



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

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## 251001 SSHS DPW LETTER TO AG

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Joseph W Duenas <jduenas@ssfm.com>

Wed, Oct 1, 2025 at 1:45 PM

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

Cc: Linda Ibanez <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 Arriola,

In our meeting on Simon Sanchez High School yesterday, we discussed a letter from DPW to the Attorney General requesting continued legal support in the procurement process.

I have attached a draft letter for DPW's review, revision, and submission to the Attorney General requesting continuity of legal services.

Please let me know if you need anything further on this.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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**251001 SSHS DPW LETTER TO AG .docx**

117K



*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*

October 2, 2025

The Honorable Douglas B Moylan  
Attorney General of Guam  
Office of the Attorney General  
590 S. Marine Corps Drive; ITC Bldg., Suite 902  
Tamuning, Guam 96913

**SUBJECT: Request for Continuity of Legal Services from Assistant AG Keeler**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

Dear Attorney General Moylan,

***Buenas yan Hafa Adai!*** Over the past year, the Department of Public Works (DPW) has greatly valued the partnership and support of your office in advancing the construction of the new Simon Sanchez High School. This project represents one of our community's most important undertakings, and the contributions of your team have been instrumental in ensuring both integrity and progress throughout the procurement process.

In particular, the active engagement of Assistant Attorney General Tom Keeler has been critical in guiding the development of the Request for Proposal, the procurement process, and providing continuity as we move forward. DPW, together with the Guam Department of Education and our government partners, is now engaged in negotiations with the highest-ranked proposer and will be preparing the contracts with all stakeholders, including GEDA's bond counsel. The continued involvement of your office is vital to ensuring these efforts remain on track and result in the successful delivery of this much-needed school for our students and families.

With this in mind, we respectfully request that Assistant Attorney General Keeler remain assigned to this project. His historic knowledge and direct experience with the project and process provide the continuity necessary to reach a positive and timely outcome.

We are grateful for the support your office has provided thus far and look forward to continuing our partnership as we work together to deliver a new Simon Sanchez High School that the people of Guam can be proud of.

Sincerely,

**VINCENT P. ARRIOLA**  
Director



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

## SSHS Notice of Intent to Award

W

07 OCT 2025

Joseph W Duenas <jduenas@ssfm.com>

Thu, Oct 2, 2025 at 8:44 AM

To: "Edward M. Birn" <Edward.Birn@doa.guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>  
Cc: Linda Ibanez <linda.ibanez@dpw.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, "donna.herrero@dpw.guam.gov" <donna.herrero@dpw.guam.gov>, Carla Benita Masnayan <cdmasnayan@gdoe.net>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, John San Nicolas <jsannicolas@investguam.com>, Lester Carlson <lester.carlson@bbmr.guam.gov>, "jwang@orrick.com" <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Director Birn,

Thank you for your email. We agree that a meeting is needed with the government to align and resolve this and the path forward, thus Director Arriola is requesting an internal government meeting with GEDA/ Fiscal/ GDOE for this week. The objective of this meeting is to ensure the government is on the same page, prior to the Core Tech meeting.

At present, the government has negotiated the construction cost and scope with Core Tech. The outstanding P3 items to be discussed/ negotiated with Core Tech are:

1. Financing
2. Insurance & Maintenance Agreement

Once this is all in sync, the information can be provided to the attorneys to develop the draft contracts. DPW/ GEDA/ Fiscal/ GDOE should meet at the soonest to align on this internally. We will wait on GEDA response on a time/ date/ location for the meeting.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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[Quoted text hidden]

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**SSHS Notice of Intent to Award**

---

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

Thu, Oct 2, 2025 at 8:25 AM

To: Joseph W Duenas &lt;jduenas@ssfm.com&gt;, Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;

Cc: Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;, "K. Erik Swanson PhD" &lt;keswanson@gdoe.net&gt;, "donna.herrero@dpw.guam.gov" &lt;donna.herrero@dpw.guam.gov&gt;, Carla Benita Masnayon &lt;cdmasnayon@gdoe.net&gt;, "Tina Garcia - GEDA (cgarcia@investguam.com)" &lt;cgarcia@investguam.com&gt;, John San Nicolas &lt;jsannicolas@investguam.com&gt;, Lester Carlson &lt;lester.carlson@bbmr.guam.gov&gt;, "jwang@orrick.com" &lt;jwang@orrick.com&gt;, "Rankin, Christine" &lt;crankin@orrick.com&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;

Joe:

Good morning. I must say. I am confused. I agree that it would be preferable for all matters to have been resolved. However, it appears that that was not possible.

We have informed the bidder that we have conditionally accepted his offer. We did not make reference to other issues which may remain open. The bidder may reasonably assume that negotiations are closed, subject to contract. Have we advised losing bidders?

You correctly reference §5425 regarding protests, but the awarding letter says no protest is allowable.

A meeting is needed to resolve these matters.

**EDWARD M BIRN**

Director

Department of Administration

(671) 475-1250

edward.birn@doa.guam.gov

---

**From:** Joseph W Duenas <jduenas@ssfm.com>**Sent:** Wednesday, October 1, 2025 3:57 PM**To:** Edward M. Birn <Edward.Birn@doa.guam.gov>; Vince Arriola <vince.arriola@dpw.guam.gov>**Cc:** Linda Ibanez <linda.ibanez@dpw.guam.gov>; K. Erik Swanson PhD <keswanson@gdoe.net>;

donna.herrero@dpw.guam.gov &lt;donna.herrero@dpw.guam.gov&gt;; Carla Benita Masnayon

&lt;cdmasnayon@gdoe.net&gt;; Tina Garcia - GEDA (cgarcia@investguam.com) &lt;cgarcia@investguam.com&gt;; John

San Nicolas &lt;jsannicolas@investguam.com&gt;; Lester Carlson &lt;lester.carlson@bbmr.guam.gov&gt;;

jwang@orrick.com &lt;jwang@orrick.com&gt;; Rankin, Christine &lt;crankin@orrick.com&gt;; DPW SSHS CM Team

&lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;

**Subject:** SSHS Notice of Intent to Award

[Quoted text hidden]

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## SSHS Notice of Intent to Award

---

Joseph W Duenas <jduenas@ssfm.com>

Wed, Oct 1, 2025 at 3:57 PM

To: "Edward M. Birn" <Edward.Birn@doa.guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>

Cc: Linda Ibanez <linda.ibanez@dpw.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, "donna.herrero@dpw.guam.gov" <donna.herrero@dpw.guam.gov>, Carla Benita Masnayon <cdmasnayon@gdoe.net>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, John San Nicolas <jsannicolas@investguam.com>, Lester Carlson <lester.carlson@bbmr.guam.gov>, "jwang@orrick.com" <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Director Birn,

We did some further research on the timing of issuing a Notice of Intent to Award as requested.

Here are our findings under 5 GCA Chapter 5 – Procurement Law:

- A Notice of Intent to Award (NOIA) is properly issued only after all material terms are finalized, because the NOIA is what triggers the statutory protest period (5 GCA §5425, Right to Protest).
- If financing, insurance, or maintenance remain open items, issuing a NOIA now could be considered premature and create a protest risk.

Based on the above, the safer course is to complete negotiations (finance, insurance, maintenance) on these items first, then issue the NOIA to start the protest window.

We will wait on the DPW Director's further direction on the proper timing of issuance and remain open to your feedback.

Respectfully,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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*"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:** Tuesday, September 30, 2025 12:57 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; 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 Masnayon <cdmasnayon@gdoe.net>

**Subject:** RE: SSHS

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

**From:** Edward M. Birn <Edward.Birn@doa.guam.gov>

**Sent:** Tuesday, September 30, 2025 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; 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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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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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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*"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.

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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1773



Gmail

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

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## Simon Sanchez High School P3 Agreement

---

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

Tue, Oct 7, 2025 at 2:10 PM

To: Joseph W Duenas <jduenas@ssfm.com>, Lester Carlson <lester.carlson@bbmr.guam.gov>

Cc: "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>, Edward <edward.birn@doa.guam.gov>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayon <cdmasnayon@gdoe.net>, Cedric Cruz <Ccruz@traguam.com>, "Terrence M. Brooks" <TMB@guamlaw.net>, Tom Keeler <tkeeler@oagguam.org>, "Jguthrie@oagguam.org" <jguthrie@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Thank you Joe! Edward please review Section IV and note that it relates and is a companion document to the Lease agreement. If you are ok with us sending this to CTI with the intention of citing the necessary insurance coverage requirements in the Lease agreement please let us know so we can send this primarily Maintenance agreement to CTI for review and approval

Thank you!

[Quoted text hidden]



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

## Simon Sanchez High School P3 Agreement

Joseph W Duenas <jduenas@ssfm.com>

Tue, Oct 7, 2025 at 1:05 PM

To: Lester Carlson <lester.carlson@bbmr.guam.gov>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>, Edward <edward.birn@doa.guam.gov>

Cc: "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayan <cdmasnayan@gdoe.net>, Cedric Cruz <Cruz@traguam.com>, "Terrence M. Brooks" <TMB@guamlaw.net>, Tom Keeler <tkeeler@oagguam.org>, "jguthrie@oagguam.org" <jguthrie@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Lester,

As requested, I have attached the DRAFT Maintenance Agreement that was worked on with Glenn and Carla. It was reviewed previously with GEDA's Attorney Terry Brooks. I believe it will require further legal review and modification as it is incorporated into the final Simon Sanchez P3 Agreement.

Per your email below, I'll wait on your direction before sending to CTI.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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

**Sent:** Tuesday, October 7, 2025 11:18 AM

**To:** Joseph W Duenas <jduenas@ssfm.com>; Lester Carlson <lester.carlson@bbmr.guam.gov>; Wang, John Y. <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>; Edward <edward.birn@doa.guam.gov>

**Cc:** Tina Garcia - GEDA (cgarcia@investguam.com) <cgarcia@investguam.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John F. Calanayan <john.calanayan@dpw.guam.gov>; K. Erik Swanson PhD <keswanson@gdoe.net>; Carla Benita Masnayan <cdmasnayan@gdoe.net>; Cedric Cruz <Ccruz@traguam.com>; Terrence M. Brooks <TMB@guamlaw.net>; Tom Keeler <tkeeler@oagguam.org>; jguthrie@oagguam.org; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

**Subject:** Re: Simon Sanchez High School P3 Agreement

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**251007 SSHS Insurance and Maintenance Agreement DRAFT.docx**  
113K

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INSURANCE AND MAINTENANCE AGREEMENT

dated as of (Insert Date)

by and among

NATIONAL FINANCE AUTHORITY  
(NEW HAMPSHIRE),

Lessor,

DEPARTMENT OF EDUCATION, GOVERNMENT OF GUAM,

Lessee,

(Insert Maintenance Contractor),

Maintenance Contractor

and

(Insert Trustee)

Trustee

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THIS INSURANCE AND MAINTENANCE AGREEMENT (this "Agreement") is entered into as of this first day of (insert date), by and among NATIONAL FINANCE AUTHORITY (NEW HAMPSHIRE) ("Lessor"), the DEPARTMENT OF EDUCATION, GOVERNMENT OF GUAM ("Lessee"), (Insert Maintenance Contractor), as maintenance contractor ("Maintenance Contractor"), and, as trustee pursuant to the Trust Agreement (as defined herein) (the "Trustee").

WITNESSETH:

WHEREAS, the Government of Guam ("Ground Lessor") entered a Ground Lease with National Finance Authority (New Hampshire) ("Ground Lessee"), dated (insert date)

WHEREAS, the Government of Guam (the "Ground Lessor" under the Ground Lease and the "Lessee" hereunder) and National Finance Authority (New Hampshire)

WHEREAS, National Finance Authority (New Hampshire), ("Lessor") and Lessee have entered into a Lease Agreement, dated as of (insert date) (the "Lease Agreement")

WHEREAS, pursuant to the Ground Lease, Ground Lessor will construct a high school (the "Facility") and lease the Facility back to Lessee;

WHEREAS, under the Lease Agreement, Lessor has undertaken certain obligations with respect to the insurance and capital maintenance of the Facility, and Lessor and Lessee wish to contract with Maintenance Contractor to fully perform such obligations;

WHEREAS, Maintenance Contractor, in consideration of the compensation herein provided, is prepared to perform the required services and fully and timely perform and discharge such obligations;

WHEREAS, this Agreement, together with the Project Development Agreement, dated as (Insert Date), by and between Lessor and National Finance Authority (New Hampshire), as developer, constitutes the "Contract" as that term is defined in Chapter 58A of Title 5 of the Guam Code Annotated; and

WHEREAS, Lessee has agreed to make annual rental payments to Lessor, and Lessor has assigned these payments to the Trustee, as Trustee under the Trust Agreement, dated as of (Insert Date) (the "Trust Agreement"), by and between Lessor and Trustee, pursuant to which the Trustee has executed and delivered to National Finance Authority (New Hampshire) and possess Certificates of Participation (Department of Education—Simon Sanchez High School Project), Series 2xxxA (the "Certificates") in order to finance the Facility;

NOW THEREFORE, the parties hereto agree as follows:

**ARTICLE I**  
**DEFINITIONS; TERM**

---

**1.1 Definitions.**

All capitalized terms used and not defined herein shall have the meaning ascribed thereto in the Lease Agreement.

### **1.2 Term of Agreement.**

The rights and duties of Maintenance Contractor under this Agreement shall commence upon the issuance by the Department of the certificate of occupancy with respect to the Facility and shall end upon the expiration or termination of the Lease Agreement. The obligations of Lessor to make the payments and reimbursements set forth herein begin when the rights and duties of Maintenance Contractor begin, but will survive the termination of the Lease Agreement, provided that no additional charges will accrue hereunder (other than interest and, if applicable, default and collection fees) after the termination of the Lease Agreement.

1.3 Definition of Facility: buildings and other structures; classrooms; gymnasium; tennis, volleyball and basketball courts; soccer, softball, baseball and football track and fields; playgrounds and other athletic facilities; cafeterias; offices; laboratories, equipment and safety devices; conference rooms; roads, walkways, streets, and pedestrian paths; open spaces, gardens, common areas and public areas; auditorium and other public entertainment areas; utility lines and systems; outdoor lighting systems; landscaping, including without limitation plants, trees, shrubs, and grass;

## **ARTICLE II** **DELEGATION OF INSURANCE AND CAPITAL MAINTENANCE RESPONSIBILITIES**

### **2.1 Acceptance of Responsibilities. Delegation.**

Lessor hereby delegates to Maintenance Contractor its duties to provide for the capital maintenance and insurance of the Site and the Facility and the payment of taxes with respect thereto, pursuant to Articles VI, VII and VIII of the Lease Agreement to the extent herein provided. Lessee hereby consents to such delegation. In consideration of the payments and reimbursements herein provided, Maintenance Contractor hereby accepts such delegation.

In consideration of the payments and reimbursements herein provided, Maintenance Contractor accepts and shall diligently perform the duties, obligations, and responsibilities set forth in this contract.

### **2.2 Powers of Maintenance Contractor.**

Maintenance Contractor shall have all the powers necessary to carry out its duties and responsibilities under this Agreement, including but not limited to the following:

- (a) To engage the services of contractors or other employees or agents and to pay to said persons a reasonable compensation therefor.
- (b) To insure, repair, perform capital maintenance on, and otherwise deal in and with, real and personal property of every kind and character that was constructed or installed by Lessor, located on the Site or used in connection with the Facility in accordance with the Scope of Work in Exhibit A and any additional appurtenances approved by Lessee.

(c) To deal in and with the Facility including but not limited to: buildings and other structures; classrooms; gymnasiums; tennis, volleyball and basketball courts; soccer, softball, baseball and football fields; playgrounds and other athletic facilities; cafeterias; offices; language laboratories; scientific laboratories, equipment and safety devices; conference rooms; roads, walkways, streets, and pedestrian paths; parks, open spaces, gardens, common areas and public areas; amphitheaters and other public entertainment areas; utility lines and systems; outdoor lighting systems; landscaping, including without limitation plants, trees, shrubs, and grass; and such improvements and equipment as may be appropriate for use in connection with Maintenance Contractor's duties under this Agreement.

(d) Subject to applicable law, to delegate by written agreement to one or more contractors any or all of Maintenance Contractor's powers, duties and responsibilities referred to in this Agreement, provided, that no such delegation shall relieve Maintenance Contractor of its duties and responsibilities hereunder.

(e) To pay all costs imposed by, associated with, or incurred as a result of federal or Guam laws, rules, or regulations, including without limitation taxes (if any), costs of studies, consultants' fees and costs, and performance costs.

(f) To do everything necessary, suitable, convenient, or desirable for the accomplishment of any of the purposes, the attainment of any of the objects, or the furtherance of any of the powers set forth in this Agreement, either alone or in connection with other corporations, firms, or individuals, and either as principal or agent, and to do every act or thing incidental or appurtenant to, or growing out of, or connected with any of the aforesaid objects, purposes, or powers.

### **2.3 Obligations of Maintenance Contractor.**

To fulfill the duties accepted by it pursuant to Section 2.1, Maintenance Contractor shall:

- (a) from and after the issuance of an occupancy permit for the Facility, provide for the capital maintenance, repair, and replacement of the Facility as set forth in the Scope of Work attached hereto as Exhibit A;
  - i. Maintain facility operability and ensure that the facility passes all governmental inspections
  - ii. Develop and implement Maintenance plan.
    - Schedule daily/ weekly/ monthly work plan
    - Includes preventative maintenance schedules for all facilities equipment and building systems
    - Include corrective maintenance schedules for all facilities equipment and building systems
  - iii. Develop and implement SOP
    - Require appropriate staffing to keep school operational
  - iv. Develop and implement Facility Procedures for Emergency situations to include pre and post events

v. Meet with SSHS Principal or its designee on a monthly basis

- to review upcoming and previous Maintenance work plan and schedule
- document and assess work performed to be used for annual budget

(b) from and after the issuance of an occupancy permit for the Facility, obtain insurance for the Facility of the type and in the coverage amounts set forth in Section 7.01(b) (Verify Section) of the Lease Agreement and Article IV of this contract;

(c) rebuild and repair the Facility following damage or destruction thereof or a permanent taking by the power of, or a power in the nature of, eminent domain or by an action or deed in lieu of condemnation, as set forth in Article IV; and

(d) prepare, adopt, amend and disseminate Budgets from time to time as set forth in Article III.

Maintenance Contractor shall be obligated to provide routine maintenance, security services, custodial services, waste collection, and landscaping services to the Site.

#### **2.4 Governmental Successor.**

Maintenance Contractor may, in its discretion, turn over any of its powers and duties hereunder to a governmental entity that is willing to accept and assume the same under the terms and conditions of this Agreement; provided that Maintenance Contractor shall provide Trustee with written notice of such successor.

### **ARTICLE III** **MAINTENANCE CONTRACTOR'S COMPENSATION, BUDGETING AND REIMBURSEMENT**

#### **3.1 Maintenance Contractor's Compensation.**

Maintenance Contractor shall be entitled to reimbursement for all expenditures made hereunder and compensation for its services as set forth in the annual budget as defined in 3.2. Notwithstanding any other provision of this Agreement, such compensation shall include, and Lessor shall be obligated to pay Maintenance Contractor, reimbursement to Maintenance Contractor of all insurance premiums payable pursuant to Section 2.3(b) and all expenses incurred pursuant to Section 2.3(c). Notwithstanding any other provision of this Agreement, Maintenance Contractor shall have no obligation to perform any obligation hereunder if it has not been paid compensation as provided for herein. Without limiting the generality of the foregoing, Maintenance Contractor shall have no obligation to make any payment described in Sections 2.3(b) or 2.3(c) if it is not assured of reimbursement therefor. In any given lease year, Lessor will not be required to reimbursement to the Maintenance Contractor for costs, including emergency expenditures as described in Section 3.5, if sufficient funds for such reimbursement are not available in either the Insurance and Maintenance Fund, or the Capital Replacement Reserve, as the case may be. Lessor shall take actions as described in this Article III, to include any valid and unreimbursed costs of the Maintenance Contractor in the subsequent year's budget.

### **3.2 Preparation of Budget.**

For each Term, commencing with the Term beginning on (Insert Beginning Date), Maintenance Contractor shall, not later than sixty (60) days prior to the beginning of the Fiscal Year in which such Term commences, prepare a Budget for such Term (including a reasonable allowance for contingencies) (the "Budget"). The Budget shall set forth a detailed estimate of all costs to be incurred with respect to this Agreement and a schedule of cash advances to be made by Maintenance Contractor. The Budget shall also provide for up to (Insert Number) in each year to be deposited to the Capital Replacement Reserve (the balance of which is not to exceed (Insert Number)). In addition, the Budget shall provide for a (Insert Number) allotment in each year for unscheduled repairs, including, for example, repairs needed as a result of vandalism. The Budget for the Initial Term has been approved by Maintenance Contractor/ Lessor and Lessee and is attached hereto as Exhibit C.

### **3.3 Approval of Budget.**

Maintenance Contractor shall submit the proposed Budget to Lessor and Lessee for approval. Lessor and Lessee shall each be deemed to have approved the Budget unless, within 30 days after the date the proposed Budget is submitted, Lessor or Lessee provides to Maintenance Contractor with a written list of specific items in the proposed Budget to which such party objects, together with its reasons for objecting. If either such party objects for any reason, including inability to pay any required Additional Rental in the amount budgeted for the Fiscal Year, Maintenance Contractor shall prepare and submit to Lessor and Lessee a revised Budget within 15 days of receipt of the objection. If Lessor, Lessee and Maintenance Contractor are unable to agree on the Budget for any year, the dispute shall be resolved as set forth on Exhibit B. Lessee's approval of a Budget shall constitute agreement to pay Additional Rental from Available Funds in such additional amount as shall be sufficient, together with the originally scheduled Additional Rental and available amounts on deposit in the Insurance and Maintenance Fund (or the Capital Replacement Reserve, as applicable) under the Trust Agreement to pay the amounts provided in such Budget; provided, however, that expenditures from the Capital Replacement Reserve shall be subject to Lessee approval (by written approval of the Superintendent of the Department of Education or another person designated in writing by the Superintendent). In the absence of an Event of Default under the Lease, Lessor's approval of Budgets shall be based solely on the sufficiency of amounts available under the Trust Agreement to pay the amounts provided in such Budget. When each annual Budget has been approved or deemed approved pursuant hereto, the Maintenance Contractor shall promptly submit a copy of the Budget to the Trustee.

### **3.4 Reduction of Services.**

If Lessor or Lessee objects to the proposed Budget because of an inability to pay for all budgeted services, Maintenance Contractor shall prepare a revised Budget in which total costs for the Fiscal Year do not exceed the (Insert Amount) originally scheduled Additional Rental and available amounts on deposit in the Insurance and Maintenance Fund (or the Capital Replacement Reserve, as applicable) or such larger amount as shall be approved by the Lessor and Lessee. Maintenance Contractor shall consult with Lessee concerning which services, if any, to reduce or eliminate in the revised Budget. If this Section 3.4 is applicable due to an objection by Lessor or Lessee, Maintenance Contractor may provide in the revised Budget for the reduction or elimination of any of the services otherwise required to be provided by

Maintenance Contractor under this Agreement. Maintenance Contractor shall submit a revised Budget to Lessor and Lessee within 10 days of the date Lessor or Lessee submits its objections to the proposed Budget. Unless Lessor or Lessee notifies Maintenance Contractor in writing that such party objects to the revised Budget within 10 days of the date the revised Budget is submitted, Lessor and Lessee each shall be deemed to have approved the revised Budget. If Lessor or Lessee objects to the revised Budget, then either Lessor or the Lessee may terminate this Agreement with 30 days' written notice to the Maintenance Contractor and the Trustee. Any revised Budget approved or deemed approved pursuant hereto shall be submitted promptly in writing to the Trustee.

### **3.5 Operation within Budget.**

Operations shall be conducted, expenses shall be incurred and assets shall be acquired only pursuant to approved Budgets, provided, however, that in case of emergency, Maintenance Contractor may take any reasonable action it deems necessary to protect life, limb or property, to protect the Project or to comply with law or government regulation the noncompliance with which would have a material adverse effect on the Project or the parties hereto. Maintenance Contractor shall promptly notify Lessor and Lessee in writing of any such emergency expenditure, and Maintenance Contractor shall be reimbursed for such emergency expenditure, but only from amounts available for such purpose in the Insurance and Maintenance Fund or the Capital Replacement Reserve, as applicable. If the moneys in the Insurance and Maintenance Fund or the Capital Replacement Reserve, as applicable, shall be insufficient to cover such emergency expenditure, Lessor shall request in writing that such amounts be paid to Lessor by Lessee from Available Funds as Additional Rentals pursuant to **Section 4.01(c) (Verify Section)** of the Lease Agreement, and a copy of such request shall be provided to the Trustee. Notwithstanding any other provision of this Agreement, Maintenance Contractor shall have no obligation to perform any service that is not set forth in the approved Budget.

### **3.6 Budget Overruns; Program Changes.**

Upon the occurrence of unexpected events, Maintenance Contractor may, but shall not be required to unless it is assured of reimbursement, make such reasonable expenditures in excess of the adopted Budget as are necessary to carry out its duties hereunder. Maintenance Contractor shall submit any proposed material departure from an adopted Budget to Lessor and Lessee for approval. Lessor and Lessee shall each be deemed to have approved such departure from the adopted Budget unless within ten (10) business days either Lessor or Lessee objects to the proposed change in writing to Maintenance Contractor. Maintenance Contractor shall not exceed an adopted Budget by more than 10%, unless directly caused by an emergency expenditure or unless authorized by Lessor and Lessee. Budget overruns of 10% or less shall be paid, but only from amounts available for such purpose in the Insurance and Maintenance Fund, or the Capital Replacement Reserve, as applicable. Any departure from the adopted Budget approved or deemed approved pursuant hereto shall be submitted promptly in writing to the Trustee.

