



NEWSLETTER

PORT AUTHORITY OF GUAM

AUGUST 2022

Board of Directors

Francisco G. Santos
Chairman

Dorothy P. Harris
Vice Chairperson

Dr. Judith P. Guthertz
Board Secretary

Conchita S.N. Taitano
Board Member

Port Management

Rory J. Respicio
General Manager

Dominic G. Muna
Deputy General Manager, Operations

Luis R. Baza
Deputy General Manager Administration & Finance



Inside this Issue

- **FY2023 Budget Approved**
- **Load Center #3**
- **FSO Training**
- **Ground Breaking: Fishermen's Co-op**
- **Guam Contractor's Association Mtg.**
- **Terminal Improvements**
- **Behind the Scenes**
- **Retirement**
- **Customer Service Training**
- **September Birthdays**

Board Unanimously Approves FY2023 Budget



The Port Authority of Guam Board of Directors unanimously approved the agency's budget for Fiscal Year 2023.

The board members approved the new budget projecting total revenues of \$53,757,167 which is \$5,463,358 more than the previous year's projected revenues of \$48,293,809 and FY 2023's total expenses of \$49,067,576.

To arrive at a feasible revenue forecast, the Port Authority surveyed main customers for their 2023 income estimations and added a 2.2% increase on cargo related proceeds to arrive at a realistic revenue projection for the agency. Using fiscal prudence, the Port's total expenses were based on the needs of each division and annual obligations to include: annual debt service of 5.7 million, maintaining a Debt-Service Coverage Ratio (DSCR) of 1.25, days cash on hand - 500, and funding for capital improvement projects from bond, federal and local funding sources.

“We continue to use a ‘bottom up zero-based budgeting’ approach which focuses on financial accountability and sensible spending strategies while identifying cost saving alternatives which has proven to be successful for FY 2021 and FY 2022. Along with this, we are aggressively pursuing new federal funding opportunities for the Port's equipment acquisition and yard expansion program,” said General Manager Rory J. Respicio. “I thank our Board of Directors for their support and recognizing that this FY 2023 Budget demonstrates our best estimation of the resources, operational and capital requirements for the upcoming fiscal year. These numbers provide realistic valuations for the Port's financial position for FY 2023.”

With the projected numbers on revenue and expense, the funds available for debt

Story continues on page 2

service will result in a ratio of 1.98, which is .73 or 58% higher than the required DSCR of 1.25 for FY 2023.

Also Included in this budget are the vacancy pool of \$1.2 million, CIP pool of \$1.4 million and equipment pool of \$900K allowing the General Manager the flexibility to prioritize spending for each category with final approval coming from the Board of Directors for the procurement process.

“We have been spot-on achieving our revenue projections, while spending significantly less than what we have been authorized to spend, and our decisions are prudent and transparent,” said Respicio.

A copy of the approved FY 2023 budget can be found on the Port’s website at www.portofguam.com.

Acquisition and Installation of Load Center #3



We are proud to announce the installation of a newly acquired US EPA Tier 4 Prime Power generator, automatic transfer switch (ATS) and above-ground storage fuel tank (AST) at Load Center #3. This project, completed on July 7, 2022, comes at a crucial time as the island faces power outages and load-shedding due to the Guam Power Authority’s (GPA) baseload units going offline. At the request of GPA, the Port went “off-grid” from the island power and ignited its generators during the hours of 6:00pm – 10:00pm on Aug. 2-3, Aug. 12 and Aug. 14 – 19.



Prior to the implementation of this project, LC#3 housed the oldest of the Port generators. Having outlived its useful life and its ability to efficiently and consistently provide uninterrupted backup power, the unit was replaced in order to ensure security and operational requirements in the event of a power outage. LC#3 provides backup power to the Container Freight Station (CFS) building, High Tower terminal and to lights along the dockside of F4-F6.

Funded by the 2019 Port Security Grant Program and Port funds, the generator acquisition and installation of LC #3 totaled over \$300,000.00. Kudos to the Engineering, Facilities and Maintenance, Procurement and Strategic Planning divisions for their hard work and collaboration with the awarded vendors for the successful completion of this project.

