

I Mina'trentai Ocho Na Liheslaturan Guåhan  
BILL STATUS

| BILL NO.    | SPONSOR            | TITLE                                                                                                                                                                                                                                                                        | DATE INTRODUCED      | DATE REFERRED | CMTE REFERRED                                                                    | FISCAL NOTES     | PUBLIC HEARING DATE | DATE COMMITTEE REPORT FILED | NOTES     |
|-------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------|----------------------------------------------------------------------------------|------------------|---------------------|-----------------------------|-----------|
| 12-38 (COR) | Therese M. Terlaje | AN ACT TO RESERVE LOT NO. 2417-I-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM. | 1/13/25<br>9:18 a.m. | 1/21/25       | Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure. | Request: 1/21/25 | 4/1/25<br>9:00 a.m. | 7/11/25<br>As Amended.      | Exhibit A |
|             |                    |                                                                                                                                                                                                                                                                              |                      | 2/17/25       | Re-Referred: Committee on Health and Veterans Affairs.                           | 2/10/25          |                     | 9/10/25<br>As Amended.      |           |



**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairperson, Committee on Health and Veterans Affairs

September 9, 2025

**The Honorable Frank Blas Jr., Speaker**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
163 Hagåtña, Guåhan  
Chalan Santo Papa

VIA: **The Honorable V. Anthony Ada, Vice Speaker**  
Chairperson, Committee on Rules

RE: **Committee Report on Public Hearing** [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

**Håfa Adai** Speaker Blas,

Transmitted herewith is the Committee Report on Public Hearing relative [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Committee votes are as follows:

\_\_\_\_\_ TO DO PASS  
\_\_\_\_\_ TO NOT PASS  
7 \_\_\_\_\_ TO REPORT OUT ONLY  
\_\_\_\_\_ TO ABSTAIN  
\_\_\_\_\_ TO PLACE IN INACTIVE FILE

Sincerely,

**Senator Sabrina Salas Matanane**



COMMITTEE ON RULES

**RECEIVED:**

September 9, 2025 9:58 a.m.

*Marie Crisostomo*



Office of Legislative Secretary  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

July 2, 2025

**The Honorable Frank Blas Jr., Speaker**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
163 Hagåtña, Guåhan  
Chalan Santo Papa

VIA: **The Honorable V. Anthony Ada, Vice Speaker**   
Chairperson, Committee on Rules

RE: **Committee Report on Public Hearing** [Bill No. 12-38 \(COR\)](#) As amended – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

**Håfa Adai** Speaker Blas,

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\_\_\_\_\_ TO DO PASS  
\_\_\_\_\_ TO NOT PASS  
\_7\_ TO REPORT OUT ONLY  
\_\_\_\_\_ TO ABSTAIN  
\_\_\_\_\_ TO PLACE IN INACTIVE FILE

Sincerely,

**Senator Sabrina Salas Matanane** 

Chairwoman, Committee on Health and Veterans Affairs



COMMITTEE ON RULES

**RECEIVED:**  
July 2, 2025 4:39 p.m.  
*Marie Crisostomo*



Office of Legislative Secretary

**SENATOR SABRINA SALAS MATANANE**

*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs

## **COMMITTEE REPORT**

### **Public Hearing**

- [Bill No. 12-38 \(COR\)](#) As amended – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN *MANGILAO*, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.





**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

June 30, 2025

To: **ALL MEMBERS**  
Committee on Health and Veterans Affairs

From: **Senator Sabrina Salas Matanane**  
Chairwoman, Committee on Health and Veterans Affairs

Subject: Committee Report on [Bill No. 12-38 \(COR\)](#) As amended – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Transmitted herewith for your consideration is the Committee Report on [Bill No. 12-38 \(COR\)](#) As amended – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

- COR Referral Memorandum
- Notice of Public Hearing
- Hearing Agenda
- Hearing Sign-in Sheet
- Submitted Testimonies and Supporting Documents
- Committee Report Vote Sheet
- Committee Report Digest
- Copy of Bill No. 12-38 (COR) Intro
- Copy of Bill No. 12-38 (COR) As amended
- Copy of Bill No. 12-38 (COR) Markup
- Fiscal Note

Please take appropriate action on the attached vote sheet. Your attention to this matter is greatly appreciated. Should you have any questions or concerns, please contact the Office of Senator Sabrina Salas Matanane.

Sincerely,



**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

**Senator Sabrina Salas Matanane** *Smart*  
Chairwoman, Committee on Health and Veterans Affairs



# COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guahan*  
38<sup>th</sup> Guam Legislature

January 21, 2025

**To:** **Rennae V. C. Meno**  
Clerk of the Legislature  
  
**Attorney Darleen Hiton**  
Legislative Legal Counsel

**From:** **Senator Christopher M. Dueñas** *SL*  
Acting Chairperson, Committee on Rules

**Subject:** **Referral of Bill No. 12-38 (COR)**

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*Håfa Adai,*

As per my authority as Acting Chairperson of the Committee on Rules and subject to §6.01(d)(1), Rule VI of our Standing Rules, I am forwarding the referral of **Bill No. 12-38 (COR)** – Therese M. Terlaje. – “AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN *MANGILAO*, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.”

Please ensure that the subject bill is referred to the Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure chaired by Vice Speaker V. Anthony Ada. I also request that the same be forwarded to the Prime Sponsor of the subject bill and to Management Information Services (MIS) for posting on our website.

A copy of the bill is available on our legislative website.

Should you have any questions or concerns, please feel free to contact Kamarin Nelson, Committee on Rules Director at 671-472-2461.





# COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
38<sup>th</sup> Guam Legislature

February 17, 2025

**To:** **Rennae V. C. Meno**  
Clerk of the Legislature  
  
**Attorney Darleen Hiton**  
Legislative Legal Counsel

**From:** **Vice Speaker V. Anthony Ada**   
Chairperson, Committee on Rules

**Subject:** **Re-Referral of Bill No. 12-38 (COR)**

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*Håfa Adai,*

As per my authority as Chairperson of the Committee on Rules and subject to §6.01(d)(1), Rule VI of our Standing Rules, I am forwarding the re-referral of **Bill No. 12-38 (COR)** – Therese M. Terlaje. – “AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN *MANGILAO*, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.”

Please ensure that the subject bill is re-referred to the Committee on Health and Veterans Affairs chaired by Senator Sabrina Salas Matanane. I also request that the same be forwarded to the Prime Sponsor of the subject bill and to Management Information Services (MIS) for posting on our website

A copy of the bill is available on our legislative website.

Should you have any questions or concerns, please feel free to contact Kamarin Nelson, Committee on Rules Director at 671-472-2461.





# OFFICE OF THE VICE SPEAKER V. Anthony Ada

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson - Committee on Land, Environment, Housing, Agriculture, Parks, and Infrastructure

February 11, 2025

## **MEMORANDUM**

**To:** Vice Speaker V. Anthony Ada  
Chairperson, Committee on Rules  
**From:** Vice Speaker V. Anthony Ada   
Chairperson, Committee on Land, Environment, Housing, Agriculture, Parks  
and Infrastructure  
**Re:** Re-referral of Bill No. 12-38 (COR)

Håfa adai:

Thank you for your referral. After a thorough review of Bill No. 12-38 (COR) – "An Act to Reserve Lot No. 2417-1-R7, the Former Department of Public Health and Social Services Main Building in Mangilao, for Immediate Use by the Department of Public Health and Social Services and to Authorize Its Use for the Guam Community College Nursing Program," I recommend that this bill be re-referred to the Committee on Health and Veterans Affairs.

Si Yu'os Ma'åse

**Cc:** Kamarin Nelson, Director of Committee on Rules  
Rennae Meno, Legislative Clerk  
Senator Sabrina S. Matanane, Chairperson of the Committee on Health and Veterans Affairs



Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;

## First Notice of Public Hearing: Tuesday April 1, 2025

2 messages

**Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov> Tue, Mar 25, 2025 at 8:13 AM  
 To: phnotice@guamlegislature.gov, sgtarms@guamlegislature.gov, committeeonrules@guamlegislature.gov, mis@guamlegislature.gov, av@guamlegislature.gov  
 Cc: senator.sabrina@guamlegislature.gov, genese.morrison@guamlegislature.gov, isaiah.aguon@guamlegislature.gov

*Håfa Adai!* The Committee on Health and Veterans Affairs will conduct a Public Hearing on Tuesday, April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building.

The agenda is as follows:

### 9:00 A.M.

**Bill No. 12-38 (COR)** AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN *MANGILAO*, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

**Bill No. 21-38 (COR)** AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO, FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.

**Bill No. 78-38 (COR)** AN ACT TO *AMEND* §§ 2701, 2702, AND 2703; AND TO *ADD* A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE “MEALS FOR AT-RISK HOUSEHOLDS ACT OF 2025.”

**How to Participate:** How to Participate: Written testimony may be delivered to the Office of Senator Sabrina Salas Matanane at the Guam Congress Building, 163 Chalan Santo Papa Hagåtña, Guam 96910 or via email to [Office.SenatorBri@guamlegislature.gov](mailto:Office.SenatorBri@guamlegislature.gov). The Committee requests that testimonies be submitted at least forty-eight (48) hours prior to the scheduled hearing.

Please confirm your attendance by contacting the Office of Senator Sabrina Salas Matanane via email at [Office.SenatorBri@guamlegislature.gov](mailto:Office.SenatorBri@guamlegislature.gov) or via voice call at (671) 989-2572.

**Special Accommodations:** In compliance with the Americans with Disabilities Act (ADA), individuals requiring assistance or accommodations should contact Genese Morrison, at the Office of Senator Sabrina Salas Matanane.

**Watch Live/Record:** The hearing will be broadcast on local television, GTA, Channel 21, Docomo Channel 117, and streamed online via *I Liheslaturan Guåhan's* live feed on YouTube. After the hearing, a hearing recording will also be available online via Guam Legislature Media on YouTube.

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 **PH\_2025.04.01\_FN - E.pdf**  
376K

**Ed Pocaigue** <sgtarms@guamlegislature.gov>

Tue, Mar 25, 2025 at 8:25 AM

To: Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Hafa adai and posted on the calendar.

[Quoted text hidden]

--



**Edward S. Pocaigue, Jr.**  
Sergeant-at-Arms

*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
Guam Congress Building, 1st Floor  
163 Chalan Santo Papa  
Hagåtña, Guam 96910



1-671-969-3514



sgtarms@guamlegislature.gov

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**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

March 25, 2025

**MEMORANDUM**

**To:** All Senators, Stakeholders, Media

**From:** Senator Sabrina Salas Matanane  
Chairperson, Committee on Health and Veterans Affairs

**Subject:** First Notice of Public Hearing: Tuesday April 1, 2025

*Håfa Adai!* The Committee on Health and Veterans Affairs will conduct a Public Hearing on Tuesday, April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building.

The agenda is as follows:

**9:00 A.M.**

**Bill No. 12-38 (COR)** AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN *MANGILAO*, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

**Bill No. 21-38 (COR)** AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO, FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.

