



GUAM PRESERVATION TRUST

INANGOKKON INADAHI GUÁHAN

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GUAM PRESERVATION TRUST REGULAR BOARD OF DIRECTORS VIRTUAL MEETING

December 17, 2025, 10:00 A.M.

The Regular Board of Directors Meeting will be held utilizing the Zoom virtual meeting platform.

The meeting may be publicly accessible via live stream at
www.facebook.com/guampreservationtrust

A G E N D A

- 1.0. **CALL TO ORDER / ROLL CALL**
- 2.0. **APPROVAL OF MINUTES** (June 11, 2025 Board Meeting)
- 3.0. **EXECUTIVE SESSION**
Personnel; Performance Review/Employee Compensation/Bonuses
- 4.0. **ELECTION OF OFFICERS**
 - Action 4.1. Vice-Chair
 - Info 4.2. Current Board – Appointment & Upcoming Expiring Terms
- 5.0. **OLD BUSINESS**
 - Info 5.1. Board Orientation
 - Info 5.2. Hila'an – Fee Simple Purchase Agreement
 - Info 5.3. Ad Hoc Committee: 2021 GCA Chapter 76; Historical Objects & Sites
 - Info 5.4. National History Day
 - Info 5.5. Bill 40-38; Introduced by Sen. Parkinson; Co-authored by Sen. Calvo & Sen. Barnes; relative to appropriating \$3.5 million for FQ Sanchez facility
 - Info 5.6. Manenggon Site – National Historic Landmark
 - Action 5.7. Historic Tax Credit Workshop
- 6.0. **NEW BUSINESS**
 - 6.1. New Grant Submissions
 - Action 6.1.a. The Journey of the Niyok from Tree to Table - Odyessa San Nicolas
 - Action 6.1.b. Remembering the Forgotten: A Theatrical Oral History Project; Breaking Wave Theatre Co., - CJ Ochoco
 - Action 6.1.c. Gef Pa'go Cultural Center Area Revitalization; Inalahan Mayor's Office - Inalahan Mayor Anthony Chargualaf
 - Action 6.1.d. I Sengsong; An Educational CHamoru Children's Program; PBS – Ruzell Almonds
 - Action 6.1.e. Cultivating Village Connections Through Storytelling & Showcasing Guam's Unique Sense of Place; Guampedia – Rita Nauta
 - Action 6.1.f. Hasso Yan Onra: Sumay; Pacific Historic Parks – Jaclyn Balajadia
 - Action 6.2. Teaching with Historic Places
 - Action 6.3. Supplies for Heritage Oriented Projects – S.H.O.P.
 - Action 6.4. Archbishop Flores House – RFP – Demolition Services

7.0. COMMITTEE REPORTS

7.1. Budget & Finance Committee

- Info 7.1.a. YTD Balance
- Info 7.1.b. FY2026 Budget – Expenditure Summary
- Info/Action 7.1.c. FY2024 Audit
 - Policy Review Committee
- Info 7.1.d. FY2025 Audit

7.2. Architecture/Planning Committee Report

Refer to Architecture/Planning Committee Progress Report

- Action 7.2.a. FQ Sanchez Facility
 - 7.2.a.1. BME – Change Orders 1 & 2
 - 7.2.a.2. RIM Architect Contract Extension
- Action 7.2.b. Lujan House
 - RFQ – A&E Services
- Action 7.2.c. Atantano Conceptual Plan

7.3. Grants Committee

Info Refer to Grants Committee Progress Report

7.4. CHamoru Culture & History Committee Report

Info Refer to CHamoru Culture & History Committee Progress Report

7.5. Archaeology Committee Report

Info Refer to Archaeology Committee Progress Report

8.0. OPEN DISCUSSION

- Grant Cycle

9.0. ADJOURNMENT



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GUAM PRESERVATION TRUST BOARD OF DIRECTORS VIRTUAL MEETING JUNE 11, 2025; 3:00 P.M.

MINUTES

Present: Michael Makio, Architecture – Principal Nicole Calvo, Planning - Principal
Zina Ruiz, CHamoru Culture – Principal Marvin Aguilar, Planning - Alternate
Vincent Leon Guerrero, History – Alternate

Also Present: Joe Quinata, CPO – GPT Kyle Riordan, Prog Ofcr-GPT
Vanessa Williams, Legal Counsel Troy Cruz, Prog Ofcr-GPT
Ruby Santos, Ofc Mgr & Finance Svc Coord. -GPT Rep. from the Office of
Andrew Tenorio, Sr. Program Ofcr-GPT Sen. Shelly Calvo
Lawrence Borja, Sr. Dev. Ofcr-GPT Cassie Bordallo, GPT Intern

1.0 CALL TO ORDER

Chairman Makio called the meeting to order at 3:05 p.m. followed by roll call.

2.0 INTRODUCTION OF NEWLY APPOINTED BOARD MEMBERS

Chairman Makio welcomed newly appointed members both representing the discipline in Planning; Nicole Calvo serving as principal and Marvin Aguilar serving as alternate.

3.0. ELECTION OF OFFICERS

3.A. Vice-Chairman; 3.B. Secretary; 3.C. Treasurer

Chairman Makio opened the floor for nominations for officers of the GPT Board.

Nicole Calvo nominated Pale' Eric Forbes as Vice-Chairman.

Action

Pale' Eric Forbes was not in attendance to accept or decline the nomination.

The Board discussed one (1) member holding both positions as Treasurer and Secretary.

Joe Quinata recommended the positions be two separate individuals.

Nicole Calvo nominated Zina Ruiz for Treasurer however, due to her expiring term, the nomination was withdrawn.

Vincent Leon Guerrero nominated Nicole Calvo as Board Treasurer and Secretary.

Nicole Calvo accepted the nomination for Treasurer.

Nicole Calvo nominated Vincent Leon Guerrero as Board Secretary.

Vincent Leon Guerrero accepted the nomination as Board Secretary.

With no further nominations, Chairman Makio closed the nominations and proceeded to call for vote to accept the nominations of Pale' Eric as Vice Chair,

Vincent Leon Guerrero as Secretary, and Nicole Calvo as Treasurer.

With no further discussion, the Board unanimously approved Pale Eric Forbes as Board Vice-Chair, Vince Leon Guerrero as Board Secretary, and Nicole Calvo as Board Treasurer.

4.0. APPROVAL OF MINUTES

Chairman Makio opened the floor for discussion on the Board minutes of the May 8, 2024.

Motion

With no changes, Zina Ruiz motioned to approve the minutes as read.

Nicole Calvo seconded the motion.

With no further discussion, the Board unanimously approved the motion.

EXECUTIVE SESSION

The Board attempted to enter Executive Session; however, it was cancelled due to its non-inclusion on the agenda.

5.0. OLD BUSINESS

5.A. Board Orientation

Action

Joe Quinata will poll the Board on available dates to conduct a face-to-face board orientation. The orientation will include a review and update of GPT's policies.

5.B. Archbishop Flores A&E Selection

The Architecture Committee reviewed the single proposal received from Provido, Tan, Jones Architects (PTJA) for the A&E services for the Archbishop Flores House.

PTJA has been a responsive and responsible architectural firm in past GPT projects.

Staff provided the Board with a breakdown of the fees reviewed by the Architecture committee.

The committee recommended approving \$145,818.90 for PTJA to conduct the architectural and engineering plans for the Archbishop Flores House.

The soils investigation was removed from the A&E scope.

Chairman Makio noted the limit of construction will determine the actual location for soils investigation in consideration of heavy equipment.

Motion

With no further discussion, Vince Leon Guerrero motioned to approve a not-to-exceed amount of \$150,000.00 for Provido, Tan, Jones Architects to prepare the Architectural and Engineering plans for the Archbishop Flores House. Nicole Calvo seconded the motion.

Chairman Makio opened the floor for discussion.

The Board discussed the not-to-exceed amount will apply to the A&E plans and not inclusive of the soils testing fee.

The Board raised concerns about the time elapsed since the initial submission.

Joe Quinata noted PTJA confirmed the initial proposal fee is still valid.

With no further discussion, the Board unanimously approved the motion.

5.C. Hila'an – Draft Purchase Agreement

Joe Quinata reported a summary and update of the Hila'an project.

GPT has had several meetings with the Hila'an property owners (Polaris Guam LLC) to discuss preserving the cultural resource areas as well as the conservation areas at the property. GPT received funding from the Dept. of Defense's Readiness and Environmental Protection Integration (REPI) program to survey and appraise a carved-out portion of the entire property with identified cultural resources.

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GPT offered the owner a purchase price of \$6,000,000.00 secured by REPI funds. The owner accepted the offer, however produced a leasehold agreement rather than a fee-simple purchase agreement contrary to the intent of a fee-simple purchase. Staff recommended not entering into a leasehold agreement. Joe Quinata consulted with legal counsel Vanessa Williams to discuss and review the leasehold agreement. Legal Counsel and the CPO drafted the fee-simple purchase agreement. Staff requested the Board's directive on how to proceed.

Chairman Makio presented details discussed during the June 6th Architecture and Planning committee meeting.

The committee strongly recommended starting negotiations with a fee simple purchase agreement.

The committee discussed the possible rationale of the seller's shift to a leasehold agreement and proposed for the CPO work with the planning members on the board and legal counsel to craft language that would emulate a Memorandum of Agreement or Memorandum of Understanding whereby the seller is still able to utilize the open space around the Hila'an property of GPT's interest, in hopes it will assuage their concerns and allow GPT to purchase because it won't take away from their use or attributing of the open space above and around our parcel in any future development. It is GPT's plan to keep the purchased property as a conservation area with no plan to develop or over-develop the property.

The Board discussed how the leasehold will expose GPT to liabilities (i.e., providing access to the bottom land surrounding areas below the property; developing the road providing an easement and access road to the owner's properties; the development planning for eco-tourism activity that will co-exist with the cultural resources).

Joe Quinata reported GPT's mandate allows for acquiring title to threatened properties for preservation of their historical value through fee-simple or leasehold.

Chairman Makio reiterated the committee's recommendation was for the CPO to pursue the following:

1. A strategy convincing the seller to move ahead with the fee simple purchase identifying whatever their concerns were and their needs relative to the access in or around or use of the property and then develop specific responses so that can be embedded into the purchase agreement so that they were addressed and allowing them to move forward.
2. If it fails, move ahead with a leasehold agreement so long as the conservation agreement was in-tact and embedded in the leasehold agreement.

Chairman Makio summarized the directive given to the CPO is to pursue a fee simple purchase identifying the seller's concerns and developing strategies to work with them such that they will be able to move ahead with the fee-simple purchase.

Legal Counsel Vanessa Williams interpreted the conditions of REPI funding will be for no less than a fee simple purchase.

Legal counsel and Joe Quinata drafted the purchase agreement.

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Marvin Aguilar informed REPI funds are provided to impress that the Dept. of the Navy is doing their part to protect natural resources, protecting the properties with natural resources leaving as is, and finding entities for stewardship of natural resources. The seller may not be aware of the restrictions of the REPI funds.

Action Chairman Makio requested for Joe Quinata to produce a concise summary of the actions that have occurred leading up to the proposals from the seller and the actions that led up to the response prepared by legal counsel and the CPO.
More details are needed for the Board to have a comprehensive track of discussions with the seller, its representatives, and any other entities.
The Board is still looking for a fee-simple solution.

Legal Counsel recommended that the Board authorize Joe Quinata to proceed with the fee-simple purchase and if negotiations fail, the seller's feedback on the counteroffer be brought back to the Board if it is the consensus of the Board.

Motion Zina Ruiz motioned staff to proceed with the fee-simple purchase agreement and if there are any problems, the Chief Program Officer will return to the Board for further direction. Marvin Aguilar seconded the motion.
The Board discussed the initial contract with the Dept. of the Navy was approved under the previous federal administrations and recommended the Board exercises caution given the new federal administration.
With no further discussion, the Board unanimously approved the motion.

5.D Ad Hoc Committee: 2021 GCA CHAPTER 76 Historical Objects and Sites

Joe Quinata reported to the Board that former board member Edwin Reyes chaired the ad hoc committee to review and make recommendations to the laws that govern the State Historic Preservation Office (SHPO).

The committee prepared a matrix of the committee's recommendations.

The SHPO's office held meetings with archaeologists to review and propose procedures, rules, and regulations on how to conduct archaeological surveys.

Chairman Makio elaborated that State Historic Preservation Officer Patrick Lujan reached out to GPT to partner and assist in reviewing and promulgating the language in Chapter 76.

GPT formed the ad hoc committee to assist in providing recommendations to SHPO's assigned legal counsel at the Attorney General's office as a starting point for review.

Joe Quinata attended the last ad hoc meeting with the SHPO's office in May 2025 on how to manage developments with homeowners and the requirements on archaeological studies.

Action Chairman Makio directed the Chief Program Officer to reactivate the ad hoc committee with the current Board members and the SHPO's office, to resume discussions and a comprehensive review of Dr. King's assessment addressing current concerns.

Action Joe Quinata will provide the Board with a copy of the matrix prepared by the committee which includes Dr. King's assessment.

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6.0. NEW BUSINESS

6.A. National Park Service - National Heritage Area Cooperative Agreement

Joe Quinata reported GPT initiated the effort to designate Guam as part of the National Heritage Area.

The National Park Service (NPS) is conducting the study and presented GPT with a scope of work to assist in the study.

Without a quorum to direct staff to enter into the agreement, NPS reached out to the University of Guam to assist in the study.

GPT will be working with NPS and keep the Board informed of any progress.

6.B. CAHA Grant – Transmitting Anecdotes, Legends, Experiences & Stories (TALES)

Joe Quinata reported that staff applied for a grant from the Guam Council of Arts and Humanities Agency (CAHA) and was awarded \$10,000.00 to produce a podcast focused on “Transmitting Anecdotes, Legends, Experiences and Stories”.

The CAHA grant requires that GPT provide a matching fund of \$5,500.00.

Motion

Nicole Calvo motioned to approve \$5,500.00 as a matching fund for the Transmitting Anecdotes, Legends, Experiences and Stories podcast project.

Zina Ruiz seconded the motion.

Chairman Makio opened the floor for discussion on the motion.

Joe Quinata reported that the project includes collaborating with CHamoru language teachers and script writers.

With no further discussion, the Board unanimously approved the motion.

6.C. Dept. of Interior - Maintenance Assistance Program (MAP)

Joe Quinata reported that staff applied and GPT was awarded \$250,000.00 from the Dept. of Interior’s Maintenance Assistance Program (MAP) to repair the historic Lujan House.

Staff requested the Board’s approval to move forward with the MAP grant.

The architecture committee reviewed the application and recommended that staff develop the scope of work for the repairs.

Motion

Zina Ruiz motioned to move forward with the Maintenance Assistance Program (MAP) grant together with the scope of work for the repair of the Lujan House.

Nicole Calvo seconded the motion.

Chairman Makio opened the floor for discussion.

Joe Quinata reported staff will be able to work in the Lujan House during the repair.

The Board discussed options to work at the Cliff Unit or telework during the repairs.

Joe Quinata confirmed that GPT has a teleworking policy.

With no further discussion, the Board unanimously approved the motion.

6.D. Historic Preservation Education Foundation (HPEF) Outdoor Oven/Hotnu Repair and Revitalization Workshop

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Joe Quinata reported that staff applied for a grant from the Historic Preservation Education Foundation (HPEF), and was awarded a \$6,000.00 to repair the outdoor oven/hotnu, located at GefPago in Inalahan.

GPT received sponsorship funding from Capitol Kitchen, First Hawaiian Bank, and Bankpacific.

Participants attended workshops and observed the repair process of the hotnu and assisted in building the thatched roof over the hotnu.

Staff requested \$500.00 for printing a booklet and formatting for digital circulation.

Motion

Nicole Calvo motioned to approve \$500.00 for the creation of the booklet and digital version. Marvin Aguilar seconded the motion.

Chairman Makio opened the floor for discussion.

With no further discussion, the Board unanimously approved the motion.

6.E. Guam Rock Art; Phase II Grant - \$17,075.00 request

Joe Quinata reported the Chairman referred the application to the Grants Committee for review and recommendation at the next Board meeting.

The committee requested clarification on the deliverables, and the applicant satisfied the committee's request clarifying the outcomes and confirmation of providing an educational series at the Marianas History conference.

The committee recommended moving forward with the application.

The Board's approval is on condition that the materials be distributed to Guam libraries and to include all GDOE libraries.

Motion

Vince Leon Guerrero motioned to approve \$17,075.00 for the Guam Rock Art: Phase II Grant on the condition that the publications will be distributed to Guam libraries, and include GDOE libraries. Nicole Calvo seconded the motion.

With no further discussion, the Board unanimously approved the motion.

6.F. National History Day 2025 Grant - \$28,700.00 request

Joe Quinata informed the Board that the Dept. of Education sponsored \$41,922.00, to pay for most of the students, teachers, and chaperones.

The grant request of \$23,185 is to fund two (2) additional students and three (3) teachers to attend the national competition in Maryland.

The Board discussed approving the grant would be an irregular process and unprecedented practice to reimburse for expenditures made in advance of Board's approval and considering the competition is already in progress and participants are in Maryland.

Joe Quinata noted UOG had fronted the money for the additional students, teachers, and chaperones.

Action

The Board discussed how it is presumptuous to assume GPT would reimburse for expenses made in advance of Board's review and approval and recommend expanding the policy to address grant funding of retroactive payments treated as reimbursements. The Board reviewed the grant application and requested clarification on the the budget as presented.

Action

Nicole Calvo recommended tabling the discussion for the next meeting.

With no objections, Chairman Makio tabled discussion until the next meeting.

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6.G. Atantano**6.G.1. Atantano Conceptual Design; 6.G.2. Atantano Master Plan**

Joe Quinata reported staff solicited consultant services to develop the conceptual design for the Atantano property.

Architecture Committee Chair Michael Makio reported GPT received two proposals from 1) Cushing & Terrell and 2) Matan Architects.

The committee evaluated both submissions resulting in Cushing & Terrell receiving the higher score.

Staff requested approval to direct the CPO to proceed in discussions and negotiations with the highest-ranking consultant.

Joe Quinata added should highest-ranking consultant not accept the terms and conditions of the scope; the CPO may negotiate with the second ranking consultant with the same criteria and negotiations.

The CPO will present the Board with the results of negotiations for approval.

Motion

There being no further discussion, Nicole Calvo motioned to direct the CPO to proceed with meetings, discussions, and negotiations with the highest-ranking consultant for the Atantano Conceptual Design. Marvin Aguilar seconded the motion. With no further discussion, the Board unanimously approved the motion.

6.H. Archaeological Monitoring – FQ Sanchez

Joe Quinata reported GPT has a current contract with Kleinfelder to conduct the archaeological monitoring at the FQ Sanchez Facility.

The construction contractor (BME & Sons) had requested additional archaeological monitoring to move forward with construction.

6.H.1. Contract Amendment 1

Staff requested Board to approve an amendment to the archaeological monitoring contract with Kleinfelder for \$13,850.12 for additional monitoring services.

6.H.2. Contract Amendment 2

Staff requested Board to approve ten (10) additional days for \$5,263.15, in anticipation of additional archaeological monitoring during Phase II of the project.

Motion

Nicole Calvo motioned to approve the amendments with Kleinfelder for archaeological monitoring for \$13,850.12, and for ten (10) additional days of archaeological monitoring services for \$5,263.15.

Zina Ruiz seconded the motion.

Chairman Makio opened the floor for discussion.

With no further discussion, the Board unanimously approved the motion.

6.I. 38th Guam Legislature – GPT Courtesy Visits

No discussion.

