

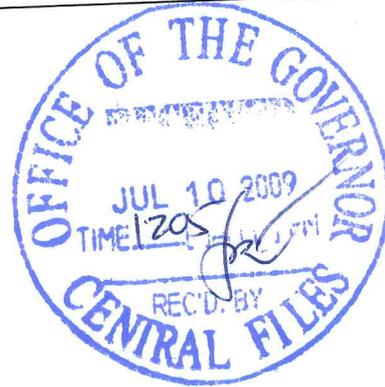


GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Suidat Guahan
117 Bien Venida Avenue, Sinajana, Guam 96910
Phones: (671) 477-9851 · Fax: (671) 472-7565 · TTY: (671) 472-3701



July 10, 2009



FELIX P. CAMACHO
Governor of Guam

MICHAEL W. CRUZ, M.D.
Lt. Governor of Guam

BENNY A. PINAULA
Executive Director

RAYMOND F.Y. BLAS
Deputy Director

BOARD OF COMMISSIONERS

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Acting Chairman

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TO: Felix P. Camacho
Governor of Guam

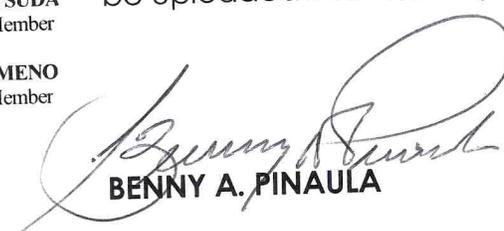
FROM: Executive Director

SUBJECT: 2009 PHA Plan

Attached is HUD Form 50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan.

This form is required to be signed by the Governor of Guam to meet the requirements of the Public Housing Authority (PHA) Plan and to ensure that it is consistent with the Island of Guam's Consolidated Plan.

The deadline to submit this application is July 16, 2009, in which it will be uploaded into HUD's system. I appreciate your time on this matter.


BENNY A. PINAULA

Attachment



CFD0709684

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, MICHAEL W. CRUZ, M.D. the ACTING GOVERNOR OF GUAM certify that the Five Year and
Annual PHA Plan of the Guam Housing and Urban Renewal Authority is consistent with the Consolidated Plan of
Guam prepared pursuant to 24 CFR Part 91.

 07.10.09

Signed / Dated by Appropriate State or Local Official

Civil Rights Certification

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

GUAM HOUSING AND URBAN RENEWAL
 AUTHORITY

GQ001

 PHA Name

 PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

RICARDO A. CALVO

Title Chairperson (Acting), Board of Commissioners

Signature



Date

7/8/09

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

AMP 1 - Sinajana, Mongmong, Agana Heights, Asan
AMP 2 - Yona, Inarajan, Talofoyo, Talofoyo Elderly
AMP 3 - Agat, Umatac, Merizo, Agat/Merizo Elderly
AMP 4 - Toto, Dededo, Dededo Elderly
Main Office, Sinajana

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

BENNY A. PINAULA

Title

Executive Director

Signature

X 

Date

JUL 08 2009

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

**Certification of Payments
to Influence Federal Transactions**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Applicant Name

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

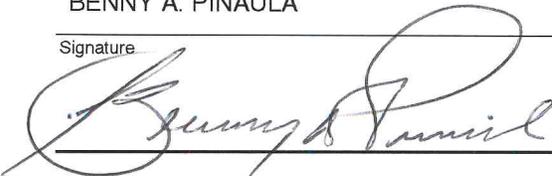
Name of Authorized Official

BENNY A. PINAULA

Title

Executive Director

Signature



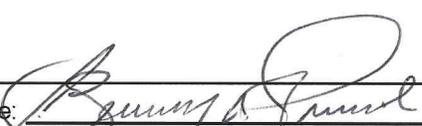
Date (mm/dd/yyyy)

JUL 08 2009

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _ _
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Guam Housing and Urban Renewal Authority 171 Bien Venida Avenue Sinajana, GU 96910 Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: <u>14.872</u>	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ 1,567,519	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>BENNY A. PINAULA</u> Title: <u>Executive Director</u> Telephone No.: <u>(671) 475-1378</u> Date: <u>JUL 08 2009</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**DISCLOSURE OF LOBBYING ACTIVITIES
CONTINUATION SHEET**

Approved by OMB
0348-0046

Reporting Entity: GUAM HOUSING AND URBAN RENEWAL AUTHORITY Page _____ of _____

N/A

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

GQ001

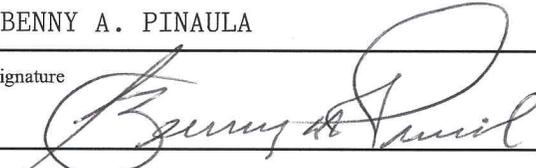
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20⁰⁹ - 20¹⁴

Annual PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
BENNY A. PINAULA	Executive Director
Signature	Date
	JUL 08 2009

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>Homeownership:</i> <i>GHURA's Section 8 Homeownership Program was implemented in 2004. The objective of the program is to graduate Section 8 families into homeownership. Currently, there are fifty-one families on the wait list for homeownership. Unfortunately, at least 90 percent of the families on the wait list require credit repair and/or homeownership education and counseling.</i></p> <p><i>Project-based Program:</i> <i>GHURA administers the Guma Trankilidat Elderly Program, which is subsidized under the HUD Multi-family Project-based Program. The Project-based program is tied to the Section 515 loan through Rural Development. The Guma Trankilidat Program provides forty-nine single unit homes for elderly age 62 years and older and persons with disabilities. The Program was established in 1981 to provide safe, decent and sanitary housing for elderly households.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>SEE ATTACHMENTS FOR CFP GQ50105, CFP GQ50106, CFP GQ50107, CFP GQ50108, CFP GQ50109S, CFP GQ50109C</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>SEE ATTACHMENT FOR CFP GQ50109</i></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><i>N/A</i></p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><i>The Consolidated Plan jurisdiction is the Territory of Guam. The Authority is the administering state agency of HUD Programs. The Authority is the lead entity responsible for coordination and oversight of the development process for Guam's 5-Year Consolidated Plan. The authority is a major contributor to the Consolidated Plan, providing housing and programmatic statistical data, as well as other information on trends and housing related issued. The current approved Consolidated Plan applies to the period from 10/01/2005 to 09/30/2010. Needs and planned activities identified in the Consolidated Plan to aid in the sustainability and creation of permanent housing and permanent supportive housing for low, very-low, and extremely-low income populations, and special needs populations, are discussed at length. Activities to serve these populations include: the renovation and modernization of public housing units, development and new construction of housing (single-room occupancy units and group homes) appropriate for persons dual-diagnosed with mental illness and mental retardation, serious emotional disabilities, and other disabilities, support the development of affordable rental housing through the use of Low Income Housing Tax Credits, facilitate the construction of homes through the sweat equity loan program, sustain existing housing stock through the implementation of a Homeowner Rehabilitation Loan Program, implement a Housing Choice Voucher Homeownership Program, Conduct homeownership education and counseling programs for individuals of, and provide funding for homelessness prevention activities.</i></p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>The Authority will continue to consult the Consolidated Plan in an effort to further address the needs of the low income, very low income and extremely low-income populations. The Voucher Program will accomplish this by careful review of payment standards within our jurisdiction, maximizing the number of affordable units available within its current resources, and applying for additional funding, when available. We will maintain or increase Section 8 lease-up rates by continuing to market the program to landlords, particularly those outside areas of high concentrations of poverty and minority populations. It is important to continue effectively screening applicants to increase owner acceptance of the program, continue providing security deposit assistance for new program participants, and further develop mutually supportive relationships that expand our ability to provide affordable housing while enhancing the value of investment. We will continue to conduct ongoing public relations and outreach with affordable housing advocates, social service agencies and landlords concerning program availability, thereby enhancing program visibility. The Authority recognizes that communities and families can be strengthened through Homeownership and we will continue to provide low interest rates and down payment assistance and solicit continued support from Federal funding sources to answer the demand for affordable housing. Repair, rehabilitation and new construction create additional safe, decent and affordable units. Rehabilitation has a direct affect on persons who are elderly and disabled by adapting units to accommodate disabilities. Creating new initiatives that will increase community sustainability through affordable housing options can be achieved by coordination, working and/or partnering with other agencies and organizations in providing new and improved accessibility to housing and supportive services for low-income, very low-income, and extremely low-income families. Educating the public about the importance of safe, decent, affordable housing will remain a priority. Communities will become more viable and strengthened through economic development and improved infrastructure and services. This creates a safe and suitable living environment through accessibility to various facilities and services and other critical community needs for the low-income, very low-income, and extremely low-income families.</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><i>During the past five years the Authority has worked to provide a quality Public Housing and Voucher Programs that exceeded the expectations of our clients and HUD. The Authority has made improvements in the Public Housing Assessment System (PHAS) and in the Section Eight Management Assessment Program (SEMAP) rating systems. The Authority has increased participation in its Homeownership Voucher Program and revised the Section 8 Housing Choice Voucher Administrative Plan to incorporate the provisions of the Violence Against Women Act (VAWA). Both Public Housing ACOP and S8 HCV Admin Plan address the Limited English Proficiency (LEP) to include the hiring of bilingual staff.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p><i>It is the intent of the Authority to adhere to the mission, goals and objectives outlined in the Five-Year Plan. The Plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals and objectives occur. The Authority defines substantial deviation/modification as:</i></p> <ul style="list-style-type: none"> • <i>Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority’s mission, goals and objectives.</i> • <i>A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events.</i> • <i>A mandate from State government officials, specifically the governing board of the Authority, to modify, revise, or delete the long-range goals and objectives of the program.</i> • <i>A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.</i> • <i>A Significant Amendment or Modification to the Five-Year and Annual Plans is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan.</i>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (NONE) (g) Challenged Elements (NONE) (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number CFP Grant No. GQ08P00150105	Federal FY of Grant FFY 2005
	Date of CFFP: RHF Grant No.	FFY of Grant Approval: FFY 2006

Type of Grant:

/ / Original Annual Statement / Reserve for Disasters/Emergencies / X / Revised Annual Statement/Revision No. 5 /
/ X / Performance and Evaluation Report for Period Ending March 31, 2009 / / Final Performance and Evaluation Report

LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST (1)	
		ORIGINAL	REVISED (2)	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	\$0	\$0	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of Line 20) (3)	\$202,447	\$202,447.00	\$ 202,447.00	\$ 172,063.00
3	1408 Management Improvements	\$78,631	\$ 77,768.50	\$ 77,768.50	\$ 77,768.50
4	1410 Administration (may not exceed 10% of line 20)	\$183,650	\$135,512.50	\$135,512.50	\$79,553.35
5	1411 Audit	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -
6	1415 Liquidated Damages	\$0	\$0	\$0.00	\$0.00
7	1430 Fees and Costs	\$81,680	\$130,680.00	\$130,680.00	\$73,942.85
8	1440 Site Acquisition	\$0	\$0	\$0.00	\$0.00
9	1450 Site Improvement	\$15,798	\$15,797.91	\$15,797.91	\$15,797.91
10	1460 Dwelling Structures	\$1,369,547	\$1,369,547.09	\$1,369,547.09	\$1,369,547.09
11	1465.1 Dwelling Equipment -- Nonexpendable	\$91,218	\$91,218.00	\$91,218.00	\$91,218.00
12	1470 Nondwelling Structures	\$0	\$0	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0	\$0	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0	\$0	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0	\$0.00	\$0.00	\$0.00
17	1499 Development Activities	\$0	\$0	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	\$0	\$0	\$0.00	\$0.00
19	1502 Contingency	\$0	\$0	\$0.00	\$0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$2,024,471	\$2,024,471.00	\$2,024,471.00	\$1,879,890.70
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0	\$0.00	\$0.00

1 To be completed for the Performance and Evaluation Report.
2 To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
3 PHAs with under 250 units in management may use 100% of CFP grants for operations.
4 RHF Funds shall be included here.

Signature of Executive Director and Date  X BENNY A. PINAULA, Executive Director	Signature of Public Housing Director and Date X JUL 08 2009
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**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Grant Type and Number CFP Grant No. RHF Grant No.			GQ08P00150105 Rev #5 CFFP (Yes / No):			Federal FY of Grant FFY 2005	
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (3)		
PHA-WIDE	Operations Reno Various Units: United E Const Clearing: Big Ben & Company Erosion: United E Construction Computers PCOutlet (PO08664) printer Audit Fees (GQ-705/706/707) Reno: ITI Power Savers (24)pr A/C Unit for Main Office	1406		\$ 202,447.00	\$ 202,447.00	\$ 22,129.00	\$ 56,533.00	ck#102858/102911/102977/103059/1 ck#103130 ck#103118	
PHA-WIDE	Management Improvements Tenmast Software/Training Nan McKay Proj Based Trng/Venue	1408		\$ 31,495.00 \$ 47,136.00 \$ 78,631.00	\$ 31,495.00 \$ 46,273.50 \$ 77,768.50	\$ 31,495.00 \$ 46,273.50 \$ 77,768.50	\$ 31,495.00 \$ 46,273.50 \$ 77,768.50	MOVE TO 1410 ck#102950	
PHA-WIDE	1. Salaries (non-technical) MOD Coordinator Planner II (100%) Administrative Aide (100%) 2. Benefits (25%) (+ insurance) 3. Administrative/Fiscal Staff (sal/ben) 4. Travel/Perdiem/RegFees 5a. Phone 5b. Communications 6. Printing/Advertising Hafa Adai Printing (PO08524)GH48specs Marianas Variety (PO08248) tlyphshtrs Marianas Variety (PO08493)GH48root 7. Sundry - Recordation of Drawings 8. Supplies (+ copy machine) 9. Auto/Gas 10. Rent 11. Legal CFP ACCOUNT NO. 1410:	1410.1 1410.16 1410.16 1410.19 1410.19 1410.19 1410.00 1410.00 1410.4	1 1 3 1 2 2	\$ 49,000.00 \$ 38,000.00 \$ 18,000.00 \$ 25,000.00 \$ 18,500.00 \$ 10,000.00 \$ 3,300.00 \$ 724.24 \$ 3,000.00 \$ 9,275.76 \$ 1,000.00 \$ 500.00 \$ 7,100.00 \$ 250.00 \$ 183,650.00	\$ - \$ 38,265.50 \$ 18,000.00 \$ 25,000.00 \$ 25,718.15 \$ 16,022.93 \$ 2,100.00 \$ 724.24 \$ 3,941.68 \$ 750.00 \$ 1,620.00 \$ 1,620.00 \$ - \$ 1,000.00 \$ 750.00 \$ - \$ 1,000.00 \$ 750.00 \$ - \$ 135,512.50	\$ - \$ 38,265.50 \$ 18,000.00 \$ 25,000.00 \$ 25,718.15 \$ 16,022.93 \$ 2,100.00 \$ 724.24 \$ 3,941.68 \$ 750.00 \$ 1,620.00 \$ 1,620.00 \$ - \$ 1,000.00 \$ 750.00 \$ - \$ 1,000.00 \$ 750.00 \$ - \$ 135,512.50	\$ - \$ 16,968.11 \$ 13,822.40 \$ 11,760.59 \$ 24,855.65 \$ 3,483.42 \$ 51.80 \$ 3,787.10 \$ 750.00 \$ 1,620.00 \$ 1,620.00 \$ - \$ 785.59 \$ 48.69 \$ - \$ 79,553.35	move to #1430 Cover WCO salary ck# 25633/25640 ck#25667/103143 ck#102962/102929/103141 ck#102940	

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Grant Type and Number CFP Grant No. RHF Grant No.			GQ08P00150105 Rev #4 CFPP (Yes / No):			Federal FY of Grant FFY 2005	
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Revised (1)	Total Actual Cost		Status of Work
				Original			Funds Obligated (2)	Funds Expended (3)	
PHA-WIDE	Audit Costs J.Scott Magliari (50104+50103D) CFP ACCOUNT NO. 1411:	1411	1	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	
FEES AND COSTS	FME Manager Inspector Structural Engineer DBC, Phase I, GHURA 48 Sundry (Direct Costs)-rent/phone/gas CFP ACCOUNT NO. 1430:	1430.1 1430.1 1430.1 1430		\$ 30,000.00 \$ 30,000.00 \$ 10,880.00 \$ 10,880.00	\$ 33,587.45 \$ 86,212.55 \$ 10,880.00	\$ 33,587.45 \$ 86,212.55 \$ 10,880.00	\$ 16,850.30 \$ 46,212.55 \$ -	\$ 16,850.30 \$ 46,212.55 \$ 10,880.00	Add \$9000 from #1410 Add \$40000 from #1410
SITE IMPROVEMENT	Walkway/Pavement ITI Electric Sign Co. Asia Pacific Int'l Arvin Builders	1450 1450 1450 1450		\$ 1,500.00 \$ 8,200.00 \$ 6,097.91	\$ 1,500.00 \$ 8,200.00 \$ 6,097.91	\$ 1,500.00 \$ 8,200.00 \$ 6,097.91	\$ 1,500.00 \$ 8,200.00 \$ 6,097.91	\$ 1,500.00 \$ 8,200.00 \$ 6,097.91	ck#103126/25692 ck#103129/103101/103183
G26/99	Modernization Renovation of G99 P&E Construction Renovation of G26 JC Serrano & Co. Exterior Painting/Waterblasting Vacancy Reduction	1460 1460 1460 1460 1460	13	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	\$ 145,000.00	ck#103084/103018
PHA-WIDE PHA-WIDE	United E Construction Contract:\$470,680.40(#1460/1406/1460 50103D) Waterblasting/Roof Coating Fojas Const (GHURA 82 Elderly) Waterblasting/Exterior Painting ITI Electric Sign Co. Asia Pacific Int'l (\$373,725.34-50106) Arvin Builders CFP ACCOUNT NO. 1460:	1460 1460 1460 1460 1460	26	\$ 238,800.00	\$ 238,800.00	\$ 238,800.00	\$ 238,800.00	\$ 238,800.00	ck#103110/25694
GHURA 82			82	\$ 411,342.40	\$ 411,342.40	\$ 411,342.40	\$ 411,342.40	\$ 411,342.40	ck#102976
				\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	ck#103109 ck#103126/25682 ck#103129/103101/103131
				\$ 1,369,547.09	\$ 1,369,547.09	\$ 1,369,547.09	\$ 1,369,547.09	\$ 1,369,547.09	
				\$ 81,680.00	\$ 130,680.00	\$ 130,680.00	\$ 73,943	\$ 73,943	
				\$ 15,797.91	\$ 15,797.91	\$ 15,797.91	\$ 15,797.91	\$ 15,797.91	

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Grant Type and Number CFP Grant No. RHF Grant No.			GQ08P00150105 Rev #4 CFFP (Yes / No):			Federal FY of Grant FFY 2005	
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost			Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (3)	Status of Work	
PHA-WIDE	Refrigerator	1465.1	76	\$ 53,188.00	\$ 43,093.00	\$ 15,276.00	\$ 15,276.00	CK#1U2b54/ 1U2b55/ 1U2b56/ 1U2b57/ 1U2b58/ 1U2b59/ 102593/ 102623/ 102614/ 102766	
	Ace Hardware								
	Sears Guam Town House								
PHA-WIDE	Range	1465.1	76	\$ 38,030.00	\$ 48,125.00	\$ 12,829.00	\$ 12,829.00	CK#1U2/06/ 1U2849/ 1U2b14/ 1U2b54/ 103119	
	Ace Hardware								
	Town House Tippy Furniture Sears Guam								
PHA-WIDE	Range Hood/Water Heater Tippy Furniture CFP ACCOUNT NO. 1465:	1465.1	76			\$ 29,798.00	\$ 29,798.00		
NON-DWELLING EQUIPMENT	Computer/Office Furniture	1475		\$ -	\$ -	\$ 3,038.00	\$ 3,038.00		
GHURA 26/82/99	Relocation Cost	1495.1		\$ -	\$ -	\$ 2,460.00	\$ 2,460.00		
				\$ 91,218.00	\$ 91,218.00	\$ 91,218.00	\$ 91,218.00		

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

HA Name		GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Federal FY of Grant FFY 2005	
Development Number/Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
Operations	18-Aug-07	7-Jun-07	17-Aug-09	09/14/07			
Mgmt Improvements	18-Aug-07	6-Jul-07	17-Aug-09				
Administration	18-Aug-07	6-Jul-07	17-Aug-09				
Audit	18-Aug-07	6-Jul-07	17-Aug-09				
Fees and Costs	18-Aug-07	7-Jun-07	17-Aug-09				
Site Improvement	18-Aug-07	7-Jun-07	17-Aug-09	06/23/08			
GHURA 26 & GHURA 99 Waterblst/Paint PHA Wide	18-Aug-07	7-Jun-07	17-Aug-09	11/08/07 06/23/08			
Dwelling Equipment Nonexpendable	18-Aug-07	7-Jun-07	17-Aug-09	06/19/07			
Nondwelling Equipment	18-Aug-07		17-Aug-09	N/A			
Relocation Costs	18-Aug-07		17-Aug-09	N/A			
Capital Fund Financing	18-Aug-07		17-Aug-09	N/A			

1. Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9] of the U.S. Housing Act of 1937, as amended.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number CFP Grant No. GQ08P00150106 RHF Grant No. N/A Date of CFFP: N/A	FFY of Grant: FFY 2006	FFY of Grant Approval: FY2006
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Type of Grant / / Reserve for Disasters/Emergencies / X / Revised Annual Statement (Revision No. 6)
/ X / Performance and Evaluation Report for Period Ending: March 31, 2009 / / Final Performance and Evaluation Report:

LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COSTI EXPENDED
		ORIGINAL	REVISED2	
1	Total Non-CFP Funds	\$0	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) (3)	\$ 372,682.00	\$304,061.00	\$24,692.00
3	1408 Management Improvements	-	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$ 206,156.51	\$201,758.70	\$20,740.33
5	1411 Audit	\$ 1,000.00	\$1,000.00	\$0.00
6	1415 Liquidated Damages	-	\$0.00	\$0.00
7	1430 Fees and Costs	\$ 63,000.00	\$67,397.81	\$67,397.81
8	1440 Site Acquisition	-	\$0.00	\$0.00
9	1450 Site Improvement	\$ 123,715.00	\$123,715.00	\$110,958.50
10	1460 Dwelling Structures	\$ 1,315,444.74	\$1,331,089.04	\$1,326,552.74
11	1465.1 Dwelling Equipment -- Nonexpendable	\$ 104,759.75	\$104,759.75	\$ 83,231.50
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00
17	1499 Development Activities (4)	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	\$0.00	\$0.00	\$0.00
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00	\$0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$2,186,758	\$2,133,781.30	\$1,633,572.88
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date
Signature of Public Housing Director and Date

X *Benny A. Pinaula* JUL 08 2009
BENNY A. PINAULA, Executive Director

1 - To be completed for the Performance and Evaluation Report
2 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3 - PHAs with under 250 units in management may use 100% of CFP Grants for operations
4 - RHF funds shall be included here

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

Part II: Supporting Pages

HA Name		Grant Type and Number			Federal FY of Grant			
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		CFP Grant No. GQ08P00150106 Rev #6	CFFP (Yes / No) NO		FFY 2006			
		RHF Grant No. N/A						
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost			Status of Work	
				Original	Revised (1)	Funds Obligated (2)		
				Total Actual Cost				
				Funds Expended (3)				
PHA-WIDE	Operations Pacific Island (GH48 Security) ITI Power (#24jcr)	1406		372,682.00	304,061.00	300,540.50 1,265.50 2,255.00	5,892.00 5,892.00	MOVE \$68621 TO #1460
PHA-WIDE	Management Improvements Research & Planning	1408	1	0.00 0.00	0.00 0.00			
PHA-WIDE	1. Salaries (non-technical) MOD Coordinator/Wage Compliance Planner II (100%) Administrative Aide (100%) 2. Benefits (25%) 3. Administrative/Fiscal Staff (sal/ben) 4. Travel/Perdiem/RegFees 5. Phone/Radio 6. Printing/Advertising Marianas Variety News 7. Sundry/Supplies 8. Rent/Office Space 9. Legal	1410.1	1	50,628.00 5,640.00 17,639.00 27,269.00 77,480.51 15,000.00 2,500.00 3,326.00 1,674.00 5,000.00 0.00 0.00	21,230.19 30,640.00 17,639.00 27,269.00 77,480.51 15,000.00 2,500.00 3,326.00 1,674.00 5,000.00 0.00 0.00	21,230.19 30,640.00 17,639.00 27,269.00 77,480.51 15,000.00 2,500.00 3,326.00 1,674.00 5,000.00	6,826.86 6,935.21 1,218.45 0.00 0.00 3,151.95 0.00 922.20 1,674.00 11.66 0.00	MOVE \$4397.81 TO #1430
PHA-WIDE	Audit Costs J. Scott Magliari (50105 grant)	1411	1	1,000.00	1,000.00	1,000.00		ADD \$4397.1 FROM #1410
FEES AND COSTS	FME Manager Wage Compliance Officer Inspector Sundry (Direct Costs)	1430.1 1430.1 1430		26,000.00 3,000.00 32,000.00 2,000.00 63,000.00	14,755.83 3,333.60 44,910.57 4,397.81 67,397.81	14,755.83 3,333.60 44,910.57 4,397.81 67,397.81	14,755.83 333.60 44,910.57 4,397.81 64,397.81	
				206,156.51	201,758.70	201,758.70	20,740.33	

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

HA Name		Grant Type and Number		Federal FY of Grant		
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		CFP Grant No. GQ08P00150106 Rev #6	CFPP (Yes / No) NO	FFY 2006		
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Actual Cost		Status of Work
				Funds Obligated (2)	Funds Expended (3)	
				Total Estimated Cost		
		Original	Revised (1)			
SITE IMPROVE	Drainage Swales GH99 Clean Sweep Fence ITI Electric Signco GH99 Rebuild Swale United E Construction GH35 Drain Swale JC Serrano	1450		123,715.00	123,715.00	23,690.00
PHA-WIDE	Sidewalks Playground Equipment Basketball Court CFP ACCOUNT NO. 1450:	1450 1450 1450		0.00 0.00 0.00	0.00 0.00 0.00	59,000.00 28,268.50
PHA-WIDE	Refrigerator/Range Ace Hardware (PO07-633) Tippy Furniture (PO07-632) Appliance Galleria (PO07-804/807 Home Depot (PO08-983)-AMP#1 Tippy Furniture (PO08-986)-AMP#1 Home Depot (PO08-984)-AMP#2 Tippy Furniture (PO08-987)-AMP#2 Home Depot (PO08-985)-AMP#3 Tippy Furniture (PO08-988)-AMP#3	1465.1	99	104,759.75	104,759.75	3,285.75 10,200.00 66,360.00 1,394.85 8,986.25 468.00 3,442.40 468.00 7,814.50 2,340.00 0.00
PHA-WIDE	CFP ACCOUNT NO. 1465: Computer Equipment for MOD staff			0.00	0.00	0.00
GHURA 100	Relocation Cost Contingency	1495.1 1502		0.00 0.00	0.00 0.00	91,046.00 0.00
				104,759.75	104,759.75	91,046.00

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 - To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

HA Name		GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Federal FY of Grant	
				FFY 2006	
Development Number/Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	17-Jul-08		17-Jul-10		
Mgmt Improvements	17-Jul-08		17-Jul-10		
Administration	17-Jul-08		17-Jul-10		
Audit	17-Jul-08		17-Jul-10		
Fees and Costs	17-Jul-08		17-Jul-10		
Site Improvements	17-Jul-08		17-Jul-10		
Dwelling Structures	17-Jul-08		17-Jul-10		
Dwelling Equipment Nonexpendable	17-Jul-08		17-Jul-10		
Relocation Costs	17-Jul-08		17-Jul-10		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	Grant Type and Number CFP Grant No. GQ08P00150107	Federal FY of Grant FFY 2007
	Date of CFFP: RHF Grant No.	FFY of Grant Approval: FFY 2008

Type of Grant: / / Original Annual Statement / Reserve for Disasters/Emergencies / X / Revised Annual Statement/Revision No. _3_ /
/ X / Performance and Evaluation Report for Period Ending _March 31, 2009_ / / Final Performance and Evaluation Report

LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST (1)	
		ORIGINAL	REVISED (2)	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	\$0	\$0	\$0.00	\$0.00
2	1406 Operations (may not exceed 20% of line 20) (3)	\$ 146,271.00	\$ 146,271.00	\$146,271.00	\$146,271.00
3	1408 Management Improvements	\$146,271	\$ 299,220.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 20)	\$146,271	\$146,271.00	\$146,271.00	\$146,271.00
5	1411 Audit	\$1,000	\$1,000.00	\$1,000.00	\$0.00
6	1415 Liquidated Damages	\$0	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$96,065	\$121,065.00	\$102,893.00	\$4,500.00
8	1440 Site Acquisition	\$0	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$106,221	\$109,103.00	\$109,103.00	\$105,793.78
10	1460 Dwelling Structures	\$732,610	\$528,779.00	\$200,450.25	\$188,063.22
11	1465.1 Dwelling Equipment -- Nonexpendable	\$58,001	\$58,001.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$5,000	\$5,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0	\$0.00	\$0.00	\$0.00
15	1492 Moving to Work Demonstration	\$0	\$0.00	\$0.00	\$0.00
16	1495.1 Relocation Costs	\$ 25,000.00	\$ 48,000.00	\$ 48,000.00	\$0.00
17	1499 Development Activities (4)	\$0	\$0.00	\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0.00	\$0.00	\$0.00
18ba	9000 Collateralization or Debt Service paid via System of Direct Payment	\$0	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0	\$0.00	\$0.00	\$0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$1,462,710	\$1,462,710.00	\$753,988.25	\$590,899.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Activities	\$0.00	\$0	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0	\$0.00	\$0.00

1 To be completed for the Performance and Evaluation Report.
2 To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
4 RHF funds shall be included here.

Signature of Executive Director and Date <i>Benny A. Pinaula</i> X BENNY A. PINAULA, Executive Director	Signature of Public Housing Director and Date X JUL 08 2009
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Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages

HA Name		GUAM HOUSING AND URBAN RENEWAL AUTHORITY			Grant Type and Number			Federal FY of Grant		
Development No./Name HA-Wide Activities		General Description of Major Work Categories	Dev. Acct. No.	Qty	CFP Grant No. RHF Grant No.	GQ08P00150107, REV#3 CFFP (Yes / No):			FFY 2007	
					Total Estimated Cost			Total Actual Cost		
					Original	Revised (1)	Funds Obligated (2)	Funds Expended (3)	Status of Work	
PHA-WIDE	Operations AMP 1 AMP 2 AMP 3 AMP 4		1406		\$ 146,271.00	\$ 146,271.00	\$ 30,814.36 \$ 31,789.51 \$ 38,030.48 \$ 45,636.65	\$ 30,814.36 \$ 31,789.51 \$ 38,030.48 \$ 45,636.65		
PHA-WIDE	Management Improvements Training - PHAS 504 Needs Assessment Physical/Mgmt Needs Assessment		1408		\$ 146,271.00	\$ 146,271.00	\$ 146,271.00	\$ 146,271.00		
PHA-WIDE	Administration Central Office Costs		1410.1		\$ 146,271.00	\$ 146,271.00	\$ 146,271.00	\$ 146,271.00		add \$152949 for contract
PHA-WIDE	Audit Costs		1411	1	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		
PHA-WIDE	J.Scott Magliari (50106 grant) CFP ACCOUNT NO. 1411:				\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00		
FEES AND COSTS	FME Manager WCO Inspector Structural Engineer DBC, Phase II, GHURA 48 Sundry (Direct Costs)		1430.1		\$ 7,358.00 \$ 3,955.00 \$ 31,000.00 \$ 50,000.00	\$ 7,358.00 \$ 3,955.00 \$ 31,000.00 \$ 75,000.00	\$ 7,358.00 \$ 3,576.69 \$ 31,378.31	\$ 7,358.00 \$ 3,576.69 \$ 31,378.31		
FEES AND COSTS	CFP ACCOUNT NO. 1430:		1430		\$ 3,752.00	\$ 3,752.00	\$ 60,580.00	\$ 4,500.00		
					\$ 96,065.00	\$ 121,065.00	\$ 102,893.00	\$ 4,500.00		

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages

HA Name		Grant Type and Number			Federal FY of Grant		
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		CFP Grant No.	Q008P00150107, REV#3	FFY 2007			
		RHF Grant No.	CFPP (Yes / No):				
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost			Status of Work
				Original	Revised (1)	Funds Obligated (2)	
				Total Actual Cost			
				Funds Expended (3)			
SITE IMPROVE	Sidewalks/Drainage Correction United E C Construction - GH99 ITI Power Savers - GH99 Asian Pacific - Security Fence GH48 Pacific Island Security - GH48 fence Basketball Court/Playground Equip CFP ACCOUNT NO. 1450:	1450		\$ 37,119.00	\$ -	\$ 57,000.00	\$ 53,690.78
				\$ 57,000.00	\$ 57,000.00	\$ 12,100.00	\$ 12,100.00
				\$ 12,100.00	\$ 37,120.00	\$ 37,120.00	\$ 37,120.00
				\$ 2.00	\$ 2,883.00	\$ 2,883.00	\$ 2,883.00
				\$ 106,221.00	\$ 109,103.00	\$ 109,103.00	\$ 105,793.78
GHURA 250/100	Lighting & Fixtures (Energy Efficient)	1460	90	\$ 1.00	\$ 1.00		
GHURA 250/100	Kitchen/Bathroom	1460	90	\$ 145,883.00	\$ 95,001.00		
GHURA 250/100	Interior Painting	1460	90	\$ 1.00	\$ 1.00		
GHURA 250/100	Floor Tiles	1460	90	\$ 1.00	\$ 1.00		
GHURA 250	A/C Sleeve/Circuit	1460	90	\$ 1.00	\$ 1.00		
GHURA 250	Dehumidifier	1460	90	\$ 1.00	\$ 1.00		
GHURA 250/100	Doors/Frames/Security	1460	90	\$ 178,819.00	\$ 25,870.00		
GHURA 250/100	Exhaust Fans	1460	90	\$ 1.00	\$ 1.00		
GHURA 250/100	Windows/Frames/Shutters/Security	1460	90	\$ 1.00	\$ 1.00		
GHURA 250	Exterior Painting	1460	250	\$ 1.00	\$ 1.00		
GHURA 48/100	Roof Insulation/Structural	1460	75	\$ 200,000.00	\$ 200,000.00		
PHA-WIDE	Vacancy Reduction	1460		\$ 200,000.00	\$ 7,449.75		
	United E Const (PO081058) (5 units)	1460	75	\$ 7,900.00	\$ 7,900.00	\$ 7,900.00	\$ 7,900.00
	P&E Construction			\$ 123,870.25	\$ 123,870.25	\$ 123,870.25	\$ 111,483.22
	Asia Pacific			\$ 68,680.00	\$ 68,680.00	\$ 68,680.00	\$ 68,680.00
				\$ 732,610.00	\$ 528,779.00	\$ 200,450.25	\$ 188,063.22
PHA-WIDE	Refrigerator	1465.1	99	\$ 58,000.00	\$ 58,000.00		
PHA-WIDE	Range	1465.1	99	\$ 1.00	\$ 1.00	\$ -	\$ -
	CFP ACCOUNT NO. 1465:			\$ 58,001.00	\$ 58,001.00	\$ -	\$ -
PHA-WIDE	Office/Computer Equipment for MOD staff			\$ 5,000.00	\$ 5,000.00	\$ -	\$ -
	CFP ACCOUNT NO. 1475:			\$ 5,000.00	\$ 5,000.00	\$ -	\$ -
GHURA 100	Relocation Cost	1495.1		\$ 25,000.00	\$ 48,000.00	\$ 48,000.00	\$ -
	CFP ACCOUNT NO. 1475:			\$ 25,000.00	\$ 48,000.00	\$ 48,000.00	\$ 48,000.00

**Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program**

Part III: Implementation Schedule for Capital Fund Financing Program

HA Name		Federal FY of Grant			
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		FFY 2007			
Development Number/Name HA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates (1)
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	12-Sep-09		12-Sep-11		
Mgmt Improvements	12-Sep-09		12-Sep-11		
Administration	12-Sep-09		12-Sep-11		
Audit	12-Sep-09		12-Sep-11		
Fees and Costs	12-Sep-09		12-Sep-11		
Site Improvements	12-Sep-09		12-Sep-11		
Dwelling Structures	12-Sep-09		12-Sep-11		
Dwelling Equipment Nonexpendable	12-Sep-09		12-Sep-11		
Relocation Costs	12-Sep-09		12-Sep-11		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

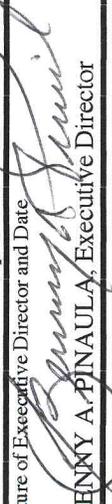
**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

Part I: Summary

HA Name	Grant Type and Number	Federal FY of Grant
GUAM HOUSING AND URBAN RENEWAL AUTHORITY	CFP Grant No. GQ08P00150108 RHF Grant No. N/A	FFY 2008

/ / Original Annual Statement / Reserve for Disasters/Emergencies / / Revised Annual Statement/Revision No. ___
/ X / Performance and Evaluation Report for Period Ending March 31, 2009 / / Final Performance and Evaluation Report

LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
		ORIGINAL	REVISED	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	\$0	\$0	\$0.00	\$0.00
2	1406 Operations	\$150,000	\$150,000	\$150,000.00	\$0.00
3	1408 Management Improvements (Soft Costs)	\$120,000	\$0	\$0.00	\$0.00
	Management Improvements (Hard Costs)	\$0	\$0	\$0.00	\$0.00
4	1410 Administration	\$156,752	\$156,752	\$156,751.64	\$0.00
5	1411 Audit	\$1,500	\$1,500	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0	\$0	\$0.00	\$0.00
7	1430 Fees and Costs	\$70,000	\$64,997	\$64,997.25	\$0.00
8	1440 Site Acquisition	\$0	\$0	\$0.00	\$0.00
9	1450 Site Improvement	\$3	\$3	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,069,262	\$1,069,262	\$0.00	\$0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	\$1	\$0	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0	\$0	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0	\$0	\$0.00	\$0.00
14	1485 Demolition	\$0	\$0	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0	\$0	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0	\$0	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$1	\$1	\$0.00	\$0.00
18	1499 Development Activities	\$0	\$0	\$0.00	\$0.00
19	1502 Contingency	\$0	\$0	\$0	\$0
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	\$1,567,519	\$1,442,515	\$371,748.89	\$0.00
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0	\$0.00	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	\$0.00	\$0	\$0.00	\$0.00
23	Amount of line 20 Related to Security-Soft Costs	\$0.00	\$0	\$0.00	\$0.00
24	Amount of line 20 Related to Security-Hard Costs	\$0.00	\$0	\$0.00	\$0.00
25	Amount of line 20 Related to Energy Conservation Measures	\$0.00	\$0	\$0.00	\$0.00
26	Collateralization Expenses or Debt Service	\$0.00	\$0	\$0.00	\$0.00

Signature of Executive Director and Date

X BENNY A. PINAULA, Executive Director
JUL 0 8 2009
 Signature of Field Office Manager and Date
 X

**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

HA Name		Grant Type and Number			Federal FY of Grant		
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		CFP Grant No.	GQ08P00150108	FFY 2008			
		RHF Grant No.	N/A				
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost	
				ORIGINAL	REVISED	OBLIGATED	EXPENDED
PHA-WIDE	Operations	1406		\$ 150,000	\$ 150,000	\$ 150,000	
				\$ 150,000	\$ 150,000	\$ 150,000	
PHA-WIDE	Management Improvements 504 Needs Assessment Physical/Mngmt Needs Assessment	1408		\$ 120,000			
				\$ 120,000			
PHA-WIDE	Administration 1. Salaries (non-technical) MOD Coordinator/Wage Compliance Planner III 2. Benefits (25%) Insurance 3. Administrative/Fiscal Staff (sal/ben) 4. Travel/Perdiem/RegFees 5. Phone/Radio 6. Printing/Advertising 7. Sundry/Supplies/Automobile 8. Legal	1410.1 1410.1 1410.9 1410.10 1410.16 1410.19 1410.19 1410.4	1 1 3 1	\$ 35,000 \$ 25,000 \$ 13,500 \$ 1,500 \$ 51,177 \$ 15,000 \$ 1,765 \$ 6,710 \$ 7,000 \$ 100	\$ 35,000 \$ 25,000 \$ 13,500 \$ 1,500 \$ 51,177 \$ 15,000 \$ 1,765 \$ 6,710 \$ 7,000 \$ 100	\$ 35,000 \$ 25,000 \$ 13,500 \$ 1,500 \$ 51,177 \$ 15,000 \$ 1,765 \$ 6,710 \$ 7,000 \$ 100	
				\$ 156,752	\$ 156,752	\$ 156,752	
PHA-WIDE	Audit Costs	1411	1	\$ 1,500	\$ 1,500		
FEEES AND COSTS	FME Manager Inspector Sundry (Direct Costs)	1430.1 1430.1 1430		\$ 18,395 \$ 46,603 \$ 5,003	\$ 18,395 \$ 46,603 \$ -	\$ 18,395 \$ 46,603 \$ -	
				\$ 70,000	\$ 64,997	\$ 64,997	
	CFP ACCOUNT NO. 1410:						
	CFP ACCOUNT NO. 1430:						

**Annual Statement / Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

HA Name		Grant Type and Number			Federal FY of Grant			
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		CFP Grant No.	GQ08P00150108	FFY 2008				
		RHF Grant No.	N/A					
Development No./Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				ORIGINAL	REVISED	OBLIGATED	EXPENDED	
SITE IMPROVE PHA-WIDE	Sidewalks Playground Equipment Basketball Court CFP ACCOUNT NO. 1450:	1450		\$ 1	\$ 1			
		1450		\$ 1	\$ 1			
		1450		\$ 1	\$ 1			
				\$ 3	\$ 3			
GHURA 82/100/250 GHURA 250 GHURA 48 PHA-WIDE	Kitchen Doors/Frames/Security Roof/Structural/Interior Vacancy Reduction	1460	239	\$ 711,661	\$ 711,661			
		1460	149	\$ 357,600	\$ 357,600			
		1460	24	\$ -	\$ -			
		1460		\$ 1	\$ 1			
				\$ 1,069,262	\$ 1,069,262			
PHA-WIDE	Dwelling Equipment CFP ACCOUNT NO. 1465:	1465.1	100	\$ 1	\$ 1			
GHURA 100	Relocation Cost	1495.1		\$ 1	\$ 1			

**Annual Statement / Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

HA Name	GUAM HOUSING AND URBAN RENEWAL AUTHORITY	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant FFY 2008	
		Original	Revised	Actual	Original		Revised
Development Number/Name HA Wide Activities							Reasons for Revised Target Dates
Operations	13-Jun-10				13-Jun-12		
Mgmt Improvements	13-Jun-10				13-Jun-12		
Administration	13-Jun-10				13-Jun-12		
Audit	13-Jun-10				13-Jun-12		
Fees and Costs	13-Jun-10				13-Jun-12		
Site Improvements	13-Jun-10				13-Jun-12		
Dwelling Structures	13-Jun-10				13-Jun-12		
Dwelling Equipment Nonexpendable	13-Jun-10				13-Jun-12		
Relocation Costs	13-Jun-10				13-Jun-12		

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		FFY of Grant: FFY 2009			
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		FFY of Grant Approval: FY2009			
Grant Type and Number		Q08S00150109			
CFP Grant No.		N/A			
RHF Grant No.		N/A			
Date of CFFP:		N/A			
Type of Grant					
/ X / Original Annual Statement / Reserve for Disasters/Emergencies / Revised Annual Statement (Revision No. ___)					
/ X / Performance and Evaluation Report for Period Ending: April 30, 2009 / Final Performance and Evaluation Report:					
LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
		ORIGINAL	REVISED2	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20)3	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	2.00	2.00	0.00	0.00
10	1460 Dwelling Structures	1,984,167.00	194,167.00	0.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities4	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	1,984,169.00	194,169.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director		Signature of Public Housing Director		Date	
X BENNY A. PINAULA, Executive Director		[Signature]		JUL 08 2009	

1 - To be completed for the Performance and Evaluation Report
2 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3 - PHAs with under 250 units in management may use 100% of CFP Grants for operations
4 - RHF funds shall be included here

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-
Expires 4/30

Part II: Supporting Pages				Federal FY of Grant FFY 2009		
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number CFP Grant No. GQ08S00150109 CFPP (Ycs/No): NO		RHF Grant No.: N/A
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost		Status of Work
				Original	Revised1	
				Funds Obligated2	Funds Expended2	
GQ000001-AMP1 Sin, AH, MM	1. Exterior Painting	1460	132	216,393		
GQ000003-AMP3 Merizo, Umatac	1. Exterior Painting	1460	55	90,164		
GQ000004-AMP4 Toto	1. Exterior Painting	1460	118	193,443		
GQ000001-AMP1 Sin, AH, MM, Asn	2. Waterblasting, Roof Coating, Heat Reduction	1460	132	389,380		
GQ000002-AMP2 Talofofo (GH28)	2. Waterblasting, Roof Coating, Heat Reduction	1460	26	76,695		
GQ000004-AMP4 Toto, Ded (GH35)	2. Waterblasting, Roof Coating, Heat Reduction	1460	28	82,596		
GQ000001-AMP1 Sin, AH, MM, Asn	2. Waterblasting, Roof Coating, Heat Reduction	1460	118	348,084		
GQ000002-AMP2 Yona	2. Waterblasting, Roof Coating, Heat Reduction	1460	35	103,245		
GQ000003-AMP3 Agat (GH99)	3. Kitchen Cabinets/Counters/Tops	1460	100	124,224		
GQ000004-AMP4 Toto	3. Kitchen Cabinets/Counters/Tops	1460	12	14,907		
	3. Kitchen Cabinets/Counters/Tops	1460	90	111,800		
	3. Kitchen Cabinets/Counters/Tops	1460	20	24,845		
	3. Kitchen Cabinets/Counters/Tops	1460	100	124,224		
PHA-WIDE	4. Energy Efficient Lighting	1460	4 amp	84,165		
PHA-WIDE	5. Update 504 accessibility access	1460	4 amp	1		
PHA-WIDE	6. Soil Erosion around units	1460	4 amp	1		
CFP ACCOUNT NO. 1460:				1,984,167		

form HUD-50075.1 (4-

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
2 - To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-
Expires 4/30

Part II: Supporting Pages

PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Grant Type and Number CFP Grant No. GQ08S00150109 RHF Grant No.: N/A		Federal FY of Grant FFY 2009				
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised1	Funds Obligated2	Funds Expended2	
PHA-WIDE PHA-WIDE	1. Soil Erosion around developments/sites 2. Update 504 accessibility access CFP ACCOUNT NO. 1450:	1450 1450	4 4	1				
				1				
				2				

form HUD-50075.1 (4)

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 - To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

HA Name GUJAM HOUSING AND URBAN RENEWAL AUTHORITY		Federal FY of Grant FFY 2009		
Development Number/Name PHA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates 1
	Original Obligation End Date	Actual Obligation End Date		
Site Improvements	18-Mar-09		18-Mar-12	
Dwelling Structures	18-Mar-09		18-Mar-12	

1 - Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		FFY of Grant: FFY 2009			
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		FFY of Grant Approval: FY2009			
Grant Type and Number CFP Grant No. GQ08P00150109 RHF Grant No. N/A Date of CFFP: N/A					
Type of Grant / / Original Annual Statement / / Reserve for Disasters/Emergencies / / Revised Annual Statement (Revision No. ___) / / Performance and Evaluation Report for Period Ending: / / Final Performance and Evaluation Report:					
LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
		ORIGINAL	REVISED2	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20)3	150,000.00	0.00	0.00	0.00
3	1408 Management Improvements	1.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	156,752.00	0.00	0.00	0.00
5	1411 Audit	1,500.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	73,516.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	45,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,140,750.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities4	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	1,567,519.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director X BENNY A. PINAULA, Executive Director		Signature of Public Housing Director		Date	
				08 2009	

1 - To be completed for the Performance and Evaluation Report
2 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3 - PHAs with under 250 units in management may use 100% of CFP Grants for operations
4 - RHF funds shall be included here

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number			Federal FY of Grant	
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY		CFP Grant No. GQ08P00150109	RHF Grant No. N/A	FFY 2009		
Development Number Name/PHA-Wide Activities		Total Estimated Cost		Funds Obligated2	Funds Expended2	Status of Work
General Description of Major Work Categories		Original	Revised1			
		Dev Acct No.	Qty			
PHA-WIDE	Operations CFP ACCOUNT NO. 1406:	1406		\$ 150,000		
PHA-WIDE	Management Improvements CFP ACCOUNT NO. 1408:	1408		\$ 150,000		
PHA-WIDE	Administration CFP ACCOUNT NO. 1410:	1410.1		\$ 1		
PHA-WIDE	Audit Costs CFP ACCOUNT NO. 1411:	1411	1	\$ 156,752		
FEEES AND COSTS	FME Manager Inspector Sundry (Direct Costs) CFP ACCOUNT NO. 1430:	1430.1 1430.1 1430		\$ 1,500		
PHA-WIDE	1. Interior Painting 2. Floor Tiles	1460 1460	158 158	\$ 18,395 \$ 46,603		
PHA-WIDE	1. Interior Painting 2. Floor Tiles	1460	163	\$ 8,519		
PHA-WIDE	1. Interior Painting 2. Floor Tiles	1460	195	\$ 73,516		
PHA-WIDE	1. Interior Painting 2. Floor Tiles	1460	186	\$ 150,100 \$ 106,650		
PHA-WIDE	1. Interior Painting 2. Floor Tiles	1460	186	\$ 154,850 \$ 110,025		
PHA-WIDE	1. Interior Painting 2. Floor Tiles	1460	186	\$ 185,250 \$ 131,625		
Toto, Ded	CFP ACCOUNT NO. 1460:			\$ 176,700 \$ 125,550		
				\$ 1,140,750		

rent, pone, gas, copier, supplies, 1

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 - To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant		
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY		CFP Grant No. GQ08P00150109	RHF Grant No.: N/A	FFY 2009		
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost		Status of Work
				Original	Revised1	
				Funds Obligated2	Funds Expended2	
PHA-WIDE						
GQ000001-AMPI	1. 504 Accessibility Access	1450	158	4,740		
Sin, AH, MM, Asn	2. Soil Erosion	1450	158	4,740		
GQ000002-AMP2	1. 504 Accessibility Access	1450	163	4,890		
Ina, Tal, Yona	2. Soil Erosion	1450	163	4,890		
GQ000003-AMP3	1. 504 Accessibility Access	1450	195	5,850		
Agat, Uma, Mer	2. Soil Erosion	1450	195	5,850		
GQ000004-AMP4	1. 504 Accessibility Access	1450	234	7,020		
Toto, Ded	2. Soil Erosion	1450	234	7,020		
				45,000		
				CFP ACCOUNT NO. 1450:		

form HUD-50075-1 (4/2008)

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 - To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

Part III: Implementation Schedule for Capital Fund Financing Program					
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY					
Development Number/Name PHA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 1
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	30-Sep-11		30-Sep-13		
Mgmt Improvements	30-Sep-11		30-Sep-13		
Administration	30-Sep-11		30-Sep-13		
Audit	30-Sep-11		30-Sep-13		
Fees and Costs	30-Sep-11		30-Sep-13		
Site Improvements	30-Sep-11		30-Sep-13		
Dwelling Structures	30-Sep-11		30-Sep-13		

Federal FY of Grant
FFY 2009

form HUD-50075.1 (4/2008)

1 - Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program Five-Year Action Plan
Part I: Summary

HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	/ / Original 5-Year Plan / / Revision No. 1					
	Development Number/Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 3 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 4 FFY Grant: 2011 PHA FY: 2012	Work Statement for Year 5 FFY Grant: 2012 PHA FY: 2013
	See Annual Statement					
Lighting & Fixtures		\$60,000	\$60,000		\$60,000	\$64,000
Kitchen		\$153,248	\$100,000		\$225,000	\$240,000
Bathroom		\$148,500	\$150,000		\$195,000	\$108,000
Interior Painting		\$200,000	\$123,500		\$198,500	\$198,500
Floor Tiles		\$150,000	\$1		\$1	\$1
A/C Sleeve/Circuit		\$1	\$1		\$1	\$1
Dehumidifier		\$1	\$1		\$1	\$1
Doors/Frames/Security		\$150,000	\$102,440		\$140,061	\$208,060
Exhaust Fans		\$1	\$1		\$1	\$1
Window/Frames/Shutters/Security		\$1	\$1		\$1	\$1
Pest Control		\$25,004	\$3		\$3	\$3
Exterior Painting		\$0	\$309,811		\$0	\$0
Roof Structural		\$0	\$0		\$0	\$30,000
Vacancy Reduction		\$30,000	\$30,000		\$30,000	\$30,000
504 Accessibility		\$59,004	\$1		\$1	\$1
Operations		\$156,752	\$156,752		\$156,752	\$156,752
Mgmt Improvements		\$156,752	\$156,752		\$156,752	\$156,752
Administration		\$156,752	\$156,752		\$156,752	\$156,752
Audit Costs		\$1,500	\$1,500		\$1,500	\$1,500
Fees and Costs		\$70,000	\$70,000		\$70,000	\$70,000
Site Improvements		\$50,000	\$150,000		\$177,190	\$177,190
Dwelling Equipment		\$1	\$1		\$1	\$1
Computer Hardware		\$1	\$1		\$1	\$1
Relocation		\$1	\$1		\$1	\$1
Total CFP Funds (Est.)		\$1,567,519	\$1,567,519		\$1,567,519	\$1,597,518
Total Replacement Housing Factor Funds						

PHYSICAL NEEDS ASSESSMENT



Prepared by:



EMPSCO- ENGINEERING CONSULTANTS
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July 10, 2009

PHYSICAL NEEDS ASSESSMENT

for

GUAM HOUSING AND URBAN RENEWAL AUTHORITY



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Executive Summary

This study has been prepared in response to the Guam Housing and Urban Renewal Authority's (GHURA) request to develop a viable Physical Needs Assessment mandated by the Quality Housing and Work Responsibility Act (QHWRA). The Physical Needs Assessment provides one of the components in defining capital improvements needs.

Physical Needs Assessment were conducted on the four (4) AMP Housing Development scattered sites. The individual units were assessed by EMPSCO Engineering Consultants during the periods of 02 April 2009 to 30 June 2009.

A field investigation of each AMP development site was performed. From this on-site investigation, assessments have been made as to the existing conditions of the facilities as well as the extent of the modernization needs required to provide a physically sound, safe, energy efficient environment that will meet HUD modernization and energy conservation standards.

The information provided in this document will assist the GHURA staff in setting priorities for improvements and provide estimates of the required capital expenditure dollars that will be necessary to improve the various developments.

The Public Housing Modernization Standards Handbook 7485.2 provides for the modernization of Guam's existing public housing units. These standards establish a uniform basis for evaluating the physical condition and energy efficiency of the public housing units to determine current rehabilitation needs in accordance with Federal housing objectives.

Section V provides a discussion on the development summary and needs assessment for all the AMP sites.

Section VI provides the number, types, and identification of the dwelling units inspected and used as a basis for the findings and recommendations on the report.

Sections VII, VIII, IX and X provides the overall assessment results for each AMP site, namely AMP-1, AMP-2, AMP-3 and AMP-4 respectively. For each respective AMP site, floor/plans and site plans are provided, including cost estimates. Form HUD-52832 are provided for each development site as well as a general summary for each AMP-site.

PHYSICAL NEEDS ASSESSMENT

In summary the total preliminary hard cost for the broad work categories indentified for needed physical improvements are as follows.

AMP-1 (Sinajana, Agana Heights, Mongmong Sites 5 & 7 and Asan)	\$20,341,807.80
AMP-2 (Yona, Inarajan, Talofofu and Talofofu Elderly)	\$20,375,741.02
AMP-3 (Agat, Agat Elderly, Merizo, Merizo Elderly, and Umatac)	\$25,400,882.70
AMP-4 (Toto, Dededo and Dededo Elderly)	\$35,768,148.03

The estimated grand total cost includes profit and overhead is estimated at \$101,886,580.

