Guahan

GUAM PRESERVATION TRUST

INANGOKKON INADAHI GUAHAN

P.O. Box 3036 • Hagåtña, Guam 96932 Tel: (671) 472-9439/40 • Fax: (671) 477-2047

GUAM PRESERVATION TRUST REGULAR BOARD OF DIRECTORS MEETING THURSDAY, FEBRUARY 12, 2015 3:00 P.M., GPT CONFERENCE ROOM

AGENDA

•		., •
	1.0.	CALL TO ORDER / ROLL CALL
Action	2.0.	APPROVAL OF MINUTES (January 26, 2015 Meeting)
	3.0.	OLD BUSINESS
Action	4.0.	NEW BUSINESS 4.1. Atantano Appraisal
Action		4.2. Guam History and Chamorro Heritage Day
	5.0.	COMMITTTEE REPORTS
		5.1. Budget & Finance Report
		Refer to Report
Info		5.1.a. YTD Balance
Action		5.1.b. FY14 Audit
		5.2. Architecture Committee Report
Info		Refer to Report
Action		5.2.a. San Dionisio Church – Structural Assessment
Action		5.2.b. George Flores House
		5.3. Grants Committee Report
Info		Refer to Report
	6.0	OPEN DISCUSSION
	7.0	ADJOURNMENT

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GUAM PRESERVATION TRUST REGULAR BOARD OF DIRECTORS MEETING **MONDAY, JANUARY 26, 2015** MAGELLAN ROOM, HYATT REGENCY HOTEL; 2:00 P.M.

MINUTES

PRESENT:

Michael Makio, Architecture - P

Rebecca Duenas, Chamorro Culture – P

Marilyn Salas, Chamorro Culture - A

Eric Forbes, History - P

Joaquin Perez, Planning - A

ALSO PRESENT: Joe Quinata, GPT - CPO

Terrence Brooks, Legal Counsel

Richard Olmo, State Historic Preservation Office

Ruby Santos, GPT - ASC

Nicole Calvo, GPT - SPC

Andrew Tenorio, GPT - SPC Anjelica Roscoe, GPT - SPC

1.0 CALL TO ORDER

The meeting was called to order by Chairman Michael Makio at 1:50 p.m., and roll call was conducted.

2.0 **ELECTION OF OFFICERS**

Vice-Chair; 2.2.Secretary; 2.3. Treasurer

Chairman Makio entertained nominations for the Officers of the Board.

Motion

Joaquin Perez motioned to retain the 2014 Officers for the current year.

The motion was seconded by Marilyn Salas.

The 2014 Officers were Vice Chair - Marilyn Salas; Secretary - Dave Lotz; Treasurer -

Rebecca Duenas.

With no further discussion or objection, the motion was unanimously approved.

The 2015 Officers were congratulated.

3.0 **APPROVAL OF MINUTES (12/18/14 Meeting)**

Chairman Makio opened the floor for discussion on the December 18, 2014, Board meeting.

The following correction was noted:

Page 1.; Change Board Roster to read, "Marilyn Salas – Chamorro Culture – Alternate; and Rebecca Duenas, Chamorro Culture – Primary.

Motion

Marilyn Salas motioned to approve the minutes of December 18, 2014 with changes.

The motion was seconded by Joaquin Perez.

With no further discussion or amendments the minutes were unanimously approved.

4.0 **OLD BUSINESS**

4.1. **Board Orientation**

Chairman Makio opened the floor for a volunteer to Chair the Ad Hoc Committee to review the Employee handbook as presented during the Board Orientation.

Rebecca Duenas volunteered and invited any interested Board members to participate. Upon scheduling, the meeting date and time will be announced.

4.2. Benny San Nicolas Property

Joe Quinata reported initially an agreement was entered into for the two properties. The Escrow conducted a title search to discover the second lot adjacent to the property with the historic home did not have a free and clear title.

Staff is requesting to proceed with purchasing the property with the home and revisit the adjacent property at a later time.

The Board discussed the family's offer to purchase the lot with the home at this time.

Motion

With no further discussion, Rebecca Duenas motioned to purchase the property with the Benny San Nicolas House.

The motion was seconded by Joaquin Perez.

The Board discussed the initial intent to purchase the lot with the home.

With no further discussion, the motion was unanimously approved.

4.3. GPT 25th Anniversary Activities – Update

Joe Quinata reported the January event is the Strategic Plan Presentation.

Lt. Governor Ray Tenorio, and Legislative Secretary and Oversight Chair Senator Tina Muna Barnes will be guest speakers for the event.

