



GUAM PRESERVATION TRUST
INANGOKKON INADAHÍ GUA'HAN

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GUAM PRESERVATION TRUST
REGULAR BOARD OF DIRECTORS MEETING
TUESDAY, DECEMBER 6, 2016
3:00 P.M., GPT CONFERENCE ROOM

A G E N D A

- | | |
|---------------|--|
| | 1.0. CALL TO ORDER / ROLL CALL |
| Action | 2.0. APPROVAL OF MINUTES (OCTOBER 13, 2016) |
| | 3.0. EXECUTIVE SESSION |
| Info | 4.0. OLD BUSINESS |
| | 4.1. Pacific Preservation Project |
| Action | 5.0. NEW BUSINESS |
| | 5.1. Historic Structures Report – Archbishop Flores House |
| Info | 6.0. COMMITTEE REPORTS |
| | 6.1. Budget & Finance Report |
| | Refer to Report |
| | 6.1.a. YTD Balance |
| Info | 6.2. Architecture Committee Report |
| Action | Refer to Report |
| | 6.2.a. Guam Legislature Exhibit – Ribbon Cutting Ceremony Exhibit |
| | Thursday, December 22, 2016 |
| Info | 6.2.b. Jose & Josefina San Nicolas House |
| Info | 6.3. Grants Committee Report |
| | Refer to Report |
| | 6.0. OPEN DISCUSSION |
| | 7.0. ADJOURNMENT |



**GUAM PRESERVATION TRUST
REGULAR BOARD OF DIRECTORS MEETING
THURSDAY, OCTOBER 13, 2016
3:00 P.M., GPT CONFERENCE ROOM**

M I N U T E S

PRESENT: Michael Makio, Architecture – P
Dave Lotz, Planning – P
Cacilie Craft, Archaeology – P
Marilyn Salas, Chamorro Culture – A
James Viernes, History – A
Jolie Liston, Archaeology – A

ALSO PRESENT: Joe Quinata, CPO
Lynda Aguon, SHPO – DPR
Attorney Georgette Concepcion, Legal Counsel
Ruby Santos, GPT Staff
Andrew Tenorio, GPT Staff
Lawrence Borja, GPT Staff
Tina Alictio, Representing the
Office of Sen. Tina Barnes

1.0. CALL TO ORDER / ROLL CALL

The meeting was called to order by Chairman Michael Makio at 3:15 p.m., and roll call was conducted.

2.0 APPROVAL OF MINUTES (July 11, 2016 Meeting)

Chairman Makio opened the floor for discussion on the minutes of July 11, 2016.

Motion

With no discussion, Marilyn Salas motioned to approve the minutes as read.

The motion was seconded by Dave Lotz and unanimously approved.

3.0 OLD BUSINESS

No Discussion.

4.0 NEW BUSINESS

Info

4.1. APT Conference (Oct. 30 – Nov 3, 2016; San Antonio, Texas)

Info

4.2. NTHP Conference (Nov. 15-18, 2016; Houston, Texas)

Chairman Makio reported the upcoming off-island conferences and opened the floor for discussion.

The Board discussed concerns of the Trust's financial position, the Travel Policy, and opening the opportunities to Board members who have not attended in the past.

Lynda Aguon expressed her interest in attending.

Marilyn Salas requested staff to prepare a report summarizing the Board and staff travel for the last two years.

Joe Quinata announced he has recently been appointed as an Advisor to the NTHP.

Motion

With no further discussion, Marilyn Salas motioned to approve travel for one (1) Board member participant to attend each of the conferences.

Amendment Dave Lotz seconded and amended the motion to increase the number to two (2) Board members at each of the conferences and if not filled by a Board member that the invitation be given to the Guam Historic Preservation Officer to attend the National Trust conference. With no objection, the motion was amended.
With no further discussion, the amended motion was unanimously approved.
The Board was asked to advise the CPO if interested in attending.

Staff will research the next meeting of the Advisory Council for Historic Preservation (ACHP).