6.J. Bill 40-38 Introduced by Senator Parkinson; Co-authored by Senator Calvo, Senator San Agustin & Senator Barnes; relative to appropriating \$3.5 million for the FQ Sanchez Elementary School Property

No discussion.

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6.K. Manenggon Site – National Historic Landmark

No discussion.

6.L. Guam Archaeological Technician Training Seminar

Joe Quinata reported that GPT received funding from International Archaeological Research Institute Inc. (IARII), to conduct the 2nd Archaeological Training Seminar. Staff requested Board's approval of \$500.00 for supplies.

Motion

Nicole Calvo motioned to approve \$500.00 for supplies for the Guam Archaeological Technician Training. Zina Ruiz seconded the motion.

Chairman Makio opened the floor for discussion.

With no further discussion, the Board unanimously approved the motion.

6.M. Historical Revitalization Festival – GEDA QCC Grant program

Joe Quinata reported GEDA had awarded GPT a \$25,000.00 grant to fund the restoration of the cannons at the various historic parks.

GPT was unable to obtain services to restore the cannons and made a request to re-purpose the grant funds to conduct the 1st Historical Revitalization Festival.

GEDA approved GPT's request and entered into a grant agreement.

Joe Quinata reported that the festival is scheduled for August 1st at the Plaza de Espana. The event will be in conjunction with the Executive, Legislative, and Judicial branches' celebration of the 75th Anniversary of the Organic Act. The Judicial branch will be conducting tours of the historic courthouse.

The festival will include exhibits at the Plaza de Espana, and Guam Product Seal and Guam Unique Merchandise & Art (GUMA) vendors.

The Guam Visitor's Bureau has approved a grant to fund the stage and evening's entertainment.

Pacific Historic Parks will be conducting the geo cache.

The staff encourages families and youth to attend.

Staff requested the Board's approval to move ahead with the festival and approving supplemental funding of \$8,000.00 for the festival expenses.

Motion

Nicole Calvo motioned to approve staff to move ahead with the Historic Revitalization Festival and approve \$8,000.00 as a match to the grant with GEDA.

Marvin Aguilar seconded the motion.

Chairman Makio opened the floor for discussion.

The Board commended the staff for spearheading the 1st Revitalization Festival and the efforts in promoting and showcasing Guam's history, culture, preservation, and appreciation of historic sites.

With no further discussion, the Board unanimously approved the motion.

6.N. NTHP Richard and Julie Moe Family Fund for Statewide and Local Partners

Joe Quinata reported GPT received a \$5,000.00 grant from the NTHP Richard & Julie Moe Fund, to conduct a seminar on tax credits for historic properties.

Staff requested \$5,400.00 as a matching fund for the grant.

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The workshop will explore how Guam can take advantage of tax credits as a funding mechanism for historic property owners.

Motion

Nicole Calvo motioned to approve a \$5,400.00 as a match to the historic tax credit project with the Richard and Julie Moe Family Fund grant.

Marvin Aguilar seconded the motion.

Chairman Makio opened the floor for discussion.

Joe Quinata reported the workshop will be conducted in FY 2026.

With no further discussion, the Board unanimously approved the motion.

6.O. Pompeu Fabra University, Barcelona, Spain

– Request for partnership for Archaeological Fieldwork at Palasyo, Humatak (GHPI Site 66-02-1116, Humatak)

Joe Quinata reported that the archaeologists from Pompeu Fabra University (PFU) received funding for a multi-year project to conduct an archaeological study at the Palasyo in Humatak, and a site in Rota.

The archaeologists have requested partnering with GPT on the project.

Staff requested Board's approval to proceed in preparing a Memorandum of Understanding (MOU) with PFU.

Motion

Nicole Calvo motioned to approve the Chief Program Officer to prepare a Memorandum of Understanding (MOU) with Pompeu Fabra University and the MOU be brought back to the Board. Marvin Aguilar seconded the motion.

Chairman Makio opened the floor for discussion.

Joe Quinata clarified the partnership is to assist in coordination and GPT will receive administrative fees for these services.

With no further discussion, the Board unanimously approved the motion.

6.P. "So we Leapt. Para I Hinanao-ta Mo'na: Guam after Liberation & Chamoru WWII Survivors" Exhibit - Manny Crisostomo

Joe Quinata reported that Manny Crisostomo submitted a request for sponsorship for the exhibit to be held at the Guam Museum from July 12th to August 18th, consisting of Guam post WWII photographs taken months after Guam's Liberation.

Motion

Nicole Calvo motioned to approve GPT's corporate partnership of \$10,000.00 for the "So We Leapt. Para I Hinanao-ta Mo'na: Guam after Liberation & Chamoru WWII Survivors" Exhibit with the condition that copies of the book will be given to all public and private school libraries. Zina Ruiz seconded the motion.

Chairman Makio opened the floor for discussion.

Joe Quinata noted that GPT will be acknowledged as a sponsor in the publication.

With no further discussion, the Board unanimously approved the motion.

6.Q. Travel

APT Nov 11-15, 2025, Rhode Island.

NTHP Sept 16-18, 2025, Milwaukee, Wisconsin.

2025 SHPO Conference July 13-17, 2025, Pohnpei.

Chairman Makio noted attendance at the NTHP, APT, and SHPO conferences, help with how GPT can navigate through these challenging times opening doors to alternative

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funding mechanisms. In the past, GPT has allowed up to two (2) Board members to attend each of the events.

Nicole Calvo agreed on the importance of attending conferences on the national levels in preservation, however noted the urgency that the Board first address the concerns raised in the recent audit findings, specifically on travel.

It would be in the best interest of the public and the island that board take correction action to resolve the concerns highlighted in the audits.

Action

Chairman Makio recommended all Board members review the existing travel policy and welcome any suggestions or modifications to the policy.

Chairman Makio tabled discussion on authorizing Board travel until corrective action is made on the travel policy as recommended by the auditors.

6.R. Marianas History Conference; Aug 29-31, 2025

Joe Quinata reported that GPT received a letter from the University of Guam requesting sponsorship for the 2025 Marianas History Conference (MHC).

GPT is one of the founding members of the MHC and has funded sponsorship in the past conferences.

Staff recommended the Board approve funding of \$5000.00 to sponsor the 2025 Marianas History Conference.

The Board questioned the specific use of the funds and deliverables to determine the amount of GPT's sponsorship.

Action

The Board expressed the intent to support, however in good stewardship of GPT funds, the Board requested staff to obtain more information on the use of the sponsorship funding.

Chairman Makio tabled discussion and directed staff to contact the MHC committee requesting further information of the use of sponsorship funding.

7.0. COMMITTEE REPORTS

7.A. Budget & Finance Committee Report

7.A.1. FY2023 Audit

- Policy Review Committee

No discussion.

7.A.2. FY 2024 Audit

No discussion.

7.A.3. FY 2025 Administrative and Operations Budget

7.A.4. FY 2026 Administrative and Operations Budget

Joe Quinata reported that the Budget & Finance committee went over the proposed budget for FY 2026.

The Board of Directors had approved the FY2025 budget on May 8, 2024, mirroring the FY2024 budget with the condition that the committee meet to discuss any changes in the FY2025 budget.

The committee met in October 2024 to discuss changes.

With only three (3) months remaining in FY 2025 the Board decided not to make changes in the FY2025 budget and instead reflect in the FY2026 budget.

The committee recommended changes in the FY2026 budget to reflect the following:

- Increase of up to 5% in the retirement plan benefit.
- Add life insurance coverage for employees.

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- Transfer the drone service from the category of Equipment to Contractual.
- Under the category of Equipment include the purchase of 2 GPS devices.

The Board reviewed all the budgeted categories.
The proposed budget for FY2026 is \$935,268.44.

Motion With no further discussion, Nicole Calvo motioned to approve \$935,268.44 for the FY2026 Administration and Operations budget. Vincent Leon Guerrero seconded the motion.
Chairman Makio opened the floor for discussion.

Action The Board questioned the unexpended amounts from the previous fiscal year's budget. Joe Quinata responded that accounting summaries reflect unused balances.
The Board requested staff provide a summary of unused balances from previous fiscal years to determine any necessary changes or actions.

Motion/ Amended Nicole Calvo amended the motion to approve the FY2026 budget (Personnel \$407,053.85; Fringe Benefits \$203,642.81; Utilities/Communication/Insurance \$54,100.00; Staff Travel \$15,000.00; Equipment \$9,480.00; Automobile Expense \$7,000.00; Supplies \$3,000.00; Contractual \$171,500.00; Stipends \$14,000.00; Advertisement \$4,076.00; Post Office/Postage \$460.00; Dues & Subscriptions \$1,450.00; Employee Incentives \$37,352.70; Miscellaneous \$7,153.08), with the condition that staff report back to the Board with a report of prior years' budgets and actual expenses for any determination or changes necessary. Zina Ruiz seconded the motion. With no further discussion, the Board unanimously approved the motion.

7.B. Architecture Committee Report

Refer to Program & Grant Progress Report

FQ Sanchez School

Joe Quinata presented the Board with an update of the project.

The project is near the end of Phase I, however two items in Phase II, namely the waterproofing of the roof, and plumbing for the restrooms need to be addressed to complete scheduled items in Phase I.

The contractor has submitted two (2) change orders to descope the work and costs of the waterproofing (\$144,546.00) and plumbing (\$20,607.80) originally scheduled in Phase II and include in Phase I of construction.

This is needed to complete the flooring repairs in the Phase I schedule.

The value of the change orders will be deducted from Phase II of construction.

The third change order request is for an extension of 194 days to complete the two (2) change order items.

Action Chairman Makio tabled the vote on the change orders for discussion and action at the next Board meeting.

7.C. Grants Committee Report

Refer to Program & Grant Progress Report

No discussion.

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7.D. Chamoru Cultural and History Committee Report

Refer to Program & Grant Progress Report

No discussion.

7.E Archaeology Committee

Refer to Program & Grant Progress Report

No discussion.

8.0. OPEN DISCUSSION**-Guam Coastal Management - Habitat Restoration planning and technical specifications to underserved communities.**

No discussion.

9.0. ADJOURNMENT

Chairman Makio recommended to close the meeting and discuss the information items on the agenda the next Board meeting.

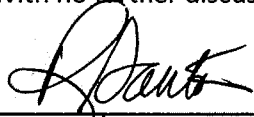
Motion

With no objection, Vincent Leon Guerrero motioned to adjourn the meeting.

Zina Ruiz seconded the motion.

With no further discussion the meeting adjourned at 6:15 p.m.

Transcribed by:



Approved by:



Date:

12/17/2025

Date:

12/17/2025

GUAM PRESERVATION TRUST

INANGOKKON INADAHI GUA'HAN

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (this “Agreement”) is made and entered into, effective as of March __, 2025 (the “Effective Date”), by and between **LGI PACIFIC GUAM II, INC.**, a Guam corporation, as seller (hereafter referred to as the “Seller”), and the **GUAM PRESERVATION TRUST**, a Guam public, non-profit corporation, as purchase of the following property (hereafter referred to as the “Purchaser”), with reference to the following facts.

RECITALS:

- A. The Purchaser is a public, non-profit corporation established under Guam law.
- B. Pursuant to Section 76601 of Title 21, Guam Code Annotated (GCA), one of the primary purposes of the Purchaser is to acquire title to Guam property for the preservation of their historical value, whether in fee simple, by leasehold, or by easement, and whether through donation, transfer, dedication, or purchase.
- C. The Seller is the owner of Lot 10187, Dededo, Guam, an undeveloped property which includes approximately 1,130,000 square meters, and which is currently zoned under the “H” Resort-Hotel Zone.
- D. Lot 10187 includes portions of Tanguisson Beach, the area commonly known as Hila’an, and cliff line property containing limestone forests.
- E. Hila’an contains significant historical, archeological and cultural resources, including latte stones and other cultural artifacts that are connected to settlement patterns that reflect the cultural traditions, beliefs, and social practices of ancient CHamoru civilization. Lot 10187 also contains cliff line limestone forests that provide habitat to some of Guam’s native species.
- F. Purchaser desires to protect the conservation value of Hila’an’s historical, archeological, cultural and natural resources.
- G. The parties have agreed to execute this Agreement for the purpose of Purchaser acquiring the “Hila’an Property” (as such term is defined below), in fee simple on the terms and conditions set forth herein.

AGREEMENTS:

NOW, THEREFORE, the parties hereto, intending to be legally bound, do hereby agree as follows:

- 1. THE HILA’AN PROPERTY.** This Agreement is for the purchase of that portion of Lot 10187 that is the subject of the real estate purchase contract is specifically depicted in the Map attached hereto as **EXHIBIT A** and contains approximately eighty (80) acres (the “Hila’an Property”).

2. PURCHASE PRICE: The Total Price shall be Six Million Dollars (\$12,000,000.00) payable by cash or certified funds due at closing.

3. APPRAISAL OF HILA'AN PROPERTY

3.1 BACKGROUND. The Seller and the Purchaser acknowledge and agree that the parties have been in discussions since 2021 for the purpose of conservation of certain property within Lot 10187, including the Hila'an Property, as such property is defined herein. On June 2, 2023, on behalf of the Purchaser, Micronesian Appraisal Inc. submitted an appraisal report entitled "Lot 10187 Proposed Conservation Easement, Dededo", a copy of which is attached hereto as **EXHIBIT B**(the "Appraisal").

3.2 VALUATION. As set forth in the Appraisal, valuations of the property included valuations for the Hila'an Property as follows: (i) the beach zone, at \$513.00 per square meter; (ii) the inland beach zone, at \$428.00 per square meter; (iii) the inland cliff zone, at \$108.00 per square meter; and (iv) the inland cliff zone, at \$205.00 per square meter. The Seller and Purchaser acknowledge and agree that the Hila'an Property consists of approximately eighty (80) acres, with an aggregate appraised value of Twelve Million Dollars (\$12,000,000.00). The Seller and the Purchaser acknowledge and agree that the Consideration set forth in Section 2, above, is significantly below the appraised value of the property granted pursuant to the terms of this Agreement.

4. FINANCING: There will be no financing. The entire balance will be paid in full at closing. This contract is not subject to Purchaser being approved for financing and does not involve FHA or VA financing.

5. TITLE INSURANCE: Seller agrees to furnish to Purchaser a standard form title insurance commitment showing no encumbrances or liens upon the Property other than unpaid property taxes, issued by a company qualified to insure titles in Guam, in the amount of the purchase price, insuring the Buyer against loss on account of any defect or encumbrance in the title, unless herein excepted. Said property is sold as a subject to present zoning classification.

6. TAXES: Real property taxes due on the Property shall be prorated between Sellers and Purchaser as of the date of the Closing.

7. CONVEYANCE: Seller agrees to convey a good merchantable title by Warranty Deed to the Property insuring that the Property is free of all encumbrances, except as hereinabove set out and Seller and Purchaser agree that any encumbrances shall be paid in full at the time of closing from sales proceeds. If the encumbrances exceed the Purchase Price, Purchaser may withdraw from this Agreement.

8. CONDITION OF PROPERTY: The Property, in its current condition, is being purchased for conservation purposes. The Trust agrees to accept the Property in "as is" condition.

9. SELLER'S WARRANTIES: Seller warrants that Seller is the legal owner of the Property and has the right and authority to sell the Property to Purchaser. This warranty shall survive the delivery of the deed.

10. ESCROW AND CLOSING.

10.1 ESCROW. Upon execution of this Agreement, the Seller and the Purchaser shall establish an escrow for the close of the grant of the property ("Escrow") at the office of Security Title Company ("Escrow Company"). This Agreement shall be recorded with the Office of Recorder of the Guam Department of Land Management ("Close of Escrow") upon the earlier to occur of five (5) business days following the full execution of this Agreement, and _____ (the "Closing Deadline"). Unless the Close of Escrow is extended by written agreement of the parties, Escrow shall close no later than the Closing Deadline.

10.2 CLOSING DEPOSITS. On or before Close of Escrow, the Seller and the Purchaser shall deposit with Escrow Company the following documents and funds and shall close Escrow as follows:

(a) Seller's Deposits. The Seller shall deposit with Escrow Company (i) one (1) original copy of this fully executed Agreement; (ii) a resolution of the Seller's Board of Directors authorizing the execution and delivery of this Agreement; and (iii) any other documents or funds required of the Seller to close Escrow in accordance with this Agreement.

(b) Purchaser's Deposits. The Purchaser shall deposit with Escrow Company (i) cash or check in the amount of the Consideration; (ii) additional cash or check in the amount necessary to pay the Purchaser's share of Closing costs, as set forth in Section 10.3, below; (iii) a resolution of the Purchaser's Board of Directors authorizing the execution and delivery of this Agreement; and (iv) any other documents or funds required of the Purchaser to close Escrow in accordance with this Agreement.

10.3 CLOSING COSTS.

(a) Seller's Costs. At Close of Escrow, the Seller shall pay (i) one-half (1/2) of Escrow Company's fees; and (ii) one-half (1/2) of the real property transfer taxes and documentary transfer taxes payable upon recordation of this Agreement, if any.

(b) Purchaser's Costs. At Close of Escrow, the Purchaser shall pay (i) one-half (1/2) of Escrow Company's fees; (ii) one-half (1/2) of the real property transfer taxes and documentary transfer taxes payable upon recordation of this Agreement, if any; and (iii) the costs of recording this Agreement.

11. DEFAULT. If Purchaser fails to comply with this contract, Purchaser will be in default, and Seller may terminate this contract releasing both parties from this contract. If Seller fails to perform its obligations under this contract Purchaser may (a) enforce specific performance or seek such other relief as may be provided by law including the reimbursement of any costs,

including surveying costs, incurred by Purchaser, or both, or (b) terminate this contract releasing both parties from this contract.

12. MEDIATION: Any dispute between Purchaser and Seller related to this contract that is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking legal or equitable relief from a court of competent jurisdiction in the event mediation fails.

13. COMMISSION FEES: Purchaser and Seller agree that said contract was negotiated at arms length without assistance of any real estate agents or brokers and that no such fees shall be paid by either party in connection with this contract or sale.

14. SUCCESSORS AND ASSIGNS: This contract shall be binding upon any heirs, successors and assigns of Seller or Purchaser.

15. MISCELLANEOUS

12.1 NOTICES. All notices permitted or required by this Agreement shall be in writing, and shall be deemed to have been delivered and received (a) when personally delivered, (b) on the third (3rd) business day after the date on which deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, (c) on the date on which transmitted by electronic means producing a tangible receipt evidencing a successful transmission, or (d) on the next business day after the day on which deposited with a regulated public carrier (e.g., Federal Express), freight prepaid, addressed to the party for whom intended at the address set forth on the signature page of this Agreement, or such other address or electronic mail, notice of which has been delivered in a manner permitted by this Section 11.1.

12.2 FURTHER ASSURANCES. Each party agrees, upon the request of the other party, to make, execute, and deliver such additional documents, and to take such additional actions, as may be reasonably necessary to effectuate the purposes of this Agreement.

12.3 ATTORNEYS' FEES. If any action is commenced to construe this Agreement or to enforce any of the rights and duties created herein, then the party prevailing in that action shall be entitled to recover its costs and attorneys' fees in that action, as well as all costs and fees of enforcing any judgment entered therein.

12.4 GOVERNING LAW; VENUE. This Agreement shall be governed by and construed in accordance with applicable provisions of Guam law (other than its conflict-of-law principles), and each party hereby consents to the jurisdiction of the courts of Guam for purposes of all actions commenced to construe or enforce this Agreement. The exclusive venue for all disputes arising hereunder shall be the Superior Court in and for Guam.