WORK ITEMS	AMP 1			
	GHURA 250 Sinajana	GHURA 250 Agana Heights	GHURA 250 Mongmong, Sites 5 & 7	GHURA 26 Asan
I. SITE WORK				
1 Landscaping	\$192,602.00	\$155,422.50	\$189,859.25	\$155,422.50
2 Site Improvement	\$718,198.52	\$558,338.42	\$636,125.30	\$424,750.00
3 Drainage Improvement	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
4 Resurface Parking/ Roads	\$133,716.40	\$89,574.00	\$120,720.40	\$68,368.80
5 Tree Terminal/ Removal	\$136,250.00	\$68,125.00	\$54,500.00	\$40,875.00
6 Handicapped Ramps including Handrailing	\$22,500.00	\$7,500.00	\$30,000.00	\$7,500.00
7 Chainlink Fence	\$31,892.75	\$25,680.20	\$53,967.15	\$28,920.20
8 Subterranean Termite Control	\$604,528.32	\$459,565.60	\$748,408.32	\$194,388.48
II. INTERIOR				
1 Replace Floor Tiles	\$120,343.04	\$124,035.62	\$145,960.96	\$61,069.48
2 Replace Interior Doors	\$50,400.00	\$57,700.00	\$81,700.00	\$41,850.00
3 Replace Cabinet and Accessories	\$287,600.00	\$279,200.00	\$396,800.00	\$147,200.00
4 Repair and Repaint Ceiling	\$89,799.96	\$87,304.72	\$106,561.08	\$46,907.96
5 Replace Electrical Outlets	\$61,600.00	\$150,300.00	\$58,200.00	\$12,800.00
6 Replace Exhaust Fan	\$4,600.00	\$3,400.00	\$3,400.00	\$5,200.00
7 Replace Smoke Detector	\$82,950.00	\$34,680.00	\$41,820.00	\$14,960.00
8 Interior Painting	\$223,673.88	\$276,739.52	\$271,768.48	\$188,010.34
9 Replace Interior Wall Tile Finishes	\$42,449.68	\$47,879.28	\$111,235.46	\$64,210.64
10 Replace Bathroom Factor Floor Tiles	\$9,855.72	\$9,122.20	\$16,366.14	\$3,085.60
11 Replace Bathroom Accessories	\$43,800.00	\$11,400.00	\$10,200.00	\$15,600.00
12 Replace Bathroom Fixtures	\$123,000.00	\$102,000.00	\$114,000.00	\$24,000.00
13 Replace Kitchen Cabinet	\$184,000.00	\$136,000.00	\$144,000.00	\$80,000.00
14 Replace Storage Doors	\$2,286.00	\$10,922.00	\$5,588.00	\$6,432.00
15 Replace Fire Alarm System	\$36,750.00	\$99,750.00	\$94,500.00	\$68,250.00
16 Replace Kitchen Counter-Top (Finish)	\$72,811.20	\$79,400.20	\$62,726.40	\$89,988.80
17 Replace Appliances	\$103,431.00	\$85,443.00	\$107,928.00	\$58,461.00
18 Ceiling Insulation	\$64,975.16	\$65,478.50	\$86,408.64	\$35,670.98
19 Gypsum Board Furring System Including Insulation	\$396,031.98	\$415,109.28	\$502,577.10	\$219,019.84
20 Replace Interior Plumbing System (Water/Sewer)	\$67,469.95	\$68,025.36	\$89,523.31	\$46,428.40
21 Replace Electrical Wiring System & Panel Board	\$172,278.00	\$173,696.21	\$228,594.02	\$118,551.56
II. EXTERIOR				
1 Repaint Over Hang Ceiling	\$30,659.08	\$3,850.54	\$9,878.16	\$3,049.28
2 Replace Electrical Waterproof Outlet	\$13,800.00	\$10,200.00	\$14,400.00	\$5,110.00
3 Exterior Painting	\$75,530.48	\$134,085.14	\$87,883.60	\$119,792.08
4 Replace Exterior Doors	\$235,600.00	\$220,100.00	\$279,000.00	\$120,900.00
5 Exterior Insulation and Finish System (EIFS)	\$891,944.98	\$900,721.00	\$1,123,606.22	\$718,752.48
SUB-TOTAL	\$5,527,328.10	\$5,150,748.29	\$6,228,205.99	\$3,435,525.42
*Basis of Estimate - RSMMeans 2008				

WORK ITEMS	AMP 2			
	GHURA 100 Yona	GHURA 83 Inarajan	GHURA 28 Talofofo	GHURA 82 Talofofo Elderly
I. SITE WORK				
1 Landscaping	\$289,512.50	\$88,377.50	\$69,787.75	\$80,758.75
2 Site Improvement	\$684,130.00	\$434,475.00	\$454,220.00	\$2,219.57
3 Drainage Improvement	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
4 Resurface Parking/ Roads	\$396,750.00	\$101,766.20	\$55,400.00	\$72,060.00
5 Tree Terminal/ Removal	\$27,250.00	\$68,125.00	\$27,250.00	\$27,250.00
6 Handicapped Ramps including Handrailing	\$45,000.00	\$45,000.00	\$7,500.00	\$7,500.00
7 Chainlink Fence	\$82,070.48	\$54,467.55	\$26,980.50	\$11,974.98
8 Subterranean Termite Control	\$1,962,486.90	\$995,517.60	\$159,667.20	\$7,392.00
II. INTERIOR				
1 Replace Floor Tiles	\$299,589.13	\$75,948.23	\$80,428.91	\$14,226.80
2 Replace Interior Doors	\$155,925.00	\$49,225.00	\$41,850.00	\$6,400.00
3 Replace Cabinet and Accessories	\$831,400.00	\$181,800.00	\$149,800.00	\$20,800.00
4 Repair and Repaint Ceiling	\$199,175.74	\$49,048.58	\$34,232.52	\$8,129.60
5 Replace Electrical Outlets	\$16,000.00	\$7,500.00	\$400.00	\$8,000.00
6 Replace Exhaust Fan	\$2,000.00	\$5,600.00	\$5,600.00	\$800.00
7 Replace Smoke Detector	\$67,150.00	\$15,130.00	\$340.00	\$5,440.00
8 Interior Painting	\$462,145.14	\$218,386.66	\$199,807.44	\$21,376.00
9 Replace Interior Wall Tile Finishes	\$247,157.60	\$38,354.54	\$23,266.81	\$12,544.00
10 Replace Bathroom Floor Tiles	\$28,065.17	\$2,289.84	\$3,101.00	\$2,520.00
11 Replace Bathroom Accessories	\$35,700.00	\$6,900.00	\$6,000.00	\$2,400.00
12 Replace Bathroom Fixtures	\$357,000.00	\$113,000.00	\$30,000.00	\$24,000.00
13 Replace Kitchen Cabinet	\$396,000.00	\$112,000.00	\$112,000.00	
14 Repair/Repaint Kitchen Cabinet				\$5,600.00
15 Replace Storage Doors	\$26,140.00	\$9,144.00	\$1,778.00	\$2,032.00
16 Replace Fire Alarm System	\$259,875.00	\$23,625.00	\$2,040.00	\$21,000.00
17 Replace Kitchen Counter-Top (Finish)	\$494,527.00	\$165,303.60	\$34,742.40	
18 Replace Appliances	\$222,601.50	\$62,958.00	\$62,958.00	\$17,988.00
19 Ceiling Insulation	\$149,382.20	\$43,149.48	\$36,980.24	\$6,530.08
20 Gypsum Board Furring System Including Insulation	\$693,217.71	\$340,305.99	\$299,711.16	\$28,770.00
21 Replace Interior Plumbing System (Water/Sewer)	\$147,927.38	\$61,104.12	\$40,600.05	\$7,241.31
22 Replace Electrical Wiring System & Panel Board	\$377,718.30	\$175,939.56	\$103,668.02	\$18,489.95
II. EXTERIOR				
1 Repaint Over Hang Ceiling	\$11,276.40	\$5,572.84	\$4,015.64	\$9,824.00
2 Replace Electrical Waterproof Outlet	\$29,700.00	\$8,400.00	\$8,400.00	\$2,400.00
3 Exterior Painting	\$132,269.60	\$134,582.66	\$95,115.92	\$21,415.04
4 Replace Exterior Doors	\$613,800.00	\$142,600.00	\$134,850.00	\$24,800.00
5 Exterior Insulation and Finish System (EIFS)	\$1,494,615.48	\$961,745.88	\$597,976.08	\$128,490.24
TOTAL	\$11,437,558.23	\$4,997,342.83	\$3,110,467.64	\$830,372.32
*Basis of Estimate - RSMMeans 2008				

WORK ITEMS	AMP 3				
	GHURA 99 Agat	GHURA 82 Agat Elderly	GHURA 83 Merizo	GHURA 82 Merizo Elderly	GHURA 83 Umatac
I. SITE WORK					
1 Landscaping	\$85,330.00	\$21,743.29	\$158,774.75	\$76,187.50	\$182,850.00
2 Site Improvement	\$686,900.00	\$459,975.00	\$584,305.00	\$332,385.00	\$602,015.40
3 Drainage Improvement	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
4 Resurface Parking/ Roads	\$213,080.00	\$125,400.00	\$168,040.00	\$27,680.00	\$146,740.00
5 Tree Terminal/ Removal	\$54,500.00	\$27,250.00	\$54,500.00	\$27,250.00	\$27,250.00
6 Handicapped Ramps including Handrailing	\$7,500.00	\$67,500.00	\$37,500.00	\$15,000.00	\$142,500.00
7 Chainlink Fence	\$73,779.08	\$35,207.61	\$60,964.66	\$12,313.12	\$21,684.00
8 Subterranean Termite Control	\$2,433,915.00	\$473,088.00	\$190,066.80	\$20,790.00	\$174,992.40
II. INTERIOR					
1 Replace Floor Tiles	\$259,234.93	\$55,739.20	\$84,204.81	\$15,669.72	\$88,607.77
2 Replace Interior Doors	\$198,100.00	\$25,600.00	\$48,850.00	\$6,975.00	\$50,650.00
3 Replace Cabinet and Accessories	\$873,400.00	\$83,200.00	\$171,600.00	\$23,400.00	\$139,400.00
4 Repair and Repaint Ceiling	\$243,060.06	\$34,826.88	\$27,294.52	\$8,681.04	\$55,663.44
5 Replace Electrical Outlets	\$18,400.00	\$16,000.00	\$13,600.00	\$4,500.00	\$26,300.00
6 Replace Exhaust Fan	\$19,800.00	\$3,200.00	\$5,600.00	\$900.00	\$5,400.00
7 Replace Smoke Detector	\$47,090.00	\$10,880.00	\$17,850.00	\$3,060.00	\$14,280.00
8 Interior Painting	\$436,439.84	\$76,720.00	\$200,069.28	\$16,947.00	\$243,290.86
9 Replace Interior Wall Tile Finishes	\$285,591.04	\$50,176.00	\$59,502.45	\$4,176.00	\$77,338.45
10 Replace Bathroom Floor Tiles	\$21,670.53	\$10,080.00	\$2,400.93	\$2,835.00	\$12,180.00
11 Replace Bathroom Accessories	\$42,600.00	\$9,600.00	\$11,700.00	\$2,700.00	\$11,400.00
12 Replace Bathroom Fixtures	\$426,000.00	\$96,000.00	\$105,000.00	\$27,000.00	\$48,000.00
13 Replace Kitchen Cabinet	\$396,000.00		\$112,000.00		\$86,400.00
14 Repair / Repaint Kitchen Cabinet		\$22,400.00		\$6,300.00	
15 Replace Storage Doors	\$16,002.00	\$8,128.00	\$5,588.00	\$2,286.00	\$9,906.00
16 Replace Fire Alarm System	\$147,000.00	\$84,000.00	\$23,625.00	\$23,625.00	\$70,875.00
17 Replace Kitchen Counter-Top (Finish)	\$225,431.80	\$0.00	\$65,908.70		\$177,150.60
18 Replace Appliances	\$222,601.50	\$71,952.00	\$62,958.00	\$20,236.50	\$60,709.50
19 Ceiling Insulation	\$183,319.81	\$26,120.32	\$43,149.48	\$7,346.34	\$41,557.72
20 Gypsum Board Furring System Including Insulation	\$654,659.76	\$115,080.00	\$340,305.99	\$32,366.25	\$326,968.29
21 Replace Interior Plumbing System (Water/Sewer)	\$206,228.70	\$28,965.25	\$68,904.08	\$8,146.48	\$59,189.90
22 Replace Electrical Wiring System & Panel Board	\$526,584.12	\$73,959.81	\$175,939.56	\$20,801.20	\$171,051.86
II. EXTERIOR					
1 Repaint Over Hang Ceiling	\$33,576.78	\$19,648.00	\$2,572.96	\$7,063.20	\$6,572.80
2 Replace Electrical Waterproof Outlet	\$12,000.00	\$9,600.00	\$8,400.00	\$2,700.00	\$8,100.00
3 Exterior Painting	\$245,245.80	\$85,660.16	\$105,240.86	\$22,838.40	\$154,174.30
4 Replace Exterior Doors	\$880,400.00	\$99,200.00	\$142,600.00	\$27,900.00	\$137,950.00
5 Exterior Insulation and Finish System (EIFS)	\$2,003,015.40	\$513,960.96	\$961,745.88	\$144,551.52	\$925,045.80
TOTAL	\$12,378,456.15	\$3,040,860.48	\$4,320,761.71	\$1,154,610.27	\$4,506,194.09
*Basis of Estimate - RSMMeans 2008					

WORK ITEMS	AMP 4			
	GHURA 250 Toto	GHURA 35 Dededo	GHURA 48 Dededo	GHURA 82 Dededo Elderly
I. SITE WORK				
1 Landscaping	\$174,926.50	\$64,637.48	\$89,261.27	\$93,863.00
2 Site Improvement	\$714,869.50	\$392,004.90	\$541,340.10	\$540,165.00
3 Drainage Improvement	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
4 Resurface Parking/ Roads	\$845,000.00	\$130,057.20	\$179,602.80	\$72,060.00
5 Tree Terminal/ Removal	\$40,875.00	\$11,445.00	\$15,805.00	\$27,250.00
6 Handicapped Ramps including Handrailing	\$15,000.00	\$3,150.00	\$4,350.00	\$52,500.00
7 Chainlink Fence	\$45,178.58	\$18,045.43	\$24,919.87	\$84,679.84
8 Subterranean Termite Control	\$4,640,791.32	\$596,817.14	\$824,176.06	\$503,118.00
II. INTERIOR				
1 Replace Floor Tiles	\$421,340.30	\$111,020.15	\$136,151.04	\$57,481.05
2 Replace Interior Doors	\$221,450.00	\$74,250.00	\$109,200.00	\$51,975.00
3 Replace Cabinet and Accessories	\$920,800.00	\$321,000.00	\$408,800.00	\$85,800.00
4 Repair and Repaint Ceiling	\$404,806.60	\$74,651.40	\$96,709.50	\$31,845.00
5 Replace Electrical Outlets	\$51,200.00	\$81,000.00	\$91,600.00	\$16,500.00
6 Replace Exhaust Fan	\$23,600.00	\$7,000.00	\$9,600.00	\$3,300.00
7 Replace Smoke Detector	\$108,120.00	\$38,250.00	\$60,180.00	\$11,220.00
8 Interior Painting	\$984,697.16	\$214,374.40	\$266,097.66	\$79,117.50
9 Replace Interior Wall Tile Finishes	\$221,312.08	\$89,813.50	\$125,378.68	\$58,608.00
10 Replace Bathroom Factor Floor Tiles	\$32,135.20	\$6,112.40	\$6,112.40	\$10,395.00
11 Replace Bathroom Accessories	\$49,800.00	\$18,000.00	\$36,600.00	\$9,900.00
12 Replace Bathroom Fixtures	\$498,000.00	\$30,000.00	\$102,000.00	\$99,000.00
13 Replace Kitchen Cabinet	\$472,000.00	\$140,000.00	\$192,000.00	
14 Repair / Repaint Kitchen Cabinet				\$23,100.00
15 Replace Storage Doors	\$29,464.00	\$9,620.00	\$12,922.00	\$8,382.00
16 Replace Fire Alarm System	\$309,750.00	\$91,875.00	\$126,000.00	\$86,625.00
17 Replace Kitchen Counter-Top (Finish)	\$278,568.40	\$64,707.50	\$64,707.50	
18 Replace Appliances	\$265,323.00	\$78,697.50	\$107,928.00	\$74,200.50
19 Ceiling Insulation	\$225,908.00	\$50,068.20	\$66,614.09	\$26,936.58
20 Gypsum Board Furring System Including Insulation	\$1,247,209.44	\$321,562.00	\$399,146.89	\$118,676.25
21 Replace Interior Plumbing System (Water/Sewer)	\$232,796.23	\$77,456.34	\$106,963.52	\$29,870.41
22 Replace Electrical Wiring System & Panel Board	\$594,422.24	\$197,776.87	\$273,120.44	\$76,271.05
23 Repair Concrete Roof for GHURA 35 and Replace Concrete Roof for GHURA 48		\$673,650.95	\$2,116,076.28	
II. EXTERIOR				
1 Repaint Over Hang Ceiling	\$11,957.00	\$9,363.80	\$19,544.28	\$20,262.00
2 Replace Electrical Waterproof Outlet	\$35,400.00	\$13,000.00	\$8,600.00	\$9,900.00
3 Exterior Painting	\$469,035.28	\$122,776.40	\$280,910.12	\$88,341.00
4 Replace Exterior Doors	\$722,300.00	\$162,750.00	\$260,400.00	\$102,300.00
5 Exterior Insulation and Finish System (EIFS)	\$2,696,585.20	\$736,654.60	\$1,685,456.92	\$530,022.24
TOTAL	\$18,204,621.03	\$5,231,588.16	\$9,048,274.42	\$3,283,664.42
*Basis of Estimate - RSMMeans 2008				

Purpose

The purpose of the Physical Needs Assessment is to identify and provide cost estimates for the following key items:

- Immediate Physical Needs - repairs, replacement and significant maintenance items which should be done immediately.
- Physical Needs Over the Term - repairs, replacements and significant maintenance items which will be needed over the term of the program and two years beyond.

As part of the process, special repair and replacement requirements are also identified. GHURA needs to be aware that certain building components and construction trades may cause a housing unit to experience (or to develop in a short time period) problems that can be corrected only with major repairs or replacements; such conditions are identified as well. This assessment is based on the evaluator's judgment of the actual condition of the improvements and the expected useful life of those improvements. It is understood that the assessment presented are based upon the evaluator's professional judgment and that the actual performance of individual components may vary from a reasonably expected standard and will be affected by circumstances which occur after the date of the inspection.

Objectives

The Public Housing Modernization Standards Handbook 7485.2 provides design, construction and environmental criteria for the modernization of Guam's existing public housing units. These standards establish a uniform basis for evaluating the physical condition and energy efficiency of the public housing units to determine current rehabilitation needs in accordance with Federal housing objectives. These objectives are:

- a. Projects that are safe, in physically sound condition and with all systems performing their intended design function;
- b. Attractive, livable residential environments;
- c. Energy efficient buildings and systems;
- d. Increased security for tenant and project property, where required; and
- e. Projects that can be efficiently maintained at a reasonable operating cost after rehabilitation.

Scope

This study has been prepared in response to the Guam Housing and Urban Renewal Authority's (GHURA) request to develop a viable Physical Needs Assessment mandated by the Quality Housing and Work Responsibility Act (QHWRA). The Physical Needs Assessment provides one of the components in defining capital improvement needs.

Physical Needs Assessments were conducted on the four (4) AMP Housing Development scattered sites. The individual units were assessed by EMPSCO Engineering Consultants during the periods of 02 April 2009 to 30 June 2009.

The study, in broad terms, reviews the physical aspects of each development including site conditions, building types, building envelope materials and structural elements, as well as interior electrical and mechanical systems. A field investigation of each development was conducted. From this on-site investigation, assessments have been made as to the existing conditions of the facilities as well as the extent of the modernization needs required to provide a physically sound, safe, energy efficient environment that will meet HUD modernization and energy conservation standards.

The information provided in this document will assist the GHURA staff in setting priorities for improvements and provide estimates of the required capital expenditure dollars that will be necessary to properly modernize the various developments.

This assessment report provides GHURA with two basic elements of its Physical Improvement Needs, which identifies, on individual development basis, the Immediate physical improvement needs as well as needs over the term.

The urgency of need rating scale has been completed based on the instructions for preparation of Form HUD 52832 - Physical Needs Assessment. A rating value of "1" reflects an immediate need or a health and safety issue. A rating value of "5" reflects the least urgent of the needs listed for each property within the next five years.

Methodology

To efficiently communicate the methodology of this inspection to reviewers of this needs assessment, it is necessary that the assessment approach methodology be established. The following discussion defines the standard level of effort performed in all inspections and which were followed in this inspection. The scope of work for these inspection defines the extent of our work on this project. The procedures prescribed for these inspections are commonly defined as a general level of examination. This type of inspection, commonly termed as General Inspection is described as follows:

General Inspection

This level of effort is essentially as "walk-through" overview, which does not involve removal of any building elements, and can therefore be conducted much more rapidly than other levels of inspection. This inspection confirms as-built building plans and visually detect obvious major damage or deterioration due to wear and tear, severe corrosion or environmental deterioration.

The evaluator relies primarily on visual and/or tactile observations (depending on individual site conditions) to make his/her condition assessments. These observations are normally made over the total exterior and interior living areas of the housing units whether it is an architectural, structural, electrical or mechanical component of each unit.

Testing of mechanical, electrical or alarm systems are beyond the scope of this inspection.

General lighting fixtures are inspected for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine electrical loading or sizing of electrical system. The inspection covers only the visible components of the electrical system. Hidden problems may exist that may not be addressed in this report.

Water heaters are checked for functional operation at time of inspection only. No life expectancy is expressed or implied. Plumbing fixtures are allowed to discharge flow through sewer drain lines to very functional drainage of public sewer or septic system. Testing water for quality, conditioning/filtering systems are not within the scope of this inspection.

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Testing of appliances is not within the scope of this inspection.

Visual documentation of major upgrades, without the aid of any external equipment and tools, are identified with the quantity and quality adequate for documentation of the findings which are to be representative of the facility condition.

Summary of Development and Needs Assessment

The overall condition of the properties assessed is a result of functional use as well as aging and deterioration and is consistent to a certain degree from property to property, and between exterior and interior building envelope. Overall, the collective whole of these properties are in need of whole house modernization and upgrading, including scheduled maintenance.

The following lists below is a comprehensive general summary descriptions of needs assessment were noted throughout the entire four (4) different AMP sites and may warrant additional reviews and/or viable analysis prior to integration within or adaptation of each individual units.

Site

Gates and boundary site perimeter fence which enclose the surrounding properties are badly damage and beyond repair, thus failing to serve its function to provide security for its residents.

Several of the AMP sites experience excessive flooding due to reconfiguration of the site drainage reconfiguration by tenants causing site erosion problems and lack of functional storm drain system. Damage to the fences surrounding the sites were caused by typhoons. Majority of the pavement parking areas and concrete sidewalks are deteriorating. Additionally, sites lacks the proper illumination.

Existing concrete curbs/gutters and ramps provides no proper accessibility routes. Improved landscaping materials and sidewalk widening or replacement would enhance accessibility issues and the appearance of the development. Existing interior roadways and parking spaces exhibits fair to poor condition. The asphalt road surfaces are in the stage of deterioration and will have to be selectively resurfaced and sealed or totally replaced.

GHURA currently maintain 37 units that are designated fully adaptable, but without proper accessible route. Unit sizes vary but each site has at least one accessible unit. This is in compliance with the 5% Federal Requirement of all Housing units. GHURA designates 37 units as being adaptable, however 20% of these units lack either full accessibility compliance or fail to provide an accessible route.

General site development also lacks the designated crosswalks and residential sidewalks that would meet the accessibility standards criteria requirement for public housing units.

Handicap Accessibility. The scattered site development does not meet the handicap accessibility requirement between the housing units. Ramps to adaptable units are inadequate and exceeds slope requirements. Hand rails are inadequate or fails to comply with UFAS criteria requirements. Finish grade elevations are not suitable for handicapped accessibility.

Plumbing System

Water service. The water supply line into these units is determined to be of galvanized material and internally corroded thereby resulting in low water pressure due to rust and mineral build up within the pipe diameter. In many instances when supply lines are unused for long periods and once water is restored evidence of rust and other mineral are observed in the running water. Upgrade all plumbing systems.

Sewerline. The existing sanitary lines from each building to the main line are determined to be in need of replacement. Based on the observed operating conditions of the unit plumbing drain lines, fixture drains are generally observed to be clogged or slow draining. Numerous leaks are observed resulting from broken drain lines possibly caused by seismic ground movements. Upgrade drain line systems.

Building Envelope

The existing building envelop have several immediate problems because of Guam's harsh climate and environmental conditions; cause by typhoons and seismic events; compounded with natural wear, exposure and deterioration of the units due to age.

Roofing Systems. The roofing system on all buildings is a significant problem. The existing concrete roof slab is covered with an elastomeric roof coating system providing little or no insulation value. Existing coating also conceals the evidence of cracks. Inadequate insulation causes the roof slab to radiate heat into the interior like a hot plate surface and makes it difficult to properly repair roof leaks. The heat emission combined with the high humidity is the primary cause in the deterioration of roofing systems. Provide roof insulation and roof coating system.

Exterior Walls. The building exteriors are the first line of defense in this environment, the exterior structure is exposed to water penetration cause by rainy and humid climate. This condition contributes to the building deterioration and poor indoor environmental quality in each unit. All exterior building walls is in need of painting and surface repairs and most important, providing an insulation system.

Doors, Windows, and Screen Doors and Windows. The existing door and window frame seals are generally damage and or missing as a result of past typhoons. Window and door seals fails to prevent air and water penetration inside the units.

Door hardware and door screens and window screens are mostly in poor or damaged condition and in need of replacement.

Exterior doors are exposed to the harsh environment. Existing doors and frames are penetrated by water and causing them to be warped or dry rotted.

Building Interior

Humidity Concerns. Guam is a habitat to the subterranean ground-nesting termite. These termites usually maintain contact with the soil in which the main nest is found. They search outside their nest for wood to feed on and construct earthen tube from the nest to the food source. Nests appear to maintain high humidity and thrive in humid conditions. Termites quickly die from loss of body fluids if exposed to dry condition for long periods. For this reason, it is important to maintain low humidity indoor environmental quality within each unit.

Interior heat and humidity. Issues related to roofing systems and seals around door and window openings generates conditions of heat absorption and build-up of interior high humidity levels. Such high humid conditions, results in indoor environmental deterioration. Provide roof and wall insulation system.

Kitchen Cabinets. Most of these kitchen cabinets have reached the end of their useful life. The wood base kitchen counters have generally been temporarily repaired with concrete and ceramic tiles. Upgrade kitchen cabinets and countertops.

Closet doors. The bedroom and hallway closet doors in majority of all units have been replaced due to termite damage or wear and tear. In several units, closet doors are missing or in damaged condition.

Floor tiles. Floor tiles in these housing units are over three-decades old and have exceeded their useful life. Majority of these floor tiles are worn out and or detached as a result of the past typhoons and flooding inside the units.

Interior surfaces. The unit interior wall and ceiling surfaces exhibit bubbled paint surfaces and/or peeling paint conditions. Interior walls shows existence of molds and mildew on various interior locations. High humidity levels combined with poor air circulation provide conditions that is ideal for growth of molds. In some units, conditions wherein the reinforcing steel has corroded and exposed are in need of repair.

Termite damage. The majority of all units in each site showed conditions of termite infestation and damage.

Structural Systems

GHURA's public housing structures are built of concrete and with modernization and proper maintenance, it is reasonable to forecast long and continuing serviceability for these structures. The buildings are constructed of concrete foundation and slabs on grades with reinforced concrete masonry unit walls and reinforced concrete roofs.

Overall, the general condition of these buildings appeared sound and poses no potential problem areas except for some minor non-structural repairs, such as hairline surface crack, minor spalls and chips. Guam, however, is constantly exposed to a high seismic activity site such that seismic forces are frequently occurring; wind forces due to typhoon also causes some minor structural damage to these structures.

GHURA-48 Structural Concerns: GHURA 48-Dededo, AMP-4, exhibits a condition that warrants the immediate need for structural repair and/or retrofitting measures

Base on the report dated 29 Oct. 2008 by Duenas, Bordallo & Camacho (DBC), excerpts from the report are extracted below and quoted as follows:

"Concrete durability was considered a major contributing factor to the cause for the corrosion and deterioration of reinforcement. Inadequate corrosion protection of slab reinforcement from minimal concrete coverage and porous surfaces introduce moisture into the roof and floor slabs providing the catalyst for the corrosion process.

"The discovery during the most recent inspections conducted on October 27, 2008 confirms that the corrosion of the reinforcement is in fact not insolated and extends throughout the slab surfaces. The deterioration of the reinforcement is so severe that the structural integrity of the roofs has been compromised and in my professional opinion is considered an extreme life safety hazard."

"This may also be enough discovery to consider the entire GHURA 48 Units structurally compromised and vacate the units immediately."

The BDC report findings does not recommend repair of the roofs, but rather a complete replacement of the roofs or a complete demolition and rebuild of the entire 48 units.

Plumbing Fixtures

The existing plumbing system throughout each site development is in poor condition existing faucets in the bathroom lavatories and kitchen sinks should be replaced. Bathroom and kitchen plumbing fixtures are not energy efficient, inoperable, or damaged. Majority of plumbing fixtures are leaking.

Electrical Systems

Ground fault outlets in most kitchens and baths are not operable. Electrical power panel boxes are corroded. The electrical service is barely adequate given the existing conditions of the panel box. Maintenance is more costly and difficult due to the outdated model of these existing panels. Additionally the internal distribution has not been upgraded when requirements for smoke, detectors, ground fault indicators and air condition outlets were added. The electrical system has been pushed beyond capacity and needs upgrading.

The units lack smoke detectors that should be functional. There are GFI receptacles in place and they should be tested and checked regularly. The site area lighting is inadequate as observed throughout the 4-AMP scattered sites and requires upgrading and/or improvements.

Mechanical Systems

The housing units are generally equipped with window type or split-type air conditioning. A/C units are provided and installed by tenants. The electric water heaters are generally functional, however, majority of the equipments are rusted and/or leaking, that over a short period of time is anticipated to eventually fail and need to be replaced.

Installation of window air conditioners by the individual tenants is adequate and inefficient because of the substantial heat gain through the uninsulated walls and damp roof slabs. These Air conditioners adds additional load to the aged electrical wiring distribution system. Provide wall and roof insulation for energy conservation requirements.

Community Center Building

There are four community center facilities, one for each AMP site. Each building is a one-storey structure, located in a residential neighborhood. The overall condition of each facility is noted to be in satisfactory condition. Short term, each community center is in need of replacement floor tile, replacement of ceiling tiles, general interior and exterior painting. Provide roof and exterior wall insulation around building.

Other Items of Note

The other remaining major scope items as identified and validated during the site inspection are summarized below and to include the following:

- An interior electrical systems and lighting to be rewired including replacement of existing electrical panel. New conduits and wiring to be concealed in gyp board wall furring systems.

PHYSICAL NEEDS ASSESSMENT

- All plumbing to be upgraded including lateral, valves and other appurtenances.
- Provide roof membrane and install roof insulation on underside of roof slab.
- Provide (EIFS) Exterior Insulation Finish System on all exterior walls.
- Provide perimeter security fencing and entry gates.
- Provide termite treatment.
- Resurface existing neighborhood access roads and entry driveways.
- Provide railings at ADA Accessible routes.
- Re-grade open areas to address erosion problems and provide proper drainage.
- Impose neighborhood site development by providing proper accessibility routes to comply with UFAS Section 504. Criteria requirements includes new concrete walk and ramp accessibility.
- Replace windows
- Replace doors, exterior doors/ storage doors to be of aluminum/ metal.
- Provide screen for doors and windows.
- Repair bathrooms, including fixtures, finishes and lighting.
- Replace kitchen cabinets, countertops and fixtures.
- Provide (GFM); equipments, water heater, refrigerator, range oven and kitchen range hood.
- Provide site landscape around the neighborhood to better define open spaces; develop tree-lined streetscape. Plant trees to provide privacy screening between buildings and screening of parkings and roadways.
- Replace floor finishes.
- Repaint exterior and interior of buildings.

Background

GHURA provides administrative and maintenance support to 750 public housing units in 4 developments on 12 sites throughout the island of Guam.

The tabulation below shows the breakdown of housing developments with the corresponding number of units, buildings, and site location:

HOUSING DEVELOPMENT	NO. OF UNITS	NO. OF BUILDINGS	LOCATIONS
AMP 1	158	75	Sinajana, Agana Heights, Mongmong and Asan
AMP 2	163	125	Yona, Inarajan, and Talofofo
AMP 3	195	129	Agat, Merizo, and Umatac
AMP 4	234	102	Dededo and Toto

BREAKDOWN OF BEDROOMS PER AMP PER DEVELOPMENT

AMP 1							
Number of Units: 158	1BR	2BR	3BR	4BR	5BR	6BR	TOTALS:
Sinajana	14	18	10	4	0	0	46
Agana Heights	0	10	24	4	0	0	38
Mongmong, Sites 5 and 7	0	12	22	12	2	0	48
Asan	0	6	16	4	0	0	26
TOTALS:	14	46	72	24	2	0	158
Number of Bldgs: 75	1BR	2BR	3BR	4BR	5BR	6BR	TOTALS:
Sinajana (46 units/21 bldgs)	5	9	5	2	0	0	21
Agana Heights (38 units/18 bldgs)	0	5	11	2	0	0	18
Mongmong (48 units/19 bldgs)	0	5	9	4	1	0	19
Asan (26 units; 17 bldgs)	0	3	10	4	0	0	17
TOTALS:	14	46	72	24	2	0	75
AMP 2							
Number of Units: 163	1BR	2BR	3BR	4BR	5BR	6BR	TOTALS:
Yona	0	20	59	20	0	0	99
Inarajan	0	8	9	4	7	0	28
Talofofo	0	10	12	3	2	1	28
Talofofo Elderly	8	0	0	0	0	0	8
TOTALS:	14	46	72	24	2	0	163
Number of Bldgs: 125	1BR	2BR	3BR	4BR	5BR	6BR	TOTALS:
Yona	0	18	53	20	0	0	91
Inarajan	0	0	4	4	7	0	15
Talofofo	0	5	6	3	2	1	17
Talofofo Elderly	2	0	0	0	0	0	2
TOTALS:	14	46	72	24	2	0	125
applies to Inarajan				*4 = 3br units w/5br (duplex); counted in 5br			
applies to Inarajan				*1 = 3br units w/4br (duplex); counted in 4br			
applies to Inarajan				*2 = 2br units w/4br (tri-plex); counted in 4br			
applies to Inarajan				*2 = 2br units w/5br (tri-plex); counted in 5br			

BREAKDOWN OF BEDROOMS PER AMP PER DEVELOPMENT

AMP 3

<i>Number of Units: 195</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>	<i>6BR</i>	<i>TOTALS:</i>
Agat	0	26	30	23	20	0	99
Agat Elderly	32	0	0	0	0	0	32
Merizo	0	8	9	4	7	0	28
Merizo Elderly	9	0	0	0	0	0	9
Umatac	0	8	8	4	7	0	27
TOTALS:	41	42	47	31	34	0	195

<i>Number of Bldgs:129</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>	<i>6BR</i>	<i>TOTALS:</i>
Agat	0	13	30	23	20	0	86
Agat Elderly	7	0	0	0	0	0	7
Merizo	0	2	3	4	7	0	16
Merizo Elderly	2	0	0	0	0	0	2
Umatac	0	4	3	4	7	0	18
TOTALS:	9	19	36	31	34	0	129

applies to Merizo and Umatac

*7 = 3br units w/5br (duplex); counted in 5br

applies to Merizo and Umatac

*4 = 3br units w/4br (duplex); counted in 4br

*2 = 2br units w/5br (trip-lex); counted in 5br

AMP 4

<i>Number of Units: 234</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>	<i>6BR</i>	<i>TOTALS:</i>
Toto	6	0	64	40	8	0	118
Dededo	0	24	39	10	10	0	83
Dededo Elderly	33	0	0	0	0	0	33
TOTALS:	39	24	103	50	18	0	234

<i>Number of Bldgs:102</i>	<i>1BR</i>	<i>2BR</i>	<i>3BR</i>	<i>4BR</i>	<i>5BR</i>	<i>6BR</i>	<i>TOTALS:</i>
Toto	2	0	20	17	4	0	43
Dededo	0	6	26	10	10	0	52
Dededo Elderly	7	0	0	0	0	0	7
TOTALS:	9	6	46	27	14	0	102

• • •
AMP-1
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AMP 1 (Scattered Sites)

AMP-1 GHURA housing development project is located in four (4) separate sites, namely Sinajana, Agana, Mongmong, and Asan. Three of these four sites were constructed in 1971, Sinajana, Agana Heights, and Mongmong, while the Asan site was built in 1987. There are a total of 158 residential units, ranging from a combination of 1-bedroom units to 5-bedroom units that are scattered in 75 buildings, consisting of duplex, row/townhouses, and single family dwelling structures. Majority of these structures are single-storey, except for those units that are located in Asan, which are two-storey. These are located within community residential neighborhoods in each respective village.

Building Construction: Conventional reinforced concrete, slab on grade; masonry bearing walls with plastered finish and reinforced concrete roof slab.

• **Current Physical Condition and Future Needs**

- Vegetation around the area is already overgrown. Roots of big, old trees are protruding from the ground.
- The grounds on the surrounding area are already eroded. The site already needs landscaping.
- The site also needs a general clean-up of the surrounding area. There are many items lying around the area that need to be discarded.
- Splash blocks are chipped or broken.
- Decorative blocks are cracked in front of houses.
- Stained, scratched, or scraped-off painting on door surfaces.
- Doors are stuck, not aligned, or have broken hinges. Some hinges are already rusted. Some doors are also cracked or broken on the sides.
- Door frames are cracked, damaged, or scratched painting.
- Kitchen countertop finishing is stained or cracked.
- Ceiling paint is bloated or has bubbles. Some have cracks or scraped-off painting.
- Some ceilings and walls are water stained.
- Kitchen cabinets have cracks, scratches, or scraped-off painting. Some cabinet doors are not aligned. Some drawers are cracked or damaged as well. Door handles are also broken.
- Kitchen sinks are damaged or rusted. Faucets and other bathroom fixtures are also rusted or broken.
- Walls have cracks or scratched painting.
- Living room vinyl floor tiles are stained or not uniform. Some housing units have different colors or styles of floor tiles.
- Kitchen floor tiles are cracked or stained.
- Leaking and rusty water closets in bathrooms. Some toilets and sinks are also rusty colored or stained. Faucets are broken or leaking.
- There are cracks or dents on aluminum storage doors. Some have vandalism or dirty paints all over.

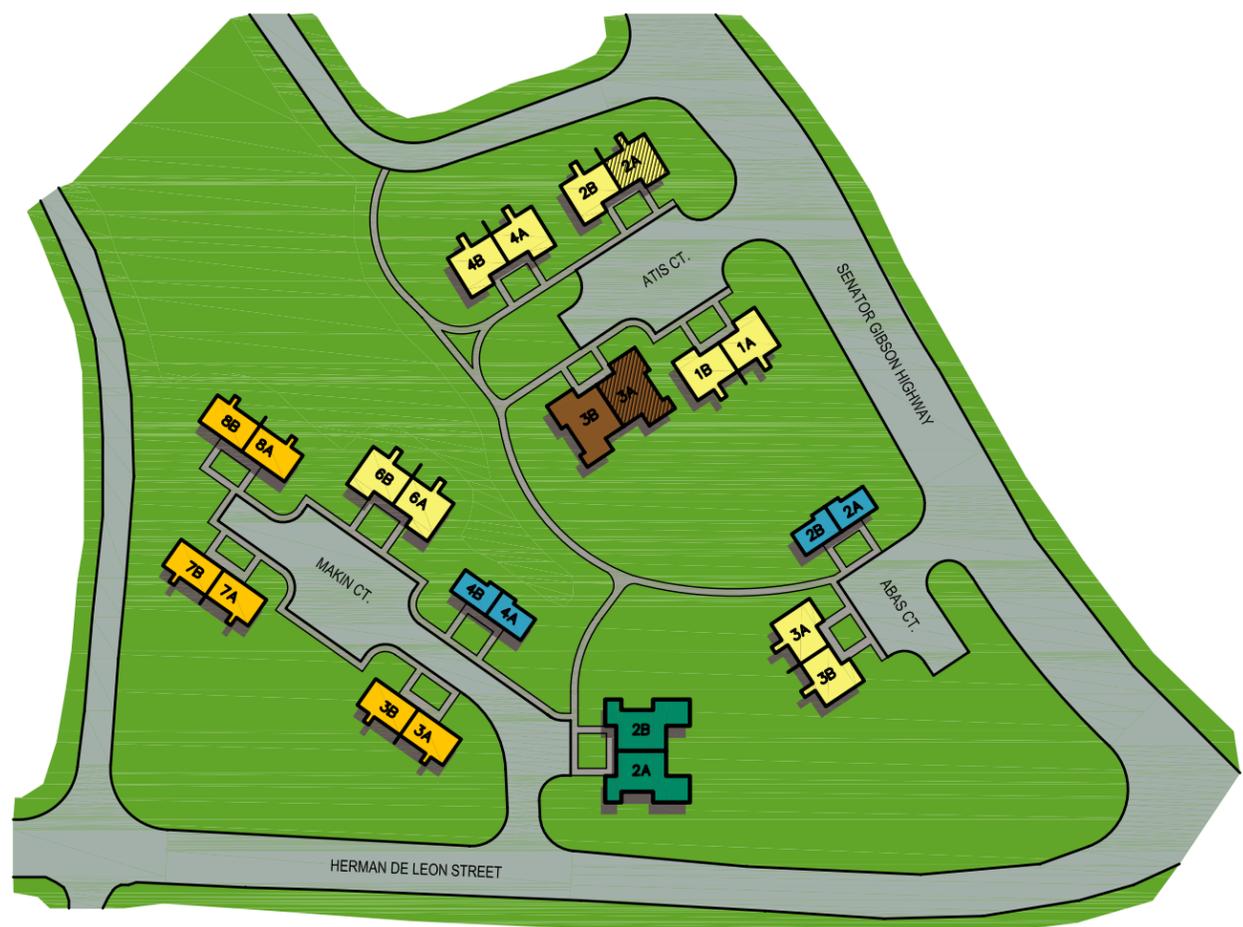
PHYSICAL NEEDS ASSESSMENT

- Eroded topsoil near buildings/units.
- Cracked concrete under kitchen sink is infested with cockroaches and termites. Some sinks are also stained or cracked.
- Old, broken, or inoperable fire alarms. Fire alarms are all electric operated.
- Stained and broken bathroom wall and floor tiles.
- Cracked concrete flooring outside the buildings/units.
- Water stains on interior and exterior walls due to leaks from rain water.
- Broken or deteriorated baseboards.
- Air-conditioning units are not properly placed.
- A concrete window frame repair was not properly finished.
- The area is not wheelchair accessible or disabled friendly. There are no ramps for wheelchairs.
- Rusty, broken, or leaking water pipes in bathroom, kitchen, and laundry areas.
- Broken or damaged electrical switch and cover, electrical outlets and cover, and panel board.
- Some wire cables are lying around the roof.
- Cracked or damaged concrete walkway. Handrails on walkways are also damaged or rusted.
- Stained, damaged, cracked, or leaking concrete roof.
- There are plants growing inside the drainage area.
- Lavatory sinks in laundry areas are also rusted or broken. The cabinets underneath are also damaged.
- Broken or damaged lighting fixtures.
- Broken glass window and other damages.
- Water meter casing are rusted or damaged.
- Rusted railings on concrete stairs going to housing units.
- Damaged stairs' handrails and floor tiles or finishing inside the housing units.
- Damaged medicine cabinets and stained mirrors in bathrooms.
- Stained interior and exterior painting.
- Damaged or cracked concrete flooring on laundry area.
- Concrete fence around the area is already leaning or deteriorated.
- Damaged refrigerators and other kitchen appliances, washing machines, and water heaters.



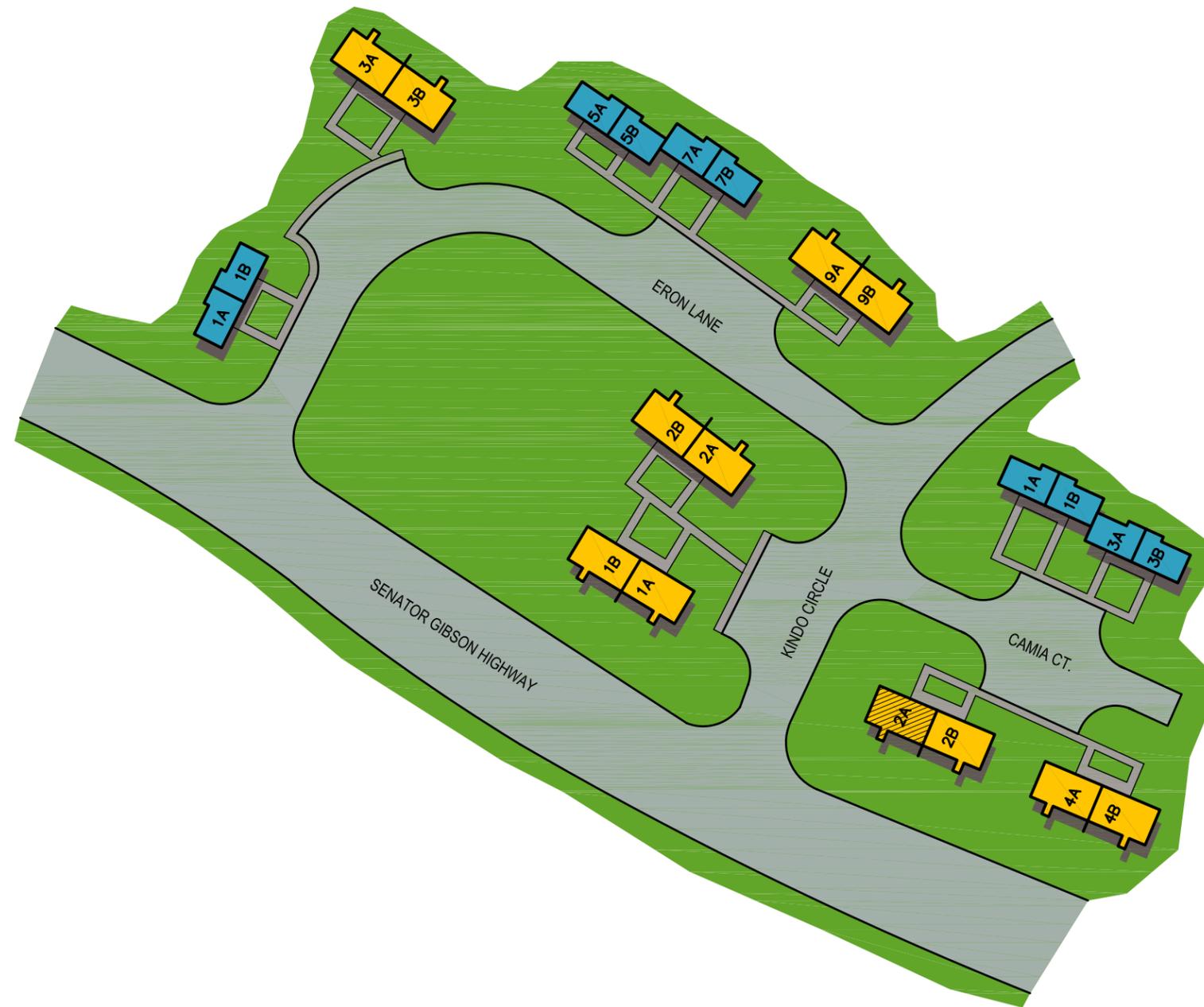
Site Plans / Floor Plans





GHURA 250 SINAJANA - SITE 1 PLAN

LEGEND	REMARKS	UNITS QTY.
	1 BEDROOM	4
	2 BEDROOM	6
	3 BEDROOM	9
	4 BEDROOM	1
	5 BEDROOM	2
	ACCESIBLE UNITS	2
TOTAL UNITS :		24



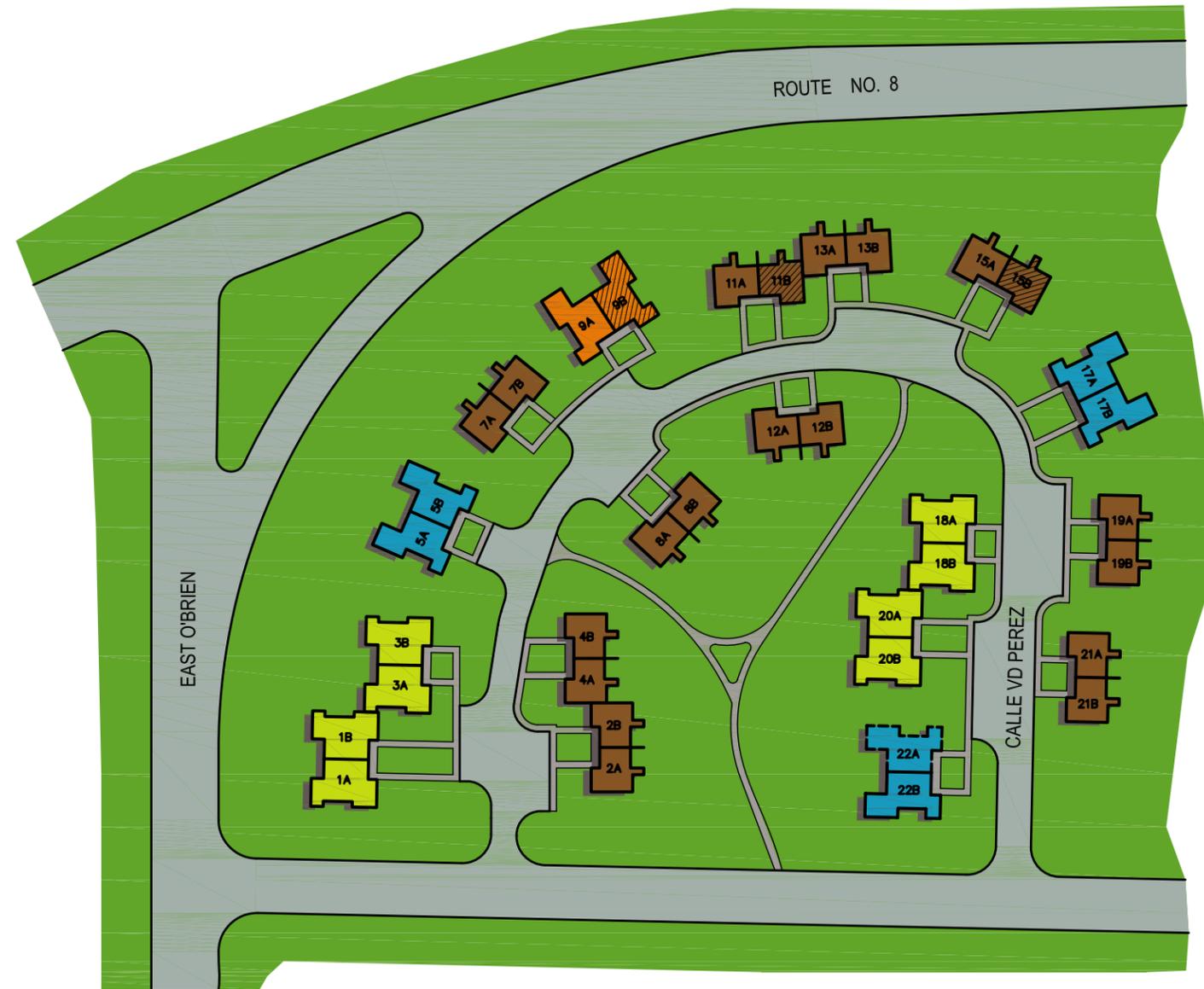
GHURA 250 SINAJANA - SITE 2 PLAN

LEGEND	REMARKS	UNITS QTY.
	1 BEDROOM	10
	2 BEDROOM	11
	ACCESIBLE UNITS	1
TOTAL UNITS:		22

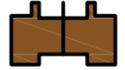


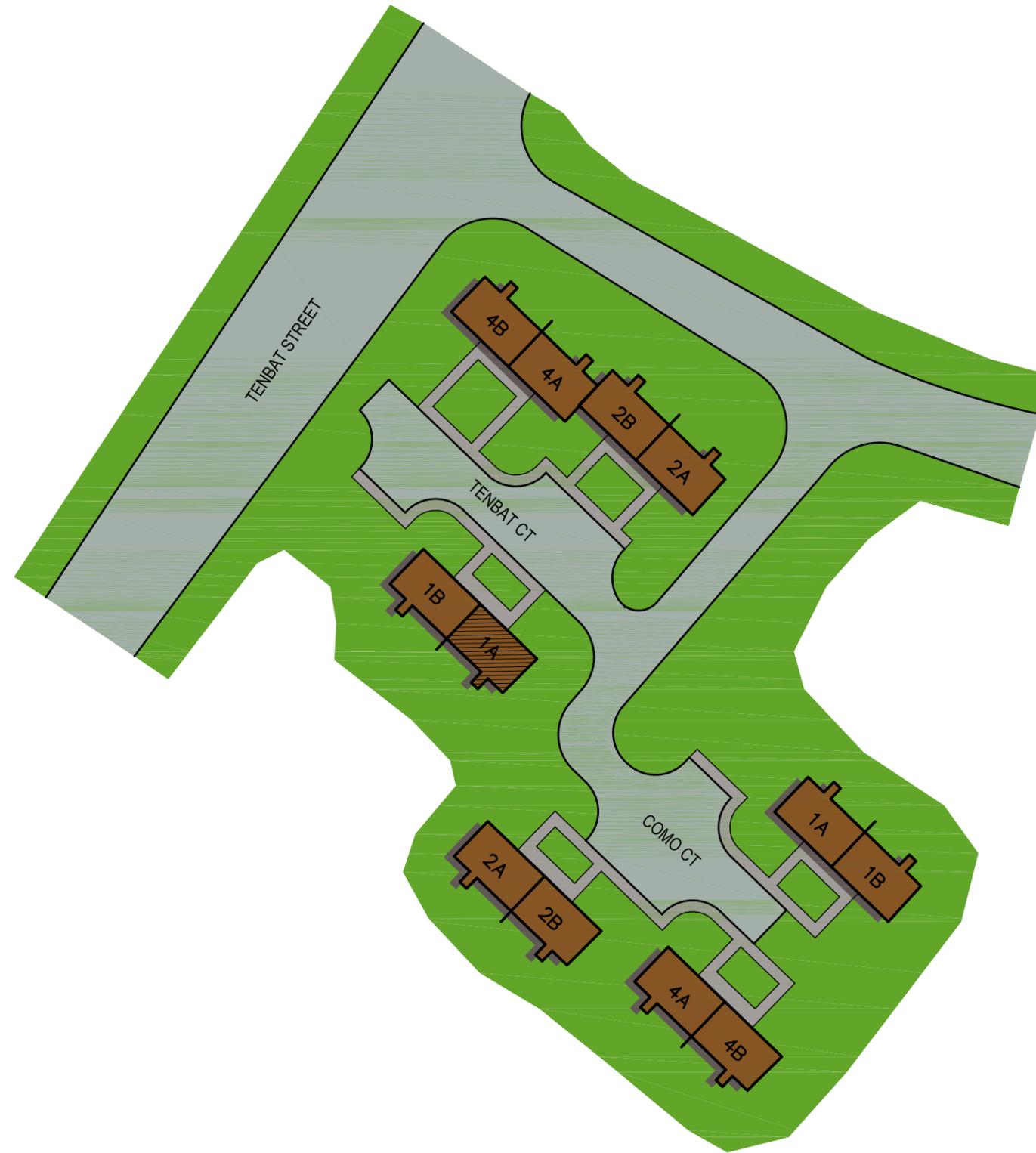
GHURA 250 AGANA - SITE 4 PLAN

LEGEND	REMARKS	UNITS QTY.
	2 BEDROOM	9
	3 BEDROOM	24
	4 BEDROOM	1
	5 BEDROOM	3
	ACCESIBLE UNITS	1
TOTAL UNITS :		38

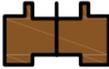


GHURA 250 MONGMONG - SITE 5 PLAN

LEGEND	REMARKS	UNITS QTY.
	3 BEDROOM	1
	3 BEDROOM	18
	4 BEDROOM	8
	4 BEDROOM	1
	5 BEDROOM	5
	ACCESIBLE UNITS	3
TOTAL UNITS :		36



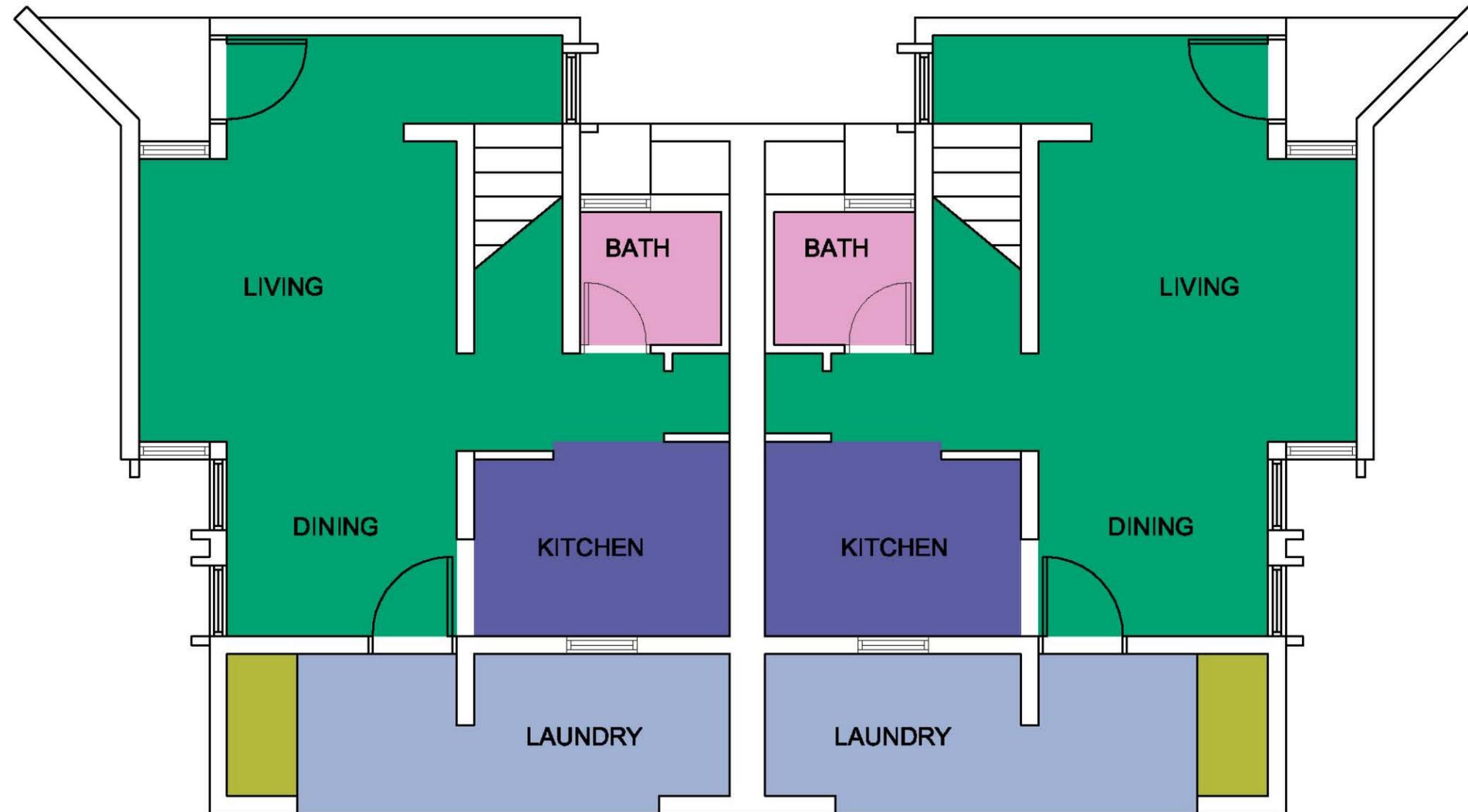
GHURA 250 MONGMONG - SITE 7 PLAN

LEGEND	REMARKS	UNITS QTY.
	3 BEDROOM	11
	ACCESIBLE UNITS	1
TOTAL UNITS :		12

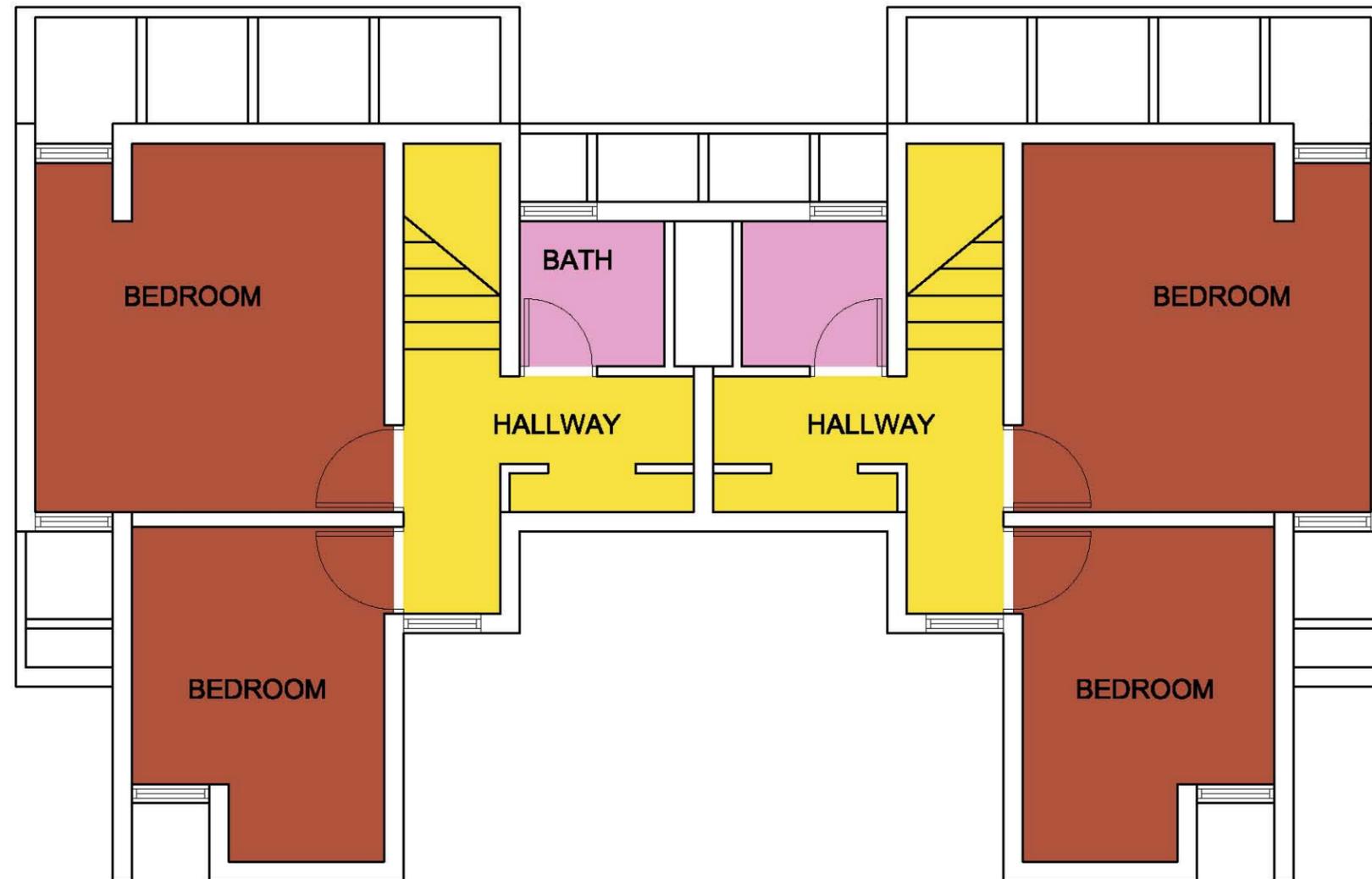


GH 26 ASAN - SITE PLAN

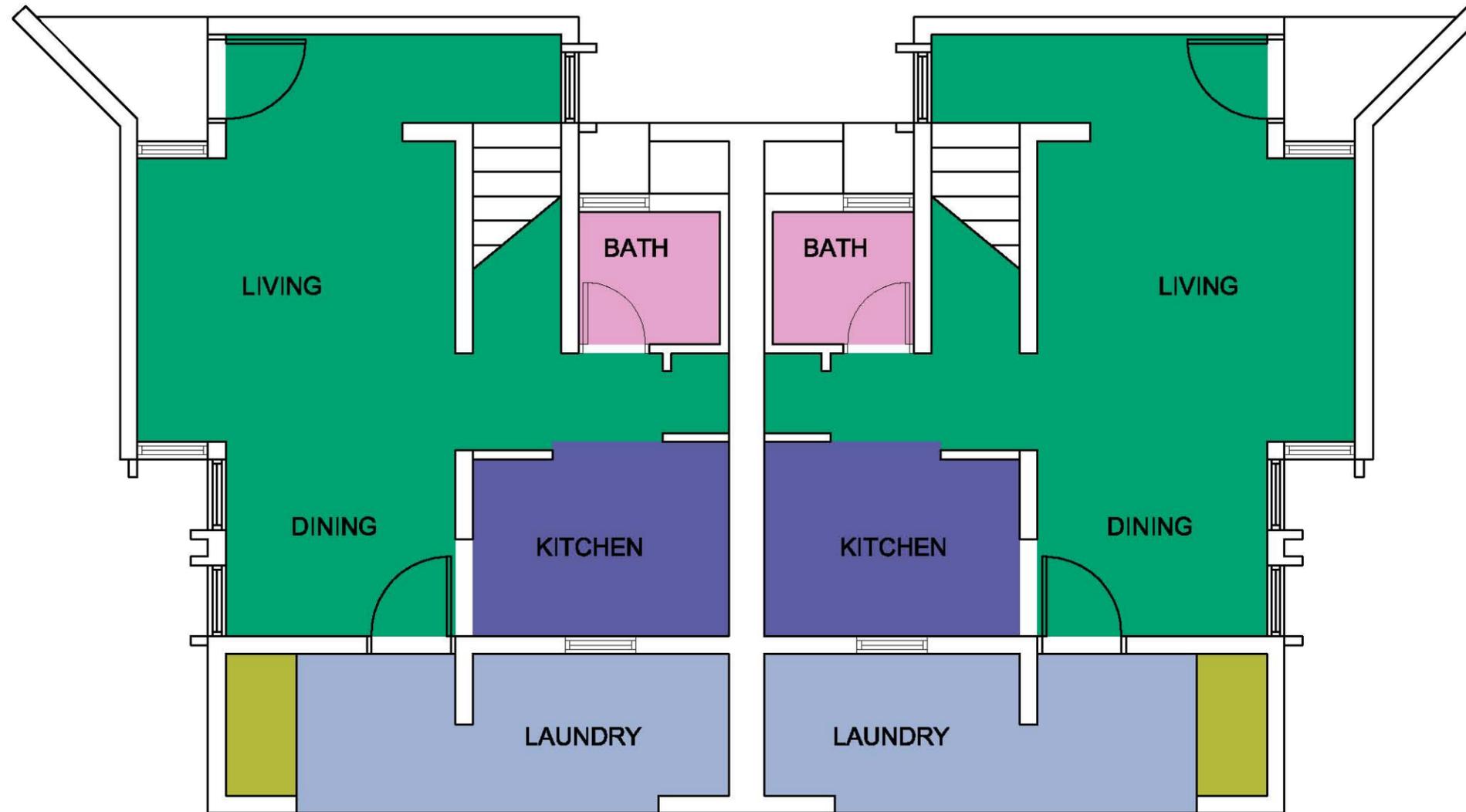
LEGEND	REMARKS
	INDICATES TWO (2) BEDROOM UNIT
	INDICATES THREE (3) BEDROOM UNIT
	INDICATES FOUR (4) BEDROOM UNIT