The Board discussed presenting issues on the military buildup on Guam at the next ACHP meeting.

5.0. COMMITTEE REPORTS

5.1. Budget & Finance Report

Info Refer to Report

5.1.a. YTD Balance

Joe Quinata presented the revised format for the financial report.

The total fund available and restricted for grants and projects is \$275,865.60.

The Board reviewed the expenditure summary, and the administrative & operations expenditures for the year ending September 30, 2016.

5.1.b. FY17-19 Audit

Joe Quinata reported GPT solicited Auditing Services for fiscal years 2017-19.

The submission is currently under the review and evaluation process by a panel consisting of representatives of the Office of the Public Auditor, GPT, and an independent accounting firm.

Staff requested for the Board to authorize the Chief Program Officer to approve the selection and negotiate the auditing fees upon receipt of the compliance by the Public Auditor.

Motion With no further discussion, Dave Lotz motioned to authorize the Chief Program Officer to approve the selection of the OPA nominated auditor into negotiations with the Finance Committee for the FY 2017-19 Audit.
The motion was seconded Cacilie Craft and unanimously approved.

5.2. Architecture Committee Report

Info Refer to Report

5.2.a. Guam Legislature – Change Orders

Architecture Committee Chair Michael Makio reported additional change orders have been submitted for the Guam Legislature Project.

The committee reviewed and recommended approval of change orders three (3) & four (4) for thermostats and the Entrance Door totaling \$59,545.95.

Motion With no further discussion, Dave Lotz motioned to approve change orders three (3) and four (4) for the Guam Legislature.
The motion was seconded by Cacilie Craft and unanimously approved.

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Committee Chair Michael Makio recommended authorizing the Architecture Committee to approve change orders with the limit that it does not exceed 10% of the overall GPT funded project.

Motion With no further discussion Dave Lotz motioned to give the Chief Program Officer authorization to approve change orders less than 10% of the total contract amount for the Trust component for the Guam Legislature restoration. The motion was seconded by James Viernes and unanimously approved. Joe Quinata informed the Board the contract deadline for completion is November 17, 2016.

Doris Flores Lujan House

Chairman Makio reported a meeting was held with the owner, the Construction Administrator, and the Contractor, for the Doris Flores Lujan House. A Notice-To-Proceed will be issued upon issuance of the Building Permit.

Info **5.3. Grants Committee Report**
Refer to Report

5.3.a. Archaeological Survey – Guy Paradis


Grants Committee Chair James Viernes reported the committee requests to table discussion on the grant until a response is received from the applicant on the financial need for services.


6.0. OPEN DISCUSSION

- SHPO Lynda Aguon reported the Historic Preservation Officers in the islands met with Esther Kia'ana Assistant Secretary for Insular Areas. The meeting produced positive ideas for future programs.
- The Board discussed the San Nicolas House and plans to restore the home.

7.0. ADJOURNMENT

There being no further business, James Viernes motioned to adjourn the meeting. The motion was seconded by Cacilie Craft unanimously approved. The meeting adjourned at 4:20 p.m.