Over 50 stakeholders and partners will be in attendance.

The Board was encouraged to attend.

5.0 NEW BUSINESS

5.1. George Flores House -- Purchase Proposal

Joe Quinata reported owner Doris Flores Brooks expressed an interest to sell the George Flores property. An appraisal and purchase agreement will need to be conducted.

Chairman Makio recommended revisiting the master plan for use or developing a service, small business, or space requirement in the village generating community growth.

The property is eligible for a \$350,000.00 GHURA Block Grant to assist in restoring the property.

The Board discussed its location, commercial zone, and maintenance of the home. A feasibility study on the property will assist in resolving any questions for adaptive use.

Motion

Joaquin Perez motioned to approve staff to move ahead with the necessary steps for the appraisal and purchase proposal and to include a feasibility study.

The motion was seconded by Marilyn Salas.

With no further discussion, the motion was unanimously approved.

6.0 COMMITTEE REPORTS

6.1. BUDGET & FINANCE COMMITTEE

Refer to Report

GUAM PRESERVATION TRUST

6.1.a. YTD Balance

Joe Quinata reported the current GPT fund is \$6,593,684.80, with unobligated fund of \$5,006,872.82 available for grants and projects.

A substantial amount of the available fund will be appropriated for the restoration of the Guam Legislature and Inarajan Homes.

The Board reviewed the administrative and operations expenditure summary. The next quarterly release is expected next week.

6.2. ARCHITECTURE COMMITTEE

Refer to Report

6.2.a. San Dionisio Church

Joe Quinata reported the fee proposal was received for the Structural Assessment of the San Dionisio Church.

Action

Chairman Makio referred the fee proposal to Committee for review.

6.2.b. Rosario House - Fencing

Joe Quinata reported staff solicited a Request for Quotation for portable fencing to secure the site. The original appropriation was for \$2000.00; however the lowest quote of \$6,304.00 was received. Staff requested an additional \$4304.00 to purchase the fencing.

Motion

With no further discussion, Marilyn Salas motioned to approve an additional \$5,000.00 for the fencing for the Rosario House. The motion was seconded by Eric Forbes. With no further discussion the motion was unanimously approved.

Guam Legislature

Joe Quinata reported the status of the Guam Legislature bid process.

A total of eight (8) contractors have picked up bid packets. The bid submission deadline has been extended to February 6, 2015.

A review by the Committee will be conducted upon submission of the bids to analyze and confirm a qualitative statement of level of performance.

Palacio

Chairman Makio updated the Board on the feasibility study of the Palacio. Richard Olmo briefly reported the SHPO's position on the foundation of the Palacio.

6.3. GRANTS COMMITTEE

Refer to Report

Joe Quinata referred the Board to the Projects and Grants Summary for updates.

7.0 OPEN DISCUSSION

- Pale Eric Forbes reported the "I Am Chamorro" filming is on schedule.
- Richard Olmo briefly reported his visit to the Atantano site and difficulties of access to the archaeological sites.
- Joe Quinata reminded the Board of the Strategic Plan Presentation, Thursday at 8 a.m., Lotte Hotel and Board's participation.

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 Chairman Makio announced a Main Streets Conference is scheduled in June and would encourage GPT's attendance.
 Staff will send the link for Board to quickly access and review the conference details.

8.0 ADJOURNMENT

Motion

There being no further agenda items or discussion, Eric Forbes motioned to adjourn the meeting.

The motion was seconded by Joaquin Perez and unanimously approved.

The meeting adjourned at 2:55 p.m.

Transcribed by:

Date:_

Approved b

Date:

GUAM PRESERVATION TRUST ACCOUNTING SUMMARY

For Period Ending: December 31, 2014

CURRENT FUNDS AVAILABLE			\$ 6,593,684.80
Bank of Guam Trust	\$ 32,322.84	12/31/2014	
TD Ameritrade	\$ 0.23	12/31/2014	
Merrill Lynch	\$ 2,285,705.08	12/31/2014	
Raymond James	\$ 1,987,019.10	12/31/2014	
Trade PMR	\$ 2,045,405.18	12/31/2014	
Bank of Guam Checking	\$ 243,232.37	12/31/2014	
Total	\$ 6,593,684.80		•

