143M.*

### III. NEW BUSINESS

1. Insurance and Financing Negotiations- (DOA/ GEDA/ BBMR)
2. Maintenance Agreement
  - *No discussion of this subtopic during this meeting.*

### IV. NEXT STEPS/SCHEDULE

1. Finalize Insurance/ financing/maintenance negotiations (DOA/GEDA/BBMR/GDOE/ CTI)
2. Draft Pre Final Contract- (GEDA)/Finalize Technical Agreement (TRMA/SSFM)
3. Circulate Contract for review and final revisions
4. Transmit Contract to AG for review
5. Signatures/ NTP.

### V. OPEN DISCUSSION

- *Ho Eun (CTI) asked the Negotiation Team to have another internal conversation on the funding and reach out to the legislature for support.*

### VI. NEXT MEETING

- *Pending for Next Week, time TBD.*



VII. ADJOURN

- Meeting was adjourned at 3:47 p.m. by Vince Arriola.

Edited and reviewed by:

A handwritten signature in black ink, appearing to read "Glenn Leon Guerrero", written over a horizontal line.

Glenn Leon Guerrero  
Senior Project Manager

# SIGN- IN SHEET

**Project:** Construction of the New Simon Sanchez High School

**Purpose:** Negotiation Meeting #5 – with CTI

**Date:** Thursday, August 21<sup>st</sup>, 2025

**Time:** 3:00 PM

**Location:** GEDA Conference Room

	Organization	Name	Email Address	Initials
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	GEDA	John San Nicolas	<a href="mailto:jsannicolas@investguam.com">jsannicolas@investguam.com</a>	<i>JSN</i>
	GEDA	Tina Garcia	<a href="mailto:cgarcia@investguam.com">cgarcia@investguam.com</a>	<i>TG</i>
	GEDA	Angelene Rios	<a href="mailto:angelene.rios@investguam.com">angelene.rios@investguam.com</a>	<i>AR</i>
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	OAG	Alexander Ford		
	OAG	Chisa Tillman		

**SSHS PROPOSED NEXT STEPS: WEEK OF AUGUST 25, 2025**  
**DRAFT BRIEFING PAPER- August 25, 2025**

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**BACKGROUND**

On Thursday, August 21, 2025, the Government of Guam (DPW, GEDA, BBMR, GDOE, and DOA) held two meetings: 1) Government Internal Meeting with its consultants (TRMA and SSFM) and 2) Negotiation Meeting #5 with Core Tech (CTI), which included two representatives from the Attorney General's Office. The objective of the Government Internal Meeting was to the final parameters of project funding and review the CTI's recently written proposal.

During Negotiations Meeting #5 with the Government and CTI, the following was relayed:

1. CTI must build the school (all wings), provide FF&E, inclusive of financing costs within the current budget restrictions of the law Makahat Act (\$166M).
2. Proposed future SSHS appropriations (not yet law) cannot be factored will not be accepted.
3. Should these appropriations pass into law and the government avails itself of the appropriations, the funds must be used for **additional** scope items, outside of the current base bid and the \$166M.
4. The Chairman of CTI expressed concerns about being able to meet these requirements and said he would need time to review.

**PROPOSED ACTION FOR WEEK OF AUGUST 12, 2025**  
**OBJECTIVE: ADVANCE PROJECT FORWARD**

1. Schedule Final Negotiation Meeting #6 with CTI this week to confirm if they can meet the requirements of the Government's funding parameters.
  - a. If "Yes":
    - i. Begin working on draft contracts with GEDA's bond counsel. Preliminary draft should include Construction, Maintenance & Insurance, and Financing.
  - b. If "No."
    - i. SSHS Procurement Chairman (GDOE Superintendent) must formalize any decisions by the SSHS Evaluation Committee (i.e., moving on to the next Proposer). Document final decision of SSHS Evaluation Committee into the minutes and the procurement record.
    - ii. Engage AG's Office
    - iii. Issue formal Letter to CTI formalizing final decision
    - iv. Issue Press Release updating the public on the status of SSHS negotiations.
    - v. Issue notice to next proposer (if that is what is decided) to meet to negotiate their proposal.

\*\*\*\*\*

**Memo**

To Vince Arriola  
Company Department of Public Works  
cc:  
From SSFM  
Date August 26, 2025  
Subject **Construction Cost Analysis and Risk Considerations**

**Executive Summary**

This report provides an informational analysis of the Simon Sanchez High School budget in relation to recent U.S. high school benchmarks and Guam institutional building costs. The purpose is to highlight cost escalation trends, program-specific uplifts, and market feedback, and to note potential risks should negotiations move from the current proposer to the next ranked team.

The current base bid of 285,000 SF with a construction and FF&E budget of \$143M equates to ~\$502/SF (or ~\$463/SF excluding FF&E). While this appears low compared to mainland benchmarks, the figure does not remain competitive once escalation to a 2026 midpoint and uplift for high school program requirements are considered. With these factors, Sanchez is projected to exceed \$530/SF, consistent with national high school benchmarks (\$550–\$650/SF) and Guam institutional projects (\$480–\$900/SF).

Contractor market input supports this. A federally capable contractor reported a recent building at \$450/SF including FF&E but excluding design, but acknowledged high schools typically require a 25–30% uplift, which brings costs into the same \$530+/SF range as our escalation analysis. A smaller contractor cited \$350–\$400/SF, but those numbers reflect straightforward facilities and do not account for the overhead, compliance, or execution requirements of a large institutional project.

This context underscores our concern: the proposers under consideration are large, federally capable contractors whose cost structures reflect escalation and compliance-driven overhead. Therefore, whether negotiations continue with the current proposer or move to the next ranked team, the same budget feasibility challenge is likely to arise. This report is intended to inform decision-making and emphasize that the \$143M framework may not realistically deliver a fully compliant high school project without adjustment or scope modification.

**Cost Benchmarks**

**High School Projects (2021 and later)**

School (Location)	Year (Open/Start)	Gross SF	Total Cost (incl. FF&E & site)	\$/SF	Capacity	\$/Student
<b>Simon Sanchez HS (Guam)</b>	2025 planned	285,000	\$143M	<b>\$502/SF (463 w/o FF&amp;E)</b>	~2,000	~\$71,500

School (Location)	Year (Open/Start)	Gross SF	Total Cost (incl. FF&E & site)	\$/SF	Capacity	\$/Student
Kūlanihāko'i HS (Maui, HI)	2023 open	215,000	\$245M	\$1,140/SF	1,600	\$153,000
Somerville HS (MA)	2021 open	396,000	\$256M	\$647/SF	1,600	\$160,000
East Providence HS (RI)	2021 open	306,562	\$189.5M	\$618/SF	1,600	\$118,000
Nederland HS (TX)	2024 open	280,000	\$155.6M	\$556/SF	1,700	\$91,500
Salem HS (MA)	2025 bid / 2030 planned	365,000	\$365M est.	\$1,000/SF	900	\$405,000

\*Range (post-2021): \$502/SF (Sanchez) → \$1,140/SF (Hawaii), with most large projects clustering \$550–\$650/SF.

## Guam Government & Institutional Buildings (2021 and later)

Project (Type)	Year (Start/Complete)	Gross SF	Total Cost	\$/SF
Simon Sanchez HS (School)	2025 (planned)	285,000	\$143M	\$502/SF
UOG Engineering Building (STEM)	2023–25	16,500	\$7.9M	\$479/SF
UOG WERI Labs + Nursing Annex	2023–25	~25,000	\$22.7M	\$908/SF
DPHSS Environmental Health Facility	2023–26	12,000	~\$9M	\$750/SF
Guam Cultural Repository	2020–22	13,230	\$12M	\$907/SF
Public Health Biosafety Lab	2024–26	16,000	\$32M	\$2,000/SF
Camp Blaz Dining Facility (Military)	2021–23	~45,000	\$56M	\$1,244/SF
Camp Blaz Warehouses & Shops (Military)	2023–25	110,000+	\$126M	\$1,145/SF
Naval Base Guam Missile Facility (Military)	2024–27	57,664	\$113.3M	\$1,965/SF

### **Takeaways**

- Schools: Sanchez at \$502/SF is at the lowest end of recent U.S. high school projects since 2021.
- Guam public buildings: Non-military educational/office projects cluster \$480–\$900/SF. Sanchez fits right at the bottom of that band.
- Specialized labs & military: \$1,200–\$2,000/SF, far above school construction.
- Positioning: When compared apples-to-apples (post-2021 costs, full build including site + FF&E), Sanchez is relatively cost-efficient in both U.S. and Guam contexts.

### **High School Cost Uplift**

A key driver in understanding why high schools cost more per square foot than generic office or classroom buildings is the **programmatic uplift** inherent in secondary school facilities. While a typical office or classroom building in Guam may be delivered in the **\$450–\$475/SF** range, a comprehensive high school carries **an additional 20–35% uplift** due to specialized spaces, larger spans, and site-intensive amenities.

The primary contributors to this uplift include:

- **Science Laboratories and CTE Shops** – Enhanced MEP systems, fume hoods, ventilation, and specialty equipment increase cost well above standard classrooms.
- **Auditoriums and Performing Arts Spaces** – Large-span structures, seating, acoustic treatments, and stage rigging add significant per-SF premiums.
- **Gymnasium, Lockers, and Athletic Support** – Structural spans, HVAC, and wet areas (showers, changing rooms) drive higher unit costs.
- **Cafeteria and Commercial Kitchen** – Food service equipment, grease traps, and code requirements are costlier than standard classrooms.
- **Athletic Fields and Site Infrastructure** – Drainage, turf, courts, and outdoor lighting require major site investments not present in office/classroom projects.
- **IT, Security, and Circulation** – High schools demand more robust technology, security, and larger circulation areas to support student populations.

When these elements are factored in, the cost per square foot of a high school typically escalates from a baseline **\$450–\$475/SF** to **\$540–\$640/SF**, depending on the program intensity. For example, auditoriums and robust CTE programs can push a campus to the higher end of that range, while leaner programs with fewer specialty areas sit toward the lower end.

In the case of Simon Sanchez High School, the current estimate of **~\$502/SF (construction + FF&E)** suggests a budget closer to a **generic classroom/office building** than a fully programmed high school. Once escalation to a 2026 midpoint and the appropriate high school uplift are applied, the cost aligns with the **\$530+ /SF** range observed in U.S. and Guam benchmarks.

## Price Escalation Analysis – Simon Sanchez High School

The current construction and FF&E budget for Simon Sanchez High School is \$143M, based on a January 2023 estimate with a midpoint of construction in 2025 (three-year construction duration).

Because project procurement has shifted, the midpoint of construction is now assumed to be 2026. Applying Guam-appropriate escalation factors (+5–6% for 2026, consistent with U.S. forecasts of ~4% plus Guam's historical 1–2% premium for freight/labor), the adjusted project cost is:

- \$150.2M – \$151.6M (≈\$527–532/SF), up from the original \$143M (≈\$502/SF).

This represents an increase of \$7–9M total, or roughly \$25–30 per square foot, attributable solely to one additional year of inflation.

### Notes / Exclusions:

- This escalation analysis covers construction and FF&E only.
- It does not include costs associated with shifting from DBB to DB procurement, such as final design costs.
- It also does not include Department of Public Health requirements for bathroom and shower counts for 1,700–2,000 students, which could add further cost.

## Contractor Market Feedback

As part of the escalation review, discussions were held with two contractors to cross-check our current unit cost assumptions for Simon Sanchez High School. Both provided feedback on recent projects they delivered and offered perspectives on how those costs compare to a high school program. Their insights help validate the escalation analysis and highlight the importance of recognizing the programmatic uplift unique to secondary schools.

Contractor No. 1 (mid-size, active in DoD work) reported delivering a recent building at approximately \$450/SF including FF&E but excluding design. Initially, they questioned whether \$500/SF for Sanchez was high; however, they acknowledged that high schools typically carry a 25–30% uplift over generic buildings due to program elements such as science labs, CTE shops, gymnasiums, auditoriums, cafeterias, and site infrastructure. Once this uplift is applied to their own experience, their numbers align closely with our current estimate of \$500–530/SF, indicating that the Sanchez budget is in line with realistic market pricing.

Contractor No. 2 (smaller, local) indicated costs in the \$350–\$400/SF range for straightforward construction, not inclusive of design or FF&E. While this suggests that some contractors might deliver lower headline unit costs, such firms typically do not carry the overhead required for large institutional or federally regulated projects. They lack capacity for compliance with federal mandates such as CMMC cybersecurity, certified payroll systems, and the QA/QC processes needed for complex multi-facility campuses. As such, while they might be competitive on smaller projects, their ability to manage and execute a project of Sanchez's scale is limited.

In summary, when tied back to the escalation review, the market feedback indicates that the proposers we are likely to see (CTI and other ranked teams) fall much closer to Contractor No. 1 than Contractor No. 2. These firms carry the overhead and compliance requirements necessary for a GovGuam P3 of this scale, and their effective pricing—once uplift and escalation are factored in—lands in the \$530+/SF



range. This reinforces that while smaller firms may claim lower numbers, Sanchez cannot realistically be delivered at those levels, and the project budget must reflect the escalated, high-school-specific costs borne by qualified proposers.

### **Closing Summary**

Simon Sanchez High School's current \$143M budget, equating to \$502/SF (2023 base), does not remain competitive once escalation to a 2026 midpoint and high school program requirements are accounted for. The realistic cost is expected to rise into the \$530+/SF range, which aligns with both U.S. benchmarks and recent Guam institutional projects.

While smaller contractors may suggest costs in the \$350–\$400/SF range, those figures do not reflect the overhead, compliance, or systems required to deliver a GovGuam P3 of this magnitude. The proposers under consideration are larger, federally capable contractors whose cost structures include these requirements. As such, even if negotiations were to move from the current proposer to the next ranked team, the underlying budget pressures would remain the same.

This analysis is provided for informational purposes to highlight the risk that simply moving to another proposer may not resolve the pricing challenge. Without adjusting the budget upward or reducing scope, the project faces a significant likelihood of exceeding the authorized funding level. Recognizing this risk now is critical to setting realistic expectations as procurement decisions move forward.

**SSHS INTERNAL NEGOTIATION COMMITTEE MEETING  
MINUTES**

Friday, August 29, 2025, 2:00 PM  
DOA Conference Room - 2<sup>nd</sup> Floor ITC Building

<b>Attendees:</b>			
Vince Arriola	DPW	Edward Birn	DOA
Erik Swanson, Ph.D.	GDOE	Cedric Cruz	TRMA
Carla Masnayan	GDOE-SSHS	Joseph Duenas	SSFM
Tina Garcia	GEDA	Gerard Bautista	SSFM
Angelene Rios	GEDA	Ed Hipolito - virtual	SSFM
Carlos Bordallo	GEDA	Connie Garrido - virtual	SSFM
John San Nicolas	GEDA	Alvin Bejosa - virtual	SSFM
Lester Carlson	BBMR	Thuy Nguyen	SSFM

**I. CALL TO ORDER**

- Meeting was called to order at 2:12 p.m. by DPW Director Vince Arriola.

**II. NEW BUSINESS**

**A. Debrief on SSHS Negotiation Meeting #5 with CTI**

- Vince Arriola (DPW) recapped the letters that he sent to Ho Eun (CTI) and emphasized today's meeting would require CTI to provide a definitive yes or no to the outlined requirements. He stated that in the prior meeting, CTI was given clear instructions to stay within the \$143M cap, not relying on the \$16M appropriations for Fiscal Year (FY) 2026, maintain program size for 2,000 students, retain the C-Wing, and deliver a complete package inclusive of FF&E. He further noted that any appropriation beyond the \$143M amount may fall outside the government's capacity or authorization to commit. It was reiterated that the Government of Guam cannot guarantee to additional appropriations during construction. Should CTI proceed under the assumption of future legislative appropriations, that risk would rest solely with CTI.
- Tina Garcia (GEDA) clarified that while the Ma Kāhat Act caps total financing at \$166M, it does not establish a construction cap. Vince Arriola (DPW) agreed that he does not see a cap, either a minimum or a maximum of construction in the law. However, Lester Carlson (BBMR) maintained that \$143M must be treated as the ceiling inclusive of FF&E and specialty program spaces.
- Vince Arriola (DPW) emphasized today's meeting with CTI will focus on whether they will commit to the outlined items and defer the financing and RFP compliance issues for GEDA and legal counsel.