Transcribed by: 
Date: 12/6/16

Approved by: 
Date: 12/6/2016

GUAM PRESERVATION TRUST
INANGOKKON INADAHÍ GUA'HAN

GUAM PRESERVATION TRUST ACCOUNTING SUMMARY

For Period Ending: September 30, 2016

ADMIN & OPERATIONS	BOARD APPROVED	YTD EXPENSE	BALANCE
	\$ 663,556.61	\$ 460,670.09	\$ 202,886.52
BOARD FUNDED INITIATIVES			
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
25th Anniversary 152,000.00		\$ -	
<i>Strategic Plan Presentation</i>	\$ 4,000.00	\$ 2,750.00	\$ 1,250.00
<i>Congressional Art Competition</i>	\$ 5,000.00	\$ 2,557.98	\$ 2,442.02
<i>NHD</i>	\$ 30,000.00	\$ 38,842.21	\$ (3,712.21)
<i>Sponsorships/Contributions</i>	\$ 5,130.00		
<i>Historic Walking Tours</i>	\$ 3,000.00	\$ -	\$ 3,000.00
<i>This Place Matters Vignettes</i>	\$ 30,000.00	\$ -	\$ 30,000.00
<i>Silent Stories Archaeo features</i>	\$ 10,000.00	\$ -	\$ 10,000.00
<i>Pacific Heritage Summit</i>	\$ 20,000.00	\$ -	\$ 20,000.00
<i>NPS Sponsorship</i>	\$ 50,000.00	\$ 35,395.40	\$ 14,604.60
Architectural Book for Guam	\$ 49,500.00	\$ 20,625.00	\$ 28,875.00
Rosario House Fencing/Cleanup	\$ 12,000.00	\$ 11,944.00	\$ 56.00
Martina Strong Prop Purchase	\$ 63,875.99	\$ 63,875.99	\$ -
GEDA(Bell Tower/Magellan Mon	\$ 101,413.07	\$ 78,338.07	\$ 23,075.00
Arborist	\$ 1,500.00	\$ 1,500.00	\$ -
M.Guerrerro Admin Bldg	\$ 1,000,000.00	\$ 345,085.58	\$ 654,914.42
Section 106 Training	\$ 13,700.00	\$ 13,724.00	\$ (24.00)
Teaching with Historic Places	\$ 14,400.00	\$ 2,100.00	\$ 12,300.00
NTHP - Board Travel	\$ 7,875.24	\$ 7,875.24	\$ -
Pacific History Conference	\$ 20,000.00	\$ 20,000.00	\$ -
George Flores Prop Purchase	\$ 89,855.00	\$ 89,855.00	\$ -
Latte Quarrying Project	\$ 6,200.00	\$ 2,091.85	\$ 4,108.15
APIAHIP Sponsorship	\$ 2,000.00	\$ 2,000.00	\$ -
Travel/PerDiem for 4 Brd Mem	\$ 9,892.28	\$ 10,609.79	\$ (717.51)
Board Orientation	\$ 1,500.00	\$ 1,390.00	\$ 110.00
5 Year Strategic Plan	\$ 2,500.00	\$ -	\$ 2,500.00

BOARD FUNDED INITIATIVES (cont)		page 2 of 4	
SUBTOTAL	\$ 1,724,051.58	\$ 856,107.29	\$ 867,944.29

ETHNOGRAPHY & ORAL HISTORY			
Amot Hunters - Ian Catling	\$ 5,000.00	\$ 3,750.00	\$ 1,250.00
I Yo-Amte - Tricia Lizama	\$ 5,000.00	\$ 5,000.00	\$ -
A Year on the Island of Guam	\$ 10,000.00	\$ 10,000.00	\$ -
Ta Na'La'La, Ta Pratika	\$ 3,930.00	\$ 2,947.50	\$ 982.50
GHD/NHD 2016	\$ 28,000.00	\$ 28,000.00	\$ -
NHD Teacher Award Sponsor	\$ 1,200.00	\$ 500.00	\$ 700.00
SUBTOTAL	\$ 53,130.00	\$ 50,197.50	\$ 2,932.50

REPAIR, REHABILITATION, RESTORATION AND RENOVATION				
Ft. Soledad	\$ 8,000.00	\$ 5,950.00	\$ 2,050.00	**
GVB funds (\$8,000.00)	\$ 8,000.00	\$ -	\$ 8,000.00	**
Guam Legislature	\$ 2,759,277.75	\$ 1,857,666.56	\$ 925,711.81	
CO1 (GPT 24,100.62; Leg 44758.28)	\$ 24,100.62			
CO 2 & 3 (No cost to GPT)				
4 Inalahan Homes-Const Mgt	\$ 128,960.00	\$ 10,746.66	\$ 118,213.34	
Juan Flores House	\$ 572,090.59	\$ 268,176.23	\$ 303,914.36	
Doris Lujan House	\$ 410,392.00	\$ -	\$ 410,392.00	
SUBTOTAL	\$ 3,910,820.96	\$ 2,142,539.45	\$ 1,768,281.51	