ADMIN & OPERATIONS	BOARD APPROVED		YTD EXPENSE		BALANCE	
	\$	694,468.91	\$	139,341.21	\$	555,127.70

BOARD FUNDED INITIATIVES				
Public Awareness	\$ 5,000.00	\$ 4,554.00	\$	446.00
Fund Development Plan	\$ 5,125.00	\$ -	\$	5,125.00
5 Year Strategic Plan	\$ 12,250.00	\$ 10,855.75	\$	1,394.25
Taleyfak Interpretive Signage	\$ 10,000.00	\$ 1,785.00	\$	8,215.00
Antantano Property	\$ 20,000.00	\$ 10,171.70	\$	9,828.30
Pacific Heritage Youth Summit	\$ 60,498.00	\$ 43,728.63	\$	16,769.37
Plaza De Espana/GEDA MOU	\$ 110,212.00	\$ 61,818.55	\$	48,393.45
Website Development	\$ 4,500.00	\$ 2,250.00	\$_	2,250.00
Historia De Las Marianas	\$ 10,000.00	\$ 5,000.00	\$	5,000.00
Atantano Appraisal	\$ 4,700.00	\$ 4,700.00	\$	<u>-</u>
ARC	\$ 4,000.00	\$ 4,000.00	\$	-
MARC Scholarship - Sponsor	\$ 5,000.00	\$ 5,000.00	\$	<u>-</u>
Plaza De Espana - Feasiblity St	\$ 106,565.91	\$ 53,200.00	\$	53,365.91
APT - Board Travel	\$ 4,866.64	\$ 4,866.64	\$	-
NTHP - Board Travel	\$ 2,320.55	\$ 2,320.55	\$	~
25th Anniversary Activities	\$ 152,000.00	\$ 	\$	152,000.00
Rosario House(Cleanup/Fence)	\$ 7,000.00	\$ 3,840.00	\$	3,160.00
SUBTOTAL	\$ 524,038.10	\$ 218,090.82	\$	305,947.28

ETHNOGRAPHY & ORAL HISTO			
Amot Hunters - Ian Catling	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
I Yo-Amte - Tricia Lizama	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00

ETHNOGRAPHY & ORAL HISTOR	RY (con	itinued)			Page 2 of 3
A Year on the Island of Guam	\$	10,000.00	\$	-	\$ 10,000.00
SUBTOTAL	\$	20,000.00	\$	7,500.00	\$ 12,500.00
REPAIR, REHABILITATION, REST	ORATI	ON AND RENO	/ATI	ON	
Ft. Soledad	\$	8,000.00	\$	5,950.00	\$ 2,050.00
GVB funds (\$8,000.00)	\$	8,000.00	\$	-	\$ 8,000.00
Lujan House (construction)	\$	697,700.00	\$	806,524.92	\$ 10,080.34
Change Orders 1-5	\$	40,831.40	-		***
Change Order 6-12	\$	29,306.55	!		
Change Order 13	\$	2,625.08		- "	
Change Order 14	\$	15,157.52			
Change Order 15	\$	20,500.00			
Change Order	\$	10,484.71			
Taleyfac Bridge	\$	606,198.21	\$	568,893.93	\$ 37,304.28
Motion 8/4/10	\$	80,000.00	\$	80,000.00	\$ -
SUBTOTAL	\$	1,518,803.47	\$	1,461,368.85	\$ 57,434.62
	'		l		
ARCHAEOLOGY RESEARCH					
MARC Year 1 **	\$	127,622.00	\$	127,429.16	\$ 192.84
MARC Year 2	\$	140,240.00	\$	127,858.41	\$ 12,381.59
MARC Program Year 2, **	\$	25,000.00	\$	24,958.26	\$ 41.74
MARC HSR Course Year 2	\$	25,000.00	\$	20,000.00	\$ 5,000.00
MARC Year 3	\$	75,000.00	\$	54,678.21	\$ 20,321.79
Anthony Camacho Archaeo	\$	2,500.00	\$	2,500.00	\$
SUBTOTAL	\$	395,362.00	\$	357,424.04	\$ 37,937.96
			1		
PUBLIC INTERPRETATION AND					
G.Flores Building Museum	\$	5,000.00	\$	3,750.00	\$ 1,250.00
TASA	\$	5,000.00	\$	_	\$ 5,000.00
Pagat, Haputo, Hilaan	\$	5,000.00	\$	4,500.00	\$ 500.00
MARC - Ritidian Story	\$	5,000.00	\$	3,750.00	\$ 1,250.00
SUBTOTAL	\$	20,000.00	\$	12,000.00	\$ 8,000.00