**Bill No. 78-38 (COR)** AN ACT TO *AMEND* §§ 2701, 2702, AND 2703; AND TO *ADD* A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE “MEALS FOR AT-RISK HOUSEHOLDS ACT OF 2025.

**How to Participate:** How to Participate: Written testimony may be delivered to the Office of Senator Sabrina Salas Matanane at the Guam Congress Building, 163 Chalan Santo Papa Hagåtña, Guam 96910 or via email to [Office.SenatorBri@guamlegislature.gov](mailto:Office.SenatorBri@guamlegislature.gov). The Committee requests that testimonies be submitted at least forty-eight (48) hours prior to the scheduled hearing.

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**Office of Legislative Secretary**

**SENATOR SABBINA SALAS MATANANE**

*I Mina'trentai Ocho Na Liheslaturan Guåhan* | **38th Guam Legislature**

Chairperson, Committee on Health and Veterans Affairs

**Watch Live/Record:** The hearing will be broadcast on local television, GTA, Channel 21, Docomo Channel 117, and streamed online via *I Liheslaturan Guåhan's* live feed on YouTube. After the hearing, a hearing recording will also be available online via Guam Legislature Media on YouTube.

# First Notice of Public Hearing: Tuesday April 1, 2025

 PRINT

## First Notice of Public Hearing: Tuesday April 1, 2025

**PUBLIC HEARING**



 **Posted on:** 03/25/2025 08:14 AM

 **Posted by:** Genese Morrison

 **Public Hearing Date:** 04/01/2025 09:00 AM

 **Department(s):**  
**GUAM LEGISLATURE (/notices?department\_id=92)**

 **Division(s):**  
OFFICE OF SENATOR SABRINA SALAS MATANANE (/notices?  
division\_id=295)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

 **Share this notice**

The Committee on Health and Veterans Affairs will conduct a Public Hearing on Tuesday, April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building.

The agenda is as follows:

**9:00 A.M.**

**Bill No. 12-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2012-38%20\(COR\)%20HISTORY.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2012-38%20(COR)%20HISTORY.pdf)) **AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.** ([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2012-38%20\(COR\)%20HISTORY.pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2012-38%20(COR)%20HISTORY.pdf))

**Bill No. 21-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2021-38%20\(COR\)%20HISTORY.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2021-38%20(COR)%20HISTORY.pdf)) **AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO, FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.** ([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2021-38%20\(COR\)%20HISTORY.pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2021-38%20(COR)%20HISTORY.pdf))

**Bill No. 78-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2076-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2076-38%20(COR).pdf)) **AN ACT TO AMEND §§ 2701, 2702, AND 2703; AND TO ADD A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE "MEALS FOR AT-RISK HOUSEHOLDS ACT OF 2025.** ([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2078-38%20\(COR\)%20Referred%20Version.pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2078-38%20(COR)%20Referred%20Version.pdf))

**How to Participate:** How to Participate: Written testimony may be delivered to the Office of Senator Sabrina Salas Matanane at the Guam Congress Building, 163 Chalan Santo Pina Hagåtña



the Guam Congress Building, 105 Chalan Santo Pape Hagatña,  
Guam 96910 or via email to  
Office.SenatorBri@guamlegislature.gov. The Committee requests  
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Senator Sabrina Salas Matanane via email at  
Office.SenatorBri@guamlegislature.gov or via voice call at (671)  
989-2572.

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Senator Sabrina Salas Matanane.

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hearing, a hearing recording will also be available online via Guam  
Legislature Media on YouTube.

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P.O BOX 368  
HAGATNA, GUAM 96932 U.S

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| Advertiser ID: 2718 | Amount Paid |      |
| 2718-00005-0000     | 04/04/2025  | 1    |
| Official Invoice    | Date        | Page |

DETACH AND RETURN WITH PAYMENT

2718-00005-0000                      O 04/04/2025                      1

OFFICE OF SENATOR SABRINA SALAS MATANANE  
38<sup>TH</sup> GUAM LEGISLATURE  
GUAM CONGRESS BUILDING  
163 CHALAN SANTO PAPA  
HAGATNA, GUAM 96910

Purchase Order Number: **2538PO029**  
Est. Number:  
Co-Op:  
Description:  
Salesperson: San Agustin, Christie

| Date       | Day | Length |                                                                                                                                                                                                               | Qty | Rate | Total    |
|------------|-----|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|----------|
| 04/04/2025 | FRI |        | KUAM TV<br><br><b>PUBLIC HEARING – APRIL 1, 2025</b><br>AIR DATE: 03/25/25<br>1x :15 SECOND AD<br>1x :15 SECOND AD (KUAM MATCH)<br><br>AIRDATE: 03/30/25<br>1x :15 SECOND AD<br>1x :15 SECOND AD (KUAM MATCH) |     |      | \$200.00 |

PAYMENT DUE UPON RECEIPT OF INVOICE.

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|-----------|---|-------|----------|
| Quantity  | 4 | Total | \$200.00 |
| Total Due |   |       | \$200.00 |

INVOICE



**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | **38th Guam Legislature**  
Chairperson, Committee on Health and Veterans Affairs

## **PUBLIC HEARING**

The Committee on Health and Veterans Affairs will conduct a Public Hearing on  
**TUESDAY, APRIL 1, 2025 AT 9:00 A.M. | GUAM CONGRESS BUILDING**

The Committee will hear and receive information on the following:

- **Bill No. 12-38 (COR)** - Therese M. Terlaje - AN ACT TO RESERVE LOT NO. 2417-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.
- **Bill No. 21-38 (COR)** - Tina Rose Muna Barnes - AN ACT TO TRNASFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO, FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.
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# Office of Legislative Secretary

## SENATOR SABRINA SALAS MATANANE

*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

**How to Participate:** Written testimony may be delivered to the Office of Senator Sabrina Salas Matanane at the Guam Congress Building, 163 Chalan Santo Papa Hagåtña, Guam 96910 or via email to [Office.SenatorBri@guamlegislature.gov](mailto:Office.SenatorBri@guamlegislature.gov).

The Committee requests that testimonies be submitted at least forty-eight (48) hours prior to the scheduled hearing.

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Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;

## Second Notice of Public Hearing: Tuesday April 1, 2025

2 messages

Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Sun, Mar 30, 2025 at 8:00 AM

To: committeeonrules@guamlegislature.gov, Ed Pocaigue <sgtarms@guamlegislature.gov>, mis@guamlegislature.gov, phnotice@guamlegislature.gov, av@guamlegislature.gov

Cc: genese.morrison@guamlegislature.gov, senator.sabrina@guamlegislature.gov, isaiah.aguon@guamlegislature.gov

*Håfa Adai!* The Committee on Health and Veterans Affairs will conduct a Public Hearing on Tuesday, April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building.

The agenda is as follows:

### 9:00 A.M.

**Bill No. 12-38 (COR)** AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

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**POSTPONED AT THE REQUEST OF THE SPONSOR: ~~Bill No. 78-38 (COR) AN ACT TO AMEND §§ 2701, 2702, AND 2703; AND TO ADD A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE "MEALS FOR AT-RISK HOUSEHOLDS ACT OF 2025.~~**

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--

Respectfully,

**Sabrina Salas Matanane**

Senator, 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs



**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
 Chairperson, Committee on Health and Veterans Affairs  
 163 W. Chalan Santo Papa, Hagåtña, Guam 96910  
 office.senatorbri@guamlegislature.gov  
 671-989-2572

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**PH 2025.04.01SN.pdf**  
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**Ed Pocaigue** <sgtarms@guamlegislature.gov>  
 To: Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Sun, Mar 30, 2025 at 9:25 AM

Hafa adai and updated calendar.

[Quoted text hidden]

--



**Edward S. Pocaigue, Jr.**  
 Sergeant-at-Arms  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
 Guam Congress Building, 1st Floor  
 163 Chalan Santo Papa  
 Hagåtña, Guam 96910  
 1-671-969-3514  
 sgtarms@guamlegislature.gov

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**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

March 30, 2025

**MEMORANDUM**

**To:** All Senators, Stakeholders, Media

**From:** Senator Sabrina Salas Matanane *Smat*  
Chairwoman, Committee on Health and Veterans Affairs

**Subject:** Second Notice of Public Hearing – Tuesday, April 1, 2025, at 9:00 A.M.

Håfa Adai! The Committee on Health and Veterans Affairs will conduct a Public Hearing on Tuesday, April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building.

The Committee will hear and accept testimony on the following:

- **Bill No. 12-38 (COR)** – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.
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- **POSTPONED AT THE REQUEST OF THE SPONSOR: Bill No. 78-38 (COR)** – Shelly V. Calvo – ~~AN ACT TO AMEND §§ 2701, 2702, AND 2703; AND TO ADD A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE “MEALS FOR AT RISK HOUSEHOLDS ACT OF 2025.”~~

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**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | **38th Guam Legislature**  
Chairperson, Committee on Health and Veterans Affairs

**Watch Live/Record:** The hearing will be broadcast on local television, GTA Channel 21, Docomo Channel 117, and streamed online via *I Liheslaturan Guåhan's* live feed on YouTube. After the hearing, a hearing recording will also be available online via Guam Legislature Media on YouTube.

*Si Yu'os Ma'åse'!*

# Second Notice of Public Hearing: Tuesday April 1, 2025

 PRINT

## Second Notice of Public Hearing: Tuesday April 1, 2025

**PUBLIC HEARING**



 **Posted on:** 03/30/2025 08:00 AM

 **Posted by:** Genese Morrison

 **Public Hearing Date:** 04/01/2025 09:00 AM

 **Department(s):**  
**GUAM LEGISLATURE (/notices?department\_id=92)**

 **Division(s):**  
OFFICE OF SENATOR SABRINA SALAS MATANANE (/notices?  
division\_id=295)

 **Notice Topic(s):** PUBLIC HEARING (/notices?topic\_id=74)

 **Types of Notice:** PUBLIC HEARING (/notices?type\_id=7)

 **For Audience(s):** PUBLIC (/notices?public=1)

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The Committee on Health and Veterans Affairs will conduct a Public Hearing on Tuesday, April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building. The agenda is as follows:

**9:00 A.M.**

**Bill No. 12-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2012-38%20\(COR\)%20HISTORY.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2012-38%20(COR)%20HISTORY.pdf)) AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM. ([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2012-38%20\(COR\)%20HISTORY.pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2012-38%20(COR)%20HISTORY.pdf))

**Bill No. 21-38 (COR)**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2021-38%20\(COR\)%20HISTORY.pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2021-38%20(COR)%20HISTORY.pdf)) AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO, FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX. ([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2021-38%20\(COR\)%20HISTORY.pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2021-38%20(COR)%20HISTORY.pdf))

**POSTPONED AT THE REQUEST OF THE SPONSOR: ~~Bill No. 78-38 (COR)~~**

([https://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2076-38%20\(COR\).pdf](https://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2076-38%20(COR).pdf)) ~~AN ACT TO AMEND §§ 2701, 2702, AND 2703; AND TO ADD A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE "MEALS FOR AT-RISK HOUSEHOLDS ACT OF 2025. ([http://guamlegislature.gov/38th\\_Guam\\_Legislature/Bills\\_Introduced\\_38th/Bill%20No.%2078-38%20\(COR\)%20Referred%20Version.pdf](http://guamlegislature.gov/38th_Guam_Legislature/Bills_Introduced_38th/Bill%20No.%2078-38%20(COR)%20Referred%20Version.pdf))~~

**How to Participate:** How to Participate: Written testimony may

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**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

## PUBLIC HEARING

The Committee on Health and Veterans Affairs will conduct a Public Hearing on  
**TUESDAY, APRIL 1, 2025, AT 9:00 A.M. | GUAM CONGRESS BUILDING**

The Committee will hear and receive information on the following:

- **Bill No. 12-38 (COR)** - Therese M. Terlaje - AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.
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# Office of Legislative Secretary

## SENATOR SABRINA SALAS MATANANE

*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

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**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

March 25, 2025

**TRANSMITTED VIA EMAIL:**

**Subject: Invitation to Public Hearing on April 1, 2025, at 9:00 A.M.**

Håfa Adai,

The Committee on Health and Veterans Affairs has scheduled a Public Hearing on April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building. Your attendance is requested to provide insights on the following agenda item(s):

- [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITYCOLLEGE NURSING PROGRAM.
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If your office requires any assistance or accommodation that can be provided by my office or the 38<sup>th</sup> Guam Legislature, please contact my office via email or voice call.

