

**GUAM COMMUNITY COLLEGE
BOARD OF TRUSTEES
Monthly Meeting – Monday, May 11, 2026, 12:00 p.m.
Rm. 112, Learning Resource Center (Library), Building 4000**

AGENDA

- I. CALL TO ORDER**
1. Roll Call
 2. Recital of Mission Statement
Guam Community College is a leader in career and technical workforce development, providing the highest quality, student-centered education and job training for Micronesia.
- II. APPROVAL OF MINUTES**
1. Monthly Meeting of March 19, 2026
- III. COMMUNICATIONS**
- IV. PUBLIC DISCUSSION**
- V. REPORTS**
1. *President's Report:*
 - Financial Status of the College
 - Capital Improvement Projects (CIP)
 2. *Monthly Activities Reports:*
 - Student Trustee
 - Faculty Advisory Member
 - Support Staff Advisory Member
 - Board of Trustees Community Outreach Report
- VI. UNFINISHED BUSINESS**
1. Construction Projects Updates
 - Wellness Center
 - Solar Parking & Building D
 - Building 600
 - Public Health Building

VII. NEW BUSINESS

1. Student Trustee Swearing In (AY2026-2027)
2. BOT Travel-2026 ACCT Leadership Congress (Oct. 20-24, 2026)

VIII. EXECUTIVE SESSION

1. Personnel Matters
 - Presidential Search Recommendation
2. Labor Management Relations
3. Legal Matters

IX. ADJOURNMENT

GUAM COMMUNITY COLLEGE
Board of Trustees
Monthly Meeting of March 19, 2026

Minutes

I. CALL TO ORDER. The monthly meeting of the GCC Board of Trustees held on March 19, 2026, was called to order at 12:04 p.m., by Chairperson Carlo Leon Guerrero at the Guam Community College President's Conference Room in Mangilao, Guam.

1. Roll Call. Trustees Present: Mr. Carlo Leon Guerrero, Chairman; Ms. Rose P. Grino, Vice Chairperson; Ms. Gina Y. Ramos, Treasurer; Ms. Yolanda Padrones, Secretary; Ms. Faith Velasco, Student Trustee.

2. Others in attendance: Dr. Virginia C. Tudela, Interim President; Ms. Clarissa Padua, Vice President, Finance & Administration; Ms. Pilar Williams, Acting Vice President, Academic Affairs Division; Dr. Micheal Chan, Dean, TSS; Ms. Mariesha Cruz-San-Nicolas, Acting Dean, TPS; Mr. John Dela Rosa, Assistant Director, Communications and Promotions; Mr. Kenneth Bautista, Support Staff Advisory Representative; Ms. Francine Galao, Faculty Advisory Representative; Attorney Rawlen Mantanona.

3. Recital of Mission Statement. Board members recited the Mission Statement: Guam Community College is a leader in career and technical workforce development, providing the highest quality, student-centered education and job training for Micronesia.

II. APPROVAL OF MINUTES – February 6, 2026 Minutes

MOTION

IT WAS MOVED BY TRUSTEE ROSE P. GRINO, AND SECONDED BY TRUSTEE FAITH B. VELASCO, THAT THE BOARD HEREBY APPROVES THE MEETING MINUTES OF FEBRUARY 6, 2026, WITH CORRECTIONS. NONE OPPOSED, MOTION CARRIED. (Voting: 5 ayes, 0 nays)

III. COMMUNICATIONS. A letter was received from ACCJC regarding GCC's annual fiscal year report.

IV. PUBLIC DISCUSSION. No request.

V. REPORTS

1. President's Report: Interim President Tudela reported on the following:

Financial Status: The Interim President provided the Board with a current financial status of the College, as follows:

FY2026: To date, the College received \$8,801,554 to support operations. This equates to approximately \$6.5 million from the General Fund; \$2.1 million from MDF; \$39,252.00 to support the WICHE program; and \$150,000.00 to support the Guam POST Commission. This is equivalent to about 75% of the requested amount based on the allotment schedule. The College continues to receive regular appropriations from the Department of Administration.

Capital Improvement Projects and other activities:

The Interim President reported the following:

Building 300. The remaining balance for the contract was \$719,424.42; the Performance Bond was called; estimated liquidated damages is \$1,700 per day from the April 7, 2025, default letter; Change Order 10 indicates the deduction of the entire amount of the balance as instructed by GCC. J&B continues to work on punch list items. Some of the major items include completion of the wave canopy flashing, repair of the concrete water tanks, completion of the Testing and Balancing Report and overall commissioning of the entire mechanical system, building access system, replacement of cracked canopy glass, etc.