**B. Project Financing Parameters- (BBMR/GEDA)**

- Lester Carlson (BBMR) reiterated on his concern of CTI's financing plan using future appropriation and capitalized interest, which violates the RFP's 730-day completion requirement. He explained that CTI's iteration reduced the bond par amount to \$156M, extended capitalized interest to 2.5 years (~916 days), and attempted to divert O&M/insurance reserves and future legislative appropriations into

*construction. He stated these maneuvers were inconsistent with the RFP and created a shortfall of upfront cash. He also raised concerns regarding the \$143M cap and whether it included FF&E (Furniture, Fixtures & Equipment).*

**C. Construction Cost Analysis- (SSFM/ TRMA)**

- *Ed Hipolito (SSFM) presented an analysis of SSHS construction costs compared to national and Guam construction cost:*
  - *He emphasized that the \$143M budget appears low, as high schools generally cost about 25% more than generic facilities due to specialized programs, regulatory requirements, and items such as FF&E. Based on the January 2023 estimate, the project equates to approximately \$502 per square foot for a 285,000 square foot building. With a 2026 midpoint of construction, that number would escalate to about \$530 per square foot.*
  - *He noted that the average rate for recent schools is \$550–650 per square foot, not including design fees. Local Guam buildings range from \$480 to \$900 per square foot, with specialized facilities on the higher end. At \$502/sf, SSHS is positioned at the bottom of the market range, creating risk that scope may not align with available funds.*
  - *He cautioned that high schools typically cost 20–30% more than generic facilities because of specialty spaces (CTE labs, gyms, arts, etc.). He recommended that the project not be delayed further, as annual escalation will increase the risk of overruns.*
  - *Lester Carlson (BBMR) noted that the analysis demonstrated SSHS sits at the low end of cost benchmarks but should remain feasible, providing some assurance that the budget is not unattainable. Ed Hipolito clarified that SSHS sits the low end of true market pricing but does not fully reflect the higher costs typically associated with high school facilities of this size and complexity.*
  - *See attachment for PPT slides.*

**D. Government Position/ Alignment**

- *The group acknowledged CTI's August 22nd letter, noting that CTI agreed to bullets 1–4 of the DPW Director's August 15th letter, but not the fifth bullet concerning the \$143M cap.*
- *Joseph Duenas (SSFM) emphasized that CTI must confirm whether they can deliver the full project within the parameters defined in the DPW Director's letter. If CTI cannot confirm compliance, he suggested that the SSHS Evaluation Committee under Dr. Swanson reconvene to determine whether to proceed with CTI or move to the next ranked proposer.*
- *No final action was made; the group will wait until the meeting with CTI for further action.*

**III. OPEN DISCUSSION**


- *No open discussion*



IV. ADJOURN

- *Meeting adjourned at 2:34 p.m. by DPW Director Vince Arriola.*

Edited and reviewed by:



Glenn Leon Guererro  
Senior Project Manager

The background of the slide is a grayscale photograph of Simon Sanchez High School. The building is a large, modern structure with multiple stories and a series of windows. In the foreground, there are several flagpoles with flags flying. The overall tone is professional and institutional.

SSFM

International

SIMON SANCHEZ HIGH SCHOOL  
CONSTRUCTION COST ANALYSIS AND RISK CONSIDERATIONS

8/29/25

## Context – Simon Sanchez High School

*What do High Schools cost throughout the USA? What do buildings cost in Guam?*

- Current budget: \$143M (~\$502/SF) based on Jan 2023 / midpoint 2025.
- With escalation to midpoint 2026 + high school uplift: \$530+/SF.
- Comparable U.S. high schools (2021+): \$550–\$650/SF avg (up to \$1140/sf high end)
- Guam institutional buildings: \$480–\$900/SF. (DoD over \$1000/SF)

→ SSHS budget is on the lower end of the spectrum based on National and Guam averages.

## Why High Schools Cost More?

High School Uplift (~25–30%):

- Labs, CTE shops
- Gym & locker rooms
- Auditorium / cafeteria
- Fields & site infrastructure

→ Generic building: \$450–475/SF → High School: \$540–640/SF.

## Guam-Based Contractor Market Feedback

Contractor No. 1 (mid-size, DoD capable):

- \$450/SF with FF&E (no design).
- With +25–30% uplift = \$530+/SF.

Contractor No. 2 (small, local):

- •\$350–400/SF baseline (no Design), but lacks sophisticated systems (Safety, QC, payroll, QA/QC).

→ Qualified proposers (CTI, CAPFA) are in Contractor No. 1 range at min. They carry the Overhead necessary to execute large complex projects.



## Risk / Decision Point

- Escalation: One-year delay adds +\$7–9M (~\$25–30/SF).
- CTI & CAPFA: Both carry the same compliance and systems overhead → same cost issue.
- Budget Position: The current \$143M budget is at the low end of true market pricing but does not fully reflect the higher costs typically associated with high school facilities of this size and complexity.
- ☒ Consideration: If the project proceeds with Proposer No. 2 under the same budget constraints, the same cost pressures are likely to arise.

## SIGN- IN SHEET

**Project:** Construction of the New Simon Sanchez High School

**Purpose:** SSSH Internal Preparatory Meeting #6

**Date:** Friday, August 29<sup>th</sup>, 2025

**Time:** 2:00 PM

**Location:** DOA Conference Room

[illegible]

**SSHS NEGOTIATION MEETING #6 WITH CTI  
MINUTES**

Friday, August 29, 2025, 3:00 PM  
DOA Conference Room - 2<sup>nd</sup> Floor ITC Building

<b>Attendees:</b>			
Vince Arriola	DPW	Ho Eun	CTI
Edward Birn	DOA	Jong Won	CTI
Lester Carlson	BBMR	Joseph Duenas	SSFM
Erik Swanson, Ph.D.	GDOE	Jerome Chaz	SSFM
Carla Masnayan	GDOE-SSHS	Gerard Bautista (Virtual)	SSFM
Tina Garcia	GEDA	Ed Hipolito (Virtual)	SSFM
Carlos Bordallo	GEDA	Alvin Bejosa (Virtual)	SSFM
John San Nicolas	GEDA	Thuy Nguyen	SSFM
Angelene Rios	GEDA	Cedric Cruz	TRMA

**I. CALL TO ORDER**

- *Meeting was called to order at 2:53 p.m. by DPW Director Vince Arriola.*

**II. UNFINISHED BUSINESS**

**1. Finalize Construction Cost Negotiations**

- *Ho Eun (CTI) distributed copies of CTI's Letter Dated August 29, 2025. The Letter confirms that CTI is committed to complete the project within the specified scope subject to 2+30 payments of the financing. CTI's letter did not confirm the fifth bullet point of DPW's Letter on August 15, 2025. See copy of CTI's Letter dated August 29, 2025.*
- *Lester Carlson (BBMR) acknowledged CTI agreement with DPW Director's letter from August 15<sup>th</sup> with everything except the fifth bullet, "The total cost for construction; FF&E; and Public Law 20-27, Chapter 8, Title 1, of the Guam Code Annotated, related to Arts in Public Buildings and Facilities may not exceed \$143M."*
- *Ho Eun (CTI) stated that construction cost should not be the government's concern if the lease and financing terms do not to exceed 8.5% and 2+30 year are respected. He stated that the \$143M cap is not binding since it is not in the RFP and argued that prior school projects (e.g., JFK, Northern schools) contemplated 32 years of payments, which they view as precedent.*
- *Vince Arriola (DPW) noted that the construction cost remains at \$143M, as this reflects the funds currently available.*
- *Lester Carlson (BBMR) reiterated that the interest rate will affect the repayment, it is possible to get a \$143M deposit, but the real issue is whether it is legally committable since Mr. Ho is willing to do all these (4 proposed bullets from DPW Director's August 15<sup>th</sup> letter) items, but does not want to be tied into the projected \$143M cap. This is a government problem because the contract cannot be signed off on the money that the government does not have.*
- *Edward Birn (DOA) stated that no progress has been made and reviewed the RFP, stating that financing and construction must be completed within two years and the lease cannot exceed 30 years, but the proposal from CTI does not match the RFP. He mentioned the concern of the developer's 2 years of construction plus 30 years of*

*lease, effectively 32 years, but the RFP only talks about 30 years max. He wanted to refer to the legal team for clarification.*

- *Tina Garcia (GEDA) confirmed that the lease payment does not start until Year 3, so it is 2 years construction plus 30 years lease. Ho Eun (CTI) agreed with the statement.*
- *Ho Eun (CTI) asked the committee how past projects financing plan worked. Lester Carlson (BBMR) answered the government have only signed 30-year leases, not 32-year, and the current setup guarantees \$143M for construction. Years 31 and 32 have not been approved yet. If the group agreed on the amount now, the government will be signing a contract on money that is not there.*
- *Ho Eun (CTI) stated that if future funding does not come through, the risk would fall on bond investors. He proposed structuring the contract into a base project with two additive components contingent upon future funding, committing CTI to deliver the additional scope, if funding become available. This approach places the associated risk on CTI. Ho Eun also added that he will put collateral equipment as part of the additives and will deliver and affirmed CTI is committed to 100% all the scope items on time even if funding is not available.*
- *Vince Arriola (DPW) and Lester Carlson (BBMR) summarized the three major unresolved issues and those should be referred to legal counsel for consultation:*
  - *Construction cost capped at \$143M.*
  - *Whether the contract can legally extend to 32 years*
  - *Handling of the extra appropriation from FY 2026 and FY 2027 if those funding are available.*

### III. NEW BUSINESS

1. Insurance and Financing Negotiations (DOA/ GEDA/ BBMR)
  - *Edward Birn (DOA) brought up concerns about the accounting for additional appropriation and capital distribution and asked for legal advice on this.*
2. Maintenance Agreement
  - *Not discussed.*

### IV. NEXT STEPS/SCHEDULE

1. Finalize Insurance/ financing/maintenance negotiations
2. Draft Pre Final Contract- (GEDA)/Finalize Technical Agreement (TRMA/SSFM)
3. Circulate contract for review and final revisions
4. Transmit Contract to AG for review
5. Signatures/ NTP

### V. OPEN DISCUSSION

- *Ho Eun (CTI) will be sending a revised negotiation letter after the meeting.*

### VI. NEXT MEETING


- *TBD*

### VII. ADJOURN



- *Meeting was adjourned at 3:38 p.m. by DPW Director Vince Arriola.*

Edited and reviewed by:



Glenn Leon Guererro  
Senior Project Manager

# SIGN- IN SHEET


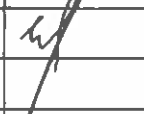
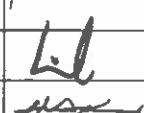
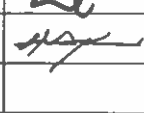

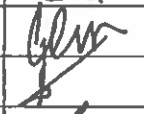
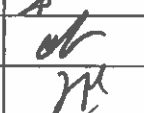
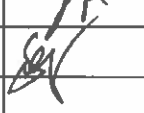


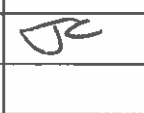
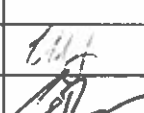
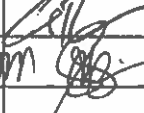
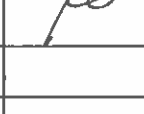
**Project:** Construction of the New Simon Sanchez High School

**Purpose:** Negotiation Meeting #6 – with CTI

**Date:** Friday, August 29<sup>th</sup>, 2025

**Time:** 3:00 PM

**Location:** DOA Conference Room

	Organization	Name	Email Address	Initials
	BBMR	Lester Carlson	<a href="mailto:lester.carlson@bbmr.com">lester.carlson@bbmr.com</a>	
	DLM	Celine Cruz	<a href="mailto:celine.cruz@land.guam.gov">celine.cruz@land.guam.gov</a>	
	DOA	Edward Birn	<a href="mailto:edward.birn@doa.guam.gov">edward.birn@doa.guam.gov</a>	
	DPW	Benny San Nicolas	<a href="mailto:benny.sannicolas@dpw.guam.gov">benny.sannicolas@dpw.guam.gov</a>	
	DPW	John Calanayan	<a href="mailto:john.calanayan@dpw.guam.gov">john.calanayan@dpw.guam.gov</a>	
	DPW	Linda Ibanez	<a href="mailto:linda.ibanez@dpw.guam.gov">linda.ibanez@dpw.guam.gov</a>	
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	GEDA	Tina Garcia	<a href="mailto:cgarcia@investguam.com">cgarcia@investguam.com</a>	
	GEDA	Terry Brooks	<a href="mailto:tmb@guamlaw.net">tmb@guamlaw.net</a>	
	SSFM	Connie Garrido	<a href="mailto:cgarrido@ssfm.com">cgarrido@ssfm.com</a>	
✓	SSFM	Ed Hipolito	<a href="mailto:ehipolito@ssfm.com">ehipolito@ssfm.com</a>	
✓	SSFM	Gerard Bautista	<a href="mailto:gbautista@ssfm.com">gbautista@ssfm.com</a>	
	SSFM	Glenn Leon Guerrero	<a href="mailto:gguerrero@ssfm.com">gguerrero@ssfm.com</a>	
	SSFM	Jerome Chaz	<a href="mailto:jchaz@ssfm.com">jchaz@ssfm.com</a>	
	SSFM	Joseph Duenas	<a href="mailto:jduenas@ssfm.com">jduenas@ssfm.com</a>	
	SSFM	Thuy Nguyen	<a href="mailto:tnguyen@ssfm.com">tnguyen@ssfm.com</a>	
	TRMA	Cedric Cruz	<a href="mailto:ccruz@traguam.com">ccruz@traguam.com</a>	
	GEDA	ANGELINE RIX	<a href="mailto:angelene.rix@investguam.com">angelene.rix@investguam.com</a>	



2 messages

Mon, Sep 15, 2025 at 3:03 PM

To: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "benny.sannicolas@dpw.guam.gov" <benny.sannicolas@dpw.guam.gov>, "keswanson@gdoe.net" <keswanson@gdoe.net>, Carla Benita Masnayan <cdmasnayan@gdoe.net>, "lester.carlson@bbmr.guam.gov" <lester.carlson@bbmr.guam.gov>, "cgarcia@investguam.com" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, "jsannicolas@investguam.com" <jsannicolas@investguam.com>, Cedric Cruz <ccruz@traguam.com>, "celine.cruz@land.guam.gov" <celine.cruz@land.guam.gov>, "tkeeler@oagguam.org" <tkeeler@oagguam.org>, "Gerard E. Bautista" <gbautista@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>  
Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Jerome Chaz <jchaz@ssfm.com>

Hello,

The SSHS Negotiation Meeting will resume this Wednesday, September 17, 2025 at 10 am. It is **critical** to have the Selection Committee Evaluators join this meeting as we will discuss or vote to move forward with CTI.

Meeting will be at DOA Conference Room at ITC Building.

See y'all then.

---

## Microsoft Teams Need help?

### Join the meeting now

Meeting ID: 992 655 732 649

Passcode: dx6dB7AC

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For organizers: Meeting options

All External Recipients are required to use a web browser (Microsoft Edge or Google Chrome) to join SSFM's GCC High Teams meeting

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Thuy Nguyen

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7K

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Vince Arriola <vince.arriola@dpw.guam.gov>  
To: Donna Herrero <donna.herrero@dpw.guam.gov>

Mon, Sep 15, 2025 at 3:14 PM



## Vincent P. Arriola

**Director, Department of Public Works**

542 North Marine Corp Drive,

Tamuning, Guam 96913

(671) 646-3131

[Quoted text hidden]

 **invite.ics**  
7K



Vince Arriola <vince.arriola@dpw.guam.gov>

## Canceled: SSHS Government Internal Meeting

5 messages

Thuy Nguyen <tnguyen@ssfm.com>

Tue, Sep 16, 2025 at 9:27 AM

To: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "benny.sannicolas@dpw.guam.gov" <benny.sannicolas@dpw.guam.gov>, "keswanson@gdoe.net" <keswanson@gdoe.net>, Carla Benita Masnayon <cdmasnayon@gdoe.net>, "lester.carlson@bbmr.guam.gov" <lester.carlson@bbmr.guam.gov>, "cgarcia@investguam.com" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, "jsannicolas@investguam.com" <jsannicolas@investguam.com>, Cedric Cruz <ccruz@traguam.com>, "celine.cruz@land.guam.gov" <celine.cruz@land.guam.gov>, "tkeeler@oagguam.org" <tkeeler@oagguam.org>, "Gerard E. Bautista" <gbautista@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>  
Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Jerome Chaz <jchaz@ssfm.com>, Connie Garrido <cgarrido@ssfm.com>

Hello,

The SSHS Negotiation Meeting will resume this Wednesday, September 17, 2025 at 10 am. It is **critical** to have the Selection Committee Evaluators join this meeting as we will discuss or vote to move forward with CTI.

