



A.B. WON PAT
INTERNATIONAL AIRPORT AUTHORITY, GUAM
ATURIDAT PUEYTON BATKON AIREN GUAHAN ENTENASIONAT

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BOARD OF DIRECTORS REGULAR MEETING
3:00 p.m., Wednesday, December 3, 2014
GIAA TERMINAL CONFERENCE ROOM #3

Public Notice

First Notice:

Marianas Variety – November 24, 2014

Notice to Media – November 24, 2014

Second Notice:

Marianas Variety and PDN – December 1, 2014

Notice to Media – December 1, 2014

AGENDA

1. Call to Order and Attendance
2. Approval of Agenda
3. Approval of Minutes
 - A. September 26, 2014 Regular Meeting
4. Correspondence
5. Old Business
 - A. Status Updates of Capital Improvement Projects
6. New Business
 - A. Approval of Award - RFP- 001 - FY15 - Business and Finance Consultant
 - B. Approval of Award - IFB No. GIAA - 007- FY14 - Grasscutting and Herbicidal Treatment Services
 - C. Approval of Award - Landscaping and Plant Rental Services
IFB No. GIAA-001-FY15
 - D. Approval of Award - TSA Recapitalization & Optimization Project
IFB No. GIAA-C03-FY14
 - F. Exchange License Agreement - Core Tech
7. Report of Executive Manager
8. Report of the Comptroller
9. Executive Session
10. Public Comments
11. Adjournment



AMERICAN ASSOCIATION
OF AIRPORT EXECUTIVES



AIRPORTS COUNCIL
INTERNATIONAL



NATIONAL ASSOCIATION OF STATE AVIATION OFFICIALS



THE INTERNATIONAL AIR CARGO ASSOCIATION

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
A.B. WON PAT INTERNATIONAL AIRPORT AUTHORITY, GUAM
Wednesday, December 3, 2014, 3:00p.m.
GIAA TERMINAL CONFERENCE ROOM #3**

1. CALL TO ORDER AND ATTENDANCE

The December 3, 2014 regular meeting of the Board of Directors of the A.B. Won Pat International Airport Authority, Guam ("GIAA" or the "Authority") was called to order by Chairman Untalan at 3:03p.m. at the GIAA Terminal Conference Room #3, 355 Chalan Pasáheru, Tamuning, Guam, 96913.

Directors Present:

Edward G. Untalan
Gurvinder Sobti
Rosalinda A. Tolan
Lucy M. Alcorn
Martin J. Gerber

Offices or positions:

Chairman

Directors Absent:

All Present

GIAA Officials:

Charles H. Ada II
Peter Roy Martinez
Carlos P. Bordallo
Frank R. Santos
Jean M. Arriola
Gerard Bautista
Victor Cruz
Ed Muna
Joseph G. Javellana
Benny Baza
Joseph Calvo
Robert Camacho
Franklin Taitano

Executive Manager
Deputy Executive Manager
Comptroller
Business and Financial Consultant
Air Services Manager
Air Terminal Manager
Engineer Supervisor
Airport Operations Superintendent
Program Coordinator IV
ARFF Chief
Properties and Facilities Superintendent
Airport Police Chief
Procurement Supervisor

Janalynn Cruz Damian, Esq.

GIAA Legal Counsel

The Chairman first clarified that this meeting was the November Regular Board meeting which had to be postponed due to notification issues. He then welcomed the presence of Airport tenants, stakeholders, and members of the public who are noted in a sign-in sheet made as an attachment to these minutes.

2. APPROVAL OF AGENDA

The Chairman asked if there were any changes to the agenda. No changes were made. On motion duly made by Director Tolan to approve agenda as presented, seconded by Director Sobti; motion carried.

3. APPROVAL OF MINUTES

A. September 26, 2014 Regular Meeting

The next item on the agenda was approval of the minutes of the September 26, 2014 Minutes.

On motion duly made by Director Alcorn and seconded by Director Tolan, the Minutes of the September 26, 2014 regular meeting were unanimously approved, subject to corrections.

4. CORRESPONDENCE

A. Executive Manager Charles Ada II brought to the Board's attention correspondence from the FAA in reference to Star Marianas. The FAA informed GIAA that Star Marianas's complaint was dismissed. GIAA communicated with FAA that the letter was received and that the Authority is moving forward with their plans and staying in communication with Star Marianas.

5. OLD BUSINESS

The next item on the agenda was Old Business.