### **3.7 Books.**

Maintenance Contractor shall keep and maintain separate records and accounts of all expenditures. Lessor, Lessee and Trustee may examine such records during normal business hours on reasonable notice. The Trustee shall have no duty to examine such records.

### **3.8 Right to Stop Performing Functions.**



Maintenance Contractor has the right to stop performing any of its obligations hereunder if Lessee fails to reimburse or pay Maintenance Contractor, or to cause Maintenance Contractor to fail to be reimbursed or paid, in a timely fashion as provided in the approved Budget from resources made available under the Lease Agreement and the Trust Agreement. Maintenance Contractor may also cease, either temporarily or permanently, to perform its duties if Lessor or Lessee materially impairs Maintenance Contractor's ability to perform, or if such performance is impaired by government action, labor dispute, typhoon, earthquake, flood, or other natural disaster or other event of force majeure. Upon any such cessation of performance by Maintenance Contractor, Maintenance Contractor shall provide written notice to the Trustee, Lessor and Lessee.

### **3.9 Payment.**

At any time and from time to time, if amounts in the Insurance and Maintenance Fund, or the Capital Replacement Reserve, as applicable, are insufficient to satisfy the obligations of Lessor to fully pay amounts owed to Maintenance Contractor hereunder, Lessor shall request that such amounts be paid to Lessor by Lessee as Additional Rentals pursuant to **Section 4.01 (c) (Verify Section)** of the Lease Agreement. Notwithstanding any other provision of this Agreement, the parties hereby acknowledge and agree that no obligation assumed by or imposed upon the Maintenance Contractor hereunder shall require the performance of any act by the Maintenance Contractor except to the extent, if any, that the cost and expense of such performance can be paid from the accounts held for such purpose under the Trust Agreement.

## **ARTICLE IV INSURANCE**

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### **4.1 General.**

During the term of this Agreement, Maintenance Contractor shall, at Lessor's sole cost and expense, arrange for, obtain and maintain in full force and effect policies of insurance set forth in and as required by **Section 7.01 (b) (Verify Section)** of the Lease Agreement. All premiums for such insurance shall be paid by Lessor to the respective insurance companies upon invoices submitted to the Lessor by the Maintenance Contractor received, but only from amounts available for such purpose in the Insurance and Maintenance Fund at least 30 days in advance of the date they are due to the respective insurers. Maintenance Contractor shall give Lessor, Lessee and Trustee 30 days' written notice of any increase in any premium prior to the date Lessor must pay such premium. Lessee and Trustee (at the expense of Lessee) shall cooperate fully with Maintenance Contractor and provide such information and execute such documents as may be necessary or convenient in obtaining such insurance.

### **4.2 Deductibles and Co-Payments.**

In the event of the occurrence of any loss with respect to the Facility, the Sites or otherwise hereunder that is not fully insured, Lessor, Lessee shall promptly, upon written demand by Maintenance Contractor to Lessor and Lessee with a copy to Trustee, pay or cause to be paid to Maintenance Contractor or any other proper payee any deductible or co-payment that is a prerequisite to the insurer's payment of the proceeds of the applicable insurance policy, but only from amounts available for such purpose in the Insurance and Maintenance

Fund.

#### **4.3 Damage and Reconstruction.**

In the event any Facility insured hereunder is damaged by fire or other casualty, the proceeds payable under the insurance policies shall be payable as provided in the Lease and the Trust Agreement. The Net Proceeds of fire and extended coverage insurance shall be deposited as provided in **Article X (Verify number)** of the Lease. After consultation with the Maintenance Contractor, and the Lessee, Lessor shall instruct Maintenance Contractor as to the nature of the repair, reconstruction or replacement, if any, of damaged property, and Maintenance Contractor shall provide a proposed Budget for the requested repair, reconstruction or replacement using the procedure described in Section 3.4, with a copy to the Trustee.

### **ARTICLE V** **MISCELLANEOUS**

#### **5.1 Breach.**

In the event of breach or threatened breach of this Agreement, any party may invoke the dispute settlement procedures set forth in Exhibit B. Except as otherwise provided herein, no party shall be relieved from its responsibilities hereunder unless the dispute resolution procedures are followed to their conclusion.

#### **5.2 Enforcement Fees.**

If court proceedings are instituted in connection with the rights of enforcement and remedies provided in this Agreement, the prevailing party shall be entitled to recover its costs and expenses in connection therewith, including reasonable attorneys' fees.

#### **5.3 Limited Liability.**

Maintenance Contractor shall not be liable to any person for any action or for any failure to act with respect to any matter if the action taken or failure to act was in good faith and without malice. Lessor and Lessee shall indemnify, defend, release and hold harmless Maintenance Contractor from any loss, liability, claim or expense in such connection, but only from amounts available for such purpose in the Insurance and Maintenance Fund.

#### **5.4 Amendment.**

This Agreement may only be amended, changed, modified, altered or terminated by an agreement in writing, signed by each of the Lessor, the Lessee, the Maintenance Contractor and the Trustee. The Trustee shall execute such agreement in writing only if there has been delivered to the Trustee an Opinion of Counsel addressed to the Trustee to the effect that such amendment, change, modification, alteration or termination (1) will not, in and of itself, materially adversely affect the interests of the Holders, and (2) is authorized or permitted by this Trust Agreement and the Lease.

#### **5.5 Partial Invalidity.**

The invalidity or unenforceability of any term or provision of this Agreement by the application of such term or provision to any person or circumstance shall not impair or affect the



remainder of this Agreement, and its application to other persons and circumstances and the remaining terms and provisions hereof shall not be invalidated but shall remain in full force and effect.

**5.6 Entire Agreement.**

This Agreement supersedes any and all prior agreements or understandings between the parties with respect to the subject matter of this Agreement.

**5.7 Applicable Law.**

This Agreement shall be governed by and construed in accordance with the laws of the Territory of Guam.

**5.8 Successors and Assigns.**

This Agreement shall inure to the benefit of and be binding on the successors and permitted assigns of the parties hereto. Under the terms of the Lease, Lessor may assign this Agreement to Trustee on the Certificate Closing Date pursuant to that certain Assignment and Security Agreement, dated as of (insert date), by and between Lessor and Trustee. Following such assignment, Lessor may not assign this Agreement without the prior written consent of Maintenance Contractor, which consent shall not be unreasonably withheld. Maintenance Contractor may not assign this Agreement except to an affiliate or with the prior written consent of Lessor and Lessee, which consent shall not be unreasonably withheld. Trustee may assign this Agreement to its successor or assign pursuant to the terms of the Trust Agreement. Lessor, Trustee and Maintenance Contractor shall provide the other parties hereto with written notice of any such assignment.

**5.9 Counterparts.**

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Lessor, by its duly authorized representative, has executed this Insurance and Maintenance Agreement as of the date first above written.

LESSOR:

NATIONAL FINANCE AUTHORITY (NEW HAMPSHIRE)

By: \_\_\_\_\_

(Insert Name)

(Insert Title)

IN WITNESS WHEREOF, the Lessee, by its duly authorized representative, has executed this Insurance and Maintenance Agreement as of the date first above written.

LESSEE:

DEPARTMENT OF EDUCATION,  
GOVERNMENT OF GUAM

By: \_\_\_\_\_

K. Erik Swanson Ph.D.

Superintendent of Department of Education

APPROVED AS TO FORM  
AND LEGALITY:

\_\_\_\_\_  
Douglas B.K. Moylan  
Attorney General of Guam

By: \_\_\_\_\_

Lourdes Aflague Leon Guerrero  
Governor of Guam

IN WITNESS WHEREOF, the Maintenance Contractor, by its duly authorized representative, has executed this Insurance and Maintenance Agreement as of the date first above written.

MAINTENANCE CONTRACTOR:

(Insert Maintenance Contractor),

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

IN WITNESS WHEREOF, the Trustee, by its duly authorized representative, has executed this Insurance and Maintenance Agreement as of the date first above written.

TRUSTEE:

(Insert Trustee Entity)

As trustee for the Certificates

Name: \_\_\_\_\_

By: \_\_\_\_\_

Authorized Officer

## EXHIBIT A

to

Insurance and Maintenance Agreement

dated as of (Insert Date)

by and among

National Finance Authority (New Hampshire), Lessor,  
Department of Education, Government of Guam, Lessee,  
(Insert Maintenance Contractor), Maintenance Contractor

And (Insert Trustee Entity), Trustee

### Work Scope

30 Year Maintenance Program			Type			
			Janitorial	Preventive	Unscheduled	Capital
	Typical School Facility Components for Maintenance	Frequency				
<b>1</b>	<b>Paving</b>					
1.1	Asphalt - repair/seal of cracks	As required			x	
1.2	Concrete Slabs on Grade and Elevated Slabs - repair cracks	As required			x	
<b>2</b>	<b>Structural</b>					
2.1	Structural Damage Assessments	As required			x	
2.2	Foundation Repairs	As required			x	
2.3	Repair of Structural Elements (incl. Crack Repairs)	As required			x	
2.4	Replacement of Structural Elements	As required			x	
2.5	Upgrading of Structural Elements	As required			x	
<b>3</b>	<b>Wall Systems</b>					
3.1	Doors including hardware	As required				x
3.2	Window Assemblies (including Aluminum Sash)	As required			x	x
3.3	Indoor Gym Bleachers that pull out from wall	As required		x		
3.4	Restroom Partitions (attached to wall)	As required			x	
<b>4</b>	<b>Floor Covering</b>					
4.1	Carpeting	Daily	x		x	x
4.2	Resilient Tile Flooring	Daily / weekly	x		x	x
4.3	Sports Flooring	Daily / weekly	x		x	x
<b>5</b>	<b>Painting</b>					
5.1	Interior of classrooms, library, Offices, hallways, cafeteria, Restrooms, Gymnasium and Athletic Manager's Office, Covered Walkways, Laboratories and other Indoor and Outdoor Spaces.	5-yr			x	x
5.2	Touch-up painting of walls	Monthly	x			
5.3	Exterior masonry, metal surfaces and trim	As required/5-yr			x	x
<b>6</b>	<b>Roofing</b>					
6.1	Large Sections or Whole Buildings of Roofing Systems including Water and Thermal Proofing	/5-yr			x	x
6.2	Flashings, Gutters, and Downspouts	As required		x	x	
6.3	Ceiling Tiles	As required			x	
30 Year Maintenance Program			Janito	Type	Unsch	Capita

	Typical School Facility Components for Maintenance	Frequency				
<b>7</b>	<b>Electrical</b>					
7.1	Main Electrical Riser, Connections and Conduits within the Boundaries	As required		x	x	
7.2	Panels and Boards	As required		x	x	
7.3	Signal Systems, including Fire Alarm System and Public Address	Per Mfr		x		
7.4	Main Power Distribution System	As required			x	
7.5	Interior and Exterior Power Distribution Systems	As required			x	
7.6	Interior and Exterior Lighting Systems including Interior and Exterior Incandescent and Fluorescent Lighting and Fixtures	As Required	x	x		
7.7	Equipment Connections	As required			x	
7.8	Conduits, Conductors and Cables	As required			x	
7.9	Maintenance and Repair of Stand by Generator and Transfer Switch	Per Mfr/As required		x	x	
<b>8</b>	<b>Plumbing</b>					
8.1	Main Water Supply Pipe Connections and Piping Within Boundaries	As required			x	
8.2	Underground Water Distribution Systems	As required			x	
8.3	Sewer piping, manholes within boundaries	As required			x	
8.4	Interior Water Supply	As required			x	
8.5	Interior and Exterior Plumbing, Connections, Piping and Fixtures, including heaters	As required / Per Mfr		x	x	x
<b>9</b>	<b>Air Conditioning/Ventilation</b>					
9.1	Air Conditioning Systems					
9.1.1	1.a Central Systems	wk, mo, qtr, 5-yr	x	x		x
9.1.2	1.b Individual Units	wk, mo, qtr, 5-yr	x	x		x
9.2	2. Ventilation Systems					
9.2.1	2.a Toilet and Bath Fan Exhaust Systems	wk, mo, qtr, 5-yr	x	x		x
9.2.2	2.b Cafeteria and Kitchen Fan Exhaust Systems	wk, mo, qtr, 5-yr	x	x		x
9.2.3	2.c Construction and Automotive Workshops Fume Exhaust Systems	wk, mo, qtr, 5-yr	x	x		x
<b>10</b>	<b>Fire Protection System</b>					
10.1	Testing and Certifying of Fire Protection System	Annually		x		
10.2	Maintenance of Fire Protection Riser and System	As required			x	
10.3	Maintenance of Fire Alarm System	Per Mfr		x	x	
10.4	Testing and Certifying of Kitchen Fire Protection System	Annually			x	
10.5	Inspection and Replacement of Fire Extinguishers	Monthly/As Required		x	x	x
<b>11</b>	<b>Kitchen Equipment</b>					
11.1	Kitchen Equipment Maintenance	Weekly/As Required			x	x
<b>12</b>	<b>Telecom and Internet</b>					
12.1	Telecommunication Conduits / wiring	As Required			x	
12.2	Public Address	Per Mfr		x		
<b>13</b>	<b>Landscaping and Lawns</b>					
13.1	Grass cutting and maintain all grounds including Sports field	Bi-weekly	x			
13.2	Walkway edging	Bi-weekly	x			
13.3	Tree Trimming / Hedging	Monthly	x			
13.4	Provide and maintain Necessary Lawn Care Equipment	As Required		x		x
30 Year Maintenance Program			Type			
			Janitorial	Preventive	Unscheduled	Capital
		Frequency				

	<b>Typical School Facility Components for Maintenance</b>					
<b>14</b>	<b>Custodial and Waste Collection</b>					
14.1	Garbage collection from classrooms, offices, restrooms and other building areas	Daily	x			
14.2	Site cleanup (hallways, walkways, parking lots, etc.)	Daily	x			
14.3	Waste removal by commercial hauler	Daily	x			
14.4	Classroom Floor polishing / waxing / sealing	Semi-Annually	x			
14.5	Restroom cleaning (Sweeping, mopping, wipe down of surfaces, Supply and replenishment of Paper Products, Soap)	Daily	x			
14.6	Restroom flushing and rinsing	Daily	x			
14.7	Classroom cleaning (Sweeping, mopping, wipe down of Student Desks, Cleaning of White boards)	Daily	x			
14.8	Cleaning of Windows and doors interior and exterior	Daily	x			
14.9	Flushing exterior walkways / pressure washing	Bi-weekly	x			
<b>14.10</b>	Pressure washing	Quarterly	x			
<b>15</b>	<b>Pest Control</b>					
15.1	Spraying for control of pests (Ants, Cockroaches and Rats)	Semi-Annually	x			
15.2	Control of Termites	Semi-Annually	x			x
<b>16</b>	<b>Elevator Maintenance</b>					
16.1	Certification	Semi-Annually		x		x
<b>17</b>	<b>Campus Security</b>					
17.1	On Site Security	24/7	x			



## **EXHIBIT B**

### **Procedures for Settling Disputes**

TO THE EXTENT PERMITTED BY LAW, INCLUDING BUT NOT LIMITED TO CHAPTER 6 OF TITLE 5 OF THE GUAM CODE ANNOTATED, IN ANY CASE IN WHICH THERE IS A DISPUTE BETWEEN THE PARTIES HERETO WITH RESPECT TO MATTERS UNDER THIS AGREEMENT, THE PROCEDURE FOR RESOLUTION OF THAT DISPUTE SHALL BE AS FOLLOWS:

THE AGGRIEVED PARTY OR PARTIES SHALL NOTIFY THE OTHER PARTY OR PARTIES OF THE GRIEVANCE IN WRITING. WHEN SUCH A NOTICE IS RECEIVED BY A PARTY, SUCH PARTY SHALL PROMPTLY INVESTIGATE, INSPECT, MEET, DISCUSS OR TAKE SUCH OTHER ACTION IS REASONABLY APPROPRIATE UNDER THE CIRCUMSTANCES TO ATTEMPT TO RESOLVE THE DISPUTE IN GOOD FAITH. APPROPRIATE ACTION SHALL INCLUDE, WITHOUT LIMITATION, PROMPT COMMUNICATION WITH THE AGGRIEVED PARTY OR PARTIES AND A PROPOSED COURSE OF ACTION TO RESOLVE THE PROBLEM. IF THE PARTIES ARE UNABLE TO RESOLVE THE PROBLEM WITHIN A REASONABLE PERIOD (NOT TO EXCEED THIRTY (30) DAYS AFTER THE NOTICE OF THE DISPUTE), THE MATTER SHALL BE SUBMITTED TO BINDING ARBITRATION.

ANY DISPUTE SUBMITTED TO ARBITRATION SHALL BE SETTLED BY ARBITRATION AT A MUTUALLY CONVENIENT LOCATION IN THE CITY OF HAGATNA, GUAM, DESIGNATED BY THE ARBITRATOR, BEFORE A SINGLE ARBITRATOR IN ACCORDANCE WITH THE ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION, AND JUDGMENT UPON THE AWARD RENDERED IN SUCH ARBITRATION MAY BE ENTERED IN ANY COURT HAVING JURISDICTION. WHEN RESOLVING A DISPUTE, THE ARBITRATOR SHALL APPLY THE PERTINENT PROVISIONS OF THIS AGREEMENT AND THE LAWS OF GUAM AND SHALL GIVE EFFECT TO STATUTES OF LIMITATIONS IN DETERMINING ANY CLAIM.

ANY ARBITRATOR DESIGNATED SHALL HAVE NOT LESS THAN TEN (10) YEARS EXPERIENCE IN LEGAL MATTERS PERTAINING TO THE INTERPRETATION AND IMPLEMENTATION OF THE LAWS OF GUAM RELATING TO COMMERCIAL REAL ESTATE TRANSACTIONS. DISCOVERY REQUESTS SHALL BE DETERMINED BY THE ARBITRATOR IN LIGHT OF THE PARTIES' DESIRE TO PROCEED INFORMALLY, AT MINIMAL EXPENSE.

ANY AND ALL FEES AND EXPENSES INCURRED BY THE PREVAILING PARTY IN THE ARBITRATION AS DETERMINED BY THE ARBITRATOR, INCLUDING, WITHOUT LIMITATION, REASONABLE ATTORNEYS' FEES AND COSTS, SHALL BE PAID BY THE NON-PREVAILING PARTY. THE PREVAILING PARTY SHALL BE DETERMINED BY THE ARBITRATOR, BASED UPON AN ASSESSMENT OF WHICH

PARTY'S MAJOR ARGUMENTS MADE OR POSITIONS TAKEN IN THE PROCEEDINGS COULD FAIRLY BE SAID TO HAVE PREVAILED OVER THE OTHER PARTY'S MAJOR ARGUMENTS OR POSITIONS ON MAJOR DISPUTED ISSUES IN THE ARBITRATOR'S DECISION. IF THE PARTY WHICH SHALL HAVE COMMENCED OR INSTITUTED THE ACTION, SUIT OR PROCEEDING SHALL DISMISS OR DISCONTINUE IT WITHOUT THE CONCURRENCE OF THE OTHER PARTY, SUCH OTHER PARTY SHALL BE DEEMED THE PREVAILING PARTY. AS USED IN THIS AGREEMENT, THE TERM "ATTORNEYS' FEES" INCLUDES, WITHOUT LIMITATION, ALL ATTORNEYS' AND PARALEGALS' FEES AND EXPENSES INCURRED IN CONNECTION WITH THE DISPUTE WHICH IS THE SUBJECT OF THE ARBITRATION PROCEEDING, INCLUDING, ATTEMPTING TO RESOLVE THE DISPUTE WITHOUT ARBITRATION, PREPARING FOR THE ARBITRATION, CONDUCTING THE ARBITRATION AND DEFENDING ANY REVIEW OF THE ARBITRATOR'S DECISION.

NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT ANY PARTY TO THIS AGREEMENT MAY INITIATE AND MAINTAIN AN ACTION FOR JUDICIAL RELIEF FOR THE PURPOSE OF SEEKING A PROVISIONAL OR ANCILLARY REMEDY OR CLEARING TITLE TO ANY PARCEL OF ANY NOTICE OF LIS PENDENS OR OTHER ENCUMBRANCE UPON TITLE.

NOTICE: BY EXECUTING THIS AGREEMENT, EACH PARTY HERETO IS AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THIS ARBITRATION OF DISPUTES PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY GUAM LAW AND IS GIVING UP ANY RIGHTS SUCH PARTY MAY POSSESS TO HAVE THE DISPUTE LITIGATED IN COURT AND BY JURY TRIAL, AND ANY OTHER RIGHTS TO DISCOVERY AND APPEAL. IF AN PARTY REFUSES TO SUBMIT TO ARBITRATION, SUCH PARTY MAY, TO THE EXTENT PERMITTED BY LAW, BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF APPLICABLE GUAM LAW.

End of Exhibit

## EXHIBIT C

### Budget for Initial Term of Lease

Management Fee	\$ (Insert Amount)
Insurance Premiums	\$ (Insert Amount)
Initial Maintenance Costs	\$ (Insert Amount)
TOTAL	\$ (Insert Amount)
	(insert correct amounts in all categories above based on final negotiations)



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

---

## Simon Sanchez High School P3 Agreement

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

Tue, Oct 7, 2025 at 11:18 AM

To: Joseph W Duenas <jduenas@ssfm.com>, Lester Carlson <lester.carlson@bbmr.guam.gov>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>, Edward <edward.birn@doa.guam.gov>  
Cc: "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayon <cdmasnayon@gdoe.net>, Cedric Cruz <Ccruz@traguam.com>, "Terrence M. Brooks" <TMB@guamlaw.net>, Tom Keeler <tkeeler@oagguam.org>, "jguthrie@oagguam.org" <jguthrie@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hafa Adai Joe!

CTI confirmed their Conduit Issuer will be the National Finance Authority ( New Hampshire )

Still awaiting confirmation from CTI on who the Trustee and Co-Trustee/Paying Agent will be.

I note the construction contract used to build JFK appears to be a DPW contract format with the contractor penned in as IBC

JOE: PLEASE SEND THE INSURANCE AND MAINTENANCE AGREEMENT TO THIS GROUP FIRST BEFORE SENDING TO CTI, EDWARD NEEDS TO CHIME IN ON THE INSURANCE COVERAGE DETAILS

[Quoted text hidden]



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

## Simon Sanchez High School P3 Agreement

Joseph W Duenas <jduenas@ssfm.com>

Tue, Oct 7, 2025 at 10:41 AM

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

Cc: "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Donna Herrero <donna.herrero@dpw.guam.gov>, Edward Birn <edward.birn@doa.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayan <cdmasnayan@gdoe.net>, Cedric Cruz <Cruz@traguam.com>, "Terrence M. Brooks" <TMB@guamlaw.net>, "John Y. Wang" <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>, Tom Keeler <tkeeler@oagguam.org>, "jguthrie@oagguam.org" <jguthrie@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Lester,

Thank you for meeting yesterday with DPW, GDOE, SSHS, GEDA, TRMA and SSFM on next steps in developing the Simon Sanchez High School P3 Agreement.

As discussed in our meeting, you will be working with GEDA and their attorneys (Bond Counsel/ Terry Brooks), who will be running point on drafting the Simon Sanchez High School P3 Contract.

You will need the following items from SSFM:

1. DRAFT Maintenance Agreement, once I have Core Tech International (CTI) confirmed the agreed upon scope of work, and their Trustee and Conduit Issuer.
2. DRAFT Project Development Agreement/ Construction document. I will be sending you the DRAFT Project Development Agreement/ Construction document that SSFM worked on with GEDA's attorney Terry Brooks.

I will send both items above, once I've secured the information from CTI. I've copied in the relevant stakeholders for situational awareness.

Please let me know if you have any questions.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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*"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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2-1759



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

---

## Continuity of Services from Assistant AG Keeler

---

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

Tue, Oct 7, 2025 at 3:58 PM

To: dbmoylan@gmail.com, Tom Keeler <tkeeler@oagguam.org>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Ernest G. Candoleta Jr." <ernest.candoleta@dpw.guam.gov>

Good afternoon Attorney General Moylan and Asst. AG Keeler,

Hope this email finds you well. Please find the attached letter regarding continuity of legal services from Assistant AG Keeler.

Please acknowledge receipt of this email and attachment.

Respectfully,

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



Pages from dir25-1769.pdf

53K



*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*

October 2, 2025

The Honorable Douglas B Moylan  
Attorney General of Guam  
Office of the Attorney General  
590 S. Marine Corps Drive; ITC Bldg., Suite 902  
Tamuning, Guam 96913

**SUBJECT: Request for Continuity of Legal Services from Assistant AG Keeler**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

Dear Attorney General Moylan,

***Buenas yan Hafa Adai!*** Over the past year, the Department of Public Works (DPW) has greatly valued the partnership and support of your office in advancing the construction of the new Simon Sanchez High School. This project represents one of our community's most important undertakings, and the contributions of your team have been instrumental in ensuring both integrity and progress throughout the procurement process.