Forensic DNA Building. Ninety percent of the Testing and Balancing (TAB) work has been completed for the mechanical system; BME is still waiting for the official TAB report, which will be provided to TRMA for review once completed; once tab is successful, BME will need to bring in commissioning agents from Hawaii to fully commission the mechanical system. This is anticipated to occur in the next two to three weeks. The 5% retainage of the overall project is remaining; GCC intends to issue a claim letter to BME for components and labor provided by GCC in repairing air conditioning units that were not substantially completed at the time. GCC is anticipating to claim \$17,573.88 which shall potentially be taken off from the final invoice.

Building 2000 Emergency Generator. Confirmation of the project's outstanding balance was finalized and acknowledged by all parties; liquidated damages will be assessed and taken out from the outstanding balance; American Builders is now preparing their final invoice for this project now that the numbers have been cleared up; and the generator was last tested and exercised on February 2026 by GCC's Facilities and Maintenance for 30 minutes.

Culinary Arts and Banking Center, Building 400. The testing and balancing of the building's mechanical system was completed on February 14, 2026, however, they are still putting the report together and have not provided it back to BME and TRMA for review, and this is still pending. The main pending item and punch list item that remains is the recoating of the

Baking Center floor; and all supplies and materials are in place, but due to the ongoing use of the building by students, recoating has been tentatively scheduled beginning May 14, 2026.

Building B. Testing and Balancing report is still being reviewed by TRMA, which remains as the main punch list item; PFM is approximately 70% complete with the eyebrow work; fabrication of the stainless steel gutters is ongoing, off site; work for elevators in Buildings A and B is scheduled to be completed by July 2026 by Otis, via PFM; Student Support Services has already started to move into Building B and are 80% moved in; the counselors from first floor of Building 2000 are now located in Building B; and the veranda recoating is expected to take place during the summer break, after the mock up sample has been completed and approved by TRMA.

Workforce Development Center. The relocation of equipment has been finalized; all equipment has been placed at their designated spaces; final mounting and installation has been completed by Americana Suppliers; classroom lighting correction remains one of the main punch list items; Change Order #04 for \$42,999.00 is still pending approval. Britany from EDA approved the use of contingency funds to support Change Order #04 on March 16, 2026 and GCC will be processing this change order now that it has been approved by EDA; and the EDA reimbursement #03 was completed and processed and has been received.

AC Replacement. There is no new update. The AC reintegration at Buildings 100 and 200 into the existing DDC is still pending. Carrier is still working with GPA regarding the rebate; the AC unit that was installed in 5107 had a defective part and was replaced on March 5, 2026 with no other issues reported. GCC is holding a 10% retainage until the remaining contractual obligations are completed.

Other activities:

GCC is celebrating two of its students who completed the first cohort of the Associate Degree in Nursing - Registered Nurse (ADN-RN) program. The first is Mr. Gerald de Roxas who is currently employed at the Guam Memorial Hospital emergency department. The second student is Ms. Rejean Salud, a member of the Guam Regional Medical City (GRMC) medical-surgical department. GCC is very proud that these students passed the RN exam, and credit the support of our Vice President, the Nursing and Allied Health Department, and the Deans.

The College has a new Allied Health Administrator, Ms. Zennia Pecina, who started on March 1, 2026, and we are very excited to have her on board. Ms. Pecina is highly familiar with our programs and is well connected within the industry, and we are confident that she will help advance the GCC allied health and nursing programs.

There are eight faculty that have been approved for Advancement-In-Rank, as follows: one faculty was approved to move to the rank of Professor, three to the rank of Associate Professor, and four to the rank of Assistant Professor.

The Summer 2026 and Fall 2026 registration will begin on March 31 2026; GCC will administer the GDOL in school youth program on campus from March 30, 2026 to April 3, 2026; there are two ongoing cycles at GCC which are the GPD's 16th Cycle and the CQA, ending on March 23, 2026 with 21 participants. The Department of Agriculture and DOC cycle will end in April 2026 with 24 participants; and the upcoming cycle that is currently being worked on is the GFD 24th Cycle, which is expected to begin in April 2026 with potentially 25 participants; the College Assembly is scheduled for April 6, 2026; and the graduation committee has begun to meet to prepare for commencement, which is scheduled for May 15, 2026.