PURCHASER:
GUAM PRESERVATION TRUST

BY: _____

DATE: _____

SELLER:
LGI PACIFIC GUAM II, INC.

BY: _____

DATE: _____

Andrew Tenorio

From: MONIQUE CARRIVEAU STORIE <mstorie@triton.uog.edu>
Sent: Friday, September 12, 2025 3:23 PM
To: Joe Quinata; atpreservation@guam.net; tcpreservation@guam.net
Subject: Does GPT wish to take Guam History Day back?

Hafa Adai Joe, Andrew, and Troy:

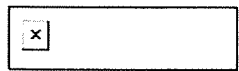
It is with great sadness that I ask if Guam Preservation Trust is interested in taking the Guam History Day contest back. Since LaVonne's decision to step back from the program, she and I have been looking for another person, unit or affiliated partner willing to take over the program. We have been unsuccessful.

MARC faces significant challenges to run this program this year due to staff changes and workloads. We have people who are willing to chip in and help, but none have the capacity to manage the program. GDOE informed LaVonne earlier this academic year that they have earmarked funds for travel to Nationals this year. So, I am attempting to find a solution beyond emailing the teachers and GDOE to cancel this year's competition, especially knowing how hard it was to get into GDOE's list of approved programs and that we will probably never be able to get back into the list once we are approved.

Note that we have kept NHD abreast of the changes and our attempts to find a successor. They have asked if GPT is interested in retaking the lead. So, we pose the question to you, is GPT interested in taking back Guam History Day?

Monique

--



Monique C. Storie, Ph.D.

Dean

University Libraries

Office: +1 (671) 735-2333

mstorie@triton.uog.edu

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COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson
I Mina'trentai Ocho Na Liheslaturan Guåhan
38th Guam Legislature

January 31, 2025

To: **Rennae V. C. Meno**
Clerk of the Legislature

Attorney Darleen Hiton
Legislative Legal Counsel

From: **Vice Speaker V. Anthony Ada** 
Chairperson, Committee on Rules

Subject: **Referral of Bill No. 40-38 (COR)**

Håfa Adai,

As per my authority as Chairperson of the Committee on Rules and subject to §6.01(d)(1), Rule VI of our Standing Rules, I am forwarding the referral of **Bill No. 40-38 (COR)** – William A. Parkinson, Shelly V. Calvo, Tina Rose Muña Barnes, Joe S. San Agustin. – “AN ACT TO APPROPRIATE THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) FROM FISCAL YEAR 2025 GENERAL FUND REVENUES COLLECTED IN EXCESS OF THE ADOPTED LEVELS ENUMERATED IN PUBLIC LAW 37-125 TO THE GUAM PRESERVATION TRUST FOR THE PURPOSE OF THE REHABILITATION OF THE HISTORIC FRANCISCO Q. SANCHEZ ELEMENTARY SCHOOL PROPERTY.”

Please ensure that the subject bill is referred to the Committee on Finance and Government Operations chaired by Senator Christopher M. Dueñas. I also request that the same be forwarded to the Prime Sponsor of the subject bill, to the Office of Finance and Budget (OFB) and to Management Information Services (MIS) for posting on our website.

A copy of the bill is available on our legislative website.

Should you have any questions or concerns, please feel free to contact Kamarin Nelson, Committee on Rules Director at 671-472-2461.



I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

40-38 (COR)	William A. Parkinson Shelly V. Calvo Tina Rose Milla Baines Joe S. San Agustin	AN ACT TO APPROPRIATE THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) FROM FISCAL YEAR 2025 GENERAL FUND REVENUES COLLECTED IN EXCESS OF THE ADOPTED LEVELS ENUMERATED IN PUBLIC LAW 17-125 TO THE GUAM PRESERVATION TRUST FOR THE PURPOSE OF THE REHABILITATION OF THE HISTORIC FRANCISCO Q. SANCHEZ ELEMENTARY SCHOOL PROPERTY.	1/23/25 1:17 p.m.	1/31/25	Committee on Finance and Government Operations				
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October 30, 2025

OFFICE OF THE SPEAKER
FRANK F. BLAS JR.

The Honorable Frank Blas, Jr.
Speaker, 38th Guam Legislature
Guam Congress Building
163 Chalan Santo Papa
Hagåtña, Guam 96910

OCT 31 2025

Time: 9:33 AM
Received: [Signature]

Dear Speaker Blas,

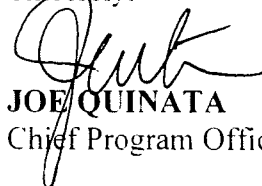
On behalf of the Board of Directors of the Guam Preservation Trust, I write to request to meet with you and your colleagues to revisit the discussions for the legislature to act to save the historic F.Q. Sanchez School Facility by appropriating the second phase of additional funds to complete its rehabilitation.

Initially, P.L. 36-82 provided \$3.5 million dollars for the rehabilitation's cost of \$7 million. Currently, GPT understands that Senator Parkinson introduced Bill 40-38 to assist GPT meet this remaining amount.

We are now looking for your leadership and guidance in determining if this bill or another legislative mechanism that accomplishes its effect can be acted by this legislature in the next legislative session. Current rehabilitation work funded by P.L. 36-82 is nearly complete and the project needs the remaining critical funds to complete the project and return the historic structure to the Municipality of Humåtak.

In this regard, I respectfully request to meet with you and your colleagues to see how we can save this historic structure for our island and especially the residents of Humåtak who hold the structure and its shared community stories. I appreciate our great working relationship and look forward to working with you and your colleagues to complete this project.

Sincerely,


JOE QUINATA
Chief Program Officer

Attachments

C The Honorable Shelly Calvo, Legislative Oversight Chair
The Honorable Chris Duenas Chair, Committee on Finance and Government Operations
The Honorable William Parkinson, Bill 40-38 Sponsor
The Honorable Johnny Quinata, Mayor of Humåtak



Office of Communications

NEWS RELEASE

Secretary Haaland Designates 19 New National Historic Landmarks

New designations recognize nationally significant sites for many historically marginalized communities across 15 states, territories, and DC

You are viewing **ARCHIVED** content published online before January 20, 2025. Please note that this content is **NOT UPDATED**, and links may not work. For current information, visit <https://www.nps.gov/aboutus/news/index.htm> (<https://www.nps.gov/aboutus/news/index.htm>).

- **Tor House** (Robinson Jeffers Home) (Carmel, Calif.) is the residence of major 20th century American poet Robinson Jeffers. Many stone structures in the Tor House complex were personally constructed by Jeffers and all of his major works in a long and prolific career were written here.

Colorado

- **Boulder County Courthouse** (Boulder, Colo.) is the site where Boulder County Clerk Clela Rorex issued six marriage licenses in 1975 to same-sex couples, playing a unique and pivotal role in bringing national attention to the issue of same-sex marriage.

Commonwealth of the Northern Mariana Islands

- **Latte Quarry at As Nieves** (Rota, Commonwealth of the Northern Mariana Islands) is an outstanding example of a Latte Period stone quarry, with characteristic structural stone shafts and capstones still present. The site has the potential to contribute to a better understanding of the cultural history of its period (AD 1000 - late AD 1600s).

Iowa

- **Reeve REA Power Generating Plant** (Hampton, Iowa) is remarkably intact diesel generated power plant built in 1938. It conveys the pivotal role of the Rural Electrification Administration (REA) in electrifying rural homes as part of the suite of New Deal programs intended to address rural poverty and modernize American farms.

Guam

- **Manenggon Concentration Camp** (Yona, Guam) is associated with the Japanese military occupation of Guam during World War II. The Japanese military incarcerated about half of the island's 21,000 Indigenous Chamoru inhabitants in the weeks before the July 1944 American recapture of the island.

Kentucky

- **Big Bone Lick Site** (Union, Ky.) is considered the birthplace of vertebrate paleontology in North America and a world-class collection site for large Pleistocene epoch mammal fossils.

Louisiana

- **Mr. Charlie Offshore Oil Rig** (Morgan City, La.) is a pioneering and remarkably intact example of a Mobile Offshore Drilling Unit (MODU) first deployed in 1952. It illustrates technological advances in the affordable production and availability of oil, a defining characteristic of the American economy and society in the 20th century.

Nebraska

- **Kregel Windmill Company Factory** (Nebraska City, Neb.) is the only known surviving and intact windmill factory in the country, with an exceptional ability to convey the history and impact of once widespread and small-scale windmill manufacturing in the United States during the early 20th century.

New Hampshire



Name of Property: Manenggon Concentration Camp

City, State: Yona Municipality, Guam

Period of Significance: Mid-July 1944 - July 31, 1944

NHL Criteria: Criterion 1

NHL Themes:

- I. Peopling Places
 - 6. Encounters, conflicts, and colonization
- IV. Shaping the Political Landscape
 - 3. Military institutions and activities
 - 4. Political ideas, cultures, and theories
- VIII. Changing Role of the United States in the World Community
 - 1. International relations
 - 3. Expansionism and imperialism

Previous Recognition: 1974 Guam Register of Historic Places
2016 National Register of Historic Places (NRIS 16000362)

National Historic Context: *Finding a Path Forward: Asian American Pacific Islander National Historic Landmarks Theme Study* (2017)
World War II in the Pacific National Historic Landmark Theme Study (1984)

NHL Significance:

- The Manenggon Concentration Camp NHL is strongly associated with the Japanese occupation of Guam during World War II and the wartime experiences of Indigenous Pacific Islanders. It is where the Japanese military incarcerated approximately half of the island's 21,000 Indigenous CHamoru in the weeks before the July 1944 American recapture of the island. It embodies the deprivation, indignity, subjugation, and brutality endured by the CHamoru people during the Japanese occupation and holds symbolic meaning as a testament to CHamoru courage, strength, sacrifice, and triumph over adversity.



- The Manenggon Concentration Camp NHL represents the unparalleled thirty-two-month Japanese occupation of Guam, a US naval base, during World War II, wherein the island and its ethnic population, the CHamoru, legally classified as American nationals, were subsumed into the Micronesian possessions of the Japanese Empire.

Integrity:

- The Manenggon Concentration Camp site retains a high degree of historic integrity of location, setting, feeling, and association. The fundamental character of the site is its physical environment—an isolated floodplain at the Ylig and Manenggon river confluence. Water was the central natural feature critical to CHamoru survival and remains intrinsic to the community's relationship to the place.
- Hundreds of shelters constructed of tangantangan, coconut fronds, and bamboo that sheltered the CHamoru detainees were so crudely constructed as to be almost part of the natural environment and wholly ephemeral.
- While some of the valley has returned to subsistence farming, the remainder is largely jungle vegetation, as it was during the period of significance. A narrow road follows the route of the trail shown on a ca. 1942 map. The site remains otherwise largely undeveloped with unaltered topography and typical vegetation people used to survive.

Owners of Property: Antonio Aguon, David Isezaki Aguon, Firia T R Aguon, Jean Marie Lizama Aguon, John P. Aguon, Peter S Aguon, Engracia Taimanglo Atoigue, Tomas T Atoigue, Estate of Maria C Cepeda, Jesse M Fernandez, Co-trustees of the Frank Sn Shimizu and Fermina G Shimizu, Cynthia M Garrow, David Wallace Laballe II, Marion Look-Jameson N/E Trust, Gerardette Ya Palacios, Dolores Cepeda, H O Pangelinan, Rosita F San Agustin, Maria Manibusan San Agustin, Vicente Navarro San Nicolas, Francisco Sn San Nicolas et. al., Vasiti Rerega Vocea Uluiviti, and Rosalia Baza-Ogo Woon, and Government of Guam.

Acreage of Property: 122.41 acres

Origins of Nomination:

- When the property was nominated to the National Register in 2016, the Director of Guam Department of Parks and Recreation requested it also be recommended for consideration for nomination as a National Historic Landmark. The Guam State Historic Preservation Officer co-signed this request. The Organization of American Historians, through a task agreement with the NPS Preservation Partnerships Program in the legacy Pacific West Regional Office (Interior Regions 8, 9, 10, & 12), commissioned the Guam Preservation Trust to prepare a nomination. This was authored by Jolie Liston, PhD, Micronesian Heritage Consulting, LLC, and H. David Tuggle, PhD (for Guam Preservation Trust).

Potential for Positive Public Response or Reflection on NHL Program:

- The CHamoru people have long recognized the Manenggon Concentration Camp as the central site to commemorate and honor the survivors who endured the Japanese occupation, their triumph over hardship, and as a solemn reminder of World War II and the power of the human spirit.
- NHL designation will recognize the World War II experience of the CHamoru as recommended in the Asian American–Pacific Islander NHL Theme Study.



Potential for Negative Public Response or Reflection on NHL Program: None known

Public Comments Favoring Designation (received as of May 31, 2024):

- Huy Pham, Executive Director, APIAHiP: Asian & Pacific Islander Americans in Historic Preservation

Landmarks Committee Comments:

- Note in the nomination narrative that no historic photographs exist.

Landmarks Committee Recommendation:

The Committee recommends that the National Park System Advisory Board recommend to the Secretary of the Interior the designation of Manenggon Concentration Camp in Yona Municipality, Guam, as a National Historic Landmark, with the minor corrections as noted by the Committee being made prior to the nomination being forwarded to the Secretary of the Interior for action.

Advisory Board Recommendation: The National Park System Advisory Board recommends to the Secretary of the Interior the designation of Manenggon Concentration Camp in Yona Municipality, Guam, as a National Historic Landmark.

Historic Preservation Tax Credits Workshop (NTHP Amount: \$5,000.00 & GPT Amount: \$5,400.00)		
Category	Description	Amount
Fees	Consulting Fees	\$ 5,000.00
Supplies	Workshop Materials	\$ 500.00
Rental	Venue	\$ 1,800.00
Marketing	Outreach for attendees	\$ 1,200.00
Other expenses	Tax Credit Plan	\$ 1,500.00
Total		\$ 10,000.00

1. Consulting Fees

This will cover honoraria for individuals or their organizations who are subject matter experts in historic tax credits. These consultants will assist GPT staff with developing the workshop content, workshop facilitation, roundtable discussion with necessary parties, and the development of a Tax Credit Plan for Guam. Competitive rates ensure high-quality instruction and expert guidance.

2. Supplies

Includes printing of workshop packets for presenters and attendees, informational guides, sign-in sheets, folders, chart paper, and other consumable materials needed for workshop activities.

3. Rental

Covers rental fees for a suitable workshop venue and necessary A/V equipment. This is a necessary increase as rental rates have increased across the board at suitable venues in Guam.

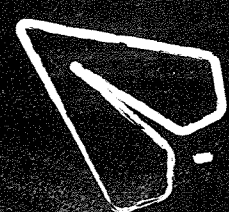


4. Marketing

Supports public outreach to ensure high attendance and would go towards the digital advertising campaign. Emphasis will be placed on getting attendees from the Guam Legislature, Guam Economic Development Authority, State Historic Preservation Office, and other relevant parties.

5. Other Expenses

This will cover the final result of the workshop, which would be to create a Historic Tax Credit Plan that is tailored for Guam. This plan will be provided to Guam legislators and other parties who would be involved in the implementation of a historic tax credit program.

	GRANT CYCLE DEADLINE: 8/5/2025 4:00 P.M.			
	Applicant/Contact	Title	Grant Request	
1	Odyessa San Nicolas	The Journey of the Niyok:	\$ 10,000.00	
	671-300-6692/671-727-7373	From Tree to Table		
2	CJ Ochoco, President	Remembering the Forgotten:	\$ 20,000.00	x
	Breaking Wave Theatre Co.	A theatrical Oral History Project		
	671-683-8011			
3	Inalahan Mayor's Office	Gef Pa'go Cultural Center Area	\$ 36,249.00	x
	Mayor Anthony Chargualaf	Revitalization		
	671-475-2509/671-777-1820			
4	Ruzell Almonds	I Sengong - An Educational Chamoru	\$ 40,000.00	x
	PBS Guam	Children's program		
	671-743-5483			
5	Rita Nauta	Cultivating Village Connections Through	\$ 50,000.00	
	Guampedia	Storytelling and Showcasing Guam's		
	671-734-0217/671-687-9113	Unique Sense of Place		
6	Jaclyn Balajadia	Hasso Yan Onra: Sumay	\$ 50,750.00	x
	Pacific Historic Parks			
	671-482-0806			
TOTAL GRANT FUNDING REQUESTS			\$ 206,999.00	



PROJECT S.H.O.P.



SUPPORTING HERITAGE ORIENTED PROJECTS


GET \$500 FOR YOUR CLASSROOM!



“DO YOU HAVE A GREAT IDEA FOR A HISTORIC
PRESERVATION PROJECT IN YOUR CLASSROOM?”

The Guam Preservation Trust is pleased to award \$500 to 25 teachers who
can implement historic preservation projects in their classrooms.

This opportunity is open to all
elementary, middle, and high school teachers.



For further information on guidelines and submission details visit
pacificpreservation.org. See deadline and contact information below



Due 31 January
2026

PROJECT S.H.O.P. (*Supplies for Heritage Oriented Projects*)

Brief Project Narrative

The Guam Preservation Trust proposes the above project that will support elementary, middle, and high school teachers to promote the history and culture of Guam in their classroom.

Through a simple application, all public and private school teachers in Guam will be eligible to apply for a \$500 award and use the funds to purchase materials for an activity that will create projects and/or activities for the classroom. GPT staff will receive the applications, and top ranked projects that are feasible and center around different aspects of Guam's history and culture will be selected. GPT will issue payment to the vendor for the teacher.

This project fulfills two proposed outcomes of GPT's 2023-2027 Strategic Plan for FY 2026

CHamoru Traditional and Cultural Knowledge

- Support Traditional Prayers/Chants and Songs

Youth and Education

- Coordinate the development of heritage preservation clubs in secondary and postsecondary schools/colleges.
- Support plans for consistent education programming and value mastery per grade/cultural knowledge skills.

Project Goal: Increase the capacity of Heritage Preservation and CHamoru Traditional and Cultural Knowledge especially by our youth in Guam's educational system.

Objective(s):

1. By the end of 2026, the Trust will have supported 50 teachers in schools across Guam to implement a historic preservation project in their classroom.
2. The Trust will identify 5 teachers from the awarded group who may show potential to charter a preservation club within their school, increasing GPT's advocacy network in Guam's schools. This fulfills GPT's Growth Plan to strengthen current partnerships and seek new partnerships.

Timeline

December 2025. Meet with school system superintendents to discuss the program.

January 2026. GPT staff attend PD days for GDOE to promote program and open applications.

February 2026. Notice of award to 25 teachers.

May 2026. Submission of all completed projects for the first funding cycle.

August 2026. GPT staff attend PD days for GDOE to promote program and open application to teachers for second funding cycle and awarding of 25 teachers.

December 2026. Submission of all completed projects for second funding cycle.

January 2027. Select 5 teachers to charter a preservation club within their schools.