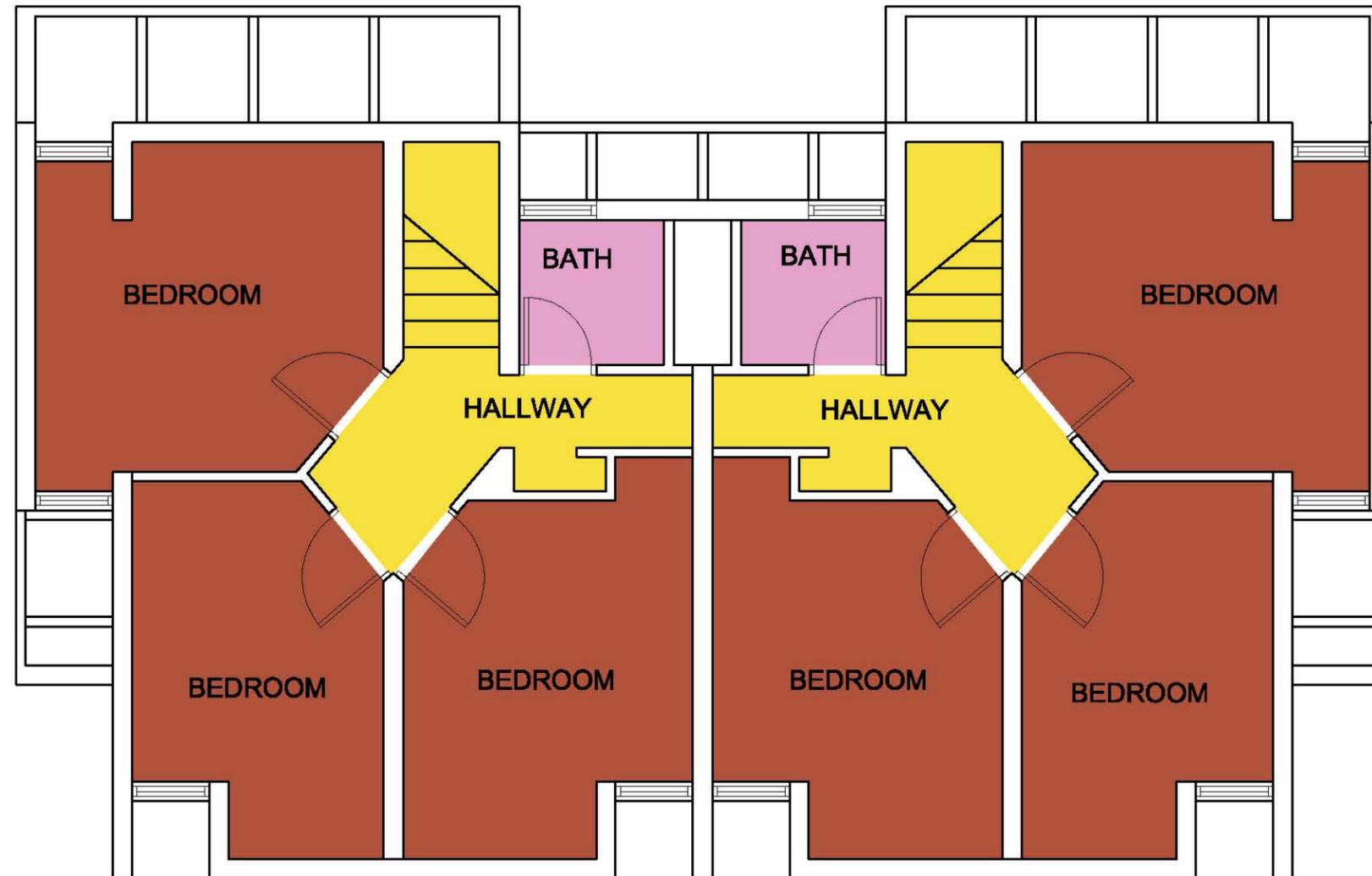
GHURA 26 (2-BEDROOM DUPLEX-1ST FLOOR)



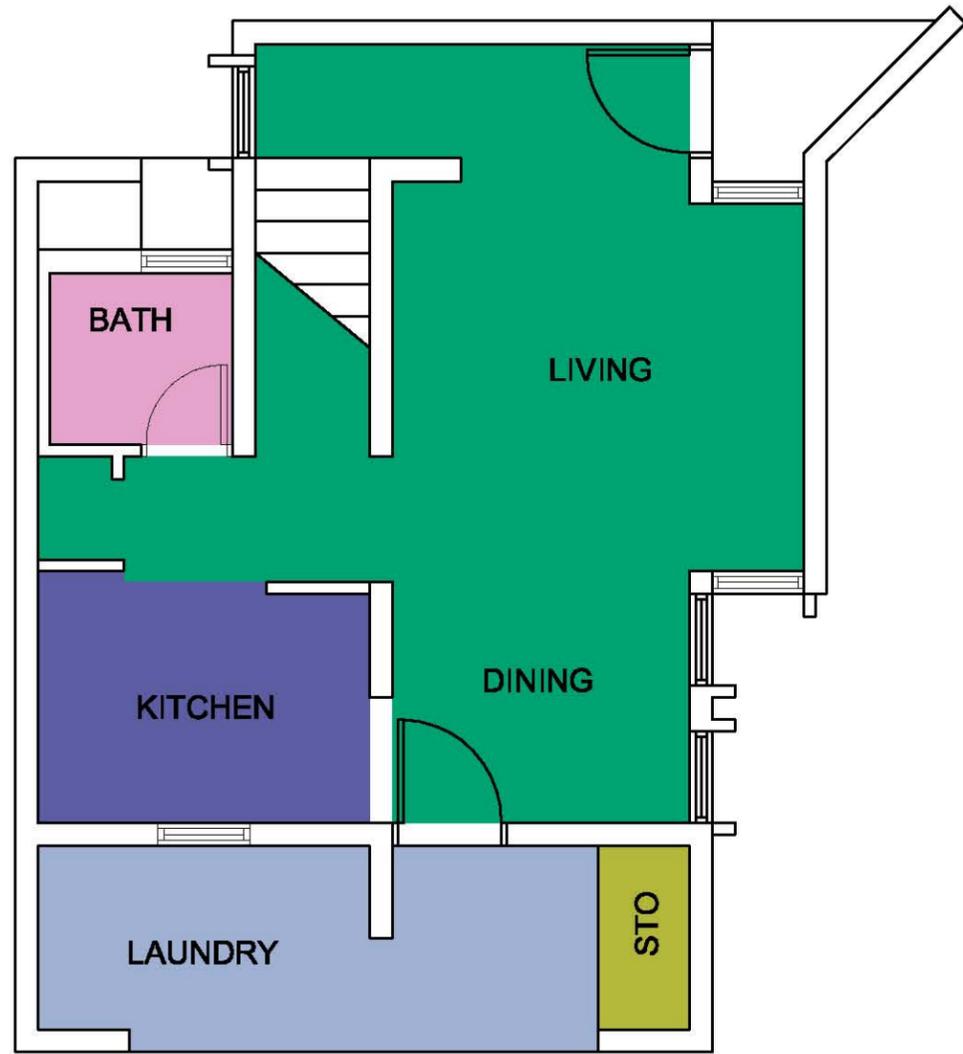
GHURA 26 (2-BEDROOM DUPLEX-2ND FLOOR)



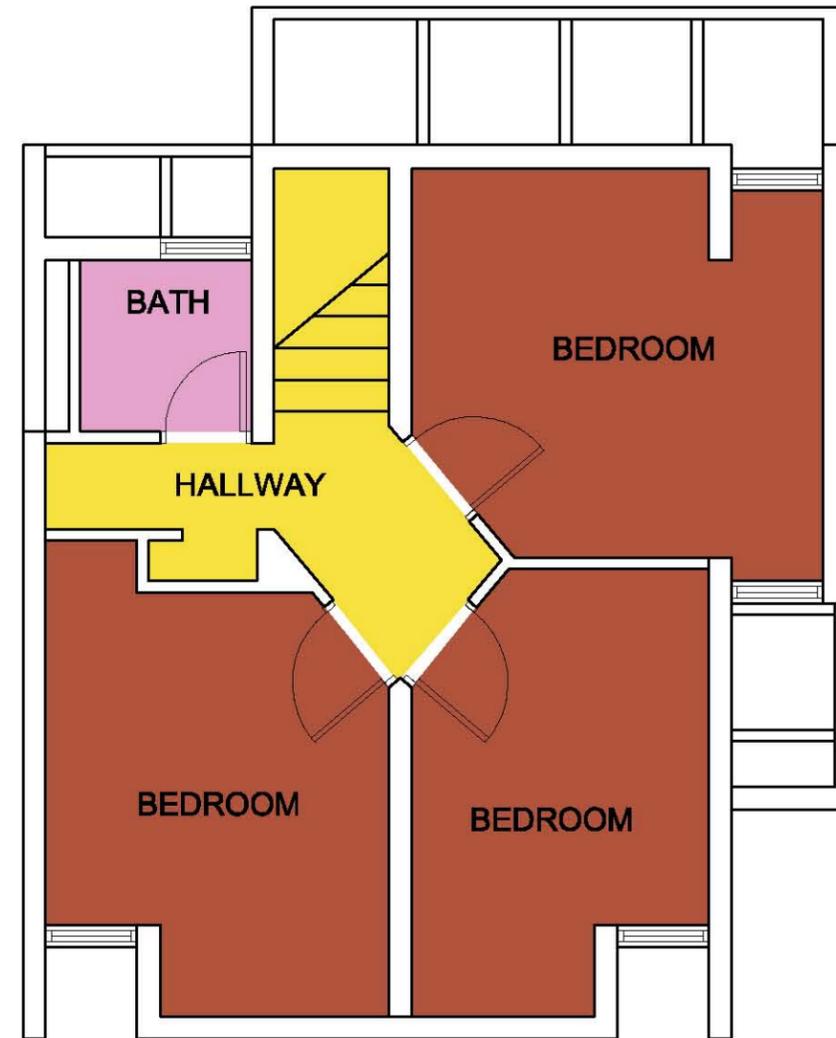
GHURA26 (3-BEDROOM DUPLEX-1ST FLOOR)



GHURA26 (3-BEDROOM DUPLEX-2ND FLOOR)

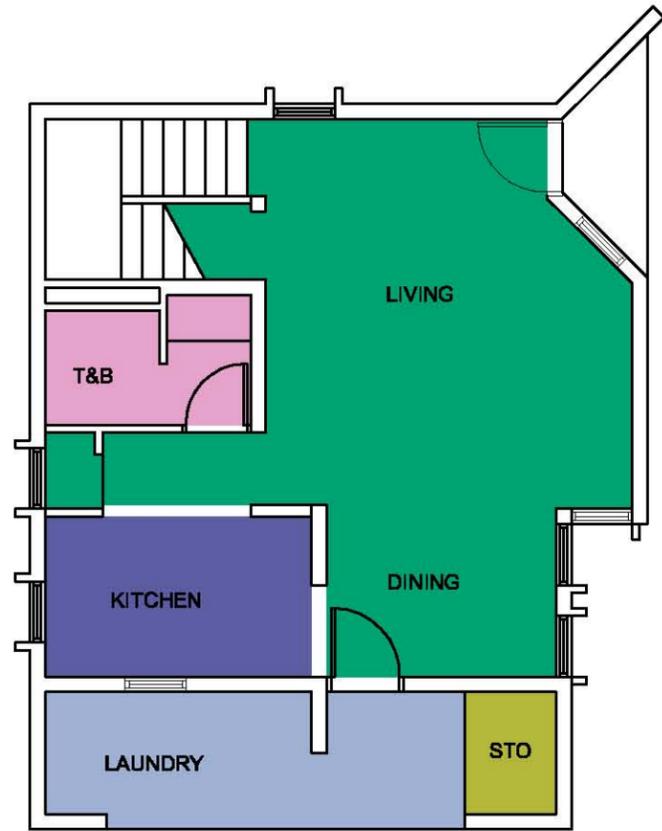


1ST FLOOR

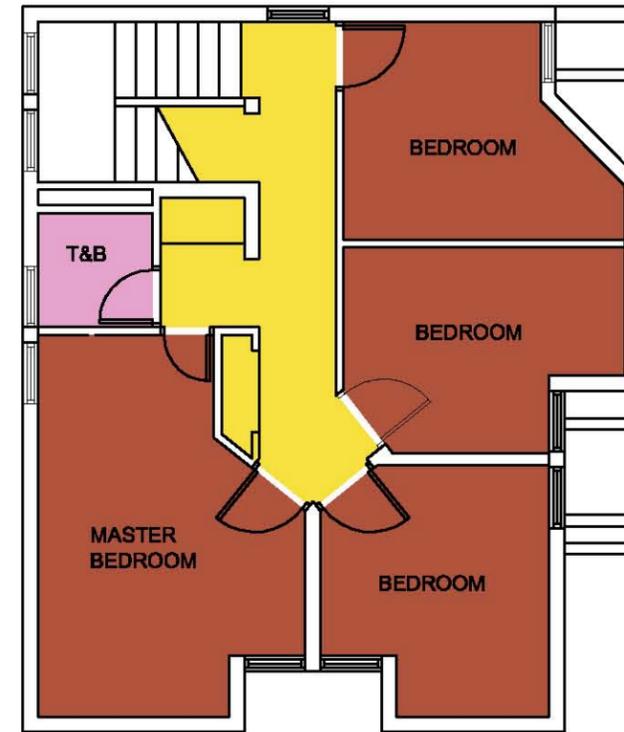


2ND FLOOR

GHURA 26 (3-BEDROOM)

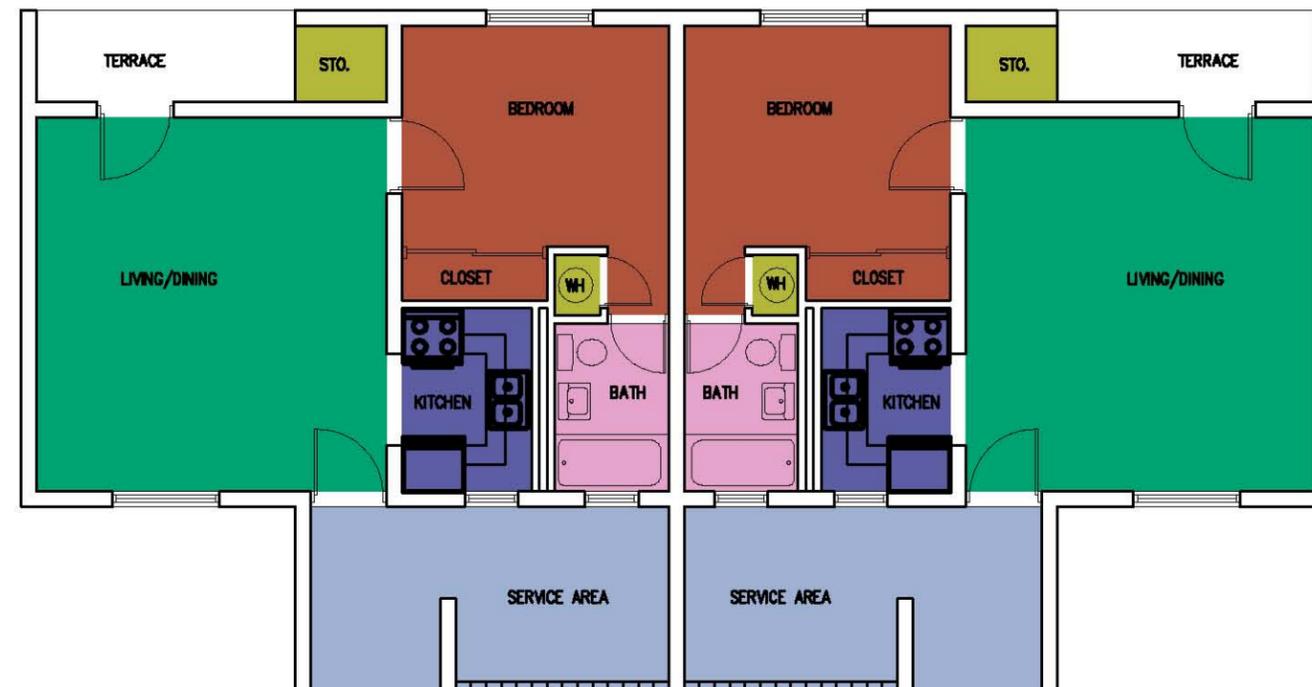


1ST FLOOR



2ND FLOOR

GHURA 26 (4-BEDROOM)



GHURA 250 (1-BEDROOM DUPLEX)



GHURA 250 (2-BEDROOM DUPLEX)



GHURA 250 (3-BEDROOM DUPLEX)



GHURA 250 (4-BEDROOM DUPLEX - 1-1/2 BATH)



GHURA 250 (4-BEDROOM DUPLEX - 2 BATH)



GHURA 250 (5-BEDROOM DUPLEX-2 BATH)



Cost Estimates



NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 2 JULY 09		SHEET 1 OF 4	
ACTIVITY AND LOCATION: AMP1				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 250 - SINAJANA								
<i>I. Subterranean Termite Control</i>								\$604,528.32
a.) 1 Bedroom	4984	SF	0.47	2,342.48	0.19	946.96	\$0.66	\$3,289.44
b.) 2 Bedroom	7848	SF	0.47	3,688.56	0.19	1491.12	\$0.66	\$5,179.68
c.) 3 Bedroom	4920	SF	0.47	2,312.40	0.19	934.80	\$0.66	\$3,247.20
d.) 4 Bedroom	2160	SF	0.47	1,015.20	0.19	410.40	\$0.66	\$1,425.60
<i>II. Tree Terminal/Removal</i>								\$136,250.00
<i>III. Chainlink Fence</i>								\$31,892.75
A. Removal of Fence								
a.) Site 1	1075	LF					4.82	\$5,181.50
b.) Site 2	1000	LF					4.82	\$4,820.00
B. New Fence								
a.) Site 1	1075	LF	6.95	7471.25	3.60	3870.00	10.55	\$11,341.25
b.) Site 2	1000	LF	6.95	6950.00	3.60	3600.00	10.55	\$10,550.00
<i>IV. Landscapping</i>								\$192,602.00
a.) Site 1	300	MSF					304.75	\$91,425.00
b.) Site 2	332	MSF					304.75	\$101,177.00
<i>V. Site Improvement</i>								\$718,198.52
A. Site Improvement (Site 1)								
a.) Street Sign	2	EA	29.50	59.00	11.88	23.76		\$82.76
b.) Concrete Wheel Stop	2	EA	49.00	98.00	10.20	20.40		\$118.40
c.) Pavement Parking	28	SF	3.09	86.52	3.32	92.96	7.49	\$389.20
B. Site Improvement (Site 2)								
a.) Street Sign	2	EA	29.50	59.00	11.88	23.76		\$82.76
b.) Concrete Wheel Stop	2	EA	49.00	98.00	10.20	20.40		\$118.40
c.) Regrading	780	SF	3.09	2,410.20	3.32	2589.60	7.49	\$10,842.00
C. Main Waterline	3230	LF	25.00	80750.00	10.00	\$32,300.00	35.00	\$113,050.00
D. Water line Lateral	2896	LF	25.00	72400.00	10.00	\$28,960.00	35.00	\$101,360.00
E. Main Sewer Lines	2729	LF	30.00	81870.00	15.00	\$40,935.00	45.00	\$122,805.00
F. Sewer Laterals	3410	LF	25.00	85250.00	10.00	\$34,100.00	35.00	\$119,350.00
G. Exterior Street Lighting	1	LS					250,000.00	\$250,000.00
<i>VI. AC Pavement Resurfacing</i>								\$133,716.40
<i>VII. DRAINAGE IMPROVEMENTS</i>								\$200,000.00
<i>VIII. HANDICAPPED RAMPS AND RAILINGS</i>								\$22,500.00
Subtotal								\$2,039,687.99

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 2 JULY 09		SHEET OF 2 4	
ACTIVITY AND LOCATION: AMP1				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 250 - AGANA HEIGHTS								
<i>I. Subterranean Termite Control</i>								\$459,465.60
a.) 2 Bedroom	4360	SF	0.47	2,049.20	0.19	828.40	0.66	\$2,877.60
b.) 3 Bedroom	11808	SF	0.47	5,549.76	0.19	2243.52	0.66	\$7,793.28
c.) 4 Bedroom	2152	SF	0.47	1,011.44	0.19	408.88	0.66	\$1,420.32
<i>II. Tree Terminal/Removal</i>								2,725.00
<i>III. Chainlink fence</i>								\$25,680.20
A. Removal of Fence	1460	LF					4.82	\$7,037.20
B. New Fence	1460	LF	6.95	10147.00	3.60	5256.00	10.55	\$15,403.00
C. Vehicle Gate	2	EA	\$1,150.00	2300.00	\$277.00	554.00	1,427.00	\$2,854.00
D. Pedestrian Gate	2	EA	113.00	226.00	80.00	160.00	193.00	\$386.00
<i>IV. Landscaping</i>								304.75
<i>V. Site Improvement</i>								\$558,338.42
a.) Street Sign	2	EA	29.50	59.00	11.88	23.76		\$82.76
b.) Catch Basin	1	EA	215.00	215.00	90.50	90.50	33.00	\$338.50
c.) French Drain	82	CY	46.50		1.55		3.46	\$4,223.82
d.) Removal of deteriorated Asphalt Concrete pavement and replacement with 2" thk asphalt pavement	177	SY	6.35		0.56		0.51	\$1,313.34
E.MAIN WATERLINE	2984	LF	25.00	74,600.00	10.00	29840.00	35.00	\$104,440.00
F.WATERLINE LATERALS	1150	LF	25.00	28,750.00	10.00	11500.00	35.00	\$40,250.00
G.MAIN SEWER LINES	1860	LF	30.00	55,800.00	15.00	27900.00	45.00	\$83,700.00
H.SEWER LATERALS	2114	LF	25.00	52,850.00	10.00	21140.00	35.00	\$73,990.00
I. EXTERIOR STREET LIGHTING	1	LS		-		0.00	250,000.00	\$250,000.00
<i>VI.AC PAVEMENT RESURFACING</i>								20.00
<i>VII.DRAINAGE IMPROVEMENTS</i>								200,000.00
<i>VIII.HANDICAPPED RAMPS AND RAILINGS</i>								150.00
<i>VIII.HANDICAPPED RAMPS AND RAILINGS</i>								\$7,500.00
Subtotal								\$1,564,105.72

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 2 JULY 09		SHEET 3 OF 4	
ACTIVITY AND LOCATION: AMP1				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 250 - MONGMONG SITE 5 & 7								
<i>I. Subterranean Termite Control</i>								\$748,408.32
a.) 2 Bedroom	5232	SF	0.47	2,459.04	0.19	994.08	\$0.66	\$3,453.12
b.) 3 Bedroom	10824	SF	0.47	5,087.28	0.19	2056.56	\$0.66	\$7,143.84
c.) 4 Bedroom	6456	SF	0.47	3,034.32	0.19	1226.64	\$0.66	\$4,260.96
d.) 5 Bedroom	1112	SF	0.47	522.64	0.19	211.28	\$0.66	\$733.92
<i>II. Tree terminal/removal</i>								\$54,500.00
<i>III. Chainlink Fence</i>								\$53,967.15
A. Removal of Fence								
a.) Site 5	1570	LF					4.82	\$7,567.40
b.) Site 7	1625	LF					4.82	\$7,832.50
B. New Fence								
a.) Site 5	1570	LF	6.95	10911.50	3.60	5652.00	10.55	\$16,563.50
b.) Site 7	1625	LF	6.95	11293.75	3.60	5850.00	10.55	\$17,143.75
C. Vehicle Gate								
a.) Site 5	2	EA	1,150.00	2300.00	277.00	554.00	1,427.00	\$2,854.00
b.) Site 7	1	EA	1,150.00	1150.00	277.00	277.00	1,427.00	\$1,427.00
D. Pedestrian Gate								
a.) Site 5	2	EA	113.00	226.00	80.00	160.00	193.00	\$386.00
b.) Site 7	1	EA	113.00	113.00	80.00	80.00	193.00	\$193.00
<i>IV. Landscaping</i>								\$189,859.25
a.) Site 5	203	MSF					304.75	\$61,864.25
b.) Site 7	420	MSF					304.75	\$127,995.00
<i>V. Site Improvement (Site 5)</i>								\$636,125.30
a.) Stop Sign	2	EA	29.50	59.00	11.88	23.76		\$82.76
b.) Street Name	2	EA	29.50	59.00	11.88	23.76		\$82.76
c.) Handicapped Sign	1	EA	29.50	29.50	11.88	11.88		\$41.38
d.) Wheel Stop	2	EA	49.00	98.00	10.20	20.40		\$118.40
E.MAIN WATERLINE	2987	LF	25.00	74675.00	10.00	\$29,870.00	35.00	\$104,545.00
F. WATERLINE LATERALS	2245	LF	25.00	56125.00	10.00	\$22,450.00	35.00	\$78,575.00
G. MAIN SEWER LINES	2271	LF	30.00	68130.00	15.00	\$34,065.00	45.00	\$102,195.00
H. SEWER LATERALS	2871	LF	25.00	71775.00	10.00	\$28,710.00	35.00	\$100,485.00
EXTERIOR STREET LIGHTING	1	LS		0.00		\$0.00	250,000.00	\$250,000.00
VI. AC PAVEMENT RESURFACING	6036.02	SY	12.00	72432.24	8.00	\$48,288.16	20.00	\$120,720.40
VII. DRAINAGE IMPROVEMENTS	1	LS		0.00		\$0.00	200,000.00	\$200,000.00
VIII. HANDICAPPED RAMPS AND RAILINGS	200	SF					150.00	\$30,000.00
Subtotal								\$2,033,580.42

ACTIVITY AND LOCATION: AMP1	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 28 - ASAN								
<i>I. Subterranean Termite Control</i>								\$194,388.48
a.) 2 Bedroom	2832	SF	0.47	2,832.47	0.19	538.08	\$0.66	\$1,869.12
b.) 3 Bedroom	7552	SF	0.47	7,552.47	0.19	1434.88	\$0.66	\$4,984.32
c.) 4 Bedroom	944	SF	0.47	944.47	0.19	179.36	\$0.66	\$623.04
<i>II. Tree Terminal / Removal</i>	15	EA					2,725.00	\$40,875.00
<i>III. Chainlink Fence</i>								\$28,920.20
A. Removal of Fence	1460	LF					4.82	\$7,037.20
B. New Fence	1460	LF	6.95	10147.00	3.60	5256.00	10.55	\$15,403.00
C. Vehicle Gate	2	EA	\$1,150.00	2300.00	\$277.00	554.00	1,427.00	\$5,708.00
D. Pedestrian Gate	2	EA	113.00	226.00	80.00	160.00	193.00	\$772.00
<i>IV. Landscaping</i>	510	MSF					304.75	\$155,422.50
<i>V. SITE IMPROVEMENT</i>								\$424,750.00
A. MAIN WATERLINE	563	LF	25.00	14075.00	10.00	\$5,630.00	35.00	\$19,705.00
B. WATERLINE LATERALS	1870	LF	25.00	46750.00	10.00	\$18,700.00	35.00	\$65,450.00
C. MAIN SEWER LINES	563	LF	30.00	16890.00	15.00	\$8,445.00	45.00	\$25,335.00
D. SEWER LATERALS	1836	LF	25.00	45900.00	10.00	\$18,360.00	35.00	\$64,260.00
E. EXTERIOR STREET LIGHTING	1	LS					250,000.00	\$250,000.00
<i>VI. AC PAVEMENT RESURFACING</i>	3418.44	SY	12.00	41021.28	8.00	\$27,347.52	20.00	\$68,368.80
<i>VII. DRAINAGE IMPROVEMENTS</i>	1	LS					200,000.00	\$200,000.00
<i>VIII. HANDICAPPED RAMPS AND RAILINGS</i>	50	SF					150.00	\$7,500.00
Subtotal								\$1,120,224.98
TOTAL								\$6,757,599.11

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 1 OF 2	
ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 1 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
A. INTERIOR									
1. Replace Floor (Vinyl)								\$1,395.03	
a. Master Bedroom	143.69	SF	\$1.50	\$215.54	\$2.00	\$287.38	\$3.50	\$502.92	
b. Living / Dining Room	254.89	SF	\$1.50	\$382.34	\$2.00	\$509.78	\$3.50	\$892.12	
2. Replace Doors -Hardwares&Accessories								\$775.00	
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
c. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00	
3. Replace Cabinet & Accessories								\$6,600.00	
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00	
b. Living / Dining Room	2	EA	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00	
c. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
d. Utility	2	EA	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00	
4. Repair and Repaint Ceiling								\$1,325.06	
a. Master Bedroom	143.69	SF	\$1.00	\$143.69	\$1.00	\$143.69	\$2.00	\$287.38	
b. Bathroom #1	37.72	SF	\$1.00	\$37.72	\$1.00	\$37.72	\$2.00	\$75.44	
c. Living / Dining	254.89	SF	\$1.00	\$254.89	\$1.00	\$254.89	\$2.00	\$509.78	
d. Kitchen	48	SF	\$1.00	\$48.00	\$1.00	\$48.00	\$2.00	\$96.00	
e. Utility	119.56	SF	\$1.00	\$119.56	\$1.00	\$119.56	\$2.00	\$239.12	
f. Terrace	58.67	SF	\$1.00	\$58.67	\$1.00	\$58.67	\$2.00	\$117.34	
5. Replace Smoke Detector								\$510.00	
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00	
b. Living / Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00	
c. Utility	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00	
6. Repair and Repaint Interior Painting Finishes								\$3,651.04	
a. Master Bedroom	498.38	SF	\$1.00	\$498.38	\$1.00	\$498.38	\$2.00	\$996.76	
b. Living / Dining Room	549.78	SF	\$1.00	\$549.78	\$1.00	\$549.78	\$2.00	\$1,099.56	
c. Utility	455.32	SF	\$1.00	\$455.32	\$1.00	\$455.32	\$2.00	\$910.64	
d. Terrace	322.04	SF	\$1.00	\$322.04	\$1.00	\$322.04	\$2.00	\$644.08	
7. Replace Bathroom Accessories								\$300.00	
8. Replace Fixtures - Faucets,Lavatory, Sink,Water Closet,	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	
9. Replace Kitchen Cabinets	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00	
10. Repaint Plumbing or any Pipe Connection	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00	
11. Replace Kitchen Counter Top Finish	25.78	SF	\$75.00	\$1,933.50	\$35.00	\$902.30	\$110.00	\$2,835.80	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 2 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,307.66
a. Master Bedroom	168.56	SF	\$1.50	\$252.84	\$2.00	\$337.12	\$3.50	\$589.96
b. Bedroom #2	122.67	SF	\$1.50	\$184.01	\$2.00	\$245.34	\$3.50	\$429.35
c. Living / Dining Room	194.44	SF	\$1.50	\$291.66	\$2.00	\$388.88	\$3.50	\$680.54
d. Hall / Corridor	76.33	SF	\$1.50	\$114.50	\$2.00	\$152.66	\$3.50	\$267.16
e. Kitchen (VCT)	97.33	SF	\$1.50	\$146.00	\$2.00	\$194.66	\$3.50	\$340.66
f. Bathroom #1 (Tiles)	39.11	SF	\$5.00	\$195.55	\$2.00	\$78.22	\$7.00	\$273.77
2. Replace Doors&Windows-Hardwares&Accessories								\$800.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
3. Replace Cabinet & Accessories								\$3,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair and Repaint Ceiling								\$1,911.56
a. Master Bedroom	168.56	SF	\$1.00	\$168.56	\$1.00	\$168.56	\$2.00	\$337.12
b. Bedroom #2	122.67	SF	\$1.00	\$122.67	\$1.00	\$122.67	\$2.00	\$245.34
c. Bathroom #1	39.11	SF	\$1.00	\$39.11	\$1.00	\$39.11	\$2.00	\$78.22
d. Living / Dining	194.44	SF	\$1.00	\$194.44	\$1.00	\$194.44	\$2.00	\$388.88
e. Kitchen	97.33	SF	\$1.00	\$97.33	\$1.00	\$97.33	\$2.00	\$194.66
f. Hall / Corridor	76.33	SF	\$1.00	\$76.33	\$1.00	\$76.33	\$2.00	\$152.66
g. Laundry	119.56	SF	\$1.00	\$119.56	\$1.00	\$119.56	\$2.00	\$239.12
h. Terrace	137.78	SF	\$1.00	\$137.78	\$1.00	\$137.78	\$2.00	\$275.56
5. Replace Electrical Outlets, Connections & Auxillaries								\$2,000.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
c. Bathroom #1	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
d. Living / Dining Room	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
e. Kitchen (GFCI's Circuit Breakers)	1	EA	\$400.00	\$400.00	\$400.00	\$400.00	\$800.00	\$800.00
f. Hall / Corridor	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
g. Laundry	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 2 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER			
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER			
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER			
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
14. Ceiling Insulation								\$1,361.25	
a. Master Bedroom	167.56	SF	\$1.00	\$167.56	\$0.50	\$83.78	\$1.50	\$251.33	
b. Bedroom #2	121.63	SF	\$1.00	\$121.63	\$0.50	\$60.82	\$1.50	\$182.45	
c. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.16	\$1.50	\$57.49	
d. Living Room/Dining Room	242.44	SF	\$1.00	\$242.44	\$0.50	\$121.22	\$1.50	\$363.67	
e. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00	
f. Hall/Corridors (Located along Bedrooms & Bath.)	32.21	SF	\$1.00	\$32.21	\$0.50	\$16.10	\$1.50	\$48.31	
g. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33	
h. Terrace	137.78	SF	\$1.00	\$137.78	\$0.50	\$68.89	\$1.50	\$206.67	
15. Gypsum Board Furring System incl. insulation								\$9,091.68	
a. Master Bedroom	630.00	SF	\$1.30	\$819.00	\$1.70	\$1,071.00	\$3.00	\$1,890.00	
b. Bedroom #2	526.50	SF	\$1.30	\$684.45	\$1.70	\$895.05	\$3.00	\$1,579.50	
c. Living Room/Dining Room	832.50	SF	\$1.30	\$1,082.25	\$1.70	\$1,415.25	\$3.00	\$2,497.50	
d. Hall/Corridors (Located along Bedrooms & Bath.)	295.31	SF	\$1.30	\$383.91	\$1.70	\$502.03	\$3.00	\$885.94	
e. Terrace	408.75	SF	\$1.30	\$531.37	\$1.70	\$694.87	\$3.00	\$1,226.24	
f. Utility	337.50	SF	\$1.30	\$438.75	\$1.70	\$573.75	\$3.00	\$1,012.50	
B. EXTERIOR									
1. Repair and Repaint over hang ceiling	137.78	SF	\$1.00	\$137.78	\$1.00	\$137.78	\$2.00	\$275.56	
2. Repaint Exterior Painting	1050	SF	\$1.00	\$1,050.00	\$1.00	\$1,050.00	\$2.00	\$2,100.00	
3. Replace Exterior Doors	3	EA	\$700.00	\$2,100.00	\$400.00	\$1,200.00	\$1,100.00	\$3,300.00	
4. Exterior Insulation Finish System	1893.75	SF	\$4.50	\$8,521.86	\$7.50	\$14,203.10	\$12.00	\$22,724.96	
5. Replace Electrical Waterproof Outlet	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00	
Total Preliminary Estimate								\$71,926.94	

ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 3 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$3,360.81
a. Master Bedroom	148.83	SF	\$1.50	\$223.25	\$2.00	\$297.66	\$3.50	\$520.91
b. Bedroom #2	111.86	SF	\$1.50	\$167.79	\$2.00	\$223.72	\$3.50	\$391.51
c. Bedroom #3	122.67	SF	\$1.50	\$184.01	\$2.00	\$245.34	\$3.50	\$429.35
d. Living / Dining Room	360.06	SF	\$1.50	\$540.09	\$2.00	\$720.12	\$3.50	\$1,260.21
e. Hall / Corridor	119.48	SF	\$1.50	\$179.22	\$2.00	\$238.96	\$3.50	\$418.18
f. Bathroom #1 (Tiles)	39.11	SF	\$5.00	\$195.55	\$2.00	\$78.22	\$7.00	\$273.77
a. Kitchen	97.33	SF	\$1.50	\$146.00	\$2.00	\$194.66	\$3.50	\$340.66
2. Replace Doors - Hardwares & Accessories								\$1,575.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace and Repaint Cabinet Accessories								\$9,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Bathroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Living / Dining	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
g. Hall / Corridors	2	EA	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
h. Laundry	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair and Repaint Ceiling								\$2,513.36
a. Master Bedroom	148.83	SF	\$1.00	\$148.83	\$1.00	\$148.83	\$2.00	\$297.66
b. Bedroom #2	111.86	SF	\$1.00	\$111.86	\$1.00	\$111.86	\$2.00	\$223.72
c. Bedroom #3	122.67	SF	\$1.00	\$122.67	\$1.00	\$122.67	\$2.00	\$245.34
d. Bathroom #1	39.11	SF	\$1.00	\$39.11	\$1.00	\$39.11	\$2.00	\$78.22
e. Kitchen	97.33	SF	\$1.00	\$97.33	\$1.00	\$97.33	\$2.00	\$194.66
f. Living / Dining	360.06	SF	\$1.00	\$360.06	\$1.00	\$360.06	\$2.00	\$720.12
g. Hall / Corridors	119.48	SF	\$1.00	\$119.48	\$1.00	\$119.48	\$2.00	\$238.96
h. Laundry	119.56	SF	\$1.00	\$119.56	\$1.00	\$119.56	\$2.00	\$239.12

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 3 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
i. Terrace	137.78	SF	\$1.00	\$137.78	\$1.00	\$137.78	\$2.00	\$275.56
5. Replace Electrical Outlets, Connections & Auxillaries								\$2,000.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
c. Bedroom #3	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
d. Bathroom #1	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
e. Bathroom #2	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
f. Living / Dining	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
g. Hall / Corridors	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
h. Kitchen (GFCI's circuit breaker)	1	EA	\$400.00	\$400.00	\$400.00	\$400.00	\$800.00	\$800.00
6. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
7. Replace Smoke Detector								\$850.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Bedroom #3	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Living / Dining	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
e. Hall / Corridors	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
8. Repaint Interior Paintings / Finishes								\$6,016.74
a. Master Bedroom	419.24	SF	\$1.00	\$419.24	\$1.00	\$419.24	\$2.00	\$838.48
b. Bedroom #2	377.6	SF	\$1.00	\$377.60	\$1.00	\$377.60	\$2.00	\$755.20
c. Bedroom #3	394.26	SF	\$1.00	\$394.26	\$1.00	\$394.26	\$2.00	\$788.52
d. Living / Dining	702.47	SF	\$1.00	\$702.47	\$1.00	\$702.47	\$2.00	\$1,404.94
e. Hall / Corridors	681.64	SF	\$1.00	\$681.64	\$1.00	\$681.64	\$2.00	\$1,363.28
f. Terrace	433.16	SF	\$1.00	\$433.16	\$1.00	\$433.16	\$2.00	\$866.32
9. Replace Interior Finished (wall Tile Finish)	216.58	SF	\$5.00	\$1,082.90	\$2.00	\$433.16	\$7.00	\$1,516.06
10. Replace Bathroom Accessories	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
11. Replace Bathroom Fixtures	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
12. Replace Kitchen Counter Top Finish	21.5	SF	\$75.00	\$1,612.50	\$35.00	\$752.50	\$110.00	\$2,365.00
13. Repaint Kitchen Cabinets, Racks - Hardwares & Acc.	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 3 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
14. Ceiling Insulation								\$1,807.61
a. Master Bedroom	148.83	SF	\$1.00	\$148.83	\$0.50	\$74.42	\$1.50	\$223.25
b. Bedroom #2	110.72	SF	\$1.00	\$110.72	\$0.50	\$55.36	\$1.50	\$166.08
c. Bedroom #3	121.67	SF	\$1.00	\$121.67	\$0.50	\$60.83	\$1.50	\$182.50
d. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.16	\$1.50	\$57.49
e. Living Room/Dining Room	404.50	SF	\$1.00	\$404.50	\$0.50	\$202.25	\$1.50	\$606.75
f. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00
g. Hall/Corridors	74.14	SF	\$1.00	\$74.14	\$0.50	\$37.07	\$1.50	\$111.20
h. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33
i. Terrace	139.33	SF	\$1.00	\$139.33	\$0.50	\$69.67	\$1.50	\$209.00
15. Gypsum Board Furring System incl. insulation								\$12,034.47
a. Master Bedroom	566.21	SF	\$1.30	\$736.08	\$1.70	\$962.56	\$3.00	\$1,698.64
b. Bedroom #2	504.34	SF	\$1.30	\$655.64	\$1.70	\$857.37	\$3.00	\$1,513.01
c. Bedroom #3	525.04	SF	\$1.30	\$682.55	\$1.70	\$892.56	\$3.00	\$1,575.11
d. Living Room/Dining Room	1102.50	SF	\$1.30	\$1,433.25	\$1.70	\$1,874.25	\$3.00	\$3,307.50
e. Hall/Corridors	567.19	SF	\$1.30	\$737.35	\$1.70	\$964.23	\$3.00	\$1,701.57
f. Utility	337.50	SF	\$1.30	\$438.75	\$1.70	\$573.75	\$3.00	\$1,012.50
g. Terrace	408.71	SF	\$1.30	\$531.33	\$1.70	\$694.81	\$3.00	\$1,226.14
B. EXTERIOR								
1. Repaint over hang ceiling	1148.3	EA	\$1.00	\$1,148.30	\$1.00	\$1,148.30	\$2.00	\$2,296.60
2. Repaint exterior painting finishes	137.78	EA	\$1.00	\$137.78	\$1.00	\$137.78	\$2.00	\$275.56
3. Replace Exterior Doors	4	EA	\$700.00	\$2,800.00	\$400.00	\$1,600.00	\$1,100.00	\$4,400.00
4. Exterior Insulation Finish System	2004.38	SF	\$4.50	\$9,019.70	\$7.50	\$15,032.84	\$12.00	\$24,052.55
5. Replace Electrical Waterproof Outlet	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
Total Preliminary Estimate								\$87,611.03

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 4 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$3,952.87
a. Master Bedroom	141	SF	\$1.50	\$211.50	\$2.00	\$282.00	\$3.50	\$493.50
b. Bedroom #2	106.17	SF	\$1.50	\$159.26	\$2.00	\$212.34	\$3.50	\$371.60
c. Bedroom #3	165.79	SF	\$1.50	\$248.69	\$2.00	\$331.58	\$3.50	\$580.27
d. Bedroom #4	141	SF	\$1.50	\$211.50	\$2.00	\$282.00	\$3.50	\$493.50
e. Living / Dining Room	282.25	SF	\$1.50	\$423.38	\$2.00	\$564.50	\$3.50	\$987.88
f. Hall / Corridors	195.85	SF	\$1.50	\$293.78	\$2.00	\$391.70	\$3.50	\$685.48
g. Kitchen (VCT)	97.33	SF	\$1.50	\$146.00	\$2.00	\$194.66	\$3.50	\$340.66
h. Bathroom #1 (Tiles)	39.11	SF	\$5.00	\$195.55	\$2.00	\$78.22	\$7.00	\$273.77
i. Bathroom #2 (Tiles)	39.11	SF	\$5.00	\$195.55	\$2.00	\$78.22	\$7.00	\$273.77
2. Replace Hollow Doors - Hardwares & Accessories								\$2,350.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
e. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
f. Bathroom #2	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinets & Accessories								\$8,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Bathroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
g. Lining / Dining	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
h. Patio (Storage)	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair & Repaint Ceiling								\$2,926.86
a. Master Bedroom	141	SF	\$1.00	\$141.00	\$1.00	\$141.00	\$2.00	\$282.00
b. Bedroom #2	106.17	SF	\$1.00	\$106.17	\$1.00	\$106.17	\$2.00	\$212.34
c. Bedroom #3	165.79	SF	\$1.00	\$165.79	\$1.00	\$165.79	\$2.00	\$331.58
d. Bedroom #4	141	SF	\$1.00	\$141.00	\$1.00	\$141.00	\$2.00	\$282.00
e. Bathroom #1	39.1	SF	\$1.00	\$39.10	\$1.00	\$39.10	\$2.00	\$78.20

ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 4 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
f. Bathroom #2	39.1	SF	\$1.00	\$39.10	\$1.00	\$39.10	\$2.00	\$78.20
g. Living / Dining	282.25	SF	\$1.00	\$282.25	\$1.00	\$282.25	\$2.00	\$564.50
h. Kitchen	97.33	SF	\$1.00	\$97.33	\$1.00	\$97.33	\$2.00	\$194.66
i. Hall / Corridor	195.85	SF	\$1.00	\$195.85	\$1.00	\$195.85	\$2.00	\$391.70
j. Laundry	119.56	SF	\$1.00	\$119.56	\$1.00	\$119.56	\$2.00	\$239.12
k. Patio	136.28	SF	\$1.00	\$136.28	\$1.00	\$136.28	\$2.00	\$272.56
5. Replace Electrical Outlet Connection								\$1,400.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
c. Bedroom #3	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
d. Bedroom #4	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
e. Bathroom #1	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
f. Bathroom #2	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
g. Living / Dining	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
h. Hall / Corridor	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
7. Replace Smoke Detector								\$1,190.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Bedroom #3	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Bedroom #4	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
e. Living / Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
f. Hall / Corridor	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
g. Patio	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
8. Repaint Interior Paintings Finishes								\$7,557.64
a. Master Bedroom	410.92	SF	\$1.00	\$410.92	\$1.00	\$410.92	\$2.00	\$821.84
b. Bedroom #2	360.94	SF	\$1.00	\$360.94	\$1.00	\$360.94	\$2.00	\$721.88
c. Bedroom #3	495.64	SF	\$1.00	\$495.64	\$1.00	\$495.64	\$2.00	\$991.28
d. Bedroom #4	405.34	SF	\$1.00	\$405.34	\$1.00	\$405.34	\$2.00	\$810.68
e. Living / Dining Room	623.33	SF	\$1.00	\$623.33	\$1.00	\$623.33	\$2.00	\$1,246.66
f. Hall / Corridor	1027.33	SF	\$1.00	\$1,027.33	\$1.00	\$1,027.33	\$2.00	\$2,054.66
g. Bulk Storage	455.32	SF	\$1.00	\$455.32	\$1.00	\$455.32	\$2.00	\$910.64
9. Replace Bathroom Fixtures- Bathroom #1, #2	2	LS	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$3,000.00	\$6,000.00
10. Replace Bathroom Accessories- Bathroom #1, #2	2	LS	\$200.00	\$400.00	\$100.00	\$200.00	\$300.00	\$600.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -SINAJANA: 4 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
11. Replace Kitchen Cabinets, Racks-Hardwares& Acc.	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
12. Replace Kitchen Counter-Top (finish),faucets, sink&Acc	21.5	SF	\$75.00	\$1,612.50	\$35.00	\$752.50	\$110.00	\$2,365.00
13. Replace Pipe Connection @ Kitchen	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
14. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
15. Ceiling Insulation								\$2,120.84
a. Master Bedroom	163.79	SF	\$1.00	\$163.79	\$0.50	\$81.89	\$1.50	\$245.68
b. Bedroom #2	151.09	SF	\$1.00	\$151.09	\$0.50	\$75.54	\$1.50	\$226.63
c. Bedroom #3	140.00	SF	\$1.00	\$140.00	\$0.50	\$70.00	\$1.50	\$210.00
d. Bedroom #4	105.16	SF	\$1.00	\$105.16	\$0.50	\$52.58	\$1.50	\$157.74
e. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.17	\$1.50	\$57.50
f. Bathroom #2	37.21	SF	\$1.00	\$37.21	\$0.50	\$18.61	\$1.50	\$55.82
g. Living Room/Dining Room	374.75	SF	\$1.00	\$374.75	\$0.50	\$187.38	\$1.50	\$562.13
h. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00
i. Hall/Corridors	99.72	SF	\$1.00	\$99.72	\$0.50	\$49.86	\$1.50	\$149.58
j. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33
k. Patio	136.28	SF	\$1.00	\$136.28	\$0.50	\$68.14	\$1.50	\$204.42
16. Gypsum Board Furring System incl. insulation								\$8,841.30
a. Bedroom #2	638.44	SF	\$1.30	\$829.97	\$1.70	\$1,085.34	\$3.00	\$1,915.31
b. Bedroom #4	480.00	SF	\$1.30	\$624.00	\$1.70	\$816.01	\$3.00	\$1,440.01
c. Living Room/Dining Room	1033.12	SF	\$1.30	\$1,343.06	\$1.70	\$1,756.31	\$3.00	\$3,099.36
d. Hall/Corridors	759.38	SF	\$1.30	\$987.19	\$1.70	\$1,290.94	\$3.00	\$2,278.13
e. Patio	36.16	SF	\$1.30	\$47.01	\$1.70	\$61.48	\$3.00	\$108.49
B. EXTERIOR								
1. Repair and Repaint overhang ceiling	136.28	SF	\$1.00	\$136.28	\$1.00	\$136.28	\$2.00	\$272.56
2. Repaint exterior painting finishes	1326.6	SF	\$1.00	\$1,326.60	\$1.00	\$1,326.60	\$2.00	\$2,653.20
3. Replace Exterior Doors	4	EA	\$700.00	\$2,800.00	\$400.00	\$1,600.00	\$1,100.00	\$4,400.00
4. Exterior Insulation Finish System	2004.38	SF	\$4.50	\$9,019.70	\$7.50	\$15,032.84	\$12.00	\$24,052.55
5. Replace Electrical Waterproof Outlet	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
Total Preliminary Estimate								\$88,113.85

ACTIVITY AND LOCATION: GHURA 250 - AGANA HEIGHTS: 2 BEDROOM	CONSTRUCTION CONTRACT NO.: .	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,791.65
a. Master Bedroom	167.56	SF	\$1.50	\$251.33	\$2.00	\$335.11	\$3.50	\$586.44
b. Bedroom #2	121.63	SF	\$1.50	\$182.45	\$2.00	\$243.26	\$3.50	\$425.71
c. Living Room/Dining Room	242.44	SF	\$1.50	\$363.67	\$2.00	\$484.89	\$3.50	\$848.56
d. Hall/Corridors (Located along Bedrooms & Bath.)	32.21	SF	\$1.50	\$48.31	\$2.00	\$64.41	\$3.50	\$112.72
e. Kitchen	96.00	SF	\$1.50	\$144.00	\$2.00	\$192.00	\$3.50	\$336.00
f. Terrace	137.78	SF	\$1.50	\$206.67	\$2.00	\$275.56	\$3.50	\$482.22
2. Replace Doors - Hardwares & Accessories								\$1,200.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bathroom #1	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
3. Replace/Repaint Cabinets & Accessories								\$5,200.00
a. Master Bedroom	2	EA	\$1,100.00	\$2,200.00	\$500.00	\$1,000.00	\$1,600.00	\$3,200.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repaint Ceiling (Paint or Any Finish)								\$1,815.00
a. Master Bedroom	167.56	SF	\$1.00	\$167.56	\$1.00	\$167.56	\$2.00	\$335.11
b. Bedroom #2	121.63	SF	\$1.00	\$121.63	\$1.00	\$121.63	\$2.00	\$243.26
c. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$1.00	\$38.33	\$2.00	\$76.65
d. Living Room/Dining Room	242.44	SF	\$1.00	\$242.44	\$1.00	\$242.44	\$2.00	\$484.89
e. Kitchen	96.00	SF	\$1.00	\$96.00	\$1.00	\$96.00	\$2.00	\$192.00
f. Hall/Corridors (Located along Bedrooms & Bath.)	32.21	SF	\$1.00	\$32.21	\$1.00	\$32.21	\$2.00	\$64.41
g. Utility	71.56	SF	\$1.00	\$71.56	\$1.00	\$71.56	\$2.00	\$143.11
h. Terrace	137.78	SF	\$1.00	\$137.78	\$1.00	\$137.78	\$2.00	\$275.56
5. Replace Electrical Outlets, Connections & Auxillaries								\$2,000.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
c. Living Room/Dining Room	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
d. Hall/Corridors (Located along Bedrooms & Bath.)	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
e. Utility	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
f. Kitchen	1	EA	\$400.00	\$400.00	\$400.00	\$400.00	\$800.00	\$800.00
g. Terrace	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 250 - AGANA HEIGHTS: 2 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY				LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
6. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
7. Replace Smoke Detector, Sprinklers & Accessories								\$680.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Living Room/Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Hall/Corridors (Located along Bedrooms & Bath.)	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
8. Repaint Int.Paintings/Finishes(Wall Finish,Cornices&Base Boards)								\$6,061.12
a. Master Bedroom	630.00	SF	\$1.00	\$630.00	\$1.00	\$630.00	\$2.00	\$1,260.00
b. Bedroom #2	526.50	SF	\$1.00	\$526.50	\$1.00	\$526.50	\$2.00	\$1,053.00
c. Living Room/Dining Room	832.50	SF	\$1.00	\$832.50	\$1.00	\$832.50	\$2.00	\$1,665.00
d. Hall/Corridors (Located along Bedrooms & Bath.)	295.31	SF	\$1.00	\$295.31	\$1.00	\$295.31	\$2.00	\$590.63
e. Terrace	408.75	SF	\$1.00	\$408.75	\$1.00	\$408.75	\$2.00	\$817.49
f. Utility	337.50	SF	\$1.00	\$337.50	\$1.00	\$337.50	\$2.00	\$675.00
9. Replace Flooring (Tiles)								
a. Bathroom #1	38.33	SF	\$5.00	\$191.65	\$2.00	\$76.66	\$7.00	\$268.30
10. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet, Tub								
	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
11. Replace Bathroom Accessories-Soap Holder, Towel Holder, etc.								
	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
12. Replace Electrical Outlets & Acc.(such as exhaust fan & others)								
a. Bathroom #1	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
13. Repaint Kitchen Cabinets,Racks-Hardwares & Accessories								
a.Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
14. Repair/Replace Kitchen Counter-top(Finish),Faucets,Sink & Acc.								
a.Kitchen	21.23	SF	\$75.00	\$1,592.25	\$35.00	\$743.05	\$110.00	\$2,335.30
15. Replace Storage with Doors								\$381.00
a. Hall/Corridors (Located along Bedrooms & Bath.)	1	EA	\$100.00	\$100.00	\$27.00	\$27.00	\$127.00	\$127.00
b.Terrace	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 250 - AGANA HEIGHTS: 2 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER			
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER			
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER			
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
16. Ceiling Insulation								\$1,361.25	
a. Master Bedroom	167.56	SF	\$1.00	\$167.56	\$0.50	\$83.78	\$1.50	\$251.33	
b. Bedroom #2	121.63	SF	\$1.00	\$121.63	\$0.50	\$60.82	\$1.50	\$182.45	
c. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.16	\$1.50	\$57.49	
d. Living Room/Dining Room	242.44	SF	\$1.00	\$242.44	\$0.50	\$121.22	\$1.50	\$363.67	
e. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00	
f. Hall/Corridors (Located along Bedrooms & Bath.)	32.21	SF	\$1.00	\$32.21	\$0.50	\$16.10	\$1.50	\$48.31	
g. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33	
h. Terrace	137.78	SF	\$1.00	\$137.78	\$0.50	\$68.89	\$1.50	\$206.67	
17. Gypsum Board Furring System incl. insulation								\$9,091.68	
a. Master Bedroom	630.00	SF	\$1.30	\$819.00	\$1.70	\$1,071.00	\$3.00	\$1,890.00	
b. Bedroom #2	526.50	SF	\$1.30	\$684.45	\$1.70	\$895.05	\$3.00	\$1,579.50	
c. Living Room/Dining Room	832.50	SF	\$1.30	\$1,082.25	\$1.70	\$1,415.25	\$3.00	\$2,497.50	
d. Hall/Corridors (Located along Bedrooms & Bath.)	295.31	SF	\$1.30	\$383.91	\$1.70	\$502.03	\$3.00	\$885.94	
e. Terrace	408.75	SF	\$1.30	\$531.37	\$1.70	\$694.87	\$3.00	\$1,226.24	
f. Utility	337.50	SF	\$1.30	\$438.75	\$1.70	\$573.75	\$3.00	\$1,012.50	
18. Replace Interior Plumbing System									
19. Replace Electrical Wiring System & Panel Board									
B. EXTERIOR									
1. Repaint Ceiling-over hang ceiling (Paint or Any Finish)	50.667	SF	\$1.00	\$50.67	\$1.00	\$50.67	\$2.00	\$101.33	
2. Replace Electrical Outlets & Connections (waterproof)	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00	
3. Repaint Interior/Exterior Paintings/Finishes	1893.75	SF	\$1.00	\$1,893.75	\$1.00	\$1,893.75	\$2.00	\$3,787.49	
4. Replace Exterior Doors	3	EA	\$1,050.00	\$3,150.00	\$500.00	\$1,500.00	\$1,550.00	\$4,650.00	
5. Exterior Insulation Finish System	1893.75	SF	\$4.50	\$8,521.86	\$7.50	\$14,203.10	\$12.00	\$22,724.96	
Total Preliminary Estimate								\$77,022.57	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 250 - AGANA HEIGHTS: 3 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$3,345.50
a. Master Bedroom	148.83	SF	\$1.50	\$223.25	\$2.00	\$297.67	\$3.50	\$520.92
b. Bedroom #2	110.72	SF	\$1.50	\$166.08	\$2.00	\$221.45	\$3.50	\$387.53
c. Bedroom #3	121.67	SF	\$1.50	\$182.50	\$2.00	\$243.33	\$3.50	\$425.83
d. Living Room/Dining Room	404.5	SF	\$1.50	\$606.75	\$2.00	\$809.00	\$3.50	\$1,415.75
e. Hall/Corridors	74.14	SF	\$1.50	\$111.20	\$2.00	\$148.27	\$3.50	\$259.47
f. Kitchen	96.00	SF	\$1.50	\$144.00	\$2.00	\$192.00	\$3.50	\$336.00
2. Replace Doors - Hardwares & Accessories								\$1,575.00
a. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
3. Replace Cabinets & Accessories								\$7,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Hall/Corridors	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Terrace	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Living Room/Dining Room	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
g. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repaint Ceiling (Paint or Any Finish)								\$2,410.15
a. Master Bedroom	148.83	SF	\$1.00	\$148.83	\$1.00	\$148.83	\$2.00	\$297.67
b. Bedroom #2	110.72	SF	\$1.00	\$110.72	\$1.00	\$110.72	\$2.00	\$221.45
c. Bedroom #3	121.67	SF	\$1.00	\$121.67	\$1.00	\$121.67	\$2.00	\$243.33
d. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$1.00	\$38.33	\$2.00	\$76.66
e. Living Room/Dining Room	404.50	SF	\$1.00	\$404.50	\$1.00	\$404.50	\$2.00	\$809.00
f. Kitchen	96.00	SF	\$1.00	\$96.00	\$1.00	\$96.00	\$2.00	\$192.00
g. Hall/Corridors	74.14	SF	\$1.00	\$74.14	\$1.00	\$74.14	\$2.00	\$148.27
h. Utility	71.56	SF	\$1.00	\$71.56	\$1.00	\$71.56	\$2.00	\$143.11
i. Terrace	139.33	SF	\$1.00	\$139.33	\$1.00	\$139.33	\$2.00	\$278.67
5. Replace Electrical Outlets, Connections & Auxillaries								\$4,825.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 250 - AGANA HEIGHTS: 3 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY				LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
c. Bedroom #3	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
d. Living Room/Dining Room	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
e. Hall/Corridors	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
f. Utility	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
g.Kitchen	1	EA	\$400.00	\$400.00	\$400.00	\$400.00	\$800.00	\$800.00
h.Terrace	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
6. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
7. Replace Smoke Detector, Sprinklers & Accessories								\$1,020.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Bedroom #3	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Living Room/Dining Room	2	EA	\$120.00	\$240.00	\$50.00	\$100.00	\$170.00	\$340.00
e. Hall/Corridors	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
8. Repaint Int.Paintings/Finishes(Wall Finish,Cornices&Base Boards)								\$8,022.98
a. Master Bedroom	566.21	SF	\$1.00	\$566.21	\$1.00	\$566.21	\$2.00	\$1,132.43
b. Bedroom #2	504.34	SF	\$1.00	\$504.34	\$1.00	\$504.34	\$2.00	\$1,008.68
c. Bedroom #3	525.04	SF	\$1.00	\$525.04	\$1.00	\$525.04	\$2.00	\$1,050.08
d. Living Room/Dining Room	1102.50	SF	\$1.00	\$1,102.50	\$1.00	\$1,102.50	\$2.00	\$2,205.00
e. Hall/Corridors	567.19	SF	\$1.00	\$567.19	\$1.00	\$567.19	\$2.00	\$1,134.38
f. Utility	337.50	SF	\$1.00	\$337.50	\$1.00	\$337.50	\$2.00	\$675.00
g. Terrace	408.71	SF	\$1.00	\$408.71	\$1.00	\$408.71	\$2.00	\$817.43
8. Replace Flooring (Tiles)								
a. Bathroom #1	38.33	SF	\$5.00	\$191.65	\$2.00	\$76.66	\$7.00	\$268.30
9. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet, Tub								
	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
10. Replace Bathroom Accessories-Soap Holder, Towel Holder, etc.								
	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
11. Replace Electrical Outlets & Acc.(such as exhaust fan & others)								
a. Bathroom #1	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
12. Replace Interior Finished (Wall Tile Finish)								
a. Bathroom #1	285.00	SF	\$5.00	\$1,424.98	\$2.00	\$569.99	\$7.00	\$1,994.97
13. Repair/Repaint Kitchen Cabinets,Racks-Hardwares & Acc.								
a.Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 250 - AGANA HEIGHTS: 3 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
14. Repair Kitchen Counter-top(Finish),Faucets,Sink & Accessories								
a.Kitchen	21.23	SF	\$75.00	\$1,592.25	\$35.00	\$743.05	\$110.00	\$2,335.30
15. Repaint Storage with Doors								
a. Hall/Corridors	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00
16. Ceiling Insulation								\$1,807.61
a. Master Bedroom	148.83	SF	\$1.00	\$148.83	\$0.50	\$74.42	\$1.50	\$223.25
b. Bedroom #2	110.72	SF	\$1.00	\$110.72	\$0.50	\$55.36	\$1.50	\$166.08
c. Bedroom #3	121.67	SF	\$1.00	\$121.67	\$0.50	\$60.83	\$1.50	\$182.50
d. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.16	\$1.50	\$57.49
e. Living Room/Dining Room	404.50	SF	\$1.00	\$404.50	\$0.50	\$202.25	\$1.50	\$606.75
f. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00
g. Hall/Corridors	74.14	SF	\$1.00	\$74.14	\$0.50	\$37.07	\$1.50	\$111.20
h. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33
i. Terrace	139.33	SF	\$1.00	\$139.33	\$0.50	\$69.67	\$1.50	\$209.00
17. Gypsum Board Furring System incl. insulation								\$12,034.47
a. Master Bedroom	566.21	SF	\$1.30	\$736.08	\$1.70	\$962.56	\$3.00	\$1,698.64
b. Bedroom #2	504.34	SF	\$1.30	\$655.64	\$1.70	\$857.37	\$3.00	\$1,513.01
c. Bedroom #3	525.04	SF	\$1.30	\$682.55	\$1.70	\$892.56	\$3.00	\$1,575.11
d. Living Room/Dining Room	1102.50	SF	\$1.30	\$1,433.25	\$1.70	\$1,874.25	\$3.00	\$3,307.50
e. Hall/Corridors	567.19	SF	\$1.30	\$737.35	\$1.70	\$964.23	\$3.00	\$1,701.57
f. Utility	337.50	SF	\$1.30	\$438.75	\$1.70	\$573.75	\$3.00	\$1,012.50
g. Terrace	408.71	SF	\$1.30	\$531.33	\$1.70	\$694.81	\$3.00	\$1,226.14
18. Replace Interior Plumbing System								
19. Replace Electrical Wiring System & Panel Board								
B. EXTERIOR								
1. Repaint Ceiling-over hang ceiling (Paint or Any Finish)	50.67	SF	\$1.00	\$50.67	\$1.00	\$50.67	\$2.00	\$101.33
2. Replace Electrical Outlets & Connections (waterproof)	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
3. Repaint Interior/Exterior Paintings/Finishes	2004.38	SF	\$1.00	\$2,004.38	\$1.00	\$2,004.38	\$2.00	\$4,008.76
4. Replace Exterior Doors	4	EA	\$1,050.00	\$4,200.00	\$500.00	\$2,000.00	\$1,550.00	\$6,200.00
5. Exterior Insulation Finish System	2004.38	SF	\$4.50	\$9,019.70	\$7.50	\$15,032.84	\$12.00	\$24,052.55
Total Preliminary Estimate								\$94,429.44