In particular, the active engagement of Assistant Attorney General Tom Keeler has been critical in guiding the development of the Request for Proposal, the procurement process, and providing continuity as we move forward. DPW, together with the Guam Department of Education and our government partners, is now engaged in negotiations with the highest-ranked proposer and will be preparing the contracts with all stakeholders, including GEDA's bond counsel. The continued involvement of your office is vital to ensuring these efforts remain on track and result in the successful delivery of this much-needed school for our students and families.

With this in mind, we respectfully request that Assistant Attorney General Keeler remain assigned to this project. His historic knowledge and direct experience with the project and process provide the continuity necessary to reach a positive and timely outcome.

We are grateful for the support your office has provided thus far and look forward to continuing our partnership as we work together to deliver a new Simon Sanchez High School that the people of Guam can be proud of.

Sincerely,

**VINCENT P. ARRIOLA**  
Director





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

## Simon Sanchez High School P3 Agreement

Joseph W Duenas <jduenas@ssfm.com>

Wed, Oct 8, 2025 at 1:56 PM

To: "Edward M. Birn" <Edward.Birn@doa.guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>  
Cc: "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, Carlos Bordallo <carlos.bordallo@investguam.com>, Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Donna Herrero <donna.herrero@dpw.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayon <cdmasnayon@gdoe.net>, Cedric Cruz <Cruz@traguam.com>, "Terrence M. Brooks" <TMB@guamlaw.net>, "John Y. Wang" <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>, Tom Keeler <tkeeler@oagguam.org>, "jguthrie@oagguam.org" <jguthrie@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Director Birn,

As requested, attached you will find the agenda from the SSHS Internal Government Meeting earlier this week.

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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jduenas@ssfm.com | [www.ssfm.com](http://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:** Edward M. Birn <Edward.Birn@doa.guam.gov>

**Sent:** Wednesday, October 8, 2025 7:27 AM

**To:** Joseph W Duenas <jduenas@ssfm.com>; Lester Carlson <lester.carlson@bbmr.guam.gov>

**Cc:** Tina Garcia - GEDA (cgarcia@investguam.com) <cgarcia@investguam.com>; Carlos Bordallo <carlos.bordallo@investguam.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; John F. Calanayan <john.calanayan@dpw.guam.gov>; Donna Herrero <donna.herrero@dpw.guam.gov>; K. Erik Swanson PhD <keswanson@gdoe.net>; Carla Benita Masnayon <cdmasnayon@gdoe.net>; Cedric Cruz <Cruz@traguam.com>; Terrence M. Brooks <TMB@guamlaw.net>;

John Y. Wang <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>; Tom Keeler <tkeeler@oagguam.org>; jguthrie@oagguam.org; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

**Subject:** Re: Simon Sanchez High School P3 Agreement

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Joe:

[Quoted text hidden]

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**2 attachments**



**251006 SSHS INTERNAL GOV MEETING AGENDA.pdf**  
102K



**251006 DPW SSHS P3 PROCESS FLOW Updated.pdf**  
52K



**SSHS INTERNAL GOVERNMENT MEETING  
AGENDA**

Monday, October 06, 2025, 2:00 PM  
GEDA Conference Room

---

**I. CALL TO ORDER**

**II. NEW BUSINESS**

- A. SSHS CTI Conditional Acceptance Letter- Delivered Thursday, 9/25/25.
- B. Next Steps (**See DRAFT Process Flow Chart**)
  - 1) ~~Negotiate Construction Scope and Cost (Lead Agency- DPW) – Done.~~
  - 2) Negotiate Finance, Insurance and Maintenance with CTI. Submit information (finance, insurance, maintenance, and construction agreement) to GEDA to incorporate into P3 contract. (Lead Agency- GEDA)
  - 3) GEDA/ Bond Counsel Draft P3 Master Agreement- (Lead Agency- GEDA)
  - 4) Circulate Draft P3 Agreement for review.- (Lead Agency- DPW)
  - 5) Finalize P3 Contract- (Lead Agency- GEDA).
  - 6) Circulate Contract for Signature- (Lead Agency- DPW)
  - 7) Demolition/ Design- (Lead Agency- DPW)
  - 8) Construction- (Lead Agency- DPW)
- C. DRAFT Agreements Prepared- Maintenance and Construction
- D. AG's Office Participation

**III. NEXT STEPS/ MILESTONES**

- A. **Negotiate Finance, Insurance Maintenance with CTI.**
- B. Submit to GEDA/ Bond Counsel for DRAFT P3 Contracts
- C. CTI and Government review of DRAFT P3 contracts.
- D. Draft final P3 Contract (GEDA), Issue NOIA (DPW)
- E. Route contracts for signature.

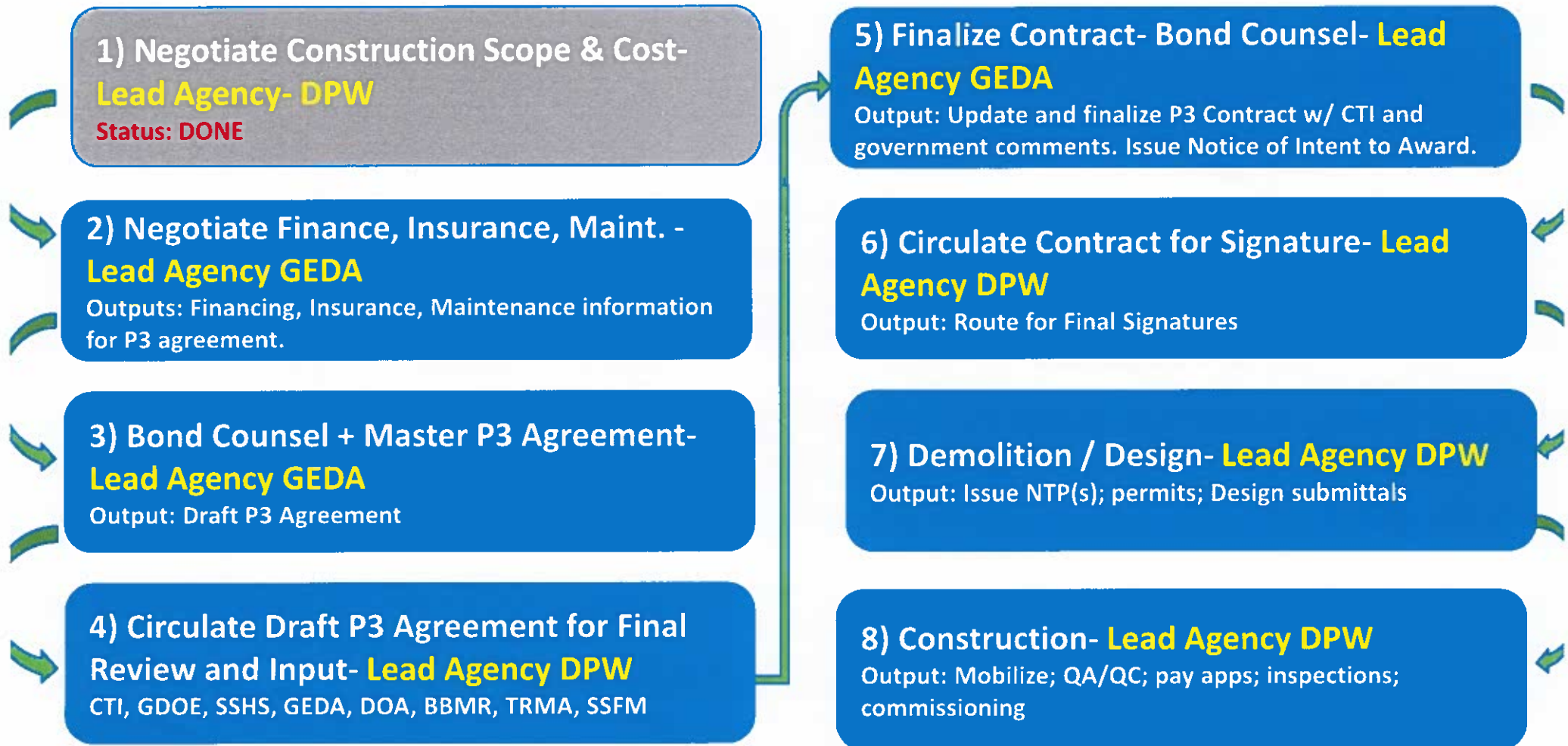
**IV. OPEN DISCUSSION**

**V. ACTION ITEMS**

**VI. ADJOURN**

# SIMON SANCHEZ HIGH SCHOOL (SSHS) P3 — Next-Steps Process Flow DRAFT

*Sequence for briefing: DPW, GEDA, GDOE/SSHS, DOA, BBMR, TRMA, SSFM*





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

## Re: Simon Sanchez High School Property Map

Tina Garcia <cgarcia@investguam.com>

Thu, Oct 9, 2025 at 9:35 AM

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

Cc: Lester Carlson <lester.carlson@bbmr.guam.gov>, "Wang, John Y." <jwang@orrick.com>, "Rankin, Christine" <crankin@orrick.com>, Edward <edward.birn@doa.guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayan <cdmasnayan@gdoe.net>, Cedric Cruz <Cruz@traguam.com>, "Terrence M. Brooks" <TMB@guamlaw.net>, Tom Keeler <tkeeler@oagguam.org>, "jguthrie@oagguam.org" <jguthrie@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Carlos Bordallo <carlos.bordallo@investguam.com>, John San Nicolas <jsannicolas@investguam.com>, Angelene Rios <angelene.rios@investguam.com>

*Hafa Adai all,*

Attached please find the Simon Sanchez Property map and quit claim deed that was recently filed in which the SSHS property was deeded from GWA to the Government of Guam.

Please review and let us know if more information is needed.

*Senseremente,*

**Tina Garcia**

CEO / Administrator



590 S. Marine Corps. Drive, Suite 511

Tamuning, GUAM 96913

T 671 647 4332

F 671 649 4146

E [tina.garcia@investguam.com](mailto:tina.garcia@investguam.com)

W [investguam.com](http://investguam.com)

On Wed, Oct 8, 2025 at 2:17 AM Joseph W Duenas <jduenas@ssfm.com> wrote:

Hi Lester,

Attached for your review you will find:

1. DRAFT Project Development Agreement/ Construction Document
2. DRAFT Maintenance Agreement (sent to Director Birn yesterday)

Both documents were worked on previously by the Construction Manager and GEDA's attorney Terry Brooks.

Please see the outstanding consolidated contract issues that require legal review below from SSFM Senior Project Manager Ed Hipolito below:

\*\*\*\*\*

Hi Joe,

Below is a consolidated list of current contract issues that require legal review, as requested. I've also prepared a tracked-changes version of the Project Development Agreement based on the original JFK document so Legal can easily compare revisions and see where updates were made.

## Insurance and Maintenance Agreement – Key Issues

### 1. Performance Risk

The O&M Agreement should include clear remedies for non-performance, including the potential for damages. These provisions should tie back to the Lease Agreement, since that is where payment and performance obligations are governed.

### 2. Insurance Limits

Insurance requirements are referenced back to the Master P3 (Lease) Agreement and not listed in the Insurance and Maintenance Agreement. The following steps are recommended to ensure consistent coverage and pricing:

#### I. Identify JFK's current insurer(s):

- Pull the declaration pages from JFK's active policies and confirm the carrier/provider.
- Pay special attention to typhoon coverage and deductible language, as this is the area CTI claims is cost-intensive.

#### II. Request SSHS quote from the same provider(s):

- Provide the insurer with SSHS's updated insured value.
- Request a formal quote using the same coverages and deductible structures as JFK.

## Project Development Agreement (Attached) – Key Issues

### 3. Entity Review

Legal entities must be confirmed to ensure the correct parties are identified. Previously, the PDA was between the *Conduit Issuer* and *Developer*, but for SSHS the Government of Guam should be identified as the **Owner** to ensure the Government's interests are fully protected.

### 4. Scope of Work / Definition Alignment

The original JFK PDA and Lease Agreement both referenced a "technical specification" as the scope of work. This has now been redefined as the **Program**, which should be reflected consistently across the PDA, Lease, and related documents.

**"Program"** means the design and construction work set forth in the Request for Proposal for the New Simon Sanchez High School FDDBLM issued March 28, 2025, including all attachments and addenda thereto, and as further defined by the Government's Conditional Acceptance of CTI's Proposal dated September 22, 2025.

### 5. Contract Structure

The current framework follows the JFK model, which was designed around a multi-entity structure (CaPFA, IBC, Trustee, etc.) that insulated participants from certain risks.

For SSHS, we recommend a simplified structure—a single Prime entity contracting with the Government, with all obligations and liabilities flowed down to subcontractors and affiliates. This approach improves accountability and reduces ambiguity.

### 6. Liquidated Damages (LDs)

Proposed LD language has been inserted in the PDA for late completion, but a corresponding clause should also be added to the Lease Agreement to ensure consistency and enforceability across contracts.

**7. Contract Insurance Requirements**

The PDA should integrate the standard DPW IFB insurance language, including the addition of Professional Liability / Errors & Omissions (E&O) coverage, given the design-build nature of the work. I have listed the standard language in a comment.

**8. Performance and Payment Bonds:**

The PDA should integrate the standard DPW IFB performance and payment bond language. I have listed the requirements in a comment.

**9. Other DPW Clauses (Section 4.17 and all subsequent sections)**

Several DPW standard provisions missing from the original JFK documents—such as safety, lien waiver, stop-work, and flow-down clauses—have been added to this PDA draft. These sections should undergo full legal review before finalization.

Best regards,

Ed Hipolito, PE, TE | Senior Project Manager

\*\*\*\*

Upon your and GEDA's review, we recommend that it be sent to the attorney drafting the master P3 agreement with the comments above. We anticipate that they will want to meet with SSFM to go over the outstanding issues outlined in Ed's email above.

With this, I believe they should have much of what they need to begin drafting a consolidated Simon Sanchez P3 Agreement for internal discussion, and additional data will be needed from CTI and the Construction Manager (SSFM) to finalize the contract for internal government and CTI review.

Please let me know if you have any questions/ concerns and if you need any additional information/ support from the DPW/ SSFM

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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**From:** Lester Carlson <[lester.carlson@bbmr.guam.gov](mailto:lester.carlson@bbmr.guam.gov)>  
**Sent:** Tuesday, October 7, 2025 2:11 PM  
**To:** Joseph W Duenas <[jduenas@ssfm.com](mailto:jduenas@ssfm.com)>; Lester Carlson <[lester.carlson@bbmr.guam.gov](mailto:lester.carlson@bbmr.guam.gov)>  
**Cc:** Wang, John Y. <[jwang@orrick.com](mailto:jwang@orrick.com)>; Rankin, Christine <[crankin@orrick.com](mailto:crankin@orrick.com)>; Edward <[edward.birn@doa.guam.gov](mailto:edward.birn@doa.guam.gov)>; Tina Garcia - GEDA ([cgarcia@investguam.com](mailto:cgarcia@investguam.com)) <[cgarcia@investguam.com](mailto:cgarcia@investguam.com)>; Vince Arriola <[vince.arriola@dpw.guam.gov](mailto:vince.arriola@dpw.guam.gov)>; Linda Ibanez <[linda.ibanez@dpw.guam.gov](mailto:linda.ibanez@dpw.guam.gov)>; John F. Calanayan <[john.calanayan@dpw.guam.gov](mailto:john.calanayan@dpw.guam.gov)>; K. Erik Swanson PhD <[keswanson@gdoe.net](mailto:keswanson@gdoe.net)>; Carla Benita Masnayan <[cdmasnayan@gdoe.net](mailto:cdmasnayan@gdoe.net)>; Cedric Cruz <[Ccruz@traguam.com](mailto:Ccruz@traguam.com)>; Terrence M. Brooks <[TMB@guamlaw.net](mailto:TMB@guamlaw.net)>; Tom Keeler <[tkeeler@oagguam.org](mailto:tkeeler@oagguam.org)>; [jguthrie@oagguam.org](mailto:jguthrie@oagguam.org); DPW SSHS CM Team <[DPWSSHSCMTeam@ssfm.onmicrosoft.us](mailto:DPWSSHSCMTeam@ssfm.onmicrosoft.us)>  
**Subject:** Re: Simon Sanchez High School P3 Agreement

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

Thank you Joe! Edward please review Section IV and note that it relates and is a companion document to the Lease agreement. If you are ok with us sending this to CTI with the intention of citing the necessary insurance coverage requirements in the Lease agreement please let us know so we can send this primarily Maintenance agreement to CTI for review and approval

Thank you!

On Tue, Oct 7, 2025 at 1:05 PM Joseph W Duenas <[jduenas@ssfm.com](mailto:jduenas@ssfm.com)> wrote:

Hi Lester,

As requested, I have attached the DRAFT Maintenance Agreement that was worked on with Glenn and Carla. It was reviewed previously with GEDA's Attorney Terry Brooks. I believe it will require further legal review and modification as it is incorporated into the final Simon Sanchez P3 Agreement.

Per your email below, I'll wait on your direction before sending to CTI.

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

**Sent:** Tuesday, October 7, 2025 11:18 AM

**To:** Joseph W Duenas <jduenas@ssfm.com>; Lester Carlson <lester.carlson@bbmr.guam.gov>; Wang, John Y. <jwang@orrick.com>; Rankin, Christine <crankin@orrick.com>; Edward <edward.birn@doa.guam.gov>

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**Subject:** Re: Simon Sanchez High School P3 Agreement

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Hafa Adai Joe!

CTI confirmed their Conduit Issuer will be the National Finance Authority ( New Hampshire )

Still awaiting confirmation from CTI on who the Trustee and Co-Trustee/Paying Agent will be.

I note the construction contract used to build JFK appears to be a DPW contract format with the contractor penned in as IBC

JOE: PLEASE SEND THE INSURANCE AND MAINTENANCE AGREEMENT TO THIS GROUP FIRST BEFORE SENDING TO CTI, EDWARD NEEDS TO CHIME IN ON THE INSURANCE COVERAGE DETAILS

On Tue, Oct 7, 2025 at 10:41 AM Joseph W Duenas <jduenas@ssfm.com> wrote:

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As discussed in our meeting, you will be working with GEDA and their attorneys (Bond Counsel/ Terry Brooks), who will be running point on drafting the Simon Sanchez High School P3 Contract.

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1. DRAFT Maintenance Agreement, once I have Core Tech International (CTI) confirmed the agreed upon scope of work, and their Trustee and Conduit Issuer.
2. DRAFT Project Development Agreement/ Construction document. I will be sending you the DRAFT Project Development Agreement/ Construction document that SSFM worked on with GEDA's attorney Terry Brooks.

I will send both items above, once I've secured the information from CTI. I've copied in the relevant stakeholders for situational awareness.

Please let me 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](mailto:jduenas@ssfm.com) | [www.ssfm.com](http://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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406K

**GOVERNMENT OF GUAM  
DEPARTMENT OF LAND MANAGEMENT**

**1011636**

OFFICE OF THE RECORDER									
RECORDING DATE: <b>AUGUST 26, 2025</b>			<b>1011636</b>		NO. PAGE: <b>6</b>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">A.M.</td> <td style="width: 50%; padding: 2px;">P.M.</td> </tr> <tr> <td style="padding: 2px;">9:10</td> <td style="padding: 2px;"></td> </tr> </table>		A.M.	P.M.	9:10		FILING FEES: <b>DE-OFFICIO</b>		RECEIPT NO: <b>DE-OFFICIO</b>	
A.M.	P.M.								
9:10									
<b>Appointed Deputy Recorders for Ex-Officio Recorder</b> <input type="checkbox"/> May M. Castro <input checked="" type="checkbox"/> Eugene M. De Vera <input type="checkbox"/> Yvonne D. Mendiola <input type="checkbox"/> Lillian I. Nauta <input type="checkbox"/> Kerilyn D.P. Tuncap <input type="checkbox"/> Matthew A. Leon Guerrero			<b>Signature of Recorder</b> 						
<b>MARK ( X or CHECK ) TYPE OF INSTRUMENT RECORDED</b>									
✓	DEED				AFFIDAVIT				
	MORTGAGE				RELEASE				
	ASSIGNMENT				AMENDMENT				
	ADDENDUM				ASSUMPTION				
	DECREE				MAP				
	ORDERS				JUDGEMENT				
	POWER OF ATTORNEY				REVOCATION				
	AGREEMENT				TERMINATION				
	LEASE				CLAIMS				
	CONTRACT				CANCELLATION				
	CERTIFICATE				NOTICE				
	DECLARATION				BILL OF SALE				
	EASEMENT				WITHDRAWAL				
OTHERS:									
<b>ABSTRACT OF TITLE SUMMARY</b>									
ABSTRACT BY:	DATE	NEW CERTIFICATE OF TITLE NO.	CANCELLED CERTIFICATE OF TILE NO.						
<b>COMMENTS</b>									
<b>RECORDER'S CHECKLIST</b>									
✓	GRANTEE'S MAILING ADDRESS	✓	MAP INSTRUMENT NO.						
✓	LOT DESCRIPTION	✓	CT NO.						
✓	MUNICIPALITY	✓	WATER AND POWER						
✓	AREA SIZE	✓	NOTARIZED						
	COURT DOCUMENTS CERTIFIED	✓	EXHIBIT						
DATA ENTRY BY:									
SCANNED BY:									

File for Record is Instrument Number **1011636**  
On the Year 20 25 Month 08 Day 26 Time 9:10AM  
Recording Fee DE-OFFICIO Receipt No. DE-OFFICIO

Deputy Recorder E. D. DeLeon

**QUITCLAIM DEED**

**THIS DEED**, is made and entered, by and between the **GUAM WATERWORKS AUTHORITY**, whose address is Gloria B. Nelson Public Service Building, 688 Route 15, Mangilao, Guam 96913, hereinafter referred to as the **GRANTOR**, and the **GOVERNMENT OF GUAM**, as represented by the **DEPARTMENT OF LAND MANAGEMENT**, whose address is 590 S. Marine Corps Drive, ITC Building, Ste 733, Tamuning, Guam 96913, hereinafter referred to as the **GRANTEE**.

**WITNESSETH:** PURSUANT to a Grant Deed (recorded as Instrument No. 567559) dated July 1997, the Guam Waterworks Authority first received the described premises herein from the Government of Guam on behalf of itself and the former Public Utilities Agency of Guam;

WHEREAS, the Grant Deed explicitly conveyed the described premises under item "172" as **Lot 7022-2, Yigo** for "only that area required" by the Guam Waterworks Authority; and

WHEREAS, as of November 21, 2019, the Guam Waterworks Authority, acknowledged and completed the Real Estate Requirement survey map for a portion of Lot 7022-2, Municipality of Yigo and has determined their needs for Deep Well Y-05 and Deep Well Y-06;

NOW and PURSUANT to the above-referenced Grant Deed, for and in consideration of clarifying title and with no money involved, **GRANTOR** does hereby **REMISE, RELEASE**, and forever **QUITCLAIM** back unto **GRANTEE** the following described premises. Water and power are immediately available or within a distance of 100 feet from the properties:

**PARCEL ONE:**

**Lot 7022-2-R3 (SIMON SANCHEZ HIGH SCHOOL), Municipality of Yigo**, containing an area of 97,369± square meters, as shown on Drawing Number DCAI-S-18-101, L.M. Check Number 119-FY2019, recorded at the Department of Land Management on November 25, 2020, under Instrument No. 952623.  
Last Certificate of Title No: GC 4037.

**PARCEL TWO:**

**Lot 7022-2-1R/W, PUBLIC ACCESS & UTILITIES RIGHT OF WAY, Municipality of Yigo**, containing an area of 4,179+ square meters, as shown on Drawing Number DCAI-S-18-101, L.M. Check Number 119-FY2019, recorded at the Department of Land Management on November 25, 2020, under Instrument No. 952623.  
Last Certificate of Title No: GC 4037.

**PARCEL THREE:**

**Lot 7022-2-2R/W, 40FT WIDE ACCESS AND UTILITIES EASEMENT FOR GOV'T USE ONLY, Municipality of Yigo**, containing an area of 3,879+ square meters, as shown on Drawing Number DCAI-S-18-101, L.M. Check Number 119-FY2019, recorded at the Department of Land Management on November 25, 2020, under Instrument No. 952623.  
Last Certificate of Title No: GC 4037.

All rights, title and interest in and to adjoining street and alleyways are excepted and excluded from this grant and conveyance and are hereby specifically reserved to the GOVERNMENT.


TOGETHER with the buildings, improvement, ways, other easement, tenements, privileges and appurtenances belonging, or in any way pertaining to the Property, and the reversion or reversions, remainder or remainders, rents, issues and profits of the Property; and also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law in equity, either and all, of us the Grantors, of in and to the Property, and every part and parcel thereof.

IN WITNESS WHEREOF, we the undersigned, have duly executed this Quitclaim Deed this 1<sup>st</sup> day of July, 2025.

**GRANTOR:**  
GUAM WATERWORKS AUTHORITY

**GRANTEE:**  
DEPARTMENT OF LAND MANAGEMENT

  
MIGUEL C. BORDALLO, P.E.  
General Manager

  
JOSEPH M. BORJA  
Director

Date: 2025.7.01

Date: AUGUST 28, 2025

GUAM, USA )  
 ) SS  
 CITY OF MANGILAO )

## ACKNOWLEDGEMENT

On this 1<sup>st</sup> day of July, 2025, before me, the undersigned notary, personally appeared **Miguel C. Bordallo, P.E.**, General Manager, Guam Waterworks Authority, known to me to be the person whose name is signed on the attached or preceding document and acknowledged to me that he signed it voluntarily for its stated purpose.