Should you have any questions or concerns, you may contact my office at 671-989-2572 or email [office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov).

Thank you,

**Senator Sabrina Salas Matanane**  
38<sup>th</sup> Guam Legislature





**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairperson, Committee on Health and Veterans Affairs

cc:

Director Therese Arriola, Department of Public Health and Social Services  
<theresa.c.arriola@dphss.guam.gov>

President Mary A. Y. Okada, Ed. D., Guam Community College <mary.okada@guamcc.edu>

President Mary P. Rhodes, Guam Hotel and Restaurant Association <president@ghra.org>



Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;

## Invitation to Public Hearing on April 1, 2025, at 9:00 A.M.

4 messages

**Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov>

Thu, Mar 27, 2025 at 5:58 PM

To: Department of Public Works &lt;vince.arriola@dpw.guam.gov&gt;, Guam Fire Department &lt;daren.burrier@gfd.guam.gov&gt;

Håfa Adai,

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Should you have any questions or concerns, you may contact my office at 671-989-2572 or email [office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov).

--

Respectfully,

**Sabrina Salas Matanane**

Senator, 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs



Office of Legislative Secretary

**SENATOR SABBINA SALAS MATANANE***I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs

163 W. Chalan Santo Papa, Hagåtña, Guam 96910

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**Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov>

Mon, Mar 31, 2025 at 1:21 PM



To: "donna.santiago@gfd.guam.gov" <donna.santiago@gfd.guam.gov>, "tamieko.atalig@gfd.guam.gov" <tamieko.atalig@gfd.guam.gov>

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**Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov>  
To: Donna Herrero <donna.herrero@dpw.guam.gov>

Mon, Mar 31, 2025 at 1:23 PM



**Office of Legislative Secretary**  
**SENATOR SABBINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairperson, Committee on Health and Veterans Affairs  
163 W. Chalan Santo Papa, Hagåtña, Guam 96910  
office.senatorbri@guamlegislature.gov  
671-989-2572

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----- Forwarded message -----

From: **Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov>

Date: Thu, Mar 27, 2025, 5:58 PM

Subject: Invitation to Public Hearing on April 1, 2025, at 9:00 A.M.

To: Department of Public Works <vince.arriola@dpw.guam.gov>, Guam Fire Department <daren.burrier@gfd.guam.gov>

[Quoted text hidden]

 **PH 2025.04.01Invitation - DPW GFD.pdf**  
457K

**Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov>

Mon, Mar 31, 2025 at 3:57 PM

To: "tamieko.atalig@gfd.guam.gov" <tamieko.atalig@gfd.guam.gov>, "donna.santiago@gfd.guam.gov" <donna.santiago@gfd.guam.gov>



**Office of Legislative Secretary**  
**SENATOR SABBINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairperson, Committee on Health and Veterans Affairs  
163 W. Chalan Santo Papa, Hagåtña, Guam 96910  
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From: **Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov>

Date: Thu, Mar 27, 2025, 5:58 PM

6/30/25, 3:31 PM

Guam Legislature Mail - Invitation to Public Hearing on April 1, 2025, at 9:00 A.M.

Subject: Invitation to Public Hearing on April 1, 2025, at 9:00 A.M.

To: Department of Public Works <[vince.arriola@dpw.guam.gov](mailto:vince.arriola@dpw.guam.gov)>, Guam Fire Department <[daren.burrier@gfd.guam.gov](mailto:daren.burrier@gfd.guam.gov)>

[Quoted text hidden]

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**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairperson, Committee on Health and Veterans Affairs

March 28, 2025

**TRANSMITTED VIA EMAIL:**

*Director Therese Arriola, Department of Public Health and Social Services*

<theresa.c.arriola@dphss.guam.gov>

*President Mary A. Y. Okada, Ed. D., Guam Community College*

<mary.okada@guamcc.edu>

*President Mary P. Rhodes, Guam Hotel and Restaurant Association*

<president@ghra.org>

**Subject: Invitation to Public Hearing on April 1, 2025, at 9:00 A.M.**

Håfa Adai,

The Committee on Health and Veterans Affairs has scheduled a Public Hearing on April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building. Your attendance is requested to provide insights on the following agenda item(s):

- **Bill No. 12-38 (COR)** – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.
- **Bill No. 21-38 (COR)** – Tina Rose Muna Barnes – AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.
- **POSTPONED AT THE REQUEST OF THE SPONSOR: Bill No. 78-38 (COR)** – Shelly V. Calvo – AN ACT TO AMEND §§ 2701, 2702, AND 2703; AND TO ADD A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE “MEALS FOR AT-RISK HOUSEHOLDS ACT OF 2025.”

The Committee requests that all written testimony and presentations be submitted forty-eight (48) hours prior to the hearing. Additionally, you are welcome to invite other officials who may be able to contribute to the discussion.



**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairperson, Committee on Health and Veterans Affairs

If your office requires any assistance or accommodation that can be provided by my office or the 38<sup>th</sup> Guam Legislature, please contact my office via email or voice call.

Should you have any questions or concerns, you may contact my office at 671-989-2572 or email [office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov).

Thank you,

***Senator Sabrina Salas Matanane***  
38<sup>th</sup> Guam Legislature



Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

## Amended Invitation to Public Hearing on April 1, 2025, at 9:00 A.M.

1 message

**Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov> Fri, Mar 28, 2025 at 1:46 PM  
 To: Department of Public Health and Social Services <theresa.c.arriola@dphss.guam.gov>, mary.okada@guamcc.edu, president@ghra.org  
 Bcc: senator.sabrina@guamlegislature.gov, isaiah.aguon@guamlegislature.gov, genese.morrison@guamlegislature.gov

Håfa Adai,

The Committee on Health and Veterans Affairs has scheduled a Public Hearing on April 1, 2025, beginning at 9:00 A.M., in the Public Hearing Room of the Guam Congress Building. Your attendance is requested to provide insights on the following agenda item(s):

- **Bill No. 12-38 (COR)** – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.
- **Bill No. 21-38 (COR)** – Tina Rose Muna Barnes – AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.
- **POSTPONED AT THE REQUEST OF THE SPONSOR: Bill No. 78-38 (COR)** – Shelly V. Calvo – AN ACT TO AMEND §§ 2701, 2702, AND 2703; AND TO ADD A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE “MEALS FOR AT-RISK HOUSEHOLDS ACT OF 2025.”
- 

The Committee requests that all written testimony and presentations be submitted forty-eight (48) hours prior to the hearing. Additionally, you are welcome to invite other officials who may be able to contribute to the discussion.

If your office requires any assistance or accommodation that can be provided by my office or the 38<sup>th</sup> Guam Legislature, please contact my office via email or voice call.

Should you have any questions or concerns, you may contact my office at 671-989-2572 or email [office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov).

--

Respectfully,

**Sabrina Salas Matanane**

Senator, 38th Guam Legislature

Chairperson, Committee on Health and Veterans Affairs



Office of Legislative Secretary

**SENATOR SABRINA SALAS MATANANE**

*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*

Chairperson, Committee on Health and Veterans Affairs

163 W. Chalan Santo Papa, Hagåtña, Guam 96910

☎ office.senatorbri@guamlegislature.gov

📞 671-989-2572



6/30/25, 3:32 PM

Guam Legislature Mail - Amended Invitation to Public Hearing on April 1, 2025, at 9:00 A.M.

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The Office of the Legislative Secretary  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairwoman, Committee on Health and Veterans Affairs

## Public Hearing

Tuesday, April 1, 2025 | 9:00 A.M.  
Public Hearing Room, Guam Congress Building

### Agenda

- I. [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.
- II. [Bill No. 21-38 \(COR\)](#) – Tina Rose Muna Barnes – AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.
- III. **POSTPONED AT THE REQUEST OF THE SPONSOR:** [Bill No. 78-38 \(COR\)](#) — Shelly V. Calvo — ~~AN ACT TO AMEND §§ 2701, 2702, AND 2703; AND TO ADD A NEW § 2707; ALL OF ARTICLE 7, CHAPTER 2, TITLE 10, GUAM CODE ANNOTATED, RELATIVE TO IMPLEMENTING THE RESTAURANT MEALS PROGRAM (RMP) UNDER THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM (SNAP); AND TO CITE THIS ACT AS THE “MEALS FOR AT RISK HOUSEHOLDS ACT OF 2025.”~~

The Public Hearing will broadcast on local television, GTA Channel 21, Docomo Channel 117 and stream online via *I Liheslaturan Guåhan's* live feed.



The Office of the Legislative Secretary  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairwoman, Committee on Health and Veterans Affairs

**PUBLIC HEARING**

Tuesday, April 1, 2025, 9:00 A.M  
Public Hearing Room, Guam Congress Building

- **Bill No. 12-38 (COR)** – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.
- **Bill No. 21-38 (COR)** – Tina Rose Muna Barnes – AN ACT TO TRANSFER LOT NO. 2417-1-R7, MUNICIPALITY OF MANGILAO FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.