ACTIVITY AND LOCATION: GHURA 250 - AGANA HEIGHTS: 4 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$3,956.78
a. Master Bedroom	163.79	SF	\$1.50	\$245.68	\$2.00	\$327.57	\$3.50	\$573.26
b. Bedroom #2	151.09	SF	\$1.50	\$226.63	\$2.00	\$302.18	\$3.50	\$528.81
c. Bedroom #3	140.00	SF	\$1.50	\$210.00	\$2.00	\$280.00	\$3.50	\$490.00
d. Bedroom #4	105.16	SF	\$1.50	\$157.74	\$2.00	\$210.33	\$3.50	\$368.07
e. Living Room/Dining Room	374.75	SF	\$1.50	\$562.13	\$2.00	\$749.50	\$3.50	\$1,311.63
f. Hall/Corridors	99.72	SF	\$1.50	\$149.58	\$2.00	\$199.44	\$3.50	\$349.02
g. Kitchen	96.00	SF	\$1.50	\$144.00	\$2.00	\$192.00	\$3.50	\$336.00
2. Replace Doors - Hardwares & Accessories								\$1,975.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
e. Bathroom #2	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinets & Accessories								\$11,200.00
a. Master Bedroom	2	EA	\$1,100.00	\$2,200.00	\$500.00	\$1,000.00	\$1,600.00	\$3,200.00
b. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Living Room/Dining Room	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
g. Bathroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
h. Kitchen	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
i. Patio	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repaint Ceiling (Paint or Any Finish)								\$2,827.78
a. Master Bedroom	163.79	SF	\$1.00	\$163.79	\$1.00	\$163.79	\$2.00	\$327.57
b. Bedroom #2	151.09	SF	\$1.00	\$151.09	\$1.00	\$151.09	\$2.00	\$302.18
c. Bedroom #3	140.00	SF	\$1.00	\$140.00	\$1.00	\$140.00	\$2.00	\$280.00
d. Bedroom #4	105.16	SF	\$1.00	\$105.16	\$1.00	\$105.16	\$2.00	\$210.33
e. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$1.00	\$38.33	\$2.00	\$76.67
f. Bathroom #2	37.21	SF	\$1.00	\$37.21	\$1.00	\$37.21	\$2.00	\$74.43
g. Living Room/Dining Room	374.75	SF	\$1.00	\$374.75	\$1.00	\$374.75	\$2.00	\$749.50

ACTIVITY AND LOCATION: GHURA 250 - AGANA HEIGHTS: 4 BEDROOM	CONSTRUCTION CONTRACT NO.: .	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
11. Ceiling Insulation								\$2,120.84
a. Master Bedroom	163.79	SF	\$1.00	\$163.79	\$0.50	\$81.89	\$1.50	\$245.68
b. Bedroom #2	151.09	SF	\$1.00	\$151.09	\$0.50	\$75.54	\$1.50	\$226.63
c. Bedroom #3	140.00	SF	\$1.00	\$140.00	\$0.50	\$70.00	\$1.50	\$210.00
d. Bedroom #4	105.16	SF	\$1.00	\$105.16	\$0.50	\$52.58	\$1.50	\$157.74
e. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.17	\$1.50	\$57.50
f. Bathroom #2	37.21	SF	\$1.00	\$37.21	\$0.50	\$18.61	\$1.50	\$55.82
g. Living Room/Dining Room	374.75	SF	\$1.00	\$374.75	\$0.50	\$187.38	\$1.50	\$562.13
h. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00
i. Hall/Corridors	99.72	SF	\$1.00	\$99.72	\$0.50	\$49.86	\$1.50	\$149.58
j. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33
k. Patio	136.28	SF	\$1.00	\$136.28	\$0.50	\$68.14	\$1.50	\$204.42
12. Gypsum Board Furring System incl. insulation								\$8,841.30
a. Bedroom #2	638.44	SF	\$1.30	\$829.97	\$1.70	\$1,085.34	\$3.00	\$1,915.31
b. Bedroom #4	480.00	SF	\$1.30	\$624.00	\$1.70	\$816.01	\$3.00	\$1,440.01
c. Living Room/Dining Room	1033.12	SF	\$1.30	\$1,343.06	\$1.70	\$1,756.31	\$3.00	\$3,099.36
d. Hall/Corridors	759.38	SF	\$1.30	\$987.19	\$1.70	\$1,290.94	\$3.00	\$2,278.13
e. Patio	36.16	SF	\$1.30	\$47.01	\$1.70	\$61.48	\$3.00	\$108.49
13. Replace Interior Plumbing System								
14. Replace Electrical Wiring System & Panel Board								
B. EXTERIOR								
1. Repaint Ceiling-over hang ceiling (Paint or Any Finish)	50.67	SF	\$1.00	\$50.67	\$1.00	\$50.67	\$2.00	\$101.33
2. Replace Exterior Doors	4	EA	\$1,050.00	\$4,200.00	\$500.00	\$2,000.00	\$1,550.00	\$6,200.00
3. Exterior Insulation Finish System	2004.38	SF	\$4.50	\$9,019.70	\$7.50	\$15,032.84	\$12.00	\$24,052.55
Total Preliminary Estimate								\$77,072.28

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 2	
ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 2 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,040.50
a. Master Bedroom	168.56	SF	\$1.50	\$252.84	\$2.00	\$337.12	\$3.50	\$589.96
b. Bedroom #2	122.67	SF	\$1.50	\$184.01	\$2.00	\$245.34	\$3.50	\$429.35
c. Living / Dining Room	194.44	SF	\$1.50	\$291.66	\$2.00	\$388.88	\$3.50	\$680.54
d. Kitchen (VCT)	97.33	SF	\$1.50	\$146.00	\$2.00	\$194.66	\$3.50	\$340.66
2. Replace Doors - Hardwares&Accessories								\$1,175.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinet & Accessories								\$5,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Utility	2	EA	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
4. Repair and Repaint Ceiling								\$1,244.22
a. Master Bedroom	168.56	SF	\$1.00	\$168.56	\$1.00	\$168.56	\$2.00	\$337.12
b. Bedroom #2	122.67	SF	\$1.00	\$122.67	\$1.00	\$122.67	\$2.00	\$245.34
c. Bathroom #1	39.11	SF	\$1.00	\$39.11	\$1.00	\$39.11	\$2.00	\$78.22
d. Living / Dining	194.44	SF	\$1.00	\$194.44	\$1.00	\$194.44	\$2.00	\$388.88
e. Kitchen	97.33	SF	\$1.00	\$97.33	\$1.00	\$97.33	\$2.00	\$194.66
5. Replace Electrical Outlets, Connections & Auxillaries								\$700.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
c. Bathroom #1 (exhaust fan)	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
d. Living / Dining Room	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
6. Replace Smoke Detector								\$510.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Living / Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
7. Repair and Repaint Interior Painting Finishes								\$2,720.92
a. Master Bedroom	471.98	SF	\$1.00	\$471.98	\$1.00	\$471.98	\$2.00	\$943.96
b. Bedroom #2	394.26	SF	\$1.00	\$394.26	\$1.00	\$394.26	\$2.00	\$788.52

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 2	
ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 2 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
c. Living / Dining Room	494.22	SF	\$1.00	\$494.22	\$1.00	\$494.22	\$2.00	\$988.44
8. Replace Interior Finishes (Wall Tile Finish)								
a. Bathroom #1	216.58	SF	\$5.00	\$1,082.90	\$2.00	\$433.16	\$7.00	\$1,516.06
9. Replace Bathroom Accessories	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
10. Replace Fixtures-Faucets,Lavatory, Sink, WaterCloset,	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
11. Replace Kitchen Cabinets	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
12. Replace Bathroom Floor Tiles	37.71	SF	\$5.00	\$188.55	\$2.00	\$75.42	\$7.00	\$263.97
13. Replace Kitchen Counter-top	11.88	SF	\$75.00	\$891.00	\$35.00	\$415.80	\$110.00	\$1,306.80
14. Ceiling Insulation								\$1,361.25
a. Master Bedroom	167.56	SF	\$1.00	\$167.56	\$0.50	\$83.78	\$1.50	\$251.33
b. Bedroom #2	121.63	SF	\$1.00	\$121.63	\$0.50	\$60.82	\$1.50	\$182.45
c. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.16	\$1.50	\$57.49
d. Living Room/Dining Room	242.44	SF	\$1.00	\$242.44	\$0.50	\$121.22	\$1.50	\$363.67
e. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00
f. Hall/Corridors (Located along Bedrooms & Bath.)	32.21	SF	\$1.00	\$32.21	\$0.50	\$16.10	\$1.50	\$48.31
g. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33
h. Terrace	137.78	SF	\$1.00	\$137.78	\$0.50	\$68.89	\$1.50	\$206.67
15. Gypsum Board Furring System incl. insulation								\$9,091.68
a. Master Bedroom	630.00	SF	\$1.30	\$819.00	\$1.70	\$1,071.00	\$3.00	\$1,890.00
b. Bedroom #2	526.50	SF	\$1.30	\$684.45	\$1.70	\$895.05	\$3.00	\$1,579.50
c. Living Room/Dining Room	832.50	SF	\$1.30	\$1,082.25	\$1.70	\$1,415.25	\$3.00	\$2,497.50
d. Hall/Corridors (Located along Bedrooms & Bath.)	295.31	SF	\$1.30	\$383.91	\$1.70	\$502.03	\$3.00	\$885.94
e. Terrace	408.75	SF	\$1.30	\$531.37	\$1.70	\$694.87	\$3.00	\$1,226.24
f. Utility	337.50	SF	\$1.30	\$438.75	\$1.70	\$573.75	\$3.00	\$1,012.50
B. EXTERIOR								
1. Replace Exterior Doors	3	EA	\$1,050.00	\$3,150.00	\$500.00	\$1,500.00	\$1,550.00	\$4,650.00
2. Exterior Insulation Finish System	1893.75	SF	\$4.50	\$8,521.86	\$7.50	\$14,203.10	\$12.00	\$22,724.96
3. Replace Electrical Waterproof Outlet	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
Total Preliminary Estimate								\$64,853.85

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 3 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,942.63
a. Master Bedroom	148.83	SF	\$1.50	\$223.25	\$2.00	\$297.66	\$3.50	\$520.91
b. Bedroom #2	111.86	SF	\$1.50	\$167.79	\$2.00	\$223.72	\$3.50	\$391.51
c. Bedroom #3	122.67	SF	\$1.50	\$184.01	\$2.00	\$245.34	\$3.50	\$429.35
d. Living / Dining Room	360.06	SF	\$1.50	\$540.09	\$2.00	\$720.12	\$3.50	\$1,260.21
e. Kitchen	97.33	SF	\$1.50	\$146.00	\$2.00	\$194.66	\$3.50	\$340.66
2. Replace Doors - Hardwares & Accessories								\$1,575.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace and Repaint Cabinet Accessories								\$9,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Living / Dining	2	EA	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
f. Hall / Corridors	2	EA	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
g. Terrace	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair and Repaint Ceiling								\$2,274.24
a. Master Bedroom	148.83	SF	\$1.00	\$148.83	\$1.00	\$148.83	\$2.00	\$297.66
b. Bedroom #2	111.86	SF	\$1.00	\$111.86	\$1.00	\$111.86	\$2.00	\$223.72
c. Bedroom #3	122.67	SF	\$1.00	\$122.67	\$1.00	\$122.67	\$2.00	\$245.34
d. Bathroom #1	39.11	SF	\$1.00	\$39.11	\$1.00	\$39.11	\$2.00	\$78.22
e. Kitchen	97.33	SF	\$1.00	\$97.33	\$1.00	\$97.33	\$2.00	\$194.66
f. Living / Dining	360.06	SF	\$1.00	\$360.06	\$1.00	\$360.06	\$2.00	\$720.12
g. Hall / Corridors	119.48	SF	\$1.00	\$119.48	\$1.00	\$119.48	\$2.00	\$238.96
h. Terrace	137.78	SF	\$1.00	\$137.78	\$1.00	\$137.78	\$2.00	\$275.56
5. Replace Electrical Outlets, Connections & Auxillaries								\$900.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
c. Bedroom #3	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 3 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
16. Ceiling Insulation								\$1,807.61
a. Master Bedroom	148.83	SF	\$1.00	\$148.83	\$0.50	\$74.42	\$1.50	\$223.25
b. Bedroom #2	110.72	SF	\$1.00	\$110.72	\$0.50	\$55.36	\$1.50	\$166.08
c. Bedroom #3	121.67	SF	\$1.00	\$121.67	\$0.50	\$60.83	\$1.50	\$182.50
d. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.16	\$1.50	\$57.49
e. Living Room/Dining Room	404.50	SF	\$1.00	\$404.50	\$0.50	\$202.25	\$1.50	\$606.75
f. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00
g. Hall/Corridors	74.14	SF	\$1.00	\$74.14	\$0.50	\$37.07	\$1.50	\$111.20
h. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33
i. Terrace	139.33	SF	\$1.00	\$139.33	\$0.50	\$69.67	\$1.50	\$209.00
17. Gypsum Board Furring System incl. insulation								\$12,034.47
a. Master Bedroom	566.21	SF	\$1.30	\$736.08	\$1.70	\$962.56	\$3.00	\$1,698.64
b. Bedroom #2	504.34	SF	\$1.30	\$655.64	\$1.70	\$857.37	\$3.00	\$1,513.01
c. Bedroom #3	525.04	SF	\$1.30	\$682.55	\$1.70	\$892.56	\$3.00	\$1,575.11
d. Living Room/Dining Room	1102.50	SF	\$1.30	\$1,433.25	\$1.70	\$1,874.25	\$3.00	\$3,307.50
e. Hall/Corridors	567.19	SF	\$1.30	\$737.35	\$1.70	\$964.23	\$3.00	\$1,701.57
f. Utility	337.50	SF	\$1.30	\$438.75	\$1.70	\$573.75	\$3.00	\$1,012.50
g. Terrace	408.71	SF	\$1.30	\$531.33	\$1.70	\$694.81	\$3.00	\$1,226.14
B. EXTERIOR								
1. Replace Exterior Doors	4	EA	\$1,050.00	\$4,200.00	\$500.00	\$2,000.00	\$1,550.00	\$6,200.00
2. Exterior Insulation Finish System	2004.38	SF	\$4.50	\$9,019.70	\$7.50	\$15,032.84	\$12.00	\$24,052.55
3. Repaint over hang ceiling	137.78	SF	\$1.00	\$137.78	\$1.00	\$137.78	\$2.00	\$275.56
4. Repaint exterior painting finishes	1148.3	SF	\$1.00	\$1,148.30	\$1.00	\$1,148.30	\$2.00	\$2,296.60
5. Replace Electrical Waterproof Outlet	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
Total Preliminary Estimate								\$87,548.54

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 4 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$4,089.19
a. Master Bedroom	141	SF	\$1.50	\$211.50	\$2.00	\$282.00	\$3.50	\$493.50
b. Bedroom #2	106.17	SF	\$1.50	\$159.26	\$2.00	\$212.34	\$3.50	\$371.60
c. Bedroom #3	165.79	SF	\$1.50	\$248.69	\$2.00	\$331.58	\$3.50	\$580.27
d. Bedroom #4	141	SF	\$1.50	\$211.50	\$2.00	\$282.00	\$3.50	\$493.50
e. Living / Dining Room	282.25	SF	\$1.50	\$423.38	\$2.00	\$564.50	\$3.50	\$987.88
f. Hall / Corridors	195.85	SF	\$1.50	\$293.78	\$2.00	\$391.70	\$3.50	\$685.48
g. Terrace	136.28	SF	\$1.50	\$204.42	\$2.00	\$272.56	\$3.50	\$476.98
2. Replace Doors - Hardwares & Accessories								\$2,350.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
e. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
f. Bathroom #2	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinets, Mirrors and accessories								\$8,600.00
a. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
b. Bathroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Living / Dining	2	EA	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00
4. Repair & Repaint Ceiling								\$2,926.86
a. Master Bedroom	141	SF	\$1.00	\$141.00	\$1.00	\$141.00	\$2.00	\$282.00
b. Bedroom #2	106.17	SF	\$1.00	\$106.17	\$1.00	\$106.17	\$2.00	\$212.34
c. Bedroom #3	165.79	SF	\$1.00	\$165.79	\$1.00	\$165.79	\$2.00	\$331.58
d. Bedroom #4	141	SF	\$1.00	\$141.00	\$1.00	\$141.00	\$2.00	\$282.00
e. Bathroom #1	39.1	SF	\$1.00	\$39.10	\$1.00	\$39.10	\$2.00	\$78.20
f. Bathroom #2	39.1	SF	\$1.00	\$39.10	\$1.00	\$39.10	\$2.00	\$78.20
g. Living / Dining	282.25	SF	\$1.00	\$282.25	\$1.00	\$282.25	\$2.00	\$564.50
h. Kitchen	97.33	SF	\$1.00	\$97.33	\$1.00	\$97.33	\$2.00	\$194.66

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 4 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
i. Hall / Corridor	195.85	SF	\$1.00	\$195.85	\$1.00	\$195.85	\$2.00	\$391.70
j. Utility	119.56	SF	\$1.00	\$119.56	\$1.00	\$119.56	\$2.00	\$239.12
k. Terrace	136.28	SF	\$1.00	\$136.28	\$1.00	\$136.28	\$2.00	\$272.56
5. Replace Electrical Outlet Connection								\$2,400.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
c. Bedroom #3	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
d. Bedroom #4	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
g. Living / Dining	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
h. Kitchen (GFCI's Circuit Breaker)	1	EA	\$400.00	\$400.00	\$400.00	\$400.00	\$800.00	\$800.00
i. Hall / Corridor	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
j. Utility	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
6. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
7. Replace Smoke Detector								\$1,190.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Bedroom #3	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Bedroom #4	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
e. Living / Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
f. Hall / Corridor	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
g. Utility	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
8. Repaint Interior Paintings Finishes								\$7,557.64
a. Master Bedroom	410.92	SF	\$1.00	\$410.92	\$1.00	\$410.92	\$2.00	\$821.84
b. Bedroom #2	360.94	SF	\$1.00	\$360.94	\$1.00	\$360.94	\$2.00	\$721.88
c. Bedroom #3	495.63	SF	\$1.00	\$495.63	\$1.00	\$495.63	\$2.00	\$991.26
d. Bedroom #4	405.34	SF	\$1.00	\$405.34	\$1.00	\$405.34	\$2.00	\$810.68
e. Living / Dining Room	623.33	SF	\$1.00	\$623.33	\$1.00	\$623.33	\$2.00	\$1,246.66
f. Hall / Corridor	1027.34	SF	\$1.00	\$1,027.34	\$1.00	\$1,027.34	\$2.00	\$2,054.68
g. Utility	455.32	SF	\$1.00	\$455.32	\$1.00	\$455.32	\$2.00	\$910.64
9. Replace Interior Finishes (wall Tile)								\$3,012.24
a. Bathroom #1	215.16	SF	\$5.00	\$1,075.80	\$2.00	\$430.32	\$7.00	\$1,506.12
b. Bathroom #2	215.16	SF	\$5.00	\$1,075.80	\$2.00	\$430.32	\$7.00	\$1,506.12
10. Replace Bathroom Floor Tiles	75.42	SF	\$5.00	\$377.10	\$2.00	\$150.84	\$7.00	\$527.94

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 4 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
11. Replace Kitchen Counter-top	11.88	SF	\$75.00	\$891.00	\$35.00	\$415.80	\$110.00	\$1,306.80
12. Ceiling Insulation								\$2,120.84
a. Master Bedroom	163.79	SF	\$1.00	\$163.79	\$0.50	\$81.89	\$1.50	\$245.68
b. Bedroom #2	151.09	SF	\$1.00	\$151.09	\$0.50	\$75.54	\$1.50	\$226.63
c. Bedroom #3	140.00	SF	\$1.00	\$140.00	\$0.50	\$70.00	\$1.50	\$210.00
d. Bedroom #4	105.16	SF	\$1.00	\$105.16	\$0.50	\$52.58	\$1.50	\$157.74
e. Bathroom #1	38.33	SF	\$1.00	\$38.33	\$0.50	\$19.17	\$1.50	\$57.50
f. Bathroom #2	37.21	SF	\$1.00	\$37.21	\$0.50	\$18.61	\$1.50	\$55.82
g. Living Room/Dining Room	374.75	SF	\$1.00	\$374.75	\$0.50	\$187.38	\$1.50	\$562.13
h. Kitchen	96.00	SF	\$1.00	\$96.00	\$0.50	\$48.00	\$1.50	\$144.00
i. Hall/Corridors	99.72	SF	\$1.00	\$99.72	\$0.50	\$49.86	\$1.50	\$149.58
j. Utility	71.56	SF	\$1.00	\$71.56	\$0.50	\$35.78	\$1.50	\$107.33
k. Patio	136.28	SF	\$1.00	\$136.28	\$0.50	\$68.14	\$1.50	\$204.42
13. Gypsum Board Furring System incl. insulation								\$8,841.30
a. Bedroom #2	638.44	SF	\$1.30	\$829.97	\$1.70	\$1,085.34	\$3.00	\$1,915.31
b. Bedroom #4	480.00	SF	\$1.30	\$624.00	\$1.70	\$816.01	\$3.00	\$1,440.01
c. Living Room/Dining Room	1033.12	SF	\$1.30	\$1,343.06	\$1.70	\$1,756.31	\$3.00	\$3,099.36
d. Hall/Corridors	759.38	SF	\$1.30	\$987.19	\$1.70	\$1,290.94	\$3.00	\$2,278.13
e. Patio	36.16	SF	\$1.30	\$47.01	\$1.70	\$61.48	\$3.00	\$108.49
B. EXTERIOR								
1. Repair and Repaint overhang ceiling	136.28	SF	\$1.00	\$136.28	\$1.00	\$136.28	\$2.00	\$272.56
2. Repaint exterior painting finishes	1326.6	SF	\$1.00	\$1,326.60	\$1.00	\$1,326.60	\$2.00	\$2,653.20
3. Replace Exterior Doors	4	EA	\$1,050.00	\$4,200.00	\$500.00	\$2,000.00	\$1,550.00	\$6,200.00
4. Exterior Insulation Finish System	2004.38	SF	\$4.50	\$9,019.70	\$7.50	\$15,032.84	\$12.00	\$24,052.55
5. Replace Electrical Waterproof Outlet	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
Total Preliminary Estimate								\$83,274.61

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A	COST ESTIMATE	DATE PREPARED: 24 JUNE 09	SHEET 1 OF 3
ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 5 BEDROOM	CONSTRUCTION CONTRACT NO.: .		IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:		CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final		JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$3,833.41
a. Master Bedroom	141	SF	\$1.50	\$211.50	\$2.00	\$282.00	\$3.50	\$493.50
b. Bedroom #2	106.17	SF	\$1.50	\$159.26	\$2.00	\$212.34	\$3.50	\$371.60
c. Bedroom #3	111.62	SF	\$1.50	\$167.43	\$2.00	\$223.24	\$3.50	\$390.67
d. Bedroom #4	110.11	SF	\$1.50	\$165.17	\$2.00	\$220.22	\$3.50	\$385.39
e. Bedroom #5	141	SF	\$1.50	\$211.50	\$2.00	\$282.00	\$3.50	\$493.50
f. Living / Dining Room	349.08	SF	\$1.50	\$523.62	\$2.00	\$698.16	\$3.50	\$1,221.78
g. Terrace	136.28	SF	\$1.50	\$204.42	\$2.00	\$272.56	\$3.50	\$476.98
2. Replace Doors - Hardwares & Accessories								\$2,375.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
e. Bedroom #5	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
f. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinets & Accessories								\$7,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Bedroom #5	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
g. Bathroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair & Repaint Ceiling								\$3,237.42
a. Master Bedroom	141	SF	\$1.00	\$141.00	\$1.00	\$141.00	\$2.00	\$282.00
b. Bedroom #2	106.17	SF	\$1.00	\$106.17	\$1.00	\$106.17	\$2.00	\$212.34
c. Bedroom #3	111.62	SF	\$1.00	\$111.62	\$1.00	\$111.62	\$2.00	\$223.24
d. Bedroom #4	110.11	SF	\$1.00	\$110.11	\$1.00	\$110.11	\$2.00	\$220.22
e. Bedroom #5	141	SF	\$1.00	\$141.00	\$1.00	\$141.00	\$2.00	\$282.00
f. Bathroom #1	39.1	SF	\$1.00	\$39.10	\$1.00	\$39.10	\$2.00	\$78.20
g. Bathroom #2	39.1	SF	\$1.00	\$39.10	\$1.00	\$39.10	\$2.00	\$78.20
h. Living / Dining	349.08	SF	\$1.00	\$349.08	\$1.00	\$349.08	\$2.00	\$698.16
i. Kitchen	97.33	SF	\$1.00	\$97.33	\$1.00	\$97.33	\$2.00	\$194.66

COST ESTIMATE

DATE PREPARED:
24 JUNE 09

SHEET 2 OF 3

ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 5 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
j. Hall / Corridor	228.36	SF	\$1.00	\$228.36	\$1.00	\$228.36	\$2.00	\$456.72
k. Bulk Storage	119.56	SF	\$1.00	\$119.56	\$1.00	\$119.56	\$2.00	\$239.12
l. Terrace	136.28	SF	\$1.00	\$136.28	\$1.00	\$136.28	\$2.00	\$272.56
5. Replace Electrical Outlet Connection								\$600.00
a. Living / Dining	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
b. Hall / Corridor	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
6. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
7. Replace Smoke Detector								\$1,360.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Bedroom #3	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Bedroom #4	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
e. Bedroom #5	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
f. Living / Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
g. Hall / Corridor	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
h. Utility	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
8. Repaint Interior Paintings Finishes								\$7,541.00
a. Master Bedroom	410.92	SF	\$1.00	\$410.92	\$1.00	\$410.92	\$2.00	\$821.84
b. Bedroom #2	360.94	SF	\$1.00	\$360.94	\$1.00	\$360.94	\$2.00	\$721.88
c. Bedroom #3	385.93	SF	\$1.00	\$385.93	\$1.00	\$385.93	\$2.00	\$771.86
d. Bedroom #4	377.6	SF	\$1.00	\$377.60	\$1.00	\$377.60	\$2.00	\$755.20
e. Bedroom #5	405.34	SF	\$1.00	\$405.34	\$1.00	\$405.34	\$2.00	\$810.68
f. Living / Dining Room	713.55	SF	\$1.00	\$713.55	\$1.00	\$713.55	\$2.00	\$1,427.10
g. Hall / Corridor	1116.22	SF	\$1.00	\$1,116.22	\$1.00	\$1,116.22	\$2.00	\$2,232.44
9. Replace Interior Finishes (wall Tile)								\$3,362.10
a. Bathroom #1	240.15	SF	\$5.00	\$1,200.75	\$2.00	\$480.30	\$7.00	\$1,681.05
b. Bathroom #2	240.15	SF	\$5.00	\$1,200.75	\$2.00	\$480.30	\$7.00	\$1,681.05
10. Replace Bathroom Fixtures- Bathroom #1, #2	2	LS	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$3,000.00	\$6,000.00
11. Replace Kitchen Cabinets, Racks-Hardwares& Acc.	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
12. Replace Bathroom Floor Tiles	75.42	SF	\$5.00	\$377.10	\$2.00	\$150.84	\$7.00	\$527.94

ACTIVITY AND LOCATION: GHURA 250 -MONGMONG: 5 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
13. Replace Kitchen Counter-top	11.88	SF	\$75.00	\$891.00	\$35.00	\$415.80	\$110.00	\$1,306.80
14. Ceiling Insulation								\$2,428.07
a. Master Bedroom	141	SF	\$1.00	\$141.00	\$0.50	\$70.50	\$1.50	\$211.50
b. Bedroom #2	106.17	SF	\$1.00	\$106.17	\$0.50	\$53.09	\$1.50	\$159.26
c. Bedroom #3	111.62	SF	\$1.00	\$111.62	\$0.50	\$55.81	\$1.50	\$167.43
d. Bedroom #4	110.11	SF	\$1.00	\$110.11	\$0.50	\$55.06	\$1.50	\$165.17
e. Bedroom #5	141	SF	\$1.00	\$141.00	\$0.50	\$70.50	\$1.50	\$211.50
f. Bathroom #1	39.1	SF	\$1.00	\$39.10	\$0.50	\$19.55	\$1.50	\$58.65
g. Bathroom #2	39.1	SF	\$1.00	\$39.10	\$0.50	\$19.55	\$1.50	\$58.65
h. Living / Dining	349.08	SF	\$1.00	\$349.08	\$0.50	\$174.54	\$1.50	\$523.62
i. Kitchen	97.33	SF	\$1.00	\$97.33	\$0.50	\$48.67	\$1.50	\$146.00
j. Hall / Corridor	228.36	SF	\$1.00	\$228.36	\$0.50	\$114.18	\$1.50	\$342.54
k. Bulk Storage	119.56	SF	\$1.00	\$119.56	\$0.50	\$59.78	\$1.50	\$179.34
l. Terrace	136.28	SF	\$1.00	\$136.28	\$0.50	\$68.14	\$1.50	\$204.42
15. Gypsum Board Furring System incl. insulation								\$11,311.50
a. Master Bedroom	410.92	SF	\$1.30	\$534.20	\$1.70	\$698.56	\$3.00	\$1,232.76
b. Bedroom #2	360.94	SF	\$1.30	\$469.22	\$1.70	\$613.60	\$3.00	\$1,082.82
c. Bedroom #3	385.93	SF	\$1.30	\$501.71	\$1.70	\$656.08	\$3.00	\$1,157.79
d. Bedroom #4	377.6	SF	\$1.30	\$490.88	\$1.70	\$641.92	\$3.00	\$1,132.80
e. Bedroom #5	405.34	SF	\$1.30	\$526.94	\$1.70	\$689.08	\$3.00	\$1,216.02
f. Living / Dining Room	713.55	SF	\$1.30	\$927.62	\$1.70	\$1,213.04	\$3.00	\$2,140.65
g. Hall / Corridor	1116.22	SF	\$1.30	\$1,451.09	\$1.70	\$1,897.57	\$3.00	\$3,348.66
B. EXTERIOR								
1. Repair and Repaint overhang ceiling	136.28	SF	\$1.00	\$136.28	\$1.00	\$136.28	\$2.00	\$272.56
2. Repaint exterior painting finishes	1380	SF	\$1.00	\$1,380.00	\$1.00	\$1,380.00	\$2.00	\$2,760.00
3. Replace Exterior Doors	4	EA	\$1,050.00	\$4,200.00	\$500.00	\$2,000.00	\$1,550.00	\$6,200.00
4. Exterior Insulation Finish System	1380	SF	\$4.50	\$6,210.00	\$7.50	\$10,350.00	\$12.00	\$16,560.00
5. Replace Electrical Waterproof Outlet	3	EA	\$50.00	\$150.00	\$50.00	\$150.00	\$100.00	\$300.00
Total Preliminary Estimate								\$86,449.30

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 2	
ACTIVITY AND LOCATION: GHURA 26 - ASAN: 2 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$1,111.04
a. Living Room/Dining Room	246	SF	\$1.50	\$369.17	\$2.00	\$492.22	\$3.50	\$861.39
b. Kitchen	71	SF	\$1.50	\$107.00	\$2.00	\$142.66	\$3.50	\$249.66
2. Replace Doors - Hardwares & Accessories								\$1,175.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bathroom #2 (First Floor)	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinets & Accessories								\$5,200.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
c. Bathroom #1 (Second Floor)	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bathroom #2 (First Floor)	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair Ceiling (Paint or Any Finish)								\$1,633.56
a. Master Bedroom	150	SF	\$1.00	\$150.44	\$1.00	\$150.44	\$2.00	\$300.88
b. Bedroom #2	93	SF	\$1.00	\$92.78	\$1.00	\$92.78	\$2.00	\$185.56
c. Bathroom #1 (Second Floor)	26	SF	\$1.00	\$25.89	\$1.00	\$25.89	\$2.00	\$51.78
d. Bathroom #2 (First Floor)	28	SF	\$1.00	\$27.56	\$1.00	\$27.56	\$2.00	\$55.12
e. Living Room/Dining Room	246	SF	\$1.00	\$246.11	\$1.00	\$246.11	\$2.00	\$492.22
f. Kitchen	71	SF	\$1.00	\$71.33	\$1.00	\$71.33	\$2.00	\$142.66
g. Hall/Corridors	94	SF	\$1.00	\$94.00	\$1.00	\$94.00	\$2.00	\$188.00
h. Utility	109	SF	\$1.00	\$108.67	\$1.00	\$108.67	\$2.00	\$217.34
5. Replace Smoke Detector								\$680.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Living Room/Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Kitchen	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
6. Repaint Int.Paintings/Finishes(Wall Finish,Cornices&Base Boards)								\$4,544.05
a. Master Bedroom	401	SF	\$1.00	\$400.66	\$1.00	\$400.66	\$2.00	\$801.32
b. Bedroom #2	305	SF	\$1.00	\$305.37	\$1.00	\$305.37	\$2.00	\$610.74
c. Living Room/Dining Room	647	SF	\$1.00	\$647.23	\$1.00	\$647.23	\$2.00	\$1,294.46
d. Hall/Corridors	486	SF	\$1.00	\$485.54	\$1.00	\$485.54	\$2.00	\$971.08
e. Utility	433	SF	\$1.00	\$433.23	\$1.00	\$433.23	\$2.00	\$866.47

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 2	
ACTIVITY AND LOCATION: GHURA 26 - ASAN: 2 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
7. Replace Bathroom Accessories-Soap Holder,Towel Holders,etc.								\$600.00
a. Bathroom #1 (Second Floor)	1	LS	\$200.00	\$200.00	100.00	\$100.00	\$300.00	\$300.00
b. Bathroom #2 (First Floor)	1	LS	\$200.00	\$200.00	100.00	\$100.00	\$300.00	\$300.00
8. Repaint Interior Finished (Wall Tile Finish)								
a. Bathroom #1 (Second Floor)	152	SF	\$5.00	\$760.00	2.00	\$304.00	\$7.00	\$1,064.00
9. Replace Fire Alarm	1	EA	\$2,000	\$2,000.00	625.00	\$625.00	\$2,625.00	\$2,625.00
10. Replace Storage with Doors								\$310.00
a. Hall/Corridors	1	EA	\$100.00	\$100.00	55.00	\$55.00	\$155.00	\$155.00
b. Utility	1	EA	\$100.00	\$100.00	55.00	\$55.00	\$155.00	\$155.00
11. Ceiling Insulation								\$1,225.17
a. Master Bedroom	150	SF	\$1.00	\$150.44	\$0.50	\$75.22	\$1.50	\$225.66
b. Bedroom #2	93	SF	\$1.00	\$92.78	\$0.50	\$46.39	\$1.50	\$139.17
c. Bathroom #1 (Second Floor)	26	SF	\$1.00	\$25.89	\$0.50	\$12.95	\$1.50	\$38.84
d. Bathroom #2 (First Floor)	28	SF	\$1.00	\$27.56	\$0.50	\$13.78	\$1.50	\$41.34
e. Living Room/Dining Room	246	SF	\$1.00	\$246.11	\$0.50	\$123.06	\$1.50	\$369.17
f. Kitchen	71	SF	\$1.00	\$71.33	\$0.50	\$35.67	\$1.50	\$107.00
g. Hall/Corridors	94	SF	\$1.00	\$94.00	\$0.50	\$47.00	\$1.50	\$141.00
h. Utility	109	SF	\$1.00	\$108.67	\$0.50	\$54.34	\$1.50	\$163.01
12. Gypsum Board Furring System incl. insulation								\$6,816.08
a. Master Bedroom	401	SF	\$1.30	\$520.86	\$1.70	\$681.12	\$3.00	\$1,201.97
b. Bedroom #2	305	SF	\$1.30	\$396.98	\$1.70	\$519.13	\$3.00	\$916.10
c. Living Room/Dining Room	647	SF	\$1.30	\$841.40	\$1.70	\$1,100.29	\$3.00	\$1,941.68
d. Hall/Corridors	486	SF	\$1.30	\$631.20	\$1.70	\$825.42	\$3.00	\$1,456.62
e. Utility	433	SF	\$1.30	\$563.20	\$1.70	\$736.50	\$3.00	\$1,299.70
15. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
B. EXTERIOR								
1. Repaint Exterior Paintings/Finishes	1998	SF	\$1.00	\$1,998.00	1.00	\$1,998.00	\$2.00	\$3,996.00
2. Repaint Ceiling-over hang ceiling (Paint or Any Finish)	109	SF	\$1.00	\$109.00	1.00	\$109.00	\$2.00	\$218.00
3. Replace Exterior Doors	3	EA	\$1,050.00	\$3,150.00	\$500.00	\$1,500.00	\$1,550.00	\$4,650.00
4. Exterior Insulation Finish System	1998	SF	\$4.50	\$8,991.00	\$7.50	\$14,985.00	\$12.00	\$23,976.00
Total Preliminary Estimate								\$60,023.90

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 26 - ASAN: 3 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,843.58
a. Master Bedroom	142	SF	\$1.50	\$213	\$2.00	\$283.70	\$3.50	\$496.48
b. Bedroom #2	95	SF	\$1.50	\$142	\$2.00	\$189.00	\$3.50	\$330.75
c. Bedroom #3	91	SF	\$1.50	\$137	\$2.00	\$182.56	\$3.50	\$319.48
d. Living Room/Dining Room	294	SF	\$1.50	\$441	\$2.00	\$588.02	\$3.50	\$1,029.04
e. Hall/Corridors	108	SF	\$1.50	\$163	\$2.00	\$216.74	\$3.50	\$379.30
f. Kitchen	82	SF	\$1.50	\$124	\$2.00	\$164.88	\$3.50	\$288.54
2. Replace Doors - Hardwares & Accessories								\$1,575.00
a. Master Bedroom	1	EA	\$250.00	\$250	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250	\$150.00	\$150.00	\$400.00	\$400.00
d. Bathroom #2 (First Floor)	1	EA	\$225.00	\$225	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinets & Accessories								\$5,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bathroom #1 (Second Floor)	1	EA	\$500.00	\$500	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Bathroom #2 (First Floor)	1	EA	\$500.00	\$500	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repaint Ceiling (Paint or Any Finish)								\$1,846.24
a. Master Bedroom	142	SF	\$1.00	\$142	\$1.00	\$142	\$2.00	\$283.70
b. Bedroom #2	95	SF	\$1.00	\$95	\$1.00	\$95	\$2.00	\$189.00
c. Bedroom #3	91	SF	\$1.00	\$91	\$1.00	\$91	\$2.00	\$182.56
d. Bathroom #1 (Second Floor)	28	SF	\$1.00	\$28	\$1.00	\$28	\$2.00	\$55.10
e. Bathroom #2 (First Floor)	28	SF	\$1.00	\$28	\$1.00	\$28	\$2.00	\$55.12
f. Living Room/Dining Room	294	SF	\$1.00	\$294	\$1.00	\$294	\$2.00	\$588.02
g. Kitchen	82	SF	\$1.00	\$82	\$1.00	\$82	\$2.00	\$164.88
h. Hall/Corridors	108	SF	\$1.00	\$108	\$1.00	\$108	\$2.00	\$216.74
i. Utility	56	SF	\$1.00	\$56	\$1.00	\$56	\$2.00	\$111.12
5. Repaint Int.Paintings/Finishes(Wall Finish,Cornices&Base Boards)								\$8,912.12
a. Master Bedroom	568	SF	\$1.00	\$568.15	\$1.00	\$568	\$2.00	\$1,136.29
b. Bedroom #2	480	SF	\$1.00	\$479.64	\$1.00	\$480	\$2.00	\$959.28
c. Bedroom #3	472	SF	\$1.00	\$471.99	\$1.00	\$472	\$2.00	\$943.98

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 26 - ASAN: 3 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
d. Living Room/Dining Room	689	SF	\$1.00	\$689.04	1.00	\$689.04	\$2.00	\$1,378.08
e. Hall/Corridors	695	SF	\$1.00	\$694.68	1.00	\$694.68	\$2.00	\$1,389.36
f. Utility	240	SF	\$1.00	\$240.07	1.00	\$240.07	\$2.00	\$480.14
6. Replace Fire Alarms	1	LS	\$2,000	\$2,000.00	625.00	\$625.00	2625	\$2,625.00
7. Replace Smoke Detector								\$510.00
a. Bedroom #3	1	EA	\$120.00	\$120.00	50.00	\$50.00	\$170.00	\$170.00
b. Living Room/Dining Room	1	EA	\$120.00	\$120.00	50.00	\$50.00	\$170.00	\$170.00
c. Hall/Corridors	1	EA	\$120.00	\$120.00	50.00	\$50.00	\$170.00	\$170.00
8. Replace Flooring (Tiles)								
a. Bathroom #1 (Second Floor)	28	SF	\$5.00	\$137.75	2.00	\$55.10	\$7.00	\$192.85
9. Replace Bathroom Accessories-Soap Holder,Towel Holders,etc.								\$600.00
a. Bathroom #1 (Second Floor)	1	LS	\$200.00	\$200.00	100.00	\$100.00	\$300.00	\$300.00
b. Bathroom #2 (First Floor)	1	LS	\$200.00	\$200.00	100.00	\$100.00	\$300.00	\$300.00
10. Replace Interior Finished (Wall Tile Finish)								\$2,874.22
a. Bathroom #1 (Second Floor)	244	SF	\$5.00	\$1,217.94	2.00	\$487.18	\$7.00	\$1,705.12
b. Bathroom #2 (First Floor)	167	SF	\$5.00	\$835.07	2.00	\$334.03	\$7.00	\$1,169.10
11. Repaint Kitch.Cabinets,Racks-Hardwares&Accessories								
a. Kitchen	1	EA	\$3,000	\$3,000.00	1000.00	\$1,000.00	\$4,000.00	\$4,000.00
12. Replace Kitchen Counter-top(Finish),Faucets,Sink&Accessories								
a. Kitchen	51	SF	\$75.00	\$3,834.75	35.00	\$1,789.55	\$110.00	\$5,624.30
13. Replace Elec. Outlet (Circuit Breakers)								
a. Kitchen	1	EA	\$400	\$400.00	400.00	\$400.00	\$800.00	\$800.00
14. Replace Storage Doors								\$254.00
a. Hall/Corridors	1	EA	\$100.00	\$100.00	27.00	\$27.00	\$127.00	\$127.00
b. Utility	1	EA	\$100.00	\$100.00	27.00	\$27.00	\$127.00	\$127.00
15. Ceiling Insulation								\$1,138.79
a. Master Bedroom	142	SF	\$1.00	\$141.85	\$0.50	\$70.93	\$1.50	\$212.78
b. Bedroom #2	95	SF	\$1.00	\$94.50	\$0.50	\$47.25	\$1.50	\$141.75
c. Bedroom #3	91	SF	\$1.00	\$91.28	\$0.50	\$45.64	\$1.50	\$136.92
d. Bathroom #1 (Second Floor)	28	SF	\$1.00	\$27.55	\$0.50	\$13.78	\$1.50	\$41.33
e. Bathroom #2 (First Floor)	28	SF	\$1.00	\$27.56	\$0.50	\$13.78	\$1.50	\$41.34
f. Living Room/Dining Room	294	SF	\$1.00	\$294.01	\$0.50	\$147.01	\$1.50	\$441.02
g. Kitchen	82	SF	\$1.00	\$82.44	\$0.50	\$41.22	\$1.50	\$123.66

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 26 - ASAN: 4 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,226.49
a. Bedroom #3	98.82	SF	\$1.50	\$148.23	\$2.00	\$197.64	\$3.50	\$345.87
b. Bedroom #4	98.41	SF	\$1.50	\$147.62	\$2.00	\$196.82	\$3.50	\$344.44
c. Living Room/Dining Room	329.52	SF	\$1.50	\$494.28	\$2.00	\$659.04	\$3.50	\$1,153.32
d. Hall/Corridors	109.39	SF	\$1.50	\$164.09	\$2.00	\$218.78	\$3.50	\$382.87
2. Replace Doors & Windows - Hardwares & Accessories								\$2,400.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bathroom #1 (Second Floor)	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
e. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
f. Bathroom #2 (First Floor)	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
3. Replace Cabinets & Accessories								\$6,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Bathroom #2 (First Floor)	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repaint Ceiling (Paint or Any Finish)								\$1,891.69
a. Master Bedroom	163	SF	\$1.00	\$163	\$1.00	\$163.33	\$1.00	\$163.33
b. Bedroom #2	101	SF	\$1.00	\$101	\$1.00	\$100.75	\$2.00	\$201.50
c. Bedroom #4	98	SF	\$1.00	\$98	\$1.00	\$98.41	\$2.00	\$196.82
d. Bathroom #1 (Second Floor)	26	SF	\$1.00	\$26	\$1.00	\$25.89	\$2.00	\$51.78
e. Bathroom #2 (First Floor)	48	SF	\$1.00	\$48	\$1.00	\$47.67	\$2.00	\$95.34
f. Living Room/Dining Room	330	SF	\$1.00	\$330	\$1.00	\$329.52	\$2.00	\$659.04
g. Kitchen	84	SF	\$1.00	\$84	\$1.00	\$84.33	\$2.00	\$168.66
h. Hall/Corridors	109	SF	\$1.00	\$109	\$1.00	\$109.39	\$2.00	\$218.78
i. Laundry	68	SF	\$1.00	\$68	\$1.00	\$68.22	\$2.00	\$136.44
5. Repaint Int.Paintings/Finishes(Wall Finish,Cornices&Base Boards)								\$4,538.03
a. Master Bedroom	411	SF	\$1.00	\$411	\$1.00	\$411.07	\$2.00	\$822.13
b. Bedroom #3	312	SF	\$1.00	\$312	\$1.00	\$311.53	\$2.00	\$623.05

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 26 - ASAN: 4 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
c. Bedroom #4	308	SF	\$1.00	\$308	\$1.00	\$308.45	\$2.00	\$616.89
d. Living Room/Dining Room	634	SF	\$1.00	\$634	\$1.00	\$634.23	\$2.00	\$1,268.46
e. Hall/Corridors	604	SF	\$1.00	\$604	\$1.00	\$603.75	\$2.00	\$1,207.49
6. Replace Smoke Detector								\$680.00
a. Bedroom #2	1	EA	120	\$120.00	50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #3	1	EA	120	\$120.00	50.00	\$50.00	\$170.00	\$170.00
c. Living Room/Dining Room	1	EA	120	\$120.00	50.00	\$50.00	\$170.00	\$170.00
d. Hall/Corridors	1	EA	120	\$120.00	50.00	\$50.00	\$170.00	\$170.00
7. Replace Fire Alarm	1	LS	2000	\$2,000.00	625.00	\$625.00	\$2,625.00	\$2,625.00
8. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet, Tub								\$6,000.00
a. Bathroom #1 (Second Floor)	1	LS	1500	\$2,000.00	1500.00	\$2,000.00	4000	\$3,000.00
b. Bathroom #2 (First Floor)	1	LS	1500	\$2,000.00	1500.00	\$2,000.00	4000	\$3,000.00
9. Replace Bathroom Accessories-Soap Holder,Towel Holders,etc.								\$600.00
a. Bathroom #1 (Second Floor)	1	LS	200	\$200.00	100.00	\$100.00	\$300.00	\$300.00
b. Bathroom #2 (First Floor)	1	LS	200	\$200.00	100.00	\$100.00	\$300.00	\$300.00
10. Repaint Interior Finished (Wall Tile Finish)								\$2,959.78
a. Bathroom #1 (Second Floor)	151	SF	5	\$757.19	2.00	\$302.88	\$7.00	\$1,060.06
b. Bathroom #2 (First Floor)	271	SF	5	\$1,356.94	2.00	\$542.78	\$7.00	\$1,899.71
11. Replace Kitch.Cabinets,Racks-Hardwares&Accessories								
a. Kitchen	1	EA	3000	\$3,000.00	1000.00	\$1,000.00	\$4,000.00	\$4,000.00
12. Replace Storage with Doors								
a. Laundry	1	EA	100	\$100.00	27.00	\$27.00	127	\$127.00
13. Ceiling Insulation								\$1,541.27
a. Master Bedroom	163	SF	\$1.00	\$163.33	\$0.50	\$81.67	\$1.50	\$245.00
b. Bedroom #2	101	SF	\$1.00	\$100.75	\$0.50	\$50.38	\$1.50	\$151.13
c. Bedroom #4	98	SF	\$1.00	\$98.41	\$0.50	\$49.21	\$1.50	\$147.62
d. Bathroom #1 (Second Floor)	26	SF	\$1.00	\$25.89	\$0.50	\$12.95	\$1.50	\$38.84
e. Bathroom #2 (First Floor)	48	SF	\$1.00	\$47.67	\$0.50	\$23.84	\$1.50	\$71.51
f. Living Room/Dining Room	330	SF	\$1.00	\$329.52	\$0.50	\$164.76	\$1.50	\$494.28
g. Kitchen	84	SF	\$1.00	\$84.33	\$0.50	\$42.17	\$1.50	\$126.50
h. Hall/Corridors	109	SF	\$1.00	\$109.39	\$0.50	\$54.70	\$1.50	\$164.09
i. Laundry	68	SF	\$1.00	\$68.22	\$0.50	\$34.11	\$1.50	\$102.33

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 26 - ASAN: 4 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
14. Gypsum Board Furring System incl. insulation								\$6,807.04
a. Master Bedroom	411	SF	\$1.30	\$534.39	\$1.70	\$698.81	\$3.00	\$1,233.20
b. Bedroom #3	312	SF	\$1.30	\$404.98	\$1.70	\$529.59	\$3.00	\$934.58
c. Bedroom #4	308	SF	\$1.30	\$400.98	\$1.70	\$524.36	\$3.00	\$925.34
d. Living Room/Dining Room	634	SF	\$1.30	\$824.50	\$1.70	\$1,078.19	\$3.00	\$1,902.69
e. Hall/Corridors	604	SF	\$1.30	\$784.87	\$1.70	\$1,026.37	\$3.00	\$1,811.24
15. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
B. EXTERIOR								
1. Repaint exterior finish	2682	SF	1	\$2,682.45	1.00	\$2,682.45	\$2.00	\$5,364.90
2. Replace Exterior Doors	3	EA	\$1,050.00	\$3,150.00	\$500.00	\$1,500.00	\$1,550.00	\$4,650.00
3. Exterior Insulation Finish System	2682	SF	\$4.50	\$12,071.03	\$7.50	\$20,118.38	\$12.00	\$32,189.40
4. Repaint Ceiling-over hang ceiling (Paint or Any Finish)	26	SF	1	\$25.66	1.00	\$25.66	\$2.00	\$51.32
Total Preliminary Estimate								\$85,451.92
Replace Appliances								\$2,248.50
Electric Water Heater	1	EA	\$540.00	\$540.00	\$212.50	\$212.50	\$752.50	\$752.50
Stove	1	EA	\$405.00	\$405.00	\$61.25	\$61.25	\$466.25	\$466.25
Refrigerator	1	EA	\$727.50	\$727.50	\$61.25	\$61.25	\$788.75	\$788.75
Range Hood	1	EA	\$73.50	\$73.50	\$167.50	\$167.50	\$241.00	\$241.00
15. Replace Interior Plumbing System	1	LS						\$46,428.40
16. Replace Electrical Wiring System & Panel Board	1	LS						\$118,551.56



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Executive Summary AMP-1

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Physical Needs Assessment

Comprehensive Grant Program (CGP)

U.S Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name		<input type="checkbox"/> Original	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		<input type="checkbox"/> Revision Number _____	
Development Number	Development Name	DOFA Date	
AMP 1	GHURA 250 AGANA HEIGHTS	or Construction Date _____	
Development Type	Occupancy Type	Structure Type	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Number of Vacant Units
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	
Turnkey III- Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	%
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	
Section 23, Bond <input type="checkbox"/>			Total Current Units
Financed <input type="checkbox"/>			
Current Bedroom Distribution			
0 _____	1 _____	2 _____	10
3 _____	24	4 _____	4
5+ _____		5 _____	
General Description of Needed Physical Improvements			Urgency of Need (1-5)
I. SITE WORK			
1 Landscaping			4
2 Site Improvement			1
3 Drainage Improvement			3
4 Resurface Parking/ Roads			2
5 Tree Terminal/ Removal			4
6 Handcapped Ramps including Handrailing			3
7 Chainlink Fence			3
8 Subterranean Termite Control			1
II. INTERIOR			
1 Replace Floor Tiles			1
2 Replace Interior Doors			1
3 Replace Cabinet and Accessories			1
4 Repair and Repaint Ceiling			3
5 Replace Electrical Outlets			3
6 Replace Exhaust Fan			3
7 Replace Smoke Detector			1
8 Interior Painting			1
9 Replace Interior Wall Tile Finishes			2
10 Replace Bathroom Floor Tiles			2
11 Replace Bathroom Accessories			1
12 Replace Bathroom Fixtures			1
13 Replace Kitchen Cabinet			1
14 Replace Storage Doors			1
15 Replace Fire Alarm System			1
16 Replace Kitchen Counter-Top (Finish)			2
17 Replace Appliances			1
18 Ceiling Insulation			1
19 Gypsum Board Furring System Including Insulation			1
20 Replace Interior Plumbing System (Water/Sewer)			1
III. EXTERIOR			
1 Repaint Over Hang Ceiling			3
2 Replace Electrical Waterproof Outlet			3
4 Exterior Painting			1
5 Replace Exterior Doors			1
6 Exterior Insulation and Finish System (EIFS)			1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements			\$ 5,150,748.29
Per Unit Hard Cost			\$ 135,546.01
Physical Improvements Will Result in Structural/ System Soundness at a Reasonable Cost			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared			
Source(s) of Information			
R.S. Means Construction Cost Data 2009			
Guam Cost Data Book, Pacific Div. NAVFACENGC.COM, Jan. 2005			
Physical Site Surveys; Previous PNA Study 2005;			
Recent comments and Data gathering; As-built drawings			

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AMP-2
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AMP 2 (Scattered Sites)

AMP-2 GHURA housing development project is located in three (3) different sites, namely Yona, Inarajan, and Talofoto. These residences were constructed in 1974. Although in 1982 to 1983, additional structures were constructed in Yona. While in Talofoto, there are residential units that are specifically for the elderly. There are a total of 163 residential units, ranging from a combination of 1-bedroom units to 5-bedroom units that are scattered in 125 single-storey buildings, consisting of duplex, row/townhouses, and single family dwelling structures. These are located within community residential neighborhoods in each respective village.

Building Construction: Conventional reinforced concrete, slab on grade; masonry bearing walls with plastered finish and reinforced concrete roof slab.

• **Current Physical Condition and Future Needs**

- Damaged door frames and hinges.
- Damaged, cracked, or stained living room floor tiles and finishing. Some tiles are not uniform, having different colors or styles.
- Damaged or cracked lavatory sinks in bathrooms. Bathroom fixtures are also damaged, stained, or rusted.
- Stained or dirty bathroom wall and floor tiles.
- Cracked, broken, or damaged kitchen countertop finish or tiles. Cabinets underneath also have some damages, scraped-off painting, or cracks. Some doors of these cabinets are not aligned, cannot be closed, or have hinge problems.
- Damaged screen doors.
- Air-conditioning units are not properly placed.
- Stained interior and exterior wall painting.
- Overgrown vegetation around the area.
- Old, broken, or inoperable fire alarms. Fire alarms are all electric operated.
- Damaged or deteriorated refrigerators, ranges, and other kitchen appliances; washing machines; and water heaters.
- Damaged walls have either cracks or holes in them. Some walls' paint is already deteriorated or scraped-off.
- Ceilings have cracks, scraped-off, or are bloated.
- Water pipes inside and outside housing units are rusted, leaking, or have other damages.
- Broken or deteriorated baseboards.
- Some doors in the housing units are broken or deteriorated.
- Bathroom wall and floor tiles are rusty colored, stained, cracked, or broken.
- Toilet bowls, lavatory sinks, and other bathroom fixtures and pipes are rusted or damaged.
- Some electrical switches and outlets, as well as its covers, are damaged.

PHYSICAL NEEDS ASSESSMENT

- Doors of water heater system enclosures are either damaged or broken.
- Concrete flooring on laundry area is damaged or deteriorated.
- Erosion and overgrown vegetation is visible around the area.
- Damaged or rusted water meter metal casing.
- Dented aluminum doors.
- Some lighting fixtures area damaged or broken.
- Damaged or deteriorated downspout pipe.
- Some housing units have loose wire cables around.
- Broken or damaged walkway going to housing units.
- Damaged, rusted, or peeling paint of walkway hand railings.