ARCHAEOLOGY RESEARCH			
Who Wears the Beads	\$ 15,000.00	\$ 14,000.00	\$ 1,000.00
Pilot Study of Ancient mtDNA	\$ 3,028.00	\$ 2,271.00	\$ 757.00
Building Site Study-Anne Perez	\$ 2,500.00	\$ 2,450.00	\$ 50.00
SUBTOTAL	\$ 20,528.00	\$ 18,721.00	\$ 1,807.00

PUBLIC INTERPRETATION AND PRESENTATION				
G.Flores Building Museum	\$ 5,000.00	\$ 5,000.00	\$ -	
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	
Fan Hasso Guahan-Guampedia	\$ 9,920.00	\$ 7,440.00	\$ 2,480.00	

PUBLIC INTERPRETATION AND PRESENTATION (CONT)			Page 3 of 4
SUBTOTAL	\$ 29,920.00	\$ 20,690.00	\$ 9,230.00

ARCHIVAL RESEARCH			
SUBTOTAL	\$ -	\$ -	\$ -

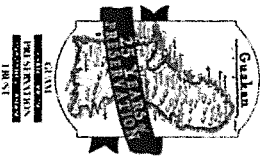
ARCHITECTURAL RESEARCH			
Guam Legislature (HSR & A/E)	\$ 220,000.00	\$ 429,050.00	\$ -
LEED	\$ 42,000.00		
Amendment-Expansion	\$ 161,000.00		
LEED - Additional 2010 fee	\$ 1,500.00		
Soil Testing	\$ 3,000.00		
Perc Testing	\$ 800.00		
Water Flow Testing	\$ 750.00		
Amendment 2 - Const Mgmt	\$ 180,000.00	\$ 180,000.00	\$ -
FQ Sanchez Facility Assessmnt	\$ 64,017.99	\$ 93,331.44	\$ 2,090.78 **
Addendum (HSR)	\$ 31,404.23		
3 Historic Homes (Juan Flores, Antonia Chargualaf, Doris Flores)	\$ 215,571.76	\$ 287,455.82	\$ -
Addendum (Meno House)	\$ 71,884.06	\$ -	
Soils Testing	\$ 3,722.00	\$ 2,977.00	\$ 745.00
Rosario House - HSR	\$ 28,260.00	\$ 25,434.00	\$ 2,826.00
FQ Sanchez A & E	\$ 208,054.00	\$ 207,554.00	\$ 500.00
Amendment 1	\$ 35,608.00	\$ 35,608.00	\$ -
San Dionisio Structural Assess	\$ 37,336.54	\$ 37,336.54	\$ -
SUBTOTAL	\$ 1,304,908.58	\$ 1,298,746.80	\$ 6,161.78

HISTORIC PROPERTY DOCUMENTATION & REGISTER NOMINATION			
Judiciary of Guam	\$ 5,000.00	\$ 4,770.00	\$ 230.00 **
Manengon Site	\$ 39,412.00	\$ 39,412.00	\$ -
SUBTOTAL	\$ 44,412.00	\$ 44,182.00	\$ 230.00

TOTAL OBLIGATED FUNDS	\$ 7,751,327.73	\$ 4,891,854.13	\$ 2,859,473.60
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CURRENT FUND BALANCES			\$ 3,530,400.47
<i>Bank of Guam Trust</i>	\$ 31,017.22	8/31/2016	
<i>TD Ameritrade</i>	\$ 0.23	9/30/2016	
<i>Merrill Lynch</i>	\$ 1,680,066.62	9/30/2016	
<i>Raymond James</i>	\$ 541,341.79	9/30/2016	
<i>Trade PMR</i>	\$ 707,964.81	9/30/2016	
<i>Bank of Guam Checking</i>	\$ 570,009.80	9/30/2016	
Total	\$ 3,530,400.47		
TOTAL OBLIGATED FUNDS			\$ (2,859,473.60)
**BOARD MOTION 7/11/16 TO DE-OBLIGATE BALANCE			\$ 112,956.12
FY 2016 Unexpended Admin/Ops Budget			\$ 202,886.52
SUB-TOTAL			\$ 986,769.51
FY 2017 BUDGET (Approved 7/22/16)			\$ (710,903.91)
AVAILABLE FOR GRANTS & PROJECTS			\$ 275,865.60