2. Monthly Activities Report.

Student Trustee: Trustee Faith Velasco reported the following:

March 13, 2026, 12:00 p.m., Student Center Training Room 5108: COPSA held a general membership meeting.

Today, March 19, 2026, COPSA and the Student Trustee will be hosting the Spring Fest and Tour of the Pacific starting from 3:00 p.m. to 7:00 p.m., located at the Student Center Courtyard. There will be food trucks, raffle, display contests, games, entertainment, and more.

There is also the "Start at GCC, Finish at UOG" outreach event where students can meet UOG representatives, explore degree programs, and receive transfer advisements. It will be held in Building E, Room E214, every Wednesday and Thursday from March 4 to April 9, 2026, from 11:00 a.m. to 2:00 p.m.

Friday, April 10, 2026, COPSA and the Student Trustee will be hosting the EDGE Student Conference at the Westin Resort Guam from 8:30 a.m. to 3:00 p.m. Students may register at the Center for Student Involvement in the Student Center, Room 5101. Registration is open to all postsecondary and adult high school students. Participants will have the opportunity to develop both soft and hard skills through workshops and gain insight from experienced professionals.

Faculty Advisory Member: Ms. Galao reported the following:

English department is hosting the "ON AIR" student showcase on March 24-25, 2026, in the MPA from 10:00 a.m. to 5:00 p.m.; the Education department is starting their kickoff

invitation to participate in the 3rd Annual Young Authors events. This entails several schools being invited to meet with their instructors and share their ideas with an anticipated 300 young adults participating which will be on April 25, 2026, the same day as the Earth Charter conference.

Support Staff Advisory Member: Mr. Kenneth Bautista reported the following: The support staff, as the President previously mentioned, have been moving to Building B and setting up the computer open lab. Staff are assisting the counselors and the Student Support Services move equipment and set them up with their networking. Although the computers have been set up for the open lab, unsure if the lab is open.

The staff have also been very busy with the new upgrade that is coming up, and a lot of training has been taking place right now; they are also preparing for the graduation ceremony as well as the summer and fall registration.

Board of Trustees Community Outreach Report: At this time, there was no Outreach Report by the Board.

VI. UNFINISHED BUSINESS

1. Construction Projects Updates. President Okada reported on the following:

Wellness Center. The letter of authorization for percolation tests and boring at new location was approved and provided to TRMA on March 10, 2026. The update on the project status was emailed to USDA, due to loan application concerns and a meeting is scheduled for March 24, 2026, to discuss updating the loan application packet due to time delays and major changes. TRMA began redesign work in the Wellness Center. We anticipate an updated design of 60% to be provided to GCC in April 2026.

Solar Parking (Bldg. 1000) & Building D. With the Building D project, Pacific Solar (PacSol) completed the installation of the roof safety perimeter fencing on February 2026. PacSol completed its 100% design, ready for the permitting process on March 11, 2026. A Letter of Authorization for DPW was provided. This project is in the permitting process now. Roof repairs will take place when the permit has been 50% approved by applicable agencies. No additional work has been done.

As for Building 1000, A&E Services Purchase Order for the Bldg. 1000 140-kilowatt hybrid system was provided to TRMA on March 4, 2026. An initial visit was held with TRMA on March 12, 2026. Discussions regarding the overall intent and purpose of the PV system occurred during that meeting. A more in-depth site assessment is scheduled for today, March 19th with TRMA and their electrical consultant, EMCE.

Building 600. An update status letter was drafted and provided for review and submitted to FEMA representatives, grantors and lenders. There was a delay on the overall 60% design, which was supposed to be provided in January 2026. This is now postponed and will be provided to GCC on April 2026. GCC anticipates needing additional funding due to the BRIC amount not being sufficient to support the entire project.

Dr. Gina further reported that the secured funding from the Governor's office is \$1,038,400.00. The estimated costs of Building F, which includes Buildings 500 and 600 is \$8.7 million. The estimate is included on the GCC 2020-2030 Physical Master Plan. GCC has submitted an application to GHURA to obtain additional funding for this project.

