GUAM PRESERVATION TRUST

INANGOKKON INADAHI GUA'HAN

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

GUAM PRESERVATION TRUST
REGULAR BOARD OF DIRECTORS VIRTUAL MEETING
WEDNESDAY, JUNE 17, 2026; 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

Action	1.0.	CALL TO ORDER / ROLL CALL
Action	2.0.	APPROVAL OF MINUTES (May 13, 2026, Meeting)
	3.0.	OLD BUSINESS
Action	3.1.	Guam History Day: Guam Society of History & Culture
Action	3.2.	Hila'an – Fee Simple Purchase & Appraisal
	4.0.	NEW BUSINESS
	5.0.	COMMITTEE REPORTS
	5.1.	Budget & Finance Committee Report
Info	5.1.a.	YTD Balance
Action	5.1.b.	FY2025 Audit
Action	5.1.c.	FY2026 Audit – Contract Extension
	5.2.	Architecture Committee Report
		Refer to Architecture Committee Progress Report
		5.2.a. Lujan House
Action		5.2.a.1. Setiadi Architects – Contract Amendment
Action		5.2.a.2. Authorization for Bid Solicitation for Repair
Action	5.2.b.	George Flores House Construction Administration
Action	5.2.c.	St. Joseph's Church Structural Assessment
Action	5.2.d.	Archbishop Flores House – Provido Tan Jones – Contract Administration Amendment
	5.3.	Grants Committee Report
Info		Refer to Grants Committee Progress Report
	5.4.	CHamoru Culture & History Committee Report
Info		Refer to CHamoru Culture & History Committee Progress Report
	5.5.	Archaeology Committee Report
Info		Refer to Archaeology Committee Progress Report
	6.0	OPEN DISCUSSION
	7.0	ADJOURNMENT

ITEM 2.0.

APPROVAL OF MINUTES

(May 13, 2026 Meeting)

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GUAM PRESERVATION TRUST
REGULAR BOARD OF DIRECTORS VIRTUAL MEETING
WEDNESDAY, MAY 13, 2026; 10:00 A.M.

Present:	**Michael Makio, Architecture – Principal**	**Nicole Calvo, Planning – Principal**
	Vincent Leon Guerrero, History – Alternate	**Zina Ruiz, CHamoru Culture – Principal**
Also Present:	**Joe Quinata, GPT CPO**	**Lawrence Borja, Sr. Dev. Officer**
	Atty. Darlene Balagot, Legal Counsel	**Kyle Riordan, Program Officer**
	Patrick Lujan, DPR – SHPO	**Troy Cruz, Program Officer**
	Ruby Santos, Office Mgr., & Financial Service Coordinator	**Amalia Blyth representing the Office of Senator Shelly V. Calvo**
	Andrew Tenorio, Sr. Program Officer	

M I N U T E S

1.0. CALL TO ORDER / ROLL CALL

Chairman Makio called the meeting to order at 10:02 a.m. and conducted roll call.

2.0. APPROVAL OF MINUTES (March 11, 2026, Meeting)

Chairman Makio opened the floor for discussion on the minutes of March 11, 2026.

Motion Nicole Calvo motioned to approve the minutes of the March 11, 2026, Board of Directors meeting. Zina Ruiz seconded the motion.

Chairman Makio opened the floor for discussion.

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

3.0. OLD BUSINESS

3.1. Guam History Day: Guam Society of History & Culture

Chairman Makio reported that the Grants Committee reviewed the sponsorship request to fund travel and requested that the organization provide details of on the nature of the funding and the specifics of the amount.

Joe Quinata reported that the organization has responded to the Board's budget inquiries advising the amount is to fund two (2) chaperones and six (6) students to compete at the National History Day competition. The airfare cost is $2250.00 per person.

Joe Quinata stated that the organization confirmed that they are a registered organization with the Dept. of Revenue & Tax and in process of obtaining their tax-exempt status.

The organization was successful in raising $25,000.00, which is enough to send thirteen (13) students to compete. The organization has raised $25,000.00 and additional support from parents willing to pay for their child's airfare.

The $20,000.00 requested from GPT will fund the travel cost for additional students who placed first in the exhibit, paper, performance, and website, categories.

Joe Quinata disclosed that he serves as an advisor to the organization and his son, Lazaro Quinata is a member of the organization.
Vincent Leon Guerrero disclosed that he is also a founding member of the organization and recused from discussion or vote.
Vince Leon Guerrero's recusal resulted in a lack of quorum to vote on the request.

Action — Chairman Makio tabled further discussion until quorum with all required disciplines are present and recommended to address this item at the next scheduled Board meeting.

3.2. Chief Program Officer Position Announcement

Chairman Makio announced the Chief Program Officer Joe Quinata submitted a letter announcing his retirement effective June 1, 2026.
The Board accepted the CPO's resignation and discussed announcing the position to fill the vacancy.

Motion — Nicole Calvo motioned to accept the CPO's letter of resignation effective at the end of May 2026, and by doing so, authorize staff to proceed with the announcement to fill the vacancy. Zina Ruiz seconded the motion.
There being no further discussion, the Board unanimously approved the motion.

3.2.a. Appointment of Acting Chief Program Officer (CPO)

The Board discussed appointing an interim Chief Program Officer until the search is complete.

Motion — Nicole Calvo nominated and motioned to appoint Senior Program Officer Andrew Tenorio to take on the position as the interim Chief Program Officer until the Board hires a Chief Program Officer.
Zina Ruiz seconded the motion.
Chairman Makio opened the floor to Senior Program Officer Andrew Tenorio to respond to the nomination.
Andrew Tenorio accepted the interim appointment as CPO.

The Board discussed how to address the salary of the interim CPO.
Joe Quinata recommended establishing an ad hoc committee to discuss the interim CPO's salary, making it retroactive once the Board hires the CPO.
Chairman Makio supported establishing an ad hoc committee to convene and discuss the compensation for the interim CPO position and compensation value will be applicable from the time the position activated and ratified at the next Board of Directors meeting.

Amended Motion — Nicole Calvo amended the motion to appoint Senior Program Officer Andrew Tenorio to take on the position as the interim Chief Program Officer until the Board hires a Chief Program Officer and further to establish an ad hoc committee to discuss the compensation for the interim CPO position, with the compensation value applicable from the time the interim CPO position is effective and ratified at the next Board of Directors meeting.
Zina Ruiz seconded and approved the amended motion.

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

The Board discussed establishing an ad hoc committee to determine compensation for an interim CPO.

Action — The next Board agenda will include ratifying the salary for the interim CPO.

3.3. Hila'an – Fee Simple Purchase

Joe Quinata reported GPT received $200,000.00 from the REPI fund to conduct a second appraisal on the Hila'an parcel surveyed by Duenas, Camacho and Associates, Inc.
Staff will solicit Request for Quotations (RFQ) to conduct the second appraisal.

Chairman Makio notified the Board that legal counsel Vanessa Williams had provided updated language for the Covenant Agreement including the Board's recommendations.

Action — Chairman Makio will circulate the updated Covenant Agreement to the Board for review and further comments.
Joe Quinata noted the Board still has time to finalize the agreement during the process of selecting, awarding, and completing the appraisal.

4.0. NEW BUSINESS

4.1. PY2026 Community Development Block Grant Application for Public Facilities and Improvement (GHURA)

Joe Quinata reported that the PY2026 Community Development Block Grant is another funding opportunity for GPT to address restoration and rehabilitation projects. The application requires a Board resolution approving and authorizing staff to apply for the grant.

Motion — Nicole Calvo motioned to approve GPT staff to apply for the PY2026 Community Development Block Grant for Public Facilities and Improvement designating the Interim Chief Program Officer to sign documents on behalf of the organization and provide all the required documentation as listed on the application (Organization Chart of Program Staff; Description of employees, board members, volunteers who will work with the project; tax exempt determination letter; financial documents, current budget; Balance Sheet & Financial Statement; Recent audit; non-discrimination policy; board certification of committed funds; budget narrative; letters of support and assurances and certification). Vincent Leon Guerrero seconded the motion.
Chairman Makio opened the floor for discussion.

The Board discussed prioritizing the rehabilitation of GPT owned structures if awarded by GHURA.
With no further discussion, the Board unanimously approved the motion.

4.2. FY2027 Administration & Operations Budget

Joe Quinata reported a virtual Budget & Finance Committee reviewed the draft FY2027 budget. Committee members in attendance were Michael Makio, Zina Ruiz, Joe Quinata, and Andrew Tenorio.

Chairman Makio noted in the past, the Board has addressed and approved fiscal year budgets in the month of June. Addressing the budget this early is an initiative-taking measure should it be difficult to establish a quorum over the summer months.

Chairman Michael Makio presented the proposed FY 2027 Administration and Operations budget totaling $884,191.25. The budgeted categories are as follows: Personnel $423,656.55; Fringe Benefits $202,842.73; Utilities $58,900.00; Staff Travel $15,000.00; Equipment $5,000.00; Automobile Expense $7,000.00; Supplies $3,500.00; Contractual $101,000.00; Stipends $14,000.00; Advertisement $4,650.00; Post office/Postage $510.00; Dues & Subscriptions $3,050.00; Employee Incentives $38,183.00; and Miscellaneous $6,898.97.
The Board discussed the justification of each budgeted category.
The Board recommended the following:

- Exploring Insurance packages to consolidate all insurance coverages for better rates
- Augmenting an upgrade of the internet and network services to include service at the Cliff Unit
- Cellular coverage for employees
- Introductory lidar equipment for general spatial dimensioning
- Including Atantano in the justification for yard maintenance
- Monitoring of maintenance GPT owned vehicles.

The Board may amend the budget before the next fiscal year if justified in augmenting the budgeted categories.

Motion

Zina Ruiz motioned to approve the $884,191.25 GPT Administration and Operations Budget for fiscal year 2027. (Personnel $423,656.55; Fringe Benefits $202,842.73; Utilities $58,900.00; Staff Travel $15,000.00; Equipment $5,000.00; Automobile Expense $7,000.00; Supplies $3,500.00; Contractual $101,000.00; Stipends $14,000.00; Advertisement $4,650.00; Post office/Postage $510.00; Dues & Subscriptions $3,050.00; Employee Incentives $38,183.00; and Miscellaneous $6,898.97).
Nicole Calvo seconded the motion.
Chairman Makio opened the floor for discussion.
With no further discussion, the Board unanimously approved the motion.

4.3. GPT Second Amended By-Laws

Chairman Makio opened the floor for the Board members to review the draft of the second amended By-Laws for GPT.
The Board reviewed each Article and noted the following changes:
Article 4.1.; third line, correct to read, "(...but not limited to counsel fees)"
Signature Pages: Signatories will include their title & disciplines.

Motion

Zina Ruiz motioned to approve the Guam Preservation Trust's Second Amended By-Laws subject to the corrections. Vincent Leon Guerrero seconded the motion. There being no further discussion, the Board unanimously approved the motion.

4.4. FY2026 Audit – Burger Comer & Associates

Joe Quinata reported he had circulated the draft FY 2025 audit to all Board members via email for review and GPT received a clean opinion with no material weakness. The Budget & Finance committee was unable to review the draft.

Action

Chairman Makio acknowledged receipt of the audit and recommended to allow further review by the Board and include this item for approval at the next Board of Directors meeting.

4.5. Sinajana Hotnu

Chairman Makio reported this was a subject raised by Pale' Eric Forbes.
Joe Quinata reported Mayor Hofmann had contacted GPT and the Chair requesting assistance in relocating a hotnu located in Sinajana.
The hotnu listed on the Guam Register of Historic Places is located at the intersection of three adjacent property owners.
The Board discussed the ultimate home of the Rosario House, as it is in the design drawings of the Rosario House.

