



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

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



Director
LINDA J. IBANEZ
Deputy Director
ERNEST G. CANDOLETA JR.
Deputy Director

November 19, 2025

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

PROJECT NO.: 730-5-1059-L-YIG

The Department of Public Works (“DPW”) would like to inform all proposers that DPW is in receipt of a Procurement Protest for Simon Sanchez High School (FDDBLM) Project No.: 730-5-1059-L-YIG.

Therefore, pursuant to 5 GCA Chapter 5 – Procurement Regulation §5425(g), a *“Stay of Procurement”* is hereby issued effective November 19, 2025. No action may take place until resolution of the protest.

When a determination of this matter is achieved, DPW shall give written notice. Please acknowledge receipt of this document by and returning via email.

Should you have any questions or concerns on this matter, please contact Mr. John F. Calanayan, Engineer Supervisor at tel. no. (671) 646-3189, my email john.calanayan@dpw.guam.gov.

Sincerely,

VINCENT P. ARRIOLA
Director



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

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

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FOR IMMEDIATE RELEASE

November 19, 2025

Protest by General Pacific Services (GPS) Triggers Mandatory Delay in Simon Sanchez High School Construction

Upper Tumon, Guam - The Department of Public Works (DPW) confirms that a procurement protest was filed regarding the Simon Sanchez High School Replacement Project, triggering an automatic stay of the procurement under Guam law, and pausing the project's progress pending formal review of the concerns raised.

For more than a decade, repeated procurement challenges have delayed progress on replacing the Simon Sanchez High School facility. Thousands of students have endured double sessions, overcrowded facilities, and daily disruption to their educational experience. The community has waited far too long for a safe, modern campus. We understand their frustration and share the community's disappointment that this long-awaited project now faces yet another procedural setback.

The protest stems from a dispute regarding the timeliness or completeness of the procurement record. Throughout the procurement, DPW coordinated closely with the Office of the Attorney General to ensure strict compliance with procurement requirements, including recordkeeping and transparency. DPW is confident in the record produced for this procurement and will resolve any questions raised about specific documents through the formal protest review process.

Regrettably, due to the automatic stay triggered by the protest, the groundbreaking ceremony scheduled for Monday will be postponed. We know how disappointing this additional delay is for our students, families, faculty, and alumni who have been waiting far too long for their new school.

DPW remains firmly committed to delivering a safe, modern, high-quality campus for the students of Simon Sanchez High School. We will continue to uphold the law, maintain full transparency, and move the project forward as expeditiously as possible under the law.

We ask for the community's patience as the protest review process moves forward, and we reaffirm our unwavering commitment to the students of Simon Sanchez High School: you will get the school you deserve.

RAZZANO WALSH & TORRES

A PROFESSIONAL CORPORATION

PAN AMERICAN BUILDING
139 Murray Blvd Suite 100
Hagåtña, Guam 96910

November 19, 2025

BID PROTEST

THIS IS A PRE-AWARD PROCUREMENT PROTEST OF DEPARTMENT OF PUBLIC WORKS PROJECT NO. 730-5-1059-L-YIG (THE "PROJECT"), AND AS SUCH THIS CORRESPONDENCE SERVES AS A STATUTORY TRIGGER FOR AN AUTOMATIC STAY REGARDING THE CONTINUED PROCUREMENT OF THE PROJECT. PURSUANT TO 5 GCA § 5425(G), THE TERRITORY SHALL NOT PROCEED FURTHER WITH THE SOLICITATION OR WITH THE AWARD OF THE CONTRACT PRIOR TO FINAL RESOLUTION OF THIS PROTEST.

VIA EMAIL AND HAND DELIVERY

Director Vincent P. Arriola
Guam Department of Public Works
Capital Improvement Projects and
Contracts Administration Section
542 North Marine Corps Drive
Tamuning, Guam 96913
vince.arriola@dpw.guam.gov



Dear Director Arriola:

Our office continues to represent General Pacific Services ("GPS"), an offeror on Project No. 730-5-1059-L-YIG (the "project"). On November 17, 2025, the Department of Public Works ("DPW") provided our attorneys with a group of documents it stated was the procurement record generated for the project — more than two weeks after the procurement record was originally requested. Instead of a single procurement record as required by law, the agency pointed to 18 separate unordered documents consisting of 74 total pages. It strains credulity for DPW to claim that this group of documents is indeed the procurement record for Project No.

730-5-1059-L-YIG, especially when held up against a project cost in excess of \$140,000,000.00 dollars.

The incomplete documents purporting to be a procurement record, the impending award to Core Tech International ("CTI"), and the requirement that GPS bring these reasons for its aggrievement under the procurement law to DPW's attention in a timely manner compel the instant submission of this protest with your agency, without prejudice to any further ground for protest that may be contained in the complete procurement record.

The current grounds for GPS' protest are summarized here:

1. Because DPW was delayed in preparing the procurement record and has not provided GPS with the entire record of this procurement kept by DPW, GPS is compelled to protest what it views as an incomplete and improperly kept record of procurement.

2. The production of November 17, 2025, cannot, as a matter of law, be used to support a contract award to CTI. Guam law mandates that "each procurement officer shall maintain a complete record of each procurement." 5 G.C.A. § 5249. The basic requirements under 5 G.C.A. § 5249 mandate that each procurement officer maintain a complete procurement record that contains: (1) meeting records with dates, times, subject matter, and participants; (2) communication logs between government employees and the public, bidders, vendors, or manufacturers; (3) sound recordings of pre-bid conferences, negotiations, and small purchase discussions; (4) vendor brochures, submittals, and all drafts used in specification development; and (5) the requesting agency's determination of need. Additional requirements apply for specific procurement types, including extensive record-keeping for competitive sealed bidding processes. Moreover, no procurement award may be made without written certification under penalty of perjury that complete records have been maintained and are available for public inspection. These all appear to be missing from the 74-page record. Guam law categorically and independently prevents an award when the material record of the procurement was not properly maintained. Under Guam law, "a complete procurement record is required by law for an award," *Teleguam Holdings LLC v. Territory of Guam*, 2018 Guam 5, ¶ 35 (Guam May 14, 2018), citing 5 G.C.A. § 5250.

3. To the extent that the procurement record is incomplete, GPS cannot fully examine any other grounds for protest at this time, but reserves its right to protest on any additional ground should the procurement record subsequently be furnished.

RELIEF REQUESTED


GPS requests that DPW render a decision that:

1. Determines that the lack of a procurement record prevents an award to CTI;
2. Determines that DPW must reissue the procurement so that a proper record can be kept from the inception, thus providing the public with a legal record that justifies and records the procurement process and decisions that are made.

Finally, this is a pre-award procurement protest of Department of Public Works Project No. 730-5-1059-L-YIG, and as such this correspondence statutorily triggers the Automatic Stay. Pursuant to 5 GCA § 5425(g), the Territory shall not proceed further with the solicitation or with the award of the contract prior to final resolution of this protest.

We look forward to your prompt and expeditious resolution of this protest.

Sincerely,



Joshua D. Walsh