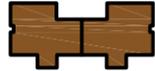


Site Plans / Floor Plans





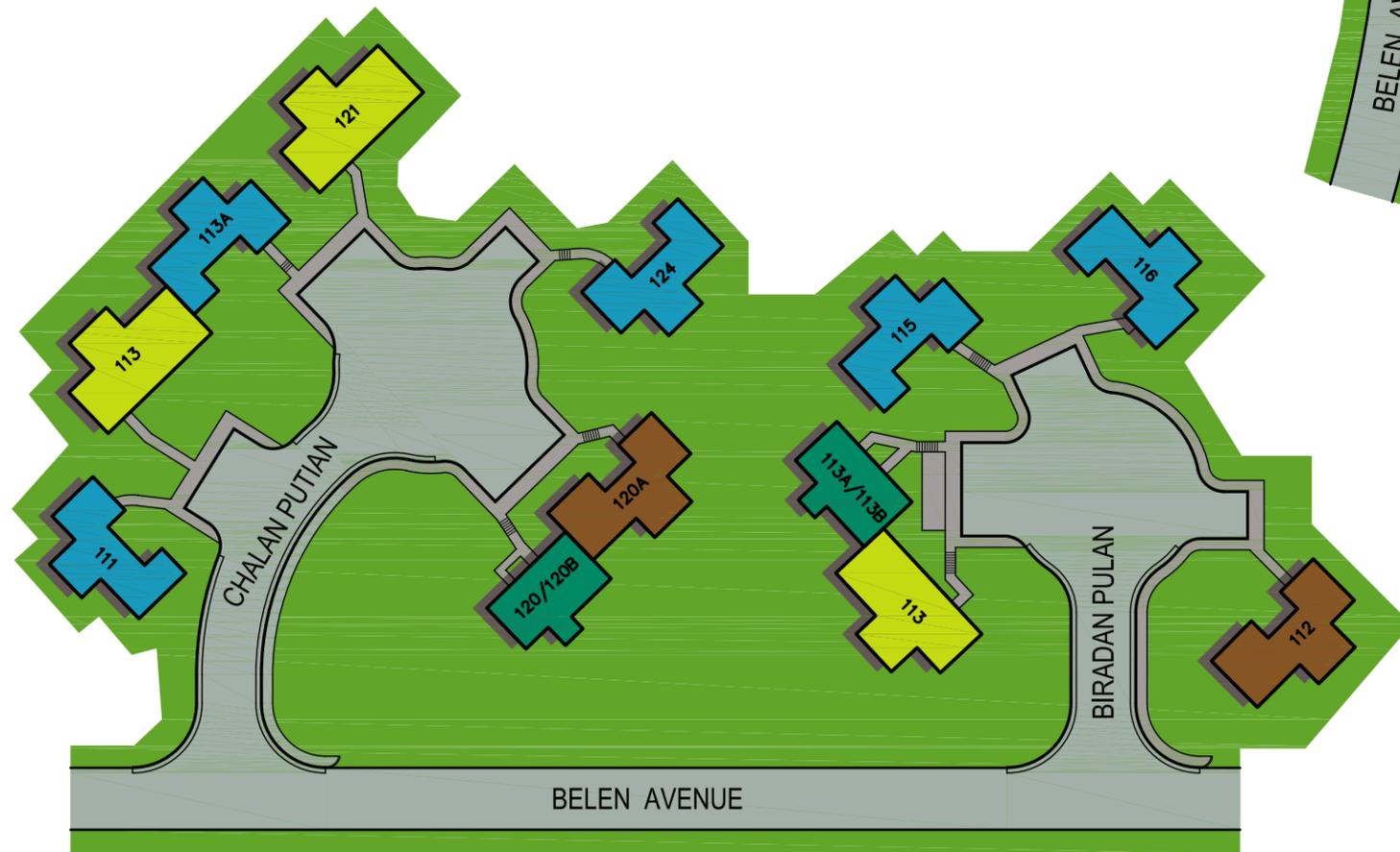
GHURA 100 YONA - SITE 1 PLAN

LEGEND	REMARKS	UNITS QTY.
	2 BEDROOM	6
	3 BEDROOM	18
	4 BEDROOM	10
	2 BEDROOM	4
	3 BEDROOM	12
TOTAL UNITS :		50

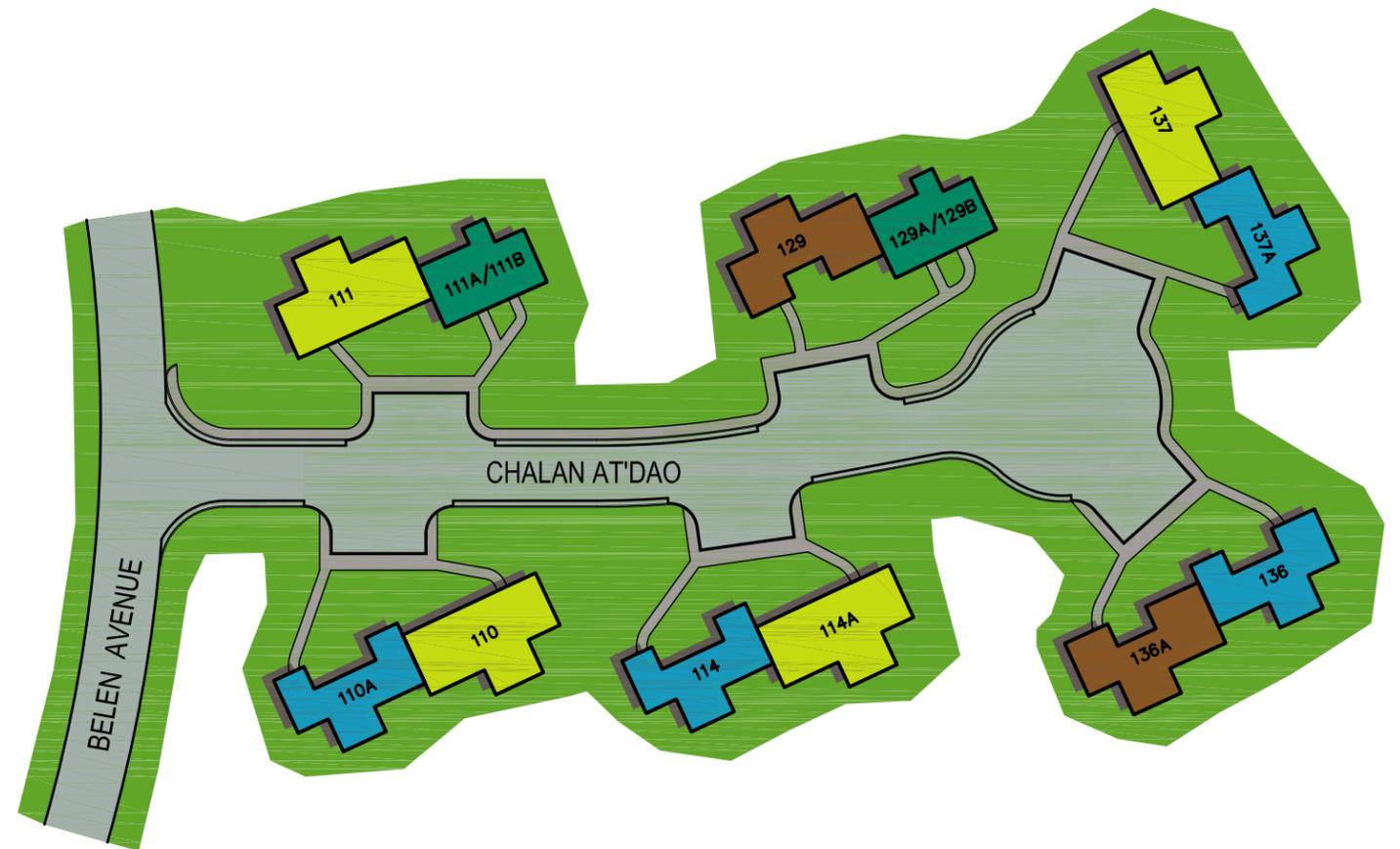


GHURA 100 YONA - SITE 2 PLAN

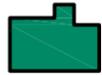
LEGEND	REMARKS	UNITS QTY.
	2 BEDROOM	10
	3 BEDROOM	30
	4 BEDROOM	10
TOTAL UNITS :		50

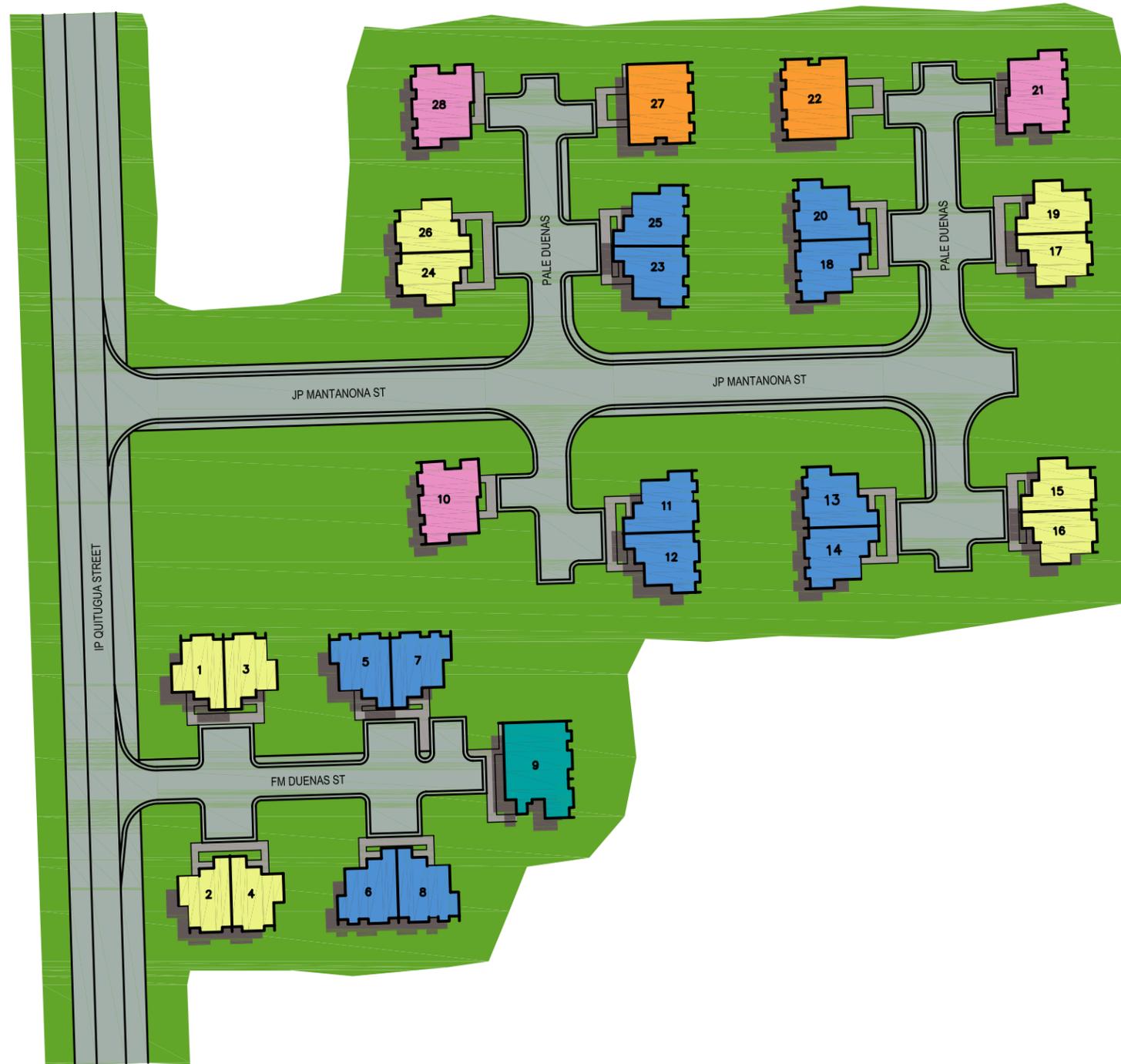


GHURA 83 INARAJAN - SITE PLAN

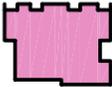
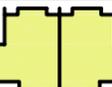


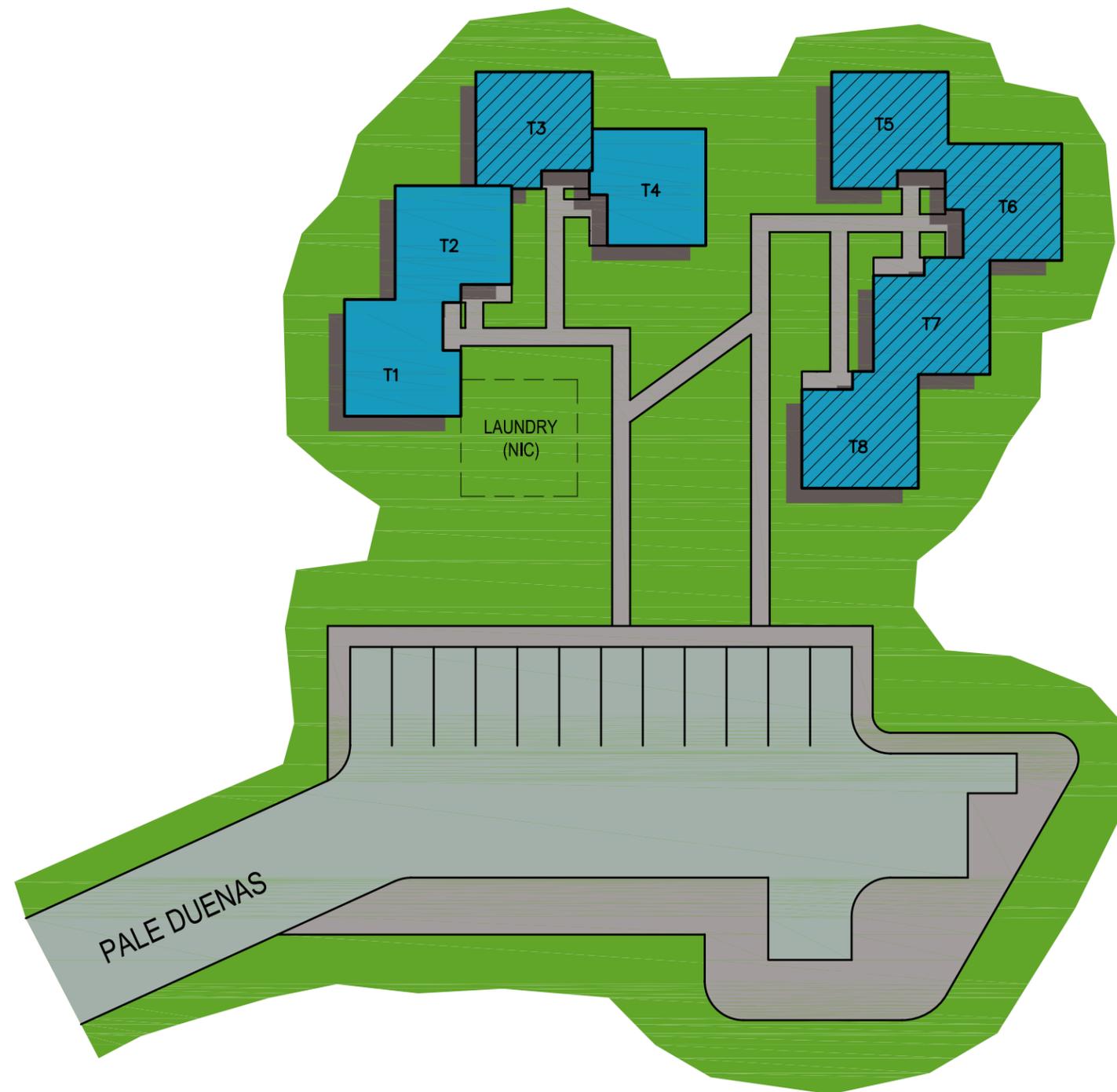
GHURA 83 INARAJAN - SITE PLAN

LEGEND	REMARKS	UNITS QTY.
	2 BEDROOM	4
	3 BEDROOM	9
	4 BEDROOM	4
	5 BEDROOM	7
TOTAL UNITS :		24



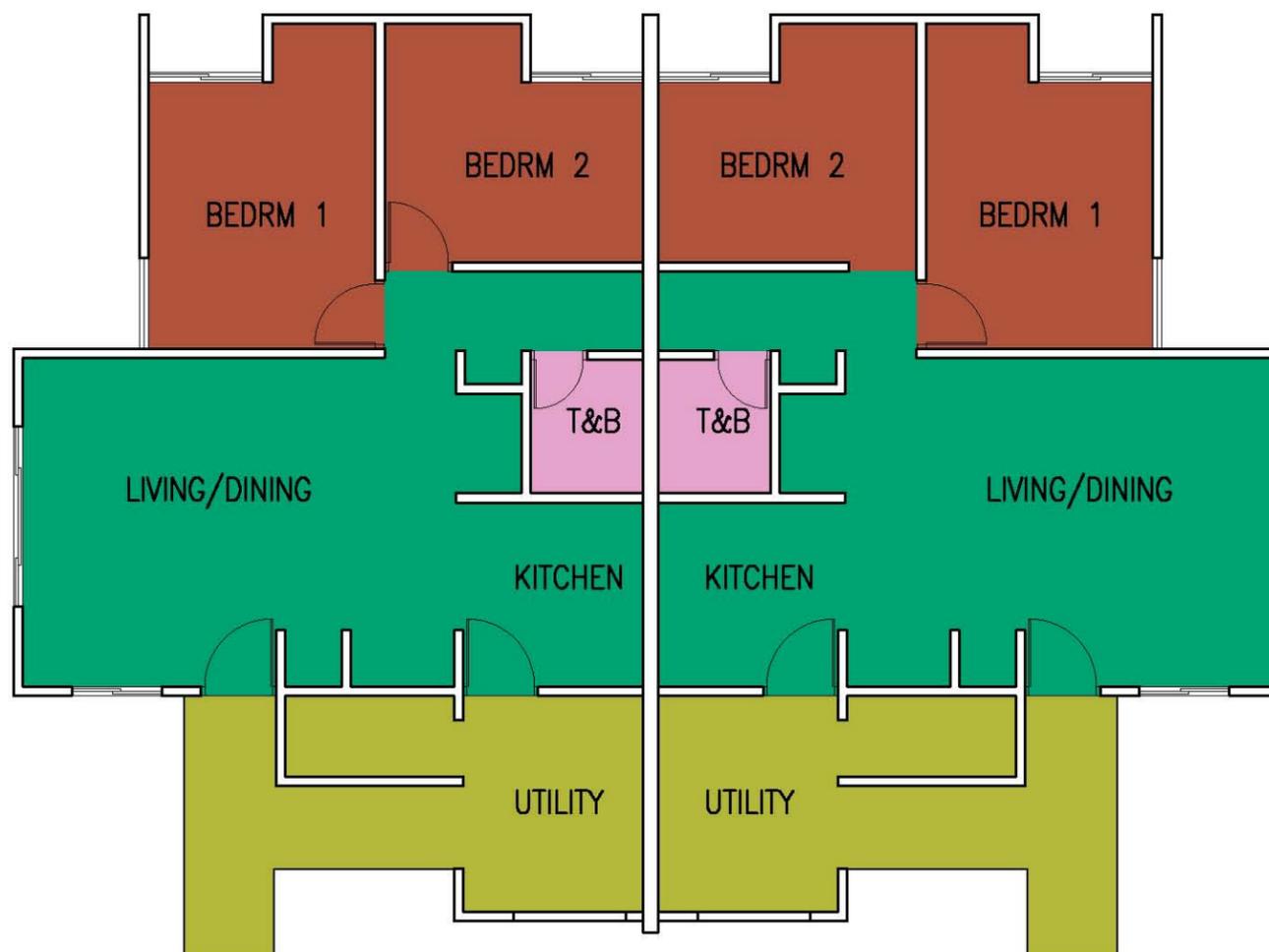
GHURA 28 TALOFOFO - SITE PLAN

LEGEND	REMARKS	UNITS QTY.
	4 BEDROOM	3
	5 BEDROOM	3
	6 BEDROOM	1
	2 BEDROOM	10
	3 BEDROOM	12
TOTAL UNITS :		29

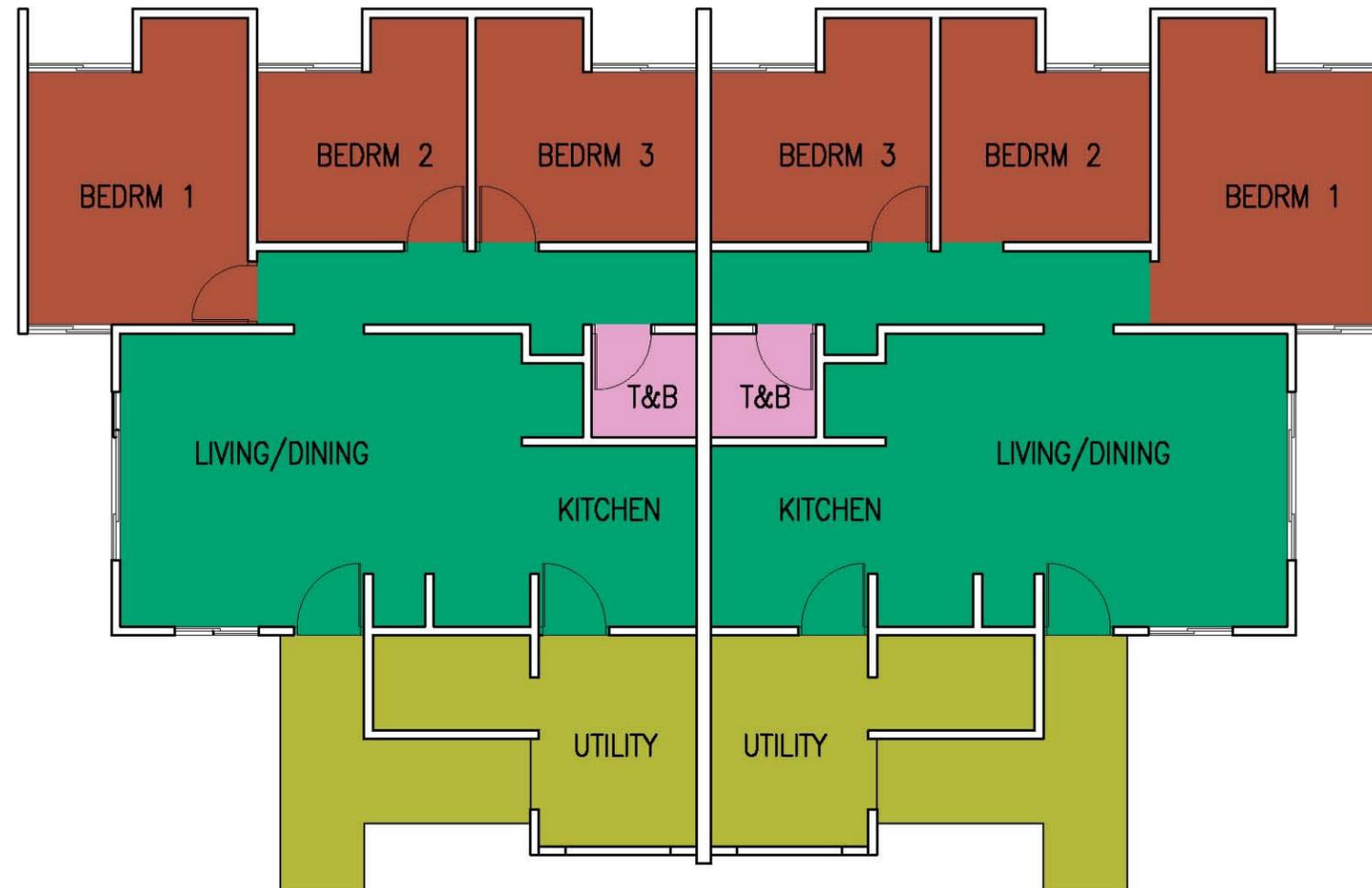


GHURA 82 - TALOFOFO SITE PLAN

LEGEND	REMARKS
	INDICATED ONE (1) BEDROOM UNIT
	INDICATED ONE (1) BEDROOM ACCESSIBLE UNIT



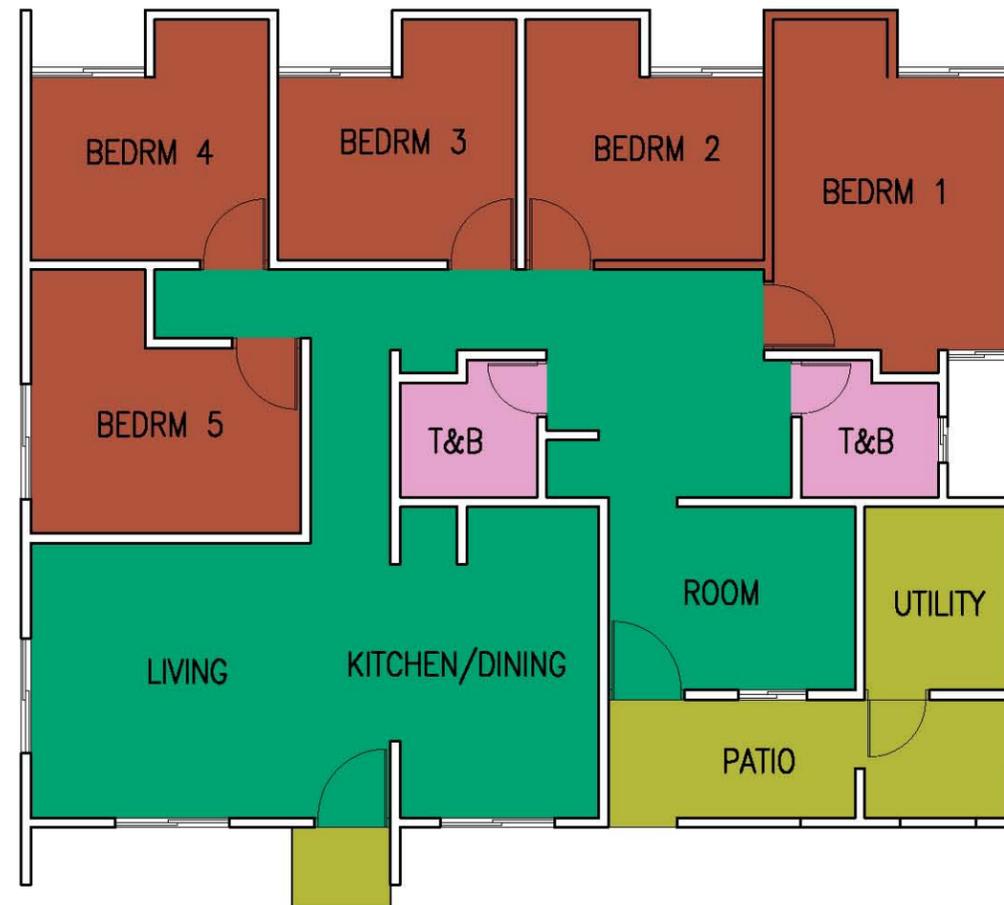
GHURA 28 (2-BEDROOM DUPLEX)



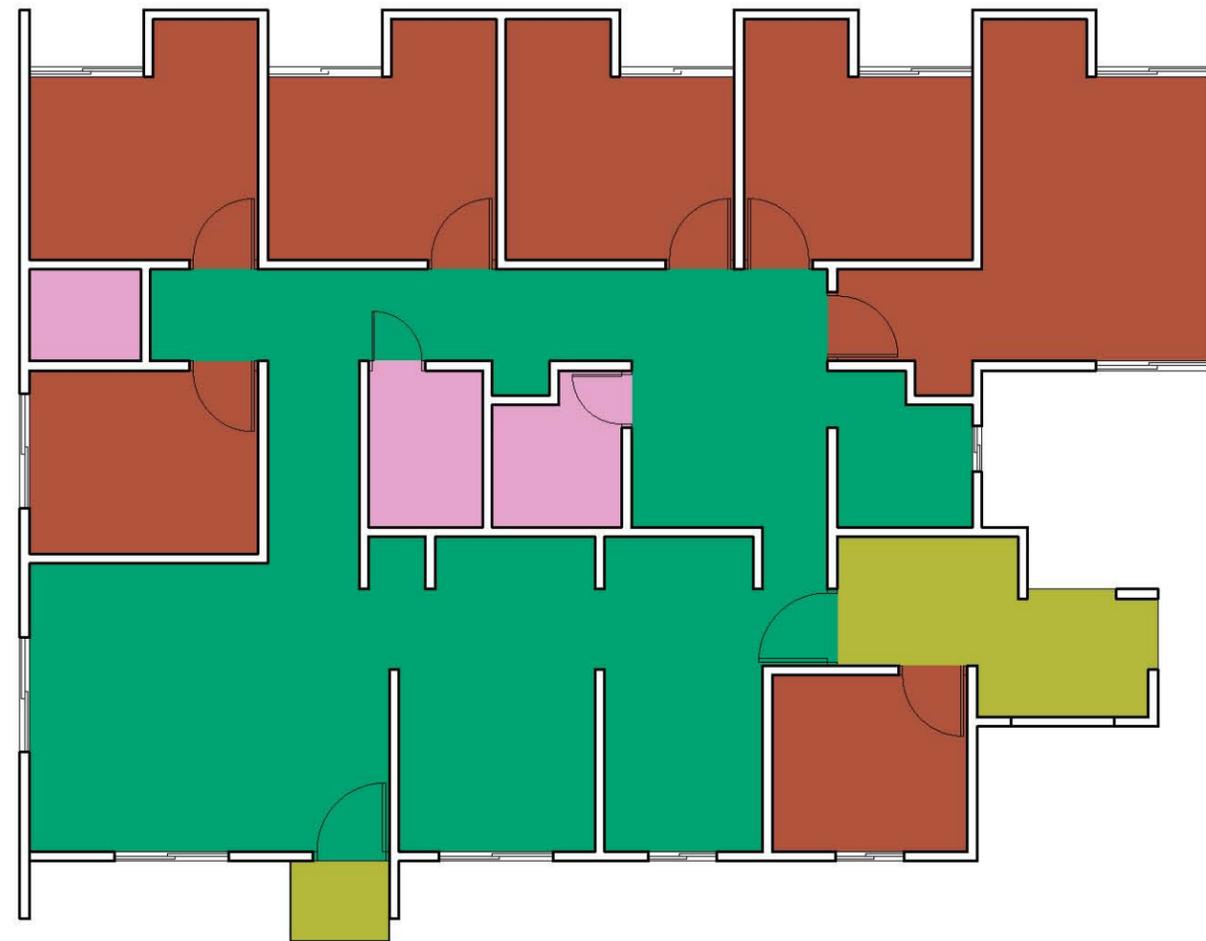
GHURA 28 TALOFOFO (3-BEDROOM DUPLEX)



GHURA 28 (4-BEDROOM)



GHURA 28 (5-BEDROOM)



GHURA 28 (6-BEDROOM)



GHURA 82 (1-BEDROOM FOURPLEX)



GHURA 83 (2-BEDROOM DUPLEX-1ST FLOOR)



GHURA 83 (2-BEDROOM DUPLEX-2ND FLOOR)



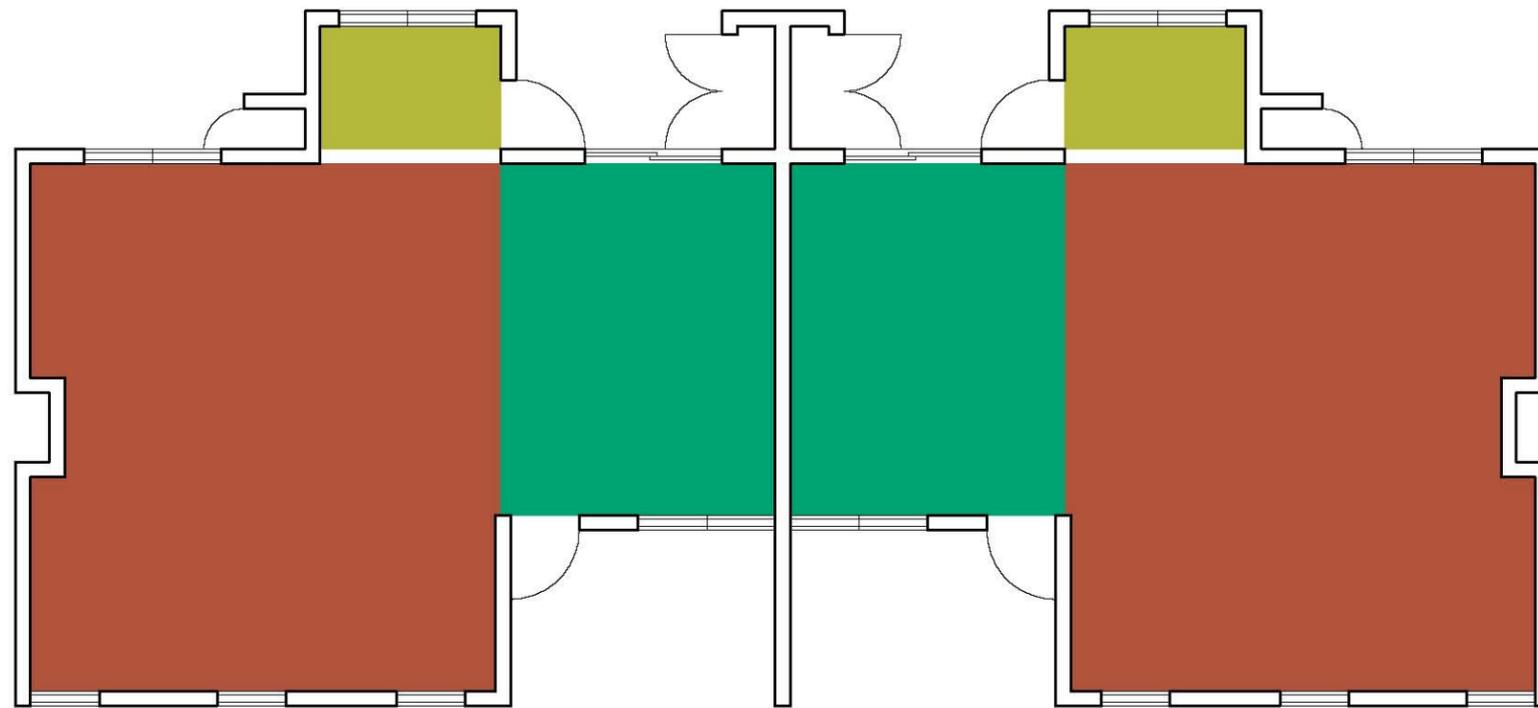
GHURA 83 (3-BEDROOM AND 5-BEDROOM DUPLEX)



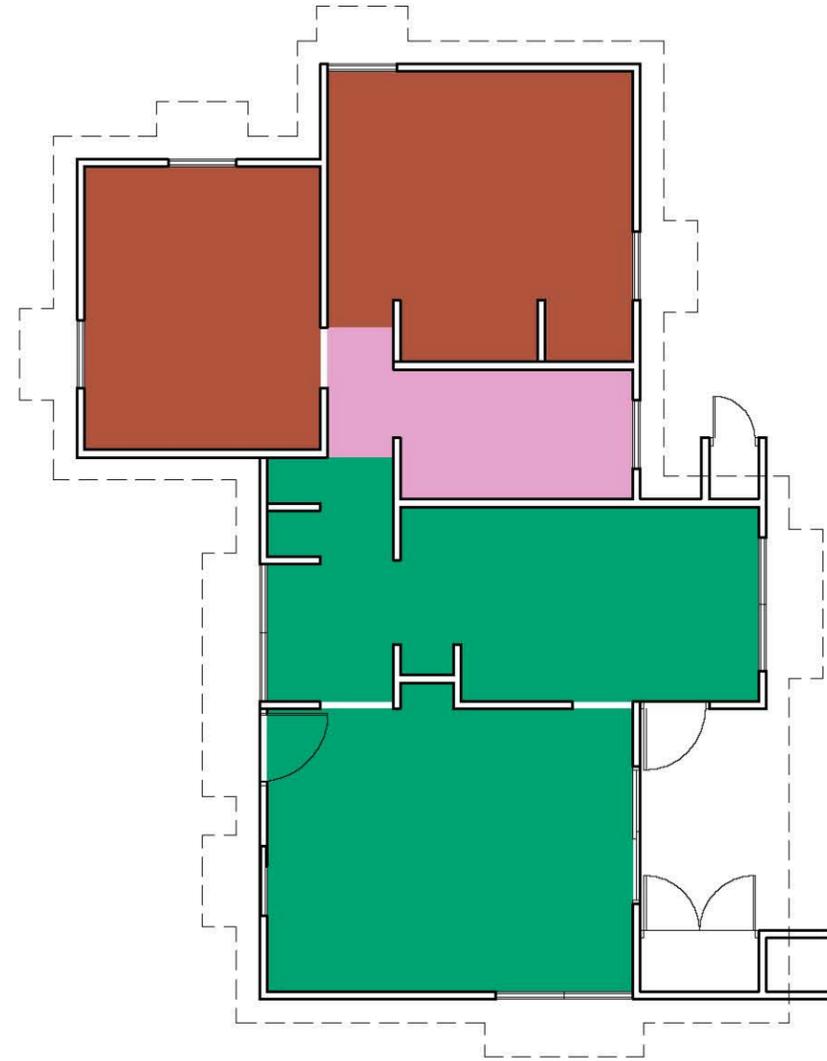
GHURA 83 (3-BEDROOM DETACHED)



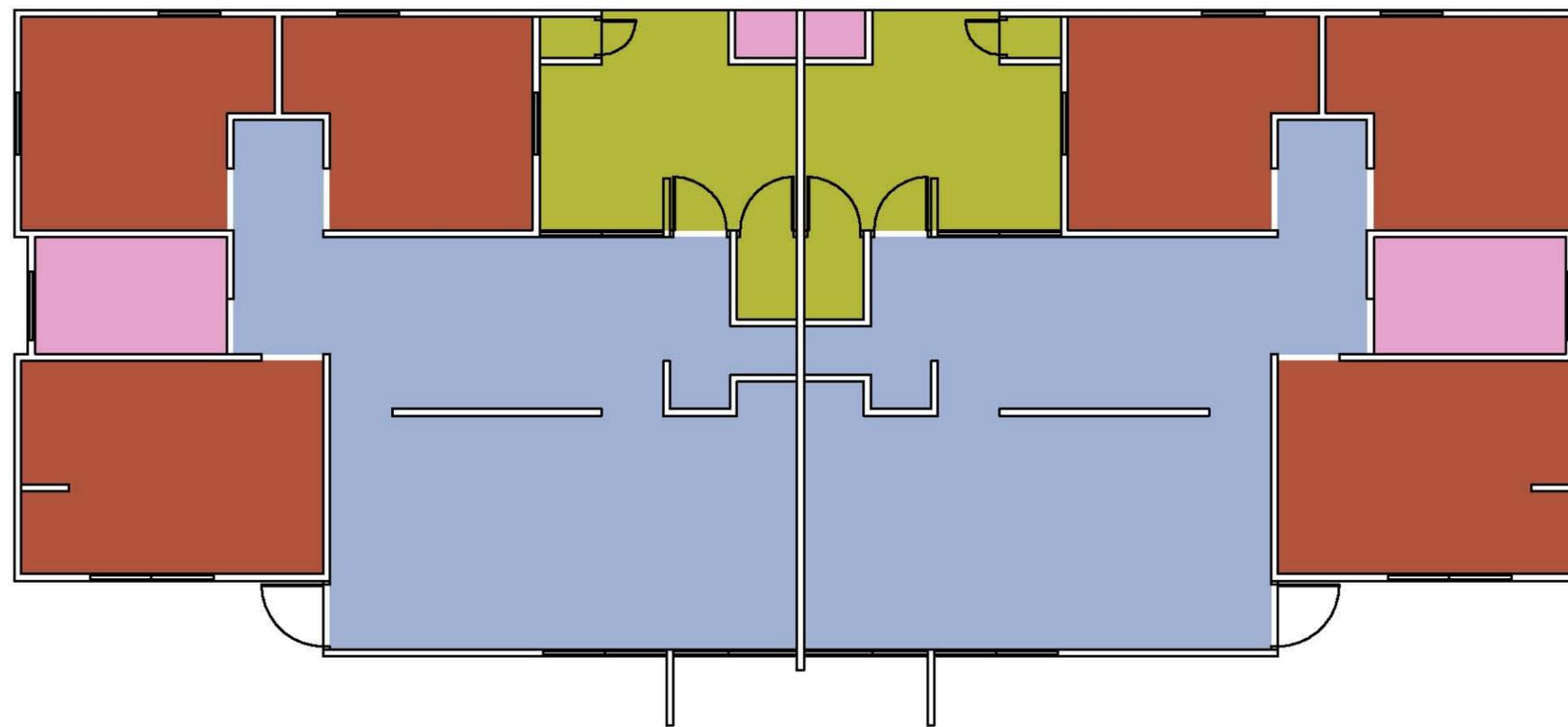
GHURA 83 (4-BEDROOM DETACHED)



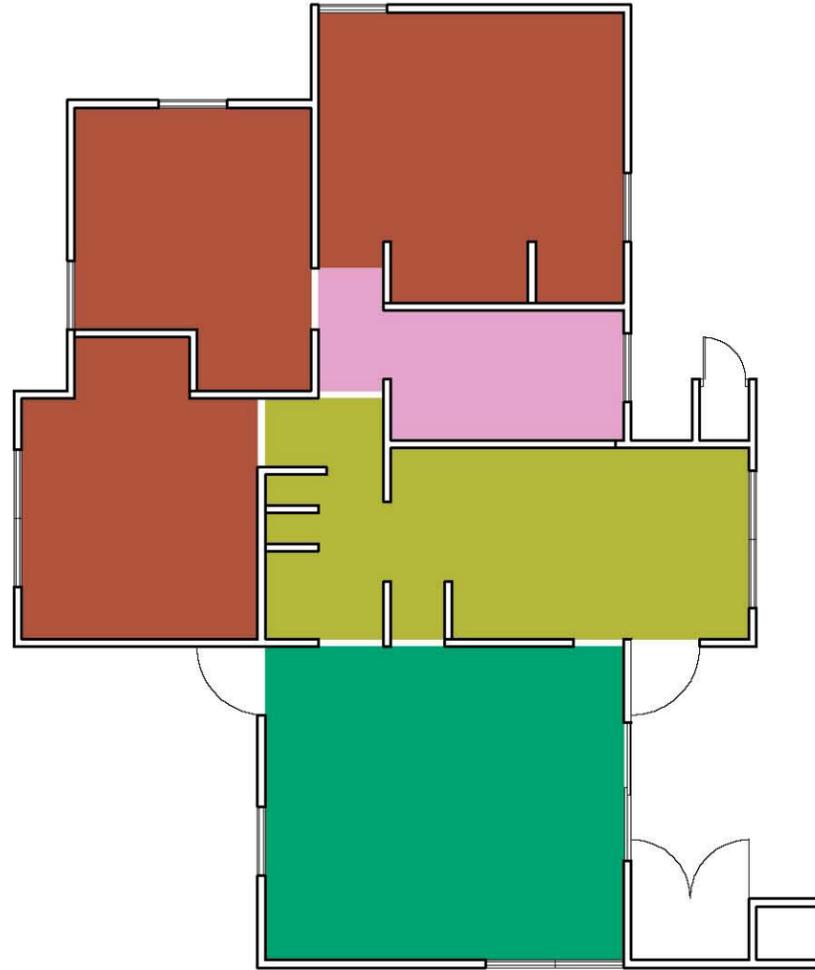
GHURA 100 (2-BEDROOM DUPLEX)



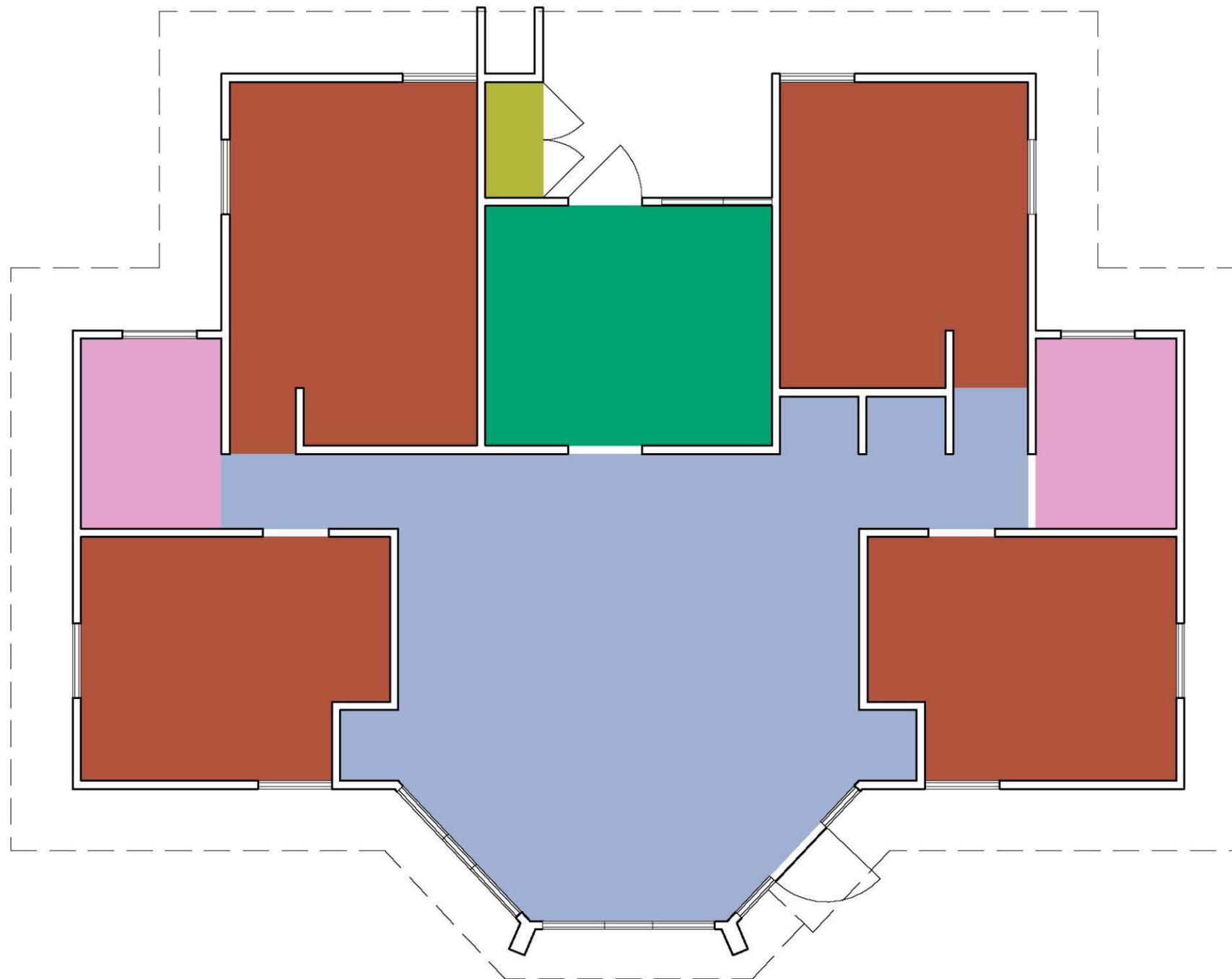
GHURA 100 (2-BEDROOM)



GHURA 100 (3-BEDROOM DUPLEX)



GHURA 100 (3-BEDROOM)



GHURA 100 (4-BEDROOM)



Cost Estimates



NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 2 JULY 09		SHEET 1 OF 4	
ACTIVITY AND LOCATION: AMP2			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 100 - YONA								
<i>I. Subterranean Termite Control</i>								\$1,962,486.90
a.) 2 Bedroom	6000	SF	0.47	2,820.00	0.19	1140.00	\$0.66	\$3,960.00
b.) 3 Bedroom	15635	SF	0.47	7,348.45	0.19	2970.65	\$0.66	\$10,319.10
c.) 4 Bedroom	8400	SF	0.47	3,948.00	0.19	1596.00	\$0.66	\$5,544.00
<i>II. Tree Terminal / Removal</i>	10	EA					2,725.00	\$27,250.00
<i>III. Chainlink Fence</i>								\$82,070.48
A. Removal of Fence	3046	LF					15.33	\$46,695.18
B. New Fence	3046	LF	6.95	21169.70	3.60	10965.60	10.55	\$32,135.30
C. Vehicle Gate	2	EA	1,150.00	2300.00	277.00	554.00	1,427.00	\$2,854.00
D. Pedestrian Gate	2	EA	113.00	226.00	80.00	160.00	193.00	\$386.00
<i>IV. Landscaping</i>								\$289,512.50
a.) Site 1	550	MSF					304.75	\$167,612.50
b.) Site 2	400	MSF					304.75	\$121,900.00
<i>V. Site Improvement</i>								\$684,130.00
A. MAIN WATERLINE	3258	LF	25.00	81450.00	10.00	\$32,580.00	35.00	\$114,030.00
B. WATERLINE LATERALS	2504	LF	25.00	62600.00	10.00	\$25,040.00	35.00	\$87,640.00
C. MAIN SEWER LINES	2470	LF	30.00	74100.00	15.00	\$37,050.00	45.00	\$111,150.00
D. SEWER LATERALS	3466	LF	25.00	86650.00	10.00	\$34,660.00	35.00	\$121,310.00
E. EXTERIOR STREET LIGHTING	1	LS					250,000.00	\$250,000.00
<i>VI. AC PAVEMENT RESURFACING</i>	19838	SY	12.00	238056.00	8.00	\$158,704.00	20.00	\$396,760.00
<i>VII. DRAINAGE IMPROVEMENTS</i>	1	LS					200,000.00	\$200,000.00
<i>VIII. HANDICAPPED RAMPS AND RAILINGS</i>	300	SF					150.00	\$45,000.00
Subtotal								\$3,687,209.88

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 2 JULY 09		SHEET 2 OF 4	
ACTIVITY AND LOCATION: AMP2				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 83 - INARAJAN								
<i>I. Subterranean termite Control</i>								\$995,517.60
a.) 2 Bedroom	2520	SF	0.47	1,184.40	0.19	478.80	0.66	\$1,663.20
b.) 3 Bedroom	38350	SF	0.47	18,024.50	0.19	7286.50	0.66	\$25,311.00
c.) 5 Bedroom	13000	SF	0.47	6,110.00	0.19	2470.00	0.66	\$8,580.00
<i>II. Tree Terminal/Removal</i>								\$68,125.00
<i>III. Chainlink Fence</i>								\$54,467.55
A. Removal of Fence								
a.) Site 1	1630	LF					4.82	\$7,856.60
b.) Site 2	1585	LF					4.82	\$7,639.70
B. New Fence								
a.) Site 1	1630	LF	6.95	11328.50	3.60	5868.00	10.55	\$17,196.50
b.) Site 2	1585	LF	6.95	11015.75	3.60	5706.00	10.55	\$16,721.75
C. Vehicle Gate								
a.) Site 1	2	EA	1,150.00	2300.00	277.00	554.00	1,427.00	\$2,854.00
b.) Site 2	1	EA	1,150.00	1150.00	277.00	277.00	1,427.00	\$1,427.00
D. Pedestrian Gate								
a.) Site 1	2	EA	113.00	226.00	80.00	160.00	193.00	\$386.00
b.) Site 2	2	EA	113.00	226.00	80.00	160.00	193.00	\$386.00
<i>IV. Landscaping</i>								\$88,377.50
a.) Site 1	150	MSF					304.75	\$45,712.50
b.) Site 2	140	MSF					304.75	\$42,665.00
<i>V. Site Improvement</i>								\$434,475.00
a. MAIN WATERLINE	827	LF	25.00	20675.00	10.00	8270.00	35.00	\$28,945.00
b. WATERLINE LATERALS	1423	LF	25.00	35575.00	10.00	14230.00	35.00	\$49,805.00
c. MAIN SEWER LINES	832	LF	30.00	24960.00	15.00	12480.00	45.00	\$37,440.00
d. SEWER LATERALS	1951	LF	25.00	48775.00	10.00	19510.00	35.00	\$68,285.00
e. EXTERIOR STREET LIGHTING	1	LS					250,000.00	\$250,000.00
<i>VI.AC PAVEMENT RESURFACING</i>								\$101,766.20
<i>VII. DRAINAGE IMPROVEMENTS</i>								\$200,000.00
<i>VIII. HANDICAPPED RAMPS AND RAILINGS</i>								\$45,000.00
Subtotal								\$1,987,728.85

ACTIVITY AND LOCATION: AMP2	CONSTRUCTION CONTRACT NO.: .	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 82 - TALOFOFO ELDERLY								
<i>I. Subterranean Termite Control</i>								
a.) 1 Bedroom	1400	SF	0.47	658.00	0.19	266.00	0.66	\$7,392.00
<i>II. Tree Terminal/Removal</i>	10	EA					2,725.00	\$27,250.00
<i>III. Chainlink Fence</i>								\$11,974.98
A. Removal of Fence	754	LF					4.82	\$3,634.28
B. New Fence	754	LF	6.95	5240.30	3.60	2714.40	10.55	\$7,954.70
C. Pedestrian Gate	2	EA	113.00	226.00	80.00	160.00	193.00	\$386.00
<i>IV. Landscaping</i>	265	MSF					304.75	\$80,758.75
<i>V. Site Improvement</i>								\$2,219.57
a.) Lamp Post	1	EA	635.00	635.00	91.00	91.00	643.40	\$643.40
b.) Concrete Ditch w/ Stl Grading	8	EA	120.00	960.00	8.40	67.20	123.14	\$985.12
c.) Regrading/Sodding	70	SY	4.95	346.50	3.14	219.80	8.09	\$566.30
d.) Concrete walk repair	5	SY	4.95	24.75	3.14	15.70	4.95	\$24.75
<i>VI. AC PAVEMENT RESURFACING</i>	3603	SY					20.00	\$72,060.00
<i>VII. DRAINAGE IMPROVEMENTS</i>	1	SF					200,000.00	\$200,000.00
<i>VIII. HANDICAPPED RAMPS AND RAILINGS</i>	50	SF					150.00	\$7,500.00
Subtotal								\$409,155.30
TOTAL								\$7,084,899.48

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 2	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 2 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,535.58
a. Master Bedroom	132.38	SF	\$1.50	198.57	\$2.00	\$264.76	\$3.50	\$463.33
b. Bedroom #2	108.97	SF	\$1.50	163.46	\$2.00	\$217.94	\$3.50	\$381.40
c. Living Room/Dining Room	292.33	SF	\$1.50	438.50	\$2.00	\$584.66	\$3.50	\$1,023.16
d. Hall/Corridors	45.04	SF	\$1.50	67.56	\$2.00	\$90.08	\$3.50	\$157.64
e. Kitchen	69.09	SF	\$1.50	103.64	\$2.00	\$138.18	\$3.50	\$241.82
a. Terrace	76.64	SF	\$1.50	114.96	\$2.00	\$153.28	\$3.50	\$268.24
2. Replace Doors & Windows - Hardwares & Accessories								\$800.00
a. Master Bedroom	1	EA	\$250.00	250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	250.00	\$150.00	\$150.00	\$400.00	\$400.00
3. Repaint Cabinets & Accessories								\$3,600.00
a. Master Bedroom	1	EA	\$1,100.00	1100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Living Room/Dining Room	1	EA	\$500.00	500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair Ceiling (Paint or Any Finish)								\$1,356.90
a. Master Bedroom	132.38	SF	\$1.00	132.38	\$1.00	\$132.38	\$2.00	\$264.76
b. Bedroom #2	108.97	SF	\$1.00	108.97	\$1.00	\$108.97	\$2.00	\$217.94
c. Living Room/Dining Room	292.33	SF	\$1.00	292.33	\$1.00	\$292.33	\$2.00	\$584.66
d. Kitchen	69.09	SF	\$1.00	69.09	\$1.00	\$69.09	\$2.00	\$138.18
e. Hall/Corridors	45.04	SF	\$1.00	45.04	\$1.00	\$45.04	\$2.00	\$90.08
f. Bathroom #1	30.64	SF	\$1.00	30.64	\$1.00	\$30.64	\$2.00	\$61.28
5. Repaint Int.Paintings/Finishes								\$5,031.52
a. Master Bedroom	588.54	SF	\$1.00	588.54	\$1.00	\$588.54	\$2.00	\$1,177.08
b. Bedroom #2	532.35	SF	\$1.00	532.35	\$1.00	\$532.35	\$2.00	\$1,064.70
c. Living Room/Dining Room	997.62	SF	\$1.00	997.62	\$1.00	\$997.62	\$2.00	\$1,995.24
d. Hall/Corridors	397.25	SF	\$1.00	397.25	\$1.00	\$397.25	\$2.00	\$794.50
6. Repair Flooring (Tiles)								
a. Bathroom #1	30.64	SF	\$5.00	153.20	\$2.00	\$61.28	\$7.00	\$214.48
7. Repaint Interior Finished (Wall Tile Finish)								
a. Bathroom #1	268.07	SF	\$5.00	1340.35	\$2.00	\$536.14	\$7.00	\$1,876.49
8. Repaint Kitchen Cabinets, Racks-Hardwares & Accessories								
a. Kitchen	1	EA	\$3,000.00	3000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 2	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 3 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,656.01
a. Master Bedroom	140.43	SF	\$1.50	210.65	2.00	280.86	\$3.50	\$491.51
b. Bedroom #2	93.96	SF	\$1.50	140.94	2.00	187.92	\$3.50	\$328.86
c. Bedroom #3	99.26	SF	\$1.50	148.89	2.00	198.52	\$3.50	\$347.41
d. Living Room/Dining Room	278.76	SF	\$1.50	418.14	2.00	557.52	\$3.50	\$975.66
e. Hall/Corridors	78.15	SF	\$1.50	117.23	2.00	156.30	\$3.50	\$273.53
f. Kitchen	68.3	SF	\$1.50	102.45	2.00	136.60	\$3.50	\$239.05
2. Replace Doors & Windows - Hardwares & Accessories								\$1,575.00
a. Master Bedroom	1	EA	\$250.00	250.00	150.00	150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	250.00	150.00	150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	250.00	150.00	150.00	\$400.00	\$400.00
d. Bathroom #1	1	EA	\$225.00	225.00	150.00	150.00	\$375.00	\$375.00
3. Repaint Cabinets & Accessories								\$5,600.00
a. Master Bedroom	1	EA	\$1,100.00	1100.00	500.00	500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	500.00	500.00	500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	500.00	500.00	500.00	\$1,000.00	\$1,000.00
d. Living Room/Dining Room	1	EA	\$500.00	500.00	500.00	500.00	\$1,000.00	\$1,000.00
e. Hall/Corridors	1	EA	\$500.00	500.00	500.00	500.00	\$1,000.00	\$1,000.00
4. Repaint Ceiling (Paint or Any Finish)								\$1,721.96
a. Master Bedroom	140.43	SF	\$1.00	140.43	1.00	140.43	\$2.00	\$280.86
b. Bedroom #2	93.93	SF	\$1.00	93.93	1.00	93.93	\$2.00	\$187.86
c. Bedroom #3	99.26	SF	\$1.00	99.26	1.00	99.26	\$2.00	\$198.52
d. Bathroom #1	25.76	SF	\$1.00	25.76	1.00	25.76	\$2.00	\$51.52
e. Living Room/Dining Room	278.76	SF	\$1.00	278.76	1.00	278.76	\$2.00	\$557.52
f. Kitchen	68.3	SF	\$1.00	68.30	1.00	68.30	\$2.00	\$136.60
g. Hall/Corridors	78.15	SF	\$1.00	78.15	1.00	78.15	\$2.00	\$156.30
h. Utility	76.39	SF	\$1.00	76.39	1.00	76.39	\$2.00	\$152.78
5. Repaint Int.Paintings/Finishes:								\$7,291.32
a. Master Bedroom	603.33	SF	\$1.00	603.33	1.00	603.33	\$2.00	\$1,206.66
b. Bedroom #2	498.87	SF	\$1.00	498.87	1.00	498.87	\$2.00	\$997.74
c. Bedroom #3	510.7	SF	\$1.00	510.70	1.00	510.70	\$2.00	\$1,021.40
e. Living Room/Dining Room	987.81	SF	\$1.00	987.81	1.00	987.81	\$2.00	\$1,975.62

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 2	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 3 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
f. Hall/Corridors	621.08	SF	\$1.00	\$621.08	1.00	\$621.08	\$2.00	\$1,242.16
g. Utility	423.87	SF	\$1.00	\$423.87	1.00	\$423.87	\$2.00	\$847.74
6. Replace Fire Alarms, Sprinklers & Accessories								
a. Bedroom #3	1	LS	\$120.00	\$120.00	50.00	\$50.00	\$170.00	\$170.00
7. Replace Bathroom Accessories-Soap Holder,Towel Holders	1	LS	\$200.00	\$200.00	100.00	\$100.00	\$300.00	\$300.00
8. Repair/Repaint Kitch.Cabinets,Racks-Hardwares&Accessories								
a.Kitchen	1	EA	\$3,000.00	\$3,000.00	1000.00	\$1,000.00	\$4,000.00	\$4,000.00
9. Ceiling Insulator								\$1,291.47
a. Master Bedroom	140.43	SF	\$1.00	\$140.43	\$0.50	\$70.22	\$1.50	\$210.65
b. Bedroom #2	93.93	SF	\$1.00	\$93.93	\$0.50	\$46.97	\$1.50	\$140.90
c. Bedroom #3	99.26	SF	\$1.00	\$99.26	\$0.50	\$49.63	\$1.50	\$148.89
d. Bathroom #1	25.76	SF	\$1.00	\$25.76	\$0.50	\$12.88	\$1.50	\$38.64
e. Living Room/Dining Room	278.76	SF	\$1.00	\$278.76	\$0.50	\$139.38	\$1.50	\$418.14
f. Kitchen	68.3	SF	\$1.00	\$68.30	\$0.50	\$34.15	\$1.50	\$102.45
g. Hall/Corridors	78.15	SF	\$1.00	\$78.15	\$0.50	\$39.08	\$1.50	\$117.23
h. Utility	76.39	SF	\$1.00	\$76.39	\$0.50	\$38.20	\$1.50	\$114.59
10. Gypsum Board Furring System incl. insulator								\$10,936.98
a. Master Bedroom	603.33	SF	\$1.30	\$784.33	\$1.70	\$1,025.66	\$3.00	\$1,809.99
b. Bedroom #2	498.87	SF	\$1.30	\$648.53	\$1.70	\$848.08	\$3.00	\$1,496.61
c. Bedroom #3	510.7	SF	\$1.30	\$663.91	\$1.70	\$868.19	\$3.00	\$1,532.10
d. Living / Dining Room	987.81	SF	\$1.30	\$1,284.15	\$1.70	\$1,679.28	\$3.00	\$2,963.43
e. Hall/Corridors	621.08	SF	\$1.30	\$807.40	\$1.70	\$1,055.84	\$3.00	\$1,863.24
f. Utility	423.87	SF	\$1.30	\$551.03	\$1.70	\$720.58	\$3.00	\$1,271.61
11. Replace Interior Plumbing System								
12. Replace Electrical Wiring System & Panel Board								
13. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
14. Replace Kitchen Counter-top	11.28	SF	\$75.00	\$846.00	\$35.00	\$394.80	\$110.00	\$1,240.80
B. EXTERIOR								
1. Repaint Ceiling-over hang ceiling	76.39	SF	\$1.00	\$76.39	1.00	\$76.39	\$2.00	\$152.78
2. Repaint Exterior Paintings/Finishes	1,771.54	SF	\$1.00	\$1,771.54	1.00	\$1,771.54	\$2.00	\$3,543.08
3. Replace Exterior Doors	3	EA	\$1,050.00	\$3,150.00	\$500.00	\$1,500.00	\$1,550.00	\$4,650.00
4. Exterior Insulation Finish System	1,771.54	SF	\$4.50	\$7,971.93	\$7.50	\$13,286.55	\$12.00	\$21,258.48
Total Preliminary Estimate								\$66,587.88