TOTAL UNOBLIGATED FUND	_ }	4,020,132.00	۶	3,041,340.10	\$	5,006,872.82
TOTAL OBLIGATED FUNDS	\$	4,628,152.08	\$	3,041,340.10	\$	1,586,811.98
SUBTOTAL	\$	62,970.00	\$	3,750.00	\$	59,220.00
Manengon Site	\$	39,412.00	\$		\$	39,412.00
Chagui'an Massacre Site	\$	18,558.00	\$		\$	18,558.00
Judiciary of Guam	\$	5,000.00	\$	3,750.00	\$	1,250.00
HISTORIC PROPERTY DOCUMEN	1					
SUBTOTAL	\$	1,286,536.19	\$	740,574.28	\$	545,961.91
FQ Sanchez A & E	\$	208,054.00	\$	· -	\$	208,054.00
Rosario House - HSR	\$	28,260.00	\$	<u> </u>	\$	28,260.00
Soils Testing	\$	3,722.00	\$	2,977.00	\$	745.00
Addendum (Meno House)	\$	66,656.21	\$	<u>-</u>		
3 Historic Homes (Juan Flores,	\$	215,571.76	\$	129,343.05	\$	152,884.92
Addendum (HSR)	\$	31,404.23				
FQ Sanchez Facility Assessmnt	\$	64,017.99	\$	79,404.23	\$	16,017.99
Inalahan Revitalization Plan	\$	59,800.00	\$	59,800.00	\$	_
Amendment 2 - Const Mgmt	\$	180,000.00	\$	40,000.00	\$.	140,000.00
Water Flow Testing	\$	750.00				
Perc Testing	\$	800.00				
Soil Testing	\$	3,000.00				
LEED - Additional 2010 fee	\$	1,500.00				
Amendment-Expansion	\$	161,000.00				
LEED	\$	42,000.00				
Guam Legislature (HSR & A/E)	\$	220,000.00	\$	429,050.00	\$	-
ARCHITECTURAL RESEARCH						
SUBTOTAL	\$	105,973.41	\$	101,290.90	\$	4,682.51
DCA Amendment 9/10/08	\$	36,573.41				
Inventory & Cataloging - Museum (DCA)	\$	69,400.00	\$	101,290.90	\$	4,682.51
ARCHIVAL RESEARCH		50 400 00		404 300 00		Page 3 of 3

GUAM PRESERVATION TRUST

Projects & Program Summary

For Period Ending: December 31, 2014

Historic Property Documentation and Register Nomination

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Former U.S. District Court Register Nomination (JQ)	Judiciary of Guam	06/19/2013	\$5,000.00	 Nomination Form have been completed and sent to SHPO's Office.
Chagui'an Massacre Site Nomination (AR)	GPT	02/13/14	\$18,558.00	Project ongoing
Manenggon Concentration Camp (AR)	GPT ·	05/15/14	\$39,412.00	Project ongoing

Repair, Restoration or Renovation of Historic Buildings and Structures

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
San Dionisio Church, Umatac (NC)	GPT			 DCA was selected as the firm for the Structural Assessment. Notice to Proceed (NTP) pending the review of fee proposal by the Architecture Committee and approval by the GPT Board.
Inarajan Homes (4) – A/E Design (AT)	Provido, Tan, Jones Architects	08/2013	\$215,571.76	 Notice to Proceed was awarded September, 2013. 30% Submittal approved by Architect Committee. Meeting scheduled with homeowners to present the submittals approved by GPT. A/E design ongoing with 60% submittal currently being reviewed. Amendment to include Meno House for A/E Design. 90% for initial three (3) homes to be submitted by week of June 8. Meno House awaiting 60% submittal.

				 Delay due to soils testing and rainy weather to complete testing. Testing done in October by MARS/Darleen Moore. Contract not to exceed for \$3,722.00 approved by GPT board on 8/27/14. 90% for all 4 homes submitted to be reviewed by Architecture Committee 100% submittal received. Families briefed and received a copy. Architecture committee meeting scheduled for December. Board approved 100% submittal. CPO to now move to construction facilitation. Project Complete
F. Q. Sanchez School – A/E Design to Rehabilitate facility (NC)	RIM Architects	12/2014	\$ 208,054.00	 RIM Architects was selected as the firm for the A/E by the Board on December 18, 2014 at the recommendation of the Architecture Committee with a fee of \$208,054.00 A Consulting Services Agreement was given to RIM on December 30, 2014 A Notice to Proceed was submitted on January 7, 2015 to RIM Architects GPT, RIM and Mayor Johnny Quinata held the first official meeting for the A/E on January 14, 2015 at the Umatac Mayor's office to discuss the Community Survey and schedule 3 community meetings in Umatac.
Guam Legislature Building, Hagatña (Architectural/Engineering Design) (AR)	29th Guam Legislature	01/2008	\$429,050.00	 100% A/E Design completed A/E Design sent to permitting agencies and is currently at DPR under review. Funding from Legislature for their portion of the project has been signed to law and MOA and other bank documents are being reviewed for signature.