Budget Request: \$25,000- from funds GPT received from the Attorney General

GUAM PRESERVATION TRUST ACCOUNTING SUMMARY For Period Ending November 30, 2025

	PROJ #	BOARD APPROVED	YTD EXPENSE	BALANCE
ADMIN & OPERATIONS		\$ 935,268.44	\$ 137,238.59	\$ 798,029.85
BOARD FUNDED INITIATIVES				
Capital Campaign	BP17-10	\$ 20,000.00	\$ 266.25	\$ 19,733.75
Teaching with Historic Places	BP15-16	\$ 14,400.00	\$ 13,947.50	\$ 452.50
Board Orientation	BP20-11	\$ 800.00	\$ -	\$ 800.00
Malesso Revitalization Plan	BP23-07	\$ 65,000.00	\$ -	\$ 65,000.00
So We Leapt-Para I Hinanao-ta Mona	BP25-06	\$ 10,000.00	\$ 10,000.00	\$ -
Outdoor Hotnu	BP25-02b	\$ 500.00	\$ -	\$ 500.00
SUB-TOTAL		\$ 110,700.00	\$ 24,213.75	\$ 86,486.25

ETHNOGRAPHY & ORAL HISTORY				
SUB-TOTAL		\$ -	\$ -	\$ -

REPAIR, REHABILITATION, RESTORATION AND RENOVATION				
FQ Sanchez PL36-82 funding	HS23-04	\$ 3,500,000.00	\$ 2,471,745.62	\$ 1,028,254.38
Board motion 8/9/2023		\$ 499,297.95	\$ -	\$ 499,297.95
Baptist Church - Fencing	HS23-01	\$ 15,000.00	\$ 7,943.80	\$ 7,056.20
Baptist Church Structural Assessment	BP24-02	\$ 26,768.00	\$ -	\$ 26,768.00
Baptist Church - Land Survey		\$ 8,920.00	\$ -	\$ 8,920.00
SUB-TOTAL		\$ 4,049,985.95	\$ 2,479,689.42	\$ 1,570,296.53

ARCHAEOLOGY RESEARCH				
FQ Sanchez Archaeological Monitoring	HS23-02	\$ 30,000.00	\$ 31,339.12	\$ 17,774.16
Amendment 1 6/11/25 Motion		\$ 13,850.12	\$ -	
Amendment 2 6/11/25 Motion		\$ 5,263.16	\$ -	
SUB-TOTAL		\$ 49,113.28	\$ 31,339.12	\$ 17,774.16

PUBLIC INTERPRETATION AND PRESENTATION				
National History Day	GPTG24-01	\$ 30,300.00	\$ 30,258.48	\$ 41.52
SUB-TOTAL		\$ 30,300.00	\$ 30,258.48	\$ 41.52

ARCHIVAL RESEARCH				
Guam Rock Art Phase II	GPTG25-01	\$ 17,075.00	\$ 13,660.00	\$ 3,415.00
SUB-TOTAL		\$ 17,075.00	\$ 13,660.00	\$ 3,415.00

ARCHITECTURAL RESEARCH				
FQ Sanchez A & E	HS15-01	\$ 208,054.00	\$ 207,554.00	\$ 500.00
Amendment 1		\$ 35,608.00	\$ 35,608.00	\$ -
Amendment - Update for permitting		\$ 51,913.00	\$ 50,123.69	\$ 1,789.31
Amendment 2		\$ 189,450.00	\$ 188,950.00	\$ 500.00
Archb Flores Hse A&E (nte \$150,000.00)		\$ 145,818.90	\$ -	\$ 145,818.90
SUB-TOTAL		\$ 630,843.90	\$ 482,235.69	\$ 148,608.21

HISTORIC PROPERTY DOCUMENTATION & REGISTER NOMINATION				
SUBTOTAL		\$ -	\$ -	\$ -
GRANTS AWARDED TO GPT				
Take Care Heritage/Health Comm	BP19-04	\$ 3,000.00	\$ 2,877.16	\$ 122.84
Pacific Pres Technology - DOI	BP19-10	\$ 94,801.00	\$ 94,451.00	\$ 350.00
World Heritage Workshop - DOI	BP19-14	\$63,217.00	\$ 61,390.67	\$ 1,826.33
Esoriata - Hinanao-ta Exhibit				
Atantano Heritage Preserve - DOI	BP21-05	\$ 200,000.00	\$ 167,301.65	\$ 32,698.35
Plant Inventory \$49,999				
Cultural Resource Inventory \$115,766				
Conceptual Design \$32,698.38				
I Hinanao-ta Exhibit (GU Museum)	BP21-06	\$ 33,599.25	\$ 25,043.25	\$ 8,556.00
GEDA - Refurbishment of 8 Cannons Repurposed to Historic Revitalization Festival & Plaza Cleanup	BP25-05a	\$ 25,000.00	\$ 21,871.27	\$ 3,128.73
Dept. of Navy - Hila'an Survey/Appraisal	BP22-03	\$ 150,000.00	\$ 17,350.99	\$ 132,649.01
Micronesian Appraisal \$15,500.00				
DCA - Survey \$124,499.00				
Modification #3		\$ 200,000.00		\$ 200,000.00
Attorney General - Education/ Cooperation/Advocacy Programs	BP23-01	\$ 200,000.00		\$ 139,300.00
Onra Summit \$41,800.00			\$ 37,292.96	\$ 4,507.04
Historic Revitalization Fest \$8000.00	BP25-05b		\$ 500.00	\$ 7,500.00
Transmitting Anecdotes Legends Experiences & Stories - \$5500.00	BP25-01b		\$ 3,419.42	\$ 2,080.58
Tax Credit Workshop \$5400.00			\$ -	\$ 5,400.00
Historic Lujan House Repairs- DOI	HS24-01	\$ 250,000.00	\$ -	\$ 250,000.00
Transmitting Anecdotes Legends Experiences & Stories (CAHA)	BP25-01	\$10,000.00	\$ 4,077.39	\$ 5,922.61
Outdoor Oven/Hotnu revitalization Workshop -HPEF Grant	BP25-02	\$ 6,000.00	\$ 6,000.00	\$ -
Capitol Kitchen, FHB, Bankpacific		\$ 2,000.00	\$ 1,271.22	\$ 728.78
2nd Annual Archaeo Tech Seminar -IARII	BP25-03	\$ 2,500.00	\$ 2,480.40	\$ 19.60
Historic Pres Tax Credit Wkshp -NTHP	BP25-04	\$ 5,000.00	\$ -	\$ 5,000.00
GVB-Historic Revitalization Festival	BP25-05c	\$ 10,000.00	\$ 10,000.00	\$ -
SUB-TOTAL		\$ 1,255,117.25	\$ 455,327.38	\$ 799,789.87
TOTAL OBLIGATED FUNDS		\$ 7,078,403.82	\$ 3,653,962.43	\$ 3,424,441.39

CURRENT FUND BALANCES			Balance as of	
<i>Bank of Guam Checking</i>		\$ 829,278.89	11/30/2025	
<i>Bank of Guam Trust</i>		\$ 28,745.94	11/30/2025	
<i>Merrill Lynch</i>		\$ 640,957.00	11/30/2025	
<i>RBC Capital Markets LLC</i>		\$ 1,387,201.50	11/30/2025	
<i>Charles Schwab</i>		\$ 2,070,389.74	11/30/2025	
SUB-TOTAL		\$ 4,956,573.07		
RESERVED FOR GRANTS & PROJECTS				\$ 1,532,131.68

PROJECTS IN QUEUE		
<i>San Nicolas House - Construction</i>		\$ 920,000.00
<i>Rosario House - Construction</i>		\$ 1,265,000.00
<i>George Flores House - Rehab</i>		\$ 1,172,036.25
<i>Agana Basilica Bell Tower</i>		\$ 150,000.00
<i>Inalahan Baptist Church</i>		\$ 2,000,000.00
<i>FQ Sanchez</i>		\$ 3,500,000.00
TOTAL		\$ 9,007,036.25

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GPT FY2026 ADMINISTRATION & OPERATIONS					
EXPENDITURES	APPROP	OCT	NOV	YTD EXP	BALANCE
<u>PERSONNEL</u>					
CPO	\$ 94,678.58	\$ 10,924.44	\$ 7,282.96	\$ 18,207.40	\$ 76,471.18
Office Manager, Financial Services Coordinator	\$ 76,624.30	\$ 8,841.27	\$ 5,894.18	\$ 14,735.45	\$ 61,888.85
Senior Program Officer	\$ 58,656.86	\$ 6,768.09	\$ 4,512.06	\$ 11,280.15	\$ 47,376.71
Senior Development Officer	\$ 57,094.11	\$ 6,587.79	\$ 4,391.86	\$ 10,979.65	\$ 46,114.46
Program Officer	\$ 45,000.00	\$ 5,192.31	\$ 3,461.54	\$ 8,653.85	\$ 36,346.15
Program Officer	\$ 45,000.00	\$ 5,192.31	\$ 3,464.54	\$ 8,656.85	\$ 36,343.15
Administrative Assistant	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00
Performance Incentives	\$ 37,352.70	\$ -	\$ -	\$ -	\$ 37,352.70
FICA	\$ 32,440.12	\$ 3,328.23	\$ 2,219.05	\$ 5,547.28	\$ 26,892.84
Insurance	\$ 150,000.00	\$ 7,917.00	\$ 7,917.00	\$ 15,834.00	\$ 134,166.00
Wkms Comp	\$ 850.00	\$ 852.67	\$ -	\$ 852.67	\$ (2.67)
Retirement	\$ 18,852.69	\$ 1,476.00	\$ 984.00	\$ 2,460.00	\$ 16,392.69
Life Insurance	\$ 1,500.00	\$ 218.22	\$ 145.48	\$ 363.70	\$ 1,136.30
<u>Utility/Comm/Insur</u>	\$ 54,100.00	\$ 10,626.65	\$ 1,460.69	\$ 12,087.34	\$ 42,012.66
<u>TRAVEL</u>	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,000.00
<u>EQUIPMENT</u>	\$ 9,480.00	\$ -	\$ -	\$ -	\$ 9,480.00
<u>SUPPLIES</u>	\$ 3,000.00	\$ 194.01	\$ 600.59	\$ 794.60	\$ 2,205.40
<u>CONTRACTUAL</u>					
Accounting	\$ 30,000.00	\$ 12,441.84	\$ 549.74	\$ 12,991.58	\$ 17,008.42
Audit	\$ 32,000.00	\$ -	\$ 6,168.75	\$ 6,168.75	\$ 25,831.25
Legal	\$ 7,000.00	\$ -	\$ 3,240.00	\$ 3,240.00	\$ 3,760.00
Tech Maintenance	\$ 2,000.00	\$ 150.00	\$ 150.00	\$ 300.00	\$ 1,700.00
Maintenance & Landscaping	\$ 6,000.00	\$ 1,865.54	\$ 1,217.63	\$ 3,083.17	\$ 2,916.83
Atantano Prop Plan	\$ 30,000.00	\$ -	\$ -	\$ -	\$ 30,000.00
Preservation Interns	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,000.00
Architect	\$ 25,000.00	\$ -	\$ -	\$ -	\$ 25,000.00
Drone Services	\$ 2,500.00	\$ -	\$ -	\$ -	\$ 2,500.00
Office Lease	\$ 27,000.00	\$ -	\$ -	\$ -	\$ 27,000.00
<u>VEHICLE EXPENSES</u>	\$ 7,000.00	\$ -	\$ 140.60	\$ 140.60	\$ 6,859.40
<u>STIPEND</u>	\$ 14,000.00	\$ -	\$ -	\$ -	\$ 14,000.00
<u>ADVERTISEMENT</u>	\$ 4,076.00	\$ -	\$ -	\$ -	\$ 4,076.00
<u>POSTAGE</u>	\$ 460.00	\$ -	\$ -	\$ -	\$ 460.00
<u>DUES/SUBSCRPTN</u>	\$ 1,450.00	\$ 861.55	\$ -	\$ 861.55	\$ 588.45
<u>MISCELLANEOUS</u>	\$ 7,153.08	\$ -	\$ -	\$ -	\$ 7,153.08
<u>SUB-TOTAL</u>		\$ 83,437.92	\$ 53,800.67	\$ 137,238.59	
<u>TOTAL</u>	\$ 935,268.44	\$ 851,830.52	\$ 798,029.85		\$ 798,029.85



BURGER · COMER · & ASSOCIATES
CERTIFIED PUBLIC ACCOUNTANTS

May 22, 2025

The Board of Directors
Guam Preservation Trust

In planning and performing our audit of the financial statements of the Guam Preservation Trust (the Trust), as of and for the year ended September 30, 2024, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We considered the Trust's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. Accordingly, we do not express an opinion on the effectiveness of the Trust's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

During our audit, we noted the following matters that should be brought to your attention:

Board of Directors Quorum

Comment: The Trust lacked a quorum of board members after May of 2024. Actions taken without a quorum may be considered invalid and/or voidable. Operational impacts include delays in decision making and the disruption of essential functions such as approving contracts and setting/amending policies.

Recommendation: Work with all responsible parties to ensure that the replacement of board members are in place as existing members terms expire.

Saipan Office
Suite 203 MH II Building
P.O. Box 504053, Saipan, MP 96950
Tel Nos. (670) 235-8722 (670) 233-1837
Fax Nos. (670) 235-6905 (670) 233-8214

Guam Office
333 South Marine Corps Drive
Tamuning, Guam 96913
Tel Nos. (671) 646-5044 (671) 472-2680
Fax Nos. (671) 646-5045 (671) 472-2686

Palau Office
PIDC Apartment No. 11
PO Box 1266 Koror, PW 96940
Tel Nos. (680) 488-8615
Fax Nos. (680) 488-8616

Permit Fees - Due from General Fund

Comment: Public Law 36-107 restored the Trust's entitlement to 100% of building permit fees collected, effective October 1, 2022. However, as previously reported, the quarterly remittances of permit fees from the Department of Administration (DOA) continue to be inconsistent with the actual amounts collected for the corresponding quarters. As of September 30, 2024, the Trust's financial statements reported a gross receivable of \$1,362,484 in unpaid permit fees, nearly all of which has been reserved as an allowance for doubtful accounts. This balance includes a reduction of \$249,659, representing a recovery of previously written-off bad debt based on reconciliations between remittances and actual collections during the current year. Despite the statutory requirement for these fees to be held in a restricted account and remitted to the Trust, the reason for the continuing nonpayment remains unresolved.

Recommendation: We continue to strongly recommend that the Trust actively engage with the Department of Administration to address these ongoing discrepancies. To ensure accountability and compliance with Public Law 36-107, it is essential that the Trust, the Department of Administration, and the Department of Public Works jointly undertake a comprehensive reconciliation of the permit fees collected and remitted. Furthermore, we recommend the establishment of formalized internal control policies and procedures to strengthen oversight and ensure the accurate and timely collection and remittance of building permit fees.

Prior Year Unresolved Matters

During our 2023 audit, we identified several matters that remain unresolved and warrant repeating in the current year. Where applicable, information has been updated to reflect the impact for the year under audit. Notably, several of these unresolved issues are directly attributable to the lack of a quorum within the Board of Directors during the current year, as outlined below:

Legal Authority of Grantor

Comment: The Trust received a \$200,000 grant directly from the Office of the Attorney General of Guam (OAG) pursuant to a Memorandum of Agreement. The funding source was a settlement related to Superior Court of Guam Civil Case No. C2206-01610.

Recommendation: It is unclear whether the OAG possesses the legal authority to directly expend settlement funds in this manner. We recommend that the Trust seek formal clarification regarding the OAG's authority to allocate and disburse such funds to ensure compliance with applicable laws and regulations.

Investment Policy/Restricted Funds

Comment: The Trust routinely receives funds that are restricted for specific purposes, either by donor stipulations or enabling legislation. As of September 30, 2024, the Trust reported approximately \$2.8 million in restricted funds, while cash and cash equivalents totaled approximately \$2.4 million. The \$400,000 difference represents restricted funds that have been invested, thereby subjecting them to market risk. Although there is no known legal prohibition against this practice, the Trust's current investment policy does not specifically address the investment of restricted funds or the associated risk exposure.

Investment Policy/Restricted Funds, Continued

Recommendation: We recommend that the Trust take the following actions:

1. Seek clarification from applicable grantors to determine whether investment of restricted funds involving market risk is permissible under the terms of the funding.
2. Revise the Trust's investment policy to explicitly address the treatment of restricted funds, including establishing an acceptable level of market risk and oversight mechanisms to ensure compliance.

Travel Policy

We noted several areas of concern and opportunities for improvement regarding the Trust's travel policy, as detailed below:

1. Business First Class Travel – Lack of Documentation

Comment: A presenter at the World Heritage Workshop traveled to Guam using Business First class accommodations, funded by a U.S. Department of the Interior grant. While federal regulations allow for the purchase of the least expensive unrestricted airfare, our review of Board minutes and discussions with management revealed no documentation authorizing or justifying this upgraded travel. Accordingly, this appears to be inconsistent with the Trust's current travel policy.

Recommendation: The Board of Directors should revise the travel policy to explicitly define the conditions under which Business First class travel is permissible. Any such travel should be pre-approved and documented in the Board's meeting minutes.

2. Inefficient Travel to Marianas History Conference

Comment: Three individuals traveled to Saipan the day before the Marianas History Conference, which did not begin until 6:00 p.m. the following day. Given the short flight duration and lack of time zone difference, this schedule appears to be an inefficient use of Trust funds.

Recommendation: The travel policy should be amended to clarify when advance travel days are justified, including consideration of travel duration, cost-efficiency, and the nature of the event.

3. Extended Mainland Travel and Unrelated Side Trip

Comment: An individual attended two U.S. mainland conferences spaced four days apart. Between the two events, the traveler remained on the mainland and made an unrelated stop, resulting in increased airfare. While this may have avoided two round trips to Guam, the policy does not currently address personal side trips or layovers.

Recommendation: The Board should revise the travel policy to address extended travel schedules and unrelated side trips. Any travel not directly enroute to and from the official event location should be at the traveler's personal expense and explicitly disallowed for reimbursement.

Travel Policy, Continued

4. Travel Approval Authority

Comment: Under the current policy, the Chief Preservation Officer (CPO) is authorized to approve staff-level travel, while Board approval is only required for Board members' travel. In light of increased public scrutiny, this level of discretion may lack sufficient oversight.

Recommendation: To strengthen transparency and accountability, we recommend that all travel including staff-level be reviewed and approved by the Board of Directors, with documentation of approvals included in the Board's meeting minutes.

5. Outdated Policies and Procedures

Comment: Several of the Trust's policies and procedures, including the travel policy, have not been reviewed or updated in over a decade.

Recommendation: As a matter of good governance, the Board should adopt a schedule to periodically review and update all policies and procedures to ensure alignment with current best practices and the Trust's mission.

These recommended actions aim to improve internal controls, enhance transparency, and ensure proper stewardship of public and grant funds.

We would be pleased to discuss the above matters or respond to any of your questions, at your convenience.

This communication is intended solely for the information and use of the management, and Board of Directors of the Guam Preservation Trust, others within the organization, and the Office of Public Accountability and is not intended to be and should not be used by anyone other than these specified parties.

Bryce Conner & Associates
Tamuning, Guam

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Repair of the F.Q. Sanchez School Facility Humatak, Guam	CONTRACT INFORMATION: Contract For: General Construction Date: October 18, 2023	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: September 15, 2025
OWNER: <i>(Name and address)</i> Guam Preservation Trust Historic Lujan House 157 Padre Palomo Street Hagatna, GM 96910	ARCHITECT: <i>(Name and address)</i> RIM Architects 316 Hernan Cortez Ave., Suite 300 Hagatna, Guam 96910	CONTRACTOR: <i>(Name and address)</i> BME & Sons, Inc. PO Box 24402 Barrigada, GM 96921

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

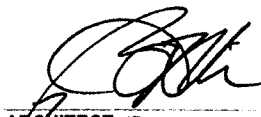
The existing contract will be descope to keep the existing asphalt driveway at the lower level building. New concrete work for stair no. 1 will be removed from the scope as it is no longer required. The handrails/guardrails and ductworks with insulation, registers, dampers & accessories will be descope from the contract. Additionally, the scope will be revised to include new waterproofing over the repaired roofs and install new underground plumbing work for the restrooms.