The Board discussed entering a Memorandum of Understanding or issue a letter of intent addressed to the landowners affirming GPT's interest in procuring the hotnu and include a sign-off from the property owners that they are onboard of GPT taking ownership of the hotnu. In the meantime, staff will conduct research on the protocols of procuring, deconstructing, rebuilding, and confirming the relocation of the hotnu and a projected action plan that follows the protocols to remove a historic object.

Motion

Nicole Calvo motioned to approve and direct staff to engage with the property owners in procuring the hotnu and the possibility to relocate and rehabilitate the hotnu to the Rosario House in Hagåtña and affirming the intent to procure and get permission of all affiliated owners of the hotnu.
Vincent Leon Guerrero seconded the motion.
Chairman Makio opened the floor for discussion.
The Board stressed the importance of maintaining ongoing communication with the landowners and the Sinajana Mayor regarding GPT's intent to relocate the hotnu and a timeline to accomplish the task.
The Board discussed the potential costs of procuring, labor of deconstruction, relocating, and rebuilding the hotnu.
Chairman Makio was not aware of the owners intent to sell the hotnu.
The Board discussed the current state and pending rehabilitation of the Rosario House and suggested exploring another location to relocate the hotnu.

Amended Motion

Nicole Calvo amended the motion to replace "Rosario House" to read "to a GPT property or an appropriate location."
The second concurred with the amended motion.
There being no further discussion, the Board unanimously approved the motion.

5.0. COMMITTEE REPORTS

5.1. Budget & Finance Committee Report

5.1. a. YTD Balance

Joe Quinata reported the total GPT fund balance as of April 30, 2026, is $4,797,416.78. A total of $1,987,088.59 is obligated funds for Board approved grants and projects. A total of $1,049,922.48 is restricted funds for federal and local grants awarded to GPT.
The remaining balance of $1,761,405.91 is reserved funds for grants and projects.
The Board reviewed the shovel ready projects in queue.

Joe Quinata reported that GPT's Oversight Chair Senator Shelly Calvo is pursuing legislative funding for the FQ Sanchez project.
GPT staff have also sought assistance from Congressman James Moylan to earmark $3 million for the FQ. Sanchez project.

5.1. b. Travel & Reimbursement Policy

The Board reviewed the ad hoc committee's draft recommendations to amend the Travel & Reimbursement Policy.

Motion Nicole Calvo motioned to approve the amended Travel & Reimbursement Policy. Zina Ruiz seconded the motion.
With no further discussion, the Board unanimously approved the motion.

5.2. Architecture Committee Report

Refer to Architecture Committee Progress Report

A virtual Architecture Committee meeting consisting of members Michael Makio, Zina Ruiz, Joe Quinata and Andrew Tenorio, was on May 12th.

5.2.a. FQ Sanchez – Change Order #3

Chairman Makio reported Contractor BME & Sons submitted a Change Order #3 for $159,052.00 to address additional plumbing repairs.
The committee reviewed the submission and recommended approving the Change Order.

Motion Zina Ruiz motioned to approve Change Order #3 for a not-to-exceed amount of $160,000.00 for the plumbing repairs of FQ Sanchez facility.
Nicole Calvo seconded the motion.
With no further discussion, the Board unanimously approved the motion.

5.2.b. St. Joseph's Church Structural Assessment

Joe Quinata reported GPT received a total of three (3) proposals from EXP U.S. Services Inc., Duenas Camacho & Associates, and Amorient.
The committee evaluated each proposal. The Architectural and Engineering firm Duenas Camacho & Associates received the highest rating.
The committee recommended staff to negotiate fees with Duenas Camacho & Associates for the structural assessment of the St. Joseph's Church.

Motion Zina Ruiz motioned to authorize staff to negotiate fees with Duenas Camacho & Associates for the structural assessment of the St. Joseph's Church.
Nicole Calvo seconded the motion.
With no further discussion, the Board unanimously approved the motion.

5.2.c. George Flores House Construction Administration
Joe Quinata reported GPT received two (2) proposals from Provido Tan Jones Architects and EXP U.S. Services for the Construction Administration services for the George Flores House.
The committee evaluated each proposal.
Provido Tan Jones Architects received the highest rating.
The committee recommended staff to negotiate fees with Provido Tan Jones Architects.

Motion Zina Ruiz motioned to authorize staff to negotiate fees with Provido Tan Jones Architects for the construction administration of the George Flores House.
Nicole Calvo seconded the motion.
With no further discussion, the Board unanimously approved the motion.

5.3. Grants Committee Report
Refer to Grants Committee Progress Report
Joe Quinata reported that the Supporting Heritage Oriented Project is a highlighted and ongoing project.
No further discussion.

5.4. CHamoru Culture & History Committee Report
Refer to CHamoru Culture & History Committee Progress Report
No discussion.

5.5. Archaeology Committee Report
Refer to Archaeology Committee Progress Report
5.5.a. Archaeology Day – IARII Grant
Joe Quinata announced GPT received a $2,500.00 grant from IARII to coordinate and hold an Archaeology Day event.
No further discussion.

6.0. OPEN DISCUSSION

- Chairman Makio and the Board expressed appreciation to CPO Joe Quinata and Program Officer Troy Cruz for their dedicated service to GPT.
- SHPO Patrick Lujan extended his congratulations to Joe Quinata on his retirement and looking forward to meeting with Board members at the Historic Review Board informational meeting next week at the SHPO office.
  The SHPO extended the invitation to GPT staff.
- Nicole Calvo suggested exploring a potential collaboration project with the Navy to rehabilitate the registered historic site of the Guam Cable Station located on Naval Base Guam.
  SHPO Patrick Lujan offered to discuss with representatives of the Navy at his next scheduled meeting.

7.0. ADJOURNMENT

There being no further agenda items, Chairman Makio entertained a motion to adjourn.

Motion Vincent Leon Guerrero motioned to adjourn the meeting.
Nicole Calvo seconded the motion.
With no objection, the Board unanimously approved the motion.

The meeting adjourned at 12:09 p.m.

Transcribed by: Ruleyle Santos

Date: 6/17/2026

Approved by:

Date: 6/17/2026

ITEM 5.1.a.

YTD BALANCE

GUAM PRESERVATION TRUST ACCOUNTING SUMMARY For Period Ending May 31, 2026

	PROJ #	BOARD APPROVED	YTD EXPENSE	BALANCE
ADMIN & OPERATIONS		**$ 935,268.44**	**$ 490,710.75**	**$ 444,557.69**
BOARD FUNDED INITIATIVES				
Capital Campaign	BP17-10	$ 20,000.00	$ 266.25	$ 19,733.75
Teaching with Historic Places	BP15-16	$ 14,400.00	$ 14,400.00	$ -
Motion to increase 12/17/25 $15,000		$ 15,000.00	$ 4,957.50	$ 10,042.50
Board Orientation	BP20-11	$ 800.00	$ 500.00	$ 300.00
Motion to increase 2/18/26		$ 500.00	$ 407.50	$ 92.50
Malesso Revitalization Plan	BP23-07	$ 65,000.00	$ -	$ 65,000.00
**Guam Archaeological Tech Training	BP25-03	$ 500.00	$ -	$ 500.00
Outdoor Hotnu	BP25-02b	$ 500.00	$ -	$ 500.00
SUB-TOTAL		**$ 116,700.00**	**$ 20,531.25**	**$ 96,168.75**
ETHNOGRAPHY & ORAL HISTORY				
SUB-TOTAL		**$ -**	**$ -**	**$ -**
REPAIR, REHABILITATION, RESTORATION AND RENOVATION				
FQ Sanchez Construction 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	$ 24,980.80	$ 1,787.20
Baptist Church - Land Survey		$ 8,920.00	$ -	$ 8,920.00
George Flores House	HS26-01b	$ 565,722.00	$ -	$ 565,722.00
Lujan House Structural Assessment	HS26-02	$ 46,200.00	$ 27,720.00	$ 18,480.00
SUB-TOTAL		**$ 1,161,907.95**	**$ 60,644.60**	**$ 1,101,263.35**
ARCHAEOLOGY RESEARCH				
FQ Sanchez Archaeological Monitoring	HS23-02	$ 30,000.00	$ 34,241.73	$ 14,871.55
Amendment 1 6/11/25 Motion		$ 13,850.12	$ -	
Amendment 2 6/11/25 Motion		$ 5,263.16	$ -	
SUB-TOTAL		**$ 49,113.28**	**$ 34,241.73**	**$ 14,871.55**
PUBLIC INTERPRETATION AND PRESENTATION				
National History Day	GPTG24-01	$ 30,300.00	$ 30,258.48	$ 41.52
Rikesan I Tasi: A Piti Sea Festival	GPTG26-04	$ 14,837.80	$ 14,837.80	$ -
PBS-I Sengsong/An Educational CHamoru Children's Program	GPTG26-05	$ 40,000.00	$ 20,000.00	$ 20,000.00
Maila Halom-The Tradition of the Talaya	GPTG26-06	$ 8,700.00	$ 6,960.00	$ 1,740.00
SUB-TOTAL		**$ 93,837.80**	**$ 72,056.28**	**$ 21,781.52**
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
Amendment 3		$ 26,528.00	$ -	$ 26,528.00
Archb Flores Hse A&E (nte $150,000.00)	HS25-02	$ 145,818.90	$ -	$ 145,818.90
Lujan House A&E	HS26-02	$ 46,200.00	$ -	$ 46,200.00
SUB-TOTAL		**$ 703,571.90**	**$ 482,235.69**	**$ 221,336.21**

HISTORIC PROPERTY DOCUMENTATION & REGISTER NOMINATION				
SUBTOTAL		**$ -**	**$ -**	**$ -**
FY 2027 BUDGET		**$ 884,191.25**	**$ -**	**$ 884,191.25**

TOTAL OBLIGATED GPT FUNDS		**$ 3,961,665.62**	**$ 1,174,080.30**	**$ 2,787,585.32**

GRANTS AWARDED - Restricted Funds				
Take Care Heritage/Health Comm	BP19-04	$ 3,000.00	$ 2,877.16	$ 122.84
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				
Project Completed-Unused Balance		$ (32,698.35)		$ (32,698.35)
GEDA - Refurbishment of 8 Cannons	BP25-05a	$ 25,000.00	$ 25,000.00	$ -
Repurposed to Historic Revitalization				
Festival & Plaza Cleanup/Summit				
Dept. of Navy - Hila'an Survey/Appraisal	BP22-03	$ 150,000.00	$ 17,350.99	$ 17,150.01
Micronesian Appraisal $15,500.00				
DCA - Survey $124,499.00			$ 115,499.00	
Modification #3 - 2nd Appraisal		$ 200,000.00		$ 200,000.00
FQ Sanchez PL36-82 funding	HS23-04	$ 3,500,000.00	$ 2,751,949.82	$ 905,682.06
Change Order 1		$ (1,420.12)		
Change Order 3 (approved 5/13/26)		$ 159,052.00		
Attorney General - Education/	BP23-01	$ 200,000.00		$ 11,351.62
Cooperation/Advocacy Programs				
Onra Summit $41,800.00			$ 37,292.96	
Historic Revitalization Fest $8000.00	BP25-05b		$ 500.00	
Transmitting Anecdotes Legends	BP25-01b		$ 3,456.42	
Experiences & Stories - $5500.00				
Tax Credit Workshop $5400.00			$ 15,400.00	
Motion to increase 12/17/25 $10,000				