Projects in queue	
Chargualaf House	\$ 331,744.00
Meno House	\$ 383,000.00
HSR Archbishop Flores House	Pending
FQ Sanchez Rehabilitation*	\$ 2,000,000.00
A&E Rosario House	Pending
Grants	
Agana Basilica	Pending
SUB-TOTAL	\$ 2,714,744.00



GUAM PRESERVATION TRUST Projects & Program Summary

For Period Ending: September 30, 2016

Repair, Restoration or Renovation of Historic Buildings and Structures

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Inarajan Homes (4) – A/E & Construction Administration (AT)	1. Doris Flores Lujan (Doris Lujan House) 2. Cecilia Manibusan (Chargualaf House) 3. Meno Family (Juan and Patrona House)	08/2013 (A/E Design) 04/2014 (A/E Design) 08/2014 (soils testing/Archaeology) 06/2015 (Construction Administration)	\$215,571.76 \$66,656.21 \$3,722.00 \$128,960.00	<ul style="list-style-type: none"> • A&E Completed • Construction Administration Contract signed 6/2015 with PTJA. Bid documents to be finalized. • Bid Announcement 7/27 and 8/3. • Bid Opening • Bid advertised in December; Prebid for Rebidder 12/29; Site visits scheduled for January 4 and 6; Bid close 1/15/16. • Bid opening 1/15/16 Amanabat lowest bidder. • Letter of Intent to Award given. Under negotiation • Contract awarded to AMManabat for DF Lujan House. Extension for Chargualaf and Meno.
Inarajan Homes (1)- Construction of Juan SN Flores Home (AT)	Juan SN Flores	10/22/2015	572,090.59	<ul style="list-style-type: none"> • 24 given Notice of Intent to Award October 2015 • Building Permit received. NTP given effective 1/29/16. Project to be completed in 310 days. • Kick off meeting scheduled in February • House boarded up; bodega cleaned up, and site inspection completed. Project ongoing.

					<ul style="list-style-type: none"> • Footings being poured, bodega; stairways being worked on. • Received notices from IRS and RevTax regarding contractor and payments. • Roof Pouring scheduled for mid October.
Inarajan Homes (2)- Construction of Doris Flore Lujan House	Doris Flores Lujan	7/11/2016	\$410,392.00	<ul style="list-style-type: none"> • AMManabat awarded. Stakeholder meeting scheduled for 10/10/16. • Contract signed and in permit process. 	
Guam Legislature Building, Hagåtña (JQ)	29th Guam Legislature	9/2014 4/2015	\$180,000.00 \$2,759,277.75	<ul style="list-style-type: none"> • Awarded Const. Mgmt. to RNK Architects • Notice to Award: BME & Sons, Inc. • Notice to Proceed: May 11, 2015 • Building Permit for Overburden Phase: Issued May 21, 2015 • Building Permit for Construction Phase: Issued August 5, 2015 • Project ongoing with Nov 15 estimated completion date. 	
Magellan Monument and Malesso Bell Tower (Hot Bond Project)	GEDA	5/2015	\$45,000.00 \$56,413.07	<ul style="list-style-type: none"> • Board Approved on May 2015 • MOU w/GEDA. • Project Awarded to Maeda Construction. • Arborist conducted assessment and recommend removal of tree (see full report) • Project completed. 	