Meeting will be at DOA Conference Room at ITC Building.

See y'all then.

## Microsoft Teams Need help?

### Join the meeting now

Meeting ID: 992 655 732 649

Passcode: dx6dB7AC

For organizers: Meeting options

All External Recipients are required to use a web browser (Microsoft Edge or Google Chrome) to join SSFM's GCC High Teams meeting

Thuy Nguyen

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Carla Benita Masnayan <cdmasnayan@gdoe.net>

Tue, Sep 16, 2025 at 9:31 AM

To: Thuy Nguyen <tnguyen@ssfm.com>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "benny.sannicolas@dpw.guam.gov" <benny.sannicolas@dpw.guam.gov>, "keswanson@gdoe.net" <keswanson@gdoe.net>, "lester.carlson@bbmr.guam.gov" <lester.carlson@bbmr.guam.gov>, "cgarcia@investguam.com" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, "jsannicolas@investguam.com" <jsannicolas@investguam.com>, Cedric Cruz <ccruz@traguam.com>, "celine.cruz@land.guam.gov" <celine.cruz@land.guam.gov>, "tkeeler@oagguam.org" <tkeeler@oagguam.org>, "Gerard E. Bautista" <gbautista@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Jerome Chaz <jchaz@ssfm.com>, Connie Garrido <cgarrido@ssfm.com>

Thank you Thuy. I am confirming my attendance for the meeting.

Carla D. Masnayan, Principal  
Simon Sanchez High School  
331 N. Marine Corps Drive  
Tamuning, Guam 96913  
(T) 653-2313 (11:30 a.m. - 5:00 p.m.)  
SSHS Website: <https://sshs.gdoe.net>  
Inquiries: SSHS@GDOE.NET  
Email: cdmasnayan@gdoe.net

[Quoted text hidden]  
Guam Department of Education 2025

Vince Arriola <vince.arriola@dpw.guam.gov>

Tue, Sep 16, 2025 at 9:34 AM

To: Donna Herrero <donna.herrero@dpw.guam.gov>

Vincent P. Arriola

542 North Marine Corp Drive.  
Tamuning, Guam 96913  
(671) 646-3131

 **invite.ics**  
6K

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "benny.sannicolas@dpw.guam.gov" <benny.sannicolas@dpw.guam.gov>, "keswanson@gdoe.net" <keswanson@gdoe.net>, "lester.carlson@bbmr.guam.gov" <lester.carlson@bbmr.guam.gov>, "cgarcia@investguam.com" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, "jsannicolas@investguam.com" <jsannicolas@investguam.com>, Cedric Cruz <ccruz@traguam.com>, "celine.cruz@land.guam.gov" <celine.cruz@land.guam.gov>, "tkeeler@oagguam.org" <tkeeler@oagguam.org>, "Gerard E. Bautista" <gbautista@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Jerome Chaz <jchaz@ssfm.com>, Connie Garrido <cgarrido@ssfm.com>

**SSFM**  
International

**Cc:** Vince Arriola <vince.arriola@dpw.guam.gov>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; benny.sannicolas@dpw.guam.gov; keswanson@gdoe.net; lester.carlson@bbmr.guam.gov; cgarcia@investguam.com; Carlos Bordallo <carlos.bordallo@investguam.com>; jsannicolas@investguam.com; Cedric Cruz <ccruz@traquam.com>; celine.cruz@land.guam.gov;

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[Quoted text hidden]

Thuy Nguyen <tnghuyen@ssfm.com>

Tue, Sep 16, 2025 at 9:41 AM

To: Thuy Nguyen <tnuyen@ssfm.com>, Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "benny.sannicolas@dpw.guam.gov" <benny.sannicolas@dpw.guam.gov>, "keswanson@gdoe.net" <keswanson@gdoe.net>, Carla Benita Masnayon <cdmasnayon@gdoe.net>, "lester.carlson@bbmr.guam.gov" <lester.carlson@bbmr.guam.gov>, "cgarcia@investguam.com" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, "jsannicolas@investguam.com" <jsannicolas@investguam.com>, Cedric Cruz <ccruz@traguam.com>, "celine.cruz@land.guam.gov" <celine.cruz@land.guam.gov>, "tkeeler@oagguam.org" <tkeeler@oagguam.org>, "Gerard E. Bautista" <gbautista@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>  
Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Jerome Chaz <jchaz@ssfm.com>, Connie Garrido <cgarrido@ssfm.com>

Hi Ms. Donna,

The meeting has been canceled for tomorrow. We will consult with Director Arriola for the next meeting.

Best regards,

Thuy Nguyen | Program Technician



Innovate | Adapt | Sustain

215 Rojas Street, Suite 213 | Harmon, Guam 96913  
T 808.531.1308 | D 808.913.0346

-----Original Appointment-----

**From:** Donna Herrero <donna.herrero@dpw.guam.gov> **On Behalf Of** Thuy Nguyen

**Sent:** Tuesday, September 16, 2025 9:36 AM

**To:** Vince Arriola; Linda Ibanez; benny.sannicolas@dpw.guam.gov; keswanson@gdoe.net; Carla Benita Masnayan; lester.carlson@bbmr.guam.gov; cgarcia@investguam.com; Carlos Bordallo; jsannicolas@investguam.com; Cedric Cruz; celine.cruz@land.guam.gov; tkeeler@oagguam.org; Gerard E. Bautista; Glenn Leon Guerrero

**Cc:** DPW SSHA CM Team; Jerome Chaz; Connie Garrido

**Subject:** Fwd: Canceled: SSSS Government Internal Meeting

**When:** Wednesday, September 17, 2025 10:00 AM-11:00 AM (UTC+10:00) Guam, Port Moresby.

**Where:** Microsoft Teams Meeting; DOA Conference Room 2nd Floor ITC Building  
**Importance:** High

Email received from **EXTERNAL** sender. Confirm the content is safe prior to opening attachments or links.

Good morning,

I'm confused, is the meeting still on Sept. 17 at 10am or is it cancelled as per your subject line, see below.

**Fwd: Canceled: SSHS Government Internal Meeting**

Donna Herrero,  
Private Secretary  
Department of Public Works  
(671)647-5055

[Quoted text hidden]



Vince Arriola <vince.arriola@dpw.guam.gov>

---

## FW: DPW SSHS: Last 5 Minutes

---

Gerard E. Bautista <gbautista@ssfm.com>

Tue, Sep 16, 2025 at 9:47 AM

To: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>

Cc: Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Alvin Bejosa <abejosa@ssfm.com>, Thuy Nguyen <tnguyen@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>

Good morning Director Arriola

The last five minutes of the meeting held on August 29, 2025 was reviewed and the Letter of Acceptance is consistent with the issues discussed. Therefore, the distribution of the Letter of Acceptance to the Selection Panel Members can be distributed for concurrence.

Should you need further assistance, the SSFM Team would be available.

Thank you.

Gerard E Bautista, A.C.E, ASC | Deputy Manager, Guam Office



Innovate | Adapt | Sustain

215 Rojas Street, Suite 213 | Harmon, Guam 96913  
T 671.646.7736 | D 808.628.5856 | M 671.483.6879 | F 671.300.7738  
gbautista@ssfm.com | www.ssfm.com

**From:** Ed Hipolito <ehipolito@ssfm.com>

**Sent:** Tuesday, September 16, 2025 9:30 AM

**To:** Glenn Leon Guerrero <gguerrero@ssfm.com>; Gerard E. Bautista <gbautista@ssfm.com>

**Cc:** DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

**Subject:** DPW SSHS: Last 5 Minutes

Team,

As requested, below is a summary of the last five minutes of the CTI Negotiation Meeting #6 transcript along with the resulting action items. Based on this review, the Acceptance Letter is consistent with the issues discussed and can be distributed to the Selection Panel members for concurrence. No additional action items or next steps were identified in the last portion of the meeting, as discussions remained unresolved and concluded with agreement that legal review was required. Therefore, no further items need to be incorporated into the letter.

### Summary (Last 5 Minutes)

- CTI (Ho Eun) reiterated that the project should be viewed as a lease or “rent-to-own” arrangement, arguing that 30 years of lease payments did not have to be structured as exactly 30 installments, but could extend to 32.
- DOA (Birn) raised accounting and legal concerns, noting that the structure resembles a deferred purchase and requires defining a purchase price and accounting for the present value of future lease payments.
- DPW (Arriola) pressed for clarity on what scope would be built in Years 1–2 versus Years 31–32, citing concern about FF&E and the auditorium being shifted to “additives.”
- BBMR (Carlson) emphasized the unresolved problem: the government cannot sign or certify funds it does not have (Years 31 and 32). He reiterated that legal guidance is needed on whether a 32-year structure is permissible and how to handle a scenario where Year 32 funding never materializes.
- CTI Response: When asked to restate its proposal in writing, Ho Eun said he would revise and circulate an email with a base bid and additive items. However, this was expressed conditionally and did not represent a firm commitment to the government’s requirements.
- Committee Discussion (after CTI left): Members noted CTI continues to provide conditional answers rather than definitive commitments. Concern was raised about signing a contract without guaranteed funding, especially if key scope items are tied to future appropriations. The team agreed that legal guidance is required on:
  1. Whether the \$143M cap must be binding in the contract.
  2. Whether a 32-year contract structure can be signed.
  3. How to handle additional appropriations (FY2026–FY2027).
  4. Proper accounting treatment for additional appropriations and FF&E.It was further acknowledged that legal advisors will likely require more detail from CTI to provide meaningful advice.

### Action Items

1. CTI (tentative): Ho Eun indicated he would restate CTI’s proposal with base bid plus additive items and circulate via email. The Committee noted this remains conditional and not a definitive acceptance of requirements.
2. Government Team (DPW/BBMR/DOA/GEDA/SSFM):
  - Seek legal guidance on the issues listed above.
  - Evaluate contractual protections if Year 32 funding does not materialize.
3. Evaluation Committee / SSFM (CM role): Prepare and frame the three core legal questions in advance, to ensure the government — not CTI — defines the issues for counsel.
4. Next Meeting Prep: Ensure any revised letter from CTI is sufficiently detailed to support a meaningful legal review. (Request during post meeting discussion)

Regards,

Ed Hipolito, PE, TE | Senior Project Manager





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**250829 JDuensa SSHS NEGOTIATION MEETING W CTI 6 last 5 minutes only.docx**  
28K

HE -- last 5 minutes

I think I don't know. I'm a landlord. I'm very familiar with lease payment.

To be honest, I know you guys are sold. And he's a director of DBW. That's why of course he can have a construction perspective.

Can you please just zoom out and consider this is basically lease payment. 30 years of lease payment. I mean 30 years of lease period.

But you don't have to pay lease period in 30 installments. It could be 32. It could be 10.

It's okay. It doesn't really matter. A lot of our tenants, especially Chinese tenants...

No, I can't.

EB

Because unfortunately that's not the way...

VA

The law said 30, right?

We can go 20. I get it. You just said max.

EB

It's not really a lease. It's a deferred purchase. So we have to define what the purchase price is.

And I'm not clear... I don't think there is a purchase price. I don't think the law called for that.

Yes, there is.

LC

In here. How does it? I don't know.

It's just what they call it. When you put it in an accounting... The way we value it...

EB

The way we value it is the present value of future minimum lease payments. So it has to have... Because we capitalize it here.

That's what I'm concerned about.

VA

I hold rent to own. That's what you're doing, sir. Rent to own.

HE

Yes, it's a rent to own. It's a rent to own.

LC

Mr. Ong, can you restate what you are going to...

HE

Yes, please. I'll do that. I'll do that right away.

And I'll email by replying to the schedule.

LC

Give us the change order one and two. I already have the first one.

HE

What is it?

LC

No, we're going to seek legal guidance given the law as to whether or not we can sign an agreement knowing that we don't have the 30 years in hand. And as well, can we obligate through this agreement years 31 and 32 as you're suggesting. And then if we get legal guidance to the affirmative, then the contractual language is what you're going to submit that this is how we're going to put it in.

And then we're just going to have to come to one final conclusion. And that conclusion is if we never got, say, year 32, what does that do to the project?

HE

When you mention 32, I'm still confused. Are you talking about next year or 30 years from now?

LC

No. In theory and in the bill that was passed for the 26th budget, there is a provision for \$16.3 million. It's not passed yet.

So, essentially, year 31 will be determined very quickly. But there's no budget that's even been submitted for FY27 for the second year. So, that's the point we're trying to see.

HE

Be nice. I could be very nice to her.

LC

That's the question.

EB

It's not an expense in the government-wide. I know what you're thinking. There's a lease payment.

But in the government-wide statements, it isn't. The only expense is the interest. That's what I'm struggling with.

HE

I see. I see.

Understood.

VA

Can we also be very clear that at year 1 and year 2 or 31 and 32 with regard to, again, construction, right?

HE

Yes.

VA

What exactly are we constructing?

HE

We know that. We already know the scope.

VA

But there's an addendum of items. The auditorium, there's that list that preceded the...

HE

No, we are committing 100% at this point.

LC

No. It's based on what you have on the letter. 2,000 students, 87 classrooms.

He's not asking. Okay. You've crossed that bridge already.

HE

Something really bad happen, you'll be a lucky one because we're going to provide something, collateral repayment without funding. ~~We hope. I think I need to donate a lot of money for the campaign so they will appropriate it next year.~~

~~That would be cheaper. That might be cheap. It would be cheap.~~

LC

Just remember they didn't have it in the bill as initially introduced. The work was cut out.

HE

I acknowledge that.

Lester is a friend of mine. He's the toughest one here.

LC

Not by choice. Okay.

VA

Are we clear for the notes?

HE

Yes, sir

I'll edit and then I'll get back to you. Thank you, sir. Thank you, sir.

---

I understand you're CPA. I'm not. That's your issue.

Thank you. Thank you, everyone.

[Speaker 2]

I need up the legal guys.

[Speaker 1]

I'll talk to Jeff unless you get them to get between anybody that's working within the government who should best respond for us. Yeah. We'll take it.

I don't know, I don't know, yeah, somebody that number one make a very good assessment you know pretty soon you're gonna know what my signature is looks like and you're gonna be writing checks with my name on it oh you can work on that I'm gonna get legal guidance first of all a recommendation who to approach to take a look at the question and interpret our position versus his position and see whether or not you know he's right we're wrong

[Speaker 6]

that's really what it is he's right we're wrong it's 30 or 32 I think 30 30 right no no his letter is very clear yeah and all I'm saying to him was you

[Speaker 1]

didn't really address it because you're saying the same thing we should formulate

[Speaker 2]

our three questions that he's gonna put to us and you know you understand what I'm saying so that when he comes with his three questions we already they're correct we should have we should anticipate his three questions which is

[Speaker 1]

what we just talked about I don't understand how he can put just this is this say FF any right there's a lead time lead time to order it lead time to get it built or source it to put in container ship it here to store it then to put it in the school and assemble it if that's going to be like

change order number two then that concerns me only because the funding for that while he said he'll order it using the construction money not the FF&E then it's almost like it's our problem at the 32nd year when it's time for occupancy at a school we didn't pay him I mean that's what I'm saying we shouldn't be in a position where we're signing something and we don't know if we have the money or not what if you protect yourself in the contract with language to the government of Guam bro subject that's what he's saying she gets subject to and what does that do for the building how much of the building is you gonna build and then subject to because he didn't get the last payment what part

[Speaker 2]

is not going to be built because there was no payment and you mentioned

[Speaker 4]

something this is not a general obligation but no we seem to be asking a conditional question and getting a conditional answer with we're not asking a a up-and-down question and getting an up-and-down answer so that's I think where you need to get the attorneys into

[Speaker 1]

they're gonna say they're gonna say how come your projects not fully funded and you want me to put money into something it's not even fully funded because the 32nd year that he's acquiring is not something that we have in hand and it's not in the law it authorizes it but we don't have it and if the bill that they pass becomes law it you know because we kept asking for the 16 million so 31 is there but not 32 mm-hmm

[Speaker 2]

what's no different than any any other appropriation like you said five years

[Speaker 1]

from now if no it is a big difference because we have an authorization to go out and get 143 million dollars he can't do it he needs 32 million dollars more that's when you would like open the beer that's what happens I need 32 million dollars more that's what he's saying and I don't have 32 million dollars that anybody in this room can certify that's why I'm saying as I said

[Speaker 2]

you're willing to go out for 143 now and take the risk that it'll come in this

[Speaker 1]

year or next year okay well once we do once we sign documents and we prep all the bond documents that we go we can like look people in the eye and say work our partner is going to build this school for 143 million dollars the money that we're borrowing from you so everything that's got a lien or a mortgage on it right it is basically what it is that's embodied in that project cost but it's the two years that you know is the unknown especially the 32nd

[Speaker 8]

year investor so based off of waiting on this letter you can have legal analyze the letter when do you think we should have I don't know you know where this is

[Speaker 1]

like story of my life you know somebody comes over and I need money for the bio yesterday so no I'm not gonna give you an answer you know I'm not gonna say

[Speaker 2]

when because it's something somebody else's time I'm just saying from the notes that we took let's let's confirm what we believe are the two positions

[Speaker 4]

that's what I was trying to say if you're going to ask any opinion of the legal advisors there's very little here for them to advise because we don't have a proposal or a draft proposal from him well I know but it's not really a well maybe maybe I'll take those words back if it's detailed enough but I wasn't getting the I wasn't getting the feeling that we were going to get a kind of

[Speaker 2]

detailed draft no I agree yeah yeah I think that detail position or info it's gonna have to come from us to our legal counsel we know what the you know like like Lester said we've been discussing this how do you call it we know we know what the issues are and he knows what the issues are I just want to make sure that the three of them are in sync yeah we

[Speaker 4]

know what the issues are we're just struggling to get the answer no he came

[Speaker 6]

up with the same responses last week yeah it's like with my wife I know what these you're being prudent to me I know the issues honey but the answers

[Speaker 4]

I was trying to sign off on it and I got distracted

[Speaker 13]

I didn't stop this

11/16/58



Vince Arriola <vince.arriola@dpw.guam.gov>

---

## Acceptance of CTI Proposal

---

Dr. Kenneth E. Swanson (Superintendent) <keswanson@gdoe.net>  
To: Vince Arriola <vince.arriola@dpw.guam.gov>

Wed, Sep 17, 2025 at 10:50 AM

Vince,

I have no comment beyond what has already been provided. In the end, GDOE needs a complete school that includes components and capacities that were published. Not being a government finance expert, I'll leave that to those who are. I do know that building less than the stakeholders expect is not going to work, nor is canceling the project.