GRANTS AWARDED - Restricted Funds (continued)				
SHOP $25,000.00			$ 9,249.60	$ 15,750.40
Hasso Yan Onra: Sumay $50,750.00			$ 40,600.00	$ 10,150.00
Gef Pago Rehabilitation $36,249.00	GPTG26-01		$ 36,249.00	$ -
Remembering the Forgotten $20,000	GPTG26-02		$ 5,000.00	$ 15,000.00
CAHA Transmitting Anecdotes Legends	BP25-01	$10,000.00	$ 9,683.77	$ 316.23
Experiences & Stories (CAHA)				
Outdoor Oven/Hotnu revitalizaton				$ -
HPEF Grant Hotnu Workshop	BP25-02	$ 6,000.00	$ 6,000.00	$ -
Capitol Kitchen, FHB, Bankpacific		$ 2,000.00	$ 1,271.22	$ 728.78
IARII -2nd Annual Archaeo Tech Seminar	BP25-03	$ 2,500.00	$ 2,480.40	$ 19.60
NTHP - Historic Pres Tax Credit Wkshp	BP25-04	$ 5,000.00	$ 5,000.00	$ -
GVB-Historic Revitalization Festival	BP25-05c	$ 10,000.00	$ 10,000.00	$ -
IARII Archaeology Day	BP26-03	$ 2,500.00	$ -	$ 2,500.00
SUB-TOTAL		**$ 4,440,933.53**	**$ 3,262,161.99**	**$ 1,178,771.54**

Grants Awarded - Restricted *DOI Funds		APPROPRIATED	EXPENDED	BALANCE
Historic Lujan House Repairs- DOI	HS24-01	$ 250,000.00	$ -	$ 250,000.00
Rehabilitation of the George Flores Hse	HS26-01a	$ 1,927,850.00	$ -	$ 1,927,850.00
DOI - National Park Service				
TOTAL		**$ 2,177,850.00**		**$ 2,177,850.00**

CURRENT FUND BALANCES			Balance as of	
Bank of Guam Checking		**$ 901,963.21**	**5/31/2026**	
Bank of Guam Trust		**$ 28,821.45**	**5/31/2026**	
Merrill Lynch		**$ 644,449.86**	**5/31/2026**	
RBC Capital		**$ 1,394,684.61**	**5/31/2026**	
Charles Schwab		**$ 2,250,810.18**	**5/31/2026**	
SUB-TOTAL				**$ 5,220,729.31**
TOTAL OBLIGATED GPT FUNDS		**$ 2,787,585.32**		
RESTRICTED FUNDS (GRANTS AWARDED TO GPT)		**$ 1,178,771.54**		
		$ 3,966,356.86		
RESERVED FOR GRANTS & PROJECTS				**$ 1,254,372.45**

PROJECTS IN QUEUE		
San Nicolas House - Construction		$ 920,000.00
Rosario House - Construction		$ 1,265,000.00
Agana Basilica Bell Tower		$ 150,000.00
Inalahan Baptist Church		$ 2,000,000.00
FQ Sanchez		$ 3,500,000.00
TOTAL		**$ 7,835,000.00**

GPT FY2026 ADMINISTRATION & OPERATIONS EXPENDITURES	APPROP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	YTD EXP	BALANCE
PERSONNEL											
CPO	$ 99,412.51	$ 10,924.44	$ 7,282.96	$ 7,296.96	$ 7,465.04	$ 7,647.12	$ 7,647.12	$ 11,470.68	$ 7,647.12	$ 67,381.44	$ 32,031.07
Office Manager, Financial Services Coordinator	$ 80,455.52	$ 8,841.27	$ 5,894.18	$ 5,894.18	$ 6,041.53	$ 6,188.88	$ 6,188.88	$ 9,283.32	$ 6,188.88	$ 54,521.12	$ 25,934.40
Senior Program Officer	$ 61,589.70	$ 6,768.09	$ 4,512.06	$ 4,512.06	$ 4,624.86	$ 4,737.66	$ 4,737.66	$ 7,106.49	$ 4,737.66	$ 41,736.54	$ 19,853.16
Senior Development Officer	$ 59,948.82	$ 6,587.79	$ 4,391.86	$ 4,391.86	$ 4,501.65	$ 4,611.44	$ 4,611.44	$ 6,917.16	$ 4,611.44	$ 40,624.64	$ 19,324.18
Program Officer	$ 47,250.00	$ 5,192.31	$ 3,461.54	$ 3,461.54	$ 3,548.08	$ 3,634.62	$ 3,634.62	$ 5,451.93	$ 3,634.62	$ 32,019.26	$ 15,230.74
Program Officer	$ 47,250.00	$ 5,192.31	$ 3,461.54	$ 3,461.54	$ 3,548.08	$ 3,634.62	$ 3,634.62	$ 5,451.93	$ 4,202.62	$ 32,587.26	$ 14,662.74
Administrative Assistant	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00
Performance Incentives total $37,352.70 $18,852.71 (adjusted gross salaries 5% increase & $15,227.17 bonuses)	$ 18,500.00	$ -	$ -	$ -	$ 15,227.17	$ -	$ -	$ -	$ -	$ 15,227.17	$ 3,272.83
FICA	$ 32,440.12	$ 3,328.23	$ 2,219.05	$ 2,219.05	$ 2,274.29	$ 2,329.76	$ 2,329.76	$ 3,494.64	$ 2,373.21	$ 20,567.99	$ 11,872.13
Insurance	$ 150,000.00	$ 7,917.00	$ 7,917.00	$ 8,655.00	$ 8,655.00	$ 8,655.00	$ 8,655.00	$ 8,655.00	$ 5,652.00	$ 64,761.00	$ 85,239.00
Wkms Comp	$ 850.00	$ 852.67	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 852.67	$ (2.67)
Retirement	$ 18,852.69	$ 1,476.00	$ 984.00	$ 968.00	$ 1,486.47	$ 1,522.72	$ 1,522.74	2284.11	1522.74	$ 11,766.78	$ 7,085.91
Life Insurance	$ 1,500.00	$ 218.22	$ 145.48	$ 145.48	$ 145.48	$ 145.48	$ 145.48	$ 218.22	$ 145.58	$ 1,309.42	$ 190.58
Utility/Comm/Insur	$ 54,100.00	$ 10,626.65	$ 1,460.69	$ 1,243.82	$ 1,350.25	$ 1,296.22	$ 1,357.68	$ 1,315.02	$ 1,263.90	$ 19,914.23	$ 34,185.77
TRAVEL	$ 15,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 15,000.00
EQUIPMENT	$ 9,480.00	$ -	$ -	$ -	$ 1,419.94	$ 281.35	$ 293.49	$ -	$ -	$ 1,994.78	$ 7,485.22
SUPPLIES	$ 3,000.00	$ 194.01	$ 600.59	$ 412.91	$ 37.50	$ 702.05	$ 143.95	$ 361.73	$ 903.16	$ 3,355.90	$ (355.90)
CONTRACTUAL											
Accounting	$ 30,000.00	$ 12,441.84	$ 549.74	$ 5,222.54	$ 2,948.74	$ 714.66	$ -	$ 7,586.42	$ 3,078.55	$ 32,542.49	$ (2,542.49)
Audit	$ 32,000.00	$ -	$ 6,168.75	$ -	$ 12,278.75	$ -	$ -	$ -	$ -	$ 18,447.50	$ 13,552.50
Legal	$ 7,000.00	$ -	$ 3,240.00	$ -	$ -	$ -	$ -	$ -	$ 2,214.00	$ 5,454.00	$ 1,546.00
Tech Maintenance	$ 2,000.00	$ 150.00	$ 150.00	$ 1,034.86	$ 150.00	$ 195.00	$ 150.00	$ 150.00	$ 463.50	$ 2,443.36	$ (443.36)
Maintenance & Landscaping	$ 6,000.00	$ 1,865.54	$ 1,217.63	$ 567.63	$ 1,217.63	$ 1,217.63	$ 2,192.63	$ 1,217.63	$ 2,194.95	$ 11,691.27	$ (5,691.27)
Atantano Prop Plan	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00
Preservation Interns	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 8,000.00
Architect	$ 25,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 25,000.00
Drone Services	$ 2,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,500.00
Office Lease	$ 27,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,000.00
VEHICLE EXPENSES	$ 7,000.00	$ -	$ 140.60	$ 85.00	$ -	$ -	$ -	$ -	$ 394.61	$ 620.21	$ 6,379.79
STIPEND	$ 14,000.00	$ -	$ -	$ 250.00	$ 250.00	$ 250.00	$ 300.00	$ -	$ 200.00	$ 1,250.00	$ 12,750.00
ADVERTISEMENT	$ 4,076.00	$ -	$ -	$ 1,008.00	$ -	$ 672.00	$ 560.00	$ 1,120.00	$ 448.00	$ 3,808.00	$ 268.00
POSTAGE	$ 460.00	$ -	$ -		$ -	$ 34.00	$ 31.20	$ -	$ -	$ 65.20	$ 394.80
DUES/SUBSCRPTN	$ 1,450.00	$ 861.55	$ -	$ 24.00	$ -	$ -	$ 129.99	$ -	$ 249.94	$ 1,265.48	$ 184.52
MISCELLANEOUS	$ 7,153.08	$ -	$ -	$ 1,500.00	$ -	$ -	$ 275.00	$ -	$ 728.04	$ 2,503.04	$ 4,650.04
SUB-TOTAL		$ 83,437.92	$ 53,797.67	$ 52,354.43	$ 77,170.46	$ 48,470.21	$ 48,541.26	$ 72,084.28	$ 54,854.52	$ 490,710.75	
TOTAL	**$ 935,268.44**	**$ 851,830.52**	**$ 798,032.85**	**$ 745,678.42**	**$ 668,507.96**	**$ 620,037.75**	**$ 571,496.49**	**$ 499,412.21**	**$ 444,557.69**		**$ 444,557.69**

5.1.b.

FY2025 AUDIT

BCA

BURGER · COMER · & ASSOCIATES
CERTIFIED PUBLIC ACCOUNTANTS

March 3, 2026

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, 2025, 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:

Prior Year Unresolved Matters

During our 2024 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:

Board of Directors Quorum

Comment: The Trust lacked a quorum of Board members after May 2024, and the quorum deficiency had not been resolved as of September 30, 2025. As a result, the Board's ability to formally approve contracts, adopt or amend policies, and carry out certain governance responsibilities may have been impaired. The prolonged absence of a quorum may also delay operational and strategic decision-making activities.

Recommendation: We recommend that the Trust coordinate with the appropriate appointing authorities to ensure Board vacancies are filled timely as existing member terms expire or vacancies arise. Management and the Board should also monitor Board composition periodically to help ensure the Trust maintains sufficient membership to conduct official business and governance activities.

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, quarterly remittances received from the Department of Administration (DOA) continue to differ from amounts reportedly collected for the corresponding periods. As of September 30, 2025, the Trust reported a gross receivable of approximately $1,775,150 related to unpaid permit fees, substantially all of which has been reserved through an allowance for doubtful accounts. Although the law requires these fees to be segregated and remitted to the Trust, the differences and delays in remittance remain unresolved.

Recommendation: We continue to recommend that the Trust actively coordinate with the Department of Administration and the Department of Public Works to perform a comprehensive reconciliation of permit fees collected, remitted, and outstanding. In addition, the Trust should establish formal monitoring and reconciliation procedures to improve accountability and support the accurate and timely remittance of permit fees in accordance with applicable laws and regulations.

Investment Policy/Restricted Funds

Comment: The Trust receives and administers funds restricted for specific purposes through donor restrictions and 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, resulting in approximately $400,000 of restricted funds being invested and subject to market risk exposure. As of September 30, 2025, the amount of restricted funds exposed to market risk decreased to approximately $23,000. The Trust's current investment policy does not specifically address the investment of restricted funds or establish parameters governing acceptable risk exposure for such funds.

Recommendation: We recommend that the Trust evaluate whether investment of restricted funds is permissible under applicable grant agreements, donor restrictions, or enabling legislation. In addition, the Trust should revise its investment policy to specifically address the treatment of restricted funds, including permissible investments, acceptable risk exposure, monitoring procedures, and oversight responsibilities.