The original Contract Sum was	\$ 3999297.95
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 3,999,297.95
The Contract Sum will be decreased by this Change Order in the amount of	\$ (1420.12)
The new Contract Sum including this Change Order will be	\$ 3,997,877.83

The Contract Time will be increased by Two Hundred Seventy-Five (275) days.
The new date of Substantial Completion will be March 06, 2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.


NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT *(Signature)*
BY: Brent L. Wiese, AIA NCARB
LEED AP BD+C, Team
Leader/Principal Architect

*(Printed name, title, and license
number if required)*
9.15.25

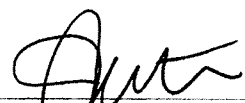
Date



CONTRACTOR *(Signature)*
BY: Bernadette P. Maranan, President

(Printed name and title)
9/23/2025

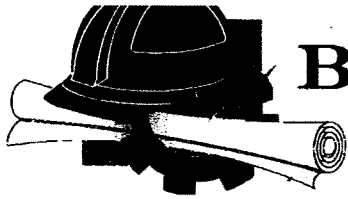
Date



OWNER *(Signature)*
BY: Joseph E. Quinata, Chief
Program Officer

(Printed name and title)
9/23/2025

Date



BME & SON'S INC.

GENERAL CONTRACTOR & EQUIPMENT RENTAL

September 9, 2025

Attention : Joe Quinata
Chief Program Officer

Thru : Joseph Pangelinan, AIA, GHD
Project Manager

Subject : Request for Time Extension
HS23-01 Rehabilitation of the FQ Sanchez School Facility, Humatak

Dear Joe,

We respectfully submit this formal request for a time extension to the Contract Completion Date (CCD) for the FQ Sanchez Project, considering several critical factors that have materially impacted the project schedule and scope execution.

1. Additional Work Approval Delays:

A major contributor to the delay has been the late approval of a pending Change Order that covers essential scope items, including:

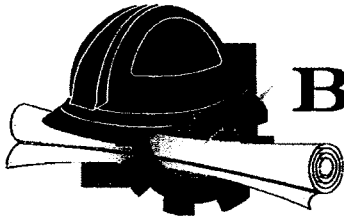
- Roof waterproofing system
- Plumbing infrastructure to be installed prior to slab pouring

These scope elements are situated on the project's critical path, and as such, any delay in their initiation directly affects downstream construction activities and the overall schedule.

The Change Order Approval was received only on August 22, 2025, despite earlier submission. This delay has compressed available time for procurement, installation, and coordination of follow-on trades.

2. Specific Impact Areas

a. Roof Waterproofing System



BME & SON'S INC.

GENERAL CONTRACTOR & EQUIPMENT RENTAL

-
- **Material Lead Time:** The system requires off-island materials with long procurement lead times, approximately 120 days from the date of approved product data submittals due to international shipping and coordination requirements.
 - **Weather Risk:** Installation must be completed before the onset of seasonal heavy rains. Delays in approval may increase exposure to weather-related damage to interior areas.
 - **Impact:** Delayed procurement and installation timelines pose significant risk to both schedule and building envelope integrity.

b. Plumbing Works

- **Sequencing Requirements:** Underground plumbing must be completed before concrete slab pouring can proceed.
- **Impact:** Delay in approval risks rework, interrupting critical concrete placement and affecting structural sequencing. This could result in schedule compression and potential cost escalation.

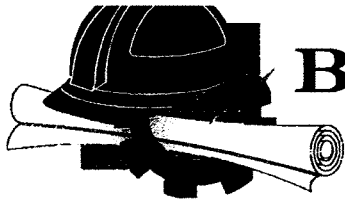
Given the factor outlined above, the original Contract Completion Date (CCD) of June 4, 2025 is no longer feasible. We respectfully request an extension of 275 calendar days, revising the Completion Date CCD to March 06, 2026.

We appreciate your understanding and timely consideration of this request. Should you require any additional documentation or clarification, please feel free to contact us.

Thank you for your continued support

Very truly yours,


Reynaldo Galang
BME & Sons, Inc.
Project Manager
671-777-7045

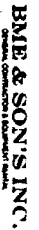


BME & SON'S INC.

GENERAL CONTRACTOR & EQUIPMENT RENTAL

ENCLOSURE 1

UPDATED CONSTRUCTION SCHEDULE

**FQ SANCHEZ REHABILITATION PROJECT - TIME EXTENSION (Updated)**

Activity ID	Activity Name	Remaining Duration	Start	Finish	CR 3, 2025	CR 4, 2025	CR 1, 2026	CR 2, 2026
FO-TimeEx2.14 GENERAL REQUIREMENTS								
FO-TimeEx2.14	Site Supervision	120	14-Aug-25	28-Jun-26				
A1000	Safety Requirements	120	14-Aug-25	28-Jun-26				
A1010	Construction Product Submittals	120	14-Aug-25	28-Jun-26				
A1020	Shopdrawing	120	14-Aug-25	28-Jun-26				
FO-TimeEx2.13 MILESTONE								
FO-TimeEx2.13	New Contract Completion Date	0	08-Mar-26	08-Mar-26				
A1780		0	08-Mar-26	08-Mar-26				
FO-TimeEx2.1 SITE WORKS								
FO-TimeEx2.1	Completion of Requirements to proceed GPA works	41	14-Aug-25	03-Sep-25				
A1770	Dismantling of Existing Transformer by GPA	15	14-Aug-25	10-Sep-25				
A1070	Dismantling of Existing CT and Metal Scaffolding by GPA	5	04-Sep-25	11-Sep-25				
A1080	Energy Recovery Unit	5	18-Sep-25	24-Sep-25				
A1090	Fire Extinguisher	5	03-Oct-25	09-Oct-25				
FO-TimeEx2.2	CONCRETE	46	25-Sep-25	27-Nov-25				
A1090	Catch Basin Cover	4	25-Sep-25	30-Sep-25				
A1220	Rebar	4	25-Sep-25	30-Sep-25				
A1100	Concreting of Slab	12	13-Oct-25	28-Oct-25				
A1180	Formwork Control	5	13-Oct-25	17-Oct-25				
A1150	Sub on Grade at lower than Building	5	05-Nov-25	12-Nov-25				
A1170	AC Pavement	8	06-Nov-25	17-Nov-25				
A1180	Sub on Grade at Bedroom	8	18-Nov-25	27-Nov-25				
FO-TimeEx2.3	METALS	12	14-Aug-25	29-Aug-25				
A1270	Handrails & Guards	8	14-Aug-25	25-Aug-25				
A1280	Star Nailing	4	26-Aug-25	29-Aug-25				
FO-TimeEx2.4	THERMAL AND MOISTURE	16	08-Feb-26	02-Mar-26				
A1290	Rigid Roof Insulation	8	08-Feb-26	16-Feb-26				
A1300	Seal-Rigid Insulation	6	17-Feb-26	24-Feb-26				
A1370	Joint Sealants	4	25-Feb-26	02-Mar-26				
FO-TimeEx2.5	OPENINGS	12	01-Oct-25	16-Oct-25				
A1310	Hollow Metal Doors and Frames, Flush Wood Doors	2	01-Oct-25	02-Oct-25				
A1320	Aluminum Frame Entrances and Storefronts	2	03-Oct-25	06-Oct-25				
A1330	Aluminum Glass Window	2	07-Oct-25	08-Oct-25				
A1340	Aluminum Flush Door	2	09-Oct-25	10-Oct-25				
A1350	Door Hardware	2	13-Oct-25	14-Oct-25				
A1360	Fixed Louvers	2	15-Oct-25	16-Oct-25				
FO-TimeEx2.6	PLUMBING	16	08-Nov-25	27-Nov-25				
A1370	Plumbing Accessories	2	08-Nov-25	07-Nov-25				
A1380	Backfill Domestic Water Heater	2	10-Nov-25	11-Nov-25				
A1390	Commercial Water Closets	2	12-Nov-25	13-Nov-25				
A1400	Commercial Urinals	2	14-Nov-25	17-Nov-25				
A1410	Commercial Lavatories	2	18-Nov-25	19-Nov-25				
A1420	Commercial Sinks	2	20-Nov-25	21-Nov-25				
A1430	Commercial Shower	2	24-Nov-25	25-Nov-25				
A1440	Drinking Fountains	2	26-Nov-25	27-Nov-25				
FO-TimeEx2.7	HVAC	21	14-Aug-25	11-Sep-25				
FO-TimeEx2.14 GENERAL REQUIREMENTS								
<div> <div>29-Aug-25, FO-TimeEx2.3 METALS</div> <div> <div>Handrails & Guards</div> <div>Star Nailing</div> </div> </div>								
<div> <div>16-Oct-25, FO-TimeEx2.5 OPENINGS</div> <div> <div>Hollow Metal Doors and Frames, Flush Wood Doors</div> <div>Aluminum Frame Entrances and Storefronts</div> <div>Aluminum Glass Window</div> <div>Aluminum Flush Door</div> <div>Door Hardware</div> <div>Fixed Louvers</div> </div> </div>								
<div> <div>27-Nov-25, FO-TimeEx2.6 PLUMBING</div> <div> <div>Plumbing Accessories</div> <div>Electrical Domestic Water Heater</div> <div>Commercial Water Closets</div> <div>Commercial Urinals</div> <div>Commercial Lavatories</div> <div>Commercial Sinks</div> <div>Commercial Shower</div> <div>Drinking Fountains</div> </div> </div>								
<div> <div>02-Mar-26, FO-TimeEx2.4 THERMAL AND MOISTURE</div> <div> <div>Rigid Roof Insulation</div> <div>Seal-Rigid Insulation</div> <div>Joint Sealants</div> </div> </div>								
<div> <div>08-Mar-26, FO-TimeEx2.13 MILESTONE</div> <div>New Contract Completion Date</div> </div>								

**FQ SANCHEZ REHABILITATION PROJECT - TIME EXTENSION (Updated)**

Activity ID	Activity Name	Remaining Duration	Start	Finish
A1450	Refrigerant Piping (Di-scope)	15	14-Aug-25	03-Sep-25
A1460	HVAC Power Ventilators	6	04-Sep-25	11-Sep-25
FQ-TimeExt-2.8 ELECTRICAL		52	14-Aug-25	24-Oct-25
A1500	Hangers & Supports	15	14-Aug-25	03-Sep-25
A1480	Electrical Conduits	6	04-Sep-25	11-Sep-25
A1480	Grounding and Bonding	6	12-Sep-25	19-Sep-25
A1470	Low Voltage Electrical Power Conductors	5	22-Sep-25	26-Sep-25
A1520	Wiring Devices	5	29-Sep-25	03-Oct-25
A1530	Interior Lighting	5	06-Oct-25	10-Oct-25
A1540	Exterior Lighting	5	13-Oct-25	17-Oct-25
A1510	Panel Boards	5	20-Oct-25	24-Oct-25
FQ-TimeExt-2.9 ELECTRONIC SAFETY AND SECURITY		22	18-Aug-25	16-Sep-25
A1560	Wire Conduits Fittings (Di-scope)	14	18-Aug-25	04-Sep-25
A1550	Fire Alarm System (Di-scope)	8	05-Sep-25	16-Sep-25
FQ-TimeExt-2.10 CHANGE ORDER		107	14-Aug-25	26-Feb-26
A1760	Submission and Approval of Change Order Proposal	7	14-Aug-25	23-Aug-25
A1800	Procuring Waterproofing	120	25-Aug-25	06-Feb-26
A1810	Procuring Plumbing	45	25-Aug-25	24-Oct-25
A1580	Remove and Replace Asphalt at Gate-Ramp Area	30	25-Aug-25	03-Oct-25
A1610	Relining Wall	35	25-Aug-25	10-Oct-25
A1600	Plumbing Works	12	25-Oct-25	05-Nov-25
A1590	Waterproofing all Roof	14	09-Feb-26	26-Feb-26
FQ-TimeExt-2.12 PROJECT CLOSE-OUT		24	11-Feb-26	06-Mar-26
POST1000	Contractor Pre-Final Inspection	2	11-Feb-26	12-Feb-26
POST1020	Correction of Contractor Punchlist Items	3	13-Feb-26	15-Feb-26
POST1030	Client's Pre-Final Inspection	1	15-Feb-26	16-Feb-26
POST1040	Correction of Government Punchlist Items	3	17-Feb-26	19-Feb-26
POST1050	Client's Conduct Final Inspection	1	20-Feb-26	20-Feb-26
POST1060	Correction of Government Punchlist Items	3	21-Feb-26	23-Feb-26
POST1070	Client's Final Inspection	1	24-Feb-26	24-Feb-26
POST1080	Close-out Documents	3	25-Feb-26	27-Feb-26
POST1010	Prepare and Submit As-Built Drawings	7	25-Feb-26	03-Mar-26
POST1090	Final Site Clean-up & Demobilization	3	04-Mar-26	06-Mar-26

Legend:

- Actual Level of Effort
- Actual Work
- Remaining Work
- Official Remaining Work
- Baseline Milestone
- Milestone

Page 2 of 2

Change Order No. 1

6/10/2025

[illegible]

SUMMARY OF DE-SCOPED WORKS

PROJECT NAME: FQ Sanchez School Renovations

NAME AND ADDRESS OF THE CONTRACTOR: BME & SONS, INC. - P. O. BOX 24402 GMF, Barrigada, GUAM 96921

SIGNATURE AND TITLE OF OF CONTRACTOR'S AGENT

06/05/25

REYNALADO GALANG - PROJECT MANAGER

DATE

No.	ITEM DESCRIPTION	QUANTITY		MATERIAL COST		LABOR/EQUIPMENT COST		TOTAL
		QTY	UNIT	UNIT PRICE	EXT. AMOUNT	UNIT PRICE	EXT. AMOUNT	
DE-SCOPED								
3.02	Cast-in-Place Concrete							
3.02.05	Concrete Stair 01							
	Reinforcement	(0.15)	TON	\$ 2,015.60	\$ (302.34)	\$ 2,074.10	\$ (311.12)	\$ (613.46)
	Formworks to include placement and removal	(1.00)	LS	\$ 257.16	\$ (257.16)	\$ 1,004.62	\$ (1,604.62)	\$ (1,261.78)
	Concrete, 4000 Psi	(1.17)	CY	\$ 679.19	\$ (792.39)	\$ 958.59	\$ (1,118.36)	\$ (1,910.74)
	Concrete Testing (for Stair 1)	(1.00)	EA	\$ -	\$ -	\$ 399.09	\$ (399.09)	\$ (399.09)
2.01.06	Remove existing pavement and walkways	(1,730.00)	SF		\$ -	\$ 9.45	\$ (16,348.50)	\$ (16,348.50)
5.01	Metal Fabrications							
5.01.01	Handrails & Guardrails	(1.00)	LS	\$ 111,629.86	\$ (111,629.86)	\$ 7,240.44	\$ (7,240.44)	\$ (118,870.30)
23.01	Refrigerant Piping							
23.01.02	Elastomeric Rubber Pipe Insulation, 1-inch thick		LS	\$ 36,155.08	\$ -	\$ -	\$ -	\$ -
23.03	Split-System Air Conditioners							
23.03.03	Ductworks, Insulation, Registers, dampers & accessones	(1.00)	LS	\$ 27,170.20	\$ (27,170.20)	\$ -	\$ -	\$ (27,170.20)
26.10	TELCOM							
26.10.01	Conduits & Wirings		LS	\$ 22,447.62	\$ -	\$ -	\$ -	\$ -
26.10.02	Wiring Devices							
26.10.03	Telephone outlet		PCS	\$ 16.68	\$ -	\$ -	\$ -	\$ -
26.10.04	CATV outlet		PCS	\$ 25.02	\$ -	\$ -	\$ -	\$ -
26.10.05	CATV drop		PCS	\$ 34.75	\$ -	\$ -	\$ -	\$ -
28.02	Wires, Conduits, Fittings, Supports & Associated		LS	\$ 17,753.19	\$ -	\$ -	\$ -	\$ -
28.03	FPE Review and Stamp Fee		LS	\$ 10,425.51	\$ -	\$ -	\$ -	\$ -
TOTAL AMOUNT								
								\$ (108,574.97)



Professional Services Agreement

Reference no: 12667739

This Professional Services Agreement (hereinafter "Agreement") is effective this 14th day of October 2025, ("Effective Date") between GHD Inc., a California corporation (hereinafter "GHD") and Guam Preservation Trust (hereinafter "Client") (which are collectively referred to as the "Parties" or individually as a "Party"). In consideration of the mutual promises set forth herein, the Parties agree as follows:

1. Scope of work. GHD shall perform the services set forth in the Scope of Work which is attached hereto as Exhibit "A". It is understood that the Scope of Work will be based on facts known and laws in place at the time of execution of this Agreement. Each Party will promptly inform the other in writing if facts are discovered that indicate that this Agreement or Scope of Work may need to be modified. If there is a change in law or project assumptions which materially affect either Party's obligations hereunder, upon receiving or providing the notice described above, the Parties shall execute an amendment which will include, at a minimum, a description of the proposed modifications and their effect on the scope, fees, and timelines specified in the Scope of Work (an "Amendment").

2. Changes in the services.

- (a) Except for additional services required due to the fault of GHD, any change to the scope, schedule, extent, or character of the services shall be set forth in a written Amendment which is agreed upon and signed by GHD and Client.
- (b) Unless otherwise provided herein, GHD shall not be required to perform any additional services unless the Amendment sets forth the scope of the additional services and any adjustment in compensation for, and/or the time to perform, such additional services.
- (c) GHD shall also be entitled to an Amendment setting forth an equitable adjustment to its compensation, based on standard rates for professional services and expenses, if any information provided by, or on behalf of, Client is not complete and/or accurate or, as a result of the services performed hereunder, GHD or any GHD employees are required to give evidence before, or provide any information to, a court or other competent authority.
- (d) GHD shall have no liability for any delay, and the services completion date shall be extended by the equivalent time, associated with Client's delay in executing an Amendment.

3. Payment for services.

- (a) For services rendered on a time plus expense basis:
 - (i) The fees will be in accordance with the fee schedule set forth in the Scope of Work. GHD's rates stated in the fee schedule are subject to revision on a periodic basis, following notice to Client. Personnel rates are all-inclusive, including overhead and profit.
 - (ii) GHD shall be reimbursed for all reasonable expenses actually incurred in connection with the services, plus reasonable markup as specified in the Scope of Work, plus reasonable travel and living expenses of GHD staff; communication and technology charges; printing and reproduction costs; photographic expenses; advertising for bids; special delivery and express charges; and costs of providing and maintaining site offices, supplies, and equipment.
 - (iii) For services performed or goods supplied by GHD's subcontractors, Client shall pay GHD for the cost of such services or goods plus markup, as specified in the Scope of Work.
- (b) For services rendered on a lump sum, unit price, or fixed fee basis, Client shall pay GHD for services that are rendered on a percentage complete or task complete basis as specified in the Scope of Work. The fees are all-inclusive, including overhead and profit, and apply to all labor.
- (c) Unless otherwise agreed, GHD will invoice Client monthly for services completed. Payment of GHD invoices shall be due upon receipt by Client. Invoices not paid within thirty (30) calendar days shall be subject to an assessed interest charge of eighteen percent (18%) per annum or the highest amount allowed by law, whichever is less. If Client disputes an invoice, Client shall notify GHD in writing within thirty (30) calendar days of the invoice date identifying the cause of the dispute and paying that portion of the invoice not in dispute. Failure of Client to notify GHD of any disputed amounts within the specified time shall deem the invoice accepted by Client. Interest shall not accrue on any disputed amount.
- (d) GHD reserves the right without penalty to suspend performance of services in the event Client fails to pay all amounts which are not subject to a bona fide dispute within forty-five (45) calendar days from the invoice date. All suspensions shall extend the completion date of any affected project commensurately unless otherwise agreed to by the Parties.