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 1 OF 2	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 4 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER			
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER			
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER			
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
A. INTERIOR									
1. Replace Floor (Vinyl)									
a. Master Bedroom	151.94	SF	\$1.50	227.91	\$2.00	303.88	\$3.50	\$531.79	
b. Bedroom #2	98.85	SF	\$1.50	148.28	\$2.00	197.70	\$3.50	\$345.98	
c. Bedroom #3	93.56	SF	\$1.50	140.34	\$2.00	187.12	\$3.50	\$327.46	
d. Bedroom #4	132.72	SF	\$1.50	199.08	\$2.00	265.44	\$3.50	\$464.52	
e. Living Room/Dining Room	300.89	SF	\$1.50	451.34	\$2.00	601.78	\$3.50	\$1,053.12	
f. Hall/Corridors	155.45	SF	\$1.50	233.18	\$2.00	310.90	\$3.50	\$544.08	
g. Kitchen	88.8	SF	\$1.50	133.20	\$2.00	177.60	\$3.50	\$310.80	
2. Replace Doors - Hardwares & Accessories									
a. Master Bedroom	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
b. Bedroom #2	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
c. Bedroom #3	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
d. Bedroom #4	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
e. Bathroom #1	1	EA	\$225.00	225.00	\$150.00	150.00	\$375.00	\$375.00	
f. Bathroom #2	1	EA	\$225.00	225.00	\$150.00	150.00	\$375.00	\$375.00	
3. Replace Cabinets & Accessories									
a. Master Bedroom	1	EA	\$1,100.00	1100.00	\$500.00	500.00	\$1,600.00	\$1,600.00	
b. Bedroom #2	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
c. Bedroom #3	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
d. Bedroom #4	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
e. Living Room/Dining Room	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
f. Hall/Corridors	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
g. Utility	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
4. Repaint Int.Paintings/Finishes									
a. Master Bedroom	609.89	SF	\$1.00	609.89	\$1.00	609.89	\$2.00	\$1,219.78	
b. Bedroom #2	487.19	SF	\$1.00	487.19	\$1.00	487.19	\$2.00	\$974.38	
c. Bedroom #3	475.86	SF	\$1.00	475.86	\$1.00	475.86	\$2.00	\$951.72	
d. Bedroom #4	564.57	SF	\$1.00	564.57	\$1.00	564.57	\$2.00	\$1,129.14	
e. Living Room/Dining Room	994.21	SF	\$1.00	994.21	\$1.00	994.21	\$2.00	\$1,988.42	
f. Utility	573.07	SF	\$1.00	573.07	\$1.00	573.07	\$2.00	\$1,146.14	
g. Hall/Corridors	415.43	SF	\$1.00	415.43	\$1.00	415.43	\$2.00	\$830.86	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 2 OF 2	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 4 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER			
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER			
			STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER			
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
5. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet, Tub								\$6,000.00	
a. Bathroom #1	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	
b. Bathroom #2	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	
6. Replace Bathroom Accessories-Soap Holder,Towel Holders								\$600.00	
a. Bathroom #1	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00	
b. Bathroom #2	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00	
7. Replace Kitch.Cabinets,Racks-Hardwares&Accessories									
a. Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00	
8. Replace Storage with Doors									
a. Utility	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00	
9. Ceiling Insulation	1164.48	SF	\$1.00	\$1,164.48	\$0.50	\$582.24	\$1.50	\$1,746.72	
10. Gypsum Board Furring System incl. insulation								\$12,360.66	
a. Master Bedroom	609.89	SF	\$1.30	792.86	\$1.70	1036.81	\$3.00	\$1,829.67	
b. Bedroom #2	487.19	SF	\$1.30	633.35	\$1.70	828.22	\$3.00	\$1,461.57	
c. Bedroom #3	475.86	SF	\$1.30	618.62	\$1.70	808.96	\$3.00	\$1,427.58	
d. Bedroom #4	564.57	SF	\$1.30	733.94	\$1.70	959.77	\$3.00	\$1,693.71	
e. Living Room/Dining Room	994.21	SF	\$1.30	1292.47	\$1.70	1690.16	\$3.00	\$2,982.63	
f. Utility	573.07	SF	\$1.30	744.99	\$1.70	974.22	\$3.00	\$1,719.21	
g. Hall/Corridors	415.43	SF	\$1.30	540.06	\$1.70	706.23	\$3.00	\$1,246.29	
11. Replace Interior Plumbing System									
12. Replace Electrical Wiring System & Panel Board									
13. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00	
14. Replace Kitchen Counter-top	11.28	SF	\$75.00	\$846.00	\$35.00	\$394.80	\$110.00	\$1,240.80	
B. EXTERIOR									
1. Repaint Ceiling-over hang ceiling	37.9	SF	\$1.00	\$37.90	\$1.00	\$37.90	\$2.00	\$75.80	
2. Repaint Exterior Paintings/Finishes	1,604.26	SF	\$1.00	\$1,604.26	\$1.00	\$1,604.26	\$2.00	\$3,208.52	
3. Replace Exterior Doors	3	EA	\$1,050.00	\$3,150.00	\$500.00	\$1,500.00	\$1,550.00	\$4,650.00	
4. Exterior Insulation Finish System	1,771.54	SF	\$4.50	\$7,971.93	\$7.50	\$13,286.55	\$12.00	\$21,258.48	
Total Preliminary Estimate								\$77,363.16	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 5 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
A. INTERIOR									
1. Replace Floor (Vinyl)								\$3,971.03	
a. Master Bedroom	140.47	SF	\$1.50	210.71	\$2.00	280.94	\$3.50	\$491.65	
b. Bedroom #2	97.1	SF	\$1.50	145.65	\$2.00	194.20	\$3.50	\$339.85	
c. Bedroom #3	97.1	SF	\$1.50	145.65	\$2.00	194.20	\$3.50	\$339.85	
d. Bedroom #4	97.1	SF	\$1.50	145.65	\$2.00	194.20	\$3.50	\$339.85	
e. Bedroom #5	113.99	SF	\$1.50	170.99	\$2.00	227.98	\$3.50	\$398.97	
f. Living Room/Dining Room	310.58	SF	\$1.50	465.87	\$2.00	621.16	\$3.50	\$1,087.03	
g. Hall/Corridors	189.28	SF	\$1.50	283.92	\$2.00	378.56	\$3.50	\$662.48	
h. Kitchen	88.96	SF	\$1.50	133.44	\$2.00	177.92	\$3.50	\$311.36	
2. Replace Doors - Hardwares & Accessories								\$2,375.00	
a. Master Bedroom	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
b. Bedroom #2	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
c. Bedroom #3	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
d. Bedroom #4	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
e. Bedroom #5	1	EA	\$250.00	250.00	\$150.00	150.00	\$400.00	\$400.00	
f. Bathroom #1	1	EA	\$225.00	225.00	\$150.00	150.00	\$375.00	\$375.00	
3. Replace Cabinets & Accessories								\$7,600.00	
a. Master Bedroom	1	EA	\$1,100.00	1100.00	\$500.00	500.00	\$1,600.00	\$1,600.00	
b. Bedroom #3	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
c. Bedroom #4	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
d. Bedroom #5	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
e. Hall/Corridors	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
f. Bedroom #2	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
g. Living / Dining Room	1	EA	\$500.00	500.00	\$500.00	500.00	\$1,000.00	\$1,000.00	
4. Repaint Int.Paintings/Finishes(Wall Finish,Cornices&Base Boards)								\$11,760.72	
a. Master Bedroom	621.08	SF	\$1.00	621.08	\$1.00	621.08	\$2.00	\$1,242.16	
b. Bedroom #2	504.67	SF	\$1.00	504.67	\$1.00	504.67	\$2.00	\$1,009.34	
c. Bedroom #3	504.67	SF	\$1.00	504.67	\$1.00	504.67	\$2.00	\$1,009.34	
d. Bedroom #4	504.67	SF	\$1.00	504.67	\$1.00	504.67	\$2.00	\$1,009.34	
e. Bedroom #5	561.93	SF	\$1.00	561.93	\$1.00	561.93	\$2.00	\$1,123.86	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 5 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
				STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
f. Living Room/Dining Room	1,078.54	SF	\$1.00	\$1,078.54	\$1.00	\$1,078.54	\$2.00	\$2,157.08	
g. Hall/Corridors	1,211.63	SF	\$1.00	\$1,211.63	\$1.00	\$1,211.63	\$2.00	\$2,423.26	
h. Utility	893.17	SF	\$1.00	\$893.17	\$1.00	\$893.17	\$2.00	\$1,786.34	
5. Replace Smoke Detector									
a. Bedroom #5	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00	
6. Replace Flooring (Tiles)								\$478.10	
a. Bathroom #1	34.15	SF	\$5.00	\$170.75	\$2.00	\$68.30	\$7.00	\$239.05	
b. Bathroom #2	34.15	SF	\$5.00	\$170.75	\$2.00	\$68.30	\$7.00	\$239.05	
7. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet, Tub								\$6,000.00	
a. Bathroom #1	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	
b. Bathroom #2	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	
8. Replace Bathroom Accessories-Soap Holder,Towel Holders									
a. Bathroom #2	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00	
9. Replace Kitch.Cabinets,Racks-Hardwares&Accessories									
a. Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00	
10. Replace Plumbing or Any Pipe Connections									
a. Kitchen	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00	
11. Replace Storage with Doors								\$381.00	
a. Hall/Corridors	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00	
b. Utility	1	EA	\$100.00	\$100.00	\$27.00	\$27.00	\$127.00	\$127.00	
12. Replace Electrical Outlets, Connections & Auxillaries									
a. Utility	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00	
13. Ceiling Insulation	1,347.92	SF	\$1.00	\$1,347.92	\$0.50	\$673.96	\$1.50	\$2,021.88	
14. Gypsum Board Furring System incl. insulation								\$17,641.08	
a. Master Bedroom	621.08	SF	\$1.30	807.40	\$1.70	1055.84	\$3.00	\$1,863.24	
b. Bedroom #2	504.67	SF	\$1.30	656.07	\$1.70	857.94	\$3.00	\$1,514.01	
c. Bedroom #3	504.67	SF	\$1.30	656.07	\$1.70	857.94	\$3.00	\$1,514.01	
d. Bedroom #4	504.67	SF	\$1.30	656.07	\$1.70	857.94	\$3.00	\$1,514.01	
e. Bedroom #5	561.93	SF	\$1.30	730.51	\$1.70	955.28	\$3.00	\$1,685.79	
f. Living Room/Dining Room	1,078.54	SF	\$1.30	\$1,402.10	\$1.70	\$1,833.52	\$3.00	\$3,235.62	
g. Hall/Corridors	1,211.63	SF	\$1.30	\$1,575.12	\$1.70	\$2,059.77	\$3.00	\$3,634.89	
h. Utility	893.17	SF	\$1.30	\$1,161.12	\$1.70	\$1,518.39	\$3.00	\$2,679.51	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 6 BEDROOM				CONSTRUCTION CONTRACT NO.:				IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:				CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final				JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
A. INTERIOR									
1. Replace Floor (Vinyl)								\$4,525.71	
a. Master Bedroom	165.93	SF	\$1.50	\$248.90	\$2.00	\$331.86	\$3.50	\$580.76	
b. Bedroom #2	92.67	SF	\$1.50	\$139.01	\$2.00	\$185.34	\$3.50	\$324.35	
c. Bedroom #3	92.74	SF	\$1.50	\$139.11	\$2.00	\$185.48	\$3.50	\$324.59	
d. Bedroom #4	92.74	SF	\$1.50	\$139.11	\$2.00	\$185.48	\$3.50	\$324.59	
e. Bedroom #5	92.74	SF	\$1.50	\$139.11	\$2.00	\$185.48	\$3.50	\$324.59	
f. Bedroom #6	102.83	SF	\$1.50	\$154.25	\$2.00	\$205.66	\$3.50	\$359.91	
g. Living Room/Dining Room	319.67	SF	\$1.50	\$479.51	\$2.00	\$639.34	\$3.50	\$1,118.85	
h. Hall/Corridors	227.43	SF	\$1.50	\$341.15	\$2.00	\$454.86	\$3.50	\$796.01	
i. Kitchen	106.31	SF	\$1.50	\$159.47	\$2.00	\$212.62	\$3.50	\$372.09	
2. Replace Doors - Hardwares & Accessories								\$3,150.00	
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
d. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
e. Bedroom #5	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
f. Bedroom #6	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
g. Living Room/Dining Room									
h. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00	
i. Bathroom #2	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00	
3. Repaint Cabinets & Accessories								\$8,600.00	
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00	
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
d. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
e. Bedroom #5	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
f. Bedroom #6	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
g. Living Room/Dining Room	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
h. Hall/Corridors	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
4. Repaint Int.Paintings/Finishes								\$13,753.64	
a. Master Bedroom	817.85	SF	\$1.00	\$817.85	\$1.00	\$817.85	\$2.00	\$1,635.70	
b. Bedroom #2	514.78	SF	\$1.00	\$514.78	\$1.00	\$514.78	\$2.00	\$1,029.56	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 28 - TALOFOFO, 6 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
c. Bedroom #3	514.78	SF	\$1.00	\$514.78	\$1.00	\$514.78	\$2.00	\$1,029.56
d. Bedroom #4	514.78	SF	\$1.00	\$514.78	\$1.00	\$514.78	\$2.00	\$1,029.56
e. Bedroom #5	514.78	SF	\$1.00	\$514.78	\$1.00	\$514.78	\$2.00	\$1,029.56
f. Bedroom #6	562.99	SF	\$1.00	\$562.99	\$1.00	\$562.99	\$2.00	\$1,125.98
g. Living Room/Dining Room	1,240.15	SF	\$1.00	\$1,240.15	\$1.00	\$1,240.15	\$2.00	\$2,480.30
h. Hall/Corridors	1,329.54	SF	\$1.00	\$1,329.54	\$1.00	\$1,329.54	\$2.00	\$2,659.08
i. Utility	867.17	SF	\$1.00	\$867.17	\$1.00	\$867.17	\$2.00	\$1,734.34
5. Repaint Interior Finish (Wall Tile Finish)								\$4,501.91
a. Bathroom #1	324.65	SF	\$5.00	\$1,623.25	\$2.00	\$649.30	\$7.00	\$2,272.55
b. Bathroom #2	318.48	SF	\$5.00	\$1,592.40	\$2.00	\$636.96	\$7.00	\$2,229.36
6. Repaint Kitch.Cabinets,Racks-Hardwares & Accessories								
a. Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
7. Replace Storage with Doors								\$254.00
a. Hall/Corridors	1	EA	\$100.00	\$100.00	\$27.00	\$27.00	\$127.00	\$127.00
b. Utility	1	EA	\$100.00	\$100.00	\$27.00	\$27.00	\$127.00	\$127.00
8. Ceiling Insulation	1347.92	SF	\$1.00	\$1,347.92	\$0.50	\$673.96	\$1.50	\$2,021.88
9. Gypsum Board Furring System incl. insulation								\$20,630.46
a. Master Bedroom	817.85	SF	\$1.30	\$1,063.21	\$1.70	\$1,390.35	\$3.00	\$2,453.55
b. Bedroom #2	514.78	SF	\$1.30	\$669.21	\$1.70	\$875.13	\$3.00	\$1,544.34
c. Bedroom #3	514.78	SF	\$1.30	\$669.21	\$1.70	\$875.13	\$3.00	\$1,544.34
d. Bedroom #4	514.78	SF	\$1.30	\$669.21	\$1.70	\$875.13	\$3.00	\$1,544.34
e. Bedroom #5	514.78	SF	\$1.30	\$669.21	\$1.70	\$875.13	\$3.00	\$1,544.34
f. Bedroom #6	562.99	SF	\$1.30	\$731.89	\$1.70	\$957.08	\$3.00	\$1,688.97
g. Living Room/Dining Room	1,240.15	SF	\$1.30	\$1,612.20	\$1.70	\$2,108.26	\$3.00	\$3,720.45
h. Hall/Corridors	1,329.54	SF	\$1.30	\$1,728.40	\$1.70	\$2,260.22	\$3.00	\$3,988.62
i. Utility	867.17	SF	\$1.30	\$1,127.32	\$1.70	\$1,474.19	\$3.00	\$2,601.51
10. Replace Interior Plumbing System								
11. Replace Electrical Wiring System & Panel Board								
12. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
13. Replace Kitchen Counter-top	11.28	SF	\$75.00	\$846.00	\$35.00	\$394.80	\$110.00	\$1,240.80

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Executive Summary AMP-2

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Physical Needs Assessment

Comprehensive Grant Program (CGP)

U.S Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name					<input type="checkbox"/> Original
GUAM HOUSING AND URBAN RENEWAL AUTHORITY					<input type="checkbox"/> Revision Number _____
Development Number		Development Name			DOFA Date
AMP 2		GHURA 100 YONA			or Construction Date _____
Development Type	Occupancy Type	Structure Type	Number of Buildings	Number of Vacant Units	
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution 0 _____ 1 _____ 2 <u>20</u> 3 <u>59</u> 4 <u>20</u> 5 _____ 5+ _____	%	
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>			
Turnkey III- Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>			
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>			
Section 23, Bond <input type="checkbox"/>					
Financed <input type="checkbox"/>				Total Current Units 99	
General Description of Needed Physical Improvements					Urgency of Need (1-5)
I. SITE WORK 1 Landscaping 2 Site Improvement 3 Drainage Improvement 4 Resurface Parking/ Roads 5 Tree Terminal/ Removal 6 Handicapped Ramps including Handrailing 7 Chainlink Fence 8 Subterranean Termite Control					4 1 3 2 4 3 3 1
II. INTERIOR 1 Replace Floor Tiles 2 Replace Interior Doors 3 Replace Cabinet and Accessories 4 Repair and Repaint Ceiling 5 Replace Electrical Outlets 6 Replace Exhaust Fan 7 Replace Smoke Detector 8 Interior Painting 9 Replace Interior Wall Tile Finishes 10 Replace Bathroom Floor Tiles 11 Replace Bathroom Accessories 12 Replace Bathroom Fixtures 13 Replace Kitchen Cabinet 14 Replace Storage Doors 15 Replace Fire Alarm System 16 Replace Kitchen Counter-Top (Finish) 17 Replace Appliances 18 Ceiling Insulation 19 Gypsum Board Furring System Including Insulation 20 Replace Interior Plumbing System (Water/Sewer)					1 1 1 3 3 3 1 1 2 2 1 1 1 1 2 1 1 1 1 1
III. EXTERIOR 1 Repaint Over Hang Ceiling 2 Replace Electrical Waterproof Outlet 4 Exterior Painting 5 Replace Exterior Doors 6 Exterior Insulation and Finish System (EIFS)					3 3 1 1 1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements			\$	11,437,558.23	
Per Unit Hard Cost			\$	115,530.89	
Physical Improvements Will Result in Structural/ System Soundness at a Reasonable Cost			Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability			Yes	<input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared					
Source(s) of Information					
R.S. Means Construction Cost Data 2009 Guam Cost Data Book, Pacific Div. NAVFACENGC.COM, Jan. 2005 Physical Site Surveys; Previous PNA Study 2005; Recent comments and Data gathering; As-built drawings					

Physical Needs Assessment

Comprehensive Grant Program (CGP)

U.S Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name		<input type="checkbox"/> Original	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		<input type="checkbox"/> Revision Number _____	
Development Number	Development Name	DOFA Date	
AMP 2	GHURA 82 TALOFOFO ELDERLY	or Construction Date _____	
Development Type	Occupancy Type	Structure Type	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	
Turnkey III- Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 _____ 1 <u>8</u> 2 _____
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 _____ 4 _____ 5 _____
Section 23, Bond <input type="checkbox"/>			5+ _____
Financed <input type="checkbox"/>			
General Description of Needed Physical Improvements			Urgency of Need (1-5)
I. SITE WORK 1 Landscaping 2 Site Improvement 3 Drainage Improvement 4 Resurface Parking/ Roads 5 Tree Terminal/ Removal 6 Handcapped Ramps including Handrailing 7 Chainlink Fence 8 Subterranean Termite Control II. INTERIOR 1 Replace Floor Tiles 2 Replace Interior Doors 3 Replace Cabinet and Accessories 4 Repair and Repaint Ceiling 5 Replace Electrical Outlets 6 Replace Exhaust Fan 7 Replace Smoke Detector 8 Interior Painting 9 Replace Interior Wall Tile Finishes 10 Replace Bathroom Floor Tiles 11 Replace Bathroom Accessories 12 Replace Bathroom Fixtures 13 Repair / Repaint Kitchen Cabinet 14 Replace Storage Doors 15 Replace Fire Alarm System 16 Replace Appliances 17 Ceiling Insulation 18 Gypsum Board Furring System Including Insulation 19 Replace Interior Plumbing System (Water/Sewer) III. EXTERIOR 1 Repaint Over Hang Ceiling 2 Replace Electrical Waterproof Outlet 4 Exterior Painting 5 Replace Exterior Doors 6 Exterior Insulation and Finish System (EIFS)			Units % Total Current Units 8
Total Preliminary Estimated Hard Cost for Needed Physical Improvements			\$ 830,372.32
Per Unit Hard Cost			\$ 103,796.54
Physical Improvements Will Result in Structural/ System Soundness at a Reasonable Cost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Date Assessment Prepared			
Source(s) of Information			
R.S. Means Construction Cost Data 2009 Guam Cost Data Book, Pacific Div. NAVFACENGCOM, Jan. 2005 Physical Site Surveys; Previous PNA Study 2005; Recent comments and Data gathering; As-built drawings			

• • •
AMP-3
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AMP 3 (Scattered Sites)

AMP-3 GHURA housing development project is located in three (3) different sites, namely Agat, Merizo, and Umatac. Majority of these residences were constructed in 1982 to 1983. But in 1990, a few more were added in Agat. There are also elderly housing units in Agat and Merizo. There are a total of 195 residential units from a combination of 1-bedroom to 5-bedroom units that are scattered in 129 buildings, consisting of duplex, single family, and low rise/garden apartments. These are located within community residential neighborhoods in each respective village.

Building Construction: Conventional reinforced concrete, slab on grade; masonry bearing walls with plastered finish and reinforced concrete roof slab.

● **Current Physical Condition and Future Needs**

- Air-conditioning units are not properly placed.
- Living room floor tiles are either cracked, broken, or are not uniform in color and style.
- Walls inside houses are cracked or scraped-off.
- Kitchen countertop tiles or finish are cracked, broken, or damaged. The cabinets and drawers as well are damaged, having cracks, broken hinges, scraped-off painting, etc...
- Doors in the residences have damages on hinges, or are cracked or broken. Some door frames are also damaged, cracked, or broken.
- Door surfaces are dirty, stained, or have cracks.
- Toilet bowls, lavatory sinks, and other bathroom fixtures are rusted, broken, rusty colored, or stained.
- Bathroom floor and wall tiles are rusty colored, stained, cracked, or broken.
- Medicine cabinets and mirrors in bathrooms are damaged.
- Some water faucets around the units are not operable.
- Stained interior and exterior wall paintings.
- Damaged window screens, as well as door screens.
- Ceilings are scraped-off, cracked, and damaged.
- Water pipes are leaking, rusted, or have other damages.
- Damaged or deteriorated baseboards.
- Cracked or broken glass windows.
- Old, broken, or inoperable fire alarms. Fire alarms are all electric operated.
- Damaged or deteriorated refrigerators, ranges, and other kitchen appliances; washing machines; and water heaters.
- Other cabinets are damaged, cracked, or scraped-off. Handles are also broken or damaged.
- Some damaged parts on the lavatory area.
- Concrete flooring surrounding housing units are damaged or cracked.
- Some lighting fixtures have damages.

PHYSICAL NEEDS ASSESSMENT

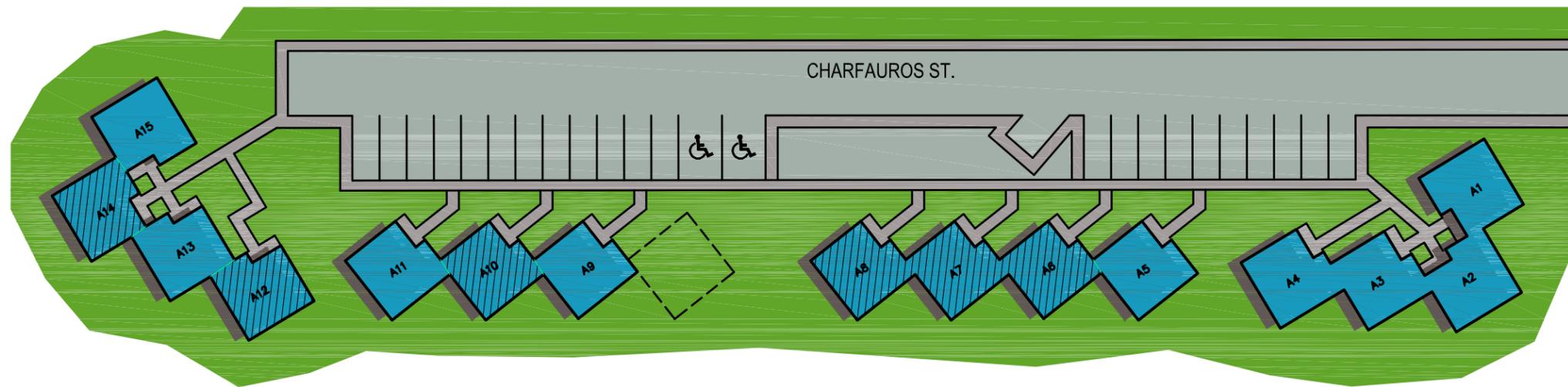
- Top soil around residences is eroded.
- Storage and storage doors are cracked, broken, or damaged.
- Some water heater enclosures and its doors are also damaged.
- Drainage outside units are sometimes damaged or rusted.

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Site Plans / Floor Plans
• • •



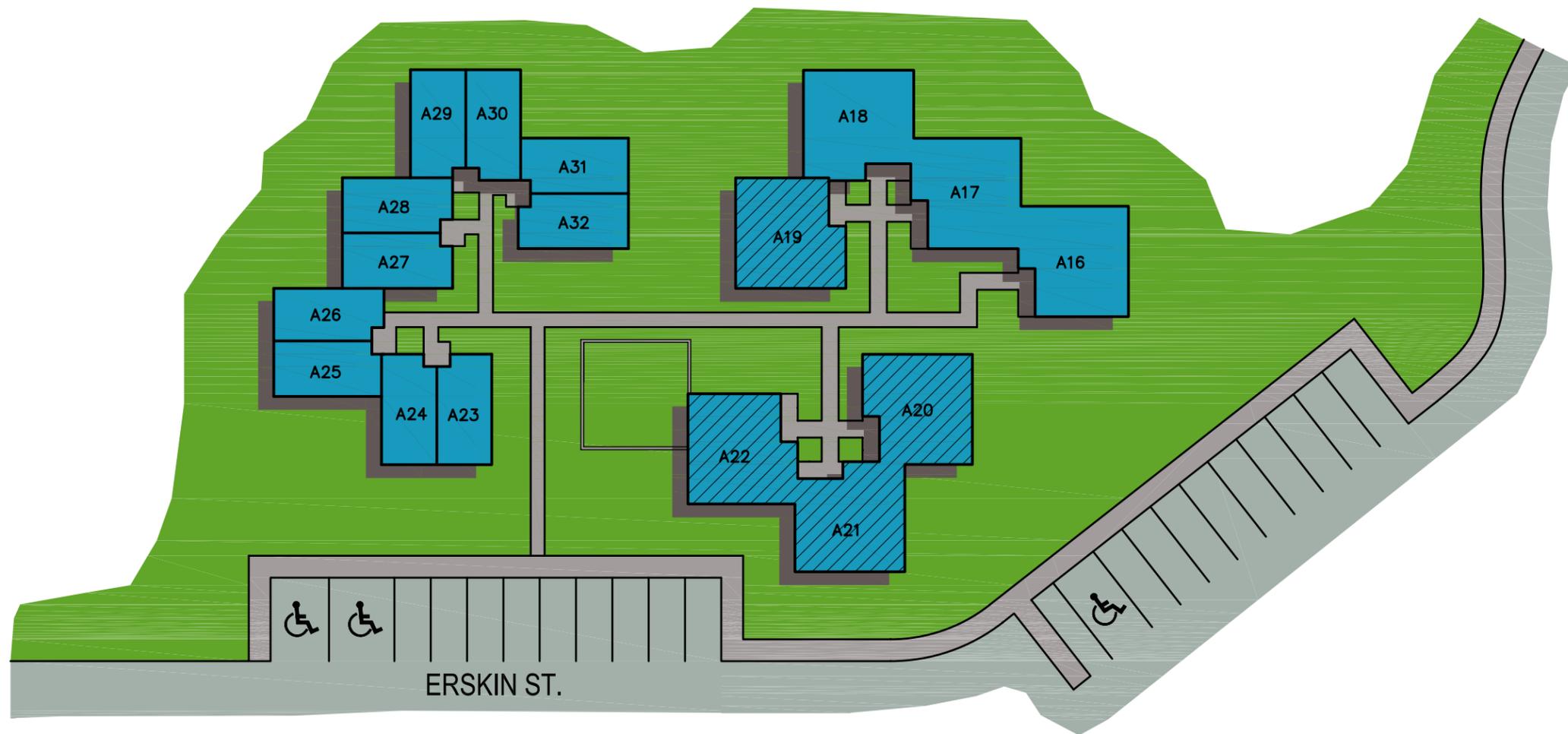
GH 99 AGAT - SITE PLAN

LEGEND	REMARKS	UNITS QTY.
	2 BEDROOM	25
	3 BEDROOM	30
	4 BEDROOM	22
	5 BEDROOM	21
	ACCESIBLE UNIT	1
TOTAL UNITS :		99



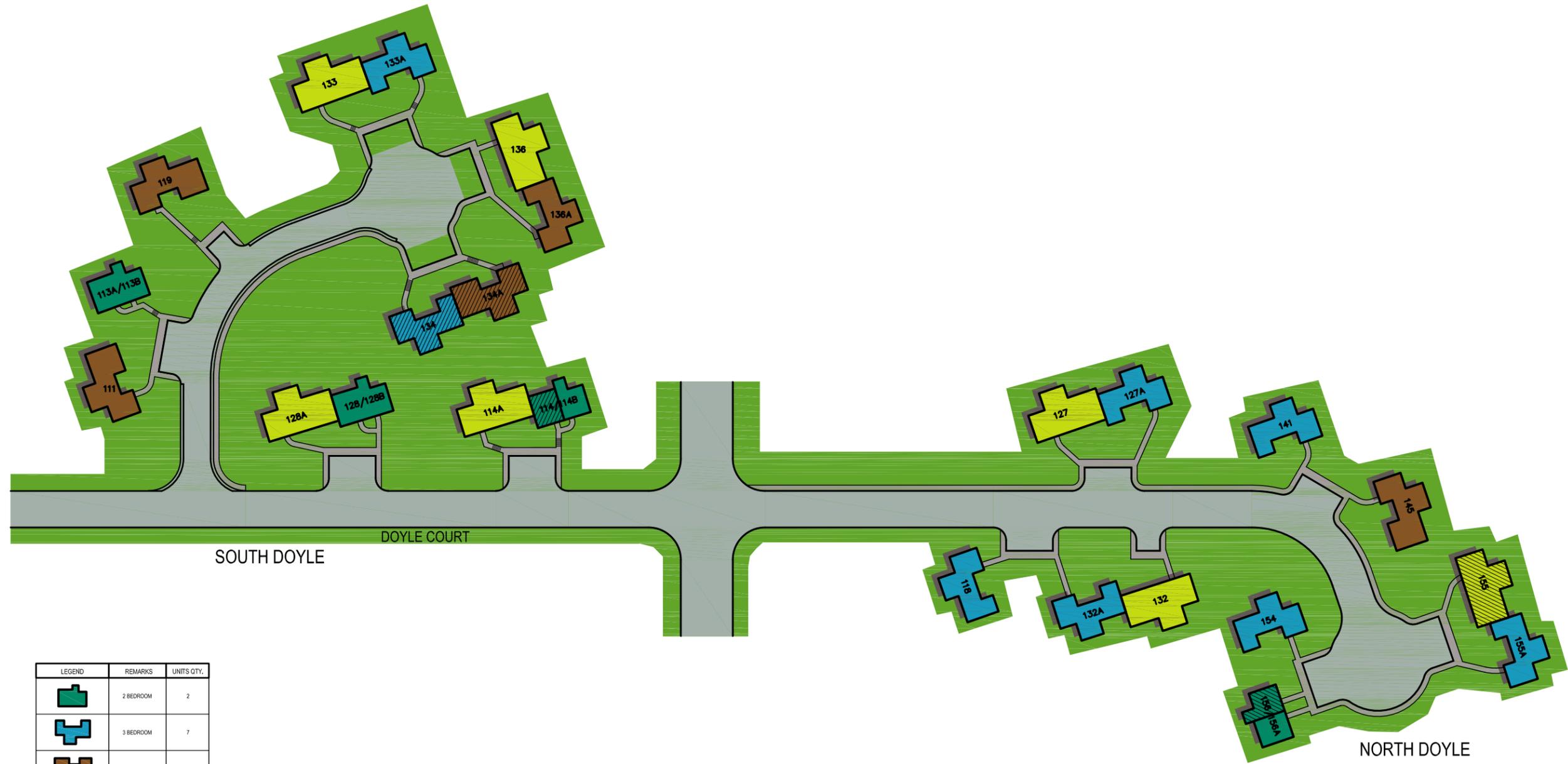
GHURA 82 - AGAT LOWER SITE PLAN

LEGEND	REMARKS
	INDICATED ONE (1) BEDROOM UNIT
	INDICATED ONE (1) BEDROOM ACCESSIBLE UNIT



GHURA 82 - AGAT UPPER SITE PLAN

LEGEND	REMARKS
	INDICATED ONE (1) BEDROOM UNIT
	INDICATED ONE (1) BEDROOM ACCESSIBLE UNIT



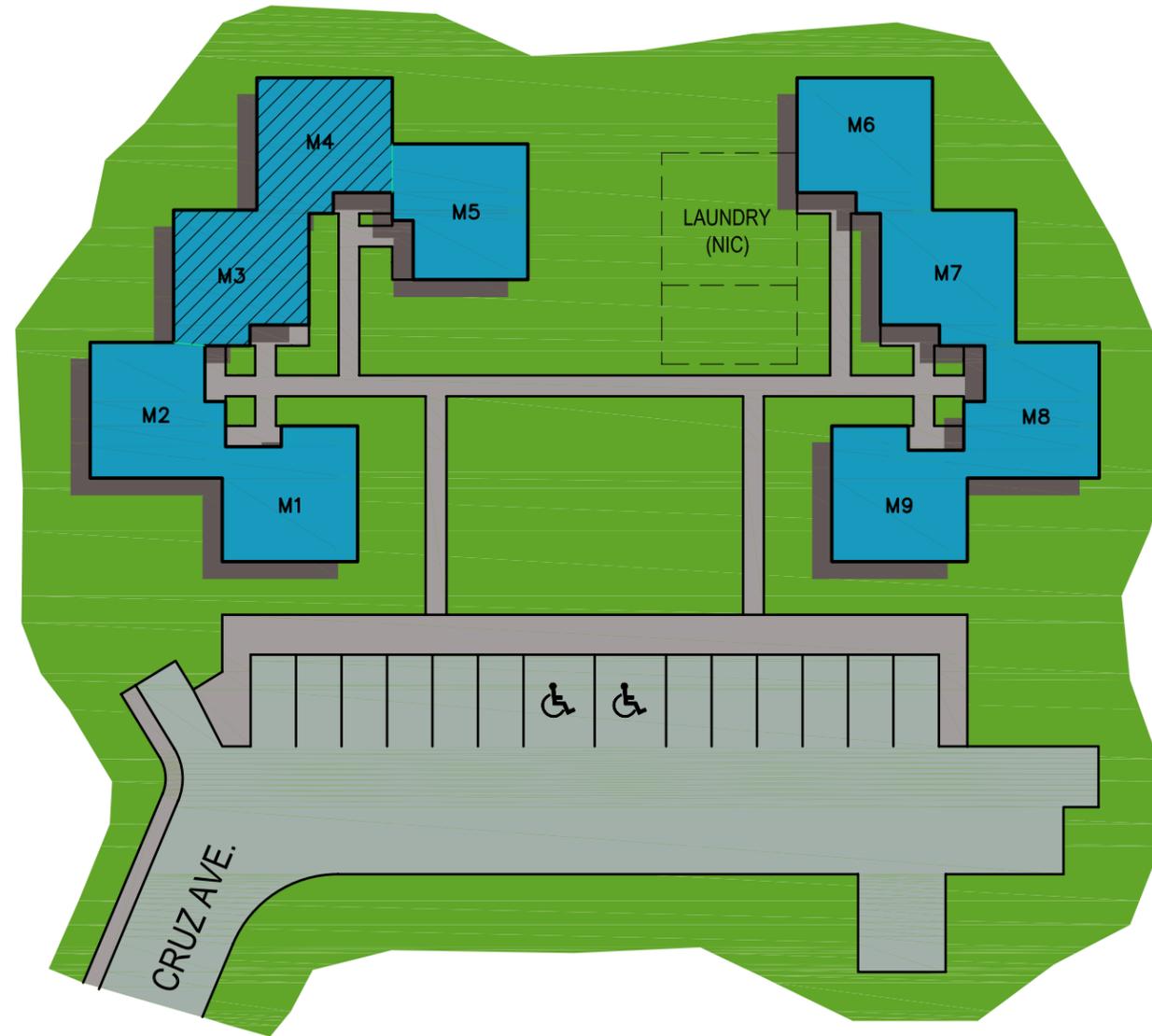
SOUTH DOYLE

DOYLE COURT

NORTH DOYLE

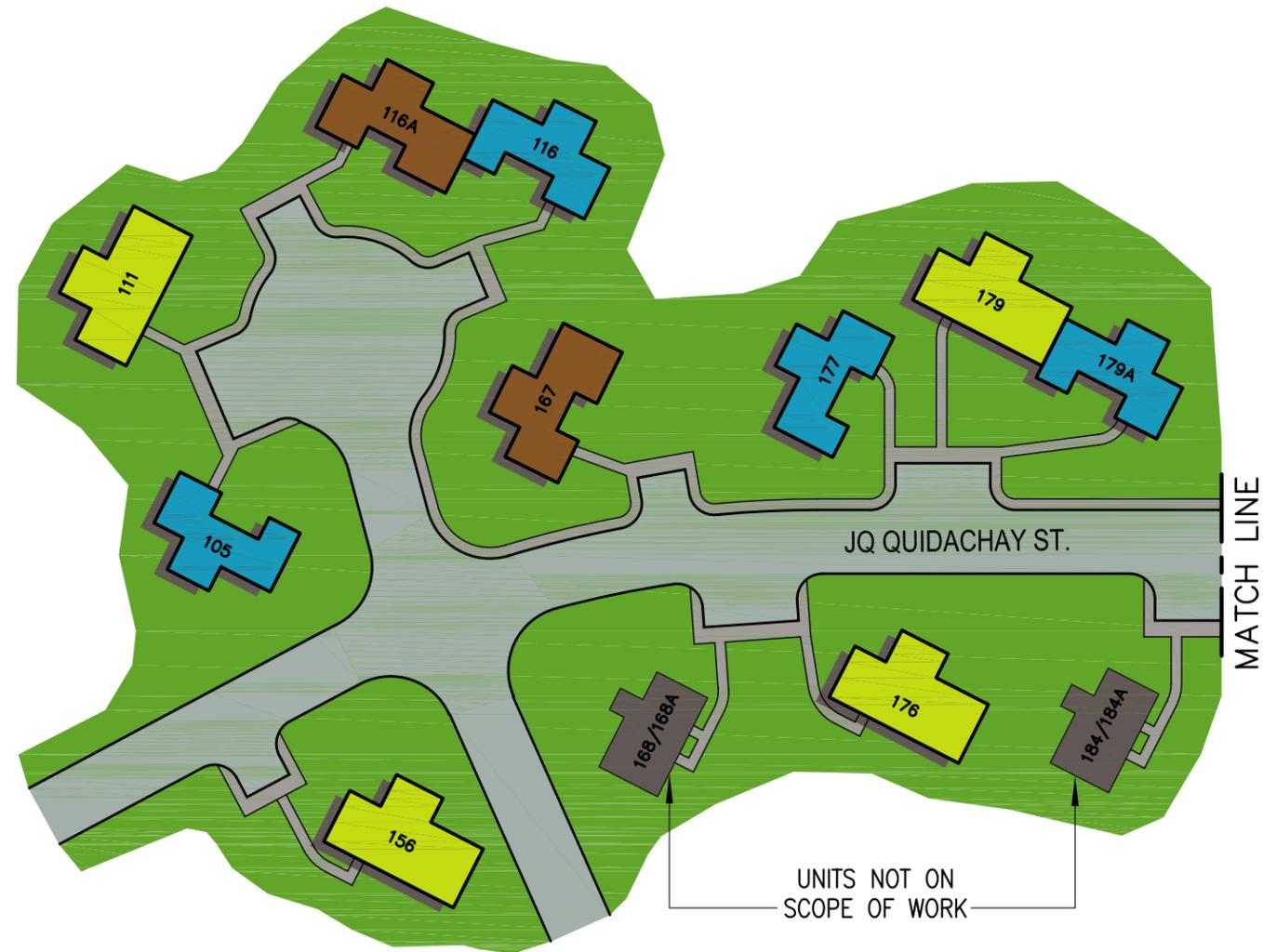
LEGEND	REMARKS	UNITS QTY.
	2 BEDROOM	2
	3 BEDROOM	7
	4 BEDROOM	4
	5 BEDROOM	6
	ACCESSIBLE UNIT	5
TOTAL UNITS:		24

GHURA 83 - MERIZO SITE PLAN



GHURA 82 - MERIZO SITE PLAN

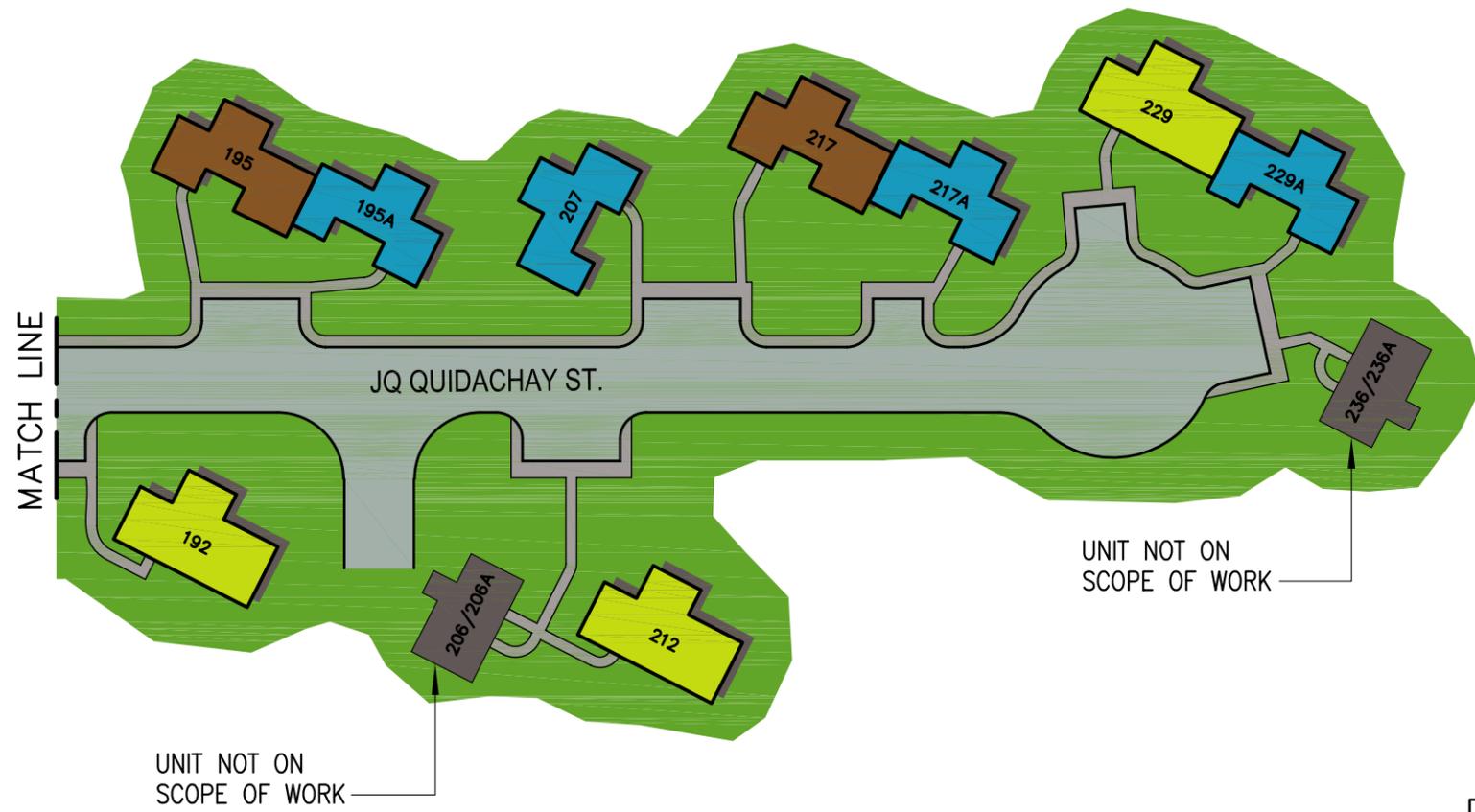
LEGEND	REMARKS
	INDICATED ONE (1) BEDROOM UNIT
	INDICATED ONE (1) BEDROOM ACCESSIBLE UNIT



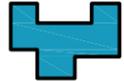
UNITS NOT ON SCOPE OF WORK

GHURA 83 - UMATAC SITE PLAN

LEGEND	REMARKS	UNITS QTY.
	3 BEDROOM	4
	4 BEDROOM	2
	5 BEDROOM	4
TOTAL UNITS :		10

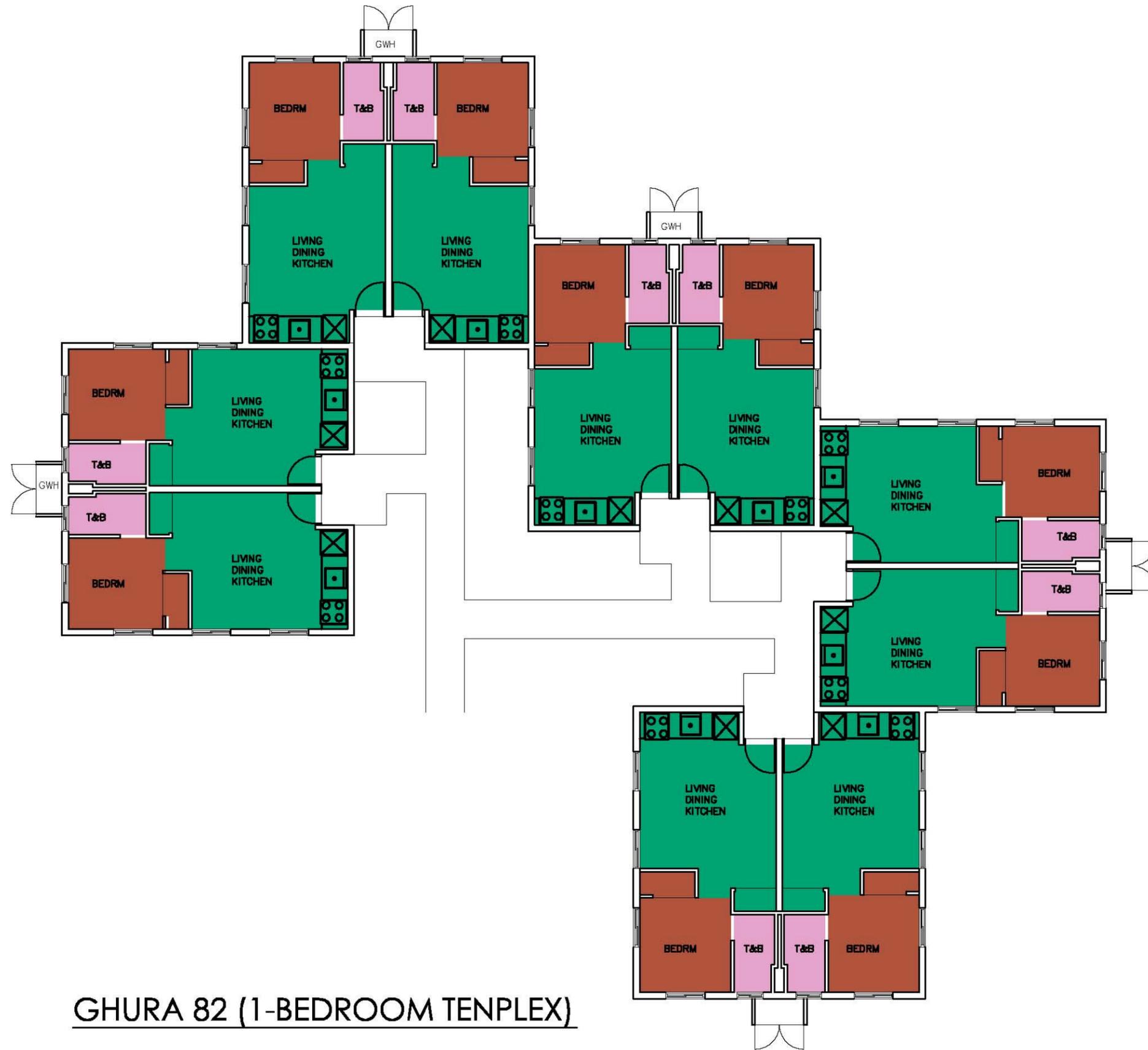


GHURA 83 - UMATAC SITE PLAN

LEGEND	REMARKS	UNITS QTY.
	3 BEDROOM	4
	4 BEDROOM	2
	5 BEDROOM	3
TOTAL UNITS :		9



GHURA 82 (1-BEDROOM FOURPLEX)



GHURA 82 (1-BEDROOM TENPLEX)



GHURA 82 (1-BEDROOM TRIPLEX)



GHURA 83 (2-BEDROOM DUPLEX-1ST FLOOR)



GHURA 83 (2-BEDROOM DUPLEX-2ND FLOOR)



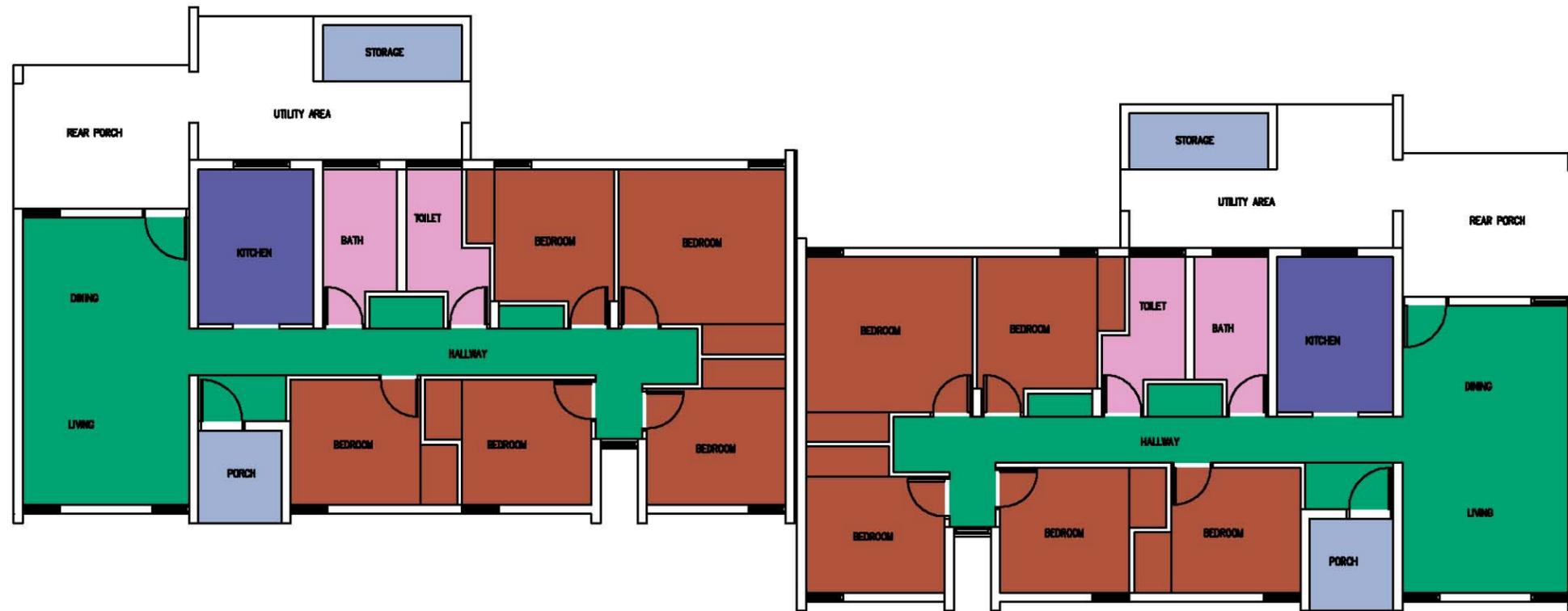
GHURA 83 (3-BEDROOM AND 5-BEDROOM DUPLEX)



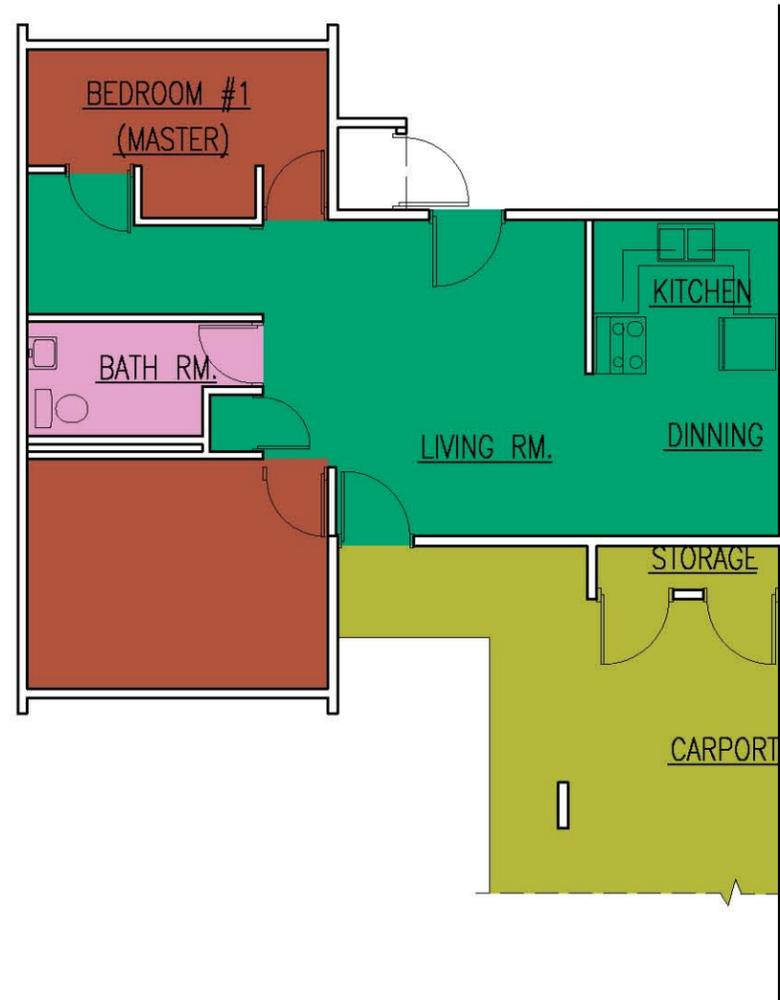
GHURA 83 (3-BEDROOM DETACHED)



GHURA 83 (4-BEDROOM DETACHED)



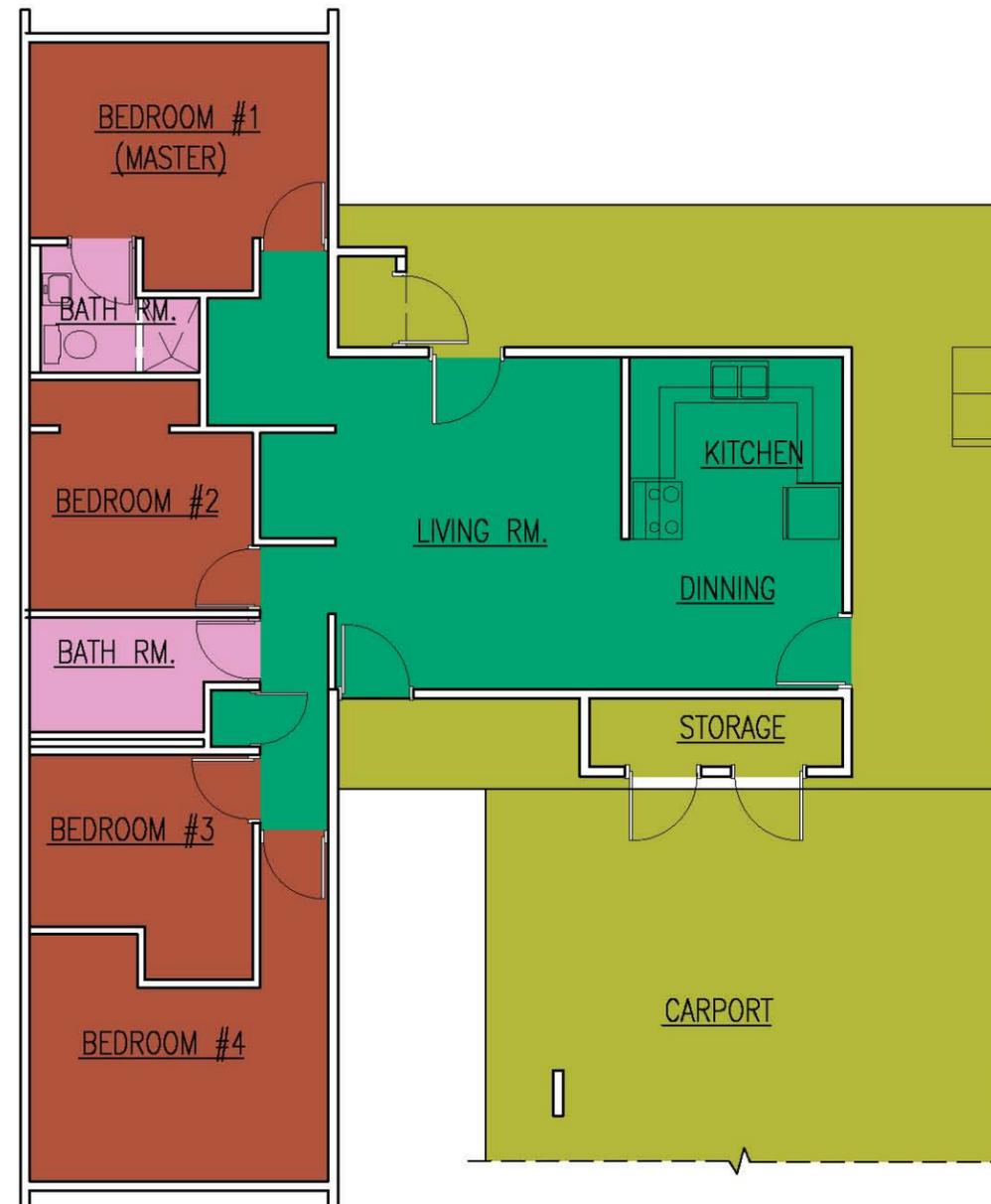
GHURA 83 (5-BEDROOM DUPLEX)