Travel Policy Section

During our audit, we noted several matters related to the Trust's travel policy and travel administration practices that warrant consideration by management and the Board to strengthen oversight, accountability, and consistency in the administration of travel expenditures.

1. Business First Class Travel – Lack of Documentation

Comment: A presenter participating in the World Heritage Workshop traveled to Guam using Business First class accommodations funded through a U.S. Department of the Interior grant. While federal regulations may permit certain upgraded airfare under specific circumstances, we noted no documentation evidencing approval, justification, or exception authorization for the upgraded accommodations in accordance with the Trust's travel policy.

Recommendation: We recommend that the Board revise the travel policy to clearly define the circumstances under which upgraded airfare accommodations are permissible. Any exceptions to standard travel accommodations should be formally approved and adequately documented prior to travel.

2. Inefficient Travel to Marianas History Conference

Comment: Three individuals traveled to Saipan one day prior to the start of the Marianas History Conference, although the conference did not begin until 6:00 p.m. the following day. Based on the relatively short travel duration and absence of significant travel constraints, the additional travel day may not represent the most cost-effective use of Trust resources.

Recommendation: We recommend that the travel policy establish clearer guidance regarding advance travel days, including consideration of travel efficiency, cost effectiveness, scheduling requirements, and operational necessity.

3. Extended Mainland Travel and Unrelated Side Trip

Comment: An individual attended two mainland conferences scheduled four days apart. During the intervening period, the traveler remained on the mainland and included an unrelated stop that increased airfare costs. Although the extended stay may have reduced the need for multiple round-trip flights to Guam, the Trust's current travel policy does not specifically address personal deviations, extended stays, or indirect travel arrangements.

Recommendation: We recommend that the travel policy be revised to address indirect travel routes, personal side trips, and extended travel periods. The policy should clearly establish which costs are reimbursable and require travelers to bear any incremental costs associated with personal travel deviations.

4. Travel Approval Authority

Comment: Under the Trust's current travel policy, the Chief Preservation Officer is authorized to approve staff travel, while Board approval is only required for Board member travel. The current approval structure may limit independent oversight of travel expenditures and related travel decisions.

Recommendation: We recommend that the Board evaluate whether additional oversight procedures over travel approvals are appropriate, including periodic Board review or formal documentation of significant travel expenditures and approvals.

5. Outdated Policies and Procedures

Comment: Several of the Trust's policies and procedures, including the travel policy, have not been formally reviewed or updated in more than ten years. Policies that are not periodically reviewed may become inconsistent with current operational practices, governance expectations, or applicable funding requirements.

Recommendation: We recommend that the Board establish a formal policy review process requiring periodic evaluation and updating of policies and procedures to ensure continued relevance, consistency, and alignment with current operational and governance practices.

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.

Tamuning, Guam

5.1.c.

FY2026 AUDIT – CONTRACT EXTENSION

AGREEMENT BETWEEN

GUAM PRESERVATION TRUST

AND

BURGER COMER & ASSOCIATES

THIS AGREEMENT is made and entered into this 3rd day of June 2024 (the "Effective Date") by and between the GUAM PRESERVATION TRUST, a public non-profit corporation and autonomous instrumentality of the Government of Guam, whose mailing address is P.O. Box 3036, Hagåtña, Guam 96932 (hereinafter the "GPT') and BURGER COMER & ASSOCATES (hereinafter the "AUDITOR"), duly licensed and authorized to do business in Guam, whose address is 333 South Marine Corps Drive, Tamuning, Guam 96913.

WHEREAS, on February 12, 2024, GPT issued Request for Proposal GPT-RFP-2024-03 ("RFP") wherein GPT solicited Independent Financial Auditor to perform an audit of GPT's Financial accounts and records for Fiscal Year 2023, 2024, and 2025; and

WHEREAS, 1 G.C.A § 1908 requires the Office of Public Accountability ("OPA"), to annually audit or cause to be conducted post-audits of all the transactions and accounts of all departments, offices, corporations, authorities, and agencies in all of the branches of the Government of Guam; and

WHEREAS, 1 G.C.A. § 1908 further provides that with respect to corporations, authorities or agencies, including autonomous agencies and instrumentalities, which obtain independent audits, the OPA shall make the selection of the auditing firm or organization and the scope of the audit, and the audits of such autonomous agencies or instrumentalities to be at the cost of the agencies or instrumentalities; and

WHEREAS, the selection of the Auditor under the RFP and the Scope of Services attached as Attachment "A" hereto were approved by the OPA.

WHEREAS, pursuant to 1 G.C.A. § 1921, the Public Auditor is authorized to supervise audits, or at its discretion, perform audits of GPT,

WITNESSETH: that in consideration of the mutual covenants and promises set forth herein, GPT and the Auditor mutually agree as follows:

ARTICLE I
STATEMENT OF WORK TO BE PERFORMED

A. GPT desires to engage the professional services of the Auditor, a nationally recognized U.S. Certified Public Accounting Firm, duly authorized and licensed in Guam, to perform an annual audit of Guam Preservation Trust's financial accounts and records for Fiscal Years Ending September 30, 2023, 2024 and 2025.

B. The Auditor agrees to accept the appointment as the Auditor to GPT providing its best efforts in the performance of duties and responsibilities as outlined below in accordance with the laws, rules, regulations and policies of GPT and the Government of Guam.

C. The Auditor agrees to fully and completely perform all the professional services as described in this Agreement, and Scope of Services described in Attachment "A" which is attached hereto and fully incorporated herein by reference as part of this Agreement, all to the satisfaction of GPT.

D. The Auditor shall furnish at its own expense, proper and adequate equipment, materials, labor and supplies necessary to perform the scope of the work in a safe, workmanlike and diligent manner, and shall provide and have available at all times for use by its employees engaged in the performance of such work, all safety equipment and appliances needed for maximum protection of its employees and other persons against injuries.

ARTICLE 2
CONTRACT TERM

This Agreement shall commence on the Effective Date and shall expire upon the completion of the audit for the Fiscal Year ("FY") ending on September 30, 2025 (the "initial term"), subject to the termination provision set forth in Article 4 of this Agreement. This Agreement is also subject to the availability of funds.

GPT may agree in writing to extend the term of this Agreement for an additional term of one (1) year (the "extended term"). If extended, GPT's obligations under the extended term are further subject to the availability of funds therefore. In the event funds are not available at any time during the extended term, the remainder of the contract may be cancelled and the Auditor

shall be reimbursed for the reasonable value of any non-recurring costs incurred but not amortized in the price of the services delivered under this Agreement.

ARTICLE 3
CONTRACT PRICE

A. Compensation. Subject to Article 21 (Invoices) and except as may be specifically provided hereafter, the Compensation to be paid to the Auditor under this Agreement for performance of annual audit services described under the Scope of Services in Attachment "A" shall be as follows:

FISCAL YEAR END SEPTEMBER 30	AUDIT FEE
2023	$23,500.00
2024	$23,500.00
2025	$23,500.00

B. Final Payment/Release of Claims. As a condition precedent to receiving final payment of compensation under this Agreement, the Auditor shall execute and deliver a release, in a form approved by GPT, of all claims known and unknown at the time of the final payment, against GPT, its agents, and employees. The Auditor expressly waives provisions of 18 G.C.A. §82602, which states:

> A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the Release, which is known by him must have materially affect his settlement with the debtor.

If any obligations, liens, claims, security interests, or other encumbrances arising out of this Agreement remain unsatisfied after payment is made to the Auditor, the Auditor agrees to indemnify or otherwise pay to GPT any amounts GPT may be compelled to pay in discharging such items, including all costs and reasonable attorney's fees.

ARTICLE 4
TERMINATION

GPT shall have the right to terminate this Agreement in whole or in part at any time for any reason, including but not limited to GPT's decision to abandon the project.

In the event this Agreement is terminated and the Auditor is not in default of this Agreement, then the Auditor shall be paid for its services based on the amount of work performed to the date of termination (e.g., hours expended, reasonable expenses).

ARTICLE 5
INDEPENDENT AUDITOR AND ITS EMPLOYEES

A. Status of Auditor. The Auditor and its officers, agents, servants and employees are independent auditors or contractors performing professional services for Burger Comer and Associates, and are not employees of GPT. The Auditor and its officers, agents, servants and employees shall not accrue vacation or sick leave, participate in the GPT or Government of Guam's retirement system insurance coverage, bonding, use of government vehicles or any other benefits accorded to GPT or Government of Guam employees as a result of this Agreement. In addition, there shall be no withholding of taxes by GPT.

B. Liability. The Auditor assumes responsibility for its personnel providing services hereunder and will make all deductions for social security and withholding taxes and for contributions to employment compensation funds and shall maintain at the Auditor's expense all necessary insurance for its employees including but not limited to Worker's Compensation and liability insurance for each employee.

ARTICLE 6
PARTIES' RESPONSIBILITY

A. Auditor. The Auditor shall perform the services specified in this Agreement and Attachment "A" in a professional and technical manner, consistent with the degree of care and skill ordinarily exercised by a member of the same profession practicing under similar circumstances, and consistent with the Auditor's representations of its expertise and experience.

Upon notice of any error or deficiencies in the Auditor's services herein described, the Auditor shall make corrections or revisions of any errors or deficiencies in said work without additional cost to GPT.

B. GPT. GPT shall supply to the Auditor, in a timely manner, consistent with the scope of services and work schedule set forth in Attachment "A" of this Agreement, all necessary and relevant data and information in the possession of GPT and shall give such assistance as shall reasonably be required by the Auditor in the performance of its services under this Agreement.

GPT shall give its decision on all matters related to this Agreement properly referred to GPT for decision by the Auditor in such reasonable time as not to delay or disrupt performance by the Auditor of its services under this Agreement.

GPT shall provide staff assistance, if available, to support the Auditor in its data collection efforts at no cost to the Auditor.

ARTICLE 7
SCOPE OF AGREEMENT

This Agreement, which includes all attachments, supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof, and contains all of the covenants and agreements between the parties with respect to such subject matter in any manner whatsoever. The Auditor and GPT each acknowledge that no representation, inducements, promise or agreement, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement statement, or promise not contained in the Agreement shall be valid or binding.

ARTICLE 8
OFFICE OF THE PUBLIC AUDITOR

Pursuant to 1 G.C *A.* § 1908, GPT and the Auditor hereby acknowledge that the OPA has approved the selection of the Auditor and the scope of services set forth in Attachment "A". The audit shall, however, be conducted in accordance with the requirements of GPT's bond covenants, federal regulatory requirements, and as set forth in this Agreement.

ARTICLE 9
ASSIGNMENT

It is expressly acknowledged that the Auditor is solely responsible for the fulfillment of its duties and obligations under this Agreement, regardless of whether or not the Auditor utilizes one or more subcontractors for such purpose. The right and interest of the Auditor under this Agreement (including, but not limited to, the Auditor's right to or interest in any part or all of the Contract Price) may not be assigned, transferred or subcontracted to any other person, firm, corporation or other entity, whether by contract merger, operation of law or otherwise, without the prior, expressed written consent of GPT; provided, however, that with respect to any subcontracting of the right and interest of the Auditor under this Agreement, GPT's expressed written consent may not be unreasonably withheld.

ARTICLE 10
SUCCESSORS AND ASSIGNS

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and transferees.

ARTICLE 11
ACCESS TO RECORDS AND OTHER REVIEW

The Auditor including its subcontractors, if any, shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred and to make such materials available at all reasonable times during the agreement period and for five (5) years from the date of the final payment under this Agreement, for inspection by GPT. Each subcontract by the Auditor pursuant to this Agreement shall include a provision containing the conducts of this Section.