4. Insurance. GHD agrees to carry throughout the term of this Agreement insurance policies of the following types and with the following limits, unless otherwise agreed in writing, and will provide certificates of insurance upon request to evidence such insurance:

- (a) Workers' compensation – statutory;
- (b) employers' liability – \$1,000,000 per accident/ disease/ employee (US);
- (c) automobile liability – \$1,000,000 combined single limit;
- (d) commercial general liability – \$1,000,000 per occurrence and \$2,000,000 in aggregate; and
- (e) professional liability – \$1,000,000 per claim and \$2,000,000 in aggregate.

5. Documents and data.

- (a) Client shall be responsible for, and GHD may rely upon, the accuracy and completeness of all requirements, instructions, reports, data, documents, site information, and other information furnished by Client to GHD pursuant to this Agreement ("Client Data"). Client warrants that it owns all rights to, or otherwise has rights to use and disclose, Client Data required to meet Client obligations set forth herein. Client agrees to grant and hereby grants to GHD a non-exclusive, royalty-free, license to use Client Data and perform all acts with respect to Client Data as necessary to perform the Scope of Work. GHD shall have no obligation to validate the content of Client Data for content, accuracy, usability or for any other purpose.
- (b) Client acknowledges that project or site information previously provided by Client (or by a third party on Client's behalf) to GHD personnel not engaged in the provision of the services hereunder shall not be deemed to have been provided to or known by GHD personnel that are engaged in the provision of the services hereunder.
- (c) Client shall review any reports, plans, designs, drawings, specifications, bids, proposals, and any other work prepared or furnished by GHD under this Agreement (the "Work Product") before it is finalized. Client shall make decisions within a reasonable time and carry out its other responsibilities in a timely manner so as not to delay the services. Client shall give prompt written notice to GHD whenever Client observes or otherwise becomes aware of any failure by GHD to provide services that meet the standard of care established in this Agreement.
- (d) At the request of GHD, Client shall provide GHD with the following information (which shall also be considered "Client Data") to the extent such information is in Client's possession and is pertinent to the Scope of Work, as determined by GHD:
 - (i) all criteria and full information as to Client's requirements; copies of all design and construction standards which Client will require to be included in GHD's work; copies of Client's standard terms, conditions, and related documents for GHD to include in bidding documents, when applicable; and
 - (ii) any other available information pertinent to the project, including, without limitation, reports and data relative to previous designs or investigations; environmental, geological, and geotechnical conditions of the project site and all surrounding area at or adjacent to the project site; and insofar as such information is not available, Client agrees to pay GHD for the reasonable cost of obtaining the same such information.
- (e) If applicable to the Scope of Work, Client shall be responsible for providing information, to the extent such information is within Client's possession, (which shall also be considered "Client Data") regarding the location of all known subsurface structures at the project site including but not limited to pipes, tanks, sewer, and utilities (power, phone, cable, gas, water, etc.).
- (f) If the Scope of Work includes subsurface digging, drilling, or other invasive work, upon GHD's review of Client Data, if any, and compliance with any notice requirements to all utilities concerning the possible location of underground utilities, and following any on-site marking or notification in writing to GHD from such utilities, in addition to other indemnity provisions in this Agreement, to the extent not prohibited by law, Client shall release GHD from and defend, indemnify, and hold GHD harmless from and against all costs, liability, loss, and expense whatsoever (including, without limitation, consequential or indirect damages, attorneys' fees, court costs, and expenses) arising out of the subsurface work, to the extent such work causes or contributes to: (i) any disruption of service to users or damage for business interruption, production losses, or loss of revenues, profits, data or use; (ii) any damage to or destruction of any subsurface structure; (iii) any injury or damage to property or injury to or the death of any persons; (iv) any other damage, loss, or liability whatsoever; or (v) the assertion or filing of any claim, cause of action, or judgment whatsoever relating to such matters, unless such damage results from GHD's negligence, recklessness, or willful misconduct.
- (g) Quantities and Estimates of Cost: The parties recognize that bid quantity estimates and opinions of probable cost will be based on preliminary design calculations and past designs prepared for similar projects. Quantities and final costs determined after final design are expected to vary from preliminary estimates. Regardless of which party is providing estimates of quantities and/or opinions of probable

cost, Client will compute or independently verify the bid quantities and costs as accurately as possible and will estimate the anticipated tolerance for each item. Client will be ultimately responsible for the determination of quantities and costs to be included in the proposal and shall determine the appropriate amount of contingency to include in its proposal to cover variations in quantities and other risk factors. GHD will consult with Client in this endeavor to the extent desired by Client.

- (h) Client agrees that GHD may use Client Data to add insight, analytics, and data science to the services and/or to provide or suggest additional solutions or services to Client. Client acknowledges and agrees GHD may store Client Data on a cloud computing service (e.g., Microsoft Azure, Amazon Web Services, etc.) and which may be transmitted to or stored outside the County or origin, subject to applicable laws.
- (i) Client acknowledges and agrees that GHD may obtain and aggregate technical and other data related to the services that is: (i) is anonymized and presented in a way which does not reveal Client's identity; and (ii) may be combined with historical or recent data and information of other clients or additional data sources ("Aggregated Data"). Client agrees that all right, title, and interest in Aggregated Data, including all intellectual property rights, are hereby assigned to and owned solely by GHD. GHD may reproduce, distribute, display, make publicly available, and otherwise use the Aggregated Data for any business purpose, during and after the term of this Agreement.

6. Confidentiality. During the term of this Agreement and for a period of two (2) years thereafter (and in the case of trade secrets, until such time as the trade secret no longer qualifies for protection as such under applicable law), GHD shall not disclose any Confidential Information relating to Client to any third parties other than employees, subcontractors, or agents of GHD without the prior written consent of Client, except as required by applicable law, regulation, or legal process, or as may be required by emergency situations. "Confidential Information" includes, without limitation, whether received from or on behalf of the Client, whether marked or not; (i) any information constituting a trade secret under applicable law, (ii) non-technical information relating to the past, present or future business affairs of the Client such as pricing, margins, marketing plans and strategies, finances, financial and accounting data and information, suppliers, customers, customer lists, purchasing data, future business plans, (iii) technical information including patent, copyright, trade secret, and other proprietary information. In the event GHD is requested pursuant to, or required by applicable law, regulation, or legal process to disclose any Confidential Information, GHD will notify Client of the circumstances requiring such disclosure and will refrain from such disclosure for the maximum period of time allowed by law so that Client may seek a protective order or other appropriate remedy to protect the Confidential Information. This provision shall not apply to data or information which (i) is or becomes part of the public domain other than as a result of disclosure by GHD; (ii) was acquired by GHD independently from third parties not under any obligation to Client to keep such data and information confidential; (iii) was in GHD's possession prior to disclosure of the same by Client; or (iv) has been independently developed by GHD, or its employees, subcontractors, or agents.

7. Independent contractor and subcontracting. The Parties acknowledge and agree that GHD shall be an independent contractor and shall have responsibility for and control over the means of providing the services. GHD shall have the right to use subcontractors as GHD deems necessary to assist in the performance of the services. GHD shall not be required to employ any subcontractor that is unacceptable to GHD.

8. Site access and safety. Client shall provide right of entry and safe access and necessary permissions for GHD, its representatives, and its subcontractors to perform the services. GHD shall only be responsible for the activities of its own employees and agents on a project site with respect to safety. GHD, its representatives, and its subcontractors will comply with all reasonable known security, health, and safety requirements of the project site owner, as well as those of Client with respect to Client's facilities, which may be imposed upon GHD as a condition of its right of entry. If access to the project site is required to perform the services and such access does not comply with applicable Client approved safety plans, regulations, and/or laws, GHD may, at its sole discretion, suspend services until such violations are remedied.

9. Hazards, materials, and samples.

- (a) Unless otherwise stated in the Scope of Work, GHD shall have the primary responsibility of determining if known or potential health or safety hazards exist on or near the project site upon which the services are to be performed by GHD or its subcontractors. Client warrants that it will make full and accurate written disclosure as to any hazardous, radioactive, or toxic substance, or any irritant, contaminant, pollutant, or otherwise dangerous substance or condition ("Hazardous Conditions") which Client knows or has reason to believe exist at the project site prior to the commencement of the services.
- (b) If Hazardous Conditions are discovered by GHD during the performance of the services which it could not have reasonably discovered prior to the commencement of the services and if the existence of such Hazardous Conditions materially changes the nature or performance of the services or responsibilities at the project site, Client and GHD shall execute an Amendment to address such changes. If the Parties are unable to agree on an Amendment within thirty (30) calendar days, the Agreement may be terminated by GHD in accordance with the termination provisions of this Agreement. The Parties

expressly agree that, unless otherwise specified in the Scope of Work, the discovery of the presence of mold, asbestos, or lead-based paint will constitute a changed condition enabling GHD in its sole discretion to terminate its provision of services if GHD and Client are unable to renegotiate the Scope of Work in a timely manner. GHD will notify Client as soon as practicable should GHD encounter unanticipated hazardous or suspected hazardous materials or conditions.

- (c) GHD and Client recognize and agree that GHD has neither created nor contributed to the existence of any Hazardous Conditions at the project site, and as such, GHD has no responsibility in relation to the presence of any such Hazardous Conditions. Accordingly, in the event of any claim against GHD arising out of any actual or alleged Hazardous Conditions on a project site, Client agrees to defend, indemnify, and hold GHD harmless from such claim(s) against GHD or its employees, agents, directors, officers, or subcontractors, unless such claims arise out of the gross negligence or willful misconduct of GHD. This indemnity obligation shall cover, without limitation, any claims against or liability of GHD in relation to preexisting conditions on the project site, any statutory liability, and/or any strict liability under any federal, state, provincial, and/or local environmental laws alleging or asserting, without limitation, that GHD, by virtue of status as an owner, operator, handler, generator, arranger, transporter, treater, storer, or disposer, is liable for any Hazardous Conditions.
- (d) In the event GHD performs sampling on behalf of Client, GHD shall preserve such samples obtained from the project site as it deems necessary for the project, but not longer than 45 calendar days after the issuance of any document that includes data obtained from such samples. GHD shall arrange for the disposal of samples containing hazardous materials on behalf of Client, which may consist of returning the samples to the project site, and Client agrees to pay GHD for the cost of returning or disposing of such samples. Samples shall remain the property of Client, and ultimate responsibility for their disposal shall remain with Client. Unless otherwise stated in the Scope of Work, GHD shall not assume title to any samples taken on behalf of Client.

10. Standard of care. GHD represents that the services shall be performed in a manner consistent with the level of care and skill ordinarily exercised by members of GHD's profession practicing under similar circumstances at the same time and in the same locality. No warranties, guaranties, or representations of any kind, either express or implied, are included or intended by this Agreement or in any proposal, contract, report, opinion, or other document in connection with this project. Upon receipt of notice from Client, GHD shall promptly correct, without additional compensation, any services which fail to conform to the standard of care established in this Section.

11. Indemnity and liability.

- (a) Subject to the limitations of Section 11(d) and Section 11(e) below, GHD agrees to indemnify and hold harmless Client (including its officers, directors and employees) from and against losses, damages, liabilities, and expenses (including reasonable legal fees, court costs, and costs of investigation) to the proportionate extent caused by: (i) the failure of GHD to comply in material respects with federal, state, provincial and/or local laws and regulations applicable to the services; (ii) a breach by GHD of this Agreement; or (iii) the negligence or willful misconduct on the part of GHD in performing the services.
- (b) Subject to the limitations of Section 11(d) and Section 11(e) below, Client agrees to indemnify and hold harmless GHD (including its parents, subsidiaries, affiliates, and the officers, directors, employees, agents, subcontractors, and any successors or assigns) from and against losses, damages, liabilities, and expenses (including reasonable legal fees, court costs, and costs of investigation) to the proportionate extent caused by: (i) a breach by Client of this Agreement; (ii) the negligence or willful misconduct of Client; or (iii) any condition existing at the project site prior to the arrival of GHD of which GHD had no actual knowledge and over which GHD had no control.
- (c) The indemnification commitments in this Agreement do not include a defense obligation by the indemnitor unless such obligation is expressly stated.
- (d) TO THE MAXIMUM EXTENT PERMITTED BY LAW, FOR ANY DAMAGE CAUSED BY NEGLIGENCE, INCLUDING ERRORS, OMISSIONS, OR OTHER ACTS; OR FOR ANY DAMAGES BASED IN CONTRACT; OR FOR ANY OTHER CAUSE OF ACTION; GHD'S LIABILITY, INCLUDING THAT OF ITS EMPLOYEES, AGENTS, DIRECTORS, OFFICERS, AND SUBCONTRACTORS, SHALL BE STRICTLY LIMITED TO THE AGREEMENT VALUE.

CLIENT'S LIABILITY TO GHD (NOT INCLUDING PAYMENT OBLIGATIONS), INCLUDING THAT OF ITS EMPLOYEES, AGENTS, DIRECTORS, OFFICERS, AND CONTRACTORS, WILL BE LIMITED TO \$1,000,000.

THE LIMITATIONS IN THIS PARAGRAPH SHALL NOT APPLY TO DAMAGE RESULTING FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE PARTY CAUSING SUCH DAMAGE.

- (e) IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER UNDER THIS AGREEMENT OR OTHERWISE FOR ANY CONSEQUENTIAL, SPECIAL, INDIRECT, INCIDENTAL, OR PUNITIVE DAMAGES, AND/OR DAMAGES RESULTING FROM BUSINESS INTERRUPTION OR THE LOSS

OF PROFITS, REVENUE, OPPORTUNITY, ANTICIPATED SAVINGS, USE, DATA AND/OR GOODWILL. THIS MUTUAL WAIVER IS APPLICABLE, WITHOUT LIMITATION, TO ALL DAMAGES CONTEMPLATED IN THIS SECTION 11(E) THAT MIGHT OTHERWISE BE INCLUDED WITHIN A PARTY'S INDEMNIFICATION OBLIGATIONS.

- (f) GHD liability for delay related damages, including owner imposed liquidated damages, shall be limited to those resulting directly from GHD negligent failure to perform in accordance with the mutually agreed upon schedule. Further, GHD liability for delay related damages shall be subcapped at 10% of the fees paid to GHD, such subcap failing within and reducing the overall limit of liability.

12. Intellectual property.

- (a) GHD's Work Product is deemed to be instruments of service and GHD shall retain ownership and property interests therein, however, GHD hereby grants Client, upon Client's payment to GHD of amounts properly due under this Agreement, a non-exclusive, non-transferable, non-sublicensable, license to use the Work Product or make and retain copies for information and reference, to effectuate to the purpose contemplated by the Scope of Work. Any reuse or modification of the Work Product without written verification or adaptation by GHD for the specific purpose intended will be at Client's sole risk and without liability to GHD and Client agrees to defend, indemnify, and hold harmless GHD from all claims, damages, losses, and expenses including attorneys' fees or other costs arising out of or resulting from Client's such unauthorized use.
- (b) Client acknowledges that inventions, works, products, software, copyrights, patents, derivative works, trade secrets, trademarks and service marks (including all goodwill), domain names, social media sites, moral rights, publicity rights, and privacy rights and any other materials which were created, conceived, or reduced to practice prior to or independently of this Agreement by GHD, and trade secrets, know how, methodology, and processes of GHD whether or not related to the Scope of Work (hereinafter the "Background IP") shall remain the property of GHD. To the extent that any Background IP is incorporated into the Work Product and on the condition that Client has fully paid GHD for the Work Product, GHD hereby grants Client a limited, nonexclusive, nontransferable, perpetual, irrevocable, royalty-free, paid-up, license to utilize the Background IP solely with respect to the purpose contemplated by the Scope of Work.

13. Termination.

- (a) Client will have the right to terminate this Agreement at any time with or without cause, based solely on Client's convenience, provided that GHD is provided thirty (30) calendar days advance written notice of the termination. Client shall pay GHD for all services performed and expenses incurred prior to the effective date of termination, including but not limited to costs to cancel or suspend subcontracts, and other related close-out costs.
- (b) GHD may terminate its obligations pursuant to this Agreement under the following circumstances:
 - (i) In the event of a breach or default of any obligation by Client, except non-payment of disputed amounts, or as otherwise provided for in this Agreement;
 - (ii) If GHD is unable, for any reason beyond its control, including, without limitation, a Force Majeure event, to perform its obligations pursuant to this Agreement in a safe, lawful, or professional manner; or
 - (iii) In the event Client (i) ceases to do business in the normal course, (ii) becomes or is declared insolvent or bankrupt, (iii) is the subject of any proceeding related to its liquidation or insolvency or (iv) makes an assignment for the benefit of creditors.
- (c) If either circumstance described in Section 13(b)(i) or 13(b)(ii) above occurs, GHD shall notify Client of pertinent conditions and recommend appropriate action. If within thirty (30) calendar days of such notice the circumstances described in Section 13(b)(i) or 13(b)(ii) above have not been remedied or cured, GHD may terminate this Agreement hereunder. In the event of termination, GHD shall be paid for services performed prior to the effective date of termination plus reasonable termination expenses.

14. Dispute resolution. Both Parties agree in good faith to attempt to resolve amicably, without litigation, any dispute arising out of or relating to this Agreement or the work to be performed hereunder. Following notification of a dispute, the Parties shall have five (5) business days from the date of notification to begin negotiations and fifteen (15) business days from the notification date to complete negotiations, unless otherwise agreed in writing. If any dispute cannot be resolved through direct discussions, the Parties agree to endeavor to settle the dispute by mediation. The Parties shall have forty-five (45) business days within which to commence the first mediation session following the conclusion of their good faith negotiations or expiration of the time within which to negotiate. Either Party may make a written demand for mediation, which demand shall specify the facts of the dispute. The matter shall be submitted to a mediator mutually selected by the Parties. The mediator shall hear the matter and provide an informal nonbinding opinion and advice in order to help resolve the dispute. The mediator's fee shall be shared equally by the Parties. If the dispute is not resolved through mediation, the matter may be submitted to the judicial system in the courts of general

jurisdiction where the project site is located. IN ANY ACTION, SUIT, OR PROCEEDING BROUGHT BY ANY PARTY AGAINST ANY OTHER PARTY, THE PARTIES EACH KNOWINGLY AND INTENTIONALLY, TO THE GREATEST EXTENT PERMITTED BY APPLICABLE LAW, HEREBY ABSOLUTELY, UNCONDITIONALLY, IRREVOCABLY AND EXPRESSLY WAIVES FOREVER TRIAL BY JURY. For the avoidance of doubt, GHD's statutory or other right, if any, to file a lien for Client's nonpayment will not be conditioned upon or subject to the dispute resolution rules contained in this Section.

15. Records and audit. Client shall have the right, upon reasonable advance notice, to audit records associated with the services performed and the charges invoiced to Client pursuant to this Agreement. Client's right to audit shall not extend to proprietary information or the profit margin and composition of GHD's fees, except for that portion of the services priced on a cost reimbursable basis. Such records shall be open to inspection and audit by authorized representatives of Client during normal business hours at the place where such records are kept until the completion or termination of this Agreement and for a minimum of 3 years thereafter. GHD shall require its subcontractors to similarly maintain records and to permit the inspection and audit of such records by Client upon similar conditions and time periods.

