

CAPTAIN, HUTAPEA & ASSOCIATES

REAL ESTATE APPRAISAL & CONSULTING

July 14, 2008

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OFFICE OF THE PUBLIC AUDITOR
PROCUREMENT APPEALS

Doris Flores Brooks, CPA
Office of the Public Auditor
Suite 401 DNA Building
238 Archbishop Flores Street
Hagåtña, Guam 96910

JUL 14 2008
3:35 PM
TIME: _____
BY: _____
FILE No. OPA-PA 08-009

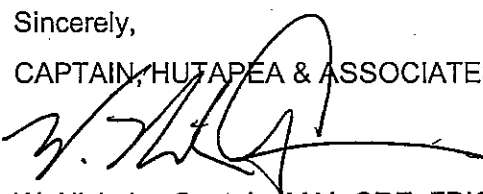
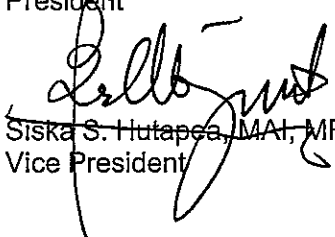
Dear Ms. Brooks:

Subject: Follow-Up Regarding Letter of Appeal on Notice of Protest Decision, RFP
GHURA - RP & E - 08 - 002 - Guam Comprehensive Housing Study Award
Appeal

Our team members have reviewed the various correspondence as well as the local environmental company's proposal which was selected over our proposal to complete the Guam Housing Study. We believe that our appeal is valid because the company selected over our firm has no Guam real estate consulting experience and no market data to complete the study. Although we are well qualified to complete this work, we were not included on GHURA's list of firms selected to receive the RFP. The RFP was mailed directly to a Hawaii firm which was selected as a subcontractor by the winning local environmental company.

Interestingly, the Hawaii firm selected as subcontractor was previously selected to complete a number of studies in Hawaii (Analysis of Impediments, etc.) which our affiliated firm was previously selected to complete for the island of Guam. Therefore, we already have the experience offered by the Hawaii subcontractor. Although the local environmental company's bid proposal indicated that their subcontractor is highly qualified, we maintain that they are significantly less qualified than our firm because they have similar project background experience as our firm, but they have no Guam real estate consulting experience and no market data.

We remain steadfast in our belief that the Office of the Public Auditor should prevent GHURA from awarding this Guam Housing Study contract to a local environmental firm and it's Hawaii subcontractor because together they have no Guam real estate consulting experience and no market data. A housing study completed without accurate, current market data will not be reliable. Thank you for your attention to these matters.

Sincerely,
CAPTAIN, HUTAPEA & ASSOCIATES

W. Nicholas Captain, MAI, CRE, FRICS
President

Siska S. Hutapea, MAI, MRE
Vice President

WNC/nj

cc: Ronald S. De Guzman
Kevin Fowler, Esq.