IN WITNESS WHEREOF, I have hereunto affixed my name on official seal in Mangilao, Guam, the day and year first above written.



NOTARY PUBLIC



GUAM, USA )  
 ) SS  
 CITY OF TAMUNING )

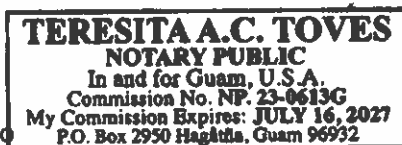
## ACKNOWLEDGEMENT

On this 25<sup>th</sup> day of August, 2025, before me, the undersigned notary, personally appeared **Joseph M. Borja**, Director, Department of Land Management, known to me to be the person whose name is signed on the attached or preceding document and acknowledged to me that he signed it voluntarily for its stated purpose.

IN WITNESS WHEREOF, I have hereunto affixed my name on official seal in Tamuning, Guam, the day and year first above written.



NOTARY PUBLIC











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

---

## **SSHS DPW DRAFT NOTICE OF INTENT TO AWARD**

---

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

Tue, Oct 14, 2025 at 3:28 PM

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

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Donna Herrero <donna.herrero@dpw.guam.gov>, Tom Keeler <tkeeler@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Thank you Joe!

Tom, is it possible to review and guide us through the process please.

Thank you!

[Quoted text hidden]



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

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## SSHS DPW DRAFT NOTICE OF INTENT TO AWARD

---

Joseph W Duenas <jduenas@ssfm.com>

Tue, Oct 14, 2025 at 3:27 PM

To: Linda Ibanez <linda.ibanez@dpw.guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Donna Herrero <donna.herrero@dpw.guam.gov>, Tom Keeler <tkeeler@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Joseph W Duenas <jduenas@ssfm.com>

Hi Linda,

As requested, attached are the following draft documents:

1. Notice of Intent to Award – Core Tech International
2. Notification to GEFF
3. Notification to GPS

I've highlighted two items in the CTI Notice that are part of DPW's standard format but not yet applicable to this P3 contract — specifically, the executed contract and the Performance and Payment Bond form, which would follow execution.

The two DRAFT notifications to GEFF and GPS are included to ensure compliance with legal notice requirements to all proposers.

As discussed, It would be prudent to get AG review before DPW issues.

Please let me know if you have any questions or need further action on our end.

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

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**3 attachments**



**251014 DRAFT CTI Notice of Intent to Award.docx**  
118K



**251014 DRAFT GEFF Notice of Intent to Award .docx**  
117K



**251014 DRAFT GPS Notice of Intent to Award .docx**  
117K



*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*

DRAFT

October 14, 2025

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

**SUBJECT: NOTICE OF INTENT TO AWARD**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Håfa Adai!*** Following the evaluation of proposals and subsequent negotiations under the Request for Proposals for the New Simon Sanchez High School Project, the Department of Public Works (DPW), on behalf of the Government of Guam, hereby issues this Notice of Intent to Award to Core Tech International (CTI) as the Selected Developer.

You are requested to provide the following within fifteen (15) calendar days of receipt of this notice:

1. Construction Phase Insurance Coverage
2. Written clearance from the Department of Revenue and Taxation
3. Current Business License
4. Executed formal contract
5. Performance and Payment Bond (original form enclosed).

This Notice of Intent to Award does not constitute a contract. The intended award remains expressly subject to:

- Final agreement on financing, insurance, and maintenance terms; and
- Execution of all final contract and financing documents related to the lease-leaseback and bond issuance.

Pursuant to 5 GCA §5425, any actual or prospective offeror or contractor who is aggrieved by this intended award may file a written protest within ten (10) calendar days from the date of this notice.

Should you require additional information, please contact John Calanayan at DPW Capital Improvement Projects and Contracts Administration Section at (671) 646-3189.

Sincerely,

VINCENT P. ARRIOLA  
DIRECTOR



*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*

October 14, 2025

John Sage, P.E.  
Guam Education Finance Foundation III, Inc.  
3340 Peachtree Road, Suite 1780  
Atlanta, Georgia 30326

Draft

**SUBJECT: NOTICE OF INTENT TO AWARD**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

*Buenas yan Hafa Adai!* The Department of Public Works (DPW), on behalf of the Government of Guam, wishes to thank you for your participation in the procurement for the New Simon Sanchez High School (FDDBLM) project. After thorough evaluation of all proposals and completion of negotiations conducted pursuant to the Request for Proposals, the Government of Guam has determined to issue a Notice of Intent to Award to Core Tech International (CTI) as the selected developer for this project.

This notice is provided to all offerors in accordance with 5 GCA §5425 and applicable Guam Procurement Regulations.

Please be advised that this notice does not constitute a contract award. Pursuant to Guam law, any actual or prospective bidder, offeror, or contractor who is aggrieved by the intended award may file a written protest with the Chief Procurement Officer or head of the purchasing agency within ten (10) calendar days from the date of this notice.

DPW greatly appreciates your effort and interest in this major public infrastructure project and encourages your continued participation in future Government of Guam procurements.

Should you have any questions, please contact John Calanayan, Capital Improvement Projects and Contracts Administration Section, at (671) 646-3189.

Sincerely,

**VINCENT P. ARRIOLA**  
**DIRECTOR**



*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*

October 14, 2025

Philip Roberto  
General Pacific Services  
265 Mamis Street  
Tamuning, Guam 96913

*Draft*

**SUBJECT: NOTICE OF INTENT TO AWARD**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** The Department of Public Works (DPW), on behalf of the Government of Guam, wishes to thank you for your participation in the procurement for the New Simon Sanchez High School (FDDBLM) project. After thorough evaluation of all proposals and completion of negotiations conducted pursuant to the Request for Proposals, the Government of Guam has determined to issue a Notice of Intent to Award to Core Tech International (CTI) as the selected developer for this project.

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Should you have any questions, please contact John Calanayan, Capital Improvement Projects and Contracts Administration Section, at (671) 646-3189.

Sincerely,

**VINCENT P. ARRIOLA**  
**DIRECTOR**

Draft

2-18-13





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

---

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

---

Alvin Bejosa <abejosa@ssfm.com>

Wed, Oct 15, 2025 at 12:18 PM

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

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

Hafa Adai John and Erica,

Attached, please find SSFM's Client Status Report for September 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.

We would also like to follow up on the progress of the invoice submitted in August 2025.

Please acknowledge receipt of this email. 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

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2 attachments

 **250930 DPW SSHS CM CSR 009.pdf**  
1069K

 **250930 SSFM DPW SSHS Sep 2025 Invoice.pdf**  
299K

**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:** September 01, 2025 - September 30, 2025

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

**Prepared By:** Glenn Leon Guerrero

**SCOPE OF WORK**

- Construction Management (Procurement, Negotiation and Construction).

**WORK COMPLETED FOR THE PERIOD (9/1/25 to 9/30/25)**

**September 2, 2025 (Tuesday)**

- Conducted internal SSFM meeting to debrief on Friday's meeting, call with DPW Director, and this week's objectives.
- Coordinated meeting with the DPW Director. Redrafted and printed draft letters, RFP, RFIs, and draft letter from the DPW Director to the GEDA CEO.
- Reviewed Ma Kâhat Act, DPW Addendum 1 RFI response, and RFP to redraft letter from DPW Director to GEDA CEO, incorporating references to the law, Addendum 1, and RFP. Submitted the draft to DPW Director for further review.
- Met with the DPW Director regarding the status of negotiations.
- Prepared minutes of the August 29, 2025 SSHS Negotiation Meeting #6 with CTI and Internal Negotiation Committee Meeting.

**September 3, 2025 (Wednesday)**

- Conducted internal SSFM meeting to review yesterday's meeting with the DPW Director and this week's priorities.
- Reviewed August 29, 2025 SSHS Negotiation Meeting #6 with CTI minutes and Internal Negotiation Committee Meeting minutes.
- Sourced the signed letter dated August 22 from CTI.
- Continued reviewing SSHS drawings for site improvements, grading, and drainage plan.

**September 4, 2025 (Thursday)**

- Conducted SSFM Internal Meeting regarding negotiation meetings, the GEDA CEO's request for the construction cost estimates report, and the draft letter from the DPW Director to the GEDA CEO.
- Reviewed and sent Construction Cost Estimates slide to the GEDA CEO.
- Reviewed General Pacific Services (GPS) letter to the DPW Director and collaborated with the DPW Director on the assessment.

**September 5, 2025 (Friday)**

- Conducted SSFM Internal Meeting to review the GPS letter to DPW and plan for the upcoming week.
- Reviewed Governor's budget veto. Sent impact on SSHS negotiations to internal SSFM team.
- Revised the letter from DPW to GEDA with the DPW Director and cross-checked against law, the RFP, and RFIs.

**September 8, 2025 (Monday)**

- Arranged a call with DPW Director Arriola to go over meeting with the Governor's Legal Counsel, GEDA, and DPW.
- Reviewed files and letters requested by DPW Director and prepared accompanying documents.

**September 9, 2025 (Tuesday)**

- Continued reviewing architectural drawing sections, elevations, and details.
- Reviewed spec sections on concrete and asphalt pavement.
- Conducted Internal Meeting (Principal and Project Engineer) on project status and this week's objectives.
- Created procurement and negotiations timeline for the DPW Director. Sent to the DPW Director and printed six sets for the DPW Director's Meeting.
- Coordinated and prepared for the meeting with the Governor's Legal Counsel, the DPW Director, and the GEDA CEO.

**September 10, 2025 (Wednesday)**

- Prepared for meeting with the Governor's Legal Counsel, the DPW Director, and the GEDA CEO; drafted a briefing paper.
- Participated in the meeting with Governor's Legal Counsel, DPW Director, and CEO.
- Drafted letter to CTI Chairman from the DPW Director and the GDOE Superintendent accepting proposal. Sent to the DPW Director for legal review.
- Reviewed spec sections 01310 to 01440.

**September 11, 2025 (Thursday)**

- Reviewed spec sections 01450 to 01500.
- Continued to review SSHS structural sections, elevations, and details.
- Sent August 2025 CSR and Invoice 008 to DPW.

**September 12, 2025 (Friday)**

- Drafted letter to CTI, incorporated revisions, and prepared action items.
- Continued reviewing SSHS structural sections, elevations, and details.
- Reviewed other spec sections on concrete and base preparation.

**September 15, 2025 (Monday)**

- Reviewed email from Attorney Moots, letter to CTI, and this week's meetings and objectives.
- Continued reviewing SSHS architectural—various elevations and details.
- Reviewed specs on quality control and plumbing plans.
- Coordinated the September 17 SSHS Selection Committee Meeting.

**September 16, 2025 (Tuesday)**

- Communicated with the DPW Director and the BBMR Director on Wednesday's government meeting.
- Reviewed emails from Governor's Legal Counsel, the DPW Director, the BBMR Director, and the DOA Director.
- Reviewed CTI letters from August 22 and August 29.
- Updated the DPW letter to CTI with DOA Director's feedback; revised the letter with signed CTI August 22 letter attached. Sent to the DPW Director and the Governor's Legal Counsel.
- Continued to review SSHS structural steel framing and decking sections.
- Reviewed specs in Division 5—Metals, including all structural steel, steel joist and steel decking.
- Sent out cancelation of September 17 SSHS Selection Committee meeting.

**September 17, 2025 (Wednesday)**

- Reviewed emails from the Governor's Legal Counsel, the BBMR Director, and the DOA Director.
- Summarized this week's emails and sent an assessment with action items to internal project team for discussion in today's SSHS internal meeting.
- Reviewed CTI letter and emails.
- Conducted SSHS Internal Meeting and reviewed the SSFM's summary review of last Negotiation Meeting with CTI, as requested by DPW Director.

- Emailed Attorney Moots the signed and unsigned August 22 CTI letters.
- Coordinated meeting with the DPW Director.

**September 18, 2025 (Thursday)**

- Prepared for the meeting with the DPW Director.
- Coordinated meeting with DPW Director with GEDA, BBMR, and DOA.
- Attended meeting with the DPW Director at the DPW FHWA Conference Room.

**September 19, 2025 (Friday)**

- Conducted internal SSFM meeting to discuss next step and recap from the meeting with the DPW Director.
- Circulated the revised draft of negotiations letter from DPW to CTI.

**September 22, 2025 (Monday)**

- Re-circulated the revised draft of negotiations letter from DPW to CTI.
- Coordinated CTI letter updated with DPW Director's Secretary.
- Reviewed spec sections 05120 (Structural Steel Framing) and 05210 (Steel Joist Framing).

**September 23, 2025 (Tuesday)**

- Coordinated CTI letter updated with DPW Director's Secretary.

**September 24, 2025 (Wednesday)**

- Coordinated CTI letter updated with DPW Director's Secretary.
- Prepared CTI transmittal for signature.

**September 25, 2025 (Thursday)**

- Obtained signatures from DPW Director Arriola and GDOE Superintendent Swanson
- Hand-delivered the Conditional Acceptance Letter to the CTI office.

**September 26, 2025 (Friday)**

- Coordinated with the DPW Secretary on the Conditional Acceptance Letter transmittal documents and updates.
- Continued review spec sections on Quality Control and Procedures.
- Reviewed Earthwork for Utilities and Structures (Section 02201).

**September 29, 2025 (Monday)**

- Conducted SSFM Internal Meeting on next steps.
- Collaborated with the DPW Director on the week's meeting.
- Collaborated with the BBMR Director this week's meetings with CTI.

- Prepared agenda and handouts for the meeting with the DPW Director.

**September 30, 2025 (Tuesday)**

- Participated in a meeting with the DPW Director on upcoming finance, insurance, and maintenance meetings.
- Coordinated negotiations meeting with CTI, DPW, GDOE, SSHS, TRMA, GEDA, BBMR, and DOA.
- Circulated signed Letter of Conditional Acceptance from CTI to the SSHS Internal Negotiation Committee.
- Collaborated with DPW's John Calanayan on template Notice of Intent to Award (NOIA) letters.
- Reviewed NOIA draft from John Calanayan.
- Sent NOIA draft to the SSFM team and scheduled and SSFM Internal Meeting for next day.
- Drafted Process Flow Chart on P3 next steps and lead agencies. Sent to DPW Director for review.

**IMMEDIATE ACTION ITEMS**

CLIENT Action Items:	<ul style="list-style-type: none"> <li>• Finalize contract</li> </ul>
SSFM Action Items	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

**MEETINGS COMPLETED FOR THE PERIOD (9/1/25 TO 9/30/25)**

Meeting with DPW Director, BBMR, GEDA, and DOA	9/18/25	Federal Highway Conference Room
Weekly Meeting with DPW Director	9/30/25	DPW Director's Office

**UPCOMING MEETINGS (Tentative)**

SSHS Internal Negotiation Committee Meeting with Bond Counsel	10/8/25	GEDA Conference Room
SSHS Negotiation Meeting #7 with CTI	TBD	GEDA Conference Room
Weekly Meeting with DPW Director	TBD	DPW Directors Office

**UPCOMING DEADLINES / Tentative Schedules**

Description of Work Item	Deadline
Finalize insurance/financing/maintenance contracts	TBD

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

<b><u>PENDING ITEMS and ISSUES</u></b>	
1.	Approval and signature of “No Cost” Change Order.
2.	Draft P3 Agreements
3.	Continued negotiation with CTI for insurance, maintenance, and finance.

<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>
<b>9/27/24</b>	<b>9/26/27</b>	<b>18.11%</b>	<b>Construction Management</b>

<b><u>ATTACHMENTS</u></b>	
1.	DRAFT DPW Letter to GEDA – September 9, 2025
2.	SSHS Procurement and Negotiation Timeline – September 9, 2025
3.	DPW Conditional Acceptance Letter to CTI – signed copy– September 22, 2025
4.	DPW Director – SSFM Meeting Minutes – September 30, 2025
5.	DPW SSHS P3 Flow Process – September 30, 2025





*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)

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

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**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



*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.

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.
2. **Programmatic Compliance:** The school shall be designed and constructed consistent with the programmatic documents, including Wing A, Wing B, Wing C, and the Auditorium, together with all 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.

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.

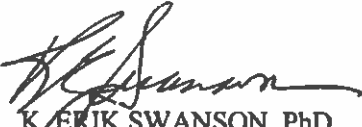
This acceptance is made in full compliance with the Ma Kâhat Act and the governing RFP, ensuring that the procurement process remains fair, transparent, and defensible. This letter constitutes the Government's firm and final offer. Pursuant to the RFP provisions regarding failure to negotiate with the 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

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

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

**SSHS DPW-SSFM INTERNAL MEETING  
MINUTES**

Tuesday, September 30, 2025, 10:00 AM  
DPW Director's Office

Vince Arriola	DPW	Gerard Bautista	SSFM
Linda Ibanez	DPW	Jerome Chaz	SSFM
John Calanayan	DPW	Thuy Nguyen	SSFM
Joseph Duenas	SSFM		

**I. CALL TO ORDER**

- *Meeting was called to order at 10:09 a.m. by DPW Director Vince Arriola.*

**II. NEW BUSINESS**

**A. SSHS CTI Conditional Acceptance Letter - Delivered Thursday, 9/25/25**

- *Letter was signed and returned on Friday, September 26, 2025. DPW Director Arriola mentioned there were two caveats to the scope: valued engineering and the Auditorium.*

**B. Issuance of Notice of Intent to Award (NOIA) to CTI**

- *Gerard Bautista (SSFM) asked if we could draft a letter for the Notice of Intent to Award with Conditions for final financing, insurance, and O&M.*
- *Director Vince Arriola (DPW) called the CEO of GEDA to confirm the process. Tina Garcia mentioned that GEDA needs to know who the CTI conduit issuer is and needs to talk with the finance team to put together the schedule and the timing. The team should also have the Project Development Agreement. SSFM Joe Duenas mentioned that Project Development Agreement is ready.*
- *The team will meet with the fiscal team to finalize the NOIA letter, then decide the next steps to meet with CTI. Will send out the NOIA after meeting with CTI. DPW John Calanayan will send SSFM a template of the NOIA letter.*
- *Director Vince Arriola (DPW) said if CTI can start with the demolition permit to demolish the existing building, as CTI stated in prior meeting, then it will let the community know the project is moving.*

**C. Meeting Schedule This Week w/ CTI, DPW, BBMR, GEDA, DOA, GDOE/SSHS/TRMA**

- *Joe Duenas (SSFM) suggested that before meeting with CTI, the group should meet internally to finalize inputs so bond counsel can draft the contract and request any remaining requirements.*
  - a. **Negotiations - Finance, Insurance, Maintenance.**
    - *Director Vince Arriola (DPW) mentioned the Internal meeting should also include Principal Masnayan, and that he does not want to exclude GDOE representative moving forward.*
    - *Joe Duenas (SSFM) said Glenn Leon Guerrero (SSFM) and Carla Masnayan (SSHS) met to discuss the plan for maintenance and the frequency of*



*maintenance work. Director Vince Arriola (DPW) called Principal Carla Masnayon to confirm that maintenance coordination with SSFM is completed. Principal Masnayon confirmed.*

**D. OAG's Office Participation**

- *Director Vince Arriola (DPW) said he and Superintendent Swanson should write a letter to AG office to continue working with Attorney Tom Keeler, as he knows the project best, and having a new Attorney working on the project might cause a delay. SSFM will draft the letter and submit to DPW for review.*

**III. NEXT STEPS/ MILESTONES**

- A. Negotiation Meetings w/ CTI - Finance, Insurance, Maintenance - This week
- B. Submit to GEDA/Bond Counsel of DRAFT Contracts - By Friday, 10/3/25
- C. CTI and Government review of DRAFT P3 Contracts
- D. Submit to AG for review

**IV. OPEN DISCUSSION**

- *Director Vince Arriola (DPW) said he will work with the Governor or LT to meet with the different agencies to prioritize SSHS permits first, like the Biolab.*
- *Director Vince Arriola (DPW) stated that we should also plan the ribbon cutting ceremony.*
- *Director Vince Arriola (DPW) requested project flow chart on next steps of process. Joe Duenas (SSFM) said he would create one and send it to the DPW Director and it could be used as a draft subject to input by GEDA.*

**V. ACTION ITEMS**

- A. Schedule Negotiation Meeting w/ CTI, DPW, GDOE/ SSHS, TRMA, BBMR, GEDA, DOA
  - *Coordinate Internal Negotiation Committee meeting this week to finalize NOIA and draft contracts.*
  - *Coordinate Negotiation Meeting with CTI to also give agreement to bond counsel.*
  - *SSFM to draft the letter to AG and submit to DPW for review and concurrence. DPW Director Arriola to send the letter to AG office requesting Attorney Tom Keeler.*
  - *SSFM to draft and send DPW Director project flow chart on next steps of the process.*

**VI. ADJOURN**

- *Meeting adjourned at 11:05 a.m. by DPW Director Vince Arriola.*



Edited and reviewed by:

A handwritten signature in black ink, which appears to read "Glenn Leon Guererro". The signature is written in a cursive style with a large, sweeping initial "G".

Glenn Leon Guererro  
Senior Project Manager

# SIMON SANCHEZ HIGH SCHOOL (SSHS) P3 — Next-Steps Process Flow DRAFT

*Sequence for briefing: DPW, GEDA, GDOE/SSHS, DOA, BBMR, TRMA, SSFM*



**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

**October 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:		9/1/25 - 9/30/25		Billing No. 009		
Phase	Fee	% Complete	Work to Date	Previous Billing	This Billing	
Construction Management	\$7,950,055.44	18.11%	\$1,439,530.28	\$1,203,851.69	\$235,678.59	
SUBTOTAL			\$1,439,530.28	\$1,203,851.69	\$235,678.59	
				<b>TOTAL DUE</b>	<b><u>\$235,678.59</u></b>	

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

SSFM INTERNATIONAL, INC.

Glenn Leon Guerrero  
Project Manager

06-1-1842

PROFESSIONAL CM SERVICES FOR THE CONSTRUCTION SIMON SANCHEZ HIGH SCHOOL

CONSTRUCTION DURATION = 30 Months

2024\_003.000

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	30%	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

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**Suggested edits to draft letters to GEFF and CapFa**

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

Thu, Oct 16, 2025 at 3:54 PM

To: Edward <edward.birn@doa.guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>, vince.arriola@dpw.guam.gov, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Masnayon <cdmasnayon@gdoe.net>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Tom Keeler <tkeeler@oaggguam.org>, "Gerard E. Bautista" <gbautista@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, "Joseph W Duenas, ENV SP" <jduenas@ssfm.com>

Hafa Adai Vince and Linda!

Edward and I have attached our suggested edits to the GEFF and CapFa letters, please see attached.

Take the first sentence in paragraph 3 and add it to the end of paragraph 1.

Delete the rest of paragraph 3.

Thank you!

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 **SSHS Letter (Draft).pdf**  
61K



*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*

October 14, 2025

John Sage, P.E.  
Guam Education Finance Foundation III, Inc.  
3340 Peachtree Road, Suite 1780  
Atlanta, Georgia 30326

**SUBJECT: NOTICE OF INTENT TO AWARD**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

*Buenas yan Hafa Adai!* The Department of Public Works (DPW), on behalf of the Government of Guam, wishes to thank you for your participation in the procurement for the New Simon Sanchez High School (FDDBLM) project. After thorough evaluation of all proposals and completion of negotiations conducted pursuant to the Request for Proposals, the Government of Guam has determined to issue a Notice of Intent to Award to Core Tech International (CTI) as the selected developer for this project. *move to here*

This notice is provided to all offerors in accordance with 5 GCA §5425 and applicable Guam Procurement Regulations.

~~Please be advised that this notice does not constitute a contract award. Pursuant to Guam law, any actual or prospective bidder, offeror, or contractor who is aggrieved by the intended award may file a written protest with the Chief Procurement Officer or head of the purchasing agency within ten (10) calendar days from the date of this notice.~~ *delete*

DPW greatly appreciates your effort and interest in this major public infrastructure project and encourages your continued participation in future Government of Guam procurements.

Should you have any questions, please contact John Calanayan, Capital Improvement Projects and Contracts Administration Section, at (671) 646-3189.

Sincerely,

**VINCENT P. ARRIOLA**  
**DIRECTOR**

---

**(Actions Required) SSHS Status Report, Update and Pending Actions Required**

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Joseph W Duenas &lt;jduenas@ssfm.com&gt;

Fri, Oct 17, 2025 at 10:15 AM

To: Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;, Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;

Cc: Donna Herrero &lt;donna.herrero@dpw.guam.gov&gt;, "John F. Calanayan" &lt;john.calanayan@dpw.guam.gov&gt;, "keswanson@gdoe.net" &lt;keswanson@gdoe.net&gt;, Carla Benita Masnayan &lt;cdmasnayan@gdoe.net&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;, Joseph W Duenas &lt;jduenas@ssfm.com&gt;

Hi Director Arriola & Deputy Director Ibanez,

Here's the latest updates on Simon Sanchez High School and actions required by DPW and GEDA/Fiscal

**Notice of Intent to Award (NOIA)**

- As you are aware, Fiscal (BBMR and DOA) have requested that DPW push out the NOIA at the soonest.
- The Notice of Intent to Award is with the AG's Office for review.
- Deputy Director Ibanez has sent it over to Assistant AG for review. As of this morning they have not responded.
- Lester has sent his revisions to the DRAFT NOIA to DPW for approval.
- **Action Required: Upon DPW's satisfaction of the final NOIA, DPW will need to send the letters to CTI and the other two Proposers, which opens up the window for any protest.**

**P3 Final Contracts**

- This is with BBMR, GEDA, and Bond Counsel.
- We are waiting on a DRAFT of this.
- Upon receipt of the DRAFT P3 Agreement. The final items (finance, insurance, and maintenance) can be discussed/ agreed upon by CTI and the government, and a final contract circulated for signatures.
- **Action Required: GEDA/ Bond Counsel must finalize DRAFT P3 Agreement for review by CTI, SSFM, TRMA. SSFM will follow up with BBMR Director to find out current status and anticipated timeline on this.**

**CTI Preliminary Site Survey.**

- Jong from CTI sent an email to DPW Deputy Director Ibanez yesterday, requesting for CTI to do a preliminary site survey at the Simon Sanchez HS site.
- SSFM has no objections to this.
- **Action Required: SSFM needs DPW's approval to allow CTI to do a preliminary survey of the site next week. We will send our Resident Engineer, Inspectors, and TRMA with them to answer any questions, if DPW approves.**

We will await your response and comments on the pending action items above. Please let me know if you need anything from us.