Public Health Building. GCC is in communication with the Lieutenant Governor's Office. GCC will be scheduling a meeting with Public Health and DPW to establish an MOA. This project cannot move forward without an executed MOA as stated in Public Law 38-63, which requires that plans be formalized through a Memorandum of Agreement between GCC and Public Health prior to any application for financing or grant funding by the College.

VII. NEW BUSINESS.

1. 2026-2032 Institutional Strategic Master Plan (ISMP). The Board was presented with the 2026-2032 Institutional Strategic Master Plan for its review and consideration. Dr. Tudela informed the Board that this was reviewed and approved by the College Governing Council. There were further discussions and a question as to what falls under the different initiatives and how is it being measured.

Dr. Tudela explained that the Office of Planning and Development monitors progress on the College's goals in collaboration with GCC's Office of Assessment, Institutional Effectiveness and Research (AIER). Together, they track information inputted into the GCC assessment software. During college assemblies, Mr. Francisco Palacios presents and discusses the various ISMP goals followed by breakout sessions to identify and document initiatives related to each goal. Goals are not just set, it is monitored and the College keeps track of their progress. A motion was then made, as follows:

MOTION

IT WAS MOVED BY TRUSTEE ROSE P. GRINO, AND SECONDED BY TRUSTEE FAITH B. VELASCO, THAT THE BOARD OF TRUSTEES APPROVE THE GUAM COMMUNITY COLLEGE 2026-2032 INSTITUTIONAL STRATEGIC MASTER PLAN (ISMP), AS PRESENTED. NONE OPPOSED, MOTION CARRIED. (Voting: 5 ayes, 0 nays)

2. **5 Year Academic Calendar (Updated).** The Board was presented with the updated 5 Year Academic Calendar for AY2026-AY2027 through AY2030-AY2031. It was noted that the last column for 2030 was added to the updated calendar. This was reviewed by the Faculty Senate, which provided feedback, and worked with the Deans and the Registrar's Office. The dates are very similar to those used in past academic years. A motion was then made, as follows:

MOTION

IT WAS MOVED BY TRUSTEE FAITH B. VELASCO, AND SECONDED BY TRUSTEE YOLANDA M. PADRONES, THAT THE BOARD OF TRUSTEES APPROVE THE GUAM COMMUNITY COLLEGE 5 YEAR ACADEMIC CALENDAR FOR AY2026-AY2027 THROUGH AY2030-AY2031, AS PRESENTED. NONE OPPOSED, MOTION CARRIED. (Voting: 5 ayes, 0 nays)

At this time, the following motion was made:

MOTION

IT WAS MOVED BY TRUSTEE GINA Y. RAMOS, AND SECONDED BY TRUSTEE ROSE P. GRINO, THAT THE MEETING CONVENE INTO EXECUTIVE SESSION. NONE OPPOSED, MOTION CARRIED. (Voting: 5 ayes, 0 nays)

At 12:28 p.m., the meeting convened into Executive Session.

VIII. EXECUTIVE SESSION

1. **Personnel Matters**
2. **Labor Management Relations**
3. **Legal Matters**

At this time, a motion was made, as follow:

MOTION

IT WAS MOVED BY TRUSTEE FAITH B. VELASCO, AND SECONDED BY TRUSTEE ROSE P. GRINO, THAT THE MEETING RECONVENE TO OPEN SESSION. NONE OPPOSED, MOTION CARRIED. (Voting: 5 ayes, 0 nays)

At 12:59 p.m., the meeting reconvened into Open Session.

IX. **ADJOURNMENT.** A motion was made to adjourn the meeting, as follows:

MOTION

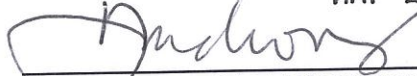
IT WAS MOVED BY TRUSTEE FAITH B. VELASCO, AND SECONDED BY TRUSTEE ROSE P. GRINO, THAT THE MEETING OF MARCH 19, 2026, IS HEREBY ADJOURNED. NONE OPPOSED, MOTION CARRIED. (Voting: 5 ayes, 0 nays)

There being no further discussion, the meeting of March 19, 2026, adjourned at 12:59 p.m.

SUBMITTED BY:


MAY 11 2026
BERTHA M. GUERRERO
Recording Secretary

ATTESTED BY: MAY 11 2026


YOLANDA M. PADRONES
Secretary

APPROVED BY:


MAY 11 2026
CARLO M. LEON GUERRERO
Chairperson