A. Status Updates of Capital Improvement Projects

The first matter discussed was the Status of Capital Improvement Projects. Mr. Frank Santos, Business and Finance Consultant, presented three schedules; one dealing with the Bond project, the second dealing with the FAA UDO projects, and lastly the CIP, for the Board's information. Mr. Santos reported that the design is at 60% progress for the International Arrivals Corridor, with the project being scheduled for bid in April 2015

with a construction period of eighteen (18) months. For the next report, Mr. Santos informed the Board that there would be an amendment for the project cost to reflect current estimates.

Mr. Santos then touched upon the planning for an Interim Interisland Facility to handle nine (9) pax or less commuter flights. The planned location is situated between the old terminal and cargo building.

Mr. Santos reported that to date, the Authority has expended about \$7.2M of the \$110M new Bond money it has received, with that number expected to increase with the revised cost estimates for the corridor. Other projects are now moving forward with design with the PLB Replacement, the Parking Expansion, ARFF Facility, Terminal Seating, and the Security Screening project.

The second schedule presented was the UDO Analysis. Mr. Santos reported that the only matter to be highlighted was that the Authority is doing very well in all years except 2011 as far as the FAA is concerned regarding rate of use. As soon as legal review is completed, the IFB will be announced for Phase III of the demolition project. Last item presented was a request for an amendment to IP-84 for another \$800,000 which is available, upon approval.

The third schedule was then presented by Mr. Santos starting with the Public Restroom Upgrades regarding the restrooms located on the Apron level and Baggage Claim, which is scheduled for bid before December 25, 2014. The second project of the third schedule presented was the Roof Design, which could be bid out as a singular project, or combined with the Third Floor Roof project, ensuring that specifications for both packages are consistent. Chairman Untalan then commented that it would make sense to do the roof projects at the same time. Mr. Santos then informed the Board that pros and cons and timing would all be looked at as factors to determine whether or not to combine the projects. Mr. Santos then presented smaller projects out for bid, mainly waterlines. He informed the Board that the roof being replaced would in turn address the leaking waterlines.

The Chairman then asked the Board and attendees if there were any questions, there were none. He then thanked Mr. Santos.

6. NEW BUSINESS

The next item on the agenda was New Business.

A. Approval of Award - RFP No. GIAA-001-FY15- Business and Finance Consultant

The first matter discussed was the approval of award of the Business and Finance Consultant services contract, RFP No. GIAA-001-FY14. The Executive Manager informed the board that a Request for Proposal was announced to solicit proposals from professional Airport Business and Financial Consultant firms to advise and assist management on airport, aviation, planning, and capital improvement projects. The contract term is for five (5) years.

A total of two (2) firms picked up the RFP package, and both submitted proposals before the established deadline. After receipt of all proposals, an Evaluation Committee was established to perform an independent evaluation of the proposals to determine the best qualified proposer based on the evaluation criteria set forth in the RFP. As a result of the evaluation committee's tabulation, the selected firms in order of their ranking are as follows:

1. Proposer A
2. Proposer B

Management recommends that the contract is awarded to proposer A, the most qualified ranking proposer A, as the highest ranked proposer, subject to negotiations of fair and reasonable fees. In the event that the negotiations prove unsuccessful, GIAA Management will enter negotiations with the next highest ranked proposer.

On motion duly made by Director Sobti, seconded by Director Tolan, the following resolution was unanimously approved:

Resolution No. 15-01

The Board Hereby approves the ranking and contract award to proposer A, as the highest ranked proposer for the Business and Finance Consultant, RFP No. GIAA-001-FY15, subject to negotiation of fair and reasonable fees and legal review. If negotiations prove unsuccessful, Management can enter into negotiations with the next highest ranked proposer.

Executive Manager Ada then announced that Proposer A is TMG Transportation Management Group.

B. Approval of Award - IFB No. GIAA-007-FY14 - Grasscutting and Herbicidal Treatment Services

The next item discussed was approval of the contract award for Grasscutting and Herbicidal Treatment Services, IFB No. GIAA-007-FY14. The Executive manager informed the Board that an Invitation for Bid was announced to solicit bids from businesses who provide grasscutting and herbicidal treatment services inclusive of all labor, materials, supplies and equipment to airport areas. The term of the contract is for a period of three (3) years with an option of renewal for a one (1) year period, not to exceed a total contract term of five (5) years.

Twenty-one (21) firms/individuals purchased bid package and six (6) firms submitted bid proposal before submission deadline. The additive bid is to be awarded upon availability of the Tiyan Parkway Project. The aforementioned area is currently under construction and is estimated to be available within the first quarter of 2015.