Thank you!

Joe



Joseph W. Duenas, ENV SP | Pacific Area Manager



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jduenas@ssfm.com | www.ssfm.com

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**New SSHS\_Meet and Greet**

---

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

Fri, Oct 17, 2025 at 12:59 PM

To: Younghoon Kim &lt;younghoon.kim@coretechintl.com&gt;

Cc: Phillip Noret &lt;phillip.noret@ghd.com&gt;, "Aaron Sutton (Aaron.Sutton@ghd.com)" &lt;Aaron.Sutton@ghd.com&gt;, Alon

Elamparo &lt;alon.elamparo@coretechintl.com&gt;, Seung Kim &lt;seung.kim@coretechintl.com&gt;, Vince Arriola

&lt;vince.arriola@dpw.guam.gov&gt;, Cedric Cruz &lt;Ccruz@traguam.com&gt;, DPW SSHS CM Team

&lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;, Carla Benita Masnayan &lt;cdmasnayan@gdoe.net&gt;, "keswanson@gdoe.net"

&lt;keswanson@gdoe.net&gt;, Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;, Joseph W Duenas &lt;jduenas@ssfm.com&gt;, Jong Won

&lt;jong.won@coretechintl.com&gt;

Hello Mr. Younghoon,

When will be the best time for CTI group to meet next week for the site visit? Please give us a few timeframes so we can coordinate with GDOE to have them open the school and access inside of the building.

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**From:** Jong Won <jong.won@coretechintl.com>**Sent:** Friday, October 17, 2025 10:55 AM**To:** Joseph W Duenas <jduenas@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Younghoon Kim <younghoon.kim@coretechintl.com>**Cc:** Phillip Noret <phillip.noret@ghd.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>;

Alon Elamparo &lt;alon.elamparo@coretechintl.com&gt;; Seung Kim &lt;seung.kim@coretechintl.com&gt;; Vince Arriola

&lt;vince.arriola@dpw.guam.gov&gt;; Cedric Cruz &lt;Ccruz@traguam.com&gt;; DPW SSHS CM Team

&lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;; Carla Benita Masnayan &lt;cdmasnayan@gdoe.net&gt;;

keswanson@gdoe.net

**Subject:** RE: New SSHS\_Meet and GreetEmail received from **EXTERNAL** sender. Confirm the content is safe prior to opening attachments or links.

Hi Joseph,

Thank you for your quick turnaround. Just one note, I would like to ensure that CTI team will have access inside the building to identify the locations that contain hazardous materials.

I will be off-island next week. Mr. Younghoon Kim, the assigned Project Manager, will take the lead on CTI's end during my absence. He is copied here for your reference.

Best Regards,

**Jong Won**



388 S. Marine Corps Drive Suite 400, Tamuning, Guam  
96913

www.coretechintl.com | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671) 486-5123 | Email: jong.won@coretechintl.com

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

**Sent:** Friday, October 17, 2025 10:28 AM

**To:** Jong Won <jong.won@coretechintl.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>

**Cc:** Phillip Noret <phillip.noret@ghd.com>; Younghoon Kim <younghoon.kim@coretechintl.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim <seung.kim@coretechintl.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Cedric Cruz <Ccruz@traguam.com>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Carla Benita Masnayon <cdmasnayon@gdoe.net>; keswanson@gdoe.net

**Subject:** RE: New SSHS\_Meet and Greet

Hi Jong,

DPW has approved your request. We would like our engineers and TRMA to be present should you have any questions.

I'm going to ask Thuy from my office to coordinate the time of the visit with CTI, SSFM, and TRMA.

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:** Joseph W Duenas

**Sent:** Friday, October 17, 2025 10:18 AM

**To:** Jong Won <jong.won@coretechintl.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>

**Cc:** Phillip Noret <phillip.noret@ghd.com>; Younghoon Kim <younghoon.kim@coretechintl.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim <seung.kim@coretechintl.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Cedric Cruz <Ccruz@traguam.com>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Carla Benita Masnayon <cdmasnayon@gdoe.net>; keswanson@gdoe.net

**Subject:** RE: New SSHS\_Meet and Greet

Hi Jong,

Thank you for your email. I have reached out to DPW to secure their approval.

We will get back to you once we hear back.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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**Sent:** Thursday, October 16, 2025 2:30 PM

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**Cc:** Phillip Noret <phillip.noret@ghd.com>; Younghoon Kim <younghoon.kim@coretechintl.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim <seung.kim@coretechintl.com>

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Hi Joseph and Linda,

I was informed that the meet- and-greet meeting has been postponed, while waiting the new schedule, I was wondering if CTI and design team wants to conduct the pre-construction survey of the project site early next week to document the existing environmental conditions, including existing structures, equipment, and utilities. During the visit, CTI would also like to identify potential locations for the contractor's laydown and storage areas.

If allowable, I would also recommend having a representative from the government join the survey.

Best Regards,

**Jong Won**



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Cell.: (671) 486-5123 | Email: jong.won@coretechintl.com

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

**Sent:** Monday, October 13, 2025 7:56 AM

**To:** Jong Won <jong.won@coretechintl.com>; Jerome Chaz <jchaz@ssfm.com>; Vincent P. Arriola <vince.arriola@dpw.guam.gov> <vince.arriola@dpw.guam.gov>; Younghoon Kim <younghoon.kim@coretechintl.com>; Phillip Noret <phillip.noret@ghd.com>; Thompson, Scott <scott.thompson@coffman.com>; Jeffrey Cortez <j.cortez@ncmacario.com>; Seung Kim <seung.kim@coretechintl.com>

**Cc:** john.calanayan@dpw.guam.gov; K. Erik Swanson, PhD <keswanson@gdoe.net>; Ki Han <ki.han@coretechintl.com>; cp@coretechintl.com; Cedric Cruz <ccruz@traguam.com>; Constantino Angeles <constantino.angeles@coretechintl.com>; Carla Masnayan <cdmasnayan@gdoe.net> <cdmasnayan@gdoe.net>; Linda Ibanez <linda.ibanez@dpw.guam.gov>  
**Subject:** RE: New SSHS\_Meet and Greet

Hi Jong,

Thank you for your email. Director Arriola is off-island this week.

Let me discuss your request with the team and get back to you.

Best regards,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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**From:** Jong Won <jong.won@coretechintl.com>

**Sent:** Friday, October 10, 2025 3:18 PM

**To:** Jerome Chaz <jchaz@ssfm.com>; Joseph W Duenas <jduenas@ssfm.com>; Vincent P. Arriola <vince.arriola@dpw.guam.gov> <vince.arriola@dpw.guam.gov>; Younghoon Kim <younghoon.kim@coretechintl.com>; Phillip Noret <phillip.noret@ghd.com>; Thompson, Scott <scott.thompson@coffman.com>; Jeffrey Cortez <j.cortez@ncmacario.com>; Seung Kim <seung.kim@coretechintl.com>

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Dear Mr. Arriola, Mr. Chaz, and Mr. Duenas,

I hope you/your team are doing well.

I would like to propose an internal pre-construction coordination meeting for the New Simon Sanchez High School project. Since the schedule is one of the critical matters, Core Tech and our design team would like to discuss the following agenda items:

1. Project Key Personnel Introduction
2. Pre-Notice to Proceed
3. Demolition and Earth-Moving permits
4. Site Pre-construction survey
5. Project Kick-Off meeting
6. Groundbreaking Event

Please let me know if you would prefer to have the meeting in person, our team is available on Tuesday, October 14, 2025, anytime between 9 am~11 am. (ChST).

Best Regards,

**Jong Won**



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Hi Jong,

Thank you for your email. I have reached out to DPW to secure their approval.

We will get back to you once we hear back.

Thank you!

Joe

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Joseph W. Duenas, ENV SP | Pacific Area Manager



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2. Pre-Notice to Proceed
3. Demolition and Earth-Moving permits

4. Site Pre-construction survey
5. Project Kick-Off meeting
6. Groundbreaking Event

Please let me know if you would prefer to have the meeting in person, our team is available on Tuesday, October 14, 2025, anytime between 9 am~11 am. (ChST).

Best Regards,

**Jong Won**



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Cell.: (671) 486-5123 | Email: [jong.won@coretechintl.com](mailto:jong.won@coretechintl.com)

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**New SSHS\_Meet and Greet**

---

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

Tue, Oct 14, 2025 at 12:45 PM

To: "Edward M. Birn" <edward.birn@doa.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, vince.arriola@dpw.guam.gov, Lester Carlson <lester.carlson@bbmr.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Masnayan <cdmasnayan@gdoe.net>  
Cc: Joseph W Duenas <jduenas@ssfm.com>, Glenn Leon Guerrero <gguerrero@ssfm.com>

All:

A protest period must be addressed and it is better to have this known issue addressed now. After the protest period is over we will have a clear and unobstructed course to follow for the realization of a new SSHS.

I suggest the meeting proposed for Thursday be cancelled so that a Notice of Intent to Award is issued this week.

Let's get past this choppy water and set sail for smooth sailing on out.

On Tue, Oct 14, 2025 at 12:16 PM Edward M. Birn <Edward.Birn@doa.guam.gov> wrote:

This email addresses the matter of the protest period and how losing bidders may react to the processes which are being adopted for this contract.

The right to protest is set forth in §5425 (a) of the procurement code. *'The protest shall be submitted in writing within fourteen (14) days after such aggrieved person knows or should know of the facts giving rise thereto'.*

My understanding, please confirm, is that losing bidders know only that price negotiations were begun with the number one ranked bidder. They do not know that a price has been agreed nor of the heads of agreement (constitutes final scope, number of classrooms etc.). Accordingly, I do not believe that the protest period has started or concluded. This will occur when a Notice of Intent to Award is issued.

Also, an argument that we are still working on contract conditions (insurance, maintenance) and cannot issue a NITW fails since a protester cannot know that unless alerted by a Notice and it appears that the insurance and maintenance agreement is with NFA.



**EDWARD M BIRN**  
Director  
Department of Administration

(671) 475-1250  
edward.birn@doa.guam.gov

---

**From:** Lester Carlson <lester.carlson@bbmr.guam.gov>**Sent:** Tuesday, October 14, 2025 10:07 AM**To:** Joseph W Duenas <jduenas@ssfm.com>; Glenn Leon Guerrero <gguerrero@ssfm.com>; Edward M. Birn <Edward.Birn@doa.guam.gov>**Subject:** Re: FW: New SSHS\_Meet and Greet

SSFM

Can you please remember to include Edward Birn in all SSHS discussions/activities? Thank you!

On Tue, Oct 14, 2025 at 8:03 AM Joseph W Duenas <jduenas@ssfm.com> wrote:

Hi Linda,

Core Tech is requesting a meeting this week to discuss the following items:

1. Project Key Personnel Introduction
2. Pre-Notice to Proceed
3. Demolition and Earth-Moving permits
4. Site Pre-construction survey
5. Project Kick-Off meeting
6. Groundbreaking Event

At present, we are waiting on the DRAFT P3 Contract from GEDA's attorneys and finance, maintenance, and insurance have yet to be finalized with CTI.

The team here believes it would be okay to meet with the understanding that the final contract is subject to final negotiations. We also believe it is important that DPW is present, as the discussion includes permitting as well as groundbreaking.

Please let us know if you would like to meet this week in the DPW Director's absence or if you would like to wait until the Director returns so that he is involved in the decisions on these items. SSFM is available for meetings this Thursday and Friday, should you wish to meet before Vince returns.

I've copied in the government stakeholders as well as CTI for situational awareness.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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**From:** Jong Won <jong.won@coretechintl.com>

**Sent:** Friday, October 10, 2025 3:18 PM

**To:** Jerome Chaz <jchaz@ssfm.com>; Joseph W Duenas <jduenas@ssfm.com>; Vincent P. Arriola <vince.arriola@dpw.guam.gov> <vince.arriola@dpw.guam.gov>; Younghoon Kim <younghoon.kim@coretechintl.com>; Phillip Noret <phillip.noret@ghd.com>; Thompson, Scott <scott.thompson@coffman.com>; Jeffrey Cortez <j.cortez@ncmacario.com>; Seung Kim <seung.kim@coretechintl.com>

**Cc:** john.calanayan@dpw.guam.gov; K. Erik Swanson, PhD <keswanson@gdoe.net>; Ki Han <ki.han@coretechintl.com>; cp@coretechintl.com; Cedric Cruz <ccruz@traguam.com>; Constantino Angeles <constantino.angeles@coretechintl.com>; Carla Masnayan <cdmasnayan@gdoe.net> <cdmasnayan@gdoe.net>

**Subject:** New SSHS\_Meet and Greet

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

Dear Mr. Arriola, Mr. Chaz, and Mr. Duenas,

I hope you/your team are doing well.

I would like to propose an internal pre-construction coordination meeting for the New Simon Sanchez High School project. Since the schedule is one of the critical matters, Core Tech and our design team would like to discuss the following agenda items:

1. Project Key Personnel Introduction
2. Pre-Notice to Proceed
3. Demolition and Earth-Moving permits
4. Site Pre-construction survey
5. Project Kick-Off meeting
6. Groundbreaking Event

Please let me know if you would prefer to have the meeting in person, our team is available on Tuesday, October 14, 2025, anytime between 9 am~11 am. (ChST).

Best Regards,

Jong Won



388 S. Marine Corps Drive Suite 400, Tamuning, Guam  
96913

[www.coretechintl.com](http://www.coretechintl.com) | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671) 486-5123 | Email: [jong.won@coretechintl.com](mailto:jong.won@coretechintl.com)

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

---

## New SSHS\_Meet and Greet

---

Joseph W Duenas <jduenas@ssfm.com>

Tue, Oct 14, 2025 at 8:03 AM

To: Linda Ibanez <linda.ibanez@dpw.guam.gov>

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, "jong.won@coretechintl.com" <jong.won@coretechintl.com>, Ho Eun <ho.eun@coretechintl.com>, Cedric Cruz <Ccruz@traguam.com>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayon <cdmasnayon@gdoe.net>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Linda,

Core Tech is requesting a meeting this week to discuss the following items:

1. Project Key Personnel Introduction
2. Pre-Notice to Proceed
3. Demolition and Earth-Moving permits
4. Site Pre-construction survey
5. Project Kick-Off meeting
6. Groundbreaking Event

At present, we are waiting on the DRAFT P3 Contract from GEDA's attorneys and finance, maintenance, and insurance have yet to be finalized with CTI.

The team here believes it would be okay to meet with the understanding that the final contract is subject to final negotiations. We also believe it is important that DPW is present, as the discussion includes permitting as well as groundbreaking.

Please let us know if you would like to meet this week in the DPW Director's absence or if you would like to wait until the Director returns so that he is involved in the decisions on these items. SSFM is available for meetings this Thursday and Friday, should you wish to meet before Vince returns.

I've copied in the government stakeholders as well as CTI for situational awareness.

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](mailto:jduenas@ssfm.com) | [www.ssfm.com](http://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:** Jong Won <[jong.won@coretechintl.com](mailto:jong.won@coretechintl.com)>

**Sent:** Friday, October 10, 2025 3:18 PM

**To:** Jerome Chaz <[jchaz@ssfm.com](mailto:jchaz@ssfm.com)>; Joseph W Duenas <[jduenas@ssfm.com](mailto:jduenas@ssfm.com)>; Vincent P. Arriola <[vince.arriola@dpw.guam.gov](mailto:vince.arriola@dpw.guam.gov)> <[vince.arriola@dpw.guam.gov](mailto:vince.arriola@dpw.guam.gov)>; Younghoon Kim <[younghoon.kim@coretechintl.com](mailto:younghoon.kim@coretechintl.com)>; Phillip Noret <[phillip.noret@ghd.com](mailto:phillip.noret@ghd.com)>; Thompson, Scott <[scott.thompson@coffman.com](mailto:scott.thompson@coffman.com)>; Jeffrey Cortez <[j.cortez@ncmacario.com](mailto:j.cortez@ncmacario.com)>; Seung Kim <[seung.kim@coretechintl.com](mailto:seung.kim@coretechintl.com)>

**Cc:** john.calanayan@dpw.guam.gov; K. Erik Swanson, PhD <[keswanson@gdoe.net](mailto:keswanson@gdoe.net)>; Ki Han <[ki.han@coretechintl.com](mailto:ki.han@coretechintl.com)>; cp@coretechintl.com; Cedric Cruz <[ccruz@traguam.com](mailto:ccruz@traguam.com)>; Constantino Angeles <[constantino.angeles@coretechintl.com](mailto:constantino.angeles@coretechintl.com)>; Carla Masnayon <[cdmasnayon@gdoe.net](mailto:cdmasnayon@gdoe.net)> <[cdmasnayon@gdoe.net](mailto:cdmasnayon@gdoe.net)>

**Subject:** New SSHS\_Meet and Greet

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

Dear Mr. Arriola, Mr. Chaz, and Mr. Duenas,

[Quoted text hidden]

[Quoted text hidden]

---

**New SSHS\_Meet and Greet**

---

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

Mon, Oct 13, 2025 at 7:54 AM

To: Glenn Leon Guerrero &lt;gguerrero@ssfm.com&gt;, Ed Hipolito &lt;ehipolito@ssfm.com&gt;

Cc: Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;, "John F. Calanayan" &lt;john.calanayan@dpw.guam.gov&gt;, Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;

Hi Glenn and Ed,

Please see CTI's email below. As you are aware, we are currently awaiting GEDA to put together DRAFT contracts and the maintenance, insurance and financing have yet to be agreed to.

Let me know what your thoughts are on meeting with CTI to begin discussing the items mentioned below prior to the DRAFT contract, with the understanding that everything is subject to final contract negotiations.

If you would like to meet with them, I'll secure approval from DPW and let's schedule it Thursday or Friday this week.

Thanks,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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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:** Jong Won <jong.won@coretechintl.com>

**Sent:** Friday, October 10, 2025 3:18 PM

**To:** Jerome Chaz <jchaz@ssfm.com>; Joseph W Duenas <jduenas@ssfm.com>; Vincent P. Arriola <vince.arriola@dpw.guam.gov> <vince.arriola@dpw.guam.gov>; Younghoon Kim <younghoon.kim@coretechintl.com>; Phillip Noret <phillip.noret@ghd.com>; Thompson, Scott <scott.thompson@coffman.com>; Jeffrey Cortez <j.cortez@ncmacario.com>; Seung Kim <seung.kim@coretechintl.com>

**Cc:** john.calanayan@dpw.guam.gov; K. Erik Swanson, PhD <keswanson@gdoe.net>; Ki Han <ki.han@coretechintl.com>; cp@coretechintl.com; Cedric Cruz <ccruz@traguam.com>; Constantino Angeles <constantino.angeles@coretechintl.com>; Carla Masnayon <cdmasnayon@gdoe.net>  
**Subject:** New SSHS\_Meet and Greet

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

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1. Project Key Personnel Introduction
2. Pre-Notice to Proceed
3. Demolition and Earth-Moving permits
4. Site Pre-construction survey
5. Project Kick-Off meeting
6. Groundbreaking Event

Please let me know if you would prefer to have the meeting in person, our team is available on Tuesday, October 14, 2025, anytime between 9 am~11 am. (ChST).

Best Regards,

**Jong Won**



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Cell.: (671) 486-5123 | Email: jong.won@coretechintl.com

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

## New SSHS\_Meet and Greet

Jong Won <jong.won@coretechintl.com>

Fri, Oct 10, 2025 at 3:17 PM

To: Jerome Chaz <jchaz@ssfm.com>, Joseph W Duenas <jduenas@ssfm.com>, "Vincent P. Arriola <vince.arriola@dpw.guam.gov>" <vince.arriola@dpw.guam.gov>, Younghoon Kim <younghoon.kim@coretechintl.com>, Phillip Noret <phillip.noret@ghd.com>, "Thompson, Scott" <scott.thompson@coffman.com>, Jeffrey Cortez <j.cortez@ncmacario.com>, Seung Kim <seung.kim@coretechintl.com>  
Cc: "John.Calanayan@dpw.guam.gov" <john.calanayan@dpw.guam.gov>, "K. Erik Swanson, PhD" <keswanson@gdoe.net>, Ki Han <ki.han@coretechintl.com>, "cp@coretechintl.com" <cp@coretechintl.com>, Cedric Cruz <ccruz@traguam.com>, Constantino Angeles <constantino.angeles@coretechintl.com>, "Carla Masnayon <cdmasnayon@gdoe.net>" <cdmasnayon@gdoe.net>

Dear Mr. Arriola, Mr. Chaz, and Mr. Duenas,

I hope you/your team are doing well.

I would like to propose an internal pre-construction coordination meeting for the New Simon Sanchez High School project. Since the schedule is one of the critical matters, Core Tech and our design team would like to discuss the following agenda items:

1. Project Key Personnel Introduction
2. Pre-Notice to Proceed
3. Demolition and Earth-Moving permits
4. Site Pre-construction survey
5. Project Kick-Off meeting
6. Groundbreaking Event

Please let me know if you would prefer to have the meeting in person, our team is available on Tuesday, October 14, 2025, anytime between 9 am~11 am. (ChST).

Best Regards,

Jong Won



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[www.coretechintl.com](http://www.coretechintl.com) | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671) 486-5123 | Email: [jong.won@coretechintl.com](mailto:jong.won@coretechintl.com)

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**(ACTION REQUIRED) 251017 DRAFT SSHS Evaluation Committee Letter of Determination**

---

Joseph W Duenas &lt;jduenas@ssfm.com&gt;

Fri, Oct 17, 2025 at 4:35 PM

To: "linda.ibanez@dpw.guam.gov" &lt;linda.ibanez@dpw.guam.gov&gt;

Cc: Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;, "John F. Calanayan" &lt;john.calanayan@dpw.guam.gov&gt;, Donna Herrero &lt;donna.herrero@dpw.guam.gov&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;

Hi Linda,

Attached you will find a DRAFT Letter of Determination summarizing the procurement process up to this point, from the SSHS Evaluation Committee for the procurement file, as requested by the AG before they release the Notice of Intent to Award. As requested, the letter has signature blocks for the Director and each member of the Evaluation Committee.

Please let me know if there are any revisions required. If you are good with the letter, it should be printed and signed by the Director, circulated for signatures to the SSHS Evaluation Committee, and then sent to the AG so they can clear the Notice of Intent to Award.

It would be ideal if the letter is signed by all parties on Monday and sent to the AG. Let me know how we can assist DPW with this.

Thank you and have a great weekend!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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A handwritten signature in blue ink, appearing to be "JD", located to the right of the SSFM logo.

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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**251017 DRAFT SSHS Evaluation Committee Letter of Determination .docx**

121K

21-1875



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**RE: New SSHS\_Meet and Greet**

---

**Donna Herrero** <donna.herrero@dpw.guam.gov>  
To: Thuy Nguyen <tnguyen@ssfm.com>

Mon, Oct 20, 2025 at 2:48 PM

okay

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

On Mon, Oct 20, 2025 at 2:42 PM Thuy Nguyen <tnguyen@ssfm.com> wrote:

No need for them to attend. We wanted to get their awareness. Thank you for double checking.

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

---

**From:** Donna Herrero <donna.herrero@dpw.guam.gov>  
**Sent:** Monday, October 20, 2025 2:34 PM  
**To:** Thuy Nguyen <tnguyen@ssfm.com>  
**Subject:** Re: New SSHS\_Meet and Greet

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So you don't need to have the Director or Deputies present?

Donna Herrero,  
Private Secretary

On Mon, Oct 20, 2025 at 2:22 PM Thuy Nguyen <tnguyen@ssfm.com> wrote:

Hi Ms. Donna,

Tomorrow's site visit is to assess the site condition and see if there are hazardous materials on site. Director does not need to attend. SSFM is coordinating to relay any feedback from the potential contractor at this point.

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

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

**Sent:** Monday, October 20, 2025 2:21 PM

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

**Subject:** Fwd: New SSHS\_Meet and Greet

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Thuy,

The Director is available on the 22Oct at 9am

Donna Herrero,

Private Secretary

Department of Public Works

(671)647-5055

----- Forwarded message -----

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

Date: Mon, Oct 20, 2025 at 2:11 PM

Subject: RE: New SSHS\_Meet and Greet

To: Younghoon Kim <younghoon.kim@coretechintl.com>, Cedric Cruz <Ccruz@traguam.com>, keswanson@gdoe.net <keswanson@gdoe.net>

Cc: Phillip Noret <phillip.noret@ghd.com>, Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>, Alon Elamparo <alon.elamparo@coretechintl.com>, Seung Kim <seung.kim@coretechintl.com>, Vince Arriola <vince.arriola@dpw.guam.gov>, Cedric Cruz <Ccruz@traguam.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Carla Benita Masnayon <cdmasnayon@gdoe.net>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Joseph W Duenas <jduenas@ssfm.com>, Jong Won <jong.won@coretechintl.com>, SSHS Engineers <sshs.engineers@coretechintl.com>

Hello all,

It is confirmed that we can be at Simon Sanchez High School for the site visit tomorrow October 21 at 9am. Just to be cautious, please have your own PPEs prepared.