Facility Security Training



On August 9, 2022, a Facility Security Officer's (FSO) Training Course was conducted by Mark Perry of Maritime Defense strategy LLC at the Port Authority of Guam training room. In attendance were FSOs from Port Police, Cabras Marine Corporation, South Pacific Petroleum Corporation, Tristar Terminal, Cementon, Hanson Cement and Mobil Guam.

The course is intended for those involved in and responsible for securing the Port's facility and ensuring that laws and regulations relating to the facility's security are adhered to. These include areas that are leased out to tenants. The FSO is responsible for the implementation of security measures and practices for the protection of the Port's physical location and properties, to include visitor and access control, as well as the safety of employees, customers and visitors.

This particular FSO course reviewed the necessary qualifications and competencies of the FSO for waterfront facilities and discussed the experience levels of the participants. The course covered the requirements of all security personnel and discussed the following 12 area competencies:

- * Maritime Security Policies
- * Waterfront Facility Security Assessment
- * Facility Security Plan
- * Security Responsibilities 33 CFR 105.205 & 210
- * Security Administration & Documentation
- * Drills & Exercise
- * Facility Security Actions



- * Security Equipment on hand is potentially needed
- * Threat Identification maritime terrorists and other
- * Threat Recognition and Response how to identify and handle
- * TWIC Applicability

As a result of numerous terrorist's attacks and acts of violence against the United States, the Federal Government established government-wide security standards and regulations to preserve and protect our national security.

Ground Breaking Ceremony: Fishermen's Co-op



A groundbreaking ceremony was held August 15, 2022 at the Hagåtña Marina to begin the dockside and shoreline reinforcement project which is a prerequisite to the construction of a new Guam Fishermen's Cooperative Association facility. This project consists of the seawall construction which will provide protection to the inland area against wave action, prevent coastal erosion, and provide docking space for vessels at the Hagåtña Marina.

The new Fishermen's Co-op facility will be constructed in phases – Phase 1 includes the construction of the seawall, seafood handling and receiving dock processing room, as well as cold storage, and fuel pump monitoring room. Phase 2 includes a maritime learning and training center, vendor spaces for tenants, and space for product development of local fish stocks.

Recognizing the importance of this development, Governor Lou Leon Guerrero, along with the Guam Economic Development Authority (GEDA), revisited the project which was initially launched in 2017 and set aside \$3 Million from the 2012 hotel Occupancy Bond to begin Phase 1 of the Fishermen's Co-op new building

construction.

“From the beginning of this administration, one of the first priorities Josh and I worked on was this fishermen's co-op. We strongly believe in food sustainability and the pandemic has shown us how fragile our food chain is, how fragile commerce is and how dependent we are on shipping. We exerted our efforts and means for this project,” said Governor Lou Leon Guerrero at the ground breaking ceremony. “We are committed and we pledge our support to the Fishermen's Co-operative and to make sure there is a sustainable facility for them and our community.”

For over 45 years the Fishermen's Co-op has been an icon for Guam's fishing population and has been extremely valuable to the community and vital to the success of our local fishermen. With over 80% of consumer goods and food products imported to the island, the pandemic has underscored the need for more locally sourced food and greater access and new opportunities for individuals who wish to be self-sustaining.

HAPPY 2022 LABOR DAY
PORT STRONG FAMILY!!



GM Speaks at Guam Contractor's Association Meeting



On August 17, 2022, General Manager Rory J. Respicio attended the Guam Contractors Association's membership meeting and gave a presentation in response to a concern regarding the supply chain constraints, impact to Port operations on shipping delays, and logistics obstacles. He shared the Port's challenges during the Covid-19 pandemic and the many mitigation policies and practices that were instituted to ensure that the Port remained 100% operational – highlighting the Port Clinic and Contact Tracing Team.

Other matters shared were the Port's efforts to communicate its organic and military resiliency and readiness initiatives to high level federal officials, American Association of Port Authorities, Association of Pacific Ports leadership, and Congressional policy makers. Emphasis was also placed on the Port's effort in the replacement of the Port's aging ship-to-shore gantry cranes, piers/wharves, and other key infrastructure assets.