Thanks for the extra effort going into this.

ES

On Tue, Sep 16, 2025 at 2:12 PM Vince Arriola <vince.arriola@dpw.guam.gov> wrote:  
Hafa Adai Team...

A week before last, myself, Tina and Joe (SSFM) met with the Governor's Legal Counsel, Jeff Moots to discuss the final issues we've been negotiating with CTI. When we last met with CTI...we all agreed the remaining issues would be forwarded to Legal Counsel for advice, interpretation, and direction. We believed we've addressed these issues, and they are memorialized in the attached DRAFT letter to CTI....which has also been reviewed by Counsel Moots. Please review and offer any comments....and we'll try and accommodate if possible.

Thanks so much

**Vincent P. Arriola**

Director, Department of Public Works

542 North Marine Corp Drive,

Tamuning, Guam 96913

(671) 646-3131

--  
K. Erik Swanson, PhD  
Superintendent  
Guam Department of Education  
(671)300-1530



keswanson@gdoe.net

*We are all one crew, there are no passengers on this journey.*

Guam Department of Education 2025

1-1824



Vince Arriola <vince.arriola@dpw.guam.gov>

## Acceptance of CTI Proposal

9 messages

Vince Arriola <vince.arriola@dpw.guam.gov>

Tue, Sep 16, 2025 at 2:14 PM

To: Tina Garcia <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, Joe Borja <joseph.borja@land.guam.gov>, Celine Cruz <celine.cruz@land.guam.gov>, LESTER.CARLSON@bbmr.guam.gov, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Ernest G. Candoleta Jr." <ernest.candoleta@dpw.guam.gov>, Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, cdmasnayon@gdoe.net, ccruz <ccruz@traguam.com>, "Edward M. Birn" <edward.birn@doa.guam.gov>

Cc: Jeffrey Moots <jeffrey.moots@guam.gov>

Hafa Adai Team...

A week before last, myself, Tina and Joe (SSFM) met with the Governor's Legal Counsel, Jeff Moots to discuss the final issues we've been negotiating with CTI. When we last met with CTI...we all agreed the remaining issues would be forwarded to Legal Counsel for advice, interpretation, and direction. We believed we've addressed these issues, and they are memorialized in the attached DRAFT letter to CTI....which has also been reviewed by Counsel Moots. Please review and offer any comments....and we'll try and accommodate if possible.

Thanks so much

### Vincent P. Arriola

Director, Department of Public Works

542 North Marine Corp Drive,

Tamuning, Guam 96913

(671) 646-3131



250911 DPW ACCEPTANCE LETTER TO CTI -(2).docx

122K

Carlos Bordallo <carlos.bordallo@investguam.com>

Tue, Sep 16, 2025 at 3:01 PM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Great news!

[Quoted text hidden]

Jeffrey Moots <jeffrey.moots@guam.gov>

Tue, Sep 16, 2025 at 4:17 PM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: Tina Garcia <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, Joe Borja <joseph.borja@land.guam.gov>, Celine Cruz <celine.cruz@land.guam.gov>, LESTER.CARLSON@bbmr.guam.gov, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Ernest G. Candoleta Jr." <ernest.candoleta@dpw.guam.gov>, Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, cdmasnayon@gdoe.net, ccruz <ccruz@traguam.com>, "Edward M. Birn" <edward.birn@doa.guam.gov>

Vince

Lester just provided me with a second August 22, 2025 letter from Mr. Ho. One is signed and one is unsigned. The two letters are different. The one you shared with me was the unsigned letter. The letter Joe Duenas sent me was based on the language of the unsigned letter. My advice to you and Tina was based on the information you provided. Now that I am aware that Mr. Ho has two letters dated August 22, 2025, the letter you drafted is not sufficient to clarify the situation. The letter needs to be more specific as to what terms we are proposing to insure there is no confusion or dispute between the parties as to what the terms are that are agreed to.

Jeff

[Quoted text hidden]

---

Edward M. Birn <Edward.Birn@doa.guam.gov>

Tue, Sep 16, 2025 at 4:23 PM

To: Jeffrey Moots <jeffrey.moots@guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>

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While agreeing that there must be clarity as to which written terms are being accepted, I have also made some suggested edits to the letter, as attached.



**EDWARD M BIRN**

Director

Department of Administration

(671) 475-1250

edward.birn@doa.guam.gov

---

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**Sent:** Tuesday, September 16, 2025 4:17 PM

**To:** Vince Arriola <vince.arriola@dpw.guam.gov>

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**Subject:** Re: Acceptance of CTI Proposal

[Quoted text hidden]

 **250911 DPW ACCEPTANCE LETTER TO CTI -(2).docx**  
123K

**Lester Carlson** <lester.carlson@bbmr.guam.gov>

Tue, Sep 16, 2025 at 4:55 PM

To: "Edward M. Birn" <Edward.Birn@doa.guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>  
Cc: Jeffrey Moots <jeffrey.moots@guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>, Tina Garcia <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, "Joseph M. Borja" <Joseph.Borja@land.guam.gov>, Celine Cruz <Celine.Cruz@land.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Ernest G. Candoleta Jr." <ernest.candoleta@dpw.guam.gov>, Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, "cdmasnayon@gdoe.net" <cdmasnayon@gdoe.net>, ccruz <ccruz@traguam.com>

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CTI submitted an update on August 29th which Carla commented on, essentially seeking the two additional years of \$16 M to be used for:

Additive 1: Building C construction

Additive 2: FF&E

This letter should be based upon the signed August 22 letter from CTI as updated by thie August 29 letter from CTI which together reflect CTI's position.

At a minimum the draft letter needs refining based upon the POLICY call of this group given that DoE wanted the Auditorium to be added if any "Additive" appropriations were to become available.

I think we should have at least a Zoom call if not an in person meeting to establish what the POLICY call is and how that relates to the CTI proposals sent in their entirety to include the August 29th letter.

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**Joseph W Duenas** <jduenas@ssfm.com>

Tue, Sep 16, 2025 at 7:41 PM

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Hi Director Arriola and Attorney Moots,

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The DRAFT letter has been updated in red with Director Birn's feedback below, which now has a signatory for CTI's concurrence. The date of the letter has also been updated.

We will wait on your direction.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



Innovate | Adapt | Sustain

215 Rojas Street, Suite 213 | Harmon, Guam 96913  
T 671.646.7736 | F 671.300.7738  
jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

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**From:** Lester Carlson <lester.carlson@bbmr.guam.gov>  
**Sent:** Tuesday, September 16, 2025 4:55 PM  
**To:** Edward M. Birn <Edward.Birn@doa.guam.gov>; Lester Carlson <lester.carlson@bbmr.guam.gov>  
**Cc:** Jeffrey Moots <jeffrey.moots@guam.gov>; Vince Arriola <vince.arriola@dpw.guam.gov>; Tina Garcia <cgarcia@investguam.com>; Carlos Bordallo <carlos.bordallo@investguam.com>; Joseph M. Borja <Joseph.Borja@land.guam.gov>; Celine Cruz <Celine.Cruz@land.guam.gov>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Ernest G. Candoleta Jr. <ernest.candoleta@dpw.guam.gov>; Joseph W Duenas <jduenas@ssfm.com>; Glenn Leon Guerrero <gguerrero@ssfm.com>; Gerard E. Bautista <gbautista@ssfm.com>; K. Erik Swanson PhD <keswanson@gdoe.net>; cdmasnayon@gdoe.net; ccruz <ccruz@traguam.com>  
**Subject:** Re: Acceptance of CTI Proposal

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 **250917 DPW ACCEPTANCE LETTER TO CTI REV JD .pdf**  
371K

Joseph W Duenas <jduenas@ssfm.com>

Wed, Sep 17, 2025 at 9:40 AM

To: Jeffrey Moots <jeffrey.moots@guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: Tina Garcia <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, Joe Borja <joseph.borja@land.guam.gov>, Celine Cruz <celine.cruz@land.guam.gov>, "LESTER.CARLSON@bbmr.guam.gov" <LESTER.CARLSON@bbmr.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Ernest G. Candoleta Jr." <ernest.candoleta@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, "cdmasnayon@gdoe.net" <cdmasnayon@gdoe.net>, cacruz <cacruz@traguam.com>, "Edward M. Birn" <edward.birn@doa.guam.gov>

Hi Attorney Moots,

Based on your email below, we have reviewed our files. Please note, both the August 22<sup>nd</sup> CTI letters (signed and unsigned) are the same. The only difference being the signature (see attached).

The DPW Acceptance Letter you reviewed and provided feedback on are based on the August 22<sup>nd</sup> letter, which is referenced as the basis of acceptance.

Please let me know if you have any questions or concerns.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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**From:** Jeffrey Moots <jeffrey.moots@guam.gov>  
**Sent:** Tuesday, September 16, 2025 4:18 PM  
**To:** Vince Arriola <vince.arriola@dpw.guam.gov>  
**Cc:** Tina Garcia <cgarcia@investguam.com>; Carlos Bordallo <carlos.bordallo@investguam.com>; Joe Borja <joseph.borja@land.guam.gov>; Celine Cruz <celine.cruz@land.guam.gov>; LESTER.CARLSON@bbmr.guam.gov; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Ernest G. Candoleta Jr. <ernest.candoleta@dpw.guam.gov>; Joseph W Duenas <jduenas@ssfm.com>; Glenn Leon Guerrero <gguerrero@ssfm.com>; Gerard E. Bautista <gbautista@ssfm.com>; K. Erik Swanson PhD <keswanson@gdoe.net>; cdmasnayon@gdoe.net; ccruz <ccruz@traguam.com>; Edward M. Birn <edward.birn@doa.guam.gov>  
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Email received from **EXTERNAL** sender. Confirm the content is safe prior to opening attachments or links.

Vince

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

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**2 attachments**

 **250822 SSHS CTI LETTER unsign.pdf**  
64K

 **250822 SSHS CTI ltr to DPW.pdf**  
115K

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**Dr. Kenneth E. Swanson (Superintendent)** <keswanson@gdoe.net>

Wed, Sep 17, 2025 at 10:50 AM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Vince,

I have no comment beyond what has already been provided. In the end, GDOE needs a complete school that includes components and capacities that were published. Not being a government finance expert, I'll leave that to those who are. I do know that building less than the stakeholders expect is not going to work, nor is canceling the project.

Thanks for the extra effort going into this.

ES

On Tue, Sep 16, 2025 at 2:12 PM Vince Arriola <vince.arriola@dpw.guam.gov> wrote:

[Quoted text hidden]

--

K. Erik Swanson, PhD  
Superintendent  
Guam Department of Education  
(671)300-1530  
keswanson@gdoe.net

*We are all one crew, there are no passengers on this journey.*

Guam Department of Education 2025

---

**Carlos Bordallo** <carlos.bordallo@investguam.com>

Sun, Sep 21, 2025 at 2:22 AM

To: Joseph W Duenas <jduenas@ssfm.com>

Cc: Jeffrey Moots <jeffrey.moots@guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>, Tina Garcia <cgarcia@investguam.com>, Joe Borja <joseph.borja@land.guam.gov>, Celine Cruz <celine.cruz@land.guam.gov>, "LESTER.CARLSON@bbmr.guam.gov" <LESTER.CARLSON@bbmr.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Ernest G. Candoleta Jr." <ernest.candoleta@dpw.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, "cdmasnayon@gdoe.net" <cdmasnayon@gdoe.net>, ccruz <ccruz@traguam.com>, "Edward M. Birn" <edward.birn@doa.guam.gov>

[Quoted text hidden]





*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 17, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**SUBJECT: ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** Thank you for your continued partnership and for submitting your proposal dated August 22, 2025, for the development of the new Simon Sanchez High School.

As noted in our most recent meeting between Core Tech International and the Government of Guam, the Department of Public Works and the Guam Department of Education agreed to seek legal guidance before proceeding. Following review, and in accordance with the Makåhat Act (5 GCA Ch. 58D) and the requirements of the Request for Proposal (Project No. 730-5-1059-L-YIG, as amended by Addendum 1), we are writing to confirm acceptance of your proposal, subject to the following conditions:

1. **Subject to Appropriation:** Your proposal and the Government's acceptance are expressly subject to annual legislative appropriations, as required under §58D109(b) of the Makåhat Act, which provides that all leaseback payments must be appropriated annually by I Liheslaturan Guåhan. Accordingly, no obligation shall arise unless and until the Legislature enacts the annual leaseback appropriations and the two additional construction appropriations, and the Government of Guam shall have no liability in the absence of such appropriations.
2. **Project Cost:** The primary construction is capped at \$166 million, as stipulated in the RFP and clarified in Addendum 1, consistent with the financing ceiling set forth under §58D108 of the Makåhat Act ("not to exceed \$166,365,000"). Any amounts proposed by CTI in excess of this statutory ceiling, including the 1% allocation for Arts in Public Buildings and Facilities, are not accepted and shall be adjusted by CTI to comply with this cap.
3. **Programmatic Compliance:** The school shall be designed and constructed consistent with the programmatic documents, including all wings, FF&E, and program elements identified in the RFP and Addendum 1. This requirement reflects DPW's August 15, 2025 letter and Addendum 1 responses confirming that all FF&E and all program elements must be delivered in the final project scope.
4. **Leaseback Terms:** The leaseback period shall commence upon completion of the project and acceptance by the Government of Guam, as required by §58D103(b) of the Makåhat Act, which

authorizes leasebacks only after project completion and limits the leaseback period to no more than 30 years from that date. At the end of the lease period, title to the school and its furniture, fixtures and equipment transfer to the Government of Guam.

This acceptance is made in full compliance with the Makåhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible.

We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will be collaborating with you further to finalize the contractual documents, including the maintenance and insurance agreements.

Please signify Core Tech International agreement to the terms of this letter by signing below.

Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

Concurred by: \_\_\_\_\_ Date \_\_\_\_\_  
EUN HO  
Chairman, Core Tech International

cc: GEDA CEO/ Administrator  
Simon Sanchez High School Principal

Attachments: CTI Letter Dated August 22, 2025

August 22, 2025

Mr. Vincent P. Arriola  
Director  
Department of Public Works

**Subject: New Simon Sanchez High School (Project No. 730-5-1059-L-YIG)**

Dear Mr. Arriola,

Core Tech International Corporation (CTI) is pleased to submit this final proposal in response to your letter dated August 15, 2025, outlining the Government of Guam's requirements for the New Simon Sanchez High School project.