16. Force majeure. If either Party is rendered unable, wholly or in part, by Force Majeure (as defined below) to carry out its obligations under this Agreement, other than the obligation to pay funds due, that Party shall give the other Party prompt written notice of the Force Majeure with reasonably full particulars thereof. Thereupon, the obligations of the Party giving notice, so far as they are affected by the Force Majeure, shall be suspended during, but not longer than, the continuance of the Force Majeure. The affected Party shall use all reasonable diligence to remove or remedy the Force Majeure as quickly as possible, except that this requirement shall not require the settlement of strikes, lockouts, or other labor difficulty. The term "Force Majeure" as used in this Agreement shall mean an Act of God, natural events, labor, civil or industrial disturbance, pandemic, governmental or legislative actions, or orders of any court or agency having jurisdiction of the Party's actions, unavailability of equipment, personnel, or information, and any other cause which is not reasonably within the control of the Party claiming suspension.

17. Notice. Notices pertaining to this Agreement shall be in writing and deemed to have been duly given if delivered in person, by prepaid overnight express delivery service, or by registered or certified mail with postage prepaid and return receipt requested, or when sent by email and upon the receipt by the sending party of written confirmation by the receiving party, provided, however, that an automated email confirmation of delivery or read receipt shall not constitute such confirmation, to the respective Party's authorized representative identified below, or at such other address as may be changed by either Party by giving written notice thereof to the other:

	GHD	Client
Attention:	Brent L Wiese	Mr. Joseph E. Quinata
Address:	316 Hernan Cortez Ave., Ste 300, Hagåtña, Guam 96910	P.O. Box 3036, Hagåtña, Guam 96932
Email:	brent.wiese@ghd.com	jqpreservation@guam.net
Telephone:	671-300-8468	671-472-9439

18. Miscellaneous.

- (a) **Third party beneficiaries.** This Agreement does not and is not intended to confer any rights or remedies upon any person other than the Parties.
- (b) **Municipal advisor rule.** GHD's services do not include serving as a "municipal advisor" or advising Client or any other entity in any manner regarding municipal financial products or municipal securities.
- (c) **Reliance.** GHD's Work Product shall not be relied upon, and Client shall not allow GHD's Work Product to be relied upon, by any third party entity or person without GHD's prior written consent, which shall be granted only if such third party requests and is granted the right to rely prior to the commencement of the services and such third party has (i) executed GHD's standard form reliance agreement and (ii) paid any fees specified in the Scope of Work. Client will indemnify and hold harmless GHD against any claim by, or liability to, a third party arising from reliance on the Work Product in violation of this Section.
- (d) **Waiver.** No failure or delay by either Party in exercising any right, power, or privilege hereunder will operate as a waiver thereof, nor will any single or partial exercise of any such right, power, or privilege preclude any other or further exercise thereof.
- (e) **Successors and assignment.** Neither Party may assign, sublet, or transfer any rights under or interest (including, but without limitation, monies that are due or may become due) in this Agreement without the written consent of the other Party. The obligations of the Parties under this Agreement will not terminate upon any attempted assignment that violates this Agreement. Any assignment or attempted assignment violating this Agreement is void. Notwithstanding the preceding provisions of this Section, Client hereby agrees that this Agreement may be assigned to another entity within the GHD group of companies that will be directly or indirectly wholly owned by GHD Group Limited (a "Related Entity"). Any such Related Entity shall assume all GHD's liabilities, duties, and obligations in, to, and under this

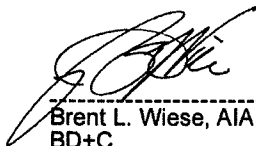
Agreement, which assignment may be effected without any prior notice or action on the part of GHD provided that GHD shall give notice of such assignment to Client as soon as reasonably practicable. Client agrees to execute and deliver any documents as may be reasonably requested to evidence consent to such assignment.

- (f) **Conflict of Interest.** GHD and its Related Entities are engaged by a wide variety of clients, some of whom may be competitors, suppliers, or customers of Client, or other parties with conflicting legal and/or business interests to Client, including, without limitation, in relation to the services provided to Client by GHD. In accordance with applicable professional standards, and except as set out below, GHD will not use any confidential information regarding Client in connection with its engagements with other clients and will establish safeguards to manage conflicts, which may include, in GHD's reasonable discretion, the use of separate personnel and data access controls. Client further agrees that GHD may, in its sole discretion, disclose the fact or general nature of its engagement for Client to (i) internally to Related Entities in order to check against potential conflicts of interest, and (ii) to the extent reasonably required in order to obtain the consent of another entity or individual for GHD to act for such entity or individual, or for Client, in connection with this Agreement or any future engagement.
- (h) **Severability and survival.** The Parties agree that, in the event one or more of the provisions or a portion thereof of this Agreement should be declared void or unenforceable, the remaining provisions shall not be affected and shall continue in full force and effect. The Parties also agree that the obligations and representations which by their nature are intended to survive the termination of this Agreement, including but not limited to those pertaining to indemnification, limitations of liability, and intellectual property, shall survive the termination of this Agreement.
- (i) **Governing law.** This Agreement shall be governed by the laws of the State in which the project site is located.
- (j) **No Construction or adverse inference.** The Parties have been provided an opportunity to negotiate the terms of this Agreement. The terms and conditions contained therein shall not be construed in favor of or against any Party.
- (k) **Authority to sign.** Each of the persons signing below on behalf of any Party hereby represents and warrants that they are signing with full and complete authority to bind the Party on whose behalf they are signing to every term of this Agreement. This Agreement may be executed in counterparts, each of which will be deemed an original and which together will constitute one and the same instrument.
- (l) **Entire agreement.** This Agreement, including all attached Exhibits and documents referenced in those Exhibits, constitute the complete and final agreement between GHD and Client regarding the subject matter hereof. This Agreement supersedes all prior or contemporaneous communications, representations, undertakings, or understandings of the Parties, whether oral or written, relating to the services and subject matter of this Agreement, except to the extent that such prior communications have explicitly been incorporated into the Agreement or one of the attached Exhibits. Modifications of this Agreement shall not be binding unless made in writing and signed by an authorized representative of each Party.

In witness whereof, GHD and Client have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

GHD
GHD Inc.

Client



Brent L. Wiese, AIA NCARB LEED AP
BD+C
Principal Architect/Team Leader,
Guam

Mr. Joseph E. Quinata
Guam Preservation Trust, Chief
Program Officer

Date: _____

APPROVED AS TO FORM



Vanessa Williams Cruz
Guam Preservation Trust, Legal
Counsel

Date: 10/29/2025



EXHIBIT A

October 14, 2025

Mr. Joseph E. Quinata
Chief Program Officer
Guam Preservation Trust
PO Box 3036
Hagåtña, GU 96932

**Re: F.Q. Sanchez School Renovation; Extended Construction Contract
Administration, Humåtak, Guam
Project Number: RM144067.03**

Dear Mr. Quinata,

We are pleased to present you with this Scope of Work and Fee Proposal to provide extended professional construction contract administration services for the F.Q. Sanchez School Renovation project located in Humåtak, Guam.

Project Description

The project is located in Humåtak, Guam. The site is situated at the foot of the hills, along San Dionisio Drive, looking out Humåtak Bay.

GHD previously provided design and document services for the purposes of obtaining building permits and for construction, and construction contract administration services for work done to date.

Upon additional funding to complete the project construction, we will extend our construction contract administration services for the remaining work on the project. We are thrilled to offer our services to participate in the next steps and watch over the renovation of a significant historical building.

Construction Contract Administration:

The temporary cession of site construction and the extended construction period creates more effort for the design team. Although some of the CAA work is not impacted on timing (i.e. submittal review), other work is directly tied to the schedule. The effort described here is to extend the Construction period from June 2025 to June 2026, an additional year. As we anticipate some slow time (waiting for funding), we are calculating only 9 months of extended services. We will provide the following extended Construction Contract Administration services:

- Additional Project Coordination Meetings with the Contractor and Owner's Representatives, twice a month.

→ **The Power of Commitment**

- Additional site visits, twice a month to review progress on site, provide reports with photographs.
- Additional review and responses to contractor RFI's.
- Additional review and process of Change Order Proposals
- Additional Requests for Substitutions
- Additional Contractor pay applications
- Additional Punch List work review.

Duration: We anticipate the extended Construction period to be one year.

Client Responsibilities

The Client will maintain the Owner/Contractor relationship as described in the AIA Document A201.

Professional Fees & Schedule

Construction Contract Administration Fees, inclusive of GRT:

TOTAL ARCHITECTURAL FEE: \$ 26,528

Any printing would be considered as reimbursable expense, with 10% markup of the actual costs, and not included in the fees above.

Additional services above and beyond the written scope of work contained in the Proposal shall be billed at GHD's current hourly rates or an agreed upon lump sum fee. Additional services shall be approved in writing prior to commencement of said services.

In recognition of the relative risks and rewards of the project to both the Client and GHD, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, GHD's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement from any cause, shall not exceed the amount of the fee. Client agrees to indemnify and hold harmless GHD for all liabilities in excess of that amount. GHD will maintain worker's compensation insurance and general liability insurance as required by law. GHD does not extend additional warranties or liability limitations above and beyond those noted above for each individual GHD consultant associated with the proposal of services.

Exceptions

The following are selected conditions which may be desired at a future stage but are not included in this proposal. We welcome discussions to complete these items should you desire. This list is not intended to be comprehensive and is provided as a subset of possible conditions.

- A. Bidding
- B. Geo-technical Investigation and Recommendations
- C. Site Surveying
- D. Design and Engineering Services
- E. Hazardous materials / Biological Vector Investigation and Mitigation
- F. Ordnance Investigation and Mitigation
- G. Radon Investigation and Mitigation
- H. Cultural, Historical, and Biological Resource Investigation and Mitigation

- I. Submission of Application for Permit
- J. Permit and Utility Development Fees
- K. Cost Estimating
- L. LEED Compliance
- M. Commissioning
- N. Furniture, Finishes, and Equipment Selection and Procurement Services
- O. Redesign fees due to Value Engineering
- P. Utility Company Clearances
- Q. GEPA Permit Documents; SWPPP, EPP, NOI, and Solid Waste Management Program

As this is an extension of services, terms of the previous agreements still apply.

In providing opinions of probable cost construction cost, the Client understands that GHD has no control over the costs or the price of labor, equipment or materials, or over the Contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of GHD's qualifications and experience. GHD makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

In recognition of the relative risks and rewards of the project to both the Client and GHD, the nature of this work, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, GHD shall not be liable to the Client for liquidated damages.

This Proposal serves as "*Exhibit A*" as referenced in the accompanying *GHD Professional Services Agreement*.

Conclusion

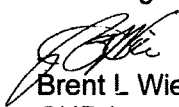
We trust that this proposal has adequately summarized the project parameters and the subsequent efforts. If you have any questions, please do not hesitate to contact us and we will provide clarification.

This proposal shall be valid for a period of sixty (60) days from the date of proposal submittal.

Upon authorization, we will proceed with the scope of work detailed above unless notified of any changes in writing. Please endorse and return one copy of this proposal.

Thank you for the opportunity and we look forward to working with you on this project.

Best Regards,



Brent L. Wiese, AIA NCARB LEED AP BD+C
GHD Inc.

357 Route 8
Maite, Guam 96910

TEL: (671) 477-3556
FAX: (671) 477-3559



23 October 2025

Mr. Joe Quinata
Guam Preservation Trust
P.O. Box 3036
Hagatna, Guam 96932

Via email: jgpreservation@guam.net

Subject: Request for Quotation (RFQ), for A/E Services
Preservation Repair and Refurbishment of 1911 Jose P. Lujan House, Hagatna, Guam

Dear Mr. Quinata,

Setiadi Architects LLC (SA) is pleased to submit our revised fee proposal for the subject project, with the following details and supporting documents.

1. Project Scope: A/E Services is limited to Architectural. Engineering services are excluded.
2. All submittals (60%, Pre-Final Design & Final Construction Documents) will be electronic files, consisting of the Basis of Design, Drawings and Specifications.
3. Printing and other out-of-pocket expenses will be reimbursable.
4. Structural, Mechanical, and Electrical engineering are excluded. No structural design or repair. A/C units to be replaced in the same capacity without re-design. No electrical design. Other A/E services and specialty services such as archaeological surveys, topographic survey, landscape architecture, and any other services are excluded, and if required, will be additional services.
5. Compensation: Total \$46,200.00; please refer to the attached fee breakdown.
6. Services during construction, if required, will be additional service on T&M basis.

I hope the proposals meet all the requirements. Please contact me should you have any questions or require additional information.

Sincerely,

John Setiadi Tan, AIA, NCARB
President

Setiadi Architects LLC, Fee Proposal

Project Name: Repair and Refurbishment of 1911 Lujan House, Hagatna, Guam

Sheet Description/Work Item		Manhours			
		Principal	PM	CADD	Admin
A	Field Verification & Plan research		4	4	0
B	Construction Document Phase				
	Architectural Drawings	8	73	145	0
	Coordination & QC	8	12	0	0
	BOD & Specifications	3	21	0	46
	Response To Review Comments	2	8	0	0
	Packaging & Printing		8	8	8
		21	126	157	54
	Rates	\$250.10	\$179.00	\$69.40	\$61.08
	Fees	\$5,252	\$22,554	\$10,896	\$3,298
C	Construction Admin				
	Construction mtgs/observations				
	Review submittals				
	As-built drawings				
		0	0	0	0
	Rates	\$250.10	\$179.00	\$69.40	\$73.93
	Fees	\$0	\$0	\$0	\$0

\$42,000 Total A & B

\$4,200 10% profit

\$46,200 Total Design

\$0 Total C

\$0 10% profit

\$0 Total CA

Fee Summary	Design	CA	Total	
Architectural	46,200	0	46,200	SA
10% Design Management (Consultants)	0	0	0	
	\$46,200	\$0	\$46,200	Total Arch Fee
Structural	0	0	0	removed from the scope
Electrical	0	0	0	removed from the scope
Total	46,200	0	46,200	Total A-E Fee

Kyle Riordan

From: Murray Miller <murraymiller@cushingterrell.com>
Sent: Thursday, September 18, 2025 9:52 PM
To: krpreservation@guam.net
Cc: 'Joe Quinata'
Subject: RE: Scope of Services

Håfa Adai Mr. Riordan,

Thank you for confirming receipt of our scope of services and fee proposal. We are grateful for the opportunity to advance this important undertaking and look forward to hearing back from Mr. Quinata.

Meggai ma'åse,

Murray

**Cushing
Terrell.**

Murray Miller

Historic Preservation Manager

📞 714.910.6793 🌐 cushingterrell.com

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From: Kyle Riordan <krpreservation@guam.net>
Sent: Thursday, September 18, 2025 1:02 AM
To: Murray Miller <murraymiller@cushingterrell.com>
Cc: 'Joe Quinata' <jqpreservation@guam.net>
Subject: RE: Scope of Services

Håfa Adai Mr. Miller,

We have received your scope of services and fee proposal and have started to review it. Our Chief Program Officer will be in touch with you shortly to discuss the next steps in our negotiations.

Meggai ma'åse,



KYLE RIORDAN

Program Officer

GUAM PRESERVATION TRUST

P.O. Box 2040, Hagåtña, Guam 96912
Tel: 671.472.9439/40 | Fax: 671.477.2047
www.guampreservationtrust.org

From: Murray Miller <murraymiller@cushingterrell.com>
Sent: Wednesday, September 17, 2025 12:28 AM
To: Kyle Riordan <krpreservation@guam.net>
Cc: Joe Quinata <jqpreservation@guam.net>
Subject: Scope of Services

Hafa Adai Mr. Riordan,

I understand that the scope of services and fee proposal was sent last evening. I also understand that several hours after it was sent, it apparently bounced back and was just forwarded to me to send. Please let me know that you have received.

Si Yu'os ma'åse,

Murray

**Cushing
Terrell**

Murray Miller

Historic Preservation Manager

📞 714.910.6793 🌐 cushingterrell.com

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Scope - List of Services - Proposed fees include an allowance for Project Management and Administration support

		Estimated Personnel Costs	Estimated Materials and Equipment Costs
A Preliminary Research at home offices:			
Tasks:		15,000.00	1,000.00
A1	Contact agencies and stakeholders, initial interview and establish interview schedule/needs while on island (A1 and A2 would be awarded together for 15,000.00 total)		
A2	Meet with the trust for introductions, background, tour of sites. Review priorities and understand stakeholders. (A1 and A2 would be awarded together for 15,000.00 total)		
B On-site Research and Interviews: Assumes 5 days on the ground, travel to and from Guam, and Incidentals. (Estimate includes estimated travel costs +10%)			
Tasks:			35,000.00
B1	Follow-up meeting with Trust on site to learn about priorities and visit significant features of the land.	3,200.00	
B2	Meet with Local Agencies to gather information on Utilities, Permits, Code Requirements, etc. Electrical, water, sewer, telephone, cable TV, highway and streets, public transportation, storm water control measures. Document connection points and future plans on the site.	12,000.00	
B3	Interview Stakeholders (including Cultural, SHPO, Parks and Rec, Plant and Animal)	12,000.00	
B4	General survey of the physical site with notational location of significant resources and provide recommendation for location of event spaces, retail centers, observation areas and areas of significance to provide interpretive signage and areas for viewing, based on cursory observation on site and correlated with existing documentation.	15,000.00	
or B4a	Documentation of above categories but photo'd, surveyed, and dimensioned. (traditional archeological survey)	55,000.00	
B5	Explore effects of local risks to the property and its potential use (flooding, landslide risks, etc.)	4,000.00	
B6	Review Material Gathered and Issue Report	10,000.00	
B7	Present an on-site outbrief of initial findings, concerns and needs to The Trust and invited stakeholders.	1,500.00	
B8	Provide a virtual meeting within 2 weeks of return on findings, concerns and needs for stakeholders as determined by The Trust	2,500.00	
C Extended Research and Interviews on-site: assumes an extra day on-site			
Tasks:			
C1	Review extant historic resources, Post WWII studies pertaining to the subject area, studies documenting early occupants of the area, current heritage management reports, historical and site location maps and documents, legislative records, NPS management policies, historic surveys, cultural resources recommended by staff	7,500.00	
C2	Document existing historic resources and confirm Degree of Significance	10,000.00	
D Cultural Design			
Tasks			3,000.00
D1	Review Existing Documents for rare and significant plants and out-planting research program, correlate and integrate with Master Plan	5,000.00	
or D1a	On-site documentation or existence and condition of Archeological Resources (Attempt to do as part of an extended site visit), correlate and integrate with Master Plan	25,000.00	
D2	Review Existing Cultural Resource Inventory Report and document relevant/significant resources that would support educational/interactive actions	7,500.00	1,500.00
or D2a	On-Site Documentation, location, extent, and condition of existing rare and/or significant plantings (Attempt to do as part of an extended site visit), correlate and integrate with Master Plan	25,000.00	
			1,500.00
E Planning			
Tasks			

E1	Develop Initial Master Plan - Master Plan of the historic preserve with development areas delineated and labeled for intended use, include plan for paths, directional and interpretive signage standards and locations.	55,000.00	
E1a	Outlines proposed land use, significant areas for cultural events, facilities, paths, roads, trails and utilities needs/connections.		
E1b	Virtually present plan to The Trust and directed Stakeholders (2 hours)		
E1c	Host comment and review session virtually for 1 day to review formal comments gathered by the Trust from the Stakeholders		
E2	Develop 65% Master Plan	22,000.00	
E2a	Develop the initial plan based on comments received from stakeholders as determined by The Trust		
E2b	Virtually present plan to The Trust and directed Stakeholders(2 hours)		
E2c	Host comment and review session virtually for 1 day to review formal comments gathered by the Trust from the Stakeholders		
E3	Develop 90% Master Plan	22,000.00	
E3a	Develop the initial plan based on comments received from stakeholders as determined by		
E3b	Virtually Present plan to The Trust and directed Stakeholders (2 hours)		
E3c	Host comment and review session virtually for 1 day to review formal comments gathered by		
E4	Finalize and Issue Final Master Plan Master Plan	18,000.00	
E4a	Develop the initial plan based on comments received from stakeholders as determined by		
E4b	Host comment and review session virtually for 1 day to review formal comments gathered by		
E4c	On-Site presentation of Final Master Plan 3 people for 3 days on site	5,000.00	15,000.00
or E4c1	Option: Virtual Presentation of Final Report to The Trust and invited Stakeholders	4,000.00	
E4d	Project Presentation to The Trust, Pitt and Santa-Rita/Sumay Mayor's office If not executed at same trip as E4c	5,000.00	15,000.00
or E4c1	Option: Virtual Presentation: to The Trust, Pitt and Santa-Rita/Sumay Mayor's office	4,000.00	