**Check all that apply. Please provide staff with written testimony for photocopying.**

| Name<br>(Please Print) | Agency<br>/Organization | Contact<br>Information | Bill No.                                                                                           | Participation                                                                                                                   | Stance                                                                         |
|------------------------|-------------------------|------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| Vincent P. Amrok       | DPW                     |                        | <input checked="" type="checkbox"/> 12-38 (COR)<br><input checked="" type="checkbox"/> 21-38 (COR) | <input type="checkbox"/> Observing<br><input type="checkbox"/> Written<br><input checked="" type="checkbox"/> Verbal            | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |
| Catherine Ingao        | DPHSS                   |                        | <input checked="" type="checkbox"/> 12-38 (COR)<br><input checked="" type="checkbox"/> 21-38 (COR) | <input checked="" type="checkbox"/> Observing<br><input type="checkbox"/> Written<br><input type="checkbox"/> Verbal            | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |
| Theresa Annala         | DPHSS                   |                        | <input type="checkbox"/> 12-38 (COR)<br><input checked="" type="checkbox"/> 21-38 (COR)            | <input type="checkbox"/> Observing<br><input checked="" type="checkbox"/> Written<br><input checked="" type="checkbox"/> Verbal | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |
| Mary Okada             | ACC                     |                        | <input checked="" type="checkbox"/> 12-38 (COR)<br><input checked="" type="checkbox"/> 21-38 (COR) | <input type="checkbox"/> Observing<br><input type="checkbox"/> Written<br><input checked="" type="checkbox"/> Verbal            | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |
| Daren Bunn             | GFD                     |                        | <input checked="" type="checkbox"/> 12-38 (COR)<br><input checked="" type="checkbox"/> 21-38 (COR) | <input type="checkbox"/> Observing<br><input type="checkbox"/> Written<br><input checked="" type="checkbox"/> Verbal            | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |
|                        |                         |                        | <input type="checkbox"/> 12-38 (COR)<br><input type="checkbox"/> 21-38 (COR)                       | <input type="checkbox"/> Observing<br><input type="checkbox"/> Written<br><input type="checkbox"/> Verbal                       | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |
|                        |                         |                        | <input type="checkbox"/> 12-38 (COR)<br><input type="checkbox"/> 21-38 (COR)                       | <input type="checkbox"/> Observing<br><input type="checkbox"/> Written<br><input type="checkbox"/> Verbal                       | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |
|                        |                         |                        | <input type="checkbox"/> 12-38 (COR)<br><input type="checkbox"/> 21-38 (COR)                       | <input type="checkbox"/> Observing<br><input type="checkbox"/> Written<br><input type="checkbox"/> Verbal                       | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |
|                        |                         |                        | <input type="checkbox"/> 12-38 (COR)<br><input type="checkbox"/> 21-38 (COR)                       | <input type="checkbox"/> Observing<br><input type="checkbox"/> Written<br><input type="checkbox"/> Verbal                       | <input type="checkbox"/> In Support<br><input type="checkbox"/> Not In Support |



OFFICE OF THE PRESIDENT

APR 02 2025

Honorable Sabrina Salas Mantanane  
Senator  
38<sup>th</sup> Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs  
Guam Congress Building  
163 Chalan Santo Papa  
Hagatna, Guam 96910

Hafa Adai Senator Mantanane,

My name is Mary Okada, President of the Guam Community College. I am here this morning to jointly discuss both Bill 12-38, "An Act to Reserve Lot No. 2417-1-R7, the Former Department of Public Health and Social Services Main Building in *Mangilao*, for immediate use by the Department of Public Health and Social Services and to Authorize its use for the Guam Community College Nursing Program", and Bill 21-38, "An Act to Transfer Lot No. 2417-1-R7, Municipality of *Mangilao*, formerly known as the Department of Public Health and Social Service Central Headquarters, from the Department of Public Health and Social Services to the Guam Community College for the Construction of a Nursing Annex".

There are several considerations that I would like to provide: (1) given that an assessment of the property is already underway, it would be prudent to wait for the results of that assessment to be completed before any further decision is made on the use of this property, and (2) before the college will engage in applying for any funding to support the construction and/or renovation of this property, that the property be transferred to GCC. Without this, it would not be in the best interest of the college to pursue any grant funding or financing.

Thank you for this opportunity to provide my testimony this morning. I look forward to responding to any questions that you may have.

Should you have any questions, please contact me at [mary.okada@guamcc.edu](mailto:mary.okada@guamcc.edu) or (671) 735-5700.

Si Yu'os Ma'ase!

Mary A.Y. Okada, Ed.D.  
President



GOVERNMENT OF GUAM

DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES  
*DIPATTAMENTON SALUT PUPBLEKO YAN SETBISION SUSIAT*



LOURDES A. LEON GUERRERO  
MAGA'HAGAN GUAHAN  
GOVERNOR OF GUAM

JOSHUA F. TENORIO  
SEGUNDO MAGA'LÁHEN GUAHAN  
LT. GOVERNOR OF GUAM

THERESA C. ARRIOLA, MBA  
DIRECTOR

PETERJOHN D. CAMACHO, MPH  
DEPUTY DIRECTOR

AMANDA LEE SHELTON, MPA  
DEPUTY DIRECTOR

April 1, 2025

Honorable Sabrina Salas Matanane  
Senator, 38<sup>th</sup> Guam Legislature  
Chairwoman, Committee on Health and Veterans Affairs  
Guam Congress Building  
163 Chalan Santo Papa  
Hagatna, Guam 96910

Re: **Bill No. 12-38** (COR) AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Re: **Bill No. 21-38** (COR) MUNICIPALITY OF MANGILAO, FORMERLY KNOWN AS THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS, FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX.

HAFA ADAI Chairwoman Sabrina Salas Matanane and Senators of the 38<sup>th</sup> Guam Legislature:

Thank you for the opportunity to present testimony on Bill No. 12-38 and Bill No. 21-38, which both address Lot. No. 2417-1-R7, the site of the former Department of Public Health and Social Services (DPHSS) central headquarters in Mangilao.

Before speaking on the Bills, please allow me to provide an update on the **DPHSS Central Public Health, Mangilao Assessment** that is currently ongoing and a critical factor to consider when discussing the future of Central Public Health, Mangilao site.

- DPHSS funded Assessment with DPW oversight as contracting agency: Contract was awarded to EMPSCO through proper procurement process.
- March 3, 2025: DPW gave Notice to Proceed to contractor.
- March 10, 2025: Topographic site survey – material test, hydrant flow test, drone observation, evaluation report preparation.



- March 13, 2025: Kick off meeting for the condition assessment took place.

#### PHASE I

- March 14, 2025: Request for information from Contractor to DPW to obtain information from DPHSS.
- March 17, 2025: DPHSS Responded to March 14<sup>th</sup> request.
- June 5, 2025: Pre Final Assessment Submittal
- June 6-19, 2025: Government Review (DPW)
- July 18, 2025: Final Assessment Report

#### PHASE II

- November 11, 2025: Task 1 Submission of 60% Design
- November 14-26, 2025: Government Review (DPW)
- January 11, 2026: Task 2 Submission of 90% Design
- January 12-25, 2026: Government Review (DPW)
- February 26, 2026: Task 3 Submission of 100% Design

With regards to the “DPHSS Community Health Clinics” it is important to establish that Guam currently only has two Federally recognized/qualified Community Health Clinics (Northern and Southern DPHSS Community Clinics). US Public Health Service Act, PL 32-231 established the Guam’s Northern and Southern clinics with the guidelines set forth by the Health Resources and Services Administration (HRSA). HRSA is the CHC’s main funder and I am pleased to report that DPHSS CHC has recently received Notice of Award from HRSA for Service Area Competitive Grant. An award of \$2,027,000 per year (2025-2028).

The DPHSS Mangilao Central location of which both Bill’s speak to, housed DPHSS Administrative offices and the “Specialty Clinical programs” such as TB, Immunization, Maternal & Child Health, Dental, HIV/STD and the Ryan White Program.

With the current purchase of DPHSS first Mobile Clinic, the department has submitted to HRSA a request to establish the mobile clinic as Guam’s third Federally Qualified Community Health Clinic. Currently we wait for their response.

#### **BILL 12-38 & 21-38:**

With Regards to Bill 12-38 and 21-38 our comments are based on the Bills as written however, DPHSS strongly suggest that the Assessment of the Central Mangilao Building funded by public dollars be completed and its recommendations be considered in determining the future life of the Mangilao Central Facility.

#### **Bill No. 12-38 (COR) introduced by Senator Therese Terlaje:**

#### **Considerations:**

1. Restore and enhance access to comprehensive health services authorizing continued use of Lot No. 2417-1-R7 by DPHSS.

2. Reserve Lot No. 2417-1-R7 to be consistent with the purpose of a Central Public Health & Social Services Diagnostic & Treatment Facility and the mission of DPHSS. The facility housed the “Specialty” clinics such as TB/Hansen’s Disease, STD/HIV/ Ryan White, Maternal & Child Health (including Shriners Children’s clinic), WIC, Central (Specialty)Pharmacy and Dental.
3. The department will need financial support from the government. Infrastructure grants are usually restricted to program requirements.
4. Enter into a Memorandum of Agreement (MOA) with GCC to allow a portion of Lot No. 2417.1-R7 to be used for GCC Nursing Program. However, DPHSS has concerns that an MOA would not allow GCC to seek and secure construction funding.

**Concerns:**

1. Transfer a portion or all of Lot No. 2417-1-R7 to the Guam Community Health Centers (CHC) program for the purpose of establishing a central community health clinic. *Currently, establishing a central Federally recognized community health clinic would require HRSA approval and additional workforce that Guam struggles with. Currently, DPHSS struggles to maintain desired staff levels to run the current CHC’s we have today – Northern and Southern Clinics. Efforts to increase awareness of the Southern CHC services it offers is being planned.*
2. If the property is not utilized by the Department of Public Health and Social Services for the development of a central community health clinic within five (5) years of the enactment of this legislation, ownership shall be transferred to the CHC for its use as a central community health clinic. *For the same reason stated above, DPHSS has concerns.*

**Bill No. 21-38 (COR) by Senator Tina Rose Muna Barnes:**

**Considerations:** Appropriation of Three Hundred Fifty Thousand dollars (\$350,000) from the General Fund to the Guam Community College (GCC) to fund a construction planning study and developing and constructing a nursing annex on Lot No. 2417-1-R7. *Unfortunately, this funding may not be enough. DPHSS strongly suggest we wait until the recommendations of the current assessment is available to have a better understanding of need.*

**Concerns:** Transfer of Lot No. 2417-1-R7 to GCC

The former Mangilao Central Public Health Building should remain in DPHSS’ inventory of facilities unless transfer stipulates that DPHSS “Specialty Clinics” will co-occupy the “New” Facility.

In line with the previous DPHSS and GCC testimonies on related bills, the department once again offers the concept of a “shared approach” for use of the Mangilao Central location and recommend to combine aspects of Bill 12 and 21.

- a) Bill No. 12-38 (COR) – Expand the designated use of Lot No. 2417-1-R7 to include non-client, non-medical program services, that supports the “specialty clinic programs” stated earlier that provide direct patient/client services at the central facility.
- b) Bill No. 12-38 (COR) - Enter into a Memorandum of Agreement (MOA) with GCC to allow a portion of Lot No. 2417-1-R7 to be used for GCC Nursing Program.
- c) Bill No. 21-38 (COR) – Lot No. 2417-1-R7 remains with DPHSS unless transfer can guarantee DPHSS co-existence with GCC.
- d) Bill No. 21-38 (COR) – Increase appropriation to design and renovation/re-build a new DPHSS building on Lot No. 2417-1-R7, which will be used for health services for the people of Guam to include GCC Nursing Program.
- e) A committee comprised of DPHSS and GCC will be formed to complete the planning, development, and renovation of the building on Lot No. 2417-1-R7.