Public Interpretation and Presentation

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Ritidian Story: An Illustrated History of Ancient life & Landscape at Ritidian (JQ)	Monique Storie and Mike Carson (MARC)	06/2013	\$5,000.00	<ul style="list-style-type: none"> • Request for no-cost extension granted
Amot Hunters (JQ)	Ian Catling	11/25/13	\$5,000.00	<ul style="list-style-type: none"> • Request for no-cost extension granted.
Architectural Book for Guam (ATJ)	Jack Jones	5/15/14	\$49,500.00	<ul style="list-style-type: none"> • Board Project Agreement 15-07 signed on 2/23/15. 12 reports to be given every two months during the 2 year duration of the project. Report 1 due 4/23/15

				<ul style="list-style-type: none"> • Report 1 received 4/23/15. Met with Mr. Jones regarding layout and review of photography. • Report 2 submitted October 23. Report reviewed and approved. • Project ongoing- awaiting Report 3 • Report 3 received 2/15/16 • Report 4 received 5/3/16 • Awaiting report 5 due in July • Report 5 received 8/24/16. Photos for book received as well as some written work. Advised Jack Jones to use an editor to review and revise work. • Project ongoing and is 40% completed.
Fan Hasso Guahan (AT)	Guampedia	12/10/15	\$9920.00	<ul style="list-style-type: none"> • Report 1 received 4/30/16 • Report 2 received 6/30/16 • Hasso Litekyan featured at Guampedia's Julale office. Lao Nao de China Exhibit ongoing; SMS Cormoran II Exhibit posters designed; Fanohge Chamorro in progress. • Awaiting final report which was approved to be due November 30, 2016 at no cost to GPT. Lesson plans on all other parts of Hasso are being completed. • Project 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: 3/15/16	\$5,000.00	<ul style="list-style-type: none"> • Final report and film production is on its final editing and a request for no-cost extension has been approved.

Archaeological Research

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Phase I of a Pilot Study of Ancient mtDNA Dentitions at the Naton site (AT)	Rosalind Hunter-Anderson	10/22/15	\$3028.00	<ul style="list-style-type: none"> Grant Agreement signed Project ongoing- awaiting Report 1 due Jan 2016 Project Ongoing Report 1 received 2/1/15; \$1324 expended; Request for reprogramming for write up funds as part of Phase 2 of project. 2nd interim report received 4/30/16 and corrected 7/27/16. 3rd report received 7/28/16 Only one sample had enough collagen to proceed with aDNA and radiocarbon dating; Tests on that sample suggest less marine dietary protein than Palau population. Project ongoing. Final report due 10/30/16
Who Wears the Beads? (AT)	Judy Amesbury	10/22/15	\$15,000	<ul style="list-style-type: none"> Report 1 received 1/29/16 Website and Brochure completed. Launch around FestPac events. Report 2 received 5/1/16. Report 3 received 8/2/16 Final report received 9/30/16. GPT received booklets for distribution. Website was created and applicant has display and exhibit items for educational purposes that will displayed at the Guam Museum. Final payment to be processed per contract.

Miscellaneous

PROJECT NAME	APPLICANT	DATE APPROVED	AMOUNT APPROPRIATED	MILESTONES
Pacific Heritage Youth Summit (LB)	GPT	12/2014	\$20,000	<ul style="list-style-type: none"> Initial Partner meeting held 1/22/16. Created website and brochure Contacts made to SHPO in FAS/CNMI areas Received \$50,000.00 for NPS Final Partner held June 30, 2016.

				<ul style="list-style-type: none"> • 3rd Qtr Federal Financial Report ending June 30 submitted to NPS. • Summit lodging, meals, and supplies and other logistical needs procured. • Project completed • 4th Quarter and Final report to remit on October 28.
Governor Manuel Guerrero Administration Building (JQ)	Public Law 33-19	7/2015	\$1,000,000.00	<ul style="list-style-type: none"> • MOA entered between DPW and GPT. • Bid Advertised • Demolition project completed (Landscape & Memorial still pending)
Ta na'ia'ia Ta Pratika Para I Hinemo-ta (AT)	Zita Pangelinan (Haya Foundation)	10/22/15	\$3,930	<ul style="list-style-type: none"> • Project ongoing • Curriculum portion of grant approved in February 2016 board meeting. Funding for Workshops to be used after Curriculum is completed. • Awaiting Project Interim report