F General Admin and Meetings: Assuming a 6 month Schedule

Tasks			
F1	Virtual Bi-Monthly Progress meetings (26 Meetings x 2 hours per meeting, whole team represented)	45,000.00	
or F1a	Virtual Monthly Progress meetings	25,000.00	
or F1b	Virtual Weekly Progress meetings	85,000.00	
F2	Renderings (In addition to 2-3 High resolution renderings included in report costs above)		
	Standard (per rendering)(In addition to what's necessary for final report)	2,500.00	
	Hi-Res/High detail (per rendering)	4,000.00	

G Cost Estimate

Task			
G1	Entire Plan (Infrastructure, Utility, Transportation, ADA, Walking Paths, Maintenance paths, Emergency Vehicle Road, Research, Maintenance, "Lanchu", "Amot" Visitors Center, Performance, Open-Air Gathering Spaces, Multi-purpose Center) (Delivered at each Master Plan stage with the final estimate being at proscribed phase)		
G1a	Class 5 Estimate (ROM)	5,000.00	
or G1b	Class 4 Estimate (Feasibility)	8,500.00	
or G1c	Class 3 Estimate (Detailed/Bld)	12,000.00	

GUAM PRESERVATION TRUST

Projects & Program Summary

For Period Ending: November 30, 2025

ARCHITECTURE COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
George Flores House, Inalåhan A/E Design Phase (AT)	GPT Board Initiative	10/14/2020/ Completion Date: 10/14/2021	\$93,935.70 \$18,027.65	<ul style="list-style-type: none">• Board approved A/E Design Fee Proposal from Provido Tan Jones Architects.• Board motion 2/9/2022 to approve addendum to contract for HSR fee of \$18,027.65• Addendum routed for signatures• 100% Submittal received- for review• Change order to raise flooring to meet minimum about street level.• Plans are currently being reviewed by building permitting agencies.• 90% completion payment was released on 1/24.• Awaiting finalization of HSR and drawings to close out. Meeting scheduled for April 3 with PTJA.• Final HSR and plans received.• Project closed
FQ Sanchez A&E (JQ/AT)	GPT Board Initiative	12/18/14 Amend 1 6/4/15 Amend 2 5/12/21	\$208,054.00 \$35,608.00 \$51,913	<ul style="list-style-type: none">• Contract awarded 12/18/14• Amendment 6/4/15• Balance \$500 remaining• Amendment to include FF&E, update plans, cost estimates, and license stamp.• Recent Legislative action and approved by Governor Lou Leon Guerrero 172-36 into law on March 11, 2022, approving \$3.5 million for construction

		6/22/22	\$189,450.00	<ul style="list-style-type: none"> • June 22, 2022, Board approved RIM Architects' proposal for Construction Administration and amendment to current contract.
		4/3/23	\$ 30,000.00	<ul style="list-style-type: none"> • Archaeology monitoring was awarded to Kleinfelder. • Bid process completed with BME & Sons, Inc the sole bidder.
		6/15/25 Kleinfelder Amendment 1	\$13,850.12 added to HS-23-02	<ul style="list-style-type: none"> • Groundbreaking was held on March 4. • NTP June 3 with receipt of Building Permit #B23000746.
		Kleinfelder Amendment 2	Add 10 days Archaeological Monitoring to HS-23-02, \$5263.16	<ul style="list-style-type: none"> • Bill 341-37 introduced in August to appropriate additional \$3.5 million to complete project. • Board approved Kleinfelder Amendments 1 & 2 regarding Archaeological monitoring/services for the FQ Sanchez contract. • Change Order #001 (no-cost) to re-program Water Proofing Building and Plumbing in Restroom. • GPT requesting meeting with Speaker and Legislature for update of funding request. Meeting scheduled for November 13. • GPT CPO and SPO met with Speaker and Oversight Chair regarding funding opportunities. Legislature to try and work on finding a solution by next session in 2026. • RIM/GHD novation letter sent.

				<ul style="list-style-type: none"> • Project ongoing
Stabilization of the Inalåhan Baptist Church (TC)	GPT Board Initiative	4/20/23	\$15,000.00	<ul style="list-style-type: none"> • Board approved for fencing around structure • RFP process completed with Dueñas, Camacho & Associates the sole submission • Board approved DCA's proposal for Structural Assessment on 12/13/23 • Fencing: obtaining quotes. • Awaiting MOA between Governor's Office and Inalåhan Mayor to proceed. • GPT reviewed Governors Office draft MOA (9/19). Governor's office (POC Roy Quinata) to finalize MOA with Inalåhan Mayor. • Governor's Office finalized their MOA. Scheduling signatories to sign on Nov. 6. • MOA signed; fencing to commence, SA by DCA to commence. • Project back on schedule
		12/13/23	\$26,768.00	
Restoration of Archbishop Flores House-Hagåtña (AT)	GPT Board Initiative	6/11/25	\$145,818.90	<ul style="list-style-type: none"> • PTJA was awarded in June GPT Board Meeting. Contract documents prepared and signed afterwards. • PTJA drafting preliminary basis of design for review. Set to discuss October 6, 2025. • PTJA provided property map from GPT and looking into designing for ADA compliance. • PTJA provided schematic design packet and Basis of Design. Scheduling to meet with SHPO when Jack Jones also is on island.

				<ul style="list-style-type: none"> • Project on schedule.
Repair Jose P Lujan House	GPT Board Initiative/DOI OIA MAP Grant	8/5/24	\$250,000	<ul style="list-style-type: none"> • GPT conducted RFQ for repairs from qualified AE firms. • Project Ongoing

ANTHROPOLOGY/ARCHAEOLOGY COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/C COMPLETION	AMOUNT APPROPRIATED	MILESTONES
Guam Rock Art Study Grant Phase II (AT)	Nina Peck	6/11/25 Contract 7/2025	\$17,075	<ul style="list-style-type: none"> • Contract Signed July 8, first payment (\$13,660) disbursed. • Grantee submitted Q1 Progress report on September 29. GPT informed on publication progress for GRAS Phase I, collaborations with Guam Museum on Phase I, and presentations at MHC on the project. Grantee awaiting permit and access approvals from Navy for field work to commence January/February 2026. • Next report due Dec 31. • Project on schedule
Guam Archaeological Technician Training Seminar (KR)	IARII Pacific Grant for Community Led Heritage/ Board Initiative	3/13/25 6/11/25	\$2500 (IARI) \$500 (GPT-Supplies)	<ul style="list-style-type: none"> • Instructor and course supplies purchased. • Marketing materials/Recruitment information given out. • Seminar began during the month of June. • Certificates of Completion Issued to 13 participants at end of June.

				<ul style="list-style-type: none"> Preliminary report submitted at end of July. Final report due at the end of February 2026. Project Ongoing and on schedule.
Archaeological Fieldwork at Palasyo-GHPI 66-02-1116, Humatak (JQ/KR)	Pompeu Fabra University, Barcelona, Spain/Board Initiative	6/11/15	\$0	<ul style="list-style-type: none"> Board motion to enter into an MOU with Pompeu Fabra University. GPT Staff discussed matter 7/23/25 with Pompeu Fabra archaeologists and it was determined that an MOU was not necessary to move forward with their work. Project ongoing

PLANNING COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
Atantano Master Plan (JQ/KR)	GPT Board Initiative/ DOI Grant	<p>June 26, 2021</p> <p>UOG Contract for Plant Inventory 10/22/2022</p> <p>Kleinfelder Contract for Cultural Resources Inventory 4/3/2023</p>	<p>\$200,000.00</p> <p>(\$49,999.30)</p> <p>(\$115,766.00)</p>	<ul style="list-style-type: none"> The Nature Conservancy has agreed to lead/facilitate the planning process to develop the masterplan. Draft Master Plan ongoing Plant Inventory ongoing Cultural Resources Inventory ongoing. Final Draft of Cultural Resources Inventory submitted for review. Project no-cost extension given to UOG CIS for April 19, 2024. Plant Inventory completed. CIS Invoice received and payment processed.

				<ul style="list-style-type: none"> • Piti Community Roundtable conducted June 30th • Request for no-cost extension and changing scope of work submitted to OIA. • No cost extension approved to include master planning services and workshop. • RFP issued and 2 responses obtained waiting for board approval. • GPT moved to request fee schedule from Cushing Terrell. • Fees received September 15. Under review. • Request for extension from OIA to use remaining TAP grant funds.
Hila'an Proposed Conservation Easement (JQ/KR)	GPT Board Initiative/REPI Program	September 23, 2021 (Agreement Signed)	\$150,000.00 (REPI)	<ul style="list-style-type: none"> • Polaris LTD (Hila'an Property Owner) has agreed to carve out about 100 acres of property for cultural and natural resources preservation and conservation programs. • JRM, through the REPI program will provide the funding to initiate and help sustain the programs (agreement approved and signed by the Department of Defense and GPT). • \$150,000 received September 27, 2022, from DOD for appraisal and land survey. • RFP for Property Appraisal and Land Survey advertised. • Micronesian Appraisal was awarded the contract for \$15,500.00. Appraisal completed June 2, 2023. • Duenas, Camacho, and Associates (DCA) submitted proposal and is being

				<p>reviewed for approval by board.</p> <ul style="list-style-type: none"> • Board approved DCA Land Survey proposal with conditions. • DCA Land Survey is underway • Completed Land survey with appraisal company. • Draft easement document under legal review. • Fee Simple Purchase Agreement accepted by Polaris, LLC (property owner). • Acquisition funding from REPI: \$12million
Malesso' Revitalization Plan (TC)	GPT Board Initiative	April 20, 2023	\$65,000	<ul style="list-style-type: none"> • MOU signed • Meeting with Mayor August 21 to brief on project. • Meeting scheduled for January 28 with Mayor Champaco to brief on the project. • Project Ongoing • First community meeting held Feb 26 at Malesso Gym • Project Ongoing
Historic Preservation Tax Credit Workshop (TC)	NTHP Richard and Julia Moe Family Fund/GPT Board Initiative	3/21/25 6/11/25	\$5,000 (NTHP) \$5,400 (GPT Match)	<ul style="list-style-type: none"> • GPT signed grant agreement on 3/21/25. Performance period until May 2026. • GPT Staff looking for training consultants. • Project Ongoing

CHAMORU CULTURE/HISTORY COMMITTEES

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
Teaching w/Historic Places (LB)	GPT Board Initiative	8/13/2015	\$14,400.00	<ul style="list-style-type: none"> • A total of over 250 students participated in this program. Program is still ongoing – www.pacificpreservation.org/historymethods

				<ul style="list-style-type: none"> • 100 students from MULES visited Litekyan on Jan 20. Final Report Submitted 2/23/23 • 90 students and teachers from MULES are scheduled to visit Litekyan on April 21st. • MULES group visited as scheduled. Final Report submitted. • Request by R. Mendiola from PC Lujan for assistance with a trip in November. Staff working with instructors. • PC Elementary School completed field trip November 20, 2023. Final report pending. • St. John's School sixty (60) students-Historic WWII Heritage Sites (Central/Southern) tour request approved for April 5. • St. John's completed tour. Awaiting report. • CL Taitano request received and approved for trip on May 3. Payment released. Awaiting final report.
3rd Pacific Preservation Summit (LB)	Board Initiative/OAG Grant Funds	5/31/2024	\$41,800 (OAG)	<ul style="list-style-type: none"> • Pacific Preservation Summit planned for 5/30-31 • Summit hosted at Hyatt hotel. 200 people registered. Theme ONRA: Oral Narratives Recalled and Appreciated. Website pacificpreservation.org/2024 • Project Completed within budget and closed.
Our TALES: Transmitting Anecdotes, Legends, Experiences and Stories (TC)	Board initiative /CAHA Grant	10/1/2024	\$10,000 (CAHA)	<ul style="list-style-type: none"> • Received first installment of \$5,000 from CAHA and have expended funds • Mid-year progress report submitted March 24th, 2025

				<ul style="list-style-type: none"> • 2nd Installment received (\$2500) from CAHA. • Meeting project partners in April 29 to discuss summer schedule. • Request for no cost extension given to CAHA to complete project by YE 2025. Awaiting response. • Podcast venue site (GPT Cliff office) prepared for podcast recording. • Recording of podcast to commence 1QFY2026 upon receipt of equipment. • Laptops received in October. Scheduling with teachers to meet in January 2026 • Project on schedule.
Outdoor Oven/Hotnu Repair and Revitalization Workshop (KR)	HPEF Grant/ Board Initiative	1/16/25 6/11/25	\$6000 (HPEF) \$500 (GPT-Booklet Printing)	<ul style="list-style-type: none"> • Initial Payment received to purchase supplies. • Recruitment Flyer was created for workshop sessions to be held during the month of April. • Repairs completed in time for Inalåhan Fiesta (early May) • Closing report sent to HPEF 5/14/25 • GPT Staff to complete booklet printing portion of project. • Project Ongoing
1st Annual Historic Revitalization Festival (TC)	GPT Board Initiative/GEDA QCCC Grant-Reprogramed from Cannons/GVB Grant	4/29/25 6/11/25 7/11/25	\$25,000 (GEDA) \$8000 (GPT) \$10,000 (GVB-History Comes Alive)	<ul style="list-style-type: none"> • GPT requested and received approval from GEDA to reprogram 2021 QCCC grant funds for Cannon Repairs for the festival. • Festival scheduled for August 1 in collaboration with the History Comes Alive 75th Anniversary of the Organic Act festivities. • Marketing Materials created. • Guam Product Seal; GUMA; CAHA vendors notified of opportunity.

				<ul style="list-style-type: none"> • GPT Staff working with 75th Organic Act committee with festival logistics. • Festival held on August 1 • Beautification/Clean up activity of grant done August 16. • Closing report given to GVB; Awaiting final payment (\$1000) from GVB. • Closing report to GEDA pending to submit by April 2026. • Final payment from GVB received. • Project Ongoing
So We Leapt Exhibit (AT)	Manny Crisostomo-Sponsorship Request/ Board Initiative	6/11/25	\$10,000	<ul style="list-style-type: none"> • Requestor notified of GPT action to be a sponsor 6/12/25. • Check released. • 4 boxes (65 books) received as part of sponsorship. • CPO distributed books to GDOE librarians. • Project Closed
Marianas History Conference (JQ)	GPT CPO Discretionary Funds	August 2025	\$500	<ul style="list-style-type: none"> • GPT received request from UOG for sponsorship. Discussion tabled in June BOD meeting pending clarification from requestor. • With no board quorum to be held in time for the August MHC, CPO notified GPT board members of use of CPO discretionary authority of up to \$500 for sponsorship activities. • Funds were used for two food vendors @ \$250 each for opening reception. • Event completed

GUAM PRESERVATION TRUST

COMPETITIVE FEDERAL GRANT APPLICATIONS FY2024 & FY 2025

LAST UPDATE RECEIVED	APPLICATION STATUS & DESCRIPTION
FY 2024	
8-5-24	<p>APPROVED: PROJECT ONGOING Grants.gov Tracking Number: GRANT14098386 Application Name: OIA MAP 2024 GPT Historic Jose P. Lujan House/Guam Institute Critical Repair Project Opportunity Number: OIA-MAP2024 Opportunity Name: OIA Maintenance Assistance Program 2024 Requested Amount: \$250,000.00</p>
11-3-23	<p>Application was retrieved by the Grantor agency. Grants.gov Tracking Number: GRANT14010042 Application Name: GPT – Save America’s Treasures: FQ Sanchez Facility Opportunity Number: P23AS00499 Opportunity Name: FY2023 Historic Preservation Fund- Save America's Treasures Preservation Grants Requested Amount: \$750,000.00</p>
3-20-24	<p>Application was retrieved by the Grantor agency. Grants.gov Tracking Number: GRANT14101782 Application Name: Guam Preservation Trust Rehabilitation Subgrant Project Opportunity Number: P23AS00515 Opportunity Name: FY2023 Historic Preservation Fund - Paul Bruhn Historic Revitalization Subgrant Program Requested Amount: \$750,000.00</p>
FY 2025	
11/25/25	<p>Application Review in Progress Grants.gov Tracking Number: GRANT14464484 Application Name: Preservation Treatment and Disaster Mitigation for the Historic George Flores House Opportunity Number: P25AS00489- Opportunity Name: FY2025 -Emergency Supplemental Historic Preservation Fund (ESHPPF) -Preservation Requested Amount: \$1,927,850.00 (GPT Match \$595,075.58 required for a Total Project Cost of \$2,522,924.58)</p>

GUAM PRESERVATION TRUST

COMPETITIVE GRANT APPLICATIONS FY2025

LAST UPDATE RECEIVED	APPLICATION STATUS & DESCRIPTION
10/1/24	<p>APPROVED- PROJECT ONGOING</p> <p>Application Name: OUR TALES (Transmitting Anecdotes Experiences and Stories)</p> <p>Opportunity Name: CAHA FY 2025 Grant Cycle</p> <p>Funder: Guam Council on the Arts and Humanities Agency</p> <p>Awarded 10/1/24, 2024 Awarded Amount: \$10,000</p>
1/16/25	<p>APPROVED- PROJECT ONGOING</p> <p>Application Name: Outdoor Oven/Hotnu Repair and Revitalization Workshop</p> <p>Opportunity Name: Partners in Training Grant</p> <p>Funder: Historic Preservation Education Foundation (HPEF):</p> <p>Awarded January 16, 2025 Awarded Amount: \$6,000</p>
4/29/25	<p>APPROVED USING REPROGRAMMED SERIES 5 FUNDS- PROJECT ONGOING</p> <p>Application Name: 1st Annual Historic Revitalization Festival</p> <p>Opportunity Name: QCCC Grant Cycle Series 7</p> <p>Funder: Guam Economic Development Authority</p> <p>Requested Amount: \$25,000</p>
3/13/25	<p>APPROVED- PROJECT ONGOING</p> <p>Application Name: Guam Archaeological Technician Training Seminar</p> <p>Opportunity Name: IARII Pacific Grant for Community Led Heritage Management Grant 2025</p> <p>Funder: International Archaeological Research Institute Inc (IARII)</p> <p>Awarded: 3/13/25 Awarded Amount: \$2,500</p>
3/21/25	<p>APPROVED- PROJECT ONGOING</p> <p>Application Name: Historic Preservation Tax Credit Workshop</p> <p>Opportunity Name: 2024 Moe Family Fund for Statewide and Local Partners</p> <p>Funder: National Trust for Historic Preservation</p> <p>Awarded Amount: \$5,000</p>
5/23/25	<p>APPROVED- PROJECT COMPLETED</p> <p>Application Name: History Comes Alive</p> <p>Opportunity Name: GVB Destination and Development Program</p> <p>Funder: Guam Visitors Bureau</p> <p>Request Amount: \$10,000</p>