DPHSS strongly recommends that the facility assessment currently being conducted be completed and its recommendations drive the future path of the currently DPHSS Mangilao Central facility.

Thank you for the opportunity in providing our comments to Bill No. 12-38 (COR) and Bill No. 21-38 (COR) as written. DPHSS greatly appreciates all efforts to assist the department.



**THERESA C. ARRIOLA, MBA**  
Director

**CONTRACT NO. \_\_\_\_\_**

**CONTRACT**

**EMPSCO ENGINEERING CONSULTANT**

---

**Consultant**

**Public Works  
(Department)**

**2025**

**Contract for: Professional Consulting Services for a Condition Assessment of the Mangilao  
Public Health Building**

**Project No.: 460-5-1007-F-MAN**

**Amount: \$ 970,000.00**

**Place: Mangilao, Guam**

**RFP for Professional Consulting Services  
For a Condition Assessment of the Mangilao  
Public Health Building. Project No.: 460-5-1007-F-MAN**

## CONTRACT

THIS CONTRACT, made and entered into this by and between the Department of Public Works (DPW), Government of Guam, hereinafter called the "Government", and EMPSCO Engineering Consultant, a Licensed Professional Engineering Firm of Guam, hereinafter called the "Consultant".

WITNESSETH, that whereas the Government intends to perform the **"Professional Engineering Services for a Condition Assessment of the Mangilao Public Health Building, Project No.: 460-5-1007-F-MAN"**, hereinafter called the "Project", in accordance with the RFP Requirements and other contract documents prepared by the DPW.

NOW THEREFORE, the Government and Consultant for the considerations hereinafter set forth, agree as follows:

I. THE CONTRACTOR AGREES to furnish all the necessary services to perform and complete in a workmanlike manner all the work required for the assessment reports, analysis & recommendations and specifications of the Project, in strict compliance with the Contract Documents herein mentioned, which are hereby made a part of the Contract, including the following addenda:

| Addendum No. | Dated           |
|--------------|-----------------|
| <u>1</u>     | <u>10/21/24</u> |
| <u>2</u>     | <u>11/4/24</u>  |

- (a) Contract Time: The Consultant agrees to commence work under this contract upon written notice to proceed, and to provide complete design services as required by

RFP for Professional Consulting Services  
For a Condition Assessment of the Mangilao  
Public Health Building. Project No.: 460-5-1007-F-MAN



this RFP solely for the Department of Public Health & Social Services. Period of performance for the Contractor will be for a period of Three Hundred Sixty (360) Calendar Days.

II. THE GOVERNMENT AGREES to pay, and the Consultant agrees to accept, in full payment for the performance of this contract, *the contract amount of Nine Hundred Seventy Thousand Dollars and 0/100 (\$970,000.00) plus* any and all sums to be added and/or deducted resulting from all extra and/or omitted work in connection therewith, as authorized under this RFP all in accordance with the terms as stated in the Contract Documents.

*(a) Progress payments will be made on a monthly basis*

III. COVENANT AGAINST CONTINGENT FEES. The Consultant warrants that he has not employed any person to solicit or secure this Contract upon any agreement for a commission, percentage, brokerage or contingent fee. Breach of this warranty shall give the Government the right to terminate the Contract, or in its discretion, to deduct from the Contract price or consideration the amount of such commission, percentage, brokerage or contingent fee. The warranty shall not apply to commission payable by contractors upon Contracts or sales secured or made through bonafide established commercial or selling agencies maintained by the Consultant for the purpose of securing business.

IV. OTHER CONTRACTS. The Government may award other contracts for additional work, and the Consultant shall fully cooperate with such other contractors and carefully fit his own work to that provided under other contracts as may be directed by the Contracting Officer. The Contractor shall not commit or permit any act which will interfere with the performance of work by any other contractor.

V. DISPUTES. Except as otherwise specifically provided in this contract, all disputes concerning questions of fact arising under this Contract shall be decided by the Contracting Officer

whose decision shall be final and conclusive upon the parties thereto. In the meantime the Contractor shall diligently proceed with the work as directed.

VI. CONTRACT BINDING. It is agreed that this Contract and all of the Covenants hereof shall inure to the benefit of and be binding upon the Government and the Awardee respectively. Neither the Government nor the Awardee shall have the right to assign, transfer or sublet his interests or obligations hereunder without written consent of the other party.

VII. NO MECHANIC LIENS. It is hereby mutually agreed by and between the parties hereto that no mechanic, contractor, subcontractor, material man or other person can or will contract for or in any other manner have or acquire any lien upon the project covered by this Contract, or the land upon which the same is situated.

VIII. RESTRICTION. The service provider warrants that no person in its employment who has been convicted of sex offense under the provisions of chapter 25 of Title 9 of the Guam Code Annotated, or of an offense defined in Article 2 of Chapter 28 of Title 9 of the Guam Code Annotated, or who has been convicted of an offense with the same elements as heretofore defined in any other jurisdiction, or who is listed on the Sex Offender Registry shall provide services on behalf of the service provider while on government of Guam property, with exception of public highways. If any employee of the service provider is providing services on government property and is convicted subsequent to an award of a Contract, then the service provider warrants that it will notify the Government of the conviction within twenty-four hours of the conviction, and will remove immediately such convicted person from providing services on government property. If the service provider is found to be in violation of any of the provisions of this paragraph, then the Government will give notice to the service provider to take corrective action. The service provider shall take corrective action within twenty-four hours of notice from the Government, and the

service provider shall notify the Government when action has been taken. If the service provider fails to take corrective steps within twenty-four hours of notice from the Government, then the government in its sole discretion may suspend temporarily any Contract for services until corrective action has been taken.

IX. INDEMNITY. Awardee agrees to save and hold harmless the Government, its officers, agents, representatives, successors and assigns and other governmental agencies from any and all suits or actions of every nature and kind, which may be brought for or on account of any injury, death, or damage arising or growing out of the acts or omissions of the Consultant, Consultant's officers, agents, servants or employees under this Contract.

X. CLAIMS AGAINST GOVERNMENT. The Contractor expressly recognizes that the Government Claims Act (Title 5 of the Guam Annotated, Chapter 6) applies with respect only to claims of money owed by or to the Consultant against the Government if the claim arises out of or in connection with this Contract. The Consultant also expressly recognizes that all other claims by the Consultant against the Government are subject to the Guam Procurement Law (Title 5 of the Guam Annotated, Chapter 5).

XI. CONSENT TO JURISDICTION. The Consultant hereby expressly consents to the jurisdiction of and the forum of the courts of Guam with respect to any and all claims which may arise by reason of this Contract, except as otherwise may be provided by the Guam Procurement Law. The Consultant waives any and all rights it may otherwise have to contest the same or to proceed in a different jurisdiction or forum.

XII. MANDATORY REPRESENTATION BY CONSULTANT REGARDING GENERAL ETHICAL STANDARDS (2 GAR Div. 4 11103 (b)). With respect to this Contract and any other

Contract that the Consultant may have, or wish to enter into, with any Government of Guam agency, the Consultant represents that it has not knowingly influenced, and promises that it will not knowingly influence, any government employee to breach any of the ethical standards set forth in the Guam Procurement Law and in any of the Guam Procurement Regulations.

**XIII. MANDATORY REPRESENTATION BY THE CONSULTANT REGARDING PROHIBITION AGAINST GRATUITIES AND KICKBACKS (2 GAR Div. 4 11107(e))** With respect to this Contract and any other contract that the Consultant may have or wish to enter into with any Government of Guam agency, the Consultant represents that he has not violated, is not violating, and promises that it will not violate the prohibition against gratuities and kickbacks set forth in the Guam Procurement Regulations.

IN WITNESS WHEREOF the parties hereto have executed this contract as of the day and year first indicated by their respective names, which shall only become effective on the date it is signed by the Governor of Guam.

CONSULTANT:

REYNALDO M.C. ARCE, P.E.  
Principal-In-Charge  
EMPSCO Engineering Consultant

Date:

22 January 2025

GOVERNMENT:

VINCENT L. ARRIOLA  
Director  
Department of Public Works

Date:

24 JAN 2025

CERTIFIED FUNDS AVAILABLE:

MARGARET AGULTO  
Department of Public Health & Social Services  
Certifying Officer

Allotment No.: 6230001-100-25-1700001 ✓

Amount: \$970,000.00 ✓

BBMR's APPROVAL:

LESTER L. CARLSON, JR.  
Director  
Bureau of Budget and Management Research

Date:

JAN 30 2025

APPROVED AS TO LEGALITY AND FORM:

DOUGLAS B. MOYLAN  
Attorney General

Date:

2/12/25

APPROVED:

LOURDES A. LEON GUERRERO  
Governor of Guam

Date:

2/14/2025

RECEIVED

3:08 PM  
JAN 24 2025  
Bureau of Budget and Management Research



# CONDITIONAL ASSESSMENT OF MANGILAO PUBLIC HEALTH BUILDING

PROJECT NO.: 460-5-1007-F-MAN  
FINAL REPORT  
July 18, 2025



Prepared for:  
DEPARTMENT OF PUBLIC WORKS  
Division of Capital Improvement Projects  
DPW, TMC Bldg. 542 North Marine Corps Drive  
Tamuning, Guam 96913



Prepared by:  
EMPSCO-Engineering Consultants  
1998 Army Drive, 2/F EMPSCO Bldg.  
Dededo, Guam, 96929  
empSCO@guam.net





July 18, 2025

To: Vincent P. Arriola - Director  
Department of Public Works  
542 North Marine Drive  
Tamuning, Guam 96913

**PROJECT: Professional Consulting Services for a Conditional Assessment of the Mangilao Public Health Building, Project No. 460-5-1007-F-MAN**

**Subject: FINAL ASSESSMENT REPORT**

ATTN: John F. Calanayan  
Engineer Supervisor

Attached herewith is the final update Report of the building condition assessment performed on the DPHSS facility.

This report was performed to comply with the SOW defined under Phase I of the subject contract.

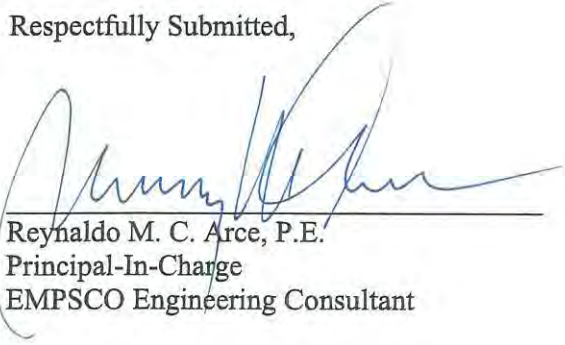
The assessment findings are presented in the attached report including estimated costs to repair existing key building system deficiencies. This report shall serve as the basis to restore the facility to a functional state through repairs and replacement.

Based on this assessment, this initiates the design development process, outlining the scope of work, cost limitations and potential solutions to ensure a successful result.

As we move forward to the next phase of this project, please be reminded that consultation and discussions with DPHSS stakeholders and relevant parties is crucial to understand the DPHSS facility needs and priorities.