Plaza de España, Hagåtña -	29th Guam Legislature	5/2008 (DBA)	\$37,480.00	 Bank documents are currently being sent for required signatories (AG Office, Gov. Office, etc.). MOA signed on July 14, 2014. NTP issued to RNK to proceed with Construction Administration. Bid Documents available for pick up as of 12/5/14. Pre-Bid Conference 12/17/14 Bid Closing 1/9/15 Ribbon cutting by first quarter of 2015. Bid closing and public reading extended to 2/6/15. Structural Assessment completed;
Azotea, Chocolate House,	25th Qualif Legislature	5/2008 (DBA) 5/2010(MARC)	\$25.000.00	Historic Structures Report completed;
Garden House, pillars and	•	5/2011(DCA)	\$18,627.00	Addendum – Palacio HSR completed;
walls (Structural Assessment		3/2012(DCA)	\$23,590.00	GEDA/RW Armstrong administering A/E
and Historic Structures				Design/Built Contract.
Report) (AT)				 GPT Board approved to fund GEDA request for archaeological support, lighting, removal of the monkey pod tree, and landscaping plan, with conditions. Project on hold pending requirements from GEDA. Ribbon Cutting Ceremony held on 12/30/14. Project completed
Atantano Property Assessment (AR)	GPT Board Initiative	11/25/13	\$4,700.00	 Property has been transferred and appraisal is ongoing. Appraisal complete. Draft Management Policy (DL) Preserve phase list complete Initiation of surveys – First Quarter 2015
Feasibility Study for the Palacio (AT)	GPT Board Initiative	5/2014	106,565.91	 RFP for statement of qualifications to conduct feasibility study completed. Andy Laguana selected. Kick off meeting conducted in October.

				 Andy Laguana submitted Phase I of project in November. Phase II submitted in December. Review to be held by subcommittee.
Rosario House – Historic Structures Report (AR)	Duenas, Camacho & Associates	12/18/14	\$28,260.00	Contract Agreement being reviewed.

Public Interpretation and Presentation

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
George Flores Building Museum (JQ)	Judy Flores	8/2011	\$5,000.00 ·	Project ongoing.
Canoe House (JQ)	TASA	2/2012	\$5,000.00	 Project is ongoing and additional funding is being provided by the government (GVB).
l Know Guam (JQ)	PBS	3/14/2013	\$5,000.00	 Copies of the segments were submitted to GPT office. Awaiting final report.
Ritidian Story: An Illustrated History of Ancient life & Landscape at Ritidian (JQ)	Monique Storie and Mike Carson (MARC)	06/2013	\$5,000.00	Grant Agreement signed and project is ongoing.
Amot Hunters (JQ)	Ian Catling	11/25/13	\$5,000.00	 Grant Agreement signed and project is ongoing.

Ethnography and Oral History

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Pagat, Haputo, and Hila'an Ethnographic Film (JQ)	Jeannae Rayes Flores & Michael Bevacqua	3/2012 Ext Date: 7/15/14	\$5,000.00	 Final report and film production is on its final editing and a request for no-cost extension has been approved.
I Yoamte – (Local Healers) (NC)	Tricia Lizama	6/5/2014	\$5,000.00	Project ongoing
A Year on the Island of Guam 1899 – 1900 (NC)	Jillette Leon Guerrero	12/18/2014	\$10,000.00	Grant Agreement being reviewed.

Archaeological Research

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
MARC Year Three MOU	MARC, UOG	8/2010	\$75,000.00	Project pending final report.
Archaeological Survey	Anthony Camacho	5/15/2014	\$2,500.00	Completed

Archival Research

Project Name	APPLICANT	DATE	AMOUNT	MILESTONES
		APPROVED	APPROPRIATED	1
Preservation, Inventory &	Guam Museum,	1/2007	\$105,973.41	Project is completed and final report is
Cataloging of Guam	Department of Chamorro	Amendment		pending.
Collection (JQ)	Affairs	8/2008		

Miscellaneous

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Fort Soledad Signage	DPR		\$8,000.00	Project on Hold
Taleyfak Interpretive Signage	DPW/GPT	4/2013	\$10,000.00	Project ongoing
Historia de las Marianas (Translation)	Yesenia Cruz	7/1/2014	\$10,000.00	Project completed
GPT 25 th Anniversary	GPT	12/18/2014	\$152,000.00	Ongoing