ARTICLE 12
CONFIDENTIALITY

A. Information. The Auditor hereby warrants that neither it nor its employees shall disclose any documents, materials or information, whether verbal, written, recorded magnetic media or otherwise (collectively, the "Information" made available or acquired for the purpose of carrying out this Agreement. Only those employees who are authorized by GPT and

required to use the Information shall have access to them, and then only for the period such access is required to perform services under this Agreement or to perform additional services required by GPT. All reasonable and necessary steps shall be taken by the Auditor to safeguard the confidentiality of Information in conformance with any applicable federal, Guam and/or governmental statutes and regulations.

The Auditor shall keep copies of the Information for so long as GPT requests and the provisions of this Section shall remain in effect as long as GPT authorizes the Auditor to keep such Information. At the request of GPT, all of the Information shall be returned promptly after use and all copies or derivations of the Information shall be physically and/or electronically destroyed. The Auditor shall include a letter attesting to the complete return of Information and documenting the destruction of copies and derivations with the returned Information.

The Auditor shall not enter into any agreements or discussions with a third party concerning such Information without the prior written consent of GPT, which consent shall be given only for purposes that will enable the Auditor to discharge its responsibilities under this Agreement.

It is specifically provided that the limitations contained in this Section, shall not apply (i) to the extent required by applicable law, (ii) to the extent that any Information is now or hereafter becomes part of the public domain, but only to the limited extent that such Information, or any portion thereof, is in the public domain not as a result of any breach or violation of this Agreement, or (iii) to the extent that the Auditor is directed otherwise under the terms of a valid and effective court order, issued by a court of competent jurisdiction.

B. Liability. Failure to comply with the provisions of this Section shall subject the Auditor to liability including all damages to GPT. GPT and its duly authorized representatives shall hereby be authorized to inspect and verify the above.

ARTICLE 13
GENERAL COMPLIANCE WITH LAWS

A. In General, the Auditor shall be required to comply with all federal and Guam laws and ordinances applicable to this Agreement. The Auditor represents and warrants that it is fully licensed to do business in Guam. Attached to this Agreement as Attachment "B" is a copy of the Auditor's business license or a statement of exemption pursuant to 11 G.C.A. § 701296.

Attached as Attachment "C" is a copy of the Auditor's current Firm Permit to Practice, as issued by the Board of Public Accountancy.

B. Nondiscrimination in Employment. The Auditor agrees: (i) not to discriminate in any manner against an employer or applicant for employment because of race, color, religion, creed, age, sex, marital status, national origin, ancestry, or physical or mental handicap unrelated in nature and extent so as reasonably to preclude the performance of such employment; (ii) to include a provision similar to that contained in subsection (i) above in any subcontract except a subcontract for standard commercial supplies or raw materials; and (iii) to post and to cause subcontractors to post in conspicuous places available to employees and applicants for employment, notices setting forth the substance of this clause.

ARTICLE 14
INDEMNITY

The Auditor agrees to save and hold harmless GPT, its officers, agents, representatives, successors and assigns and other government agencies from any and all suits or actions of every nature and kind which may be brought for or on account of any injury, death, or damage arising or growing out of the acts or omissions of the Auditor, the Auditor's officers, agents, servants or employees under this Agreement.

ARTICLE 15
WAIVER

No waiver by any party of any right on any occasion shall be construed as a bar to or waiver of any right or remedy on any future occasion.

ARTICLE 16
FEES AND EXPENSES

Each party shall bear its own expenses in connection with the negotiation and the consummation of the transaction contemplated by this Agreement.

ARTICLE 17
NOTICES

Any notice given by either party shall be sufficient only if in writing and delivered in person or sent by telefax or by registered or certified mail to the following addresses:

To GPT: Joe Quinata, Chief Program Officer
Guam Preservation Trust
P.O. Box 3036
Hagatna, Guam 96932

To the Auditor: Burger Corner & Associates
333 South Marine Corps Drive
Tamuning, Guam 96913

Or to such other address as either addressee shall designate by notice given as herein required. Notices given hereunder shall be effective when received.

ARTICLE 18
CAPTIONS

All Section and paragraph titles or captions contained in this Agreement are for convenience only and shall not be deemed part of the content of the Agreement.

ARTICLE 19
REPRESENTATIONS

The Auditor hereby makes the following representations:

A. Ethical Standards. Auditor has not knowingly influenced and will not knowingly influence a government employee to breach any of the ethical standards set forth in 5 G.CA. Chapter 5, Article 11 and Chapter 11 of the Guam Procurement Regulations.

B. Gratuities and Kickbacks. Auditor has not violated, is not violating, and will not violate the prohibition against gratuities and kickbacks set forth in § 11107 of the Guam Procurement Regulations. Auditor further agrees to execute and file a Non-Gratuity Affidavit before final payment under this Contract is made by GPT.

C. Covenant Against Contingent Fees. Auditor warrants that it has not employed or retained any person or company, other than a bona fide employee working solely for Auditor, to

solicit or secure this Contract and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for Auditor, any gifts or other consideration or fee contingent upon the award or making of this Contract. Breach of this warranty shall give GPT the right to terminate the Contract or, as consideration, deduct the amount of such commission, percentage brokerage or contingent fee from the Contract Price. This warranty shall not apply to commissions payable to Auditor upon contracts or sales secured or made through bona fide established commercial or selling agencies maintained by Auditor for the purpose of securing business. For breach or violation of this warranty, GPT or the Government of Guam, shall have the right to annul this Agreement, without liability and/or in its discretion, to deduct from compensation payable to the Auditor or otherwise recover, the full amount of such fee, commission, brokerage fee or cost, gift, or other consideration or contingent fee from the Auditor.

D. Warranty Against Employment of Sex Offenders (5 G.C.A.§ 5253). Auditor warrants that no person convicted of a sex offense under the provisions of Chapter 25 of Title 9 G.C.A., or an offense as defined in Article 2 of Chapter 28, Title 9 G.C.A. in Guam, or an offense in any jurisdiction which includes, at a minimum, all of the elements of said offenses, or who is listed on the Sex Offender Registry, and who is employed by the Auditor, shall not work for Auditor on the property of the government of Guam other than a public highway. Auditor warrants that no person providing services on behalf of the Auditor has been convicted of a sex offense under the provisions of Chapter 25 of Title 9 G.C.A. or an offense as defined in Article 2 of Chapter 28, Title 9 G.C.A., or an offense in another jurisdiction with, at a minimum, the same elements as such offenses, or who is listed on the Sex Offender Registry. If any person providing services on behalf of Auditor is convicted of a sex offense under the provisions of Chapter 25 of Title 9 G.C.A. or an offense as defined in Article 2 of Chapter 28, Title 9 G.C A., or an offense in another jurisdiction with, at a minimum, the same elements as such offenses, or who is listed on the Sex Offender Registry, such person will immediately be removed from working on Government property and the Administrator will be informed within twenty-four (24) hours of such conviction.

ARTICLE 20
INVOICES

Invoices for any amounts billed to GPT under this Agreement shall be submitted to:

Chief Program Officer
Guam Preservation Trust
P.O. Box 3036
Hagatna, Guam 96932

Or to such other person as GPT may direct the Auditor in writing.

Invoices shall contain the following information: (i) the Auditor's name and date of invoices, (ii) this Agreement's number, or other authorization for the delivery of products or services, (iii) a detailed description of the services to which such invoices relates, (iv) the name, title, phone number, and complete mailing address of the official and office where payment is to be sent, and (v) the Auditor's Federal Tax Identification Number. Failure to provide the above information may result in GPT withholding payment.

ARTICLE 21
AMENDMENTS

This Agreement may not be amended, modified, waived, discharged or terminated, except by a written instrument signed by all parties hereto.

ARTICLE 22
GOVERNING LAW

The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties to this Agreement, shall be governed by the laws of Guam.

ARTICLE 23
CONSENT TO JURISDICTION

The Auditor hereby specifically consents to the jurisdiction of and the forum of the Superior Court of Guam with respect to any and all claims that may arise hereunder and waives any and all rights it may otherwise have had to contest the same or to proceed in a different jurisdiction or forum.

ARTICLE 24
GOVERNMENT CLAIMS ACT

The Auditor and GPT expressly recognize that the Government Claims Act (codified at 5 G.C.A. Chapter 6) shall apply with respect to any claims of the Auditor against GPT, which arises out of or in connection with this Agreement.

ARTICLE 25
SEVERABILITY

If any provision of this Agreement shall be held or deemed by a court of competent jurisdiction to be invalid, inoperative or unenforceable, the remaining provisions herein contained shall nonetheless continue to be valid, operative and enforceable as though the invalid, inoperative or unenforceable provision had not been included in the Agreement.

ARTICLE 26
COUNTERPARTS

This Agreement may be executed in counterparts, all of which taken together shall be deemed one original.

ARTICLE 27
EFFECTIVE DATE OF AGREEMENT

This Agreement shall take effect upon the date it is signed by the Administrator.

ARTICLE 28
ATTORNEY'S FEES PROVISION

If either party employs an attorney or attorneys to enforce any of the provision of this Agreement, or to protect its interest in any matter arising under this Agreement, or to recover damages for the breach thereof, or either patty commences an action for any of the foregoing reasons or to resolve any dispute relating to this Agreement, the prevailing party, in addition to any other relieve to which such party may be entitled and subject to the limitations set forth in the Government Claims Act, shall be entitled to recover from the other party its reasonable attorneys' fees, costs, and expenses incurred in connection with any such action. The term "attorneys' fees" and "attorney's fees, costs and expenses" shall mean the fees, costs and expenses of counsel to the parties hereto, which may include printing, photo copying, duplicating, computerized research and other expenses, air freight charges, and fees billed for law clerks, paralegals and other persons not admitted to the bar but performing services under the supervision of an attorney, and the cost and fees incurred in connection with the enforcement or collection of any judgement obtained in any proceeding, and shall include specifically, all fees, costs and expenses of expert witnesses.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year indicated by their respective signatures.

GUAM PRESERVATION TRUST

5/17/2024

DATE

BURGER COMER & ASSOCATES

5/22/24

DATE

BENJAMIN J.F. CRUZ
PUBLIC AUDITOR

6/7/24

DATE

APPROVED AS TO FORM

VANESSA WILLIAMS
Guam Preservation Trust, Legal Counsel

5/16/2024

DATE

CERTIFIED FUNDS AVAILABLE:

By: _____
Certifying Officer

Date: June 3, 2024

ATTACHMENT A

SCOPE OF SERVICES

(COPY OF BURGER COMER & ASSOCIATES AND GPT ENGAGEMENT LETTER)

SCHEDULE OF DELIVERABLES

FISCAL YEAR ENDING	PRELIMINARY REPORT	FINAL REPORTS
September 30, 2023	No later than 150 days following The Notice to Proceed Issue date	No later than 180 days Following the Notice to to Proceed Issue date
September 30, 2024	January 31st	February 28th
September 30, 2025	January 31st	February 28th

*Auditor will provide one (1) electronic copy (in pdf format) to both the Office of the Public Auditor and GPT for publication on OPA and GPT's websites, as well as five (5) bound copies of the final reports to both the Office of the Public Auditor and GPT.

ATTACHMENT B

Copy of the Auditor's business license or a statement of exemption pursuant to 11 GCA § 70126.

ATTACHMENT C

Copy of the Auditor's current Firm Permit to Practice, as issued by the Board of Public Accountancy

ITEM 5.2.a.

LUJAN HOUSE –

SETIADI ARCHITECTS

Contract Amendment

SETIADI ARCHITECTS LLC

357 Route 8
Maite, Guam 96910

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

19 May 2026

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

Via email: jqpreservation@guam.net

Subject: Services during Bid and Construction Phases
Preservation Repair and Refurbishment of 1911 Jose P. Lujan House, Hagatna, Guam

Dear Mr. Quinata,

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

1. Project Scope: Architectural Services for Bid Phase and Construction Phase. Engineering services are not required and excluded.