Thank you for the opportunity to prepare this *Report and* assist you with this project. Please contact our office if we may be of further assistance.

Respectfully Submitted,



Reynaldo M. C. Arce, P.E.  
Principal-In-Charge  
EMPSCO Engineering Consultant

# **CONDITIONAL ASSESSMENT OF MANGILAO PUBLIC HEALTH BUILDING**

**PROJECT NO: 460-5-1007-F-MAN**

## **Final Report**



**DIVISION OF CAPITAL IMPROVEMENT PROJECT  
DEPARTMENT OF PUBLIC WORKS  
GOVERNMENT OF GUAM**

JULY 18,2025



EMPSCO-Engineering Consultants  
1998 Army Drive, 2/F EMPSCO Bldg.  
Dededo, Guam 96929  
[empSCO@guam.net](mailto:empSCO@guam.net)

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## APPENDIX A: BUILDING SYSTEM ASSESSMENT

|     |                         |
|-----|-------------------------|
| A1: | Building Architectural  |
| A2: | Structural              |
| A3: | Mechanical and Plumbing |
| A4: | Electrical              |
| A5: | Fire Protection         |
| A6: | Site Civil              |
| A7: | Accessibility           |

## APPENDIX B: ATTACHMENTS

|     |                       |
|-----|-----------------------|
| B1: | Building Floor Plans  |
| B2: | Property Map          |
| B3: | Topographic Survey    |
| B4: | Wind Hazard Report    |
| B5: | Seismic Hazard Report |
| B6: | References            |

## EXECUTIVE SUMMARY ■ 1.0

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This executive summary presents an overview of DPHSS facility observations, recommendations, and magnitude of probable cost relevant to architectural and service-based engineering components or sub-components of the facility and will serve as a rating scale to facilitate building rehabilitation.

The building was constructed in 1973 to serve as dual-use occupancy, namely public health services and a fallout shelter. The building's gross floor area is estimated at 72,498 square feet. The DPHSS facility is located on a property measuring approximately 4.38 acres.

A physical field survey of existing conditions was performed independently by a team of architectural and service-based engineering disciplines. During the assessment, the facility was unoccupied. All utilities, power, water, and communications to the facility were disconnected.

Observations were made on all sides of the building exterior and on each interior floor level where safely accessible. Roof inspections were performed with the assistance of the DPW crew providing a manlift to allow inspectors access to the roof. Only areas accessible to the A/E team were included in this assessment.

Concrete strength tests were performed consisting of core test sampling and impact hammer test methods. No destructive or invasive methods were used for this assessment. Property site boundaries and a topographic survey were performed. Photos were taken for documentation purposes. Measurements were made as necessary to prepare a facility base plan layout.

This report documents our field findings based upon visual observations of existing building systems with regard to building and life safety, code compliance, accessibility requirements, structural components, and existing mechanical, plumbing, electrical, communications, and fire protection systems.

The condition assessment identified widespread deterioration across several systems due to age, extended use, and deferred maintenance. Many critical building components have exceeded their expected service life and are no longer performing efficiently or reliably.

Architecturally, some rooms show signs of moisture intrusion, wear in interior finishes, and non-compliance with ADA accessibility requirements.

Structurally, the building appears to be in general good condition and does not exhibit any critical deficiencies or significant concerns. However, minor non-structural concrete defects are present and will require standard repairs.

Mechanical systems, particularly the HVAC, are largely composed of existing equipment—such as ventilation units, piping, supports, fittings, controls, and wiring—that are no longer functional and are recommended for full replacement with a new system.

Electrical systems have critical defects affecting functionality. The GPA transformer is observed to be in poor condition. All major electrical service and distribution equipment—including switchboards, step-down transformers, panelboards, and motor controls—are recommended for full replacement.

The plumbing system does not meet current codes and standards and requires immediate replacement.

Life safety systems do not meet current code standards and require immediate upgrades.

The civil storm water drainage system is not in compliance with GEPA guidelines. Provisions for containment of the storm runoff using infiltration trenches combined with a pretreatment sedimentation chamber are required. Reconfigure and rearrange parking to consider accessibility issues, ADA parking, and signage.

Based on the preceding observations and assessment, the overall condition of the DPHSS building is rated as poor to fair. The total Rough Order of Magnitude (ROM) cost to address the identified deficiencies and restore the building to acceptable operational and code-compliant standards is estimated at \$25 million for the building renovation and repair work alone. When factoring in the associated site civil improvements, the overall total estimated cost increases to approximately \$ 27.8 million.

As part of the overall planning and assessment, a cost estimate for the complete demolition and site leveling of the existing building was also developed. The unit cost for demolishing the structure, including all necessary hauling and disposal of debris, is estimated at \$ 35 per square foot. With a total building footprint of approximately 72,498 square feet, the total demolition cost is projected at \$2.5 million. This estimate provides a baseline cost for evaluating redevelopment options.

In summary, the findings of this assessment confirm the need for substantial investment to extend the useful life of the DPHSS facility while allowing for reuse and preservation of existing structures. Additionally, the current space layout and service functions being provided can be used by DPHSS to prioritize repairs and upgrades, identify areas where functional efficiency can be improved, and plan for future upgrades or renovations based on available funding limitations. This results in an optimum balance in the reconstruction timeline and the needed capital investment for rehabilitation of the facility.



**BACKGROUND**

The Guam Department of Public Health and Social Services (DPHSS) in Mangilao, Guam, experienced an electrical fire in November 2019. As a result of the fire incident, Guam Fire Department (GFD) investigations have resulted in the discovery of electrical hazards inside the facility. GFD eventually issued a notice to cease operations pending resolution of hazards and necessary repairs.

The DPHSS team and staff members have vacated and moved out of the facility, which has been deemed unsafe following the electrical fire incident.

As part of contract requirements under Project No. 460-5-1007 F-MAN, EMPSCO was commissioned by the Guam DPW to perform a condition assessment of the Mangilao public health building facility.

This condition assessment report is being conducted to identify needed repairs and replacements associated with damaged or deficient building systems and components. Critical building deficiencies and recommendations are identified and evaluated with respect to costs. Building systems are evaluated for life safety improvements, code-recognized standards, and code-mandated requirements.

**BUILDING GENERAL DESCRIPTION**

The DPHSS facility is a 72,498 SF-plus, two-story, reinforced concrete building that provides health services and is occupied by the Department of Public Health and Social Services. The building is located in the central district in the village of Mangilao.

The property information is summarized as follows:

- Facility Address Location: Mangilao, Guam
- Property Zone Classification: Commercial
- Property Parcel Identification: Lot No. 2417-1-R7, Map No. 225FY2021
- Property Area: 3.78 acres
- Year Constructed: 1973
- Building Type: Institutional, Public Health Facility, Laboratory, Administrative, and Fall-out Shelter
- Building Square Footage: 72,498 SF (approximate total GSF)
- Number of Buildings: One (1)
- Number of Stories: Multi-roof level structure w/ one- & two-story floor levels
- Building Construction: Reinforced concrete frame with interconnected beams and columns

## **SCOPE OF SERVICES: PHASE I**

As part of assessment Phase I, the following are the scope of services:

1. Building structure and concrete shell to include its present condition and strength, stability issues, cracks, leaks, drainage, interior and exterior finish, air conditioning, ventilation, plumbing, fire prevention, lighting, and electrical interior & exterior.
2. Mechanical room structure and related equipment, plumbing system, storage tanks, electrical system, OSHA, and safety code issues.
3. Preferred treatment system (chemical and UV).
4. Scheduling and phasing of recommended improvements
5. Estimated construction costs.
6. All public restrooms and public showers
7. Building drainage system compliance
8. Sanitary health code and American Disability Act (ADA) compliance issues
9. Other items deemed necessary to provide for a fully functional, upgraded, modern, and safe public building and related facilities.

Specific scope also requires a cost estimate of demolishing and leveling to also be provided.

## **PROJECT APPROACH: BASIS OF ASSESSMENT**

Assessment of the facility is based on the following considerations.

1. Our assessment approach assumed that the building complied with the codes in effect at the time of construction. This report evaluates the building in its current stage and identifies deficiencies to be addressed to allow occupancy or restore the facility to a serviceable function.
2. The reuse or repurposing of an existing facility is guided by compliance alternatives based on the IBC, which allows for flexibility when making alterations, repairs, additions, or changes of occupancy without requiring full compliance with the new construction standards provided the overall safety level is maintained, improved, or brought to standards.
3. This assessment focuses on assessment of critical building systems, building envelopes, and core elements based on field surveys and layouts of designated facility use of space.
4. It must be understood that this assessment does not preclude the facility from having system- or component-specific physical deficiencies, deficiencies that may be costly to remedy, or deficiencies that may require further study. The facility is presently without power and water.

## **BUILDING REHABILITATION: CONSIDERATIONS**

Building rehabilitation is the process of restoring or improving the structural integrity and energy performance of an existing building and maintaining sustainability.

The primary objective of building rehabilitation is not only to ensure the structure remains safe and functional but also energy-efficient and meets the required building codes and standards. The importance of structural rehabilitation lies in its ability to extend the lifespan of a structure. Enhance the safety and durability of a structure.

The facility was built in 1973 and observed to be in poor condition and experiencing a continuing state of deterioration. The DPHSS facility, based on preliminary assessment, can be rehabilitated to meet users' requirements. This would require extensive and significant refurbishment and repairs or replacement work to comply with safety standards codes.

As part of the Specific Scope of Services—Phase II, rehabilitation involves a process of repairing, renovating, or upgrading the DPHSS facility to improve functionality and meet current standards while preserving the building features. This process typically includes assessing the building's condition (Phase I), developing a rehabilitation plan, executing the plan, and ensuring quality control throughout the process.

Under Phase I Scope of Services of the subject contract, an assessment of the building's structure, systems (electrical, plumbing, HVAC), and finishes identifying areas needing repair, replacement, or upgrades has been completed and is contained in this report.

Based on this assessment, a plan will be developed outlining the scope of work, budget, timeline, and specific user input to achieve the desired outcome while maintaining the building's character. The design and documentation stage follows this process, which results in the preparation of final detailed drawings, specifications, and other documents required for construction.

The rehabilitation and upgrading of the DPHSS facility are guided by compliance alternatives based on the IEBC, which allows for flexibility when making alterations, repairs, additions, or changes of occupancy without requiring full compliance with new construction standards, provided the overall safety level is maintained, improved, or brought to standards.

### ASSESSMENT PROCESS

This condition assessment should be considered as a preliminary assessment. Our inspection team consists of architects, engineers, and/or specialized consultants in their field of expertise to visually inspect and observe physical conditions of existing building systems and components.

Condition assessment involved surveys of locality, building structure, and systems and review of available documents. Since as-built drawings are not available, it was necessary that base-plan drawings need to be developed first. This step is to ensure and allow proper documentation for carrying out a condition assessment.

Only accessible areas of a building, exterior and interior areas, were assessed and documented, including enclosed spaces where physical access is safe and permissible.