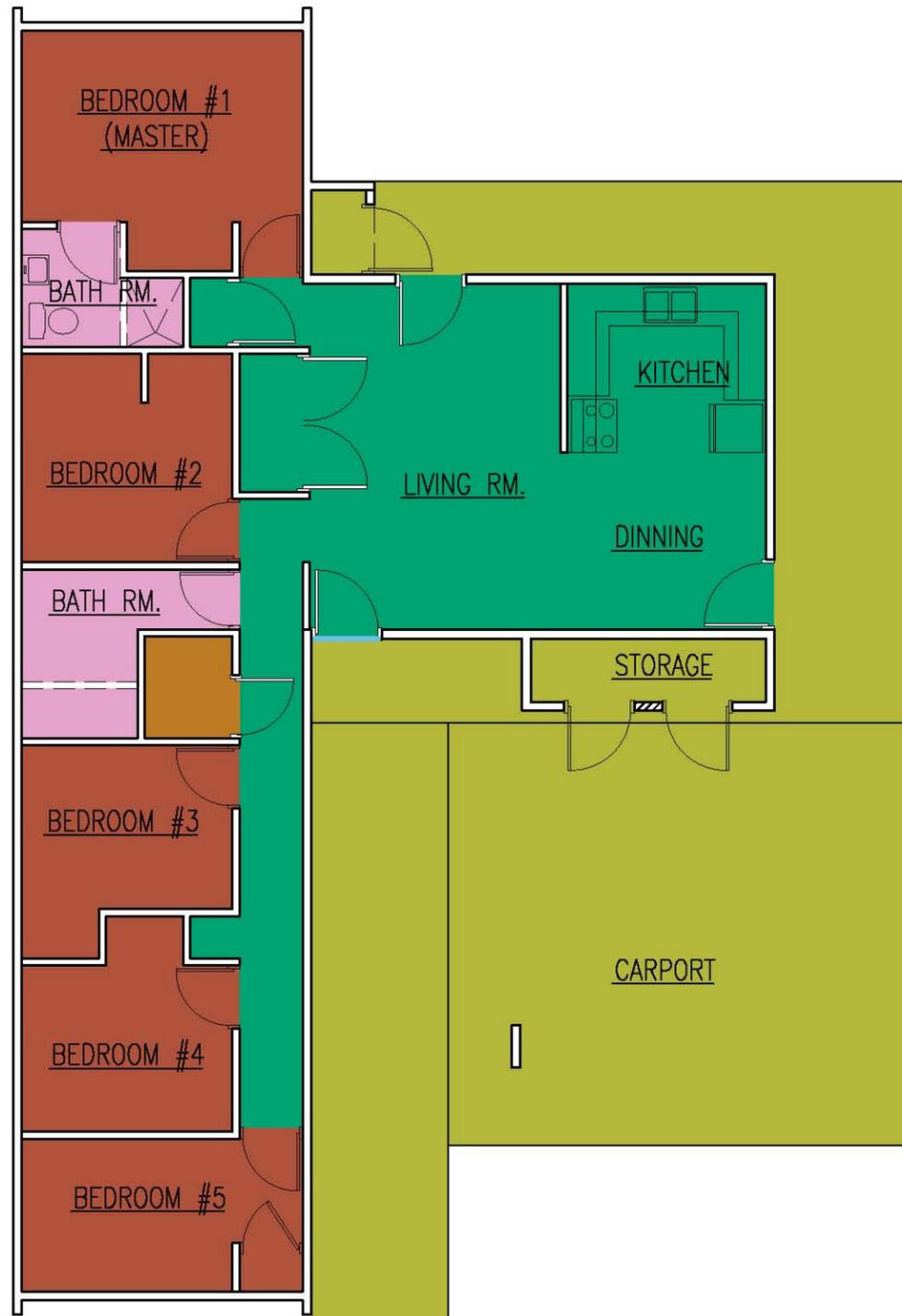
GHURA 99 (2-BEDROOM)



GHURA 99 (3-BEDROOM)



GHURA 99 (4-BEDROOM)



GHURA 99 (5-BEDROOM)



Cost Estimates



ACTIVITY AND LOCATION: AMP3	CONSTRUCTION CONTRACT NO.: .	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 82 - AGAT ELDERLY								
<i>I. Subterranean Termite Control</i>								
a.) 1 Bedroom	22400	SF	0.47	10,528.00	0.19	4256.00	0.66	\$473,088.00
<i>II. Tree terminal / removal</i>	10	EA					2,725.00	\$27,250.00
<i>III. Chainlink fence</i>								\$35,207.61
A. Removal of Fence								
a.) Upper	834	LF					4.82	\$4,019.88
b.) Lower	1419	LF					4.82	\$6,839.58
B. New Fence								
a.) Upper	834	LF	6.95	5796.30	3.60	3002.40	10.55	\$8,798.70
b.) Lower	1419	LF	6.95	9862.05	3.60	5108.40	10.55	\$14,970.45
C. Pedestrian Gate								
a.) Upper	2	EA	113.00	226.00	80.00	160.00	193.00	\$386.00
b.) Lower	1	EA	113.00	113.00	80.00	80.00	193.00	\$193.00
<i>IV. Landscaping</i>								
a.) Upper	29.25	MSF					304.75	\$8,913.94
b.) Lower	33.60	MSF					304.75	\$10,239.60
A. 4' wide								
a.) Upper	75	LF	25		8.70		0.83	\$2,589.75
<i>V. Site Improvement</i>								
A. MAIN WATERLINE	1195	LF	25.00	29875.00	10.00	\$11,950.00	35.00	\$41,825.00
B. WATERLINE LATERALS	1857	LF	25.00	46425.00	10.00	\$18,570.00	35.00	\$64,995.00
C. MAIN SEWER LINES	1338	LF	30.00	40140.00	15.00	\$20,070.00	45.00	\$60,210.00
D. SEWER LATERALS	1227	LF	25.00	30675.00	10.00	\$12,270.00	35.00	\$42,945.00
E. EXTERIOR STREET LIGHTING	1	LS					250,000.00	\$250,000.00
<i>VI. AC PAVEMENT RESURFACING</i>	6270	SY	12.00	75240.00	8.00	\$50,160.00	20.00	\$125,400.00
<i>VII. DRAINAGE IMPROVEMENTS</i>	1	LS					200,000.00	\$200,000.00
<i>VIII. HANDICAPPED RAMPS AND RAILINGS</i>	450	SF					150.00	\$67,500.00
Subtotal								
								\$1,410,163.90

ACTIVITY AND LOCATION: GHURA 99 - AGAT, 2 BEDROOM	CONSTRUCTION CONTRACT NO.: .	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$1,860.32
a. Master Bedroom	84.79	SF	\$1.50	\$127.19	\$2.00	\$169.58	\$3.50	\$296.77
b. Bedroom #2	125.22	SF	\$1.50	\$187.83	\$2.00	\$250.44	\$3.50	\$438.27
c. Living / Dining Room	216.22	SF	\$1.50	\$324.33	\$2.00	\$432.44	\$3.50	\$756.77
d. Hall / Corridor	50.17	SF	\$1.50	\$75.26	\$2.00	\$100.34	\$3.50	\$175.60
e. Kitchen (VCT)	55.12	SF	\$1.50	\$82.68	\$2.00	\$110.24	\$3.50	\$192.92
2. Replace Doors-Hardwares&Accessories								\$1,175.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinet & Accessories								\$4,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Hall / Corridor	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair and Repaint Ceiling								\$1,591.48
a. Master Bedroom	84.79	SF	\$1.00	\$84.79	\$1.00	\$84.79	\$2.00	\$169.58
b. Bedroom #2	125.22	SF	\$1.00	\$125.22	\$1.00	\$125.22	\$2.00	\$250.44
c. Bathroom #1	45.89	SF	\$1.00	\$45.89	\$1.00	\$45.89	\$2.00	\$91.78
d. Living / Dining	216.22	SF	\$1.00	\$216.22	\$1.00	\$216.22	\$2.00	\$432.44
e. Kitchen	55.12	SF	\$1.00	\$55.12	\$1.00	\$55.12	\$2.00	\$110.24
f. Hall / Corridor	50.17	SF	\$1.00	\$50.17	\$1.00	\$50.17	\$2.00	\$100.34
g. Carport	218.33	SF	\$1.00	\$218.33	\$1.00	\$218.33	\$2.00	\$436.66
5. Replace Smoke Detector								\$680.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 2	
ACTIVITY AND LOCATION: GHURA 99 - AGAT, 2 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
c. Living / Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Hall / Corridor	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
6. Repair and Repaint Interior Painting Finishes								\$3,215.84
a. Master Bedroom	365.28	SF	\$1.00	\$365.28	\$1.00	\$365.28	\$2.00	\$730.56
b. Bedroom #2	380	SF	\$1.00	\$380.00	\$1.00	\$380.00	\$2.00	\$760.00
c. Living / Dining Room	544	SF	\$1.00	\$544.00	\$1.00	\$544.00	\$2.00	\$1,088.00
d. Hall / Corridor	318.64	SF	\$1.00	\$318.64	\$1.00	\$318.64	\$2.00	\$637.28
7. Replace Interior Finishes (Wall Tile Finish)	245.28	SF	\$5.00	\$1,226.40	\$2.00	\$490.56	\$7.00	\$1,716.96
8. Replace Bathroom Accessories	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
9. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet,	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
10. Replace Kitchen Cabinets	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
11. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
12. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
13. Ceiling Insulation								\$1,193.61
a. Master Bedroom	84.79	SF	\$1.00	\$84.79	\$0.50	\$42.40	\$1.50	\$127.19
b. Bedroom #2	125.22	SF	\$1.00	\$125.22	\$0.50	\$62.61	\$1.50	\$187.83
c. Bathroom #1	45.89	SF	\$1.00	\$45.89	\$0.50	\$22.95	\$1.50	\$68.84
d. Living / Dining	216.22	SF	\$1.00	\$216.22	\$0.50	\$108.11	\$1.50	\$324.33
e. Kitchen	55.12	SF	\$1.00	\$55.12	\$0.50	\$27.56	\$1.50	\$82.68
f. Hall / Corridor	50.17	SF	\$1.00	\$50.17	\$0.50	\$25.09	\$1.50	\$75.26
g. Carport	218.33	SF	\$1.00	\$218.33	\$0.50	\$109.17	\$1.50	\$327.50
14. Gypsum Board Furring System incl. insulation								\$4,823.76
a. Master Bedroom	365.28	SF	\$1.30	\$474.86	\$1.70	\$620.98	\$3.00	\$1,095.84
b. Bedroom #2	380	SF	\$1.30	\$494.00	\$1.70	\$646.00	\$3.00	\$1,140.00
c. Living / Dining Room	544	SF	\$1.30	\$707.20	\$1.70	\$924.80	\$3.00	\$1,632.00
d. Hall / Corridor	318.64	SF	\$1.30	\$414.23	\$1.70	\$541.69	\$3.00	\$955.92
B. EXTERIOR								
1. Repaint Exterior Painting	1749	SF	\$1.00	\$1,749.00	\$1.00	\$1,749.00	\$2.00	\$3,498.00
2. Replace Exterior Doors	5	EA	\$1,050.00	\$5,250.00	\$500.00	\$2,500.00	\$1,550.00	\$7,750.00
3. Exterior Insulation Finish System	1749	SF	\$4.50	\$7,870.50	\$7.50	\$13,117.50	\$12.00	\$20,988.00
Total Preliminary Estimate								\$65,466.47

ACTIVITY AND LOCATION: GHURA 99 - AGAT, 3 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,407.51
a. Master Bedroom	139.25	SF	\$1.50	\$208.88	\$2.00	\$278.50	\$3.50	\$487.38
b. Bedroom #2	102.55	SF	\$1.50	\$153.83	\$2.00	\$205.10	\$3.50	\$358.93
c. Bedroom #3	101.26	SF	\$1.50	\$151.89	\$2.00	\$202.52	\$3.50	\$354.41
d. Living / Dining Room	235.25	SF	\$1.50	\$352.88	\$2.00	\$470.50	\$3.50	\$823.38
e. Hall / Corridor	46.55	SF	\$1.50	\$69.83	\$2.00	\$93.10	\$3.50	\$162.93
f. Bathroom #1	36.16	SF	\$1.50	\$54.24	\$2.00	\$72.32	\$3.50	\$126.56
g. Bathroom #2	45.06	SF	\$1.50	\$67.59	\$2.00	\$90.12	\$3.50	\$157.71
h. Kitchen	63	SF	\$1.50	\$94.50	\$2.00	\$126.00	\$3.50	\$220.50
2. Replace Doors - Hardwares & Accessories								\$1,950.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
e. Bathroom #2	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace and Repaint Cabinet Accessories								\$10,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Bathroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Living / Dining	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
g. Hall / Corridors	3	EA	\$500.00	\$1,500.00	\$500.00	\$1,500.00	\$1,000.00	\$3,000.00
h. Carport	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repair and Repaint Ceiling								\$2,564.68
a. Master Bedroom	139.25	SF	\$1.00	\$139.25	\$1.00	\$139.25	\$2.00	\$278.50
b. Bedroom #2	102.55	SF	\$1.00	\$102.55	\$1.00	\$102.55	\$2.00	\$205.10
c. Bedroom #3	101.26	SF	\$1.00	\$101.26	\$1.00	\$101.26	\$2.00	\$202.52
d. Bathroom #1	36.16	SF	\$1.00	\$36.16	\$1.00	\$36.16	\$2.00	\$72.32
e. Bathroom #2	45.06	SF	\$1.00	\$45.06	\$1.00	\$45.06	\$2.00	\$90.12
f. Living / Dining	235.25	SF	\$1.00	\$235.25	\$1.00	\$235.25	\$2.00	\$470.50

ACTIVITY AND LOCATION: GHURA 99 - AGAT, 3 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
g. Hall / Corridors	46.55	SF	\$1.00	\$46.55	\$1.00	\$46.55	\$2.00	\$93.10
h. Kitchen	63	SF	\$1.00	\$63.00	\$1.00	\$63.00	\$2.00	\$126.00
i. Carport	513.26	SF	\$1.00	\$513.26	\$1.00	\$513.26	\$2.00	\$1,026.52
5. Replace Smoke Detector								\$850.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Bedroom #3	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Living / Dining	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
e. Hall / Corridors	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
6. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
7. Repaint Interior Paintings / Finishes								\$4,098.56
a. Master Bedroom	430.64	SF	\$1.00	\$430.64	\$1.00	\$430.64	\$2.00	\$861.28
b. Bedroom #2	366.64	SF	\$1.00	\$366.64	\$1.00	\$366.64	\$2.00	\$733.28
c. Bedroom #3	372	SF	\$1.00	\$372.00	\$1.00	\$372.00	\$2.00	\$744.00
d. Living / Dining	584	SF	\$1.00	\$584.00	\$1.00	\$584.00	\$2.00	\$1,168.00
e. Hall / Corridors	296	SF	\$1.00	\$296.00	\$1.00	\$296.00	\$2.00	\$592.00
8. Replace Interior Finished (wall Tile Finish)								\$3,200.96
a. Bathroom #1	214.64	SF	\$5.00	\$1,073.20	\$2.00	\$429.28	\$7.00	\$1,502.48
b. Bathroom #2	242.64	SF	\$5.00	\$1,213.20	\$2.00	\$485.28	\$7.00	\$1,698.48
9. Replace Bathroom Fixtures	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
10. Replace Bathroom Accessories	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
11. Replace kitchen cabinet, racks-hardwares & acc.	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
12. Replace Storage Door @ Hall / Corridor	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00
13. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
14. Gypsum Board Furring System incl. insulation								\$6,147.84
a. Master Bedroom	430.64	SF	\$1.30	\$559.83	\$1.70	\$732.09	\$3.00	\$1,291.92
b. Bedroom #2	366.64	SF	\$1.30	\$476.63	\$1.70	\$623.29	\$3.00	\$1,099.92
c. Bedroom #3	372	SF	\$1.30	\$483.60	\$1.70	\$632.40	\$3.00	\$1,116.00
d. Living / Dining	584	SF	\$1.30	\$759.20	\$1.70	\$992.80	\$3.00	\$1,752.00
e. Hall / Corridors	296	SF	\$1.30	\$384.80	\$1.70	\$503.20	\$3.00	\$888.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 99 - AGAT, 4 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER			
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER			
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER			
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
A. INTERIOR									
1. Replace Floor (Vinyl)								\$3,030.97	
a. Master Bedroom	125.98	SF	\$1.50	\$188.97	\$2.00	\$251.96	\$3.50	\$440.93	
b. Bedroom #2	94.17	SF	\$1.50	\$141.26	\$2.00	\$188.34	\$3.50	\$329.60	
c. Bedroom #3	86.55	SF	\$1.50	\$129.83	\$2.00	\$173.10	\$3.50	\$302.93	
d. Bedroom #4	143.85	SF	\$1.50	\$215.78	\$2.00	\$287.70	\$3.50	\$503.48	
e. Living / Dining Room	249.08	SF	\$1.50	\$373.62	\$2.00	\$498.16	\$3.50	\$871.78	
f. Hall / Corridors	91.03	SF	\$1.50	\$136.55	\$2.00	\$182.06	\$3.50	\$318.61	
g. Kitchen (VCT)	75.33	SF	\$1.50	\$113.00	\$2.00	\$150.66	\$3.50	\$263.66	
h. Bathroom #1 (Tiles)	36.21	SF	\$5.00	\$181.05	\$2.00	\$72.42	\$7.00	\$253.47	
i. Bathroom #2 (Tiles)	45.42	SF	\$5.00	\$227.10	\$2.00	\$90.84	\$7.00	\$317.94	
2. Replace Doors - Hardwares & Accessories								\$2,350.00	
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
d. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
e. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00	
f. Bathroom #2	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00	
3. Replace Cabinets & Accessories								\$10,600.00	
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00	
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
d. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
e. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
f. Bathroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
g. Hall / Corridor	3	EA	\$500.00	\$1,500.00	\$500.00	\$1,500.00	\$1,000.00	\$3,000.00	
h. Bulk Storage	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
4. Repair & Repaint Ceiling								\$2,781.26	
a. Master Bedroom	125.98	SF	\$1.00	\$125.98	\$1.00	\$125.98	\$2.00	\$251.96	
b. Bedroom #2	94.17	SF	\$1.00	\$94.17	\$1.00	\$94.17	\$2.00	\$188.34	
c. Bedroom #3	86.55	SF	\$1.00	\$86.55	\$1.00	\$86.55	\$2.00	\$173.10	
d. Bedroom #4	143.85	SF	\$1.00	\$143.85	\$1.00	\$143.85	\$2.00	\$287.70	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 99 - AGAT, 4 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
e. Bathroom #1	36.21	SF	\$1.00	\$36.21	\$1.00	\$36.21	\$2.00	\$72.42
f. Bathroom #2	45.42	SF	\$1.00	\$45.42	\$1.00	\$45.42	\$2.00	\$90.84
g. Living / Dining	249.08	SF	\$1.00	\$249.08	\$1.00	\$249.08	\$2.00	\$498.16
h. Kitchen	75.33	SF	\$1.00	\$75.33	\$1.00	\$75.33	\$2.00	\$150.66
i. Hall / Corridor	91.03	SF	\$1.00	\$91.03	\$1.00	\$91.03	\$2.00	\$182.06
j. Carport	443.01	SF	\$1.00	\$443.01	\$1.00	\$443.01	\$2.00	\$886.02
5. Replace Electrical Outlet Connection								\$800.00
a. Master Bedroom	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
b. Bedroom #2	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
c. Bedroom #3	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
d. Bedroom #4	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
6. Replace Smoke Detector								
a. Living / Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
7. Repaint Interior Paintings Finishes								\$4,858.40
a. Master Bedroom	394.64	SF	\$1.00	\$394.64	\$1.00	\$394.64	\$2.00	\$789.28
b. Bedroom #2	368	SF	\$1.00	\$368.00	\$1.00	\$368.00	\$2.00	\$736.00
c. Bedroom #3	320	SF	\$1.00	\$320.00	\$1.00	\$320.00	\$2.00	\$640.00
d. Bedroom #4	494.64	SF	\$1.00	\$494.64	\$1.00	\$494.64	\$2.00	\$989.28
e. Living / Dining Room	597.28	SF	\$1.00	\$597.28	\$1.00	\$597.28	\$2.00	\$1,194.56
f. Hall / Corridor	254.64	SF	\$1.00	\$254.64	\$1.00	\$254.64	\$2.00	\$509.28
8. Replace Interior Finishes (wall Tile)								\$3,200.96
a. Bathroom #1	214.64	SF	\$5.00	\$1,073.20	\$2.00	\$429.28	\$7.00	\$1,502.48
b. Bathroom #2	242.64	SF	\$5.00	\$1,213.20	\$2.00	\$485.28	\$7.00	\$1,698.48
9. Replace Bathroom Fixtures- Bathroom #1, #2	2	LS	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$3,000.00	\$6,000.00
10. Replace Bathroom Accessories- Bathroom #1, #2	2	LS	\$200.00	\$400.00	\$100.00	\$200.00	\$300.00	\$600.00
11. Replace Kitchen Cabinets, Racks-Hardwares& Acc.	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
12. Replace Kitchen Counter-Top (finish),faucets, sink&Acc	47.66	SF	\$75.00	\$3,574.50	\$35.00	\$1,668.10	\$110.00	\$5,242.60
13. Replace Storage Doors @ Hall/Corridor & Carport	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00
14. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 99 - AGAT, 4 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER			
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER			
			STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER			
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
15. Ceiling Insulation								\$2,085.95	
a. Master Bedroom	125.98	SF	\$1.00	\$125.98	\$0.50	\$62.99	\$1.50	\$188.97	
b. Bedroom #2	94.17	SF	\$1.00	\$94.17	\$0.50	\$47.09	\$1.50	\$141.26	
c. Bedroom #3	86.55	SF	\$1.00	\$86.55	\$0.50	\$43.28	\$1.50	\$129.83	
d. Bedroom #4	143.85	SF	\$1.00	\$143.85	\$0.50	\$71.93	\$1.50	\$215.78	
e. Bathroom #1	36.21	SF	\$1.00	\$36.21	\$0.50	\$18.11	\$1.50	\$54.32	
f. Bathroom #2	45.42	SF	\$1.00	\$45.42	\$0.50	\$22.71	\$1.50	\$68.13	
g. Living / Dining	249.08	SF	\$1.00	\$249.08	\$0.50	\$124.54	\$1.50	\$373.62	
h. Kitchen	75.33	SF	\$1.00	\$75.33	\$0.50	\$37.67	\$1.50	\$113.00	
i. Hall / Corridor	91.03	SF	\$1.00	\$91.03	\$0.50	\$45.52	\$1.50	\$136.55	
j. Carport	443.01	SF	\$1.00	\$443.01	\$0.50	\$221.51	\$1.50	\$664.52	
16. Gypsum Board Furring System incl. insulation								\$7,287.60	
a. Master Bedroom	394.64	SF	\$1.30	\$513.03	\$1.70	\$670.89	\$3.00	\$1,183.92	
b. Bedroom #2	368	SF	\$1.30	\$478.40	\$1.70	\$625.60	\$3.00	\$1,104.00	
c. Bedroom #3	320	SF	\$1.30	\$416.00	\$1.70	\$544.00	\$3.00	\$960.00	
d. Bedroom #4	494.64	SF	\$1.30	\$643.03	\$1.70	\$840.89	\$3.00	\$1,483.92	
e. Living / Dining Room	597.28	SF	\$1.30	\$776.46	\$1.70	\$1,015.38	\$3.00	\$1,791.84	
f. Hall / Corridor	254.64	SF	\$1.30	\$331.03	\$1.70	\$432.89	\$3.00	\$763.92	
B. EXTERIOR									
1. Repair and Repaint overhang ceiling	729.93	SF	\$1.00	\$729.93	\$1.00	\$729.93	\$2.00	\$1,459.86	
2. Repaint exterior painting finishes	1696.5	SF	\$1.00	\$1,696.50	\$1.00	\$1,696.50	\$2.00	\$3,393.00	
3. Replace Exterior Doors	6	EA	\$1,050.00	\$6,300.00	\$500.00	\$3,000.00	\$1,550.00	\$9,300.00	
4. Exterior Insulation Finish System	1696.5	SF	\$4.50	\$7,634.25	\$7.50	\$12,723.75	\$12.00	\$20,358.00	
Total Preliminary Estimate								\$90,792.50	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 99 - AGAT, 5 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER			
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER			
			STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER			
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
A. INTERIOR									
1. Replace Floor (Vinyl)								\$3,446.45	
a. Master Bedroom	140.36	SF	\$1.50	210.54	\$2.00	\$280.72	\$3.50	\$491.26	
b. Bedroom #2	99.85	SF	\$1.50	149.78	\$2.00	\$199.70	\$3.50	\$349.48	
c. Bedroom #3	87.26	SF	\$1.50	130.89	\$2.00	\$174.52	\$3.50	\$305.41	
d. Bedroom #4	88.41	SF	\$1.50	132.62	\$2.00	\$176.82	\$3.50	\$309.44	
e. Bedroom #5	98.3	SF	\$1.50	147.45	\$2.00	\$196.60	\$3.50	\$344.05	
f. Living / Dining Room	281.86	SF	\$1.50	422.79	\$2.00	\$563.72	\$3.50	\$986.51	
g. Hall / Corridors	113.33	SF	\$1.50	170.00	\$2.00	\$226.66	\$3.50	\$396.66	
h. Kitchen (VCT)	75.33	SF	\$1.50	113.00	\$2.00	\$150.66	\$3.50	\$263.66	
2. Replace Doors - Hardwares & Accessories								\$2,750.00	
a. Master Bedroom	1	EA	\$250.00	250.00	\$150.00	\$150.00	\$400.00	\$400.00	
b. Bedroom #2	1	EA	\$250.00	250.00	\$150.00	\$150.00	\$400.00	\$400.00	
c. Bedroom #3	1	EA	\$250.00	250.00	\$150.00	\$150.00	\$400.00	\$400.00	
d. Bedroom #4	1	EA	\$250.00	250.00	\$150.00	\$150.00	\$400.00	\$400.00	
e. Bedroom #5	1	EA	\$250.00	250.00	\$150.00	\$150.00	\$400.00	\$400.00	
f. Bathroom #1	1	EA	\$225.00	225.00	\$150.00	\$150.00	\$375.00	\$375.00	
g. Bathroom #2	1	EA	\$225.00	225.00	\$150.00	\$150.00	\$375.00	\$375.00	
3. Replace Cabinets & Accessories								\$9,600.00	
a. Master Bedroom	1	EA	\$1,100.00	1100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00	
b. Bedroom #2	1	EA	\$500.00	500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
c. Bedroom #3	1	EA	\$500.00	500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
d. Bedroom #4	1	EA	\$500.00	500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
e. Bedroom #5	1	EA	\$500.00	500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
f. Bathroom #1	1	EA	\$500.00	500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
g. Bathroom #2	1	EA	\$500.00	500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
h. Living / Dining	2	EA	\$500.00	1000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00	
4. Repair & Repaint Ceiling								\$3,106.92	
a. Master Bedroom	140.36	SF	\$1.00	140.36	\$1.00	\$140.36	\$2.00	\$280.72	
b. Bedroom #2	99.85	SF	\$1.00	99.85	\$1.00	\$99.85	\$2.00	\$199.70	
c. Bedroom #3	87.26	SF	\$1.00	87.26	\$1.00	\$87.26	\$2.00	\$174.52	

NAVAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 99 - AGAT, 5 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER			
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER			
			STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER			
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
13. Ceiling Insulation								\$2,330.19	
a. Master Bedroom	140.36	SF	\$1.00	140.36	\$0.50	\$70.18	\$1.50	\$210.54	
b. Bedroom #2	99.85	SF	\$1.00	99.85	\$0.50	\$49.93	\$1.50	\$149.78	
c. Bedroom #3	87.26	SF	\$1.00	87.26	\$0.50	\$43.63	\$1.50	\$130.89	
d. Bedroom #4	88.41	SF	\$1.00	88.41	\$0.50	\$44.21	\$1.50	\$132.62	
e. Bedroom #5	98.3	SF	\$1.00	98.30	\$0.50	\$49.15	\$1.50	\$147.45	
f. Bathroom #1	36.81	SF	\$1.00	36.81	\$0.50	\$18.41	\$1.50	\$55.22	
g. Bathroom #2	57.69	SF	\$1.00	57.69	\$0.50	\$28.85	\$1.50	\$86.54	
h. Living / Dining	281.86	SF	\$1.00	281.86	\$0.50	\$140.93	\$1.50	\$422.79	
i. Kitchen	75.33	SF	\$1.00	75.33	\$0.50	\$37.67	\$1.50	\$113.00	
j. Hall / Corridor	113.33	SF	\$1.00	113.33	\$0.50	\$56.67	\$1.50	\$170.00	
k. Carport	474.26	SF	\$1.00	474.26	\$0.50	\$237.13	\$1.50	\$711.39	
14. Gypsum Board Furring System incl. insulation								\$8,859.60	
a. Master Bedroom	438.64	SF	\$1.30	570.23	\$1.70	\$745.69	\$3.00	\$1,315.92	
b. Bedroom #2	324	SF	\$1.30	421.20	\$1.70	\$550.80	\$3.00	\$972.00	
c. Bedroom #3	326.64	SF	\$1.30	424.63	\$1.70	\$555.29	\$3.00	\$979.92	
d. Bedroom #4	328	SF	\$1.30	426.40	\$1.70	\$557.60	\$3.00	\$984.00	
e. Bedroom #5	338.64	SF	\$1.30	440.23	\$1.70	\$575.69	\$3.00	\$1,015.92	
f. Living / Dining Room	629.28	SF	\$1.30	818.06	\$1.70	\$1,069.78	\$3.00	\$1,887.84	
g. Hall / Corridor	568	SF	\$1.30	738.40	\$1.70	\$965.60	\$3.00	\$1,704.00	
15. Replace Interior Plumbing System									
16. Replace Electrical Wiring System & Panel Board									
B. EXTERIOR									
1. Replace Exterior Doors	6	EA	\$1,050.00	\$6,300.00	\$500.00	\$3,000.00	\$1,550.00	\$9,300.00	
2. Exterior Insulation Finish System	1906.47	SF	\$4.50	\$8,579.12	\$7.50	\$14,298.53	\$12.00	\$22,877.64	
3. Repaint Exterior painting finishes	1906.47	SF	\$1.00	1906.47	\$1.00	\$1,906.47	\$2.00	\$3,812.94	
Total Preliminary Estimate								\$93,973.20	

ACTIVITY AND LOCATION: GHURA 82 - AGAT ELDERLY, 1 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$1,741.85
a. Master Bedroom	180.89	SF	\$1.50	\$271.34	\$2.00	\$361.78	\$3.50	\$633.12
b. Living Room/Dining Room	255.11	SF	\$1.50	\$382.67	\$2.00	\$510.22	\$3.50	\$892.89
c. Kitchen	61.67	SF	\$1.50	\$92.51	\$2.00	\$123.34	\$3.50	\$215.85
2. Replace Doors - Hardwares & Accessories								\$800.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bathroom #1	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
3. Repaint Cabinets & Accessories								
a. Master Bedroom	1	EA	\$650.00	\$650.00	\$50.00	\$50.00	\$700.00	\$700.00
4. Repaint Ceiling (Paint or Any Finish)								\$1,088.34
a. Master Bedroom	180.89	SF	\$1.00	\$180.89	\$1.00	\$180.89	\$2.00	\$361.78
b. Bathroom #1	46.5	SF	\$1.00	\$46.50	\$1.00	\$46.50	\$2.00	\$93.00
c. Living Room/Dining Room	255.11	SF	\$1.00	\$255.11	\$1.00	\$255.11	\$2.00	\$510.22
d. Kitchen	61.67	SF	\$1.00	\$61.67	\$1.00	\$61.67	\$2.00	\$123.34
5. Replace Smoke Detector								\$340.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Living Room/Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
6. Replace/Repaint Int.Paintings/Finishes								\$2,397.50
a. Master Bedroom	533.75	SF	\$1.00	\$533.75	\$1.00	\$533.75	\$2.00	\$1,067.50
b. Living Room/Dining Room	665	SF	\$1.00	\$665.00	\$1.00	\$665.00	\$2.00	\$1,330.00
7. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet, Tub								
a. Bathroom #1	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
8. Replace Bathroom Accessories-Soap Holder,Towel Holders								
a. Bathroom #1	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
9. Replace Cabinets, Mirrors & Accessories								
a. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
10. Repaint Kitch.Cabinets,Racks-Hardwares & Acc.								
a. Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
11. Repair Electrical Outlets, Connections & Auxillaries	5	EA	\$50.00	\$250.00	\$50.00	\$250.00	\$100.00	\$500.00
12. Replace Exhaust Fan	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
13. Replace Interior Finishes (wall Tile)	224	SF	\$5.00	\$1,120.00	\$2.00	\$448.00	\$7.00	\$1,568.00
14. Replace Flooring (Tiles)	45	SF	\$5.00	\$225.00	\$2.00	\$90.00	\$7.00	\$315.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 2 OF 2	
ACTIVITY AND LOCATION: GHURA 82 - AGAT ELDERLY, 1 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPCO:			CATEGORY CODE NUMBER		
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
15. Replace Storage Door	2	EA	\$100.00	200.00	\$27.00	\$54.00	\$127.00	\$254.00	
16. Replace Fire Alarms	1	LS	\$2,000	\$2,000.00	625.00	\$625.00	2625	\$2,625.00	
17. Ceiling Insulation								\$816.26	
a. Master Bedroom	180.89	SF	\$1.00	\$180.89	\$0.50	\$90.45	\$1.50	\$271.34	
b. Bathroom #1	46.5	SF	\$1.00	\$46.50	\$0.50	\$23.25	\$1.50	\$69.75	
c. Living Room/Dining Room	255.11	SF	\$1.00	\$255.11	\$0.50	\$127.56	\$1.50	\$382.67	
d. Kitchen	61.67	SF	\$1.00	\$61.67	\$0.50	\$30.84	\$1.50	\$92.51	
18. Gypsum Board Furring System incl. insulation								\$3,596.25	
a. Master Bedroom	533.75	SF	\$1.30	\$693.88	\$1.70	\$907.38	\$3.00	\$1,601.25	
b. Living Room/Dining Room	665	SF	\$1.30	\$864.50	\$1.70	\$1,130.50	\$3.00	\$1,995.00	
B. EXTERIOR									
1. Repaint Ceiling-over hang ceiling	307	SF	\$1.00	\$307.00	\$1.00	\$307.00	\$2.00	\$614.00	
2. Repaint Exterior Paintings/Finishes	1,338.44	SF	\$1.00	\$1,338.44	\$1.00	\$1,338.44	\$2.00	\$2,676.88	
3. Replace Exterior Doors	2	EA	\$1,050.00	\$2,100.00	\$500.00	\$1,000.00	\$1,550.00	\$3,100.00	
4. Exterior Insulation Finish System	1,338.44	SF	\$4.50	\$6,022.98	\$7.50	\$10,038.30	\$12.00	\$16,061.28	
Total Preliminary Estimate								\$49,842.85	
Replace Appliances								\$2,248.50	
Electric Water Heater	1	EA	\$540.00	\$540.00	\$212.50	\$212.50	\$752.50	\$752.50	
Stove	1	EA	\$405.00	\$405.00	\$61.25	\$61.25	\$466.25	\$466.25	
Refregirator	1	EA	\$727.50	\$727.50	\$61.25	\$61.25	\$788.75	\$788.75	
Range Hood	1	EA	\$73.50	\$73.50	\$167.50	\$167.50	\$241.00	\$241.00	
19. Replace Interior Plumbing System	1	LS						\$28,965.25	
20. Replace Electrical Wiring System & Panel Board	1	LS						\$73,959.81	

ACTIVITY AND LOCATION: GHURA 82 - MERIZO ELDERLY, 1 BEDROOM	CONSTRUCTION CONTRACT NO.: .	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$1,741.08
a. Master Bedroom	182.89	SF	\$1.50	\$274.34	\$2.00	\$365.78	\$3.50	\$640
b. Living / Dining Room	252.89	SF	\$1.50	\$379.34	\$2.00	\$505.78	\$3.50	\$885
c. Kitchen	61.67	SF	\$1.50	\$92.51	\$2.00	\$123.34	\$3.50	\$216
2. Replace Doors								\$775.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400
b. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375
3. Replace Cabinet & Accessories								\$2,600
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600
b. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000
4. Repair & Replace Ceiling								\$1,087.90
a. Master Bedroom	182.89	SF	\$1.00	\$182.89	\$1.00	\$182.89	\$2.00	\$366
b. Bathroom #1	46.5	SF	\$1.00	\$46.50	\$1.00	\$46.50	\$2.00	\$93
c. Living / Dining Room	252.89	SF	\$1.00	\$252.89	\$1.00	\$252.89	\$2.00	\$506
d. Kitchen	61.67	SF	\$1.00	\$61.67	\$1.00	\$61.67	\$2.00	\$123
5. Replace Smoke Detector								\$340
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170
b. Living / Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170
6. Repaint Interior Painting								\$1,883
a. Master Bedroom	432.76	SF	\$1.00	\$432.76	\$1.00	\$432.76	\$2.00	\$866
b. Living / Dining Room	508.88	SF	\$1.00	\$508.88	\$1.00	\$508.88	\$2.00	\$1,018
7. Replace Interior Finish Wall Tiles @ Bathroom	232	SF	\$1.00	\$232.00	\$1.00	\$232.00	\$2.00	\$464
8. Replace Fixtures - Faucet	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000
9. Replace Bathroom Accessories	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300
10. Repair Electrical Outlets, Connections & Auxillaries	5	EA	\$50.00	\$250.00	\$50.00	\$250.00	\$100.00	\$500.00
11. Replace Exhaust Fan	1	EA	\$50.00	\$50.00	\$50.00	\$50.00	\$100.00	\$100.00
12. Replace Flooring (Tiles)	45	SF	\$5.00	\$225.00	\$2.00	\$90.00	\$7.00	\$315.00
13. Repair/Repaint Kitch.Cabinets,Racks-Hardwares&Accessories								
a. Kitchen	1	EA	\$650.00	650.00	\$50.00	\$50.00	\$700.00	\$700.00
14. Replace Storage Door	2	EA	\$100.00	200.00	\$27.00	\$54.00	\$127.00	\$254.00
15. Replace Fire Alarms	1	LS	\$2,000	\$2,000.00	625.00	\$625.00	2625	\$2,625.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 2 OF 2	
ACTIVITY AND LOCATION: GHURA 82 - MERIZO ELDERLY, 1 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
16. Ceiling Insulation								\$816.26	
a. Master Bedroom	180.89	SF	\$1.00	\$180.89	\$0.50	\$90.45	\$1.50	\$271.34	
b. Bathroom #1	46.5	SF	\$1.00	\$46.50	\$0.50	\$23.25	\$1.50	\$69.75	
c. Living Room/Dining Room	255.11	SF	\$1.00	\$255.11	\$0.50	\$127.56	\$1.50	\$382.67	
d. Kitchen	61.67	SF	\$1.00	\$61.67	\$0.50	\$30.84	\$1.50	\$92.51	
17. Gypsum Board Furring System incl. insulation								\$3,596.25	
a. Master Bedroom	533.75	SF	\$1.30	\$693.88	\$1.70	\$907.38	\$3.00	\$1,601.25	
b. Living Room/Dining Room	665	SF	\$1.30	\$864.50	\$1.70	\$1,130.50	\$3.00	\$1,995.00	
B. EXTERIOR									
1. Repaint Overhang Ceiling	392.4	SF	\$1.00	\$392.40	\$1.00	\$392.40	\$2.00	\$784.80	
2. Repaint Exterior Painting Finishes	1268.8	SF	\$1.00	\$1,268.80	\$1.00	\$1,268.80	\$2.00	\$2,537.60	
3. Replace Exterior Doors	2	EA	\$1,050.00	\$2,100.00	\$500.00	\$1,000.00	\$1,550.00	\$3,100.00	
4. Exterior Insulation Finish System	1,338.44	SF	\$4.50	\$6,022.98	\$7.50	\$10,038.30	\$12.00	\$16,061.28	
Total Preliminary Estimate								\$45,829.94	
Replace Appliances								\$2,248.50	
Electric Water Heater	1	EA	\$540.00	\$540.00	\$212.50	\$212.50	\$752.50	\$752.50	
Stove	1	EA	\$405.00	\$405.00	\$61.25	\$61.25	\$466.25	\$466.25	
Refrigerator	1	EA	\$727.50	\$727.50	\$61.25	\$61.25	\$788.75	\$788.75	
Range Hood	1	EA	\$73.50	\$73.50	\$167.50	\$167.50	\$241.00	\$241.00	
18. Replace Interior Plumbing System	1	LS						\$8,146.48	
19. Replace Electrical Wiring System & Panel Board	1	LS						\$20,801.20	

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 2 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$2,600.99
a. Master Bedroom	151.06	SF	\$1.50	\$226.59	\$2.00	\$302.12	\$3.50	\$528.71
b. Bedroom #2	111	SF	\$1.50	\$166.50	\$2.00	\$222.00	\$3.50	\$388.50
c. Living Room/Dining Room	238.3	SF	\$1.50	\$357.45	\$2.00	\$476.60	\$3.50	\$834.05
d. Hall/Corridors	149.22	SF	\$1.50	\$223.83	\$2.00	\$298.44	\$3.50	\$522.27
e. Kitchen	93.56	SF	\$1.50	\$140.34	\$2.00	\$187.12	\$3.50	\$327.46
2. Replace Doors - Hardwares & Accessories								\$1,175.00
a. Master Bedroom	1	SF	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	SF	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bathroom #1	1	SF	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Repaint Ceiling (Paint or Any Finish)								\$1,710.72
a. Master Bedroom	151.06	SF	\$1.00	\$151.06	\$1.00	\$151.06	\$2.00	\$302.12
b. Bedroom #2	111	SF	\$1.00	\$111.00	\$1.00	\$111.00	\$2.00	\$222.00
c. Bathroom #1	40.89	SF	\$1.00	\$40.89	\$1.00	\$40.89	\$2.00	\$81.78
d. Living Room/Dining Room	238.3	SF	\$1.00	\$238.30	\$1.00	\$238.30	\$2.00	\$476.60
e. Kitchen	93.56	SF	\$1.00	\$93.56	\$1.00	\$93.56	\$2.00	\$187.12
f. Hall/Corridors	149.22	SF	\$1.00	\$149.22	\$1.00	\$149.22	\$2.00	\$298.44
g. Bulk Storage	71.33	SF	\$1.00	\$71.33	\$1.00	\$71.33	\$2.00	\$142.66
4. Replace Smoke Detector								\$510.00
a. Master Bedroom	1	SF	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	SF	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Living Room/Dining Room	1	SF	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
5. Repaint Int.Paintings/Finishe:								\$7,161.84
a. Master Bedroom	637	SF	\$1.00	\$637.00	\$1.00	\$637.00	\$2.00	\$1,274.00
b. Bedroom #2	555.29	SF	\$1.00	\$555.29	\$1.00	\$555.29	\$2.00	\$1,110.58
c. Living Room/Dining Room	804.34	SF	\$1.00	\$804.34	\$1.00	\$804.34	\$2.00	\$1,608.68
d. Hall/Corridors	1,020.79	SF	\$1.00	\$1,020.79	\$1.00	\$1,020.79	\$2.00	\$2,041.58
e. Bulk Storage	563.5	SF	\$1.00	\$563.50	\$1.00	\$563.50	\$2.00	\$1,127.00
6. Replace Cabinets & Accessories								\$2,000.00
a. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
b. Hall/Corridors	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET OF 2 3	
ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 2 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
7. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet, Tub								
a. Bathroom #1	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00
8. Replace Bathroom Accessories-Soap Holder, Towel Holder								
a. Bathroom #1	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
9. Repaint Interior Finished (Wall Tile Finish)								
a. Bathroom #1	326.59	SF	\$5.00	\$1,632.95	\$2.00	\$653.18	\$7.00	\$2,286.13
10. Repaint Kitchen Cabinets, Racks-Hardwares & Acc.								
a. Kitchen	1	EA	\$300.00	\$300.00	\$1,000.00	\$1,000.00	\$1,300.00	\$1,300.00
11. Repair Kitchen Counter-top(Finish), Faucets, Sink & Acc.								
a. Kitchen	70.02	SF	\$75.00	\$5,251.50	\$35.00	\$2,450.70	\$110.00	\$7,702.20
12. Repaint Storage with Doors								
a. Hall/Corridors	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00
13. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
14. Replace Electrical Outlets, Connections & Auxillaries	7	EA	\$50.00	\$350.00	\$50.00	\$350.00	\$100.00	\$700.00
15. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
16. Replace Bathroom Floor Tiles	40	SF	\$5.00	\$200.00	\$2.00	\$80.00	\$7.00	\$280.00
17. Ceiling Insulator								\$1,076.97
a. Bathroom #1	40.89	SF	\$1.00	\$40.89	\$0.50	\$20.45	\$1.50	\$61.34
b. Living Room/Dining Room	238.3	SF	\$1.00	\$238.30	\$0.50	\$119.15	\$1.50	\$357.45
c. Kitchen	93.56	SF	\$1.00	\$93.56	\$0.50	\$46.78	\$1.50	\$140.34
d. Hall/Corridors	149.22	SF	\$1.00	\$149.22	\$0.50	\$74.61	\$1.50	\$223.83
e. Utility	49.78	SF	\$1.00	\$49.78	\$0.50	\$24.89	\$1.50	\$74.67
f. Terrace	146.23	SF	\$1.00	\$146.23	\$0.50	\$73.12	\$1.50	\$219.35
18. Gypsum Board Furring System incl. insulator								\$11,363.52
a. Master Bedroom	637	SF	\$1.30	\$828.10	\$1.70	\$1,082.90	\$3.00	\$1,911.00
b. Bedroom #2	555.29	SF	\$1.30	\$721.88	\$1.70	\$943.99	\$3.00	\$1,665.87
c. Living Room/Dining Room	804.34	SF	\$1.30	\$1,045.64	\$1.70	\$1,367.38	\$3.00	\$2,413.02
d. Hall/Corridors	1,020.79	SF	\$1.30	\$1,327.03	\$1.70	\$1,735.34	\$3.00	\$3,062.37
e. Utility	367.5	SF	\$1.30	\$477.75	\$1.70	\$624.75	\$3.00	\$1,102.50
f. Terrace	402.92	SF	\$1.30	\$523.80	\$1.70	\$684.96	\$3.00	\$1,208.76

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 1 OF 3	
ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 3 BEDROOM				CONSTRUCTION CONTRACT NO.:				IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:				CATEGORY CODE NUMBER	
				STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final				JOB ORDER NUMBER	
DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
A. INTERIOR									
1. Replace Floor (Vinyl)								\$3,062.71	
a. Bedroom #2	114	SF	\$1.50	\$171.00	\$2.00	\$228.00	\$3.50	\$399.00	
b. Bedroom #3	96.67	SF	\$1.50	\$145.01	\$2.00	\$193.34	\$3.50	\$338.35	
c. Living Room/Dining Room	250.22	SF	\$1.50	\$375.33	\$2.00	\$500.44	\$3.50	\$875.77	
d. Hall/Corridors	182.78	SF	\$1.50	\$274.17	\$2.00	\$365.56	\$3.50	\$639.73	
e. Kitchen	94.17	SF	\$1.50	\$141.26	\$2.00	\$188.34	\$3.50	\$329.60	
f. Utility	137.22	SF	\$1.50	\$205.83	\$2.00	\$274.44	\$3.50	\$480.27	
2. Replace Doors - Hardwares & Accessories								\$1,575.00	
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00	
d. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00	
3. Repaint Cabinets & Accessories								\$4,600.00	
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00	
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
d. Hall/Corridors	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	
4. Repaint Ceiling (Paint or Any Finish)								\$1,826.34	
a. Bedroom #2	114	SF	\$1.00	\$114.00	\$1.00	\$114.00	\$2.00	\$228.00	
b. Bedroom #3	96.67	SF	\$1.00	\$96.67	\$1.00	\$96.67	\$2.00	\$193.34	
c. Bathroom #1	38.11	SF	\$1.00	\$38.11	\$1.00	\$38.11	\$2.00	\$76.22	
d. Living Room/Dining Room	250.22	SF	\$1.00	\$250.22	\$1.00	\$250.22	\$2.00	\$500.44	
e. Kitchen	94.17	SF	\$1.00	\$94.17	\$1.00	\$94.17	\$2.00	\$188.34	
f. Hall/Corridors	182.78	SF	\$1.00	\$182.78	\$1.00	\$182.78	\$2.00	\$365.56	
g. Utility	137.22	SF	\$1.00	\$137.22	\$1.00	\$137.22	\$2.00	\$274.44	
5. Repaint Int.Paintings/Finishes								\$8,891.80	
a. Master Bedroom	628.79	SF	\$1.00	\$628.79	\$1.00	\$628.79	\$2.00	\$1,257.58	
b. Bedroom #2	559.34	SF	\$1.00	\$559.34	\$1.00	\$559.34	\$2.00	\$1,118.68	
c. Bedroom #3	534.34	SF	\$1.00	\$534.34	\$1.00	\$534.34	\$2.00	\$1,068.68	
d. Living Room/Dining Room	816.59	SF	\$1.00	\$816.59	\$1.00	\$816.59	\$2.00	\$1,633.18	
e. Hall/Corridors	1,220.84	SF	\$1.00	\$1,220.84	\$1.00	\$1,220.84	\$2.00	\$2,441.68	
f. Utility	686	SF	\$1.00	\$686.00	\$1.00	\$686.00	\$2.00	\$1,372.00	

ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 3 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
6. Replace Smoke Detector								\$680.00
a. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #3	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Living Room/Dining Room	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Hall/Corridors	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
7. Replace Bathroom Accessories-Soap Holder, Towel Holders								
a. Bathroom #1	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
8. Repair Interior Finished (Wall Tile Finish)								
a. Bathroom #1	318.5	SF	\$5.00	\$1,592.50	\$2.00	\$637.00	\$7.00	\$2,229.50
9. Repaint Kitchen Cabinets,Racks-Hardwares & Accessories								
a. Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
10. Repair Kitchen Counter-top(Finish), Faucets, Sink & Acc.								
a. Kitchen	70.02	SF	\$75.00	\$5,251.50	\$35.00	\$2,450.70	\$110.00	\$7,702.20
11. Repaint Storage with Doors								\$508.00
a. Hall/Corridors	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00
b. Utility	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00
12. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
13. Replace Electrical Outlets, Connections & Auxillaries	9	EA	\$50.00	\$450.00	\$50.00	\$450.00	\$100.00	\$900.00
14. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
15. Replace Bathroom Floor Tiles	40	SF	\$5.00	\$200.00	\$2.00	\$80.00	\$7.00	\$280.00
16. Ceiling Insulation								\$1,591.76
a. Master Bedroom	148	SF	\$1.00	\$148.00	\$0.50	74.00	\$1.50	\$222.00
b. Bedroom #2	114	SF	\$1.00	\$114.00	\$0.50	57.00	\$1.50	\$171.00
c. Bedroom #3	96.67	SF	\$1.00	\$96.67	\$0.50	48.34	\$1.50	\$145.01
d. Bathroom #1	38.11	SF	\$1.00	\$38.11	\$0.50	19.06	\$1.50	\$57.17
e. Living Room/Dining Room	250.22	SF	\$1.00	\$250.22	\$0.50	125.11	\$1.50	\$375.33
f. Kitchen	94.17	SF	\$1.00	\$94.17	\$0.50	47.09	\$1.50	\$141.26
g. Hall/Corridors	182.78	SF	\$1.00	\$182.78	\$0.50	91.39	\$1.50	\$274.17
h. Utility	137.22	SF	\$1.00	\$137.22	\$0.50	68.61	\$1.50	\$205.83

ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 4 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$3,390.14
a. Master Bedroom	148	SF	\$1.50	\$222.00	\$2.00	\$296.00	\$3.50	\$518.00
b. Bedroom #2	114	SF	\$1.50	\$171.00	\$2.00	\$228.00	\$3.50	\$399.00
c. Bedroom #3	99.22	SF	\$1.50	\$148.83	\$2.00	\$198.44	\$3.50	\$347.27
d. Bedroom #4	99	SF	\$1.50	\$148.50	\$2.00	\$198.00	\$3.50	\$346.50
e. Living Room/Dining Room	250.22	SF	\$1.50	\$375.33	\$2.00	\$500.44	\$3.50	\$875.77
f. Hall/Corridors	164	SF	\$1.50	\$246.00	\$2.00	\$328.00	\$3.50	\$574.00
g. Kitchen	94.17	SF	\$1.50	\$141.26	\$2.00	\$188.34	\$3.50	\$329.60
2. Replace Doors - Hardwares & Accessories								\$10,550.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
e. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
f. Bathroom #2	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinets & Accessories								\$6,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Hall/Corridors	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Bulk Storage	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repaint Ceiling (Paint or Any Finish)								\$2,226.78
a. Master Bedroom	148	SF	\$1.00	\$148.00	\$1.00	\$148.00	\$2.00	\$296.00
b. Bedroom #2	114	SF	\$1.00	\$114.00	\$1.00	\$114.00	\$2.00	\$228.00
c. Bedroom #3	99.22	SF	\$1.00	\$99.22	\$1.00	\$99.22	\$2.00	\$198.44
d. Bedroom #4	99	SF	\$1.00	\$99.00	\$1.00	\$99.00	\$2.00	\$198.00
e. Bathroom #1	55.11	SF	\$1.00	\$55.11	\$1.00	\$55.11	\$2.00	\$110.22
f. Bathroom #2	49.67	SF	\$1.00	\$49.67	\$1.00	\$49.67	\$2.00	\$99.34
g. Living Room/Dining Room	250.22	SF	\$1.00	\$250.22	\$1.00	\$250.22	\$2.00	\$500.44
h. Kitchen	94.17	SF	\$1.00	\$94.17	\$1.00	\$94.17	\$2.00	\$188.34
i. Hall/Corridors	164	SF	\$1.00	\$164.00	\$1.00	\$164.00	\$2.00	\$328.00
j. Bulk Storage	40	SF	\$1.00	\$40.00	\$1.00	\$40.00	\$2.00	\$80.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE				DATE PREPARED: 24 JUNE 09		SHEET 2 OF 2	
ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 4 BEDROOM				CONSTRUCTION CONTRACT NO.:				IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:				CATEGORY CODE NUMBER	
				STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final				JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE		
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	
cont...									
5. Repaint Int.Paintings/Finishes(Wall Finish,Cornices&Base Boards)								\$9,276.68	
a. Master Bedroom	628.79	SF	\$1.00	\$628.79	\$1.00	\$628.79	\$2.00	\$1,257.58	
b. Bedroom #2	559.34	SF	\$1.00	\$559.34	\$1.00	\$559.34	\$2.00	\$1,118.68	
c. Bedroom #3	555.29	SF	\$1.00	\$555.29	\$1.00	\$555.29	\$2.00	\$1,110.58	
d. Bedroom #4	543.04	SF	\$1.00	\$543.04	\$1.00	\$543.04	\$2.00	\$1,086.08	
e. Living Room/Dining Room	816.59	SF	\$1.00	\$816.59	\$1.00	\$816.59	\$2.00	\$1,633.18	
f. Hall/Corridors	1,192.29	SF	\$1.00	\$1,192.29	\$1.00	\$1,192.29	\$2.00	\$2,384.58	
g. Bulk Storage	343	SF	\$1.00	\$343.00	\$1.00	\$343.00	\$2.00	\$686.00	
6. Replace Fixtures - Faucets, Lavatory, Sink, Water Closet, Tub								\$6,000.00	
a. Bathroom #1	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	
b. Bathroom #2	1	LS	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$3,000.00	\$3,000.00	
7. Replace Bathroom Accessories-Soap Holder,Towel Holders,etc.								\$600.00	
a. Bathroom #1	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00	
b. Bathroom #2	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00	
8. Repaint Kitch.Cabinets,Racks-Hardwares&Accessories									
a. Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00	
9. Repaint Storage with Doors								\$508.00	
a. Hall/Corridors	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00	
b. Bulk Storage	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00	
10. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00	
11. Replace Electrical Outlets, Connections & Auxillaries	11	EA	\$50.00	\$550.00	\$50.00	\$550.00	\$100.00	\$1,100.00	
12. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00	
13. Replace Bathroom Floor Tiles	100	SF	\$5.00	\$500.00	\$2.00	\$200.00	\$7.00	\$700.00	
14. Ceiling Insulation	1060.5	SF	\$1.00	\$1,060.50	\$0.50	\$530.25	\$1.50	\$1,590.75	
15. Gypsum Board Furring System incl. insulation	1060.5	SF	\$1.30	\$1,378.65	\$1.70	\$1,802.85	\$3.00	\$3,181.50	
B. EXTERIOR									
1. Repaint Ceiling-over hang ceiling (Paint or Any Finish)	166.66	SF	\$1.00	\$166.66	\$1.00	\$166.66	\$2.00	\$333.32	
2. Repaint Interior/Exterior Paintings/Finishes	3,213.54	SF	\$1.00	\$3,213.54	\$1.00	\$3,213.54	\$2.00	\$6,427.08	
3. Replace Exterior Doors	3	EA	\$1,050.00	\$3,150.00	\$500.00	\$1,500.00	\$1,550.00	\$4,650.00	
4. Exterior Insulation Finish System	3,213.54	SF	\$4.50	\$14,460.93	\$7.50	\$24,101.55	\$12.00	\$38,562.48	
Total Preliminary Estimate								\$104,770.23	

ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 5 BEDROOM	CONSTRUCTION CONTRACT NO.:	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
A. INTERIOR								
1. Replace Floor (Vinyl)								\$4,248.23
a. Master Bedroom	148	SF	\$1.50	\$222.00	\$2.00	\$296.00	\$3.50	\$518.00
b. Bedroom #2	99	SF	\$1.50	\$148.50	\$2.00	\$198.00	\$3.50	\$346.50
c. Bedroom #3	97.33	SF	\$1.50	\$146.00	\$2.00	\$194.66	\$3.50	\$340.66
d. Bedroom #4	96.56	SF	\$1.50	\$144.84	\$2.00	\$193.12	\$3.50	\$337.96
e. Bedroom #5	96.56	SF	\$1.50	\$144.84	\$2.00	\$193.12	\$3.50	\$337.96
f. Living Room/Dining Room	250.22	SF	\$1.50	\$375.33	\$2.00	\$500.44	\$3.50	\$875.77
g. Hall/Corridors	183.8	SF	\$1.50	\$275.70	\$2.00	\$367.60	\$3.50	\$643.30
h. Kitchen	94.17	SF	\$1.50	\$141.26	\$2.00	\$188.34	\$3.50	\$329.60
i. Utility	148.14	SF	\$1.50	\$222.21	\$2.00	\$296.28	\$3.50	\$518.49
2. Replace Doors - Hardwares & Accessories								\$2,750.00
a. Master Bedroom	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
b. Bedroom #2	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
c. Bedroom #3	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
d. Bedroom #4	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
e. Bedroom #5	1	EA	\$250.00	\$250.00	\$150.00	\$150.00	\$400.00	\$400.00
f. Bathroom #1	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
g. Bathroom #2	1	EA	\$225.00	\$225.00	\$150.00	\$150.00	\$375.00	\$375.00
3. Replace Cabinets & Accessories								\$8,600.00
a. Master Bedroom	1	EA	\$1,100.00	\$1,100.00	\$500.00	\$500.00	\$1,600.00	\$1,600.00
b. Bedroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
c. Bedroom #3	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
d. Bedroom #4	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
e. Bedroom #5	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
f. Hall/Corridors	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
g. Bathroom #1	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
h. Bathroom #2	1	EA	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
4. Repaint Ceiling (Paint or Any Finish)								\$2,637.12
a. Master Bedroom	148	SF	\$1.00	\$148.00	\$1.00	\$148.00	\$2.00	\$296.00
b. Bedroom #2	99	SF	\$1.00	\$99.00	\$1.00	\$99.00	\$2.00	\$198.00
c. Bedroom #3	97.33	SF	\$1.00	\$97.33	\$1.00	\$97.33	\$2.00	\$194.66
d. Bedroom #4	96.56	SF	\$1.00	\$96.56	\$1.00	\$96.56	\$2.00	\$193.12

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 2 OF 3	
ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 5 BEDROOM				CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER	
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER	
				STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER	
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
e. Bedroom #5	96.56	SF	\$1.00	\$96.56	\$1.00	\$96.56	\$2.00	\$193.12
f. Bathroom #1	55.11	SF	\$1.00	\$55.11	\$1.00	\$55.11	\$2.00	\$110.22
g. Bathroom #2	49.67	SF	\$1.00	\$49.67	\$1.00	\$49.67	\$2.00	\$99.34
h. Living Room/Dining Room	250.22	SF	\$1.00	\$250.22	\$1.00	\$250.22	\$2.00	\$500.44
i. Kitchen	94.17	SF	\$1.00	\$94.17	\$1.00	\$94.17	\$2.00	\$188.34
j. Hall/Corridors	183.8	SF	\$1.00	\$183.80	\$1.00	\$183.80	\$2.00	\$367.60
k. Utility	148.14	SF	\$1.00	\$148.14	\$1.00	\$148.14	\$2.00	\$296.28
5. Replace Smoke Detector								\$680.00
a. Master Bedroom	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
b. Bedroom #2	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
c. Bedroom #4	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
d. Hall/Corridors	1	EA	\$120.00	\$120.00	\$50.00	\$50.00	\$170.00	\$170.00
6. Repaint Int.Paintings/Finishes								\$11,107.86
a. Master Bedroom	628.79	SF	\$1.00	\$628.79	\$1.00	\$628.79	\$2.00	\$1,257.58
b. Bedroom #2	543.05	SF	\$1.00	\$543.05	\$1.00	\$543.05	\$2.00	\$1,086.10
c. Bedroom #3	510.34	SF	\$1.00	\$510.34	\$1.00	\$510.34	\$2.00	\$1,020.68
d. Bedroom #4	522.59	SF	\$1.00	\$522.59	\$1.00	\$522.59	\$2.00	\$1,045.18
e. Bedroom #5	522.59	SF	\$1.00	\$522.59	\$1.00	\$522.59	\$2.00	\$1,045.18
f. Living Room/Dining Room	816.59	SF	\$1.00	\$816.59	\$1.00	\$816.59	\$2.00	\$1,633.18
g. Utility	720.67	SF	\$1.00	\$720.67	\$1.00	\$720.67	\$2.00	\$1,441.34
h. Hall/Corridors	1,289.31	SF	\$1.00	\$1,289.31	\$1.00	\$1,289.31	\$2.00	\$2,578.62
7. Replace Bathroom Accessories-Soap Holder, Towel Holders								\$600.00
a. Bathroom #1	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
b. Bathroom #2	1	LS	\$200.00	\$200.00	\$100.00	\$100.00	\$300.00	\$300.00
8. Repair Interior Finished (Wall Tile Finish)								\$5,887.63
a. Bathroom #1	412.34	SF	\$5.00	\$2,061.70	\$2.00	\$824.68	\$7.00	\$2,886.38
b. Bathroom #2	428.75	SF	\$5.00	\$2,143.75	\$2.00	\$857.50	\$7.00	\$3,001.25
9. Replace Kitchen Cabinets,Racks-Hardwares & Accessories								
a.Kitchen	1	EA	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$4,000.00	\$4,000.00
10. Replace Kitchen Counter-top(Finish), Faucets, Sink & Acc.								
a.Kitchen	70.02	SF	\$75.00	\$5,251.50	\$35.00	\$2,450.70	\$110.00	\$7,702.20
11. Replace Storage with Doors								
a. Hall/Corridors	2	EA	\$100.00	\$200.00	\$27.00	\$54.00	\$127.00	\$254.00

NAVFAC 10013/7 (1-78) Supersedes NAVDOCS 2417 and 2417A		COST ESTIMATE			DATE PREPARED: 24 JUNE 09		SHEET 3 OF 3	
ACTIVITY AND LOCATION: GHURA 83 - UMATAC, 5 BEDROOM			CONSTRUCTION CONTRACT NO.:			IDENTIFICATION NUMBER		
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			ESTIMATED BY EMPSCO:			CATEGORY CODE NUMBER		
			STATUS OF DESIGN: () PED () 60% () 100% () FINAL () Revised Final			JOB ORDER NUMBER		
ITEM DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
cont...								
12. Replace Exhaust Fan	2	EA	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00
13. Replace Electrical Outlets, Connections & Auxillaries	13	EA	\$50.00	\$650.00	\$50.00	\$650.00	\$100.00	\$1,300.00
14. Replace Fire Alarm	1	EA	\$2,000.00	\$2,000.00	\$625.00	\$625.00	\$2,625.00	\$2,625.00
15. Replace Bathroom Floor Tiles	100	SF	\$5.00	\$500.00	\$2.00	\$200.00	\$7.00	\$700.00
16. Ceiling Insulation								\$1,977.84
a. Master Bedroom	148	SF	\$1.00	148.00	\$0.50	\$74.00	\$1.50	\$222.00
b. Bedroom #2	99	SF	\$1.00	99.00	\$0.50	\$49.50	\$1.50	\$148.50
c. Bedroom #3	97.33	SF	\$1.00	97.33	\$0.50	\$48.67	\$1.50	\$146.00
d. Bedroom #4	96.56	SF	\$1.00	96.56	\$0.50	\$48.28	\$1.50	\$144.84
e. Bedroom #5	96.56	SF	\$1.00	96.56	\$0.50	\$48.28	\$1.50	\$144.84
f. Bathroom #1	55.11	SF	\$1.00	55.11	\$0.50	\$27.56	\$1.50	\$82.67
g. Bathroom #2	49.67	SF	\$1.00	49.67	\$0.50	\$24.84	\$1.50	\$74.51
h. Living Room/Dining Room	250.22	SF	\$1.00	250.22	\$0.50	\$125.11	\$1.50	\$375.33
i. Kitchen	94.17	SF	\$1.00	94.17	\$0.50	\$47.09	\$1.50	\$141.26
j. Hall/Corridors	183.8	SF	\$1.00	183.80	\$0.50	\$91.90	\$1.50	\$275.70
k. Utility	148.14	SF	\$1.00	148.14	\$0.50	\$74.07	\$1.50	\$222.21
17. Gypsum Board Furring System incl. insulation								\$16,661.79
a. Master Bedroom	628.79	SF	\$1.30	817.43	\$1.70	\$1,068.94	\$3.00	\$1,886.37
b. Bedroom #2	543.05	SF	\$1.30	705.97	\$1.70	\$923.19	\$3.00	\$1,629.15
c. Bedroom #3	510.34	SF	\$1.30	663.44	\$1.70	\$867.58	\$3.00	\$1,531.02
d. Bedroom #4	522.59	SF	\$1.30	679.37	\$1.70	\$888.40	\$3.00	\$1,567.77
e. Bedroom #5	522.59	SF	\$1.30	679.37	\$1.70	\$888.40	\$3.00	\$1,567.77
f. Living Room/Dining Room	816.59	SF	\$1.30	1061.57	\$1.70	\$1,388.20	\$3.00	\$2,449.77
g. Utility	720.67	SF	\$1.30	936.87	\$1.70	\$1,225.14	\$3.00	\$2,162.01
h. Hall/Corridors	1,289.31	SF	\$1.30	1676.10	\$1.70	\$2,191.83	\$3.00	\$3,867.93
18. Replace Interior Plumbing System								
19. Replace Electrical Wiring System & Panel Board								
B. EXTERIOR								
1. Repaint Ceiling-over hang ceiling (Paint or Any Finish)	150	SF	\$1.00	\$150.00	\$1.00	\$150.00	\$2.00	\$300.00
2. Repaint Interior/Exterior Paintings/Finishes	3,263.65	SF	\$1.00	\$3,263.65	\$1.00	\$3,263.65	\$2.00	\$6,527.30
3. Replace Exterior Doors	3	EA	\$1,050.00	\$3,150.00	\$500.00	\$1,500.00	\$1,550.00	\$4,650.00
4. Exterior Insulation Finish System	3,263.65	SF	\$4.50	\$14,686.43	\$7.50	\$24,477.38	\$12.00	\$39,163.80
Total Preliminary Estimate								\$124,821.27

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Executive Summary AMP-3

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Physical Needs Assessment

Comprehensive Grant Program (CGP)

U.S Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name		<input type="checkbox"/> Original	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		<input type="checkbox"/> Revision Number _____	
Development Number	Development Name	DOFA Date	
AMP 3	GHURA 82 AGAT ELDERLY	or Construction Date _____	
Development Type	Occupancy Type	Structure Type	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Number of Vacant Units
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	
Turnkey III- Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	%
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	
Section 23, Bond <input type="checkbox"/>			Total Current Units
Financed <input type="checkbox"/>			
Current Bedroom Distribution			32
0 _____	1 <u>32</u>	2 _____	
3 _____	4 _____	5 _____	
5+ _____			
General Description of Needed Physical Improvements			Urgency of Need (1-5)
I. SITE WORK			
1 Landscaping			4
2 Site Improvement			1
3 Drainage Improvement			3
4 Resurface Parking/ Roads			2
5 Tree Terminal/ Removal			4
6 Handcapped Ramps including Handrailing			3
7 Chainlink Fence			3
8 Subterranean Termite Control			1
II. INTERIOR			
1 Replace Floor Tiles			1
2 Replace Interior Doors			1
3 Replace Cabinet and Accessories			1
4 Repair and Repaint Ceiling			3
5 Replace Electrical Outlets			3
6 Replace Exhaust Fan			3
7 Replace Smoke Detector			1
8 Interior Painting			1
9 Replace Interior Wall Tile Finishes			2
10 Replace Bathroom Floor Tiles			2
11 Replace Bathroom Accessories			1
12 Replace Bathroom Fixtures			1
13 Repair / Repaint Kitchen Cabinet			1
14 Replace Storage Doors			1
15 Replace Fire Alarm System			1
16 Replace Appliances			1
17 Ceiling Insulation			1
18 Gypsum Board Furring System Including Insulation			1
19 Replace Interior Plumbing System (Water/Sewer)			1
III. EXTERIOR			
1 Repaint Over Hang Ceiling			3
2 Replace Electrical Waterproof Outlet			3
4 Exterior Painting			1
5 Replace Exterior Doors			1
6 Exterior Insulation and Finish System (EIFS)			1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements			\$ 3,040,860.48
Per Unit Hard Cost			\$ 95,026.89
Physical Improvements Will Result in Structural/ System Soundness at a Reasonable Cost			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared			
Source(s) of Information			
R.S. Means Construction Cost Data 2009			
Guam Cost Data Book, Pacific Div. NAVFACENGCOM, Jan. 2005			
Physical Site Surveys; Previous PNA Study 2005;			
Recent comments and Data gathering; As-built drawings			

• • •
AMP-4
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AMP 4 (Two Sites)

AMP-4 GHURA housing development project is located in two (2) areas, namely Toto and Dededo. The residential buildings in Toto were constructed in 1971, while the year of construction for the Dededo site was from 1983 to 1984. However, additional units/buildings were constructed in Dededo in 1990. There are also elderly residential units available in the Dededo site. There are a total of 234 residential units, ranging from a combination of 1-bedroom units to 5-bedroom units that are scattered in 102 buildings, consisting of duplex, single family, row/town houses, and low rise/garden apartment type structures. These are located within community residential neighborhoods in each respective village.