The Guam Contractors' Association (GCA) is a non-profit corporation dedicated to promoting the common business interests of its member contractors, subcontractors, material suppliers, equipment lessors and other businesses related to the construction industry here on Guam. Its objectives are to improve the prestige of the industry by stimulating interest among its members to provide quality workmanship and safety consciousness in all aspects of the industry. The association is dedicated to "Building Guam Today For A Better Tomorrow" and strives for the prosperity of the construction industry that would best serve Guam's community.

Attending the meeting with GM Respicio was Joe Javellana and Clarence Lagutang.

Terminal Improvements

Repair of PAG Devanning Area

Project Start: 4/11/2022

Project End: 6/24/2022

Budget: \$114,000.00

The Port's devanning area is an elevated concrete structure used to offload or load cargo onto flat rack containers. The structure had been damaged over time due to the type of loading operation and needed to be repaired. The engineering and operations division collaborated with IAN Corporation to not



only repair the devanning area, but make improvements to it. A few of the improvements included increasing the height of the loading area and installing steel edges. These changes increased the efficiency of the operation by eliminating the need for steel ramps and minimizing the risk of damaging the edge of the structure. The project was completed in 74 days and remained 100 % operational throughout.

Metal Gate Booths Replacement Project

Project Start: 12/6/2021

Project End: 9/9/2022

Budget: \$120,000.00

The old gate booths made of metal had been damaged over the years due to rust.

The project consists of the removal and replacement of the existing metal gate booths to reinforced concrete structures or precast concrete. Each



booth has increased in size to improve functionality for operations. The expansion of each gate booth and related adjustments include:

1. Lengthening communication lines;
2. Electrical wiring and conduit;
3. Relocation of hose bib and associated plumbing;
4. New lighting fixtures and new airconditioning systems, 9K BTU mini split unit;
5. New CCTV cameras; and
6. New aluminum glass door & windows that can withstand min. of 170MPH sustained wind velocity.

The project has been contracted out to Pacific Federal Management with 90% of the first booth completed. A total of three booths are to be installed at Gate House.

Story continues on page 7

Design Build of Canopy Fronting EQMR Building

Project Start: 8/31/2021 Project

End: 5/31/2022

Budget: \$150,000

The Port's Building Facility Maintenance Division required additional space for their ongoing repair and fabrication work in support of maintaining the Port's Building Facilities



and special projects. A hardtop canopy was proposed, designed, and constructed to provide additional work space. The hardtop design provided sufficient protection from the elements, while also allowing for adequate ventilation, and eliminating the need to secure the structure during storm like conditions. The facility maintenance and engineering division collaborated with Propacific Builders Corp to accomplish the project. The structure is now providing approximately 1860 square feet of protection directly in front of the last 3 west side bays of the EQMR building.

Behind the Scenes: 2022 Liberation Day Float



Congratulations to the Port Strong Family for taking 3rd place in the Liberation Float Competition. Out of the Government of Guam agencies under the 'Government' category, the Port is proud to have placed in this year's liberation day event. Within this category - 1st place was given to the USS Emory Land (AS 39) and 2nd place was the Submarine Squadron 15. Other categories included the Village, Community and Business.

This year's Liberation Day theme was "The Strength

to Overcome, The Faith to Persevere," with special reverence to Santa Marian Kamalen (Our Lady of Camarin) who has seen the people of Guam through incredibly difficult circumstances and held this island strong.

The Port Authority float was designed and built highlighting Santa Marian Kamalen and paying tribute to the island patron saint. Proudly displayed at the front center of the float, the Port recreated an
Story continues on page 8



image in her likeness, flocked by coconut crabs holding candles as depicted in legends passed down through generations. The ancient hut and latte stones symbolize the strength and foundation of the Chamorus while the American and Guam flags signify the people's loyalty and patriotism to their island and country. The beautiful and vibrant tropical flowers represent the splendor, harmony and freedom that the Guamanian people have experienced for the past 78 years.