There are a total of four (4) different areas of responsibility on Airport grounds, in which two companies bid lowest. The areas as described in the bid package are: 1. Item 1 Area 1 AOA, 2. Item 2 Area 2a North Tiyan, 3. Item 2b Additive Bid, 4. Item 3 Area 3, South Tiyan, 5. Item 4 Area 4 Industrial Park. The Executive Manager informed the Board that according to the proposals, total savings for the Authority in this matter would be in the range of \$31,000.00.

Chairman Untalan inquired into who held the current contract for the grasscutting and herbicidal treatment services, with Executive Manager Ada responding that the duties were spread out amongst different contractors. Chairman then inquired if any of the current contract holders were able to submit competitive proposals, and the Executive Manager informed him that they had not.

By recommendation of Management, the Executive Manager requested that the Board authorize the contract award to both Legend Pacific LLC and G-Crew Maintenance for bid items. It has been determined that both firms have met the standards of responsibility and responsiveness outlined in the Guam Procurement Regulations.

After further discussion, on motion duly made by Director Tolan, seconded by Director Solti, the recommendation was accepted.

Resolution No. 15-02

The Board hereby approves the contract awards for the Grasscutting and Herbicidal Treatment Services, IFB No. GIAA-002-FY14 to (1) Legend Pacific LLC in the amount of \$153,758.71 for Items 1 (AOA) and 2a (N. Tiyan Area), with additive bid option \$8,756.75 for Item 2b , and (2) G-Crew Maintenance in the amount of \$61,700.00 for Items 3 (S. Tiyan Area) & 4 (Airport Industrial Park).

C. Approval of Award - IFB No. GIAA-001-FY15 - Landscaping and Plant Rental Services

The next item discussed was the approval of contract award for Landscaping and Plant Rental Services, IFB No. GIAA-001-FY15. The project is to provide landscaping and plant rental services within the Main Terminal Building and Terminal Areas. The awarded bidder will be required to provide potted plants of different types and sizes to be displayed in different areas of the Main Terminal Building. This invitation for bid was advertised for one (1) year, with the option of renewal for one (1) year, not to exceed at total of five (5) years.

Seven (7) firms/individuals purchased the bid package, with five (5) submitting proposals before the submission deadline. All five (5) firms were determined to be acceptable. According to evaluation, of those firms, GPF Corp. submitted the lowest bid at \$106,740.60, saving the Authority approximately \$5,000.00.

After further discussion, on motion duly made by Director Sobti, seconded by Director Tolan, the following resolution was unanimously approved:

Resolution No. 15-03

The Board hereby approves the contract award for Landscaping and Plant Rental Services, IFB No. GIAA-001-FY15 to GPF Corp. in the amount of \$106,740.60.

D. Approval of Award - IFB No. GIAA-CO3-FY14 - TSA Recapitalization & Optimization Project

The next matter discussed was the approval of award under invitations for bid for TSA recapitalization and optimization project, IFB No. GIAA-CO3-FY14. The Executive Manager informed the Board that the IFB solicited bids from firms to provide construction and renovation work inclusive of all labor, materials, supplies and equipment to TSA recapitalization & optimization project. Ten (10) firms/individuals picked up bid package and seven (7) submitted their proposal before the submission deadline. The firms were evaluated and deemed acceptable. Based on evaluations, the Management's recommends that the Board approve the contract award of \$3,983,586.00 to BME & Sons Inc, who has been determined to have met the standards of responsibility and responsiveness outlined in the Guam Procurement Regulations.

The Executive Manager informed the Board that the project should complete construction in January of 2016 and be in full service by April of 2016.

On motion duly made by Director Sobti, seconded by Director Alcorn, the following resolution was unanimously approved:

Resolution No. 15-04

The Board hereby approves the contract award for TSA Recapitalization & Optimization project, IFB No. GIAA-CO3-FY14 to BME & Sons Inc. in the amount of \$3,983,586.00.

E. Exchange License Agreement - Core Tech

The last item of New Business discussed was the Exchange License agreement with Core Tech International Corp. Mr. Frank Santos, GIAA Business and Finance Consultant informed the Board of Core Tech's request for the Airport to consent to the assignment between Core Tech International Corporation and Arizona GFF Tiyan LLC, a non-profit group. The terms of the existing license agreement does not change any rights that the Authority currently has. It is the recommendation of the Management to 1) authorize Management and Legal Counsel to amend, if required, the license agreement to permit the assignment, and secondly, 2) for the Board to authorize Management to execute the consent.