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

**From:** Thuy Nguyen

**Sent:** Friday, October 17, 2025 4:34 PM

**To:** 'Younghoon Kim' <younghoon.kim@coretechintl.com>

**Cc:** Phillip Noret <phillip.noret@ghd.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim <seung.kim@coretechintl.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Cedric Cruz <Ccruz@traguam.com>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Carla Benita Masnayon <cdmasnayon@gdoe.net>; keswanson@gdoe.net; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Joseph W Duenas <jduenas@ssfm.com>; Jong Won <jong.won@coretechintl.com>; SSHS Engineers <sshs.engineers@coretechintl.com>

**Subject:** RE: New SSHS\_Meet and Greet

Hi Mr. Young Hoon,

Noted, we will include [sshs.engineers@coretechintl.com](mailto:sshs.engineers@coretechintl.com) into future communications. We will get back to you once we hear back from GDOE.

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

**From:** Younghoon Kim <[younghoon.kim@coretechintl.com](mailto:younghoon.kim@coretechintl.com)>  
**Sent:** Friday, October 17, 2025 3:53 PM  
**To:** Thuy Nguyen <[tnguyen@ssfm.com](mailto:tnguyen@ssfm.com)>  
**Cc:** Phillip Noret <[phillip.noret@ghd.com](mailto:phillip.noret@ghd.com)>; Aaron Sutton ([Aaron.Sutton@ghd.com](mailto:Aaron.Sutton@ghd.com))  
<[Aaron.Sutton@ghd.com](mailto:Aaron.Sutton@ghd.com)>; Alon Elamparo <[alon.elamparo@coretechintl.com](mailto:alon.elamparo@coretechintl.com)>; Seung Kim  
<[seung.kim@coretechintl.com](mailto:seung.kim@coretechintl.com)>; Vince Arriola <[vince.arriola@dpw.guam.gov](mailto:vince.arriola@dpw.guam.gov)>; Cedric Cruz  
<[Ccruz@traguam.com](mailto:Ccruz@traguam.com)>; DPW SSHS CM Team <[DPWSSHSCMTeam@ssfm.onmicrosoft.us](mailto:DPWSSHSCMTeam@ssfm.onmicrosoft.us)>; Carla Benita  
Masnayon <[cdmasnayon@gdoe.net](mailto:cdmasnayon@gdoe.net)>; keswanson@gdoe.net; Linda Ibanez  
<[linda.ibanez@dpw.guam.gov](mailto:linda.ibanez@dpw.guam.gov)>; Joseph W Duenas <[jduenas@ssfm.com](mailto:jduenas@ssfm.com)>; Jong Won  
<[jong.won@coretechintl.com](mailto:jong.won@coretechintl.com)>; SSHS Engineers <[sshs.engineers@coretechintl.com](mailto:sshs.engineers@coretechintl.com)>  
**Subject:** RE: New SSHS\_Meet and Greet

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Mr. Thuy,

Any time in the morning on any day next week works for us.

Moving forward, please include SSHS Engineers [sshs.engineers@coretechintl.com](mailto:sshs.engineers@coretechintl.com) for the Project.

**Respectfully yours**

**Young Hoon KIM**

**Project Manager**



388 S. Marine Corps Drive Suite 400, Tamuning, Guam  
96913

www.coretechintl.com | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671)486-1434 | Email:  
younghoon.kim@coretechintl.com

---

**From:** Thuy Nguyen <tnuyen@ssfm.com>  
**Sent:** Friday, October 17, 2025 1:00 PM  
**To:** Younghoon Kim <younghoon.kim@coretechintl.com>  
**Cc:** Phillip Noret <phillip.noret@ghd.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim <seung.kim@coretechintl.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Cedric Cruz <Ccruz@traguam.com>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Carla Benita Masnayan <cdmasnayan@gdoe.net>; keswanson@gdoe.net; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Joseph W Duenas <jduenas@ssfm.com>; Jong Won <jong.won@coretechintl.com>  
**Subject:** RE: New SSHS\_Meet and Greet

Hello Mr. Younghoon,

When will be the best time for CTI group to meet next week for the site visit? Please give us a few timeframes so we can coordinate with GDOE to have them open the school and access inside of the building.

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

**From:** Jong Won <jong.won@coretechintl.com>

**Sent:** Friday, October 17, 2025 10:55 AM

**To:** Joseph W Duenas <jduenas@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Younghoon Kim <younghoon.kim@coretechintl.com>

**Cc:** Phillip Noret <phillip.noret@ghd.com>; Aaron Sutton (Aaron.Sutton@ghd.com)

<Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim

<seung.kim@coretechintl.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Cedric Cruz

<Ccruz@traguam.com>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Carla Benita Masnayan <cdmasnayan@gdoe.net>; keswanson@gdoe.net

**Subject:** RE: New SSHS\_Meet and Greet

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Hi Joseph,

Thank you for your quick turnaround. Just one note, I would like to ensure that CTI team will have access inside the building to identify the locations that contain hazardous materials.

I will be off-island next week. Mr. Younghoon Kim, the assigned Project Manager, will take the lead on CTI's end during my absence. He is copied here for your reference.

Best Regards,

**Jong Won**



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96913

www.coretechintl.com | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671) 486-5123 | Email: jong.won@coretechintl.com

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

**Sent:** Friday, October 17, 2025 10:28 AM

**To:** Jong Won <jong.won@coretechintl.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>

**Cc:** Phillip Noret <phillip.noret@ghd.com>; Younghoon Kim <younghoon.kim@coretechintl.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim <seung.kim@coretechintl.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Cedric Cruz

<Ccruz@traguam.com>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Carla Benita Másnayan <cdmasnayan@gdoe.net>; keswanson@gdoe.net  
**Subject:** RE: New SSHS\_Meet and Greet

Hi Jong,

DPW has approved your request. We would like our engineers and TRMA to be present should you have any questions.

I'm going to ask Thuy from my office to coordinate the time of the visit with CTI, SSFM, and TRMA.

Thank you!

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:** Joseph W Duenas  
**Sent:** Friday, October 17, 2025 10:18 AM  
**To:** Jong Won <jong.won@coretechintl.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>  
**Cc:** Phillip Noret <phillip.noret@ghd.com>; Younghoon Kim <younghoon.kim@coretechintl.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim <seung.kim@coretechintl.com>; Vince Arriola <vince.arriola@dpw.guam.gov>; Cedric Cruz <Ccruz@traguam.com>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; Carla Benita Masnayan <cdmasnayan@gdoe.net>; keswanson@gdoe.net  
**Subject:** RE: New SSHS\_Meet and Greet

Hi Jong,

Thank you for your email. I have reached out to DPW to secure their approval.

We will get back to you once we hear back.

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:** Jong Won <jong.won@coretechintl.com>

**Sent:** Thursday, October 16, 2025 2:30 PM

**To:** Joseph W Duenas <jduenas@ssfm.com>; Linda Ibanez <linda.ibanez@dpw.guam.gov>

**Cc:** Phillip Noret <phillip.noret@ghd.com>; Younghoon Kim <younghoon.kim@coretechintl.com>; Aaron Sutton (Aaron.Sutton@ghd.com) <Aaron.Sutton@ghd.com>; Alon Elamparo <alon.elamparo@coretechintl.com>; Seung Kim <seung.kim@coretechintl.com>

**Subject:** RE: New SSHS\_Meet and Greet

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

Hi Joseph and Linda,

I was informed that the meet- and-greet meeting has been postponed, while waiting the new schedule, I was wondering if CTI and design team wants to conduct the pre-construction survey of the project site early next week to document the existing environmental conditions, including existing structures, equipment, and utilities. During the visit, CTI would also like to identify potential locations for the contractor's laydown and storage areas.

If allowable, I would also recommend having a representative from the government join the survey.

Best Regards,

**Jong Won**





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96913

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Cell.: (671) 486-5123 | Email: jong.won@coretechintl.com

---

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

**Sent:** Monday, October 13, 2025 7:56 AM

**To:** Jong Won <jong.won@coretechintl.com>; Jerome Chaz <jchaz@ssfm.com>; Vincent P. Arriola <vince.arriola@dpw.guam.gov> <vince.arriola@dpw.guam.gov>; Younghoon Kim <younghoon.kim@coretechintl.com>; Phillip Noret <phillip.noret@ghd.com>; Thompson, Scott <scott.thompson@coffman.com>; Jeffrey Cortez <j.cortez@ncmacario.com>; Seung Kim <seung.kim@coretechintl.com>

**Cc:** john.calanayan@dpw.guam.gov; K. Erik Swanson, PhD <keswanson@gdoe.net>; Ki Han <ki.han@coretechintl.com>; cp@coretechintl.com; Cedric Cruz <ccruz@traguam.com>; Constantino Angeles <constantino.angeles@coretechintl.com>; Carla Masnayan <cdmasnayan@gdoe.net> <cdmasnayan@gdoe.net>; Linda Ibanez <linda.ibanez@dpw.guam.gov>

**Subject:** RE: New SSHS\_Meet and Greet

Hi Jong,

Thank you for your email. Director Arriola is off-island this week.

Let me discuss your request with the team and get back to you.

Best regards,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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

**From:** Jong Won <jong.won@coretechintl.com>

**Sent:** Friday, October 10, 2025 3:18 PM

**To:** Jerome Chaz <jchaz@ssfm.com>; Joseph W Duenas <jduenas@ssfm.com>; Vincent P. Arriola <vince.arriola@dpw.guam.gov> <vince.arriola@dpw.guam.gov>; Younghoon Kim <younghoon.kim@coretechintl.com>; Phillip Noret <phillip.noret@ghd.com>; Thompson, Scott <scott.thompson@coffman.com>; Jeffrey Cortez <j.cortez@ncmacario.com>; Seung Kim <seung.kim@coretechintl.com>

**Cc:** john.calanayan@dpw.guam.gov; K. Erik Swanson, PhD <keswanson@gdoe.net>; Ki Han <ki.han@coretechintl.com>; cp@coretechintl.com; Cedric Cruz <ccruz@traguam.com>; Constantino Angeles <constantino.angeles@coretechintl.com>; Carla Masnayon <cdmasnayon@gdoe.net> <cdmasnayon@gdoe.net>

**Subject:** New SSHS\_Meet and Greet

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

Dear Mr. Arriola, Mr. Chaz, and Mr. Duenas,

I hope you/your team are doing well.

I would like to propose an internal pre-construction coordination meeting for the New Simon Sanchez High School project. Since the schedule is one of the critical matters, Core Tech and our design team would like to discuss the following agenda items:

1. Project Key Personnel Introduction
2. Pre-Notice to Proceed
3. Demolition and Earth-Moving permits
4. Site Pre-construction survey
5. Project Kick-Off meeting
6. Groundbreaking Event

Please let me know if you would prefer to have the meeting in person, our team is available on Tuesday, October 14, 2025, anytime between 9 am~11 am. (ChST).

Best Regards,

**Jong Won**



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Cell.: (671) 486-5123 | Email: jong.won@coretechintl.com

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Gmail

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

---

## FW: SSHS Groundbreaking Preparation

---

Ho Eun <ho.eun@coretechintl.com>

Mon, Oct 20, 2025 at 4:04 PM

To: Vince Arriola <vince.arriola@dpw.guam.gov>, Younghoon Kim <younghoon.kim@coretechintl.com>

Cc: Jacky Sanchez <jacky.sanchez@coretechintl.com>, "cp@coretechintl.com" <cp@coretechintl.com>

Dear Director Mr. Arriola

Please see the attached email thread for your review. Mr. Younghoon Kim will be responsible for the action. Thank you.

Best regards,

Ho

---

**From:** Jacky Sanchez <jacky.sanchez@coretechintl.com>

**Sent:** Monday, October 13, 2025 9:59 AM

**To:** Ho Eun <ho.eun@coretechintl.com>; Juno Eun <juno@ctdevelop.com>; cp@coretechintl.com

**Subject:** RE: SSHS Groundbreaking Preparation

Sir,

I think of the three demolition approaches you have mentioned, excavator is best recommended as it is safe and controlled. Using a wrecking ball is quite risky due to lack of precision and safety concerns. While dynamite is not advisable for school setting.

If we are to proceed with an excavator, we can arrange for a ceremonial "first hit" using a small excavator with an SSHS representative (or even a student) in the cab alongside a trained operator.

Best Regards,

Jacky D. Sanchez

 **CORE TECH INTERNATIONAL**

388 S. Marine Corps Drive Suite 400, Tamuning, Guam 96913

www.coretechintl.com | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671) 486-3004 | Email: jacky.sanchez@coretechintl.com

**From:** Ho Eun <ho.eun@coretechintl.com>

**Sent:** Friday, October 10, 2025 10:54 PM

**To:** Jacky Sanchez <jacky.sanchez@coretechintl.com>; Juno Eun <juno@ctdevelop.com>; cp@coretechintl.com

**Subject:** RE: SSHS Groundbreaking Preparation

Thank you, Jacky.

How are we going to demolish the portion of the existing SSHS: using dynamite, a wrecking ball, or an Excavator?

----- Original message -----

**From:** Jacky Sanchez <jacky.sanchez@coretechintl.com>

**Date:** 10/10/25 1:41 AM (GMT-05:00)

**To:** Ho Eun <ho.eun@coretechintl.com>, Juno Eun <juno@ctdevelop.com>, cp@coretechintl.com

**Subject:** SSHS Groundbreaking Preparation

Dear all,

Sharing with you the Simon Sanchez High School preparation slides for the Groundbreaking event. This is just internal tool to be used to guide us with the planning and preparation.

I would like to get your inputs in the suggestions based on the attached.

Initially, I wanted to include participation from the students from the symbolic ceremony up to the school spirit and performances.

Your thoughts, please.

Best Regards,

**Jacky D. Sanchez**



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Cell.: (671) 486-3004 | Email: jacky.sanchez@coretechintl.com

---

**From:** Young Ahn <young.ahn@coretechintl.com>  
**Sent:** Friday, October 10, 2025 3:24 PM  
**To:** Jacky Sanchez <jacky.sanchez@coretechintl.com>  
**Subject:** RE: SSHS Groundbreaking Preparation

It looks very good, Jacky!

Please get opinions from CP.

Thanks.

**Young H. Ahn**



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96913

www.coretechintl.com | Tel: (671)473-5000 | Fax: (671)473-  
5500

Cell.: (671) 486-6100 | Email: young.ahn@coretechintl.com

**From:** Jacky Sanchez <jacky.sanchez@coretechintl.com>  
**Sent:** Friday, October 10, 2025 3:10 PM  
**To:** Young Ahn <young.ahn@coretechintl.com>  
**Subject:** RE: SSHS Groundbreaking Preparation

Sir,

Please see attached for your information. This is the slides in preparation for the SSHS Groundbreaking Ceremony.

Thank you.

Best Regards,

**Jacky D. Sanchez**



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Cell.: (671) 486-3004 | Email: jacky.sanchez@coretechintl.com

**From:** Young Ahn <young.ahn@coretechintl.com>  
**Sent:** Friday, October 10, 2025 9:48 AM  
**To:** Jacky Sanchez <jacky.sanchez@coretechintl.com>  
**Subject:** RE: SSHS Ground Breaking Preparation

Thank you, Jacky,

I like your good ideas.

Would you please finalize a plan with the concurrence of CP members' opinion for the client's decision as Mr. Ho instructed.

Thanks.

Young H. Ahn



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Cell.: (671) 486-6100 | Email: young.ahn@coretechintl.com

---

**From:** Jacky Sanchez <jacky.sanchez@coretechintl.com>  
**Sent:** Thursday, October 9, 2025 3:02 PM  
**To:** Young Ahn <young.ahn@coretechintl.com>  
**Subject:** RE: SSHS Ground Breaking Preparation

Understood, Sir.

I have shared the list for what we usually prepare.

Below are some ideas that we can consider:

**Theme Suggestions (High School Appropriate)**

- *"Laying the Foundation for Tomorrow's Leaders"*
- *"Building Our Future, One Brick at a Time"*
- *"The Future Begins Here"*

**Symbolic Groundbreaking Alternatives**

- **Using a shovel:** Represents the official "breaking of ground" and start of construction.
- **Foundation Stone / Commemorative Plaque:** Marks the physical and symbolic foundation of the new building.
- **Laying of Bricks or Blocks:** Represents building blocks of education and the future.
- **Plant a Tree Together:** Symbolizing growth and sustainability.

**Multimedia Highlights**

- **Renderings Reveal:** Unveil architectural renderings or a 3D model of the new school.
- **Video Montage:** Show a short video with interviews from students, teachers, and community members about what the new school means to them.



**Mascot (Shark) + Cheer Squad + Drumline:** To energize and add excitement.

Hope this helps.

Thank you.

Best Regards,

**Jacky D. Sanchez**



388 S. Marine Corps Drive Suite 400, Tamuning, Guam 96913

www.coretechintl.com | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671) 486-3004 | Email: jacky.sanchez@coretechintl.com

**From:** Young Ahn <young.ahn@coretechintl.com>

**Sent:** Thursday, October 9, 2025 2:43 PM

**To:** Jacky Sanchez <jacky.sanchez@coretechintl.com>

**Subject:** RE: SSHS Ground Breaking Preparation

Hi~ Jacky,

As I captured and forwarded Mr. Ho's kakao talk message to you, he mentioned that we have to settle internally first.

CP will review the ideas you edited or created.

Ideas to a plan, then share it with the client for a decision.

This discussion between you and me is part of internal settlement.

Younghoon Kim is the right person to coordinate with the client, I guess.

He will probably inform us who we will talk to.

Thanks.

Young H. Ahn



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96913

www.coretechintl.com | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671) 486-6100 | Email: young.ahn@coretechintl.com

---

**From:** Jacky Sanchez <jacky.sanchez@coretechintl.com>  
**Sent:** Thursday, October 9, 2025 2:16 PM  
**To:** Young Ahn <young.ahn@coretechintl.com>  
**Subject:** SSHS Ground Breaking Preparation  
**Importance:** High

Hi Sir,

Please see attached translated PowerPoint presentation and the preparation checklist for your information. In order to proceed, kindly advise who is in-charge to communicate with the GDOE/SSHS on this and who is our client counterpart for preparation.

Thank you.

Best Regards,

Jacky D. Sanchez



388 S. Marine Corps Drive Suite 400, Tamuning, Guam 96913

www.coretechintl.com | Tel: (671)473-5000 | Fax: (671)473-5500

Cell.: (671) 486-3004 | Email: jacky.sanchez@coretechintl.com

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**2 attachments**

 **SSHS Groundbreaking Ceremony Preparations.pdf**  
3207K

 **Ground Breaking Preparation.xlsx**  
11K



# **Simon Sanchez High School Groundbreaking Ceremony**

**Management Plan Ideas**



# Background

Simon Sanchez High School (SSHS) is located at Yigo, Guam. Originally opened as a **middle school in 1974** and transitioned into a **high school in 1981**, serving northeastern Guam for **51 years**. Simon Sanchez, a pioneer in Guam's education system and a key figure in the development of public schooling on the island.



# The School's Challenges

- **Dilapidated structures:** The campus became known for deteriorating buildings, which were deemed unsafe and unsuitable for students.
- **Temporary closure:** In 2023, the school was temporarily closed down due to these conditions.
- **Double sessions:** Students have been attending classes at **F. Kennedy High School** under a burdensome double-session schedule, which has strained both school communities.

# What Needs to Be Fixed

- The issues identified include:
  - **Structural integrity:** Many buildings were beyond repair and required demolition.
  - **Modern facilities:** The school lacked updated classrooms, labs, and student support spaces.
  - **Safety and compliance:** The old campus did not meet modern building codes or educational standards.





# Core Tech's Scope of Work

- Demolition of Existing Campus Facilities
- General Requirements for Design and Construction
- Site Development & Sports Facilities
- Administration Building, Main Entrance, Covered Walkways and Courtyard
- A-wing Classroom Building
- Gymnasium Building
- B-wing Classroom Building
- Cafeteria
- JROTC Classroom Building and Multipurpose Space
- C-wing Classroom Building
- Auditorium Including FF&E, Audio Visual, and Theater Specialty systems





# Groundbreaking Event Overview

Purpose: Celebrate the start of the SSHS renovation project and engage the community.

- Date & Location: [Insert Date], Simon Sanchez High School, Agaña, Guam
- Key Contacts: POC: CTI | Client: [Insert Name]

Significance: Marks the first step in building a modern, state-of-the-art facility for students.



# Theme / Tagline Options

Management decision needed to select the official theme for banners, programs, and branding.

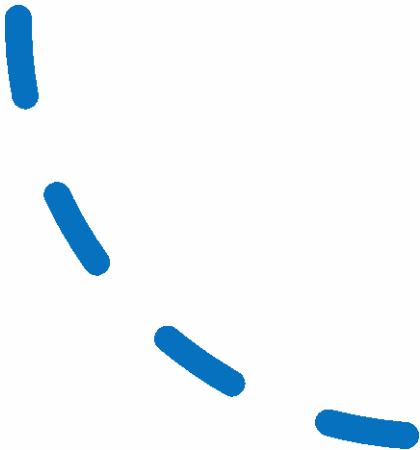
- “Laying the Foundation for Tomorrow’s Leaders”
- “Building Our Future, One Brick at a Time”
- “The Future Begins Here”

*Visual Tip: Include mockups of each slogan on banners or signs to visualize impact.*

# Symbolic Groundbreaking Ideas

Purpose: Represent the project's meaning and community inv

*Recommendation: Management can approve which elements for ceremony simplicity and photo ops.*



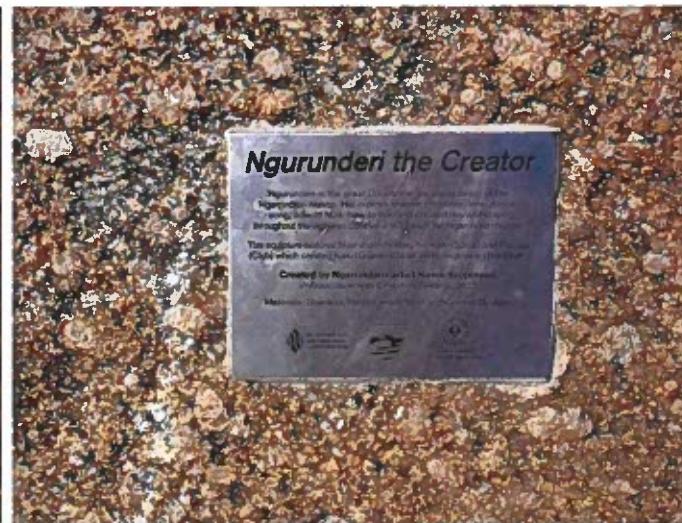
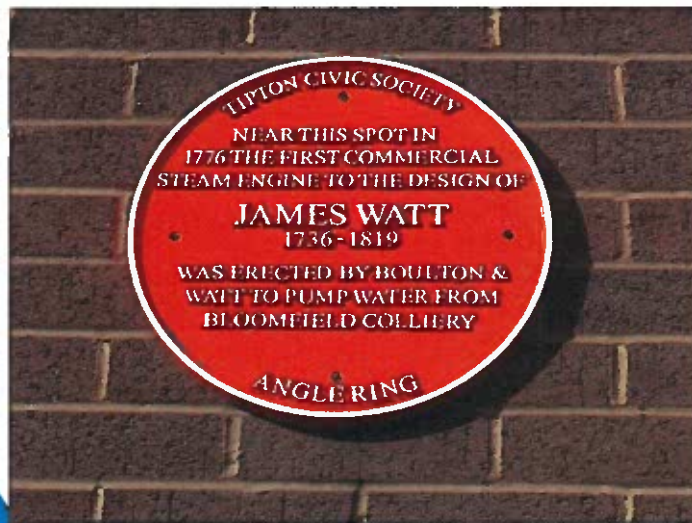
# Symbolic Groundbreaking Ideas

Shovel Ceremony: Classic and easily recognized by media



# Symbolic Groundbreaking Ideas

Commemorative Plaque / Foundation Stone: Lasting, tangible reminder





# Symbolic Groundbreaking Ideas

Plant a Tree: Symbol of growth, sustainability, and community legacy



# Symbolic Groundbreaking Ideas

Laying Bricks / Blocks: Represent “building blocks” of educa



# Program Flow (Sample)

Time	Activity	Lead
10:00 AM	Welcome Remarks	Emcee
10:05 AM	Invocation	[Name]
10:10 AM	National Anthem / Guam Hymn	Singer
10:15 AM	Opening Remarks	Guest / Official
10:25 AM	Keynote / Guest Remarks	Speaker
10:45 AM	Cultural / Student Performance	Students
10:55 AM	Ceremonial Groundbreaking	VIP / Management
11:10 AM	Closing Remarks	Guest / Official
11:15 AM	Photo Session / Refreshments	All