Construction of the float took approximately two months to complete starting from designing the float, to strengthening the flat rack for a firm foundation, fabricating the framework, harvesting natural

materials (coconut, bamboo, lumot, tropical flowers) for aesthetics and fusing all the different elements for an award winning float. In spite their already hectic schedule, employees made the time to work on the float in between job assignments and during lunch or break time.

Special thanks to Building Facilities, Equipment Maintenance, Transportation, Stevedore and Terminal Divisions for constructing the float, for setup/cleanup at the Port family tent at Hagatna Marina, and to the Administration staff who helped with final decorations! Your hard work and dedication in the construction of the Port's winning float does not go unnoticed. – Congratulations!



Congratulation on Your Retirement

Efren B. Niu



Mr. Efren B. Niu, an employee of the Port Authority of Guam retired on August 12, 2022 after 27 years of government service.

He began his public service with the Port as a Crane Mechanic II on November 20, 1995. During his employment, he earned highly satisfactory ratings for his performance.

He was also recognized for his work accomplishments and received Outstanding Work Center Year awards for 1998, 1999, and 2000 and Outstanding Work Center Quarter awards for July-September 2000, July-September 2002, March to June 2005, and January to March 2007 and Employee of the Quarter (July-September 2004) award.

Edna M. Eclavea

Mrs. Edna M. Eclavea, an employee of the Port Authority of Guam retired on August 12, 2022, after 27 years of government service, 11 of which was with the Port.

She began her public service with the agency as a Clerk III on May 9, 2011. During her employment, she earned highly satisfactory ratings for her performance and was involved in many of the activities with the Port.

The Port Board of Directors, management and employees congratulate both on their well-deserved retirement and thank them for their hard work and dedicated service to the people of Guam.



Customer Service Training



A customer service training entitled “How to Deal with Upset and Irate Customers,” was conducted by the Port’s Deputy General Manager, Mr. Luis R. Baza on August 18, 2022 at the Port’s training room. Thirty-nine (39) Port employees opted to participate in this training which focused on good customer service, how to handle complaints, and turning unhappy, upset customers into loyal fans.

Port Participates in Adopt-a-School Program



The Port Authority of Guam participated in this year's Adopt-a-School Program by performing clean up efforts at the JP Torres Success Academy in Santa Rita.

Port employees from the Transportation, Facility and Stevedoring Divisions conducted grounds maintenance and helped school administrators prepare classrooms for the start of the new school year.

Great job team for representing the Port Authority in this community-wide effort and strengthening the partnership between the Port Authority of Guam and the Guam Department of Education.

JUSTIN ADRIAN CANDOLETA



The Port mourns the loss of our brother, Justin Adrian Candoleta, Preventive Maintenance Mechanic from the Equipment Maintenance Division. Justin passed away on August 12 in the Philippines while seeking medical treatment.

He will be dearly missed by his Port Strong Family. Rest in Peace brother Justin!

SEPTEMBER BIRTHDAYS



Dora J.C. Perez
Jesse N. Quinata
Alfredo H. Dungca
Wayne D. San Nicolas
Virginia C. Payumo
Joann B. Conway
Robert L. Meeks
Herman T. Paulino
David S. Roberto, Jr.
Benny M. Quinata
Michael G. Lasiste
Angela M. Cabrera
Margret N. Duenas
Arnold P. Fernando
Sylvestre S. Torres
Angela M.A. Yoshida
Arden B. Bonto
Michael A.P. Franquez
Benjamin A. Toves

Melvin Tajalle, Jr.
Sandy M. Duenas
Louis, A. Palomo
Mark A. Cabrera
Joyjean B. Arceo
Florencio M. Binuya
Kody F. Guerrero
Leann M. Meeks
Rudolph C. Salas
Jesse Fernandez
Dominic G. Muna
Angelina B. Aflague
Kevin A. Santos
Billy Ray Q. Parke
David D. Herrera
Tamara S. Flores
Shine A. San Agustin
Citadel T. Sablan
Roseanna Therese Castro