2. Architectural Services during Bid Phase:
   - Review and become familiar with the Bid Documents, which will be prepared by GPT.
   - Attend the pre-bid meeting and prepare meeting notes.
   - Assist GPT with bid evaluation.

3. Architectural Services during Construction Phase:
   - Attend pre-construction meeting.
   - Review technical construction Submittals such as Shop Drawings, Samples, Product Data, Test Reports, and Mockups.
   - Review and Process Request for Substitutions.
   - Respond to construction RFIs.
   - Site observation and bi-monthly field meeting (every 2 weeks).
   - Review and Process Change Order Proposals.
   - Review contractor's pay request and verify the completed construction progress.
   - Construction substantial completion walk-through and prepare punch-list.
   - Final completion walk-through to confirm punch-list items are resolved/completed.
   - Review the construction closeout documents.

4. All documentation will be electronic files, to be delivered via email.

5. Compensation: Total $48,045.00; please refer to the attached fee breakdown.

6. Printing and other out-of-pocket expenses are excluded; if any, will be reimbursable costs.

SETIADI ARCHITECTS LLC
357 Route 8
Maite, Guam 96910
TEL: (671) 477-3556
FAX: (671) 477-3559

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 for Services during Bid & Construction Phases
Project Name: Repair and Refurbishment of 1911 Lujan House, Hagatna, Guam

	Sheet Description/Work Item	Manhours			
		Principal	PM	CADD	Admin
C1	**Bid Phase**				
	Review Bid Documents prepared by GPT	2	3		
	Attend the pre-bid meeting	2	2		
	Prepare meeting notes	1	2		1
	Assist GPT with addendum	2	5		5
	Assist GPT with bid evaluation	1	3		1
C2	**Construction Admin**				
	Attend pre-construction meeting	2	2		
	Review meeeting notes	1	2		
	Review submittals	17	32	8	
	Review Contractor's requests for substitution	2	6		
	Respond to RFIs	3	6		
	Construction mtgs/observations, bi-monthly	6	15		
	Prepare observation reports	3	15		8
	Review meeeting notes, progress, and schedul	3	9		
	Review Contractor's pay requests	6	12		
	Review Change Order proposals	2	4		
	Substantial completion walk-through punch-list	2	6		5
	Final completion walk-through	2	6		3
	Review closeout docs and as-built drawings	3	6		3
		60	136	8	26
	Rates	$250.10	$179.00	$69.40	$61.08
	Fees	$15,006	$24,344	$555	$1,588

$41,493	Total C
$4,149	10% profit
$45,643	**Subtotal CA**
$2,402	GRT
$48,045	**Total CA**

ITEM 5.2.b.

GEORGE FLORES HOUSE -

Provido Tan Jones

Construction Administration

June 5th, 2026

PROVIDO • TAN • JONES ARCHITECTS INC
Member of American Institute of Architects
Marianas Chapter

Mr. Andrew Tenorio, Interim Chief Program Officer
Guam Preservation Trust
P.O. Box 3036
Hagatna, Guam 96932

RE : AGREEMENT BETWEEN OWNER AND ARCHITECT FOR ADMINISTRATIVE SERVICES DURING CONSTRUCTION FOR REHABILITATION OF GEORGE FLORES HOUSE LOT 62 NEW-R1, HISTORIC DISTRICT OF INARAJAN

Dear Mr. Quinata,

The following fee Proposal for administrative services during construction is based upon the general scope of rehabilitation work for the George Flores House, Lot 62 NEW-R1.

SECTION 1: SCOPE OF SERVICES

A. Assist with bidding and negotiations for selection of Contractor.
B. Attend Project Coordination Meetings with the Contractor and Owner's Representatives.
C. Visit the project site on a periodic (not less than one visit per week) and on as-need basis to observe and field-verify the progress of work. Prepare site visit reports with accompanying photographic documentation.
D. Review and Process Contractor's Request for Clarification.
D. Review and Process Payment Request according to the Contractor's Schedule of Values
E. Review of Submittals such as: Shop Drawings, Samples, Product Data, and Mockups.
F. Review and Process Change Order Proposals
G. Review and Process Request for Substitutions
H. Conduct site visit walk through for final punchlist
J. Review and Process Certificate of Substantial Completion which will include the following:
   a. Warranties
   b. Key Handover
   c. Release of Liens
   d. Turnover of Contractor's Record "as-built" Drawings.
   e. Turnover of leftover stock for maintenance purposes.
K. Assist Contractor with Review and Processing of Occupancy Permits. Contractor shall coordinate scheduling of inspections with various GovGuam Agencies as required for Occupancy Permit clearance.

PO BOX 6463 Tamuning GU 96931 Tel 671 646 1361 Fax 671 646 2767 E-mail ptjarchitects@yahoo.com

SECTION 2: PROFESSIONAL FEES

A. For the Services during Construction for Item 1A. through Item 1J., above, our fees shall be based upon an estimated 12 month construction period as follows:

DESCRIPTION	AMOUNT
PTJA	$42,000.00
DCA	$15,000.00
WM Engineering	$2,500.00
Wixon & Associates	$6,000.00
SUB-TOTAL	$66,500.00
BPT (X 4.5%)	$2,992.50
GRAND TOTAL	**$69,492.50**

SECTION 3: TERMS OF AGREEMENT

A. Billing invoices shall be submitted monthly based on an estimated 12 month construction period according to the following schedule:

i) 50% Building Completion..... $31,271.62
ii) Substantial Completion..... $31,271.63
iii) Owner Occupancy..... $ 6,949.25

B. Reimbursable cost such as bulk printing, bulk photocopying, photographs, communications, off-island travel, off-island rental car, etc directly related to the project shall be reimbursed at one point ten (1.10X) times the direct cost by the Owner to our office. Refer to Section 2 Schedule of Professional fees for off-island travel reimbursement.

C. Services Not Included:

i) Building / Occupancy permit processing
ii) Other Work not included in Section 1 above.

D. An interest charge of 1% per month shall be applied to invoices 30 calendar days overdue and monthly thereafter until paid.

E. At the discretion of our office, we reserve the right to void this proposal if not acted upon within 30 calendar days.

F. The Architect reserves the right to stop all work without compensation to the Architect within 30 calendar days of the invoice.

G. Subject to prevailing laws, the maximum liability for our professional services rendered during construction will be limited to the professional fee indicated.

H. Your signature in the space provided below and returning one copy of this Agreement shall serve as your authorization to proceed with the work for us.

Thank you for allowing us the opportunity to provide a proposal to you. If you have any questions or need further clarifications, please do not hesitate to contact me

Sincerely,

PROVIDO • TAN • JONES ARCHITECTS INC

.....
Liza Provido AIA
PRINCIPAL

Accepted by,

GUAM PRESERVATION TRUST

.....
Mr Andrew Tenorio
Interim Chief Program Officer
Date:

PO BOX 6463 Tamuning GU 96931 Tel 671 646 1361 Fax 671 646 2767 E-mail ptjarchitects@yahoo.com

ITEM 5.2.b.

GEORGE FLORES HOUSE -

Provido Tan Jones

Construction Administration

5.2.c.

ST. JOSEPH'S CHURCH STRUCTURAL ASSESSMENT

Website: www.dcaguam.com
Email: dca@dcaguam.com

June 16, 2026

GUAM PRESERVATION TRUST
P.O. Box 3036
Hagatña, Guam 96932

Attention: **Mr. Andrew Tenorio**

Subject: **Request for Proposal**
Structural Assessment on Saint Joseph Church, Inalahan Guam

Hafa Adai Mr. Tenorio:

Duenas Camacho and Associates, Inc. (DCA) is pleased to submit our proposed fee for the Structural Assessment of St. Joseph's Church in Inalahan, Guam.

DCA conducted a Preliminary walk-through of the facility on May 27, 2026. Based on our preliminary walk through, it is our opinion that *major* repair/retrofit options are unnecessary. While we did not conduct any detailed assessment on the roof itself, the roof appears to have surface damage on the roof metal sheathing. This will have to be verified during the Phase I assessment.

A breakdown of the Phases with the associated hours and rates are attached for your review.

Phase I Non-Destructive/Non-Invasive Surficial Analysis of the Historic Structure.
DCA will conduct on site visual non-invasive inspection for the purpose of identifying any structural deficiencies and preparing Repair Recommendations. The Phase I assessment will focus on minor repairs of the structure. All repair recommendations will be provided in a Structural Report, inclusive of Field Inspection Findings, and Non-Invasive Testing Results. If additional major works are required, GPT will be advised and further investigation and analysis will be encompassed in Phase II.

The proposed initial fee to perform the *Phase I* services described above shall be a **LUMP-SUM** amount of ***Eleven Thousand Two-Hundred Ninety Dollars only ($11,290.00)***

Phase II Invasive Analysis and Rehabilitation Recommendations
If Deemed Necessary in Phase I, Phase II encompasses Structural Analysis, and Invasive Investigation. All findings will be provided in a Structural Report, inclusive of Structural Analysis, As-Built Drawings, Invasive Testing Results, and the preparation of Contract Drawings for Rehabilitation/Retrofit Recommendations.

ENGINEERING * PLANNING * SURVEYING * ENVIRONMENTAL SERVICES * GEOGRAPHIC INFORMATION SYSTEM * CONSTRUCTION MANAGEMENT
GUAM P.O. Box 8900, Tamuning, Guam 96931 / 238 E. Marine Corps Drive, Suite 201 Diamond Plaza, Hagatña, GU 96910 / Tel: (671) 477-7991 / Fax: (671) 479-6315
SAIPAN PMB 164 Box 10000 Saipan, CNMI MP 96950 / Chalan Pale Arnold, Ada's Building South Garapan, Saipan 96950 / Tel: (670) 234-9017 / Fax: (670) 234-3842

June 16, 2026

The proposed initial fee to perform the *Phase II* services described above shall be a **LUMP-SUM** amount of ***Twenty-Three Thousand Seven-Hundred Twenty Dollars ($23,720.00)***

Please contact should you have any questions and concerns or require more information.

Sincerely,

Thomas P. Camacho, SE
Chief Structural Engineer

ENGINEERING * PLANNING * SURVEYING * ENVIRONMENTAL SERVICES * GEOGRAPHIC INFORMATION SYSTEM * CONSTRUCTION MANAGEMENT
GUAM P.O. Box 8900, Tamuning, Guam 96931 / 238 E. Marine Corps Drive, Suite 201 Diamond Plaza, Hagatña, GU 96910 / Tel: (671) 477-7991 / Fax: (671) 479-6315
SAIPAN Caller Box PPP, Suite 164, Saipan, MP 96950 / Chalan Pale Arnold, Ada's Building South Garapan, Saipan 96950 / Tel: (670) 234-9017 / Fax: (670) 234-3842

SCOPE OF SERVICES
STRUCTURAL ASSESSMENT FOR
SAINT JOSEPH CHURCH
INALAHAN, GUAM
RFP-26-02

I. General Statement of Work

This Statement of Work describes the Engineer's scope of services for the structural engineering assessment for the historic Saint Joseph Church located in Inalahan, Guam. It is our understanding that the Guam Preservation Trust is currently conducting work toward stabilizing, rehabilitating, and/or restoring historic structures on Guam. The Saint Joseph Church has likely sustained damage due to factors including maintenance, typhoons, and earthquakes and has been identified as a building requiring a structural damage assessment, repairs, and/or rehabilitation. The intent of the repairs, and/or rehabilitation is to achieve substantial conformance with structural requirements of the International Building Code and the National Historic Preservation Act of 1966.

II. Project Approach: PHASE I – Minor Repairs

TASK 1: Initial Meetings and Inspections

a. Meet with Trust members and Historic Preservation Staff to discuss the concerns with the structures and to understand their intent for the engineering services required.
b. Conduct a joint preliminary site inspection to further discuss the concerns and intent for the projects. The inspection will provide familiarity with the current site conditions.
c. Prepare a defined final scope of work to be presented to the Trust for review and approval.