# School Spirit & Engagement

- Student participation: Anthem, reflections, cultural performances
- Mascot & Spirit Activities: Cheer squad, drumline, mascot appearances
- Interactive Add-Ons: Idea wall, social media corner (#SharksRise), giveaways

*Visual Tip: Photos/mockups of students, mascot, and engagement activities to show energy and community involvement.*



# Multimedia Highlights

- 3D renderings of new school building or model reveal
- Short video montage: interviews with students, teachers, community members
- Drone coverage for unique angles and media appeal

*Purpose: Enhance visual appeal and preserve the event for communications.*



# Logistics & Safety (Critical Items)

- Temporary barriers around construction areas
- VIP, student, and guest seating
- Parking and traffic control
- First aid and water stations
- Ceremonial shovels, basecourse, hard hats

*Visual Tip: Use icons or checkboxes to track readiness.*



# Communication & Media

- Invite local media for coverage
- Press release coordination with DOE & GCA
- Prepare key quotes from principal/project leads

*Goal: Ensure management visibility and recognition*

# Key Decisions for Management

- Approve official theme / tagline
- Approve ceremonial elements (shovel, plaque, tree, etc.)
- Confirm program flow and VIP participation
- Confirm logistics and responsibilities



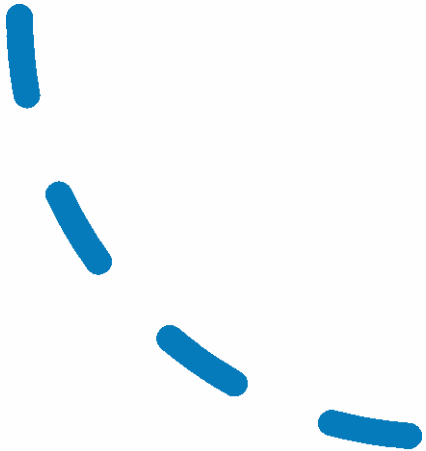
# Engagement / Next Steps

- Assign responsible personnel for each task (program, media, logistics)
- Prepare visual mockups and printed program for client approval



POC:	CTI   Client		
No	What	Responsible	Status
1	Invitation		
2	Program		
3	Attendees		
4	Emcee		
5	Pass & Permits		
6	Singer (National Anthem/ Guam Hymn)		
7	Invocation		
8	Speakers – Opening Remarks		
9	Speakers – Closing Remarks		
10	Flags – US, Guam, SSHS		
11	Podium		
12	Event Banner		
13	Photo wall/booth (Optional)		
14	Mascot (Optional)		
15	Sound System		
16	Power Source/Generator		
17	Traffic Signages		
18	Parking Signages Cones		
19	Food & Refreshments		
20	Event Setup		
21	Canopies		
22	Tables		
23	Chairs		
24	Ceremonial Shovels & Basecourse		
25	Hard Hats		
26	Photographer		

# Thank you!





Event: **GROUND BREAKING for**

Date:

POC: CTI  
Client

No	What	Responsible	Status	Completed
1	Invitation			
2	Program			
3	Attendees			
4	Emcee			
5	Pass & Permits			
6	Singer (National Anthem/ Guam Hymn)			
7	Invocation			
8	Speakers – Opening Remarks			
9	Speakers – Closing Remarks			
10	Flags – US, Guam, SSHS			
11	Podium			
12	Event Banner			
13	Photo wall/booth (Optional)			
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20	Event Setup			
21	Canopies			
22	Tables			
23	Chairs			
24	Ceremonial Shovels & Basecourse			
25	Hard Hats			
26	Photographer			



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**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*

## **MEMORANDUM TO PROCUREMENT FILE**

October 20, 2025

**FROM:** VINCENT P. ARRIOLA, DIRECTOR

**FOR:** PROCUREMENT FILE

**SUBJECT:** **EVALUATION COMMITTEE LETTER OF DETERMINATION**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

**REFERENCE:** Makahat Act (5GCA Ch. 58D, as amended by P.L. 37-222) and applicable Guam procurement laws

---

### **Purpose**

This Letter of Determination documents the evaluation and ranking of proposals received under RFP No. 730-5-1059-L-YIG for the New Simon Sanchez High School (FDDBLM) Project. It summarizes the Evaluation Committee's findings and recommendation for issuance of a Notice of Intent to Award to the highest-ranked proposer, consistent with the RFP, the Ma Kåhat Act, and Guam procurement requirements. This letter is prepared for inclusion in the official procurement file and for review by the Office of the Attorney General prior to the NOIA.

### **Composition of Evaluation Committee**

Pursuant to the Ma Kåhat Act, the Evaluation Committee was composed of:

1. Superintendent of the Guam Department of Education (Chair)
2. Director of the Department of Public Works or designee (Deputy Director)
3. DPW Building Permits Administrator
4. Director of Land Management or designee (Chief Planner)
5. Administrator of the Guam Economic Development Authority or designee (Deputy Administrator)
6. Principal of Simon Sanchez High School or designee

Each member executed conflict-of-interest and non-disclosure certifications in accordance with DPW policy. All designated members were present and participated fully in the evaluation.

### **Procurement Background**

- RFP Issued: March 28, 2025

- Mandatory Pre-Proposal Conference: April 4, 2025
- Proposal Due Date: May 23, 2025
- Presentations & Q&A Sessions: June 4–5, 2025
- Three (3) proposals were received and evaluated:
  1. Core Tech International, LLC (CTI)
  2. General Pacific Services (GPS)
  3. Guam Education Finance Foundation III, Inc. (GEFF)

### **Evaluation Process**

1. Each Committee member individually reviewed and scored each proposal in accordance with Section XXXV of the RFP (Evaluation Criteria) and Section XXXVI (Evaluation, Rating and Selection Table).
2. Scoring was based solely on qualifications; sealed Term Sheets and Price/Financing Proposals remained unopened until after ranking.
3. Each member's individual scores were compiled and summed to determine the total points for each Proposer. The Proposer with the highest aggregate score was ranked first.
4. Following presentations and Q&A sessions with each Proposer, the Committee finalized its rankings and the Chair formally notified the DPW Director of the results.
5. Upon authorization, the Government entered into negotiations with the highest-ranked Proposer (Core Tech International, LLC) on construction scope and cost in accordance with RFP Section XL through XLII (Negotiation and Award of Contract).

### **Evaluation Criteria Applied**

As stated in the RFP, the Committee evaluated proposals on the following qualitative factors:

1. Experience and Qualifications – Relevant experience in finance/design/build/lease/maintenance projects.
2. Technical Approach and Project Implementation Plan – Methodology, schedule, risk mitigation.
3. Team Organization and Key Personnel – Capability and experience of proposed team.
4. Project Understanding and Creativity – Responsiveness to RFP objectives and innovation.
5. Financial Capacity and Lease/Leaseback Capability – Demonstrated ability to finance and manage long-term capital maintenance.

### **Results and Rankings**

After independent scoring and tabulation, the Evaluation Committee tabulated the results with the final rankings:

- 1<sup>st</sup> Core Tech International, LLC (CTI)
- 2<sup>nd</sup> General Pacific Services (GPS)
- 3<sup>rd</sup> Guam Education Finance Foundation III, Inc. (GEFF)

The Committee determined that Core Tech International, LLC is the most qualified and responsive Proposer and therefore recommends it for the first opportunity to negotiate a contract pursuant to the RFP and the Ma Kâhat Act.

### **Compliance and Conclusion**

The Evaluation Committee confirms that the procurement process was conducted in accordance with the Ma Kâhat Act and applicable Guam procurement laws and regulations. All advertising, receipt, evaluation, and

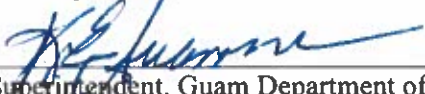





ranking procedures complied with the RFP's stated requirements and the principles of fairness and transparency. This Letter of Determination is executed prior to the Notice of Intent to Award and is placed in the procurement file for Attorney General review and audit record.

### Recommendation

The Evaluation Committee hereby recommends issuance of a Notice of Intent to Award to Core Tech International, LLC, subject to completion of ongoing negotiations and all final administrative and legal approvals.

### Signatures of Evaluation Committee

Executed pursuant to statutory composition of the Ma Kâhat Act.

1.  Date: 10/22/25  
Superintendent, Guam Department of Education – Chair
2.  Date: 22 OCT 2025  
Deputy Director, Department of Public Works (Designee of Director)
3.  Date: 10-22-2025  
Building Permits Administrator, Department of Public Works
4.  Date: 10.22.25  
Chief Planner, Department of Land Management (Designee of Director)
5.  Date: 10.22.25  
Deputy Administrator, Guam Economic Development Authority (Designee of Administrator)
6.  Date: 10/22/25  
Principal, Simon Sanchez High School

Sincerely,

  
VINCENT P. ARRIOLA  
Director



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

## (Actions Required) SSHS Status Report, Update and Pending Actions Required

Joseph W Duenas <jduenas@ssfm.com>

Tue, Oct 21, 2025 at 8:55 AM

To: Vince Arriola <vince.arriola@dpw.guam.gov>, Linda Ibanez <linda.ibanez@dpw.guam.gov>

Cc: Donna Herrero <donna.herrero@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, "keswanson@gdoe.net" <keswanson@gdoe.net>, Carla Benita Masnayan <cdmasnayan@gdoe.net>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Director Arriola and Deputy Director Ibanez,

Below you will find a progress update for the week and actions required by DPW to push the project forward.

1. **CTI Preliminary Site Survey-** SSFM and TRMA will be meeting with CTI at the Simon Sanchez High School site this morning at 9:30am for CTI's preliminary inspection of the site and to answer any questions they have.
  - **Action Required:** None.
2. **Letter of Determination for Procurement File-** I have drafted this and sent to DPW Deputy Director Linda Ibanez on Friday. This was requested by the AG before issuing the Notice of Intent to Award.
  - **Action Required-** DPW review/ revision/ and signature. Upon DPW Director's signature, transmit to AG for approval to issue the Notice of Intent to Award to CTI and the other two Proposers.
3. **Notice of Intent to Award-**
  - **Action Required-** Upon submission and approval of the Letter of Determination to the AG, DPW should execute the Letter of Intent of Award letters and deliver to CTI and the other two Proposers. This will begin a protest clock.
4. **P3 DRAFT Contracts-** This is with GEDA's attorneys.
  - **Action Required-** SSFM (Glenn LG) to follow up with Lester on the status of this.

We appreciate your follow up on signing the Letter of Determination as well as follow up with the AG on approving the Notice of Intent to Award letters. Once this is done, DPW can issue the Notice of Intent to Awards CTI and the other two Proposers.

Please let me know how we can assist you.

Sincerely,

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](mailto:jduenas@ssfm.com) | [www.ssfm.com](http://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]

02-18-63

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**(Actions Required) SSHS Status Report, Update and Pending Actions Required**

---

Joseph W Duenas &lt;jduenas@ssfm.com&gt;

Fri, Oct 17, 2025 at 10:15 AM

To: Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;, Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;

Cc: Donna Herrero &lt;donna.herrero@dpw.guam.gov&gt;, "John F. Calanayan" &lt;john.calanayan@dpw.guam.gov&gt;, "keswanson@gdoe.net" &lt;keswanson@gdoe.net&gt;, Carla Benita Masnayan &lt;cdmasnayan@gdoe.net&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;, Joseph W Duenas &lt;jduenas@ssfm.com&gt;

Hi Director Arriola & Deputy Director Ibanez,

Here's the latest updates on Simon Sanchez High School and actions required by DPW and GEDA/Fiscal

**Notice of Intent to Award (NOIA)**

- As you are aware, Fiscal (BBMR and DOA) have requested that DPW push out the NOIA at the soonest.
- The Notice of Intent to Award is with the AG's Office for review.
- Deputy Director Ibanez has sent it over to Assistant AG for review. As of this morning they have not responded.
- Lester has sent his revisions to the DRAFT NOIA to DPW for approval.
- **Action Required: Upon DPW's satisfaction of the final NOIA, DPW will need to send the letters to CTI and the other two Proposers, which opens up the window for any protest.**

**P3 Final Contracts**

- This is with BBMR, GEDA, and Bond Counsel.
- We are waiting on a DRAFT of this.
- Upon receipt of the DRAFT P3 Agreement. The final items (finance, insurance, and maintenance) can be discussed/ agreed upon by CTI and the government, and a final contract circulated for signatures.
- **Action Required: GEDA/ Bond Counsel must finalize DRAFT P3 Agreement for review by CTI, SSFM, TRMA. SSFM will follow up with BBMR Director to find out current status and anticipated timeline on this.**

**CTI Preliminary Site Survey**

- Jong from CTI sent an email to DPW Deputy Director Ibanez yesterday, requesting for CTI to do a preliminary site survey at the Simon Sanchez HS site.
- SSFM has no objections to this.
- **Action Required: SSFM needs DPW's approval to allow CTI to do a preliminary survey of the site next week. We will send our Resident Engineer, Inspectors, and TRMA with them to answer any questions, if DPW approves.**

We will await your response and comments on the pending action items above. Please let me know if you need anything from us.

Thank you!

Joe



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jduenas@ssfm.com | www.ssfm.com

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01-De3



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## Simon Sanchez High School Demolition Permit Questions

---

Joseph W Duenas <jduenas@ssfm.com>

Wed, Oct 22, 2025 at 9:28 AM

To: Benny San Nicolas <benny.sannicolas@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>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, Cedric Cruz <Cruz@traguam.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Benny,

I hope this email finds you doing well.

As you are aware, SSFM is the Construction Manager for the new Simon Sanchez High School. At present, we are still awaiting the contract from GEDA. In anticipation of this, we would like to begin planning for the demolition phase. This will ensure the project moves forward quickly for DPW once the final contract is signed.

We have several questions for you...

1. What are the steps required for the Demolition Permit?
2. Which agencies will need to review sign off on this and how long does it typically take for review?
3. What does the contractor need to submit to DPW to get the permit going?
4. There were previous demolition plans done by TRMA, can this set of plans be used?
5. What is required by DPW from the contractor to submit the permit (i.e., signed contract, NTP, etc.)?
6. Can the contractor start the demolition permit approvals prior to a signed contract/ NTP?
7. Any suggestions on how we might help DPW move this process forward as we await for the final contract?

Any information you can provide on the above, will be helpful.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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## CHAPTER 33

# SAFEGUARDS DURING CONSTRUCTION

### SECTION 3301 GENERAL

3301.1 Scope. The provisions of this chapter shall govern safety during construction and the protection of adjacent public and private properties.

3301.2 Storage and placement. Construction equipment and materials shall be stored and placed so as not to endanger the public, the workers or adjoining property for the duration of the construction project.

### SECTION 3302 CONSTRUCTION SAFEGUARDS

3302.1 Remodeling and additions. Required *exits*, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during remodeling, alterations, repairs or additions to any building or structure.

#### Exceptions:

1. When such required elements or devices are being remodeled, altered or repaired, adequate substitute provisions shall be made.
2. When the existing building is not occupied.

3302.2 Manner of removal. Waste materials shall be removed in a manner which prevents injury or damage to persons, adjoining properties and public rights-of-way.

### SECTION 3303 DEMOLITION

3303.1 Construction documents. *Construction documents* and a schedule for demolition must be submitted when required by the *building official*. Where such information is required, no work shall be done until such *construction documents* or schedule, or both, are *approved*.

3303.2 Pedestrian protection. The work of demolishing any building shall not be commenced until pedestrian protection is in place as required by this chapter.

3303.3 Means of egress. A party wall balcony or *horizontal exit* shall not be destroyed unless and until a substitute *means of egress* has been provided and *approved*.

3303.4 Vacant lot. Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade or in accordance with the ordinances of the jurisdiction having authority.

3303.5 Water accumulation. Provision shall be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.

3303.6 Utility connections. Service utility connections shall be discontinued and capped in accordance with the *approved* rules and the requirements of the applicable governing authority.

### SECTION 3304 SITE WORK

3304.1 Excavation and fill. Excavation and fill for buildings and structures shall be constructed or protected so as not to endanger life or property. Stumps and roots shall be removed from the soil to a depth of at least 12 inches (305 mm) below the surface of the ground in the area to be occupied by the building. Wood forms which have been used in placing concrete, if within the ground or between foundation sills and the ground, shall be removed before a building is occupied or used for any purpose. Before completion, loose or casual wood shall be removed from direct contact with the ground under the building.

3304.1.1 Slope limits. Slopes for permanent fill shall not be steeper than one unit vertical in two units horizontal (50-percent slope). Cut slopes for permanent excavations shall not be steeper than one unit vertical in two units horizontal (50-percent slope). Deviation from the foregoing limitations for cut slopes shall be permitted only upon the presentation of a soil investigation report acceptable to the *building official*.

3304.1.2 Surcharge. No fill or other surcharge loads shall be placed adjacent to any building or structure unless such building or structure is capable of withstanding the additional loads caused by the fill or surcharge. Existing footings or foundations which can be affected by any excavation shall be underpinned adequately or otherwise protected against settlement and shall be protected against later movement.

3304.1.3 Footings on adjacent slopes. For footings on adjacent slopes, see Chapter 18.

3304.1.4 Fill supporting foundations. Fill to be used to support the foundations of any building or structure shall comply with Section 1804.5. Special inspections of compacted fill shall be in accordance with Section 1704.7.

### SECTION 3305 SANITARY

3305.1 Facilities required. Sanitary facilities shall be provided during construction, remodeling or demolition activities in accordance with the *International Plumbing Code*.



## Simon Sanchez High School Demolition Permit Questions

28 OCT 2025

Thu, Oct 23, 2025 at 8:25 AM

**Benny San Nicolas** <benny.sannicolas@dpw.guam.gov>

To: Joseph W Duenas &lt;jduenas@ssfm.com&gt;

Cc: Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;, Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;, "John F. Calanayan" &lt;john.calanayan@dpw.guam.gov&gt;, Glenn Leon Guerrero &lt;gguerrero@ssfm.com&gt;, Ed Hipolito &lt;ehipolito@ssfm.com&gt;, Cedric Cruz &lt;Cruz@traguam.com&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;

Hafa Adai, Mr. Duenas,

Congratulations on your team's selection as the new Simon Sanchez High School construction manager. I can rest assured that it'll be compliant and well-watched.

To answer your questions:

### 1. What are the steps for a Demolition Permit?

- Filling out the Building Permit Application.
- Provide a Site Property Map.

### 2. Which agencies will need to review and sign off on this, and how long does it typically take for a review?

- The Department of Land Management (usually one day).
- The Contractors Licensing Board (usually one day).
- The Guam Environmental Protection Agency (it depends).

### 3. What does the contractor need to submit to DPW to get the Permit going?

- A contractual agreement.

### 4. There were previous Demolition Plans done by TRMA.. Can this set of plans be used?

- Yes, that will not be a problem.

### 5. What is required by DPW from the contractor to submit the Permit (i.e., signed contract,/NTP, etc.)?

- Filled out Building Permit Application.
- Provide a Site Property Map.
- A contractual agreement.

### 6. Can the contractor start the Demolition Permit approvals prior to a signed contract/NTP?

- No, there are liability concerns and safety.

### 7. Any suggestions on how we might help DPW move this process forward as we await for the final contract?

- Complete the Building Permit Application and submit all supporting documents.

Please let me know if you have additional questions.

V/R

**Benny R. San Nicolas**

Safety Administrator

A. Bldg. Insp. and Permits Administrator

Department of Public Works, Director's Office

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**2009\_IBC\_Demolition.pdf**

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## Simon Sanchez High School Demolition Permit Questions

Joseph W Duenas <jduenas@ssfm.com>

Wed, Oct 22, 2025 at 9:28 AM

To: Benny San Nicolas <benny.sannicolas@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>, Glenn Leon Guerrero <gguerrero@ssfm.com>, Ed Hipolito <ehipolito@ssfm.com>, Cedric Cruz <Cruz@traguam.com>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>

Hi Benny,

I hope this email finds you doing well.

As you are aware, SSFM is the Construction Manager for the new Simon Sanchez High School. At present, we are still awaiting the contract from GEDA. In anticipation of this, we would like to begin planning for the demolition phase. This will ensure the project moves forward quickly for DPW once the final contract is signed.

We have several questions for you...

1. What are the steps required for the Demolition Permit?
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5. What is required by DPW from the contractor to submit the permit (i.e., signed contract, NTP, etc.)?
6. Can the contractor start the demolition permit approvals prior to a signed contract/ NTP?
7. Any suggestions on how we might help DPW move this process forward as we await for the final contract?

Any information you can provide on the above, will be helpful.

Thank you!

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



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02-1898

**SSHS Planning Meeting for NOV 26****Krystal Paco-San Agustin** <krystal.paco@guam.gov>

Fri, Oct 24, 2025 at 3:24 PM

To: "Roy A.B. Quinata" &lt;roy.quinata@guam.gov&gt;

Cc: Mason Obispo &lt;mason.obispo@guam.gov&gt;, vince.arriola@dpw.guam.gov, Judith Won Pat &lt;judith.wonpat@guam.gov&gt;, Jon Junior Calvo &lt;jon.calvo@guam.gov&gt;, "Kathleen C. Cepeda" &lt;kathleen.cepeda@guam.gov&gt;

Thank you, Roy!

For livestream, I would defer to PBS. My comms team would be limited to using a cell phone. The best coverage would be doable by PBS team.

**Krystal Paco-San Agustin, MPA, CM**

Director of Communications

Office of the Governor of Guam

Ricardo J. Bordallo Governor's Complex

Hagåtña, Guam 96910

Phone: 671.472.8931

28 OCT 2025

On Fri, Oct 24, 2025 at 1:52 PM Roy A.B. Quinata <roy.quinata@guam.gov> wrote:  
Hafa Adai, Team,

I have attached a working Event Overview for your review. Please feel free to add any details I may have overlooked. Your participation and assistance in this prestigious event are greatly appreciated.

SYM - RQ



SSHS Event Overview

On Fri, Oct 24, 2025 at 12:30 PM Roy A.B. Quinata <roy.quinata@guam.gov> wrote:  
Hafa Adai, Team

I would like to invite you all to join me on October 29, 2025, at 10 AM in the Upper/Small conference room to start planning logistics for the SSHS Demolition and Groundbreaking set for November 26th, 2025.

Please confirm your attendance as soon as possible.

SYM - RQ





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

---

## SSHS Planning Meeting for NOV 26

---

**Roy A.B. Quinata** <roy.quinata@guam.gov>

Fri, Oct 24, 2025 at 12:30 PM

To: Krystal Paco-San Agustin <krystal.paco@guam.gov>, Mason Obispo <mason.obispo@guam.gov>, vince.arriola@dpw.guam.gov, Judith Won Pat <judith.wonpat@guam.gov>, Jon Junior Calvo <jon.calvo@guam.gov>, "Kathleen C. Cepeda" <kathleen.cepeda@guam.gov>

Hafa Adai, Team

I would like to invite you all to join me on October 29, 2025, at 10 AM in the Upper/Small conference room to start planning logistics for the SSHS Demolition and Groundbreaking set for November 26th, 2025.

Please confirm your attendance as soon as possible.

SYM - RQ

# SSHS Event Overview

**Date:** November 26, 2025 **Time:** 10:00AM **Weather:** Partly Cloudy  
Demolition and Groundbreaking Ceremony for Simon Sanchez High School (SSHS)

## Organizing Committee

Role	Representative
Coretech Construction	CORETECH Representative
Construction Manager (CM)	SSFM Representative
Simon Sanchez High School ADMIN	Carla Masanayon
Audio/Visual	Krystal Paco
Protocol and Event Master	Mason Obispo
Department of Public Works	Vince Arriola

## Event Logistics - Site Setup

Item	Quantity	Notes
Canopy Tent	2 (20x40 ft)	CORETECH
Chairs	250	CORETECH
Tables	5 (6ft)	Table covers
Emcee/Speakers/Podium Tent	1(10x10 ft)	
Media Visual Equipment	Live Stream	Power generation possibly required
Water and Lite Refreshments	300PX	CORETECH

# SSHS Event Overview

**Date:** November 26, 2025 **Time:** 10:00AM **Weather:** Partly Cloudy  
Demolition and Groundbreaking Ceremony for Simon Sanchez High School (SSHS)

## Event Timeline

Time	Activity	Participants
8:30 AM	Set up time	All hands on deck
10:00 AM	Guest arrival and check-in at SSHS Gate A	Guests
10:20 AM	Coordinate Seating	Mason and Protocol Team should have seat tags
10:30 AM	Welcoming Remarks	Emcee (Shanice Poe)
11:20 AM	National Anthem, Fanohge Chamorro, and School Song Performance	Students Choir and SGA
11:30 AM	Address by the Governor of Guam	Governor of Guam
11:35 AM	Address by the Lieutenant Governor	Lieutenant Governor
11:45 AM	Address by the Superintendent of DOE	Superintendent
11:50 AM	Address by the Director of Public Works	Director of Public Works
12:00 PM	Address by Mr. Ho (Contactor)	CORETECH
12:05 PM	Address by Simon Sanchez Family Representative	Namesake Representative
12:15 PM	Remarks by Simon Sanchez 2014 Teacher Gretchen Andres and former Principal Beth Perez	Gretchen Andres, Beth Perez
12:19 PM	Remarks by current Principal Carla Masnyon	Principal Carla Masnyon
12:22 PM	Closing remarks by the Mayors of Yigo and Dededo	Mayors of Yigo and Dededo

# SSHS Event Overview

**Date:** November 26, 2025 **Time:** 10:00AM **Weather:** Partly Cloudy  
Demolition and Groundbreaking Ceremony for Simon Sanchez High School (SSHS)

## Demolition Orders

Governor and Simon Sanchez (Family Representative)

*Pending confirmation for demolition style - Vince and Mr. Ho*

## Groundbreaking Participants

- Governor
- Lieutenant Governor
- Senators
- Mr. Ho (CORETECH)
- SSFM Representative
- Superintendent of DOE
- Department of Education Board Members & IBOGS
- SSHS Principals
- Mayor of Dededo and Yigo + MPC Chair
- SSHS Student Body Association (SBA)
- VIP Alumni and Students



To: Linda Ibanez  
Deputy Director  
Department of Public Works

Fr: Joseph Guthrie  
Chief Deputy Attorney General  
Solicitor Division

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

Date: October 24, 2025

---

Please be advised that I'll be responding to DPW and the Government's Negotiating Team on behalf of the Office of the Attorney General concerning documents and matters related to the New Simon Sanchez High School.