We fully acknowledge and understand the following project requirements:

- The facility must accommodate 2,000 students.
- The design must include 87 classrooms.
- All wings, including C Wing, must be constructed without omission.
- Construction must encompass all Furniture, Fixtures, and Equipment (FF&E).
- The total project cost, including FF&E and the 1% allocation for Arts in Public Buildings and Facilities under Public Law 20-27, may not exceed \$143 million.

We understand the \$143 million is subject to \$166 million bond principal cap. Splitting the funding sources into two — bond financing for 30 years and direct payment for two years during construction — will yield higher project funding while maintaining the \$166 million cap.

More specifically, based on the discussion with the underwriter Barclays, 30 years of financing may yield \$133.3 net to the project (construction, FF&E, and arts), subject to assumptions believed to be reasonable but not guaranteed. It will be augmented by two appropriations in FYs 2026 and 2027 of a combined \$32.8M (which CTI believes to be permissible under the public law), thereby totaling **\$166.1M**.

1. 30 years of bond
  - a. Bond Paramount \$156.2M
  - b. Capitalized Interest - \$20.6M
  - c. Issuance Fee - \$2.3M
2. FY26 & FY27
  - a. Appropriation \$32.8M
3. Total the above: \$166.1M

After thorough review and consideration to meet the above top four bullet requirements, CTI respectfully submits the following final proposal:

- Construction and FF&E: \$166,000,000
- Arts in Public Buildings and Facilities (1%): \$1,660,000
- Total Proposal Amount: **\$167,660,000**

Based on the financial stacking as mentioned above, it will yield the available funding for the project \$166.1M yet the required \$167,660,000, so there is a shortage of \$1,560,000. However, CTI is committed to meeting the budget.

CTI remains fully committed to delivering this project within budget and on schedule. We look forward to continuing our partnership with the Government of Guam to fulfill its critical educational infrastructure goals and to serve the Simon Sanchez High School community.

Sincerely,



**Ho S. Eun**  
Chairman



Vince Arriola <vince.arriola@dpw.guam.gov>

## Acceptance of CTI Proposal

Joseph W Duenas <jduenas@ssfm.com>

Tue, Sep 16, 2025 at 7:41 PM

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The DRAFT letter has been updated in **red** with Director Birn's feedback below, which now has a signatory for CTI's concurrence. The date of the letter has also been updated.

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**EDWARD M BIRN**

Director

Department of Administration

(671) 475-1250

[edward.birn@doa.guam.gov](mailto:edward.birn@doa.guam.gov)

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**Sent:** Tuesday, September 16, 2025 4:17 PM

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<[linda.ibanez@dpw.guam.gov](mailto:linda.ibanez@dpw.guam.gov)>; Ernest G. Candoleta Jr. <[ernest.candoleta@dpw.guam.gov](mailto:ernest.candoleta@dpw.guam.gov)>; Joseph W

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**Subject:** Re: Acceptance of CTI Proposal

Vince

Lester just provided me with a second August 22, 2025 letter from Mr. Ho. One is signed and one is unsigned. The two letters are different. The one you shared with me was the unsigned letter. The letter Joe Duenas sent me was based on the language of the unsigned letter. My advice to you and Tina was based on the information you provided. Now that I am aware that Mr. Ho has two letters dated August 22, 2025, the letter you drafted is not sufficient to clarify the situation. The letter needs to be more specific as to what terms we are proposing to insure there is no confusion or dispute between the parties as to what the terms are that are agreed to.

Jeff

On Tue, Sep 16, 2025 at 2:12 PM Vince Arriola <[vince.arriola@dpw.guam.gov](mailto:vince.arriola@dpw.guam.gov)> wrote:

Hafa Adai Team...

A week before last, myself, Tina and Joe (SSFM) met with the Governor's Legal Counsel, Jeff Moots to discuss the final issues we've been negotiating with CTI. When we last met with CTI...we all agreed the remaining issues would be forwarded to Legal Counsel for advice, interpretation, and direction. We believed we've addressed these issues, and they are memorialized in the attached DRAFT letter to CTI....which has also been reviewed by Counsel Moots. Please review and offer any comments....and we'll try and accommodate if possible.

Thanks so much

**Vincent P. Arriola**

**Director, Department of Public Works**

542 North Marine Corp Drive,

Tamuning, Guam 96913

(671) 646-3131

NOTICE: This communication and any attachments ("this message") may contain confidential information for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on this message is strictly prohibited. If you have received this message in error, or you are not an authorized recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies.



**250917 DPW ACCEPTANCE LETTER TO CTI REV JD .pdf**  
371K





*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga · Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi · Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**

*Deputy Director*

**ERNEST G. CANDOLETA, JR.**

*Deputy Director*

September 17, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**SUBJECT: ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** Thank you for your continued partnership and for submitting your proposal dated August 22, 2025, for the development of the new Simon Sanchez High School.

As noted in our most recent meeting between Core Tech International and the Government of Guam, the Department of Public Works and the Guam Department of Education agreed to seek legal guidance before proceeding. Following review, and in accordance with the Makåhat Act (5 GCA Ch. 58D) and the requirements of the Request for Proposal (Project No. 730-5-1059-L-YIG, as amended by Addendum 1), we are writing to confirm acceptance of your proposal, subject to the following conditions:

1. **Subject to Appropriation:** Your proposal and the Government's acceptance are expressly subject to annual legislative appropriations, as required under §58D109(b) of the Makåhat Act, which provides that all leaseback payments must be appropriated annually by I Liheslaturan Guåhan. **Accordingly, no obligation shall arise unless and until the Legislature enacts the annual leaseback appropriations and the two additional construction appropriations, and the Government of Guam shall have no liability in the absence of such appropriations.**
2. **Project Cost:** The primary construction is capped at \$166 million, as stipulated in the RFP and clarified in Addendum 1, consistent with the financing ceiling set forth under §58D108 of the Makåhat Act ("not to exceed \$166,365,000"). Any amounts proposed by CTI in excess of this statutory ceiling, including the 1% allocation for Arts in Public Buildings and Facilities, are not accepted and shall be adjusted by CTI to comply with this cap.
3. **Programmatic Compliance:** The school shall be designed and constructed consistent with the programmatic documents, including all wings, FF&E, and program elements identified in the RFP and Addendum 1. This requirement reflects DPW's August 15, 2025 letter and Addendum 1 responses confirming that all FF&E and all program elements must be delivered in the final project scope.
4. **Leaseback Terms:** The leaseback period shall commence upon completion of the project and acceptance by the Government of Guam, as required by §58D103(b) of the Makåhat Act, which

authorizes leasebacks only after project completion and limits the leaseback period to no more than 30 years from that date. At the end of the lease period, title to the school and its furniture, fixtures and equipment transfer to the Government of Guam.

This acceptance is made in full compliance with the Makāhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible.

We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will be collaborating with you further to finalize the contractual documents, including the maintenance and insurance agreements.

Please signify Core Tech International agreement to the terms of this letter by signing below.

Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

Concurred by: \_\_\_\_\_ Date \_\_\_\_\_  
EUN HO  
Chairman, Core Tech International

cc: GEDA CEO/ Administrator  
Simon Sanchez High School Principal

Attachments: CTI Letter Dated August 22, 2025

August 22, 2025

Mr. Vincent P. Arriola  
Director  
Department of Public Works

**Subject: New Simon Sanchez High School (Project No. 730-5-1059-L-YIG)**

Dear Mr. Arriola,

Core Tech International Corporation (CTI) is pleased to submit this final proposal in response to your letter dated August 15, 2025, outlining the Government of Guam's requirements for the New Simon Sanchez High School project.

We fully acknowledge and understand the following project requirements:

- The facility must accommodate 2,000 students.
- The design must include 87 classrooms.
- All wings, including C Wing, must be constructed without omission.
- Construction must encompass all Furniture, Fixtures, and Equipment (FF&E).
- The total project cost, including FF&E and the 1% allocation for Arts in Public Buildings and Facilities under Public Law 20-27, may not exceed \$143 million.

We understand the \$143 million is subject to \$166 million bond principal cap. Splitting the funding sources into two — bond financing for 30 years and direct payment for two years during construction — will yield higher project funding while maintaining the \$166 million cap.

More specifically, based on the discussion with the underwriter Barclays, 30 years of financing may yield \$133.3 net to the project (construction, FF&E, and arts), subject to assumptions believed to be reasonable but not guaranteed. It will be augmented by two appropriations in FYs 2026 and 2027 of a combined \$32.8M (which CTI believes to be permissible under the public law), thereby totaling **\$166.1M**.

1. 30 years of bond
  - a. Bond Paramount \$156.2M
  - b. Capitalized Interest - \$20.6M
  - c. Issuance Fee - \$2.3M
2. FY26 & FY27
  - a. Appropriation \$32.8M
3. Total the above: \$166.1M

After thorough review and consideration to meet the above top four bullet requirements, CTI respectfully submits the following final proposal:

- Construction and FF&E: \$166,000,000
- Arts in Public Buildings and Facilities (1%): \$1,660,000
- Total Proposal Amount: **\$167,660,000**

Based on the financial stacking as mentioned above, it will yield the available funding for the project \$166.1M yet the required \$167,660,000, so there is a shortage of \$1,560,000. However, CTI is committed to meeting the budget.

CTI remains fully committed to delivering this project within budget and on schedule. We look forward to continuing our partnership with the Government of Guam to fulfill its critical educational infrastructure goals and to serve the Simon Sanchez High School community.

Sincerely,



**Ho S. Eun**  
Chairman

-1-1624



Vince Arriola <vince.arriola@dpw.guam.gov>

## Acceptance of CTI Proposal

Jeffrey Moots <jeffrey.moots@guam.gov>

Tue, Sep 16, 2025 at 4:17 PM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: Tina Garcia <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, Joe Borja <joseph.borja@land.guam.gov>, Celine Cruz <celine.cruz@land.guam.gov>, LESTER.CARLSON@bbmr.guam.gov, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Ernest G. Candoleta Jr." <ernest.candoleta@dpw.guam.gov>, Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, cdmasnayon@gdoe.net, ccruz <ccruz@traguam.com>, "Edward M. Birn" <edward.birn@doa.guam.gov>

Vince

Lester just provided me with a second August 22, 2025 letter from Mr. Ho. One is signed and one is unsigned. The two letters are different. The one you shared with me was the unsigned letter. The letter Joe Duenas sent me was based on the language of the unsigned letter. My advice to you and Tina was based on the information you provided. Now that I am aware that Mr. Ho has two letters dated August 22, 2025, the letter you drafted is not sufficient to clarify the situation. The letter needs to be more specific as to what terms we are proposing to insure there is no confusion or dispute between the parties as to what the terms are that are agreed to.

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A week before last, myself, Tina and Joe (SSFM) met with the Governor's Legal Counsel, Jeff Moots to discuss the final issues we've been negotiating with CTI. When we last met with CTI...we all agreed the remaining issues would be forwarded to Legal Counsel for advice, interpretation, and direction. We believed we've addressed these issues, and they are memorialized in the attached DRAFT letter to CTI....which has also been reviewed by Counsel Moots. Please review and offer any comments....and we'll try and accommodate if possible.

Thanks so much

**Vincent P. Arriola**

Director, Department of Public Works

542 North Marine Corp Drive,

Tamuning, Guam 96913

(671) 646-3131

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**Acceptance of CTI Proposal**

---

Edward M. Birn &lt;Edward.Birn@doa.guam.gov&gt;

Tue, Sep 16, 2025 at 4:23 PM

To: Jeffrey Moots &lt;jeffrey.moots@guam.gov&gt;, Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;

Cc: Tina Garcia <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, "Joseph M. Borja" <Joseph.Borja@land.guam.gov>, Celine Cruz <Celine.Cruz@land.guam.gov>, "LESTER.CARLSON@bbmr.guam.gov" <LESTER.CARLSON@bbmr.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Ernest G. Candoleta Jr." <ernest.candoleta@dpw.guam.gov>, Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, "cdmasnayon@gdoe.net" <cdmasnayon@gdoe.net>, ccruz <ccruz@traguam.com>

While agreeing that there must be clarity as to which written terms are being accepted, I have also made some suggested edits to the letter, as attached.

**EDWARD M BIRN**

Director

Department of Administration

(671) 475-1250

edward.birn@doa.guam.gov

---

**From:** Jeffrey Moots <jeffrey.moots@guam.gov>**Sent:** Tuesday, September 16, 2025 4:17 PM**To:** Vince Arriola <vince.arriola@dpw.guam.gov>

**Cc:** Tina Garcia <cgarcia@investguam.com>; Carlos Bordallo <carlos.bordallo@investguam.com>; Joseph M. Borja <Joseph.Borja@land.guam.gov>; Celine Cruz <Celine.Cruz@land.guam.gov>; LESTER.CARLSON@bbmr.guam.gov <LESTER.CARLSON@bbmr.guam.gov>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Ernest G. Candoleta Jr. <ernest.candoleta@dpw.guam.gov>; Joseph W Duenas <jduenas@ssfm.com>; Glenn Leon Guerrero <gguerrero@ssfm.com>; Gerard E. Bautista <gbautista@ssfm.com>; K. Erik Swanson PhD <keswanson@gdoe.net>; cdmasnayon@gdoe.net <cdmasnayon@gdoe.net>; ccruz <ccruz@traguam.com>; Edward M. Birn <Edward.Birn@doa.guam.gov>

**Subject:** Re: Acceptance of CTI Proposal

[Quoted text hidden]

**250911 DPW ACCEPTANCE LETTER TO CTI -(2).docx**  
123K



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga . Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi . Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**

*Deputy Director*

**ERNEST G. CANDOLETA, JR.**

*Deputy Director*

September 11, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**SUBJECT: ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** Thank you for your continued partnership and for submitting your proposal dated August 22, 2025, for the development of the new Simon Sanchez High School.

As noted in our most recent meeting between Core Tech International and the Government of Guam, the Department of Public Works and the Guam Department of Education agreed to seek legal guidance before proceeding. Following review, and in accordance with the Makåhat Act (5 GCA Ch. 58D) and the requirements of the Request for Proposal (Project No. 730-5-1059-L-YIG, as amended by Addendum 1), we are writing to confirm acceptance of your proposal, subject to the following conditions:

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authorizes leasebacks only after project completion and limits the leaseback period to no more than 30 years from that date. At the end of the lease period, title to the school and its furniture, fixtures and equipment transfer to the Government of Guam.

This acceptance is made in full compliance with the Makāhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible.

We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will be collaborating with you further to finalize the contractual documents, including the maintenance and insurance agreements.

Please signify Core Tech International agreement to the terms of this letter by signing below.

Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

cc: *GEDA CEO/ Administrator*  
*Simon Sanchez High School Principal*

Attachments: *CTI Letter Dated August 22, 2025*

8/12/24





Vince Arriola <vince.arriola@dpw.guam.gov>

## Fwd: Simon Sanchez High School

1 message

**Lester Carlson** <lester.carlson@bbmr.guam.gov>

Wed, Sep 17, 2025 at 11:00 AM

To: vince.arriola@dpw.guam.gov, Carla Masnayan <cdmasnayan@gdoe.net>, Lester Carlson <lester.carlson@bbmr.guam.gov>

Vince and Carla

We need to reference the attached August 29th letter from CTI, if only to discount it as being unacceptable and continue to pursue the August 22 proposal WITH THE AUDITORIUM included as a FIRM REQUIREMENT as voiced numerous times by the SSHS community represented by Carla and Erik.

I have attached my suggested edits to the draft CTI response as well as the August 29th CTI letter.

Thank you!

----- Forwarded message -----

From: **Giana Sanchez** <giana.sanchez@bbmr.guam.gov>

Date: Wed, Sep 17, 2025 at 10:50 AM

Subject: Simon Sanchez High School

To: Lester Carlson <lester.carlson@bbmr.guam.gov>

Hafa Adai Sir,

Please see attached.

Sincerely,

**Giana Lyn Sanchez**

*Customer Service Representative*

*Bureau of Budget & Management Research*

*P.O. Box 2950*

*Hagatna, Guam 96932*

*(Work) (671) 475-9107 / (Fax) (671) 472-2825*

---

### 2 attachments

 **CoreTech Proposal for SSHS.pdf**  
27K

 **SSHS Acceptance Letter (Draft).pdf**  
120K

11/10/25 4:00



388 South Marine Corps Drive, Suite 400, Tamuning, Guam 96913  
T 671 473 5000 • F 671 473 5500 • [www.coretechintl.com](http://www.coretechintl.com) • [main@coretechintl.com](mailto:main@coretechintl.com)

August 29, 2025  
Mr. Vincent P. Arriola  
Director  
Department of Public Works

Subject: Proposal for New Simon Sanchez High School (Project No. 730-5-1059-L-YIG)

Dear Mr. Arriola,

Core Tech International Corporation (CTI) is pleased to submit this proposal in response to your letter dated August 15, 2025, regarding the Government of Guam's requirements for the New Simon Sanchez High School project.

We acknowledge and fully understand the following project requirements:

- The facility must accommodate 2,000 students.
- The design must include 87 classrooms.
- All wings, including C Wing, must be constructed in their entirety.
- Construction must encompass all Furniture, Fixtures, and Equipment (FF&E).

CTI confirms and is committed to completing the project within the specified scope above, subject to the 2+30 payments of the financing and Government participation, with the following sequence:

Basic Bid:	The above scope except for the Additive 1 & 2
Additive 1:	Building C Construction
Additive 2:	FF& E

Additionally, CTI confirms that it will provide comprehensive insurance coverage and maintenance services for the new Simon Sanchez High School.

With a workforce of 2,000 skilled craft workers, CTI is prepared to break ground immediately and deliver the project on schedule.

We look forward to working together to create a state-of-the-art learning environment that will serve the Simon Sanchez High School community for generations to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Ho S. Eun", written over a horizontal line.

Ho S. Eun



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga - Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhl - Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 11, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**SUBJECT: ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** Thank you for your continued partnership and for submitting your proposal dated August 22, 2025, ( **SHOULD WE USE THE AUGUST 29<sup>TH</sup> LETTER SINCE IT'S THE LATEST PROPOSAL?** ) for the development of the new Simon Sanchez High School.

As noted in our most recent meeting between Core Tech International and the Government of Guam, **HELD ON AUGUST 29, 2025** the Department of Public Works and the Guam Department of Education agreed to seek legal guidance before proceeding. Following review, and in accordance with the Makåhat Act (5 GCA Ch. 58D) and the requirements of the Request for Proposal (Project No. 730-5-1059-L-YIG, as amended by Addendum 1), we are writing to confirm **CONDITIONAL** acceptance of your proposal **WHICH MUST INCLUDE THE AUDITORIUM** subject to the following conditions:

1. Subject to Appropriation: Your proposal and the Government's **CONDITIONAL** acceptance are expressly subject to annual legislative appropriations, as required under §58D109(b) of the Makåhat Act, which provides that all leaseback payments must be appropriated annually by I Liheslaturan Guåhan. Accordingly, no obligation shall arise unless and until the Legislature enacts the annual leaseback appropriations and the two additional construction appropriations, and the Government of Guam shall have no liability in the absence of such appropriations.

**What does this mean? If Bill 44-38 is overridden then year 31 is funded at \$16.4 M, which DoE asked to be earmarked specifically for adding in the Auditorium. CTI's response of August 22, 2025 states correctly that the \$143 M Cap is subject to the \$166 M bond borrowing cap and ultimate bond proceeds for SSHS construction, without the Auditorium. As a group, is everyone comfortable with adding in the FY 2026 \$16.4 M appropriation should Bill 44-38 be overridden and, if so do we stick to seeking the addition of the Auditorium with this additional money? Or are we not including the Auditorium at all? Please advise.**

2. **Project Cost:** The primary construction is capped at \$166 million, as stipulated in the RFP and clarified in Addendum 1, consistent with the financing ceiling set forth under §58D108 of the Makāhat Act (“not to exceed \$166,365,000”). Any amounts proposed by CTI in excess of this statutory ceiling, including the 1% allocation for Arts in Public Buildings and Facilities, are not accepted and shall be adjusted by CTI to comply with this cap.

**This is incorrect, PL 37-22 under Section 58D108, on page 6 makes the only reference to \$166,365,000 and this is what the bond financing CAP is, thus yielding about the many times mentioned \$143.6 M ( after the setaside for Capitalized Interest of \$16 M ). I am using rounded up numbers see attachment depicting the bond proceeds.**

**This amount DOES NOT TAKE INTO ACCOUNT ANY FY 2026 AND FY 2027 APPROPRIATIONS OF \$16.4 M, again which DOE has requested by allocated specifically towards adding in the Auditorium. If we are comfortable with our Base Bid funding at \$143.6 M, less \$9 M for FF&E and \$1.6 M for the Arts contribution then the net for BOND FUNDING CONSTRUCTION is \$133 M**

**If we added in the FY 2026 funding of \$16.4 M we would have a TOTAL of \$149.4 M for SSHS Construction to INCLUDE the Auditorium.**

3. **Programmatic Compliance:** The school shall be designed and constructed consistent with the programmatic documents, including all wings ( **A, B, and C wings** ), FF&E, and program elements identified in the RFP and Addendum 1, **PLUS THE AUDITORIUM**. This requirement reflects DPW’s August 15, 2025 letter and Addendum 1 responses confirming that all FF&E and all program elements must be delivered in the final project scope. **To include the 1% funding to comply with the statute relative to funding Art in Public Buildings and Facilities.**
4. **Leaseback Terms:** The leaseback period shall commence upon completion of the project and acceptance by the Government of Guam, as required by §58D103(b) of the Makāhat Act, which authorizes leasebacks only after project completion and limits the leaseback period to no more than 30 years from that date. **Correct**

**CTI’s letter of August 22, 2025 mistakenly states that GovGuam has a ‘CAP’ which is not really true in the sense CTI’s letter states. We could use 1) only the bond proceeds, 2) the bond proceeds plus one additional FY appropriation of \$16.3 M, or 3) the bond proceeds with two FY’s appropriations equaling \$32.8 M**

**I am not comfortable using CTI’s August 29<sup>th</sup> letter wherein the FY 2026 appropriation is used for C Wing and the FY 2027 appropriation is used for FF&E. I AM OK IF WE CONDITION OUR ACCEPTANCE STATING THAT CTI MUST MEET THE BUDGET WITHOUT THE FY 2027 APPROPRIATION BUT THAT WE WILL DO**

**OUR BEST TO SEEK LEGISLATIVE APPROVAL FOR THAT APPROPRIATION, HOWEVER WE CANNOT MAKE ANY GUARANTEE'S THIS WILL HAPPEN SO CTI MUST AGREE TO BUILD EVERYTHING DESPITE THE LACK OF THE FY 2027 APPROPRIATION CURRENTLY SECURED.**

**If the intent here is to get CTI to commit to building SSHS with the bond proceeds and the FY 2026 appropriation contained in the vetoed Bill 44-38 to include everything in the above Item 3 Programmatic Compliance then we should pursue that and ADD in the Auditorium as DoE has repeatedly requested.**

This **CONDITIONAL** acceptance is made in full compliance with the Makāhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible.

We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will be collaborating with you further to finalize the contractual documents, including the maintenance and insurance agreements.

Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

cc: *GEDA CEO/ Administrator*  
*Simon Sanchez High School Principal*

Attachments: *CTI Letter Dated August 22, 2025*



The Honorable  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

The Honorable  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*

Revised  
Draft  
Acceptance



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*  
**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

1. Not accept Aug. 29 letter  
from - response

September 17, 2025

2.

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

SUBJECT: **ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
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2. Project Cost: The primary construction is capped at \$166 million, as stipulated in the RFP and clarified in Addendum 1, consistent with the financing ceiling set forth under §58D108 of the Makāhat Act ("not to exceed \$166,365,000"). Any amounts proposed by CTI in excess of this statutory ceiling, including the 1% allocation for Arts in Public Buildings and Facilities, are not accepted and shall be adjusted by CTI to comply with this cap.
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4. Leaseback Terms: The leaseback period shall commence upon completion of the project and acceptance by the Government of Guam, as required by §58D103(b) of the Makāhat Act, which

authorizes leasebacks only after project completion and limits the leaseback period to no more than 30 years from that date. At the end of the lease period, title to the school and its furniture, fixtures and equipment transfer to the Government of Guam.

This acceptance is made in full compliance with the Makáhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible.

We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will be collaborating with you further to finalize the contractual documents, including the maintenance and insurance agreements.

Please signify Core Tech International agreement to the terms of this letter by signing below.

Sincerely,

VINCENT P. ARRIOLA  
Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

Concurred by: \_\_\_\_\_ Date \_\_\_\_\_  
EUN HO  
Chairman, Core Tech International

cc: *GEDA CEO/ Administrator*  
*Simon Sanchez High School Principal*

Attachments: *CTI Letter Dated August 22, 2025*



Vince Arriola <vince.arriola@dpw.guam.gov>

## Conditional acceptance of CTI proposal

3 messages

Vince Arriola <vince.arriola@dpw.guam.gov>

Mon, Sep 22, 2025 at 11:13 AM

To: Jeffrey Moots <jeffrey.moots@guam.gov>

Cc: Joseph W Duenas <jduenas@ssfm.com>

Good morning Jeff,

Please find the attached letter for your review and input.

**Vincent P. Arriola**

**Director, Department of Public Works**

542 North Marine Corp Drive,

Tamuning, Guam 96913

(671) 646-3131

 **dir25-1706000.pdf**  
99K

Vince Arriola <vince.arriola@dpw.guam.gov>

Wed, Sep 24, 2025 at 8:32 AM

To: Jeffrey Moots <jeffrey.moots@guam.gov>

Cc: Joseph W Duenas <jduenas@ssfm.com>

Good morning,

Following up on your input on the document that was sent on Sept. 22, 2025.



## Vincent P. Arriola

Director, Department of Public Works

542 North Marine Corp Drive,

Tamuning, Guam 96913

(671) 646-3131

[Quoted text hidden]

---

**Jeffrey Moots** <jeffrey.moots@guam.gov>  
To: Vince Arriola <vince.arriola@dpw.guam.gov>  
Cc: Joseph W Duenas <jduenas@ssfm.com>

Wed, Sep 24, 2025 at 9:47 AM

Vince

The letter is fine. Glad the group could reach an agreement on how to proceed.

Jeff

[Quoted text hidden]



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga • Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi • Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 22, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**DRAFT**

**SUBJECT:      CONDITIONAL ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Håfa Adai!*** Thank you for your continued partnership with the Government of Guam. We hereby inform you that we have conditionally accepted your proposal dated August 22, 2025. DPW also acknowledges receipt of CTI's letter dated August 29, 2025, which is deemed nonresponsive under the RFP and therefore rejected.

As noted in our most recent meeting between Core Tech International (CTI) and the Government of Guam, the Department of Public Works and the Guam Department of Education agreed to seek legal guidance before proceeding. Following review, and in accordance with the Ma Kåhat Act (5 GCA Ch. 58D) and the requirements of the Request for Proposal (Project No. 730-5-1059-L-YIG, as amended by Addendum 1), we are writing to confirm acceptance of your proposal, subject to the following conditions:

1. **Subject to Appropriation:** Your proposal and the Government's acceptance are expressly subject to annual legislative appropriations, as required under §58D109(b) of the Ma Kåhat Act, which provides that all leaseback payments must be appropriated annually by I Liheslaturan Guåhan. Accordingly, no obligation shall arise unless and until the Legislature enacts the annual leaseback appropriations and the two additional construction appropriations, and the Government of Guam shall have no liability in the absence of such appropriations. Although legislative action on the Fiscal Year (FY) 2026 Budget has not yet taken place, the sum of \$16.3M is included in Bill 44-38 specifically for Simon Sanchez High School pre-construction. The Government of Guam cannot guarantee a similar action will take place in FY 2027, but we will extend our best efforts to work with the 38th Guam Legislature to secure this funding.
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**DRAFT**

VINCENT P. ARRIOLA  
DPW Director

K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

\_\_\_\_\_  
*Concurred by:*  
EUN HO  
Chairman, Core Tech International

\_\_\_\_\_  
*Date*

*cc:* GEDA CEO/ Administrator  
Simon Sanchez High School Principal

*Attachments:* CTI Letter Dated August 22, 2025



Vince Arriola <vince.arriola@dpw.guam.gov>

## Conditional Acceptance of CTI Proposal - New SSHS

1 message

Ho Eun <ho.eun@coretechintl.com>

Thu, Sep 25, 2025 at 5:05 PM

To: "Vincent P. Arriola <vince.arriola@dpw.guam.gov>" <vince.arriola@dpw.guam.gov>, "Tina Garcia <cgarcia@investguam.com>" <cgarcia@investguam.com>, "Dr. Kenneth E. Swanson (Superintendent)" <keswanson@gdoe.net>, "Lester carlson@bbmr.guam.gov" <Lester.carlson@bbmr.guam.gov>  
Cc: "cp@coretechintl.com" <cp@coretechintl.com>

Dear Mr. Arriola et al.,

I admire your hard work and dedication to protecting taxpayers' money and safeguarding the interests of SSHS stakeholders.

You are squeezing a dry towel until it is almost torn to shreds. I have completed over 1,400 construction projects, but this is the most challenging negotiation I have ever undertaken. My hats off to you!

Nonetheless, the CTI team is committed and ready to serve the SSHS stakeholders who have been waiting for the well-deserved school.

Please see the attached signed letter. In case you need the original, please let me know so we can deliver it to your office.

Sincerely,

Ho

486 5000

"Disclaimer: The content of this message is confidential and intended only for the use of the individual or entity to which it is addressed. If you have received it by mistake, please inform us by an email reply and then delete the message. It is prohibited to copy, forward, or in any way reveal the contents of this message to anyone. The integrity and security of this email cannot be guaranteed over the Internet. Therefore, the sender will not be held liable for any damage caused by the message."

 Conditional Acceptance of CTI Proposal - New SSHS.pdf  
242K



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga · Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi · Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**  
*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 22, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**SUBJECT:      CONDITIONAL ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

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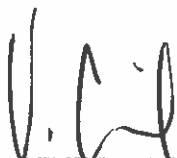
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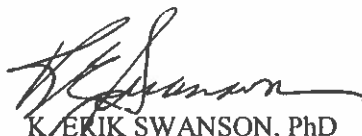
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Please signify Core Tech International's agreement to the terms of this letter by signing below.

Sincerely,



VINCENT P. ARRIOLA  
DPW Director



K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair



Concurred by:  
EUN HO  
Chairman, Core Tech International

Sep 25, 2025  
Date

cc:

GEDA CEO/ Administrator  
Simon Sanchez High School Principal

Attachments:

CTI Letter Dated August 22, 2025



August 22, 2025

Mr. Vincent P. Arriola  
Director  
Department of Public Works

**Subject: New Simon Sanchez High School (Project No. 730-5-1059-L-YIG)**

Dear Mr. Arriola,

Core Tech International Corporation (CTI) is pleased to submit this final proposal in response to your letter dated August 15, 2025, outlining the Government of Guam's requirements for the New Simon Sanchez High School project.

We fully acknowledge and understand the following project requirements:

- The facility must accommodate 2,000 students.
- The design must include 87 classrooms.
- All wings, including C Wing, must be constructed without omission.
- Construction must encompass all Furniture, Fixtures, and Equipment (FF&E).
- The total project cost, including FF&E and the 1% allocation for Arts in Public Buildings and Facilities under Public Law 20-27, may not exceed \$143 million.

We understand the \$143 million is subject to \$166 million bond principal cap. Splitting the funding sources into two — bond financing for 30 years and direct payment for two years during construction — will yield higher project funding while maintaining the \$166 million cap.

More specifically, based on the discussion with the underwriter Barclays, 30 years of financing may yield \$133.3 net to the project (construction, FF&E, and arts), subject to assumptions believed to be reasonable but not guaranteed. It will be augmented by two appropriations in FYs 2026 and 2027 of a combined \$32.8M (which CTI believes to be permissible under the public law), thereby totaling **\$166.1M**.

1. 30 years of bond
  - a. Bond Paramount \$156.2M
  - b. Capitalized Interest - \$20.6M
  - c. Issuance Fee - \$2.3M
2. FY26 & FY27
  - a. Appropriation \$32.8M
3. Total the above: \$166.1M

After thorough review and consideration to meet the above top four bullet requirements, CTI respectfully submits the following final proposal:

- Construction and FF&E: \$166,000,000
- Arts in Public Buildings and Facilities (1%): \$1,660,000
- Total Proposal Amount: **\$167,660,000**

Based on the financial stacking as mentioned above, it will yield the available funding for the project \$166.1M yet the required \$167,660,000, so there is a shortage of \$1,560,000. However, CTI is committed to meeting the budget.

CTI remains fully committed to delivering this project within budget and on schedule. We look forward to continuing our partnership with the Government of Guam to fulfill its critical educational infrastructure goals and to serve the Simon Sanchez High School community.

Sincerely,



**Ho S. Eun**  
Chairman





*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga · Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi · Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**

*Deputy Director*

**ERNEST G. CANDOLETA, JR.**  
*Deputy Director*

September 22, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

**SUBJECT:      CONDITIONAL ACCEPTANCE OF CTI PROPOSAL**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Håfa Adai!*** Thank you for your continued partnership with the Government of Guam. We hereby inform you that we have conditionally accepted your proposal dated August 22, 2025. DPW also acknowledges receipt of CTI's letter dated August 29, 2025, which is deemed nonresponsive under the RFP and therefore rejected.

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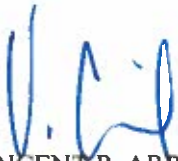
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VINCENT P. ARRIOLA  
DPW Director



K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair



Concurred by:  
EUN HO  
Chairman, Core Tech International

9/25/2025  
Date

cc: GEDA CEO/ Administrator  
Simon Sanchez High School Principal

Attachments: CTI Letter Dated August 22, 2025

August 22, 2025

Mr. Vincent P. Arriola  
Director  
Department of Public Works

**Subject: New Simon Sanchez High School (Project No. 730-5-1059-L-YIG)**

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Sincerely,



**Ho S. Eun**  
Chairman



388 South Marine Corps Drive, Suite 400 Tamuning, Guam 96913  
Phone: (671) 473-5000 Fax: (671) 473-5500

## Letter of Transmittal

TO: Vincent P. Arriola

DPW Director

542 North Marine Corps Drive, Tamuning, GU

DATE	30-Sep-25	REF:
ATTENTION:		Vincent P. Arriola
THRU:		
RE:		New Simon Sanchez High School (FDDBLM) Project No. 730-5-1059-L-YIG

WE ARE SENDING YOU ☒ Enclosed ☐ Under separate cover via \_\_\_\_\_ the following items:

- |   |                                       |   |   |
|---|---------------------------------------|---|---|
| <input type="checkbox"/> Shop drawings  | <input type="checkbox"/> Calculations | <input type="checkbox"/> Addendum       | <input type="checkbox"/> Erection drawings  |
| <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Specifications | <input type="checkbox"/> Product Literature                                       |
| <input type="checkbox"/> Data as listed | <input type="checkbox"/> Plans        | <input type="checkbox"/> Samples        | <input checked="" type="checkbox"/> <b>CONDITIONAL ACCEPTANCE OF CTI PROPOSAL</b> |

COPIES	DATE	NO.	DESCRIPTION
1	09/30/25	4 pages	CONDITIONAL ACCEPTANCE OF CTI PROPOSAL

TRANSMITTED AS CHECKED BELOW:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> FOR APPROVAL            | <input type="checkbox"/> APPROVED AS NOTED                  | <input type="checkbox"/> FOR BIDS DUE            |
| <input type="checkbox"/> FOR YOUR USE            | <input type="checkbox"/> RESUBMIT                           | <input type="checkbox"/> COPIES FOR DISTRIBUTION |
| <input checked="" type="checkbox"/> AS REQUESTED | <input type="checkbox"/> RETURN _____ COPY STAMPED RECEIVED |  |

REMARKS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COPY TO

IF ENCLOSURES ARE NOT AS NOTED, PLEASE NOTIFY US AT ONCE

SENT BY:



Sign Name Here

Jong Won / VP for Preconstruction

PRINT NAME / TITLE

RECEIVED BY:

Sign Name Here

PRINT NAME / TITLE



*The Honorable*  
**LOURDES A. LEON GUERRERO**  
*Maga' Håga · Governor*

*The Honorable*  
**JOSHUA F. TENORIO**  
*Sigundo Maga' Låhi · Lieutenant Governor*



**VINCENT P. ARRIOLA**  
*Director*

**LINDA J. IBANEZ**

*Deputy Director*

**ERNEST G. CANDOLETA, JR.**

*Deputy Director*

September 22, 2025

Mr. Eun Ho, Chairman  
Core Tech International  
388 South Marine Corps Drive, Suite 400  
Tamuning, Guam 96913

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W/for

3. Leaseback Terms: The leaseback period shall commence upon completion of the project and acceptance by the Government of Guam, as required by §58D103(b) of the Ma Kâhat Act, which authorizes leasebacks only after project completion and limits the leaseback period to no more than 30 years from that date. At the end of the lease period, title to the school and its furniture, fixtures and equipment transfer to the Government of Guam.


This acceptance is made in full compliance with the Ma Kâhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible. This letter constitutes the Government's firm and final offer. Pursuant to the RFP provisions regarding failure to negotiate with the best-qualified proposer, CTI must confirm acceptance of these terms within three (3) business days of receipt. Failure to comply will result in termination of negotiations, and the Government will proceed with the next most qualified proposer. No protest is available under the RFP framework once negotiations are terminated with the best-qualified proposer.


We appreciate Core Tech International's cooperation in aligning its proposal with the Government of Guam's requirements, and we look forward to working together to deliver a modern, resilient school facility that will serve Guam's students and community for generations. The Government of Guam will collaborate further with you to finalize the contractual documents, including the maintenance and insurance agreements.

Please signify Core Tech International's agreement to the terms of this letter by signing below.

Sincerely,

  
VINCENT P. ARRIOLA  
DPW Director

  
K. ERIK SWANSON, PhD  
GDOE Superintendent  
SSHS Evaluation Committee Chair

  
Concurred by:  
EUN HO  
Chairman, Core Tech International

Sep 25, 2025  
Date

cc: GEDA CEO/ Administrator  
Simon Sanchez High School Principal

Attachments: CTI Letter Dated August 22, 2025

After thorough review and consideration to meet the above top four bullet requirements, CTI respectfully submits the following final proposal:

- Construction and FF&E: \$166,000,000
- Arts in Public Buildings and Facilities (1%): \$1,660,000
- Total Proposal Amount: **\$167,660,000**

Based on the financial stacking as mentioned above, it will yield the available funding for the project \$166.1M yet the required \$167,660,000, so there is a shortage of \$1,560,000. However, CTI is committed to meeting the budget.

CTI remains fully committed to delivering this project within budget and on schedule. We look forward to continuing our partnership with the Government of Guam to fulfill its critical educational infrastructure goals and to serve the Simon Sanchez High School community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ho S. Eun', with a horizontal line extending to the right.

**Ho S. Eun**  
Chairman



August 22, 2025

Mr. Vincent P. Arriola  
Director  
Department of Public Works

**Subject: New Simon Sanchez High School (Project No. 730-S-1059-L-YIG)**

Dear Mr. Arriola,

Core Tech International Corporation (CTI) is pleased to submit this final proposal in response to your letter dated August 15, 2025, outlining the Government of Guam's requirements for the New Simon Sanchez High School project.

We fully acknowledge and understand the following project requirements:

- The facility must accommodate 2,000 students.
- The design must include 87 classrooms.
- All wings, including C Wing, must be constructed without omission.
- Construction must encompass all Furniture, Fixtures, and Equipment (FF&E).
- The total project cost, including FF&E and the 1% allocation for Arts in Public Buildings and Facilities under Public Law 20-27, may not exceed \$143 million.

We understand the \$143 million is subject to \$166 million bond principal cap. Splitting the funding sources into two — bond financing for 30 years and direct payment for two years during construction — will yield higher project funding while maintaining the \$166 million cap.

More specifically, based on the discussion with the underwriter Barclays, 30 years of financing may yield \$133.3 net to the project (construction, FF&E, and arts), subject to assumptions believed to be reasonable but not guaranteed. It will be augmented by two appropriations in FYs 2026 and 2027 of a combined \$32.8M (which CTI believes to be permissible under the public law), thereby totaling **\$166.1M**.

1. 30 years of bond
  - a. Bond Paramount \$156.2M
  - b. Capitalized Interest - \$20.6M
  - c. Issuance Fee - \$2.3M
2. FY26 & FY27
  - a. Appropriation \$32.8M
3. Total the above: \$166.1M



Vince Arriola <vince.arriola@dpw.guam.gov>

## SSHS

5 messages

**Lester Carlson** <lester.carlson@bbmr.guam.gov>

Fri, Sep 26, 2025 at 10:40 AM

To: Glenn Leon Guerrero <gguerrero@ssfm.com>, "Joseph W Duenas, ENV SP" <jduenas@ssfm.com>, Christina Garcia <cgarcia@investguam.com>, Lester Carlson <lester.carlson@bbmr.guam.gov>, Edward <edward.birn@doa.guam.gov>, vince.arriola@dpw.guam.gov, "Gerard E. Bautista" <gbautista@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, John San Nicolas <jsannicolas@investguam.com>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>

Now that CTI has agreed to terms with us, we should begin a series of meetings to hammer out the various maintenance/insurance agreements as well as populate the finance documents.

Tina and I are not available in the mornings next week but we should be available in the afternoons.

I look to SSFM to take the lead in getting these meetings started, thank you!

**Edward M. Birn** <Edward.Birn@doa.guam.gov>

Sat, Sep 27, 2025 at 6:55 AM

To: Lester Carlson <lester.carlson@bbmr.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "Joseph W Duenas, ENV SP" <jduenas@ssfm.com>, Christina Garcia <cgarcia@investguam.com>, "vince.arriola@dpw.guam.gov" <vince.arriola@dpw.guam.gov>, "Gerard E. Bautista" <gbautista@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, John San Nicolas <jsannicolas@investguam.com>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>

Let's start by please circulating the letter from CTI agreeing to the terms. I assume DPW will issue a notice of Intent to Award and that it will be dated Monday to start the clock on the protest period.

EDWARD M BIRN

Director of Administration

edward.birn@doa.guam.gov

(671) 475-1250

**From:** Lester Carlson <lester.carlson@bbmr.guam.gov>

**Sent:** Friday, September 26, 2025 10:40

**To:** Glenn Leon Guerrero <gguerrero@ssfm.com>; Joseph W Duenas, ENV SP <jduenas@ssfm.com>; Christina Garcia <cgarcia@investguam.com>; Lester Carlson <lester.carlson@bbmr.guam.gov>; Edward M. Birn <Edward.Birn@doa.guam.gov>; vince.arriola@dpw.guam.gov <vince.arriola@dpw.guam.gov>; Gerard E. Bautista <gbautista@ssfm.com>; Ed Hipolito <ehipolito@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John San Nicolas <jsannicolas@investguam.com>; Wang, John Y. <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>

**Subject:** SSHS

[Quoted text hidden]

**Joseph W Duenas** <jduenas@ssfm.com>

Mon, Sep 29, 2025 at 3:28 PM

To: Lester Carlson <lester.carlson@bbmr.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Christina Garcia <cgarcia@investguam.com>, Edward <edward.birn@doa.guam.gov>, "vince.arriola@dpw.guam.gov" <vince.arriola@dpw.guam.gov>, "Gerard E. Bautista" <gbautista@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, John San Nicolas <jsannicolas@investguam.com>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>

Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Lester,

Thank you for your email. We will confirm with DPW if the signed letter of concurrence was received and coordinate the requested meetings upon confirmation.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738

jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

---

**From:** Lester Carlson <lester.carlson@bbmr.guam.gov>

**Sent:** Friday, September 26, 2025 10:41 AM

**To:** Glenn Leon Guerrero <gguerrero@ssfm.com>; Joseph W Duenas <jduenas@ssfm.com>; Christina Garcia <cgarcia@investguam.com>; Lester Carlson <lester.carlson@bbmr.guam.gov>; Edward <edward.birn@doa.guam.gov>; vince.arriola@dpw.guam.gov; Gerard E. Bautista <gbautista@ssfm.com>; Ed Hipolito <ehipolito@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John San Nicolas <jsannicolas@investguam.com>; Wang, John Y. <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>

**Subject:** SSHS

Email received from **EXTERNAL** sender. Confirm the content is safe prior to opening attachments or links.

Now that CTI has agreed to terms with us, we should begin a series of meetings to hammer out the various maintenance/insurance agreements as well as populate the finance documents.

---

SSHHS

---

Joseph W Duenas &lt;jduenas@ssfm.com&gt;

Mon, Sep 29, 2025 at 3:28 PM

To: Lester Carlson <lester.carlson@bbmr.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Christina Garcia <cgarcia@investguam.com>, Edward <edward.birn@doa.guam.gov>, "vince.arriola@dpw.guam.gov" <vince.arriola@dpw.guam.gov>, "Gerard E. Bautista" <gbautista@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, John San Nicolas <jsannicolas@investguam.com>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>  
Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Lester,

Thank you for your email. We will confirm with DPW if the signed letter of concurrence was received and coordinate the requested meetings upon confirmation.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

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**From:** Lester Carlson <lester.carlson@bbmr.guam.gov>**Sent:** Friday, September 26, 2025 10:41 AM**To:** Glenn Leon Guerrero <gguerrero@ssfm.com>; Joseph W Duenas <jduenas@ssfm.com>; Christina Garcia <cgarcia@investguam.com>; Lester Carlson <lester.carlson@bbmr.guam.gov>; Edward <edward.birn@doa.guam.gov>; vince.arriola@dpw.guam.gov; Gerard E. Bautista <gbautista@ssfm.com>; Ed Hipolito <ehipolito@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John San Nicolas <jsannicolas@investguam.com>; Wang, John Y. <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>**Subject:** SSHS

---

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Vince Arriola <vince.arriola@dpw.guam.gov>

## SSHS Request for meeting w/ DPW and SSFM

6 messages

Joseph W Duenas <jduenas@ssfm.com>

Mon, Sep 29, 2025 at 3:39 PM

To: Donna Herrero <donna.herrero@dpw.guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Donna,

SSFM (Glenn, Gerard, and I) is kindly requesting a meeting with the DPW Director, Deputy Director (Linda) and John Calanayan tomorrow (Tuesday)

The objective of the meeting follows:

1. Confirm CTI's concurrence of SSHS Conditional Acceptance Letter sent out last week from DPW Director and GDOE Superintendent.
2. Discuss timing of issuance of Notice of Intent to Award to CTI.
3. Schedule a series of meetings w/ CTI and government this week, as requested by the BBMR Director below. This will keep the project moving forward this week.

Ideally, we should get aligned (DPW leadership and Construction Manager), before scheduling the requested meetings with the Government and CTI this week, as requested by BBMR Director.

We look forward to your response.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738

jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

---

**From:** Joseph W Duenas  
**Sent:** Monday, September 29, 2025 3:29 PM  
**To:** Lester Carlson <lester.carlson@bbmr.guam.gov>; Glenn Leon Guerrero <gguerrero@ssfm.com>; Christina Garcia <cgarcia@investguam.com>; Edward <edward.birn@doa.guam.gov>; vince.arriola@dpw.guam.gov; Gerard E. Bautista <gbautista@ssfm.com>; Ed Hipolito <ehipolito@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John San Nicolas <jsannicolas@investguam.com>; Wang, John Y. <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>  
**Cc:** DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>  
**Subject:** RE: SSHS

Hi Lester,

Thank you for your email. We will confirm with DPW if the signed letter of concurrence was received and coordinate the requested meetings upon confirmation.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

---

**From:** Lester Carlson <lester.carlson@bbmr.guam.gov>  
**Sent:** Friday, September 26, 2025 10:41 AM  
**To:** Glenn Leon Guerrero <gguerrero@ssfm.com>; Joseph W Duenas <jduenas@ssfm.com>; Christina Garcia <cgarcia@investguam.com>; Lester Carlson <lester.carlson@bbmr.guam.gov>; Edward <edward.birn@doa.guam.gov>; vince.arriola@dpw.guam.gov; Gerard E. Bautista

<gbautista@ssfm.com>; Ed Hipolito <ehipolito@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John San Nicolas <jsannicolas@investguam.com>; Wang, John Y. <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>  
**Subject:** SSHS

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Now that CTI has agreed to terms with us, we should begin a series of meetings to hammer out the various maintenance/insurance agreements as well as populate the finance documents.

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I look to SSFM to take the lead in getting these meetings started, thank you!

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---

**Donna Herrero** <donna.herrero@dpw.guam.gov>

Mon, Sep 29, 2025 at 3:48 PM

To: Joseph W Duenas <jduenas@ssfm.com>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Good afternoon,

Looking at the Director and Deputy Director's schedule the available time for both of them is from 10-12pm.