Chairman Untalan informed the Board and Management that Core Tech is a client of his, so he recused himself from the action, appointing Director Gerber as Chairman for the action. Director Gerber then asked Mr. Santos if the agreement has been reviewed by the Authority's legal team, in which Mr. Santos replied that it would be reviewed, upon the Board's approval.

On motion duly made by Director Sobti, seconded by Director Alcorn, the following resolution was unanimously approved:

Resolution No. 15-05

The Board hereby approves, subject to legal review, two actions: the authorization of Management and Legal counsel to amend, if required, the license agreement to permit the assignment, and secondly, the authorization of Management to execute the consent.

7. REPORT OF THE EXECUTIVE MANAGER

The next item on the agenda was the report of the Executive Manager.

The Executive Manager touched upon a few issues, starting with a scheduled meeting with Jin Air in relation to airline issues. He also mentioned the Airport Employee

Association's donation of eight turkeys to DYA, and toiletries and cleaning supplies to Catholic Social Services.

8. REPORT OF THE COMPTROLLER

The next item on the agenda was the report of the Comptroller.

Mr. Carlos Bordallo, Comptroller, presented the monthly financial report. He reported to the Board on the revenues and expenses of the Authority as of October 31, 2014. Mr. Bordallo reported that year-to-date Total Signatory Revenues are under budgeted revenues by -3.2%, year-to-date Total Concession Revenues and Passenger Facility Charges are under budget by -4.3% and -10.2%. Year-to-date Total Other Revenues, inclusive of non-signatory and non-airline revenues are above the budget estimate by 12.3%. Year-to-date Total Operating Revenues Actual of \$5.42M is -0.7% below the budget estimate of \$5.5M. Year-to-date Total Operating Expenses are below budget by -22.9%. Components of this line item include a -32.86% decrease in Personnel Service, a -11.0% decrease in Contractual Services, a 90.5% increase in Materials & Supplies and a -0.0% increase/decrease in Equipment/Furnishings from budgeted amounts for these respective categories. The actual year-to-date New Revenues from Operations of \$2.41M reflects an increase of 54.5% over the year-to-date budgeted amount of \$1.56M. Finally, Mr. Bordallo reports that the year-to-date Debt Service Coverage is at 1.35 versus the requirement of 1.25.

9. EXECUTIVE SESSION

The next item on the agenda was Executive Session.

Upon written recommendation of counsel, on motion duly made by Director Gerber and seconded by Director Alcorn, and unanimously approved, at 3:34 p.m. the Board recessed to convene executive session to discuss pending litigation. Due to the late arrival of the Court Reporter, no Executive Session was held. At 4:04 p.m., the Board reconvened the regular session.

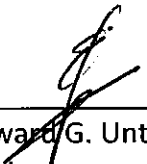
10. PUBLIC COMMENTS

The next item on the agenda was Public Comments. Chairman Untalan called upon any public member wishing to make comments. There were none.

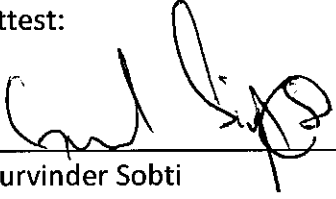
11. ADJOURNMENT

There being no further business to address before the Board, on motion duly made by Director Alcorn, seconded by Director Sobti, at 4:04 p.m., the meeting was adjourned.

Dated this 8th, day of January, 2015.




Edward G. Untalan
Chairman

Attest:


Gurvinder Sobti
Secretary

Prepared and Submitted By:



Maria DeVille Sablan
Corresponding Secretary





A.B. WONPAT INTERNATIONAL AIRPORT AUTHORITY

Board of Directors Regular Board Meeting

3:00 p.m. Wednesday, December 3, 2014

GIAA Terminal Conference Room #3

SIGN IN SHEET

	<u>PRINT NAME</u>	<u>COMPANY/AGENCY</u>
1.	CHARLES H. ADRI	GIAA
2.	JOAQUIN JOSEPH	GIAA
3.	JOHN BALLESTA	GIAA-ARFF
4.	JOHN ARRIOLA	GIAA
5.	FRANK P. FAITAND	GIAA
6.	Edward Muna	GIAA
7.	Carlos Bordello	GIAA
8.	J. JAVELLANA	GIAA
9.	VICTOR J. CRUZ	GIAA
10.	ROBERTO CAMARU	A.P.
11.	FE SINGH - DENNIS	
12.	Dr. FANSHALIC	
13.	Gerard Bluitida	ATM
14.	FRANK SAUTOS	GIAA EPC
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