TASK 2: Detailed Field Inspections & As-Builts

a. Conduct detailed and thorough inspections of the project site for purposes of documenting the structural deficiencies and obtaining accurate as-built documents to be utilized for the engineering analysis and evaluation. The inspections shall be limited to non-invasive methods

TASK 3: Interviews & Research

a. Interview staff member regarding the construction methods of the historic structures for purposes of becoming familiar with the materials utilized at the time the structures were built.
b. Obtain historic documentation on the construction methods for the historic structures and repair, restoration, and retrofit guidelines for historic structures.

TASK 4. Structural Report

a. Prepare a report on the analysis and evaluation findings. The report will address the structural deficiencies, structural performance of the structures, and recommendations for repair and restoration.
b. Prepare a cost estimate of the repair, and restoration.

III. SCHEDULE OF SUBMITTALS

TASK DESCRIPTION	TASK PERIOD
(PHASE I)	
Task 1 – Initial Meetings & Inspections	**1 week**
Task 2 – Detailed Field Inspections & As-Builts	**2 weeks***
Task 3 – Interviews & Research	**1 week***
Task 4 – Structural Report	**1 week***
Phase I Schedule*	**5 weeks**

IV. Project Approach: PHASE II – Rehabilitation & Retrofit

TASK 1: Coordination Meeting

Meet with Trust members and Historic Preservation Staff to discuss the additional structural concerns with the structure and to coordinate the engineering services required.

TASK 2: Detailed As-Built Documentation

a. Prepare Specific detailed structural as-built plans of the building structural Components of concern complete with plans, elevations, sections, and detailed dimensions.
b. Invasive methods may be used if deemed necessary with the approval of the Guam Preservation Trust

TASK 3: Structural Analysis

Perform a structural analysis of the structures utilizing three-dimensional computer analysis software. The structures will be analyzed for service, typhoon wind, and earthquake loading conditions.

TASK 4. Structural Report & Documents

a. Prepare a report on the analysis and evaluation findings. The report will address the structural deficiencies, structural performance of the structures, and recommendations for rehabilitation and/or structural retrofit.

b. Prepare a cost estimate of the rehabilitation and retrofit schemes presented in the report.
c. Provide Construction Drawings for Rehabilitation and Retrofit Drawings based on the findings of the analysis, evaluation and the report recommendations as approved by the Guam Historic Preservation Staff.

IV. SCHEDULE OF SUBMITTALS

TASK DESCRIPTION **(PHASE II)**	TASK PERIOD
Task 1 – Coordination Meeting	**1 week**
Task 2 – Detailed As-Built Documentation	**1 week***
Task 3 – Structural Analysis	**1 week***
Task 4 – Structural Report & Construction Documents	**1 week***
Phase II Schedule*	**4 weeks**

* After Guam Preservation Trust (GPT) review and receipt of GPT review comments. GPT review & comment period is not included in the schedules and assumed to be of 1 to 2 weeks duration.

IV. Schedule of Payments

The Engineer shall be paid in increments based on effort in accordance with a payment schedule acceptable to both the Engineer and Guam Preservation Trust (GPT). GPT will retain 10% of the amount of each invoice. The 10% retention will be processed for payment on the next invoice, but only after approval and acceptance of work accomplished during the preceding invoice period. The Engineer shall submit a draft Payment Schedule to GPT for approval during contract negotiations. The approved Payment Schedule will be incorporated into the Contract Documents.

V. Responsibilities of the Guam Preservation Trust (GPT)

A. Furnish structural inspection and assessment reports on the Lujan House if available.
B. As-built drawings of building if available.
C. Proposed repair drawings of building if available.
D. Timely reviews of submittals

VI. Report and Other Document Format Requirements

Report, plans, and estimate documents shall be prepared in conformance with Guam Preservation Trust (GPT) standards as follows:

A. The Structural Assessment Report shall be prepared in conformance with the standard format furnished by GPT.

B. Plans shall be drawn using an approved CADD program
C. Plan size shall be 24" high x 36" wide
D. All plans shall be legible when reduced to one-half size (50% reduction)
E. The minimum size of alpha-numeric text on the reduced plans shall be 3/32"
F. Drawings shall be submitted in hard copy form and electronic work file (Latest AutoCad Version).
G. Pre-final and final cost estimate shall be in a format approved by GPT.

VII. Policy Guide and Reference Materials

A. International Building Code (2024 Edition)
B. National Historic Preservation Act of 1966, P.L. 89-665 (80 Stat. 915; U.S.C. 470), as amended.

*** *** End of Scope of Services *** ***

ITEM 5.2.d.

ARCHBISHOP FLORES HOUSE

Provido Tan Jones

Construction Administration Contract - Amendment

May 28th, 2026

PROVIDO • TAN • JONES ARCHITECTS INC
Member of American Institute of Architects
Marianas Chapter

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

RE : AGREEMENT BETWEEN OWNER AND ARCHITECT FOR ADMINISTRATIVE SERVICES FOR DECONSTRUCTION OF ARCHBISHOP FELIXBERTO FLORES HOUSE, LOT 8-2 BLOCK 22, HAGATNA

Dear Mr. Quinata,

The following fee Proposal for administrative services during construction is based upon the general scope of rehabilitation work for the George Flores House, Lot 62 NEW-R1.

SECTION 1: SCOPE OF SERVICES

A. Deconstruction of Archbishop Flores House:
Services during Deconstruction will comprise of following tasks:
1) Bidding and Negotiation with Contractor
2) Attend project meetings (once every week):
   i) Review overall project schedule provided by Contractor
   ii) Review on-going construction activities and/or related issues.
   iii) Prepare Meeting Minutes of project meetings
3) Review of IHP report and asbestos abatement works.
4) Perform Site Visit at project site (once every week) to observe and monitor overall progress and site-related issues.
   i) Prepare site visit report with photographic documentation.
5) Provide administrative services for the following:
   i) Review and/or process Contractor's Request for Information (RFI)
   ii) Review and/or process Contractor's Request for Payment
   iii) Review and/or process Contractor's Request for Change Order (if any)
   iv) Review and/or process Contractor's List of Incomplete Items, and prepare additional list (punchlist) if needed.
   v) Review and/process Contractor's Close-out documents to include Conditional and Unconditional release of liens.

PO BOX 6463 Tamuning GU 96931 Tel 671 646 1361 Fax 671 646 2767 E-mail ptjarchitects@yahoo.com

SECTION 2: PROFESSIONAL FEES

A. For the A/E Design services for Item 1A. above, our professional fees shall be based on a lump sum amount of **$11,025.00**. Breakdown is as follows:

DISCIPLINE	CONSULTANT	PROFESSIONAL FEES Total Fee
Architect/ SDC Manager	Providó Tan Jones Architects	$8,800.00
Structural	DCA	$2,000.00
BPT (4.5%)		$10,800 x 0.045 = $ 486.00
	Total	**$11,486.00**

SECTION 3: TERMS OF AGREEMENT

A. Billing invoices shall be submitted monthly based on an estimated 12 month construction period according to the following schedule:
   i. 50% deconstruction work..... $ 5,743.00
   ii. 100% deconstruction work..... $ 5,743.00

B. Reimbursable cost such as bulk printing, bulk photocopying, photographs, communications, off-island travel, off-island rental car, etc directly related to the project shall be reimbursed at one point ten (1.10X) times the direct cost by the Owner to our office. Refer to Section 2 Schedule of Professional fees for off-island travel reimbursement.

C. Services Not Included:
   i) Permit processing
   ii) Asbestos Abatement Testing
   iii) Other Work not included in Section 1 above.

D. An interest charge of 1% per month shall be applied to invoices 30 calendar days overdue and monthly thereafter until paid.

E. At the discretion of our office, we reserve the right to void this proposal if not acted upon within 30 calendar days.

F. The Architect reserves the right to stop all work without compensation to the Architect within 30 calendar days of the invoice.

G. Subject to prevailing laws, the maximum liability for our professional services rendered during construction will be limited to the professional fee indicated.

H. Your signature in the space provided below and returning one copy of this Agreement shall serve as your authorization to proceed with the work for us.

Thank you for allowing us the opportunity to provide a proposal to you. If you have any questions or need further clarifications, please do not hesitate to contact me

Sincerely,

PROVIDO • TAN • JONES ARCHITECTS INC

.....
Liza Provido AIA
PRINCIPAL

Accepted by,

GUAM PRESERVATION TRUST

.....
Mr Joe Quinata
Chief Program Officer Date:

PO BOX 6463 Tamuning GU 96931 Tel 671 646 1361 Fax 671 646 2767 E-mail ptjarchitects@yahoo.com

ITEM 5.3.

Grants Committee Report

ITEM 5.4.

CHamoru Culture & History Committee Report

ITEM 5.5.

Archaeology Committee Report

GUAM PRESERVATION TRUST

Projects & Program Summary

For Period Ending: May 30, 2026

ARCHITECTURE COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
FQ Sanchez Rehabilitation (JQ/AT)	**GPT Board Initiative**	**12/18/14** **Amend 1 6/4/15** **Amend 2 5/12/21** **6/22/22** **4/3/23** **6/15/25 Kleinfelder Amendment 1** **Kleinfelder Amendment 2**	**$208,054.00** **$35,608.00** **$51,913** **$189,450.00** **$ 30,000.00** **$13,850.12 added to HS-23-02** **Add 10 days Archaeological Monitoring to HS-23-02, $5263.16**	• 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 • June 22, 2022, Board approved RIM Architects' proposal for Construction Administration and amendment to current contract. • Archaeology monitoring was awarded to Kleinfelder. • Bid process completed with BME & Sons, Inc the sole bidder. • Groundbreaking was held on March 4. • NTP June 3 with receipt of Building Permit #B23000746.

				• 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. • Archaeological Monitoring requested for Jan 27-29 for plumbing works. • Change Order #2 drafted to increase contract time and pivot door status • Change Order discussed at March BOD Meeting only to extend contract time. Signed by all parties March 23.

				• Change Order #3 being drafted by GHD/BME. • Project ongoing
Stabilization of the Inalåhan Baptist Church (TC)	**GPT Board Initiative**	**4/20/23** **12/13/23**	**$15,000.00** **$26,768.00**	• 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. • Fencing completed. • 30% Submittal with topographical map completed and received 1/5/2026. • Mayor requested to clear vegetation for them to complete as-built drawings.

				• Mayor cleared vegetation for As-built Drawings to commence at project site • GPT to submit notice of change to contract term to extend contract an additional 120 days • 60% submittal received 3/20; approved invoice for this work. • Project ongoing towards the 90% submittal.
Restoration of Archbishop Flores House-Hagåtña (AT)	**GPT Board Initiative**	**6/11/25**	**$145,818.90**	• 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. • PTJA and GPT met with SHPO on 11/24 • GPT to go for RFP for deconstruction as directed by board in December board meeting. • GPT met with architect to discuss scope of work for

				deconstruction and asbestos testing. • Asbestos testing conducted by IHP on 3/17; notified 3/24 of results. Results submitted to PTJA as part of deconstruction bid documents. • Demo package received by PTJA for review before being released for RFP/IFB for demo. • Project on schedule.
Repair Jose P Lujan House (AT)	**GPT Board Initiative/DOI OIA MAP Grant**	**8/5/24**	**$250,000**	• GPT conducted RFQ for repairs from qualified AE firms. • Item to be discussed in December 2025 Board Meeting; Item tabled to next meeting in 2026 • Contract with Setiadi approved for AE and signed. Notice to Proceed given 2/26 • Site visit done 3/3 with Setiadi team at Lujan House • 60% and Pre-Final received in May. Under review and for recommendation to move forward with repairs.
Rehabilitation of George Flores House	**GPT Board Initiative/NPS ESHPF Grant**	**12/24/25 (NPS notification, awaiting grant agreement)** **2/18/26**	**$1,927,850** **$565,722 (Recipient Share)**	• Notice of award provided by National Park Service awaiting grant agreement for March 2026 • GPT Board approved a recipient share for construction administration services

				• GPT to publish RFP for construction administration services in March 2026 • GPT received official Notice of Award 3/30. Performance period is 3 years. • CA RFP released due May 8 • Responses received and board authorized CPO to negotiate with top ranked submitter, PTJA. Negotiations ongoing.
Structural Assessment St. Joseph's Church (KR)	**GPT Board Initiative**			• MOU between AOA and GPT drafted and ready for signature. • RFP and SOW prepared and to be released. • RFP released and due May 8 • Board authorized CPO to negotiate fees with top ranked submitter, DCA, negotiations ongoing.