Building Construction: Conventional reinforced concrete, slab on grade; masonry bearing walls with plastered finish and reinforced concrete roof slab.

• **Current Physical Condition and Future Needs**

- Street signage is already deteriorated.
- Walls are cracked, damaged, scrape-off, or have messy painting.
- Kitchen countertop finish or tiles are cracked, damaged, or broken. Cabinets and drawers are also damaged, having scraped-off painting, cracks, etc...
- Kitchen sinks and faucets are stained, damaged, or rusted.
- Damaged or deteriorated refrigerators, ranges, and other kitchen appliances; washing machines; and water heaters.
- Cabinets, closets, or drawers within residences are cracked, damaged, or scrape-off. Some hinges are broken.
- Toilet bowls, lavatory sinks, and other bathroom fixtures, have damages, cracks, rusted, or are stained.
- Bathroom wall and floor tiles are stained or rusty colored.
- Medicine cabinets and mirrors in bathrooms are damaged, cracked, or stained.
- Aluminum storage doors are damaged, dented, or have uneven paintings or vandals on them.
- Concrete floorings outside some housing units are damaged or cracked.
- Living room floor tiles are stained, cracked, or are not uniform in color and style.
- Ceilings are stained, cracked, scrape-off, or are bloated.
- Water pipes are damaged or rusted.
- Electrical outlets and switches, as well as covers, are damaged or broken.
- Downspout pipes are cracked, broken, or damaged.
- Some parts of the laundry area are also broken or damaged. Lavatory sinks are chipped or cracked, as well as other concrete shelves.
- Exterior and interior walls and ceilings are stained, cracked, or scrape-off.
- Some water faucets outside housing units are damaged or missing.

- Door surfaces are stained, damaged or scraped off. There are also broken hinges.
- Air-conditioning units are not properly placed.
- Old, broken, or inoperable fire alarms. Fire alarms are all electric operated.
- Stairs inside housing units are also damaged. Its floor tiles are stained or cracked.
- Some lighting fixtures are also damaged.
- Concrete flooring around housing units are cracked or damaged.
- Walkway going to residences are also cracked or damaged.
- Kitchen floor tiles and areas under lavatory sinks are stained or very messy and dirty.
- Top soil erosions are already evident in some areas.
- Landscaping in some areas are already deteriorated.
- Some residences have junks lying around.
- Water meter metal casing are damaged, rusted, or have growing vegetation around it.
- Concrete steps beside housing units are damaged. Handrails are also damaged or rusted.
- Vandalism can be seen around the site.
- Some screen doors and window screens are damaged.



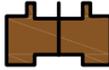
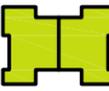
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Site Plans / Floor Plans

• • •

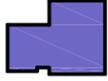
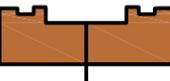


GHURA 250 TOTO - SITE 6 PLAN

LEGEND	REMARKS	UNITS QTY.
	1 BEDROOM	6
	3 BEDROOM	63
	4 BEDROOM	31
	5 BEDROOM	8
	ACCESIBLE UNITS	2
TOTAL UNITS :		110

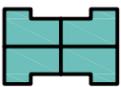


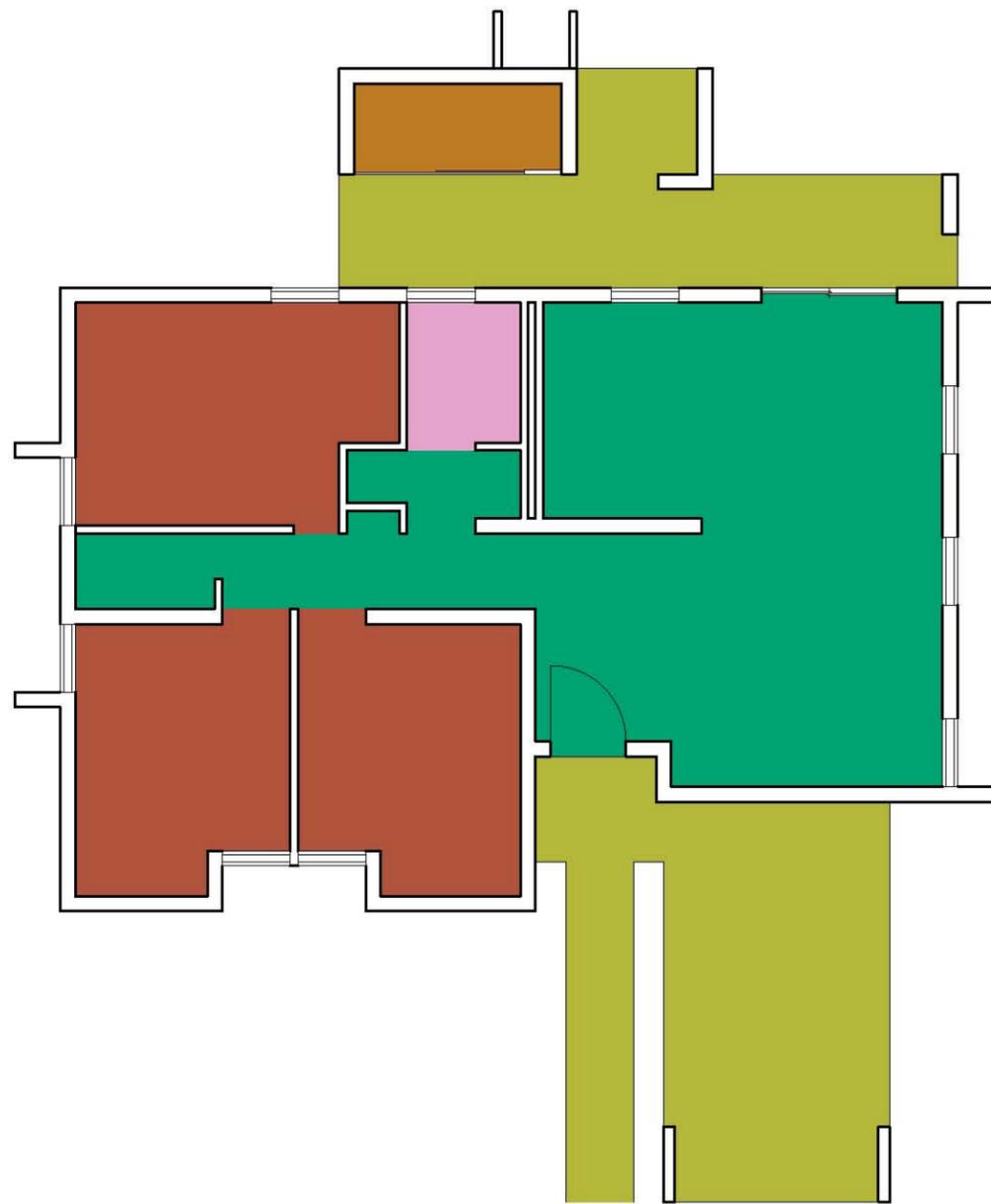
GHURA 35 DEDEDO - SITE PLAN

LEGEND	REMARKS	UNITS QTY.
	3 BEDROOM	13
	4 BEDROOM	5
	5 BEDROOM	5
	3 BEDROOM	12
TOTAL UNITS :		35

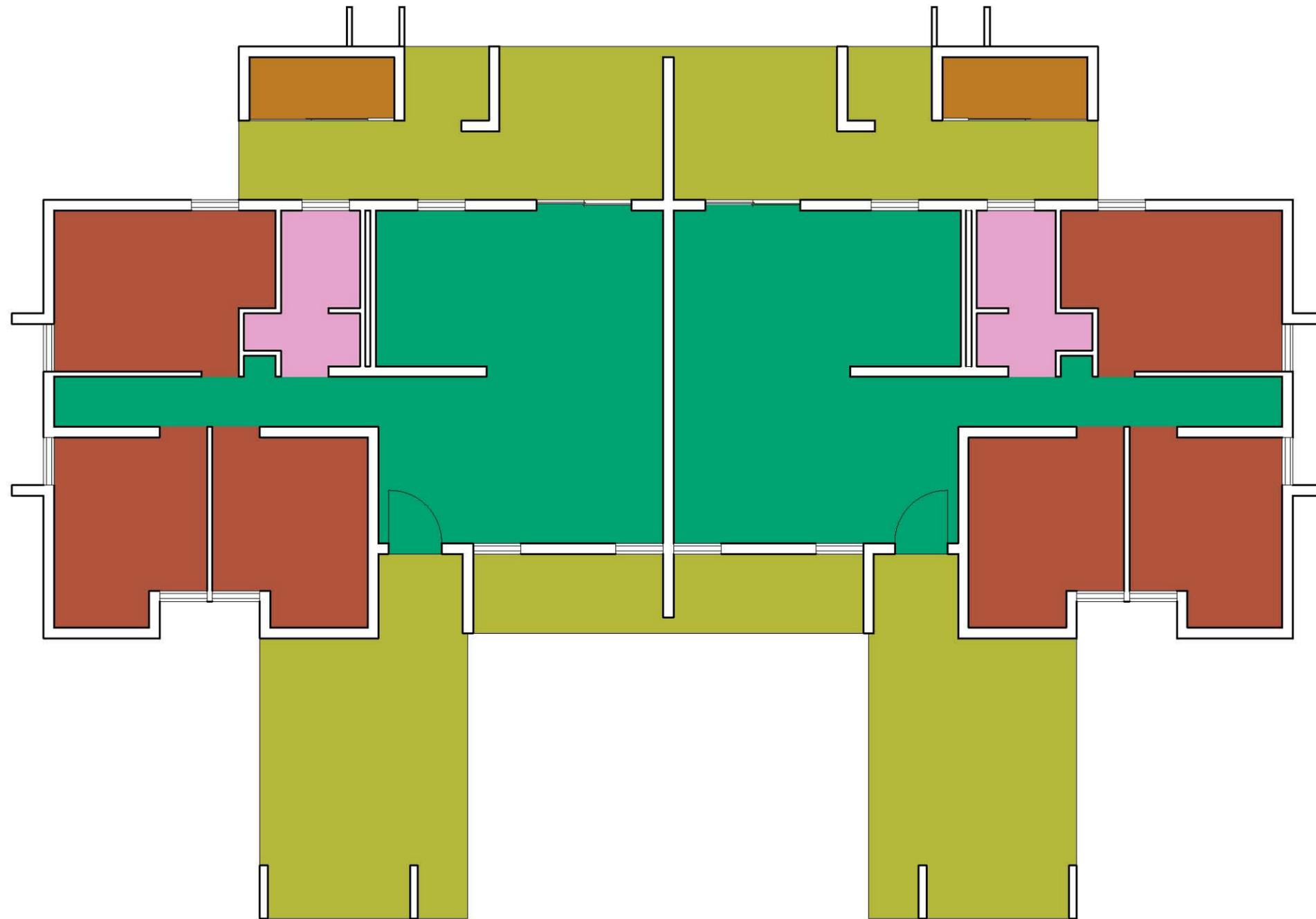


GHURA 48 DEDEDO - SITE PLAN

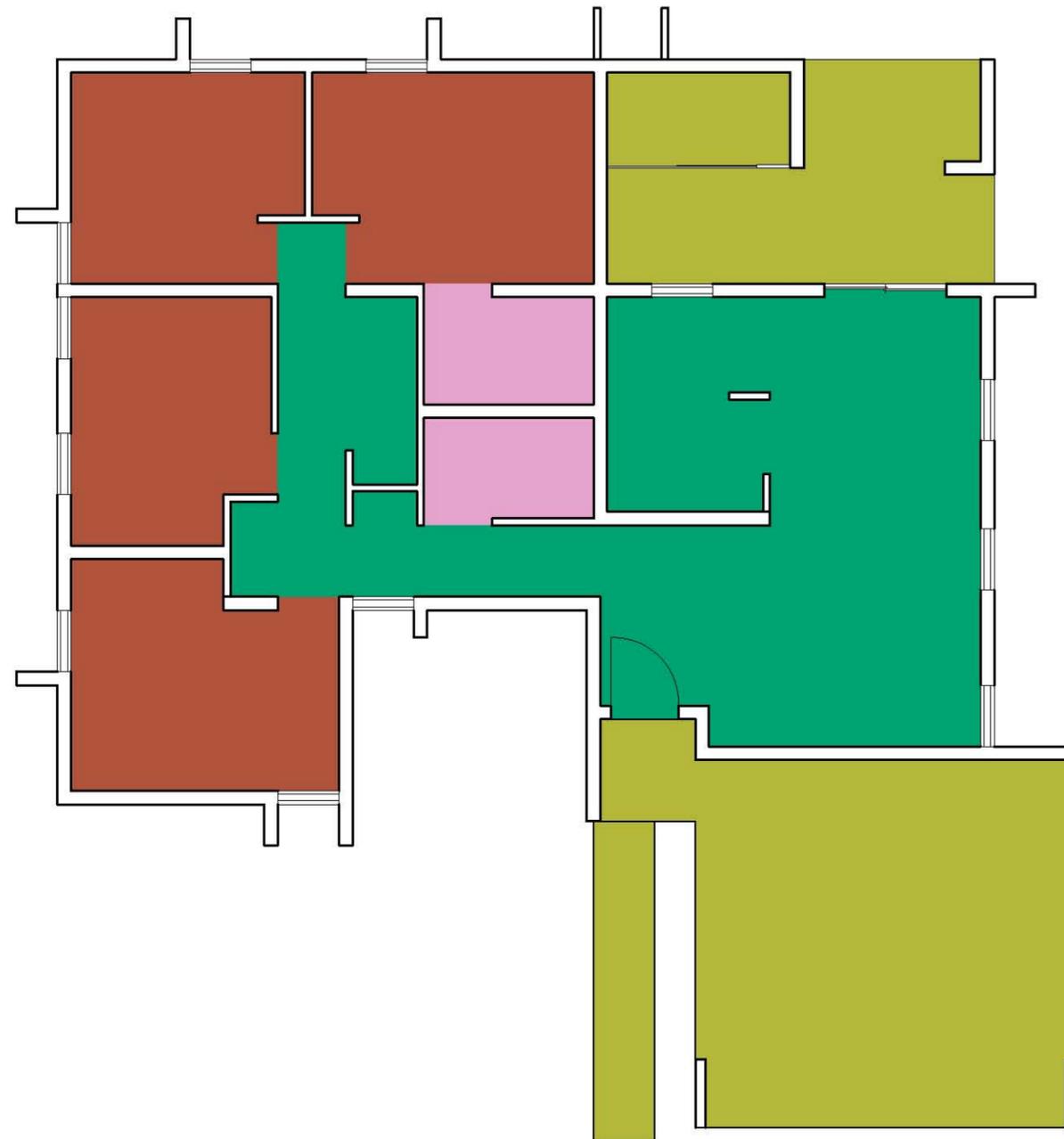
LEGEND	REMARKS	UNITS QTY.
	4 BEDROOM	5
	5 BEDROOM	5
	3 BEDROOM	14
	2 BEDROOM	24
TOTAL UNITS :		48



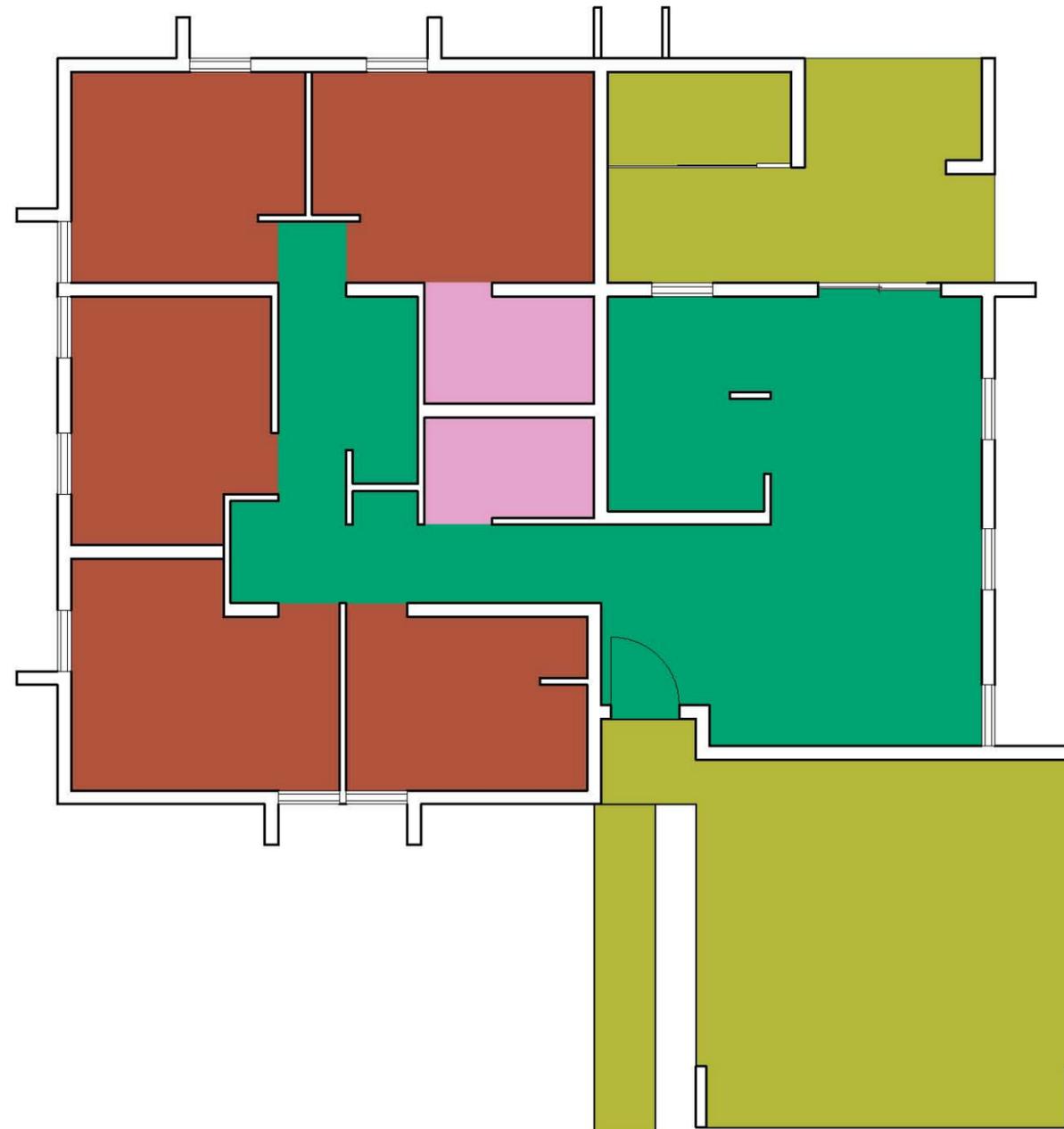
GHURA 35 (3-BEDROOM)



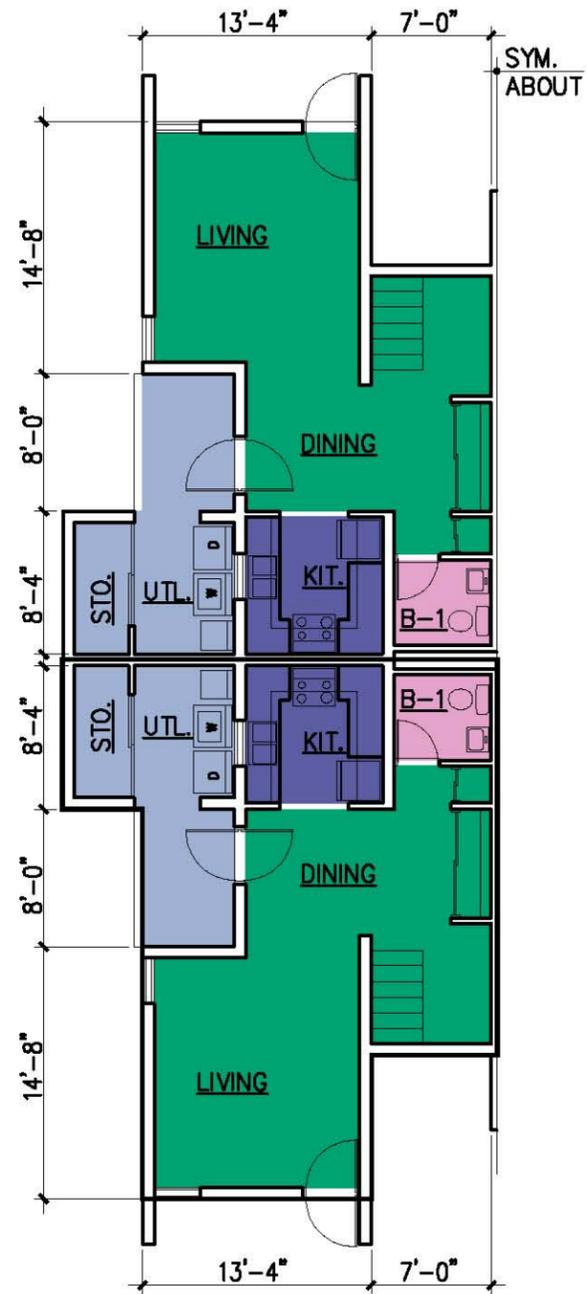
GHURA 35 3-BEDROOM DUPLEX)



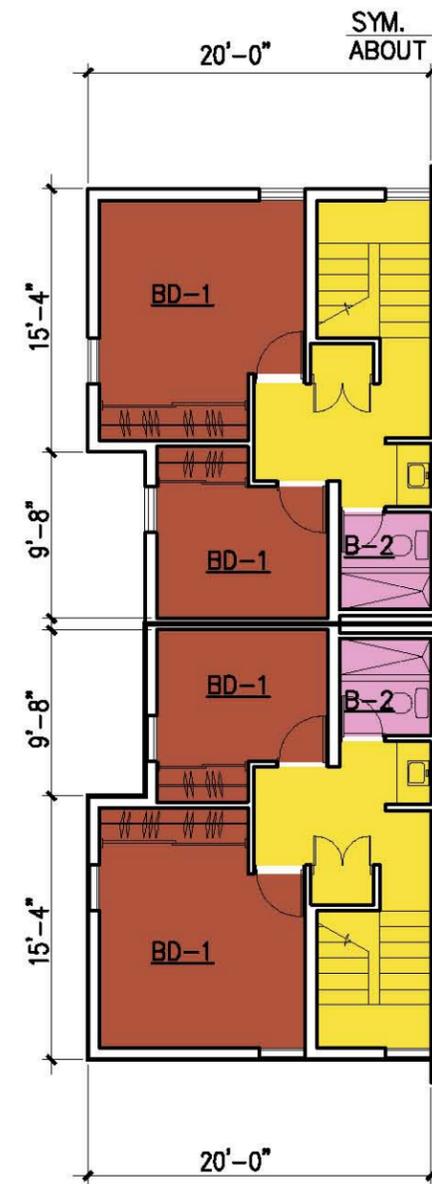
GHURA 35 (4-BEDROOM)



GHURA 35 (5-BEDROOM)

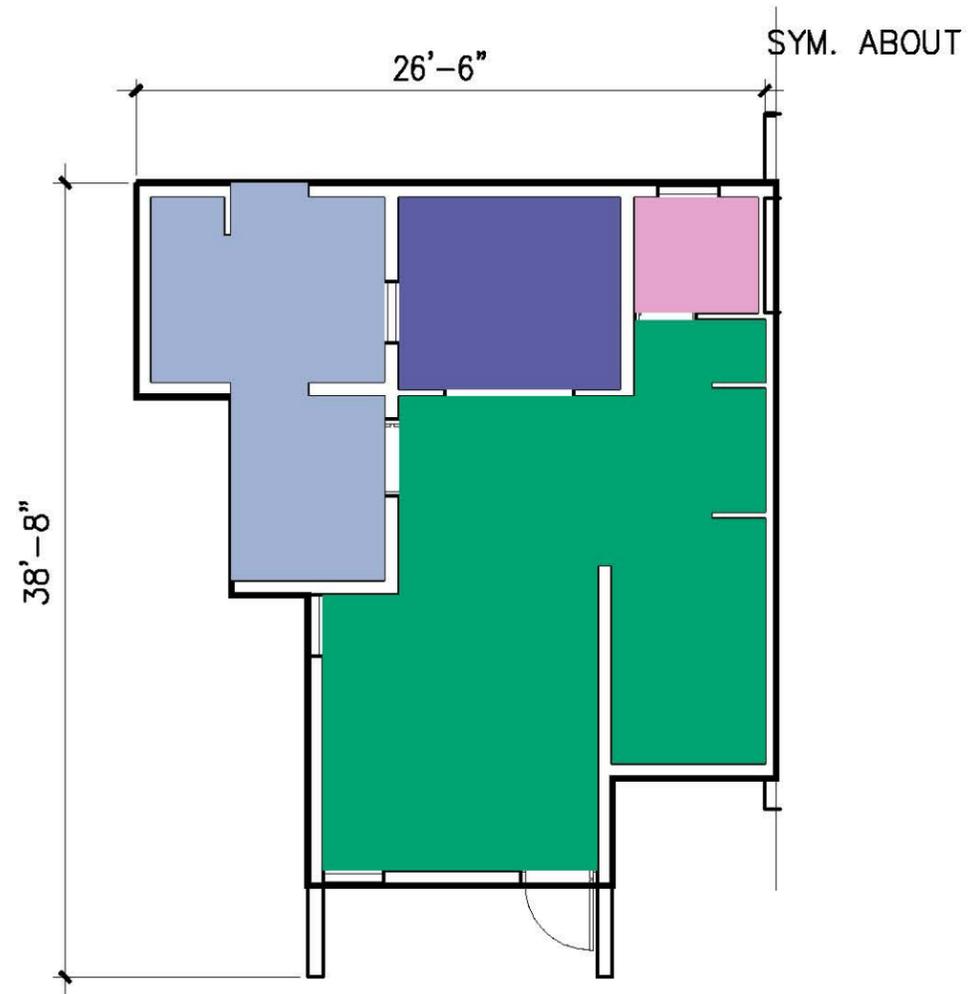


1ST FLOOR



2ND FLOOR

GHURA 48 (2-BEDROOM 4-PLEX)

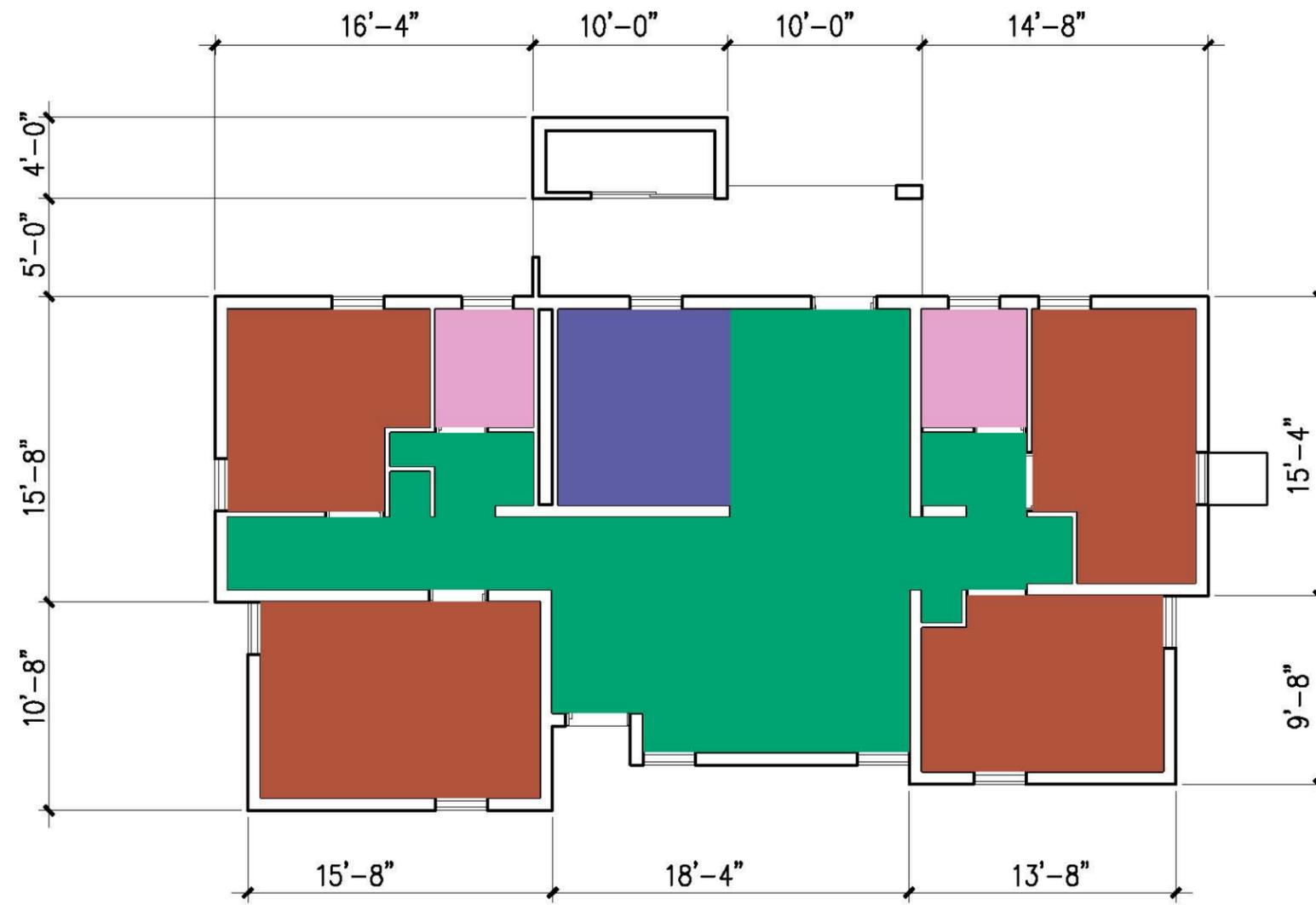


1ST FLOOR

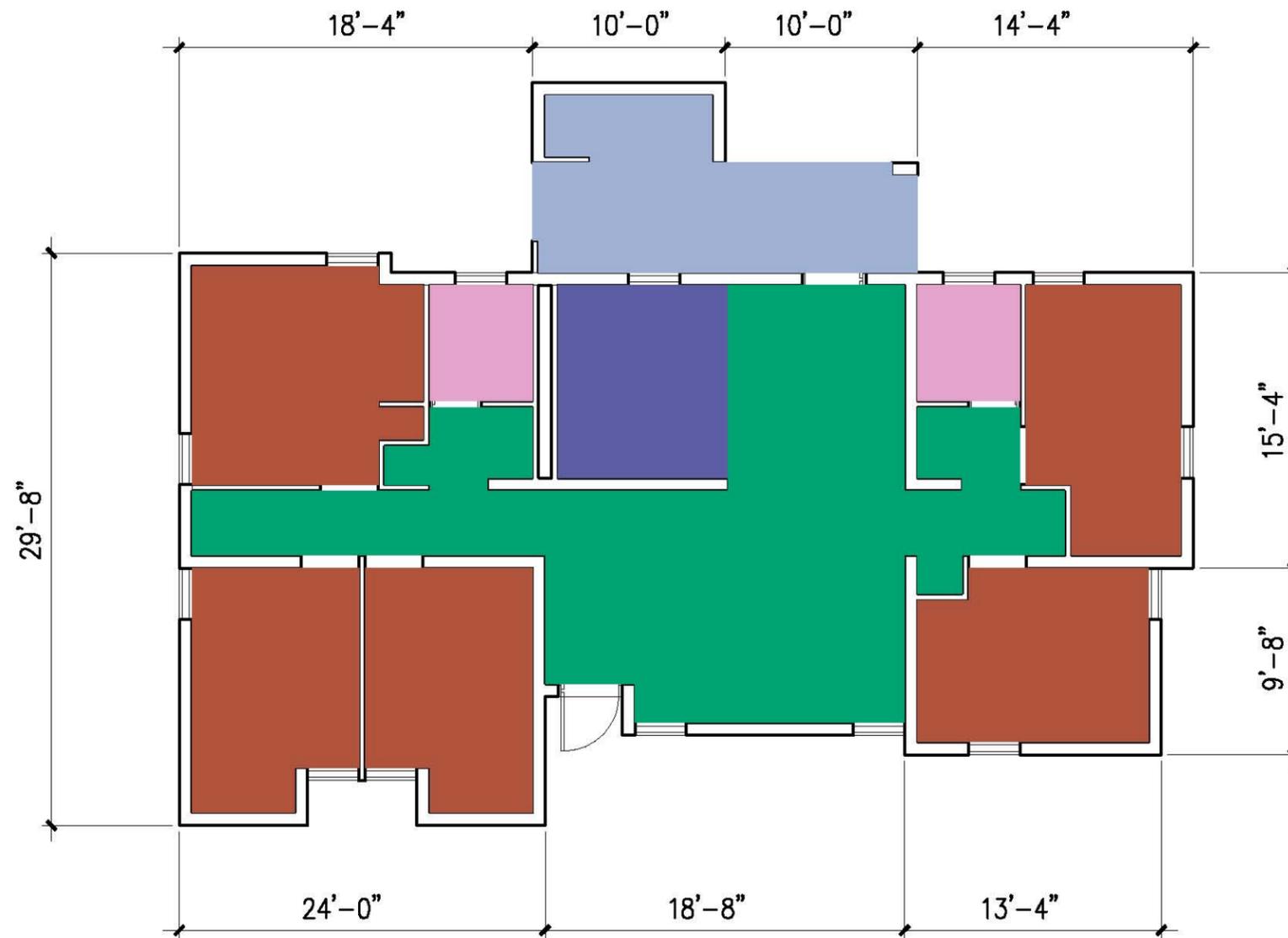


2ND FLOOR

GHURA 48 (3-BEDROOM DUPLEX)



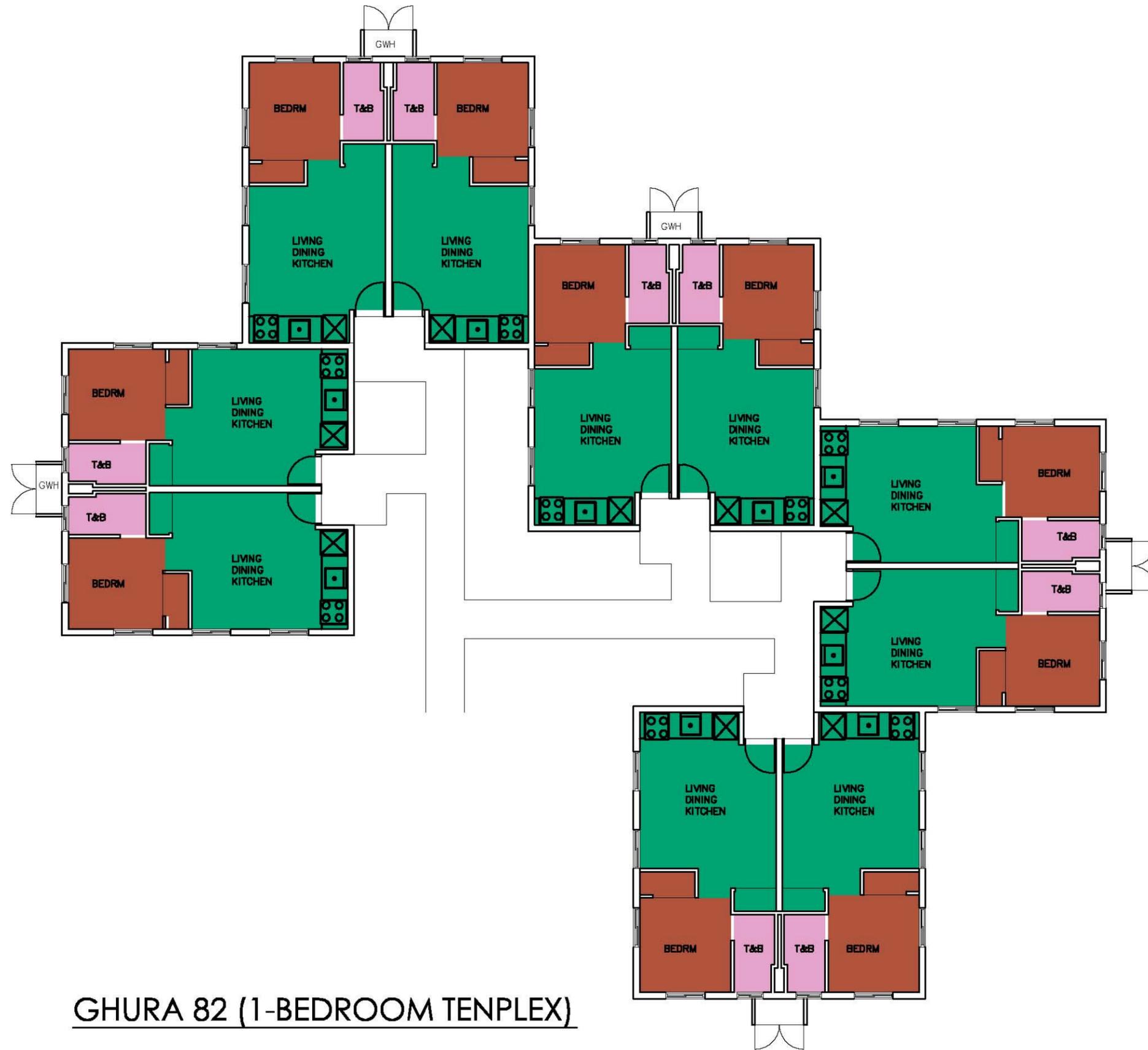
GHURA 48 (4-BEDROOM)



GHURA 48 (5-BEDROOM)



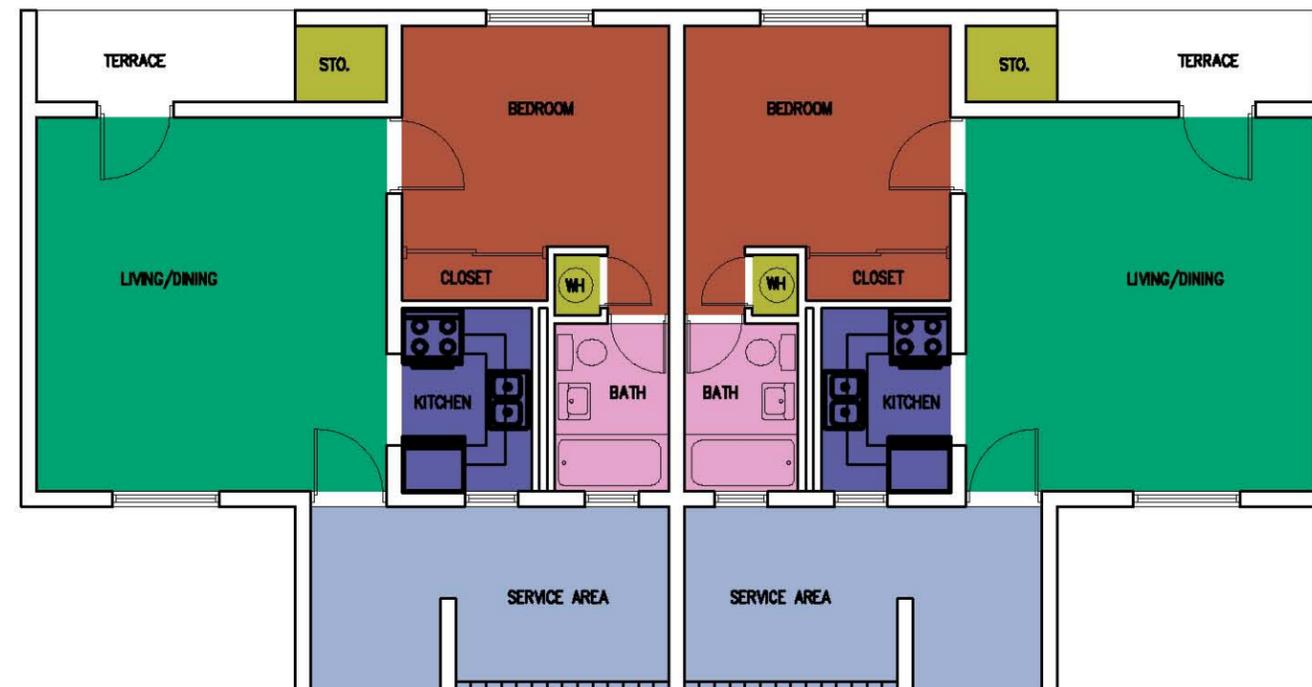
GHURA 82 (1-BEDROOM FOURPLEX)



GHURA 82 (1-BEDROOM TENPLEX)



GHURA 82 (1-BEDROOM TRIPLEX)



GHURA 250 (1-BEDROOM DUPLEX)



GHURA 250 (3-BEDROOM DUPLEX)



GHURA 250 (4-BEDROOM DUPLEX - 1-1/2 BATH)



GHURA 250 (4-BEDROOM DUPLEX - 2 BATH)



GHURA 250 (5-BEDROOM DUPLEX-2 BATH)

• • •
Cost Estimates
• • •

ACTIVITY AND LOCATION: AMP4	CONSTRUCTION CONTRACT NO.: .	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 250 - TOTO								
<i>I. Subterranean termite Control</i>								\$4,640,791.32
a.) 1 Bedroom	2136	SF	0.47	1,003.92	0.19	405.84	\$0.66	\$1,409.76
b.) 3 Bedroom	31488	SF	0.47	14,799.36	0.19	5982.72	\$0.66	\$20,782.08
c.) 4 Bedroom	21520	SF	0.47	10,114.40	0.19	4088.80	\$0.66	\$14,203.20
d.) 5 Bedroom	4445	SF	0.47	2,089.15	0.19	844.55	\$0.66	\$2,933.70
<i>II. Tree Terminal/removal</i>	15	EA					2,725.00	\$40,875.00
<i>III. Chainlink Fence</i>								\$45,178.58
a. Removal of Fence	2834	LF					4.82	\$13,659.88
b. New Fence	2834	LF	6.95	19696.30	3.60	10202.40	10.55	\$29,898.70
Vic	1	EA	\$1,150.00	1150.00	\$277.00	277.00	1,427.00	\$1,427.00
d. Pedestrian Gate	1	EA	113.00	113.00	80.00	80.00	193.00	\$193.00
<i>IV. Landscaping</i>	574	MSF					304.75	\$174,926.50
<i>V. Site Improvement</i>								\$714,869.50
a.) Stop Sign	4	EA	29.50	118.00	11.88	47.52	41.38	\$165.52
b.) Handicapped Sign	1	EA	29.50	29.50	11.88	11.88	41.38	\$41.38
c.) Concrete Wheel Stop	4	EA	49.00	196.00	10.20	40.80	59.20	\$236.80
D. Soil Erosion								
a.) Sodding	120	SF	4.95		3.14			\$970.80
E. MAIN WATERLINE	3059	LF	25.00	76475.00	10.00	\$30,590.00	35.00	\$107,065.00
F. WATERLINE LATERALS	3124	LF	25.00	78100.00	10.00	\$31,240.00	35.00	\$109,340.00
G. MAIN SEWER LINES	3390	LF	30.00	101700.00	15.00	\$50,850.00	45.00	\$152,550.00
H. SEWER LATERALS	2700	LF	25.00	67500.00	10.00	\$27,000.00	35.00	\$94,500.00
I. EXTERIOR STREET LIGHTING	1	LS					250,000.00	\$250,000.00
<i>VI. AC PAVEMENT RESURFACING</i>	42250	SY	12.00	507000.00	8.00	\$338,000.00	20.00	\$845,000.00
<i>VII. DRAINAGE IMPROVEMENTS</i>	1	LS					200,000.00	\$200,000.00
<i>VIII. HANDICAPPED RAMPS AND RAILINGS</i>	100	SF					150.00	\$15,000.00
Subtotal								\$6,676,640.90

ACTIVITY AND LOCATION: AMP4	CONSTRUCTION CONTRACT NO.: .	IDENTIFICATION NUMBER
PROJECT TITLE: GUAM HOUSING AND URBAN RENEWAL AUTHORITY	ESTIMATED BY EMPSCO:	CATEGORY CODE NUMBER
	STATUS OF DESIGN: (X) PED () 60% () 100% () FINAL () Revised Final	JOB ORDER NUMBER

DESCRIPTION	QUANTITY		MATERIAL COSTS		LABOR COSTS		ENGINEERING ESTIMATE	
	NUMBER	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
GHURA 82 - DEDEDO ELDERLY								
<i>I. Subterranean Termite Control</i>								
a.) 1 Bedroom	23100	SF	0.47	10,857.00	0.19	4389.00	\$0.66	\$503,118.00
<i>II. Tree Terminal/Removal</i>	10	EA					2,725.00	\$27,250.00
<i>III. Chainlink fence</i>								\$84,679.84
a. Removal of Fence	1626	LF					4.82	\$7,837.32
b. New Fence	1626	LF	6.95	11300.70	3.60	5853.60	25.02	\$40,682.52
c. Pedestrian Gate	4	EA	113.00	452.00	80.00	320.00	9,040.00	\$36,160.00
<i>IV. Landscapping</i>	308	MSF					304.75	\$93,863.00
<i>V. Site Improvement</i>								\$540,165.00
A. MAIN WATERLINE	877	LF	25.00	21925.00	10.00	\$8,770.00	35.00	\$30,695.00
B. WATERLINE LATERALS	3264	LF	25.00	81600.00	10.00	\$32,640.00	35.00	\$114,240.00
C. MAIN SEWER LINES	901	LF	30.00	27030.00	15.00	\$13,515.00	45.00	\$40,545.00
D. SEWER LATERALS	2991	LF	25.00	74775.00	10.00	\$29,910.00	35.00	\$104,685.00
E. EXTERIOR STREET LIGHTING	1	LS					250,000.00	\$250,000.00
<i>VI. AC PAVEMENT RESURFACING</i>	3603	SY	12.00	43236.00	8.00	\$28,824.00	20.00	\$72,060.00
<i>VII. DRAINAGE IMPROVEMENTS</i>	1	LS					200,000.00	\$200,000.00
<i>VIII. HANDICAPPED RAMPS AND RAILINGS</i>	350	SF					150.00	\$52,500.00
Subtotal								\$1,573,635.84
TOTAL								\$9,529,036.74



Executive Summary AMP-4



Physical Needs Assessment

Comprehensive Grant Program (CGP)

U.S Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157
(exp. 12/31/2011)

HA Name		<input type="checkbox"/> Original	
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		<input type="checkbox"/> Revision Number _____	
Development Number	Development Name	DOFA Date	
AMP 4	GHURA 82 DEDEDO ELDERLY	or Construction Date _____	
Development Type	Occupancy Type	Structure Type	Number of Buildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input checked="" type="checkbox"/>	Current Bedroom Distribution
Turnkey III - Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input type="checkbox"/>	
Turnkey III- Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	3 _____ 4 _____ 5 _____
Mutual Help <input type="checkbox"/>		Elevator <input type="checkbox"/>	5+ _____
Section 23, Bond <input type="checkbox"/>			
Financed <input type="checkbox"/>			
			Number of Vacant Units
			%
			Total Current Units
			33
General Description of Needed Physical Improvements			Urgency of Need (1-5)
I. SITE WORK			
1 Landscaping			4
2 Site Improvement			1
3 Drainage Improvement			3
4 Resurface Parking/ Roads			2
5 Tree Terminal/ Removal			4
6 Handcapped Ramps including Handrailing			3
7 Chainlink Fence			3
8 Subterranean Termite Control			1
II. INTERIOR			
1 Replace Floor Tiles			1
2 Replace Interior Doors			1
3 Replace Cabinet and Accessories			1
4 Repair and Repaint Ceiling			3
5 Replace Electrical Outlets			3
6 Replace Exhaust Fan			3
7 Replace Smoke Detector			1
8 Interior Painting			1
9 Replace Interior Wall Tile Finishes			2
10 Replace Bathroom Floor Tiles			2
11 Replace Bathroom Accessories			1
12 Replace Bathroom Fixtures			1
13 Repair / Replace Kitchen Cabinet			1
14 Replace Storage Doors			1
15 Replace Fire Alarm System			1
16 Replace Appliances			1
17 Ceiling Insulation			1
18 Gypsum Board Furring System Including Insulation			1
19 Replace Interior Plumbing System (Water/Sewer)			1
III. EXTERIOR			
1 Repaint Over Hang Ceiling			3
2 Replace Electrical Waterproof Outlet			3
4 Exterior Painting			1
5 Replace Exterior Doors			1
6 Exterior Insulation and Finish System (EIFS)			1
Total Preliminary Estimated Hard Cost for Needed Physical Improvements			\$ 3,283,664.42
Per Unit Hard Cost			\$ 99,504.98
Physical Improvements Will Result in Structural/ System Soundness at a Reasonable Cost			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Has Long-Term Physical and Social Viability			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Date Assessment Prepared			
Source(s) of Information			
R.S. Means Construction Cost Data 2009			
Guam Cost Data Book, Pacific Div. NAVFACENGCOM, Jan. 2005			
Physical Site Surveys; Previous PNA Study 2005;			
Recent comments and Data gathering; As-built drawings			

The following goals, policies and procedures regarding VAWA are excerpts from the Guam Housing and Urban Renewal Authority 2009 Agency Plan--Public Housing ACOP and Section 8 Administrative Plan.

Goal:

GHURA will strive to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking.

Objectives:

1. GHURA shall ensure that such victims have meaningful access to the criminal justice system without jeopardizing their housing assistance.
2. GHURA shall build collaborations among victim service providers to provide appropriate services, interventions and training to address the needs of such victims.
3. GHURA shall respond appropriately to such victims, while maintaining a safe environment for all housing residents.

Attachment 1-Public Housing ACOP April 2007, Revision #1

25.0 PROHIBITION AGAINST TERMINATING TENANCY OF VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING (P.L. 109-162 AND 109-271)

The Violence against Women Reauthorization Act of 2005 (VAWA), provides that “criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control, shall not be cause for termination of the tenancy or occupancy rights, if the tenant or immediate family member of the tenant’s family is the victim or threatened victim of that abuse.”

VAWA further provides that incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as serious or repeated violations of the lease by the victim of such violence or as good cause for terminating the tenancy or occupancy rights of the victim of such violence. VAWA does not limit housing authorities to terminate the tenancy of any tenant if the housing authorities can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property.

25.1 TERMINATING OR EVICTING A PERPETRATOR OF DOMESTIC VIOLENCE

When the actions of a tenant or other family member result in a determination by GHURA to terminate the family’s lease and another family member claims that the actions involve criminal acts of physical violence against family members or others, GHURA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame or any approved extension period, GHURA

will bifurcate the lease and evict or terminate the occupancy rights of the perpetrator. If the victim does not provide the certification and supporting documentation, as required, the PHA will proceed with termination of the family's lease. If GHURA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the tenant's tenancy is not terminated, GHURA will bypass the standard process and proceed with the immediate termination of the family.

25.2 GHURA CONFIDENTIALITY REQUIREMENTS

All information provided to GHURA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared data base nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

APPENDIX 8 - PROTECTION UNDER THE VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2005 (VAWA)

A. NOTIFICATION TO APPLICANTS

GHURA will provide all applicants with notification of their protections and rights under VAWA at the time they request an application for housing assistance. The notice will explain the protections afforded under the law, inform each applicant of GHURA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers. GHURA will also include in all notices of denial a statement explaining the protection against denial provided by VAWA.

B. NOTIFICATION TO TENANTS

GHURA will provide all tenants with notification of their protections and rights under VAWA at the time of admission and at annual reexamination. The notice will explain the protections afforded under the law, inform the tenant of GHURA confidentiality requirements, and provide contact information for local victim advocacy groups or service providers. GHURA will also include in all lease termination notices a statement explaining the protection against termination or eviction provided by VAWA.

Attachment 2-Section 8 Administrative Plan

2.5 Violence Against Women and Department of Justice Reauthorization Act of 2005

A. VAWA

GHURA will comply with the Violence Against Women and Justice Department Reauthorization Act of 2005, which protects tenants and family members of tenants who are victims of domestic violence, dating violence, sexual assault, and stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

The law provides in part that criminal activity directly relating to domestic violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be caused for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of the abuse. The law also provides that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violations of the lease by the victim or threatened victim of that violence and will not be "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of such violence. Any tenant or household member whose participation in the housing program may be affected, as the result of an incident or incidents of actual or threatened domestic violence is required to submit:

1. Form HUD-50066: The tenant or household member affected by domestic violence or the threat of domestic violence must complete, sign and submit within 14 business days, form HUD-50066, "Certification of Domestic Violence, Dating Violence or Stalking";
2. Other Documentation: In lieu of a certification form HUD-50066, or in addition to the certification for, a tenant may provide:
 - a. A federal, state, tribal or territorial or local police record or court record;
 - b. Documentation signed and attested to by an employee, agent or volunteer of a victim service provider, an attorney or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence, or stalking, of the effects of the abuse in which the professional attests under penalty of perjury (28 U.S.C) 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence or stalking has signed or attested to the documentation.

B. Failure to Submit Certification

If the individual claiming to be a victim of domestic violence, date violence, or stalking fails to submit form HUD-50066 or the information that may be provided in lieu of the certification by the 14th business day or any approved extension date provided by GHURA, the protection afforded to the victim of domestic violence, dating violence, or stalking by sections 606 or 607 of the Act will not apply. GHURA may evict or terminate assistance in the circumstances as authorized by provisions of the law and lease.

C. VAWA Victim Confidentiality

GHURA will be mindful that delivery of the certification form to the tenant via mail may place the victim at risk, (e.g., the abuser may be monitoring the mail); and will require the tenant to pick-up the certification form in person and/or will work with the tenant to make other delivery arrangements that do not place the tenant at risk.