Several site visits were conducted to obtain and verify data gathered, including preparation of a base plan, and to record critical information as found during field inspection. Based on visual observations, the team identified and observed deficiencies and general conditions of key building systems. Based on these findings and observed conditions, an assessment report of the facility was developed.

This Phase I study provides the initial approach to assessing the overall condition of the facility and for developing the recommendations for restoring functional use.

Based upon site observations and professional judgment, in conjunction with code guidelines, the assessment team observed and evaluated if a building system or component will necessitate repair or replacement.

### VISUAL SURVEY METHODS & TECHNIQUES

Visual on-site observation of building systems existing conditions was performed independently by each member of the assessment team from the architectural, civil, structural, mechanical, plumbing, fire protection, and electrical disciplines.

Observations were made on all sides of the building exterior and on each interior floor level, where accessible. The upper and lower roof areas were accessed and inspected. DPW provided the use of manlift equipment to allow inspectors to gain access to the roof. Areas that were safely accessible to the inspection team were physically observed and documented and included in this survey. No destructive methods, other than concrete core test sampling, were used to assess the structural integrity of the building material.

## **DOCUMENTATION AND REPORT PREPARATION**

Based on site observations, research, and judgment, EMPSCO prepared an evaluation report as to the condition assessment of a system or component and the recommended action, as well as determining a probable opinion on cost with the use of referencing cost tables from various industry sources. Each team discipline prepared an independent assessment report on the in-place construction systems, architectural, structural, life safety, ADA, mechanical, electrical, site civil, and plumbing systems, and the general built environment.

Refer to Appendix A for details of these independent assessment reports. Each system assessment identifies those components that are judged and observed to exhibit critical issues and provide cost estimates for replacement costs.

When reasonably feasible, quantities are derived from an approximate quantity take-off. Alternatively, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to procure, construct and manage the project.



### CONDITION ASSESSMENT GUIDE AND DESCRIPTIONS

This section provides descriptions of conditions corresponding to each condition assessment for each component. The conditions and descriptions listed below are used as a basic approach to describe a condition assessment of the individual components as they are visually observed.

The physical condition of building systems and related components is assessed according to the observed condition as follows:

- **Excellent:** Component or system typically appears to be in operating condition, sound, and able to perform as intended. Verification tests are needed to confirm operational status.
- **Good:** Satisfactory as is. The component or system is observed as sound. However, it may show minor signs of normal wear and tear. Repair or replacement will be determined when the project moves into the repair and construction stages.
- **Adequate:** Component or system can be assumed functional as visually observed but signs of wear, deferred maintenance, or evidence of previous repairs.
- **Poor:** Component or system is significantly aged, flawed, appears to be defective and unreliable; workmanship is not in compliance with accepted standards; determined to be obsolete; or exhibits deficiencies. The present condition could impact the deterioration of contiguous elements or systems. Implementing repairs required to restore to good condition, prevent premature failure, and/or prolong useful life would not be cost-feasible.
- **Failed:** Component or system is damaged, observed to be non-usable or not performing as intended.

## VISUAL SURVEY METHODS & TECHNIQUES

Table 4.1 below provides a summary list of major building systems condition rating observations which are discussed in more detail in the appendices of this report. This assessment focuses on primary building systems and core elements necessary to restore functional and safe operations.

*Table 4.1: Condition Assessment Summary*

| <b>Building System</b>                       | <b>Condition Assessment</b> | <b>Comment(s)</b>                                                                                       |
|----------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------|
| Foundation/Substructure                      | Good                        | Refer to Report Appendix A2                                                                             |
| Super Structure                              | Good                        | Refer to Report Appendix A1                                                                             |
| Exterior Envelope, Cladding                  | Adequate                    | Remove and Replace Exterior Doors; Refer to Report Appendix A1 and A2                                   |
| Roofing Membrane System                      | Failed                      | Remove and Replace; Refer to Report Appendix A1                                                         |
| Interior Finishes                            | Poor                        | Remove and Replace; Refer to Report Appendix A1                                                         |
| Doors and Windows                            | Poor                        | Remove and Replace; Refer to Report Appendix A1                                                         |
| Elevator                                     | Adequate                    | Resolve ADA Accessibility Issue                                                                         |
| Heating, Cooling and Ventilation (HVAC)      | Poor                        | Refer to Report Appendix A3                                                                             |
| Plumbing System                              | Poor                        | Refer to Report Appendix A3                                                                             |
| Fire Protection and Life Safety System       | Poor                        | Refer to Report Appendix A5                                                                             |
| Electrical System                            | Poor                        | Refer to Report Appendix A4                                                                             |
| Communication                                | Failed                      | Refer to Report Appendix A4                                                                             |
| Security                                     | Not Applicable              | Refer to Report Appendix A4                                                                             |
| Storm Water Drainage                         | Failed                      | Refer to Report Appendix A6                                                                             |
| Site Access, Parking, Pavement               | Poor                        | Improve ADA Access                                                                                      |
| Sidewalks, curbing, site steps and ramps     | Adequate                    | Refer to Report Appendix A6                                                                             |
| Landscaping, Fencing, Signage, Site Lighting | Poor                        | Improvement required.                                                                                   |
| Utilities                                    | Poor                        | Refer to Report Appendix A3, A4, and A5                                                                 |
| Moisture and Microbial Growth                | Not Applicable              | Refer to Report Appendix A1                                                                             |
| Hazmat                                       | Not Applicable              | Prior to Rehabilitation, address survey testing and abatement requirements; Refer to Report Appendix A1 |
| Accessibility/ADA                            | Poor                        | Refer to Report Appendix A7                                                                             |

## OBSERVATION AND FINDINGS ■ 5.0

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Summary descriptions and critical observations of building components are grouped by elements and described below. Expanded details of building systems deficiencies are presented in the remaining sections of this report.

This information, as well as approximate quantities and probable estimates of costs, user-prescribed functional services are to be updated as Phase I assessment and recommendations are finalized, components are identified for replacement, and subsequent building design rehabilitation phase work tasks are initiated.

The inspection team's main objective during assessment was to identify deficient, obsolete, or at-risk building components, assemblies, and/or systems.

Deficiencies identified visible elements that require repair and/or replacement. These include building system assemblies and service system components that are considered unsafe, defective/damaged, or that no longer perform their intended function.

Each deficiency was individually assessed based on the Uniformat guide that provided standards for classification of building components.

The inspection team describes the system being assessed and the relative physical condition and provides a description of current issues and system improvement recommendations.

### PHYSICAL CONDITION: GENERAL OBSERVATION

The facility is judged to be in fair condition with respect to the structural components and considered poor with respect to architectural building systems, mechanical systems, and electrical systems. The civil/site system is judged as adequate but exhibits EPA compliance issues with the existing drainage system.

Overall, the facility exhibits advanced wear and tear commensurate with its age. There is no evidence of any apparent, major structural distress that can be visibly observed as critical.

It must be noted that our team's observations do not preclude the facility from having system- or component-specific physical deficiencies, deficiencies that may be costly to remedy, or deficiencies that may require further study.

Although numerous changes to the facility were implemented without the benefit of documentation, record keeping, or pre-planning studies, maintenance issues appear to have been neglected, and deferred maintenance has been accruing in the years since. There are several building systems and code-related deficiencies that must be corrected to restore safe occupancy.

## STRUCTURAL

The substructure as observed most likely consists of poured concrete foundation walls with continuous concrete wall footing. Concrete column support may be assumed to consist of isolated concrete footings. Thickened concrete floor slabs or strip footings are presumed to provide support for the interior load-bearing masonry block walls. A poured concrete floor slab on grade is installed throughout.

The foundation walls are observed to be sound, in good to satisfactory condition with no visible signs of deterioration or structural damage. Considering the age of the structure, no visible signs of concrete cracking, rust stains or efflorescence, unsound concrete, spalling, or delamination were observed. A general visual survey of the building, exterior and interior, shows no evidence of significant movement or displacements of the substructure and its components. The building was constructed in 1973 with less stringent requirements compared to current seismic codes. With the absence of as-built plans, it should be understood that no rapid visual examination can provide a reliable assessment of seismic performance.

The superstructure consists of concrete frame construction supported by columns and beams to transfer loads from the structure to the foundation. The structural framework provides support for primary gravity and lateral force-resisting systems such as floors, roofs, claddings, and walls. The second-floor slab and roof slab are of reinforced concrete.

Concrete columns are arranged in a symmetrical layout. Beams that connect to the columns run in both orthogonal directions. The frame is classified as a rigid concrete frame with fixed ends and further categorized as a portal frame.

Concrete members are observed generally to be in sound condition, with no signs of active deterioration or spalling or corrosion of reinforcement. All framing members are observed to be structurally plumb with no critical signs of deflections or visible displacements. Concrete frames designed for the 1970 UBC were designed for strength to resist lateral loads, but with less focus on preventing brittle failure or ensuring ductile performance as later codes. The building has sustained past major seismic events with no major structural damage observed. All components, based on observed current conditions, do not exhibit critical structural deficiencies or potential concerns. Some minor non-structural concrete defects could exist that could require standard repairs.

The building's exterior envelope, or vertical enclosures, consists of masonry brick block with a pointed or tooled joint finish on the exterior face. There are observed stair-step pattern joint cracks on the exterior wall face. These joint cracks are not indicative of structural failure; however, the occurrence of leaks due to infiltration from rainwater as well as condensation from outside air may occur. Notable air and water infiltration/exfiltration through voids at exterior walls, door seals, vents, grilles, pipe wall penetrations, etc., are observed throughout the facility.

## ARCHITECTURAL

The facility lacks exterior windows, except for fixed metal louvers in mechanical rooms on the ground and second floors. This absence restricts natural daylighting and cross-ventilation, which can negatively affect occupant comfort, indoor air quality, and overall health—especially in a healthcare environment. Exterior entry doors, constructed of aluminum or metal in metal frames, are observed to be severely deteriorated, non-functional, or in a failed condition. Typhoon shutters installed at select entrances also show signs of damage, corrosion, and general disrepair. These exterior components, including storm shutters and louvers, have exceeded their service life and warrant full replacement to restore security and weather protection.

The building is not equipped with vestibules or anterooms at any entry points. Such transitional spaces are critical in healthcare settings as they help limit airborne contaminants and maintain pressure control. Interior doors are primarily hollow-core wood or metal-core in matching frames, most of which are damaged, misaligned, or fitted with incomplete or non-compliant ADA hardware. Interior finishes, including flooring (carpet, ceramic tile, VCT, and exposed concrete), walls (gypsum board, ceramic tile, plastered masonry, wood paneling, and pre-finished panels), and ceilings (acoustic tile and painted exposed concrete)—are in visibly deteriorated condition. Overall, interior architectural components are in poor to failed condition and require full replacement to restore functionality and aesthetics.

The roof membrane system exhibits severe degradation, including cracking, chalking, tearing, peeling, discoloration, and mold accumulation. Its reflective properties have significantly diminished due to accumulated dirt and weathering, increasing thermal gain and reducing energy efficiency. The lack of adequate roof slope contributes to ponding water, accelerating deterioration. Surface-mounted electrical conduits obstruct runoff and drainage.