ANTHROPOLOGY/ARCHAEOLOGY COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/COMPLETION	AMOUNT APPROPRIATED	MILESTONES
Guam Rock Art Study Grant Phase II (AT)	**Nina Peck**	**6/11/25** **Contract 7/2025**	**$17,075**	• 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. • Report received; Project may be delayed until latter 2026 as the federal shutdown affected permit review. No additional disbursements needed • Awaiting next report due March 30 for word if no-cost extension will be needed. • Requested received in January for a no-cost extension which was granted to 12/31/26 due to scheduling with DOD

				which was affected during government shutdown as well as the swiftlet migration schedule. Field work to commence as early as October 2026. • GRAS team to present some findings at GPT Summit in May. • Project on schedule with no-cost extension. • GRAS team presented update of the study at the PPS.
Guam Archaeological Technician Training Seminar (KR)	IARII Pacific Grant for Community Led Heritage/ Board Initiative	**3/13/25 6/11/25**	**$2500 (IIARI) $500 (GPT-Supplies)**	• 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. • Preliminary report submitted at end of July. Final report due at the end of February 2026. • December (6mo) check-in done in prep for final report. Preliminary results show one person from training seminar was hired by a CRM firm. • Final report to be submitted February.

				• Project Closed.

PLANNING COMMITTEE

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
Atantåno Master Plan (JQ/KR)	**GPT Board Initiative/ DOI Grant**	**June 26, 2021** **UOG Contract for Plant Inventory 10/22/2022** **Kleinfelder Contract for Cultural Resources Inventory 4/3/2023**	**$200,000.00** **($49,999.30)** **($115,766.00)**	• 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. • 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. • Board action taken in February 2026 board meeting after December 2025 meeting adjourned before action could be taken. The board passed motioned to not accept Proposed Fees from Cushing Terrell.
Hila'an Proposed Conservation Easement (JQ/KR)	**GPT Board Initiative/REPI Program**	**September 23, 2021 (Agreement Signed)**	**$150,000.00 (REPI)**	• 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 reviewed for approval by board. • Board approved DCA Land Survey proposal with conditions. • DCA Land Survey is underway • Completed Land survey with appraisal company. • Board passed motioned to not accept draft conservation easement document and to pursue fee-simple purchase agreement with seller. • Fee simple purchase agreement drafted • Preservation Covenant Drafted and ongoing review. • Awaiting DLM's acceptance of DCA's land survey of easement parcel. • Project negotiation/ongoing
Malesso' Revitalization Plan (AT)	**GPT Board Initiative**	**April 20, 2023**	**$65,000**	• 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 • GPT requested to meet with AIA on project status. • Project Ongoing
Historic Preservation Tax Credit Workshop (TC)	**NTHP Richard and Julia Moe Family Fund/GPT Board Initiative**	**3/21/25** **6/11/25** **12/17/25**	**$5,000 (NTHP)** **$5,400 (GPT Match)** **$10,000 (GPT Match)**	• GPT signed grant agreement on 3/21/25. Performance period until May 2026. • GPT Staff looking for training consultants. • Targeting workshop for May 2026. • Held meeting with GEDA in February and seeking further commitment • Secured date and venue for May 5th at Hyatt Regency Guam • Secured consultants from Main Street America and Administration for Native Americans • Scheduling meetings with Legislative Oversight Chair and Guam Youth Congress • Workshop will be under the banner of the 4th Pacific Preservation Summit; presented by SHPO, GPT, and guests from NPS/NHA, and Mainstreet America as keynote • Final Report submitted to NTHP • Project Closed
Won Pat Hotnu Relocation	**Board Initiative**	**5/2026**	**$0**	• GPT staff is working with the Mayor of Sinajana on getting owner approval. Staff received approval from 2 of the 3 owners (Won Pat and Unpingco). Awaiting

				confirmation of owner Vincent H. Ramos as listed on the Registry form. • GPT staff is working with SHPO office to determine process of modifying the listing/delisting process • GPT researched and found process of moving a historic object by preparing a registry form continuation sheet to have certified and approved by SHPO.

CHAMORU CULTURE/HISTORY COMMITTEES

PROJECT NAME	APPLICANT	DATE APPROVED/ COMPLETION	AMOUNT APPROPRIATED	MILESTONES
Teaching w/Historic Places (LB)	**GPT Board Initiative**	**8/13/2015 12/2025**	**$14,400.00**	• A total of over 250 students participated in this program. Program is still ongoing – www.pacificpreservation.org/historymethods • 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.

				• Additional funding approved for this activity during December 2025 board meeting. • Field Trip by Tamuning Elementary to southern sites awarded 3/20. • Field Trip funds for Agana Heights Elem, Southern High teachers released for April. • Project Ongoing
Our TALES: Transmitting Anecdotes, Legends, Experiences and Stories (TC)	**Board initiative /CAHA Grant**	**10/1/2024**	**$10,000 (CAHA)**	• Received first installment of $5,000 from CAHA and have expended funds • Mid-year progress report submitted March 24th, 2025 • 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 • Teachers scheduled for recording December 2025 and completed the recording. • Files sent to CAHA with final report remaining.

				• Final report submitted. Awaiting final payment. • Project completed
Outdoor Oven/Hotnu Repair and Revitalization Workshop (KR)	**HPEF Grant/ Board Initiative**	**1/16/25 6/11/25**	**$6000 (HPEF) $500 (GPT-Booklet Printing)**	• 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)**	• 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. • 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. • Remaining GEDA funds will be used towards 4th Pacific Preservation Summit for presentation related to festival • Final Report sent to GEDA. • Project Closed.
Remembering the Forgotten (KR)	**Breaking Wave Theater Company**	**12/17/25**	**$20,000**	• Contract signed • Project Report due April 30 • Report 1 Received. Project on schedule; Grantee finalizing partnerships with youth organizations and elder care facilities. Hire and confirm workshop facilitators and writers and begin oral history training workshops. They will schedule and prepare for initial interview sessions. • Project Ongoing.
Gef Pa'go Cultural Center Area Revitalization (AT)	**Inalåhan Mayor's Office**	**12/17/25**	**$36,249**	• Contract signed • Mid Project report received 3/24 and 2nd disbursement given. • April report received and request for extension requested due to TY Sinlaku impact. • Project on schedule
Hasso yan Onra: Sumay (TC)	**Pacific Historic Parks**	**12/17/25**	**$50,750**	• Contract signed • Project Report due April 30 • Report 1 Received. Preproduction implemented and project moving towards production phase. • Project on schedule

Maila Halom: Preserving the Tradition of the Talåya (TC)	**Brian Muna**	**3/11/26**	**8,700**	• Contract prepared and awaiting signature from grantee. • Contract signed and first payment released. First report due June 30.
I Rikesan I Tasi: A Piti Sea Festival (TC)	**Piti Municipal Planning Council**	**3/11/26**	**$14,873.80**	• Contract prepared and 1st disbursement awarded. • Festival postponed to May 30-31 weekend due to TY Sinlaku. • Project on schedule.
I Sengsong – an educational CHamoru children's program	**Guam Educational Telecommunication Corporation (PBS Guam)**	**3/11/26**	**$40,000**	• Contract prepared and awaiting signature. • Contract signed 4/9 and first disbursement released. • Project on schedule.

BOARD INITIATIVES

Project S.H.O.P.	**GPT Board Initiative**	**12/17/25**	**$25,000**	• Board approved program for two cycles in Spring and Fall 2026 • Cycle for Spring 2026 opened December 31, 2025 with a deadline at January 31, 2026 • Selected applicants were notified February 2, 2026 • 12 of 25 teachers have submitted pay request forms and checks have been processed. -end Feb • 17 of 25 teachers have submitted pay requests and checks processed.-end Mar • Project Ongoing and ends at the end of the school year for SY 2025-2026 • Final Reports being received. Reports received indicate success of project by teachers and appreciation of funds. Second cycle to open prior to the beginning of SY 2026-27.

GUAM PRESERVATION TRUST

COMPETITIVE FEDERAL GRANT APPLICATIONS FY2024 & FY 2025

LAST UPDATE RECEIVED	APPLICATION STATUS & DESCRIPTION
FY 2024	
8-5-24	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
FY 2025	
11/25/25	APPROVED: PROJECT ONGOING 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 (ESHPF) -Preservation Requested Amount: $1,927,850.00 (GPT Match $595,075.58 required for a Total Project Cost of $2,522,924.58)

GUAM PRESERVATION TRUST

COMPETITIVE GRANT APPLICATIONS FY2025

LAST UPDATE RECEIVED	APPLICATION STATUS & DESCRIPTION
10/1/24	APPROVED- PROJECT COMPLETED **Application Name: OUR TALES (Transmitting Anecdotes Experiences and Stories)** Opportunity Name: CAHA FY 2025 Grant Cycle Funder: Guam Council on the Arts and Humanities Agency Awarded 10/1/24, 2024 Awarded Amount: $10,000
1/16/25	APPROVED- PROJECT COMPLETED **Application Name: Outdoor Oven/Hotnu Repair and Revitalization Workshop** Opportunity Name: Partners in Training Grant Funder: Historic Preservation Education Foundation (HPEF): Awarded January 16, 2025 Awarded Amount: $6,000
5/4/26	APPROVED USING REPROGRAMMED SERIES 5 FUNDS- PROJECT COMPLETED **Application Name: 1st Annual Historic Revitalization Festival** Opportunity Name: QCCC Grant Cycle Series 7 Funder: Guam Economic Development Authority Requested Amount: $25,000
3/13/25	APPROVED- PROJECT COMPLETE **Application Name: Guam Archaeological Technician Training Seminar** Opportunity Name: IARII Pacific Grant for Community Led Heritage Management Grant 2025 Funder: International Archaeological Research Institute Inc (IARII) Awarded: 3/13/25 Awarded Amount: $2,500
5/4/26	APPROVED- PROJECT COMPLETED **Application Name: Historic Preservation Tax Credit Workshop** Opportunity Name: 2024 Moe Family Fund for Statewide and Local Partners Funder: National Trust for Historic Preservation Awarded Amount: $5,000
5/23/25	APPROVED- PROJECT COMPLETED **Application Name: History Comes Alive** Opportunity Name: GVB Destination and Development Program Funder: Guam Visitors Bureau Request Amount: $10,000

GUAM PRESERVATION TRUST

COMPETITIVE GRANT APPLICATIONS FY2026

LAST UPDATE RECEIVED	APPLICATION STATUS & DESCRIPTION
2/4/26	PROJECT ONGOING **Application Name: Guam Community Archaeology Day** Opportunity Name: IARII Community-Led Heritage Management Grant Program Funder: International Archaeology Research Institute Incorporated (IARII) Request Amount: $2,500
3/3/26	PROPOSAL SUBMITTED **Application Name: Preservation Carpentry at Fort Santa Agueda** Opportunity Name: Johanna Favrot Fund for Historic Preservation & Cynthia Woods Mitchell Fund for Historic Interiors Funder: National Trust for Historic Preservation Request Amount: $15,000