With respect to the draft *Notice of Intent to Award* and draft notifications to the other proposers, our responses are as follows:

- The draft notifications can be finalized as written.
- Regarding the *Notice of Intent to Award*, we recommend finalizing it with items 1-3 as drafted and adding the following paragraph:

"You are further requested to provide the Executed Formal Contract and the Performance and Payment Bond within fifteen (15) calendar days of those documents being finalized."

Except as noted above, the remainder of the *Notice of Intent to Award* and accompanying notifications may be finalized as revised by the Evaluation Committee.

In closing, please ensure that AAG Keeler is included in all future communications regarding this matter. Kindly also copy me on any correspondence or updates moving forward. I am aware that a Non-Disclosure Agreement for this project is in place, which I will be submitting shortly. Please contact our office if you have any questions. Thank you.

  
Joseph A. Guthrie  
Chief Deputy Attorney General

**Office of the Attorney General**  
Douglas B. Moylan · Attorney General of Guam

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671-475-2709 · 671-475-2493 (fax) · [solicitors@oagguam.org](mailto:solicitors@oagguam.org) · [www.guamattorneygeneral.org](http://www.guamattorneygeneral.org)  
"Guam's Toughest Law Enforcers"

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**SSHS FINAL NOTICE OF INTENT TO AWARD**

---

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

Mon, Oct 27, 2025 at 9:19 AM

To: Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;

Cc: Vince Arriola <vince.arriola@dpw.guam.gov>, "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Donna Herrero <donna.herrero@dpw.guam.gov>, Lester Carlson <lester.carlson@bbmr.guam.gov>, Edward Birn <edward.birn@doa.guam.gov>, "K. Erik Swanson PhD" <keswanson@gdoe.net>, Carla Benita Masnayan <cdmasnayan@gdoe.net>, "Tina Garcia - GEDA (cgarcia@investguam.com)" <cgarcia@investguam.com>, Tom Keeler <tkeeler@oagguam.org>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "jguthrie@oagguam.org" <jguthrie@oagguam.org>

Hi Linda,

Per Chief Deputy Attorney General Guthrie's memo attached,

Attached you will find...

1. Final Notice of Intent to Award for Core Tech International
2. Final Notification of Notice of Intent to Award to General Pacific Services.
3. Final Notification of Notice of Intent to Award to Guam Education Finance Foundation III

**DPW Actions Required:**

1. DPW final review/ DPW Director's signatures
2. Issuance of Letters to the Proposers.

**Pending Items:**

1. DRAFT P3 Contract from GEDA.

Please let me know how we can assist.

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

[Quoted text hidden]

---

## 4 attachments



**SSHS Memo.pdf**

282K



**251027 CTI Notice of Intent to Award FINAL .docx**

118K



**251027 GPS Notification of Notice of Intent to Award.docx**

117K



**251027 GEFF Notification of Notice of Intent to Award.docx**

117K

Hi John,

Thanks for copying us in. Please copy us in on the emailed letters that go out to GPS and GEFF as well, so we can help you track them and save them for our files.

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](mailto:jduenas@ssfm.com) | [www.ssfm.com](http://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:** John F. Calanayan <[john.calanayan@dpw.guam.gov](mailto:john.calanayan@dpw.guam.gov)>

**Sent:** Monday, October 27, 2025 10:59 AM

**To:** [ho.eun@coretechintl.com](mailto:ho.eun@coretechintl.com); Tom Keeler <[tkeeler@oagguam.org](mailto:tkeeler@oagguam.org)>; Joseph Guthrie <[jguthrie@oagguam.org](mailto:jguthrie@oagguam.org)>; Linda Ibanez <[linda.ibanez@dpw.guam.gov](mailto:linda.ibanez@dpw.guam.gov)>; Vincent P. Arriola (<[Vince.Arriola@dpw.guam.gov](mailto:Vince.Arriola@dpw.guam.gov)> <[vince.arriola@dpw.guam.gov](mailto:vince.arriola@dpw.guam.gov)>; DPW SSHS CM Team <[DPWSSHSCMTeam@ssfm.onmicrosoft.us](mailto:DPWSSHSCMTeam@ssfm.onmicrosoft.us)>; [keswanson@gdoe.net](mailto:keswanson@gdoe.net)

**Subject:** Notice of Intent to Award

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

Mr. Eun Ho,

Forwarded below is the sign copy of the NOTICE OF INTENT OF AWARD. Please acknowledge receipt of this email.  
Thank you

John

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---

**Tom Keeler** <tkeeler@oagguam.org>

Mon, Oct 27, 2025 at 11:16 AM

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

Cc: Krista Cruz-Lynch <kcruz-lynch@oagguam.org>, Danielle Tenorio-Balbas <dtenorio-balbas@oagguam.org>

# Acknowledged.

[Quoted text hidden]



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

## Notice of Intent to Award

3 messages

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

Mon, Oct 27, 2025 at 10:58 AM

To: ho.eun@coretechintl.com, Tom Keeler <tkeeler@oagguam.org>, Joseph Guthrie <jguthrie@oagguam.org>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Vincent P. Arriola (Vince.Arriola@dpw.guam.gov)" <vince.arriola@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "keswanson@gdoe.net" <keswanson@gdoe.net>

Mr. Eun Ho,

Forwarded below is the sign copy of the NOTICE OF INTENT OF AWARD. Please acknowledge receipt of this email.  
Thank you

John

 CTI.pdf  
33K

Ho Eun <ho.eun@coretechintl.com>

Mon, Oct 27, 2025 at 11:05 AM

To: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Tom Keeler <tkeeler@oagguam.org>, Joseph Guthrie <jguthrie@oagguam.org>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Vincent P. Arriola (Vince.Arriola@dpw.guam.gov)" <vince.arriola@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "keswanson@gdoe.net" <keswanson@gdoe.net>

Cc: "execom@coretechintl.com" <execom@coretechintl.com>, Phobby Villanueva <phobby.villanueva@coretechintl.com>, Maebell Violango <maebell.violango@coretechintl.com>, Younghoon Kim <younghoon.kim@coretechintl.com>

Thank you, John.

I confirm receipt of your email.

Best,

Ho

[Quoted text hidden]

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

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Joseph W Duenas <jduenas@ssfm.com>

Mon, Oct 27, 2025 at 11:06 AM

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

Cc: DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, Vince Arriola <vince.arriola@dpw.guam.gov>



*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*

October 27, 2025

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

**SUBJECT: NOTICE OF INTENT TO AWARD**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** Following the evaluation of proposals and subsequent negotiations under the Request for Proposals for the New Simon Sanchez High School Project, the Department of Public Works (DPW), on behalf of the Government of Guam, hereby issues this Notice of Intent to Award to Core Tech International (CTI) as the Selected Developer.

You are requested to provide the following within fifteen (15) calendar days of receipt of this notice:

1. Construction Phase Insurance Coverage
2. Written clearance from the Department of Revenue and Taxation
3. Current Business License

You are further requested to provide the Executed Formal Contract and the Performance and Payment Bond within fifteen (15) calendar days of those documents being finalized.

This Notice of Intent to Award does not constitute a contract. The intended award remains expressly subject to:

- Final agreement on financing, insurance, and maintenance terms; and
- Execution of all final contract and financing documents related to the lease-leaseback and bond issuance.

Pursuant to 5 GCA §5425, any actual or prospective offeror or contractor who is aggrieved by this intended award may file a written protest in the timeline prescribed from the date of this notice. Should you require additional information, please contact John Calanayan at DPW Capital Improvement Projects and Contracts Administration Section at (671) 646-3189.

Sincerely,

**VINCENT P. ARRIOLA**  
DIRECTOR

---

**SSHS FINAL NOTICE OF INTENT TO AWARD**

---

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

Mon, Oct 27, 2025 at 11:03 AM

To: "Tina Garcia - GEDA (cgarcia@investguam.com)" &lt;cgarcia@investguam.com&gt;

Cc: Vince Arriola &lt;vince.arriola@dpw.guam.gov&gt;, Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;, "John F. Calanayan" &lt;john.calanayan@dpw.guam.gov&gt;, Donna Herrero &lt;donna.herrero@dpw.guam.gov&gt;, Lester Carlson &lt;lester.carlson@bbmr.guam.gov&gt;, Edward Birn &lt;edward.birn@doa.guam.gov&gt;, "K. Erik Swanson PhD" &lt;keswanson@gdoe.net&gt;, Carla Benita Masnayan &lt;cdmasnayan@gdoe.net&gt;, Carlos Bordallo &lt;carlos.bordallo@investguam.com&gt;, Tom Keeler &lt;tkeeler@oagguam.org&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;, "jguthrie@oagguam.org" &lt;jguthrie@oagguam.org&gt;

Hi Tina,

I hope this email finds you doing well.

As requested by fiscal leadership previously, attached you will find the signed SSHS Notice of Intent of Award letters scheduled to be issued today by DPW.

The DPW Director is requesting if you can provide the latest update on DRAFT P3 contract being worked on by your team. Appreciate if you could provide this for him and the team.

Thank you!

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*

[Quoted text hidden]

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**3 attachments**

 **251027 CTI Notice of Intent to Award signed.pdf**  
65K

 **251027 GEFF II Notification of Notice of Intent to Award Issuance signed.pdf**  
57K

 **251027 GPS Notification of Notice of Intent to Award Issuance signed.pdf**  
56K

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**Notice of Intent to Award**

---

**Ho Eun** <ho.eun@coretechintl.com>

Mon, Oct 27, 2025 at 11:05 AM

To: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Tom Keeler <tkeeler@oagguam.org>, Joseph Guthrie <jguthrie@oagguam.org>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Vincent P. Arriola (Vince.Arriola@dpw.guam.gov)" <vince.arriola@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "keswanson@gdoe.net" <keswanson@gdoe.net>  
Cc: "execom@coretechintl.com" <execom@coretechintl.com>, Phobby Villanueva <phobby.villanueva@coretechintl.com>, Maebell Violango <maebell.violango@coretechintl.com>, Younghoon Kim <younghoon.kim@coretechintl.com>

Thank you, John.

I confirm receipt of your email.

Best,

Ho

[Quoted text hidden]

This message was sent from outside the company. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

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

---

## Notification of Notice of Intent to Award

2 messages

---

**John F. Calanayan** <john.calanayan@dpw.guam.gov>

Mon, Oct 27, 2025 at 11:09 AM

To: John Sage <kiwijohnkohl@yahoo.com>, Tom Keeler <tkeeler@oagguam.org>, Joseph Guthrie <jguthrie@oagguam.org>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Vincent P. Arriola (Vince.Arriola@dpw.guam.gov)" <vince.arriola@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "keswanson@gdoe.net" <keswanson@gdoe.net>

Mr. John Sage,

Forwarded below is the sign copy of the Notification of NOTICE OF INTENT OF AWARD Issuance. Please acknowledge receipt of this email. Thank you

John



**GEFF.pdf**  
47K

---

**Tom Keeler** <tkeeler@oagguam.org>

Mon, Oct 27, 2025 at 11:14 AM

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

Cc: Krista Cruz-Lynch <kcruz-lynch@oagguam.org>, Danielle Tenorio-Balbas <dtenorio-balbas@oagguam.org>

## Acknowledged.

[Quoted text hidden]

---

**Notification of Notice of Intent to Award**

---

**John Sage** <kiwijohnkohi@yahoo.com>

Mon, Oct 27, 2025 at 5:04 PM

To: "John F. Calanayan" <john.calanayan@dpw.guam.gov>, Tom Keeler <tkeeler@oagguam.org>, Joseph Guthrie <jguthrie@oagguam.org>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Vincent P. Arriola (Vince.Arriola@dpw.guam.gov)" <vince.arriola@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "keswanson@gdoe.net" <keswanson@gdoe.net>

John,

Notice received.

Thanks,  
John

---

**From:** John F. Calanayan <john.calanayan@dpw.guam.gov>**Sent:** Monday, October 27, 2025 11:09 AM**To:** John Sage <kiwijohnkohi@yahoo.com>; Tom Keeler <tkeeler@oagguam.org>; Joseph Guthrie <jguthrie@oagguam.org>; Linda Ibanez <linda.ibanez@dpw.guam.gov>; Vincent P. Arriola (Vince.Arriola@dpw.guam.gov) <vince.arriola@dpw.guam.gov>; DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>; keswanson@gdoe.net <keswanson@gdoe.net>**Subject:** Notification of Notice of Intent to Award

[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*

October 27, 2025

John Sage, P.E.  
Guam Education Finance Foundation III, Inc.  
3340 Peachtree Road, Suite 1780  
Atlanta, Georgia 30326

**SUBJECT: NOTIFICATION OF NOTICE OF INTENT TO AWARD ISSUANCE**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Håfa Adai!*** The Department of Public Works (DPW), on behalf of the Government of Guam, wishes to thank you for your participation in the procurement for the New Simon Sanchez High School (FDDBLM) project. After thorough evaluation of all proposals and completion of negotiations conducted pursuant to the Request for Proposals, the Government of Guam has determined to issue a Notice of Intent to Award to Core Tech International (CTI) as the selected developer for this project. Please be advised that this notice does not constitute a contract award.

This notice is provided to all offerors in accordance with 5 GCA §5425 and applicable Guam Procurement Regulations.

DPW greatly appreciates your effort and interest in this major public infrastructure project and encourages your continued participation in future Government of Guam procurements.

Should you have any questions, please contact John Calanayan, Capital Improvement Projects and Contracts Administration Section, at (671) 646-3189.

Sincerely,

**VINCENT P. ARRIOLA**  
DIRECTOR



Gmail

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

---

## Notification of Notice of Intent to Award

2 messages

---

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

Mon, Oct 27, 2025 at 11:13 AM

To: Phil Roberto <roberto.phil@gmail.com>, Tom Keeler <tkeeler@oagguam.org>, Joseph Guthrie <jguthrie@oagguam.org>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Vincent P. Arriola (Vince.Arriola@dpw.guam.gov)" <vince.arriola@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "keswanson@gdoe.net" <keswanson@gdoe.net>

Mr. Phillip Roberto,

Forwarded below is the sign copy of the Notification of NOTICE OF INTENT OF AWARD Issuance. Please acknowledge receipt of this email. Thank you

John



GPS.pdf  
45K

---

Tom Keeler <tkeeler@oagguam.org>

Mon, Oct 27, 2025 at 11:15 AM

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

Cc: Krista Cruz-Lynch <kcruz-lynch@oagguam.org>, Danielle Tenorio-Balbas <dtenorio-balbas@oagguam.org>

## Acknowledged.

[Quoted text hidden]



Gmail

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

---

## Notification of Notice of Intent to Award

---

**Phil Roberto** <roberto.phil@gmail.com>

Wed, Oct 29, 2025 at 11:29 AM

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

Cc: Tom Keeler <tkeeler@oagguam.org>, Joseph Guthrie <jguthrie@oagguam.org>, Linda Ibanez <linda.ibanez@dpw.guam.gov>, "Vincent P. Arriola (Vince.Arriola@dpw.guam.gov)" <vince.arriola@dpw.guam.gov>, DPW SSHS CM Team <DPWSSHSCMTeam@ssfm.onmicrosoft.us>, "keswanson@gdoe.net" <keswanson@gdoe.net>

Acknowledge receipt of your email and letter.

[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*

October 27, 2025

Philip Roberto  
General Pacific Services  
265 Mamis Street  
Tamuning, Guam 96913

**SUBJECT: NOTIFICATION OF NOTICE OF INTENT TO AWARD ISSUANCE**  
New Simon Sanchez High School (FDDBLM)  
Project No. 730-5-1059-L-YIG

***Buenas yan Hafa Adai!*** The Department of Public Works (DPW), on behalf of the Government of Guam, wishes to thank you for your participation in the procurement for the New Simon Sanchez High School (FDDBLM) project. After thorough evaluation of all proposals and completion of negotiations conducted pursuant to the Request for Proposals, the Government of Guam has determined to issue a Notice of Intent to Award to Core Tech International (CTI) as the selected developer for this project. Please be advised that this notice does not constitute a contract award.

This notice is provided to all offerors in accordance with 5 GCA §5425 and applicable Guam Procurement Regulations.

DPW greatly appreciates your effort and interest in this major public infrastructure project and encourages your continued participation in future Government of Guam procurements.

Should you have any questions, please contact John Calanayan, Capital Improvement Projects and Contracts Administration Section, at (671) 646-3189.

Sincerely,

**VINCENT P. ARRIOLA**  
**DIRECTOR**

**251028 DRAFT SSHS PRESS RELEASE ON NOIA**

Joseph W Duenas &lt;jduenas@ssfm.com&gt;

Mon, Oct 27, 2025 at 12:34 PM

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

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

Hi Director,

Should you wish to update the community on the latest SSHS progress, I have attached a DRAFT press release that may assist.

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

*Joe*  
*Wast #11 final*  
*NOA - Good work-up!*  
*W*

28 OCT 2025

"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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**251028 DRAFT DPW PRESS RELEASE NOIA \_docx**

117K



*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*

## **FOR IMMEDIATE RELEASE**

October 28, 2025

# **PROGRESS REPORT: DPW Issues Notice of Intent to Award for Simon Sanchez High School**

*Upper Tumon, Guam-* The Department of Public Works (DPW) today announced the issuance of a Notice of Intent to Award for the long-awaited Simon Sanchez High School project, marking another significant step forward in one of Guam's most important public investments in education.

After a thorough, transparent, and multi-agency process conducted under Public Law 37-22 and the Ma Kåhat Act, DPW confirmed that the Evaluation Committee- comprised of representatives from DPW, the Guam Department of Education (GDOE), Simon Sanchez High School (SSHS), the Guam Economic Development Authority (GEDA), and the Department of Land Management (DLM)- has completed construction cost negotiations with the top-ranked proposer, Core Tech International, and has formally issued a Notice of Intent to Award for contract finalization.

This milestone reflects months of collaboration among DPW, GDOE, GEDA, BBMR, DOA, the Principal of Simon Sanchez and the AG's Office to ensure the project's price, design, scope, and financing align with both legal requirements and the educational needs of the community.

"This milestone is the product of persistence, collaboration, and accountability," said DPW Director Vincent P. Arriola. "It demonstrates what can be achieved when agencies work together with focus and integrity to deliver results that matter to our students and our community."

With the Notice of Intent to Award now issued, DPW and its partner agencies will move toward the finalization of the Public-Private Partnership (P3) Finance, Design, Build, Lease-Back, and Maintain agreement. The forthcoming contract, to be finalized by GEDA in coordination with DPW and GDOE, will define the next chapter of this multi-year effort.

DPW emphasized that after years of delays and months of procurement and negotiations, this is a time for unity and forward momentum- not obstruction.

"Every proposer pledged their commitment to Guam's students," Arriola stated. "Now is the time to honor that commitment by supporting the process and respecting the lawfully established procedures

that move this project forward. DPW stands by the integrity of this procurement and urges all partners to keep the focus where it belongs—on delivering this long-awaited school for our students and families.”

As the project advances into its final contractual phase, DPW reaffirmed its dedication to accountability, partnership, and excellence.

“DPW will continue working closely with GEDA and our education partners to bring this project to groundbreaking and completion. This is a priority of Governor Lou Leon Guerrero and Lt. Governor Josh Tenorio,” said Arriola. “This is more than a building- it is a promise kept to Guam’s next generation.”

\*\*\*\*

---

## SSHS Planning Meeting

---

Roy A.B. Quinata <roy.quinata@guam.gov>

Thu, Oct 30, 2025 at 1:48 PM

To: Krystal Paco-San Agustin <krystal.paco@guam.gov>, Mason Obispo <mason.obispo@guam.gov>, vince.arriola@dpw.guam.gov, Judith Won Pat <judith.wonpat@guam.gov>, icarillo@pbsguam.org, Michaelene Arroyo <michaelene.arroyo@guam.gov>

Cc: "Shamra L.A. Chargualaf" <shamra.chargualaf@guam.gov>, "Eliza G. Dames" <eliza.dames@guam.gov>, Davina Sayama-Chargualaf <davina.sayama-chargualaf@guam.gov>, "Josephine C. Cepeda" <josephine.cepeda@guam.gov>, "Kathleen C. Cepeda" <kathleen.cepeda@guam.gov>, Jon Junior Calvo <jon.calvo@guam.gov>

Hafa Adai, **TEAM**,

I would like to invite you to a preparatory meeting for the upcoming demolition and groundbreaking ceremony at the Yigo Campus. This meeting is scheduled for Thursday, November 13, 2025, at 9:00 a.m. in the Large Conference Room at Adelup.

In attendance will be representatives from SSHS Leadership, the Mayors of Dededo and Yigo, and other key stakeholders. The demolition and groundbreaking ceremony is planned for Wednesday, November 26, 2025, at 3:30 p.m.

Could you please confirm your availability to attend this meeting?

SYM -  
Roy A.B. Quinata

NOTE:

You have a hearing  
sometime regarding DIAZ  
Pu Tom you can attend via  
Zoom, but you have to  
be in attendance. He will send  
Zoom link once he gets it.





Gmail

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

---

## SSHS Signage for Groundbreaking

---

Roy A.B. Quinata <roy.quinata@guam.gov>

Fri, Oct 31, 2025 at 3:02 PM

To: vince.arriola@dpw.guam.gov, donna.herrero@dpw.guam.gov

Hafa Adai Sir,

Could you please review the attached files for your approval?  
I would also appreciate your confirmation of the following details:

Contractor: CORETECH  
Construction Management: SSFM  
Designed By: TRMA

Thank you for your time and attention to this matter.

SYM - RQ

**THE START OF SOMETHING NEW**



**THE START OF SOMETHING NEW**



**GOVERNOR LOU LEON GUERRERO AND LT. GOVERNOR JOSH TENORIO  
ANNOUNCE THE CONSTRUCTION OF THE NEW  
SIMON SANCHEZ HIGH SCHOOL**



Contracting Agent  
Department of Public Works

Contractor  
Name

Designed By  
Name

Construction Management  
Name

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**SSHS Information**

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**Roy A.B. Quinata** <roy.quinata@guam.gov>

Fri, Oct 31, 2025 at 3:22 PM

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

Cc: Joseph W Duenas &lt;jduenas@ssfm.com&gt;, Linda Ibanez &lt;linda.ibanez@dpw.guam.gov&gt;, Lester Carlson &lt;lester.carlson@bbmr.guam.gov&gt;, "Tina Garcia - GEDA (cgarcia@investguam.com)" &lt;cgarcia@investguam.com&gt;, Donna Herrero &lt;donna.herrero@dpw.guam.gov&gt;, DPW SSHS CM Team &lt;DPWSSHSCMTeam@ssfm.onmicrosoft.us&gt;

Apologies, please disregard my previous email attachment.

SYM - RQ

On Fri, Oct 31, 2025 at 3:19 PM Roy A.B. Quinata <roy.quinata@guam.gov> wrote:

Hafa Adai Vince,

Thank you for providing these initial thoughts. I will coordinate with the Governor's team to finalize the latest program draft and send it over. The attached document is merely a draft and is subject to change as the date approaches.

Please do not hesitate to reach out if you have any questions or concerns.

SYM - RQ

On Fri, Oct 31, 2025 at 2:27 PM Vince Arriola <vince.arriola@dpw.guam.gov> wrote:

Sen. Roy....

Can we get the latest program...my thoughts on the first draft...

\* Too many speakers...Should be Gov...LT...Superintendent....Family Rep....Principal.

\* The time schedule needs to be corrected

\* Emcee is speaking for 50 minutes!

\* Who is this Emcee?

\* Working with contractor to tear down a portion of the existing building wall

\* At shovelling of dirt, we will have colored smoke fireworks...if that makes any sense.

\* Under a separate email, i'll send you a sample.

**Vincent P. Arriola****Director, Department of Public Works**

542 North Marine Corp Drive,

Tamuning, Guam 96913

(671) 646-3131

On Fri, Oct 31, 2025 at 10:55 AM Joseph W Duenas <jduenas@ssfm.com> wrote:

Hi Roy,

Thank you for your call on Simon Sanchez High School construction progress. As discussed, you are working with the Governor's/ Lt. Governor's Office on documenting the progress of the school.

Please email me specifically what you need to assist you and I'll work with DPW.

As discussed, I'm copying in the government leadership currently driving the project, so we're all on the same page.

Thanks again. I look forward to your email.

Sincerely,

Joe

Joseph W. Duenas, ENV SP | Pacific Area Manager



**Innovate | Adapt | Sustain**

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*"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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**SSHS Demolition and Groundbreaking LineUp .pdf**

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