Roof drainage infrastructure—including scuppers and primary drains—is damaged, corroded, clogged, or missing, with no evidence of secondary (overflow) drainage devices. Several roof penetrations, including mechanical ducts and pipe openings, exhibit failed flashing and sealant joints, allowing significant water intrusion. Mold growth and potential sanitary control issues are evident. The roof system has reached the end of its serviceable life and requires full replacement.

A fluid-applied, silicone-enhanced acrylic reinforced coating system is recommended for the new roof assembly. This should be installed over a prepared concrete substrate, along with new roof curbs, sealant systems, and flashing at all penetrations and drain locations. The roofing work must incorporate positive slope correction measures to eliminate ponding and ensure reliable drainage performance. A proactive maintenance plan should be established to preserve the integrity of the new system and extend its life cycle.

## ELEVATOR

The building is equipped with a single-cab elevator. The elevator is observed to be in satisfactory condition but appears outdated and may have code compliance issues. At the time of inspection, the physical condition of the elevator could not be verified.

The interior of the elevator could not be accessed during the inspection.

Items of concern with the elevator to be verified for safety and accessibility compliance requirements include:

1. Controls are accessible to all users and provided with visual, tactile, and Braille indicators.
2. Elevators should have two-way communication, 24-hour monitoring, and emergency recall systems.
3. Buttons should have floor designations that are easily visible and identifiable.
4. Automatic verbal announcements or non-verbal audible signals of floors and stops are required for elevators.
5. Two-way communication, 24-hour monitoring, and accessible messaging for hearing- or speech-impaired individuals are required.
6. Call buttons in the hallway should be centered 42" above the floor, with visual indicators.
7. Elevator status/control panels should identify floor service, operating on emergency power, and direction of travel.
8. Elevators should be interconnected with a standby power system, and emergency power should be provided for critical lighting and HVAC.
9. Elevators must have key switches in the building control station for emergency recall.

Recommend complete replacement of elevator equipment or, if possible, an upgrade. Elevator controllers should be replaced with a microprocessor-based logic system. Elevator controls and machinery should have adequate working clearances.



## HEATING, VENTILATION, AND AIR-CONDITIONING (HVAC)

The existing HVAC system in the building was found to be non-operative during the site visit. The existing HVAC systems for the facility are composed of an abandoned air-cooled chilled water system and its components, a direct expansion air handling unit, and a DX-split-type ductless air-conditioning system.

There exists abandoned chilled water line piping with heavy corrosion and damaged insulation found within the existing ceiling plenum and mechanical rooms. The air handling units have VFD motors and smoke detectors.

Most of the supply and return registers and grilles have been damaged and display mold buildup. Some of the existing roof exhaust fans had been blown out, others showing visible signs of corrosion as well as the associated exhaust ductwork and other accessories. Furthermore, some of the fans were observed to be severely damaged or blown out. None of the exhaust fans existing in place seem to be working.

The exhaust ventilation inside restrooms uses ducted inline exhaust fans to mitigate exhaust air. The makeup air for the restroom is supplied by the existing air-handling unit serving each zone floor.

Most of the exhaust diffusers and grilles show a visible presence of mold and heavy dust buildup. Several of the exhaust ductworks were observed as damaged, including duct supports.

Laboratory areas on the ground floor are provided with exhaust ventilation. The laboratory fume hood, exhaust hood, and exhaust fans are all observed to be in poor condition. The dental clinic's exhaust ventilation and air-conditioning system are also observed to be in poor condition.

The building has an existing generator with an internal sub-base fuel tank. The generator's exhaust pipe & muffler exhibited corrosion buildup. The generator's radiator's exhaust duct is damaged and torn out. The generator room is not equipped with a room.

exhaust ventilation equipment. The room is naturally ventilated by the existing aluminum wall and door louver. The generator exhaust flue gas is vented through an opening penetration on the wall.

The majority of the existing mechanical equipment, including ventilation equipment, piping, supports, fittings, controls, and wiring, is no longer usable and is recommended for replacement with a new system. The HVAC and plumbing systems for the entire building facility are observed to have reached the end of their useful lives and can no longer function as required. The HVAC and plumbing systems also need to comply with the latest applicable code and standard.

Consider provisions for a new HVAC system to serve within the building facilities. New HVAC equipment should provide conditioned and controlled temperature and humidity in each space based on room requirements with compliance with the latest applicable building code, the Guam Tropical Energy Code, and compliance with the ASHRAE Standards. Provide new controls necessary to adequately control the space and equipment and for maintenance.

Consider using stainless-steel ductwork for ducts located in an unconditioned space to promote corrosion protection and prolong service, including fittings, supports, hangers, and other related accessories. Recommend provisions for new aluminum supply and return registers, diffusers, and grilles; include volume dampers on each branch duct serving air terminals.

The new HVAC system selection will be based on building occupancy and use. The selection of system and equipment shall be based on using ASHRAE 90.1.

## PLUMBING

The plumbing system consists of domestic water service, sanitary waste, vent, and plumbing fixtures. Water service supplies include a traditional hot and cold water system. Plumbing fixtures consist of sinks, lavatories, water closets, urinals, service sinks, and drinking fountains.

Restroom fixtures are vitreous china, with manually operated flush valves and faucets. Plumbing fixtures in all restrooms are damaged and non-functional. Replacement of all fixtures is recommended. Replacement of fixtures with water-saving features is ideal. Sanitary flow is by gravity to the below-grade piping connected to the sewer system.

The majority of the plumbing fixtures are observed as damaged, including the water closets, urinals, lavatories, kitchen sinks, mop sinks, and drain fixtures that were torn out. Most of the fixtures had missing valves and faucets. Plumbing fixtures exhibited aging, corrosion, and deterioration. An electric water heater located in one mechanical room is observed to be in poor condition. Existing water softeners, including brine tanks, piping, and fittings, are also damaged and in poor condition or non-usable. Several plumbing systems inside the building, as observed, show that the domestic water supply piping used multiple types of materials, including galvanized steel, cast iron, and PVC materials, including valves and fittings. The existing plumbing ventilation pipes also used ABS material, including fittings.

The emergency eyewash & shower stations, particularly in the laboratory areas and hazardous rooms, are observed as non-functional or non-usable.

The medical vacuum and plumbing system and equipment for medical and dental rooms are damaged and observed to be non-functional.

The condition of the sanitary drainage system is unknown, as testing was not performed and is not part of the scope. A major concern is that the drainage piping is also aging. Recommendations to test the drainpipes should be undertaken. Additionally, consider replacing old piping and floor drains, replacing cleanouts, improving support of vent piping, and testing existing cleanouts for service reliability.

Based on these findings, the following recommendations are considered:

1. Replace existing water distribution systems, including pipes, fittings, and accessories, following the latest International Building and Plumbing Codes.
2. Provide sanitary waste and venting systems, including pipes, fittings, and accessories complying with the latest local codes and standards.
3. Provide automatic control P-trap primers to every floor drain.
4. Provide high efficiency plumbing fixtures, new floor drains, and other plumbing equipment required by the user.
5. Provide plumbing systems for medical and dental areas that consist of medical gases and vacuum systems in accordance with public health requirements and code regulations.
6. Provide an energy-efficient domestic hot water system for the entire facility.

## **FIRE PROTECTION AND LIFE SAFETY SYSTEMS**

### **Fire Sprinkler Systems**

The sprinkler system riser valve was found in the closed position, indicating a dry system condition and suggesting potential leakage. The exposed main sprinkler riser exhibits corrosion and appears to be in good condition. However, the interior condition of the piping should be inspected for microbiologically influenced corrosion (MIC) due to the presence of air pockets and the absence of water within the system.

The building does not have complete sprinkler coverage—several areas, particularly those that have undergone modifications or reconfigurations, were observed to lack sprinkler protection. The existing 6-inch water service is constricted by a 2-inch water meter assembly, significantly limiting the available fire flow. Flow test results confirm that the water supply is inadequate to meet the minimum fire protection demand required by applicable codes.

The Fire Department Connection (FDC) is not easily accessible, which could impede emergency response operations. The main system riser also exhibits visible signs of corrosion, raising concerns about long-term system integrity. The server room appears to have been previously protected by a clean agent fire suppression system. While distribution piping and discharge nozzles remain in place, the clean agent storage tank and the associated releasing control panel are missing.

The functionality of the fire alarm devices (including water flow switches, tamper switches, and supervisory alarms) is questionable, as no activation or signaling was observed during assessment.

## **Fire Alarm Systems**

The existing fire alarm system is non-operational. Notification appliances are limited in number and primarily located along the corridors, which does not meet the spacing and coverage requirements set forth in NFPA 72 and the Americans with Disabilities Act (ADA). Manual pull stations are installed at heights exceeding 48 inches above the finished floor, violating accessibility standards under both NFPA 72 and ADA guidelines. Numerous system-related devices are missing throughout the facility.

The main fire alarm control panel has been stripped of its components, with backup batteries and portions of system wiring missing. Power was unavailable at the time of assessment, preventing verification of the system's operational status.

Based on physical observations, the existing fire alarm system does not comply with notification and accessibility requirements as mandated by NFPA 72 and ADA.

No smoke detectors were observed in the vicinity of the elevator lobby, indicating a lack of required detection coverage for elevator recall operations. Due to the absence of power in the building at the time of the assessment, the functionality of the elevator emergency recall system could not be tested, and compliance with NFPA 72 requirements for elevator recall initiation and detection could not be confirmed.



## Life Safety

### 1. Egress and Exit Route

Certain designated exit routes were observed to be obstructed because of interior space reconfigurations. This condition presents a serious life safety hazard during emergency evacuations and constitutes a violation of the egress requirements outlined in IBC and IFC.

Interior stair handrails and/or guardrails should be reconfigured to comply with the latest applicable code (IBC 2009) if the building undergoes major renovation.

### 2. Emergency Light and Exit Signage

The functionality of the emergency lighting and exit signage systems could not be verified during the assessment due to the absence of electrical power in the building. As a result, it was not possible to confirm whether these life safety systems are operational or compliant with the requirements of IBC and applicable accessibility standards.

## Recommendations

The fire protection and life safety assessment of the DPHSS building revealed critical deficiencies resulting in the following key recommendations:

- **Sprinkler System:** Replace corroded components, inspect internal pipe corrosion (MIC), and restore full coverage to all occupied and modified areas. Upgrade the water supply line and improve fire department connection access. Provide new fire pump system with a dedicated water tank.
- **Fire Alarm System:** Replace the entire system with a new, NFPA 72-compliant addressable fire alarm, including new control panels, notification appliances, elevator recall smoke detectors, and ADA-compliant devices.
- **Egress and Life Safety:** Remove obstructions from exit routes, upgrade stairs and guardrails to meet IBC standards, and verify or replace emergency lights and exit signs to ensure code compliance.

## ELECTRICAL

The facility is served by the Guam Power Authority (GPA) grid. Service connects to a 13.8 kV overhead line along Route 10. A conduit riser on a GPA concrete pole connects to an underground primary line, which supplies a pad-mounted transformer via a primary handhole. The secondary service at 480/277 V, 3 Phase, 4