Donna Herrero,  
Private Secretary  
Department of Public Works  
(671)647-5055

[Quoted text hidden]

---

**Joseph W Duenas** <jduenas@ssfm.com>

Mon, Sep 29, 2025 at 3:47 PM

To: Donna Herrero <donna.herrero@dpw.guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>



Hi Donna,

We will schedule and be there at 10am tomorrow, unless otherwise noticed.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

[Quoted text hidden]

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**Donna Herrero** <donna.herrero@dpw.guam.gov>

Mon, Sep 29, 2025 at 3:50 PM

To: Joseph W Duenas <jduenas@ssfm.com>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Thank you, I will be waiting for google invite.

Donna Herrero,  
Private Secretary  
Department of Public Works  
(671)647-5055

[Quoted text hidden]

---

**Joseph W Duenas** <jduenas@ssfm.com>

Mon, Sep 29, 2025 at 3:50 PM

To: Donna Herrero <donna.herrero@dpw.guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Invite sent.

Thanks Donna!

[Quoted text hidden]

---

**Donna Herrero** <donna.herrero@dpw.guam.gov>

Mon, Sep 29, 2025 at 3:53 PM

To: Joseph W Duenas <jduenas@ssfm.com>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Thank you. Invite received.

Donna Herrero,  
Private Secretary  
Department of Public Works  
(671)647-5055

[Quoted text hidden]



Vince Arriola <vince.arriola@dpw.guam.gov>

---

## SSHS MEETING W/ DPW & SSFM

1 message

---

Joseph W Duenas <jduenas@ssfm.com>

Mon, Sep 29, 2025 at 3:49 PM

To: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Donna Herrero <donna.herrero@dpw.guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>

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---

 **invite.ics**  
3K



Vince Arriola <vince.arriola@dpw.guam.gov>

## SSHS INFORMATION FOR LEGAL REVIEW

3 messages

Joseph W Duenas <jduenas@ssfm.com>

Fri, Aug 29, 2025 at 5:20 PM

To: Lester Carlson <lester.carlson@bbmr.guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, Edward Birn <edward.birn@doa.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Lester,

As requested, attached you will find:

1. Letter from DPW Director to CTI Chairman dated August 15, 2025 .
2. Letter from CTI to DPW Director. \*Note: Unsigned letter was advanced to DPW prior to meeting and signed letter was distributed during Negotiation Committee #5.
3. Letter from CTI to DPW Director dated August 15, 2025 discussed in today's Negotiation Committee Meeting #6
4. Letter from CTI to DPW Director dated August 15, 2025. \*Note: emailed to DPW Director and Evaluation Committee immediately after today's Negotiation Meeting #6.
5. Simon Sanchez High School FDDBLM RFP.
6. SSHS Addendum and RFIs responses referenced by CTI in today's meeting.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738







jduenas@ssfm.com | www.ssfm.com

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---

**6 attachments**

-  **250815 SSHS DPW LETTER TO CTI.pdf**  
73K
-  **250822 SSHS CTI LETTER.pdf**  
64K
-  **250829 SSHS CTI LETTER 1.pdf**  
55K
-  **250829 SSHS CTI LETTER POST MEETING.pdf**  
214K
-  **RFP 730-5-1059-L-YIG signed.pdf**  
570K
-  **250430 SSHS Addendum I - signed.pdf**  
7210K

---

**Joseph W Duenas** <jduenas@ssfm.com>

Fri, Aug 29, 2025 at 5:30 PM

To: Lester Carlson <lester.carlson@bbmr.guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, Edward Birn <edward.birn@doa.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Lester,

It looks like Mr. Ho retracted the email he sent the Evaluation Committee at 4:03pm and replaced it with the email attached at 4:47pm.

The emails and update letter in the 4:47pm are attached for legal review. The latest letter appears to replace the one at 4:03pm.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail." – Ralph Waldo Emerson*

[Quoted text hidden]

[Quoted text hidden]

----- Forwarded message -----

From: Ho Eun <ho.eun@coretechintl.com>

To: "Vincent P. Arriola <vince.arriola@dpw.guam.gov>" <vince.arriola@dpw.guam.gov>, Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "K. Erik Swanson PhD <keswanson@gdoe.net>" <keswanson@gdoe.net>, "Tina Garcia <cgarcia@investguam.com>" <cgarcia@investguam.com>, "Carlos Bordallo <carlos.bordallo@investguam.com>" <carlos.bordallo@investguam.com>, "Edward Birn <edward.birn@doa.guam.gov>" <edward.birn@doa.guam.gov>, "Lester Carlson <lester.carlson@bbmr.guam.gov>" <lester.carlson@bbmr.guam.gov>, "Cedric Cruz <CCruz@traguam.com>" <CCruz@traguam.com>, "Carla Masnayan <cdmasnayan@gdoe.net>" <cdmasnayan@gdoe.net>, Jong Won <jong.won@coretechintl.com>

Cc: Connie Garrido <cgarrido@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, Jerome Chaz <jchaz@ssfm.com>, "Linda Ibanez <linda.ibanez@dpw.guam.gov>" <linda.ibanez@dpw.guam.gov>, "John Calanayan <john.calanayan@dpw.guam.gov>" <john.calanayan@dpw.guam.gov>, "Angelene Rios <angelene.rios@investguam.com>" <angelene.rios@investguam.com>, "Tom Keeler <tkeeler@oagguam.org>" <tkeeler@oagguam.org>

Bcc:

Date: Fri, 29 Aug 2025 06:47:14 +0000

Subject: RE: SSHS Negotiation Meeting No. 4 with Core Tech

Email received from **EXTERNAL** sender. Confirm the content is safe prior to opening attachments or links.

Dear All,

Thank you for your relentless efforts. Please see the attached updated proposal as discussed. Please let me know when you've received this email.

Sincerely,

Ho

-----Original Appointment-----

**From:** Connie Garrido <cgarrido@ssfm.com>

**Sent:** Friday, August 1, 2025 4:10 PM

**To:** Connie Garrido; Ed Hipolito; Gerard E. Bautista; Glenn Leon Guerrero; Jerome Chaz; Joseph W Duenas; Vincent P. Arriola <vince.arriola@dpw.guam.gov>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John Calanayan <john.calanayan@dpw.guam.gov>; K. Erik Swanson PhD <keswanson@gdoe.net>; Tina Garcia <cgarcia@investguam.com>; Carlos Bordallo <carlos.bordallo@investguam.com>; Edward Birn <edward.birn@doa.guam.gov>; Lester Carlson <lester.carlson@bbmr.guam.gov>; Cedric Cruz <CCruz@traguam.com>; Angelene Rios <angelene.rios@investguam.com>; Carla Masnayon <cdmasnayon@gdoe.net>; Jong Won; Ho Eun; Tom Keeler <tkeeler@oagguam.org>

**Subject:** FW: SSHS Negotiation Meeting No. 4 with Core Tech

**When:** Tuesday, August 12, 2025 9:00 AM-12:00 PM (UTC+10:00) Guam, Port Moresby.

**Where:** GEDA Conference Room, 5th Floor, ITC Building

Good Day,

This is a friendly reminder about our upcoming negotiation meeting scheduled for August 12, 2025. Here are the details:

Date: August 12, 2025

Time: 9:00 AM - 12:00 NN

Location: GEDA Conference Room, 5th Floor, ITC Building

If you have any questions or additional topics to address, feel free to reach out.

Best regards,

-----Original Appointment-----

**From:** Connie Garrido

**Sent:** Friday, August 1, 2025 9:34 AM

**To:** Connie Garrido; ho.eun@coretechintl.com; Vincent P. Arriola; Linda Ibanez; John Calanayan; K. Erik Swanson, PhD; Carla Masnayon; Cedric Cruz; Lester Carlson; Carlos Bordallo; Angelene Rios; Tina Garcia; Edward Birn; Joseph W Duenas; Glenn Leon Guerrero; Gerard E. Bautista; Jerome Chaz; Tom Keeler

**Cc:** Jong Won

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----- Forwarded message -----

From: Ho Eun <ho.eun@coretechintl.com>

To: "Vincent P. Arriola <vince.arriola@dpw.guam.gov>" <vince.arriola@dpw.guam.gov>, Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>, "K. Erik Swanson PhD <keswanson@gdoe.net>" <keswanson@gdoe.net>, "Tina Garcia <cgarcia@investguam.com>" <cgarcia@investguam.com>, "Carlos Bordallo <carlos.bordallo@investguam.com>" <carlos.bordallo@investguam.com>, "Edward Birn <edward.birn@doa.guam.gov>" <edward.birn@doa.guam.gov>, "Lester Carlson <lester.carlson@bbmr.guam.gov>" <lester.carlson@bbmr.guam.gov>, "Cedric Cruz <CCruz@traguam.com>" <CCruz@traguam.com>, "Carla Masnayan <cdmasnayan@gdoe.net>" <cdmasnayan@gdoe.net>, Jong Won <jong.won@coretechintl.com>  
Cc: Connie Garrido <cgarrido@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, "Gerard E. Bautista" <gbautista@ssfm.com>, Jerome Chaz <jchaz@ssfm.com>, "Linda Ibanez <linda.ibanez@dpw.guam.gov>" <linda.ibanez@dpw.guam.gov>, "John Calanayan <john.calanayan@dpw.guam.gov>" <john.calanayan@dpw.guam.gov>, "Angelene Rios <angelene.rios@investguam.com>" <angelene.rios@investguam.com>, "Tom Keeler <tkeeler@oagguam.org>" <tkeeler@oagguam.org>

Bcc:

Date: Fri, 29 Aug 2025 06:02:39 +0000

Subject: RE: SSHS Negotiation Meeting No. 4 with Core Tech

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**Sent:** Friday, August 1, 2025 4:10 PM

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**Cc:** Jong Won

**Subject:** SSHS Negotiation Meeting No. 4 with Core Tech

**When:** Tuesday, August 12, 2025 9:00 AM-12:00 PM (UTC+10:00) Guam, Port Moresby.

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by the message."

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**5 attachments**



**SSHS Letter082825.pdf**  
206K



**RE: SSHS Negotiation Meeting No. 4 with Core Tech.eml**  
310K



**SSHS Letter082825.pdf**  
206K



**SSHS Letter 082925.pdf**  
214K



**RE: SSHS Negotiation Meeting No. 4 with Core Tech.eml**  
322K

---

**Joseph W Duenas** <jduenas@ssfm.com>

Thu, Sep 4, 2025 at 12:31 PM

To: Tina Garcia <cgarcia@investguam.com>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Tina,

Attached you will find the cost analysis that Ed presented at our meeting last week.

Let us know if you have any questions.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



**Innovate | Adapt | Sustain**

215 Rojas Street, Suite 213 | Harmon, Guam 96913

T 671.646.7736 | F 671.300.7738

jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail."* – Ralph Waldo Emerson

**From:** Tina Garcia <cgarcia@investguam.com>  
**Sent:** Thursday, September 4, 2025 11:25 AM  
**To:** Joseph W Duenas <jduenas@ssfm.com>  
**Subject:** Re: SSHS INFORMATION FOR LEGAL REVIEW

Email received from **EXTERNAL** sender. Confirm the content is safe prior to opening attachments or links.

Joe,

Can you include Ed's report on the construction cost escalation or at least provide to me for my records?

Si Yu'os Ma'ase,

Tina Garcia

On Aug 29, 2025, at 5:20 PM, Joseph W Duenas <jduenas@ssfm.com> wrote:

Hi Lester,

As requested, attached you will find:

1. Letter from DPW Director to CTI Chairman dated August 15, 2025 .
2. Letter from CTI to DPW Director. \*Note: Unsinged letter was advanced to DPW prior to meeting and signed letter was distributed during Negotiation Committee #5.
3. Letter from CTI to DPW Director dated August 15, 2025 discussed in today's Negotiation Committee Meeting #6
4. Letter from CTI to DPW Director dated August 15, 2025. \*Note: emailed to DPW Director and Evaluation Committee immediately after today's Negotiation Meeting #6.
5. Simon Sanchez High School FDDBLM RFP.
6. SSHS Addendum and RFIs responses referenced by CTI in today's meeting.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager

<image001.png>

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jduenas@ssfm.com | www.ssfm.com

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<250815 SSSH DPW LETTER TO CTI.pdf>

<250822 SSSH CTI LETTER.pdf>

<250829 SSSH CTI LETTER 1.pdf>

<250829 SSSH CTI LETTER POST MEETING.pdf>

<RFP 730-5-1059-L-YIG signed.pdf>

<250430 SSSH Addendum I - signed.pdf>

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 **250829 SSSH Construction Costs Analysis.pdf**  
2531K

9/30 12:57 PM

Hi Director Birn,

We met with DPW before lunch.

- We will be drafting a Notice of Intent to Award for DPW's review/ execution. Once signed and delivered, we will send you a copy.
- For the team's records, attached you will find Core Tech's signed Conditional Acceptance letter from the DPW Director and the GDOE Superintendent.
- Director Arriola spoke with GEDA CEO Tina Garcia and they will be setting up a meeting to discuss next steps/ meeting with CTI.
- I've copied in GDOE and SSHS for situational awareness.

Let me know if you have any questions or concerns.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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jduenas@ssfm.com | www.ssfm.com

*"Do not go where the path may lead, go instead where there is no path and leave a trail."* – Ralph Waldo Emerson

[Quoted text hidden]

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 **Signed Conditional Acceptance of CTI Proposal - New SSHS.pdf**  
242K

Tina and I are not available in the mornings next week but we should be available in the afternoons.

I look to SSFM to take the lead in getting these meetings started, thank you!

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---

**Edward M. Birn** <Edward.Birn@doa.guam.gov>

Tue, Sep 30, 2025 at 11:00 AM

To: Joseph W Duenas <jduenas@ssfm.com>, Lester Carlson <lester.carlson@bbmr.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Christina Garcia <cgarcia@investguam.com>, "vince.arriola@dpw.guam.gov" <vince.arriola@dpw.guam.gov>, "Gerard E. Bautista" <gbautista@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, John San Nicolas <jsannicolas@investguam.com>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>  
Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Did we send a Notice of Intent to Award? Copy, please.



**EDWARD M BIRN**

Director  
Department of Administration

(671) 475-1250  
edward.birn@doa.guam.gov

---

**From:** Joseph W Duenas <jduenas@ssfm.com>

**Sent:** Monday, September 29, 2025 3:28 PM

**To:** Lester Carlson <lester.carlson@bbmr.guam.gov>; Glenn Leon Guerrero <gguerrero@ssfm.com>; Christina Garcia <cgarcia@investguam.com>; Edward M. Birn <Edward.Birn@doa.guam.gov>; vince.arriola@dpw.guam.gov <vince.arriola@dpw.guam.gov>; Gerard E. Bautista <gbautista@ssfm.com>; Ed Hipolito <ehipolito@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John San Nicolas <jsannicolas@investguam.com>; Wang, John Y. <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>

**Cc:** DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

**Subject:** RE: SSHS

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Joseph W Duenas <jduenas@ssfm.com>

Tue, Sep 30, 2025 at 12:56 PM

To: "Edward M. Birn" <Edward.Birn@doa.guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Christina Garcia <cgarcia@investguam.com>, "vince.arriola@dpw.guam.gov" <vince.arriola@dpw.guam.gov>, "Gerard E. Bautista" <gbautista@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, John San Nicolas <jsannicolas@investguam.com>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>

Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayan <cdmasnayan@gdoe.net>



Vince Arriola <vince.arriola@dpw.guam.gov>

## 250930 DPW SSHS P3 PROCESS FLOW .pdf

1 message

Joseph W Duenas <jduenas@ssfm.com>

Tue, Sep 30, 2025 at 4:16 PM

To: Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: "linda.ibanez@dpw.guam.gov" <linda.ibanez@dpw.guam.gov>, "john.calanayan@dpw.guam.gov" <john.calanayan@dpw.guam.gov>, "donna.herrero@dpw.guam.gov" <donna.herrero@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Director,

As requested in today's meeting, attached you will find a DRAFT SSHS P3 Process Flow Chart highlighting anticipated next steps in order.

As discussed in our meeting today, the flow and steps are subject to the review of GEDA to ensure it is consistent with how they visualized the next steps.

Let me know if you'd like any revisions.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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70K

# SIMON SANCHEZ HIGH SCHOOL (SSHS) P3 — Next-Steps Process Flow DRAFT

*Sequence for briefing: DPW, GEDA, GDOE/SSHS, DOA, BBMR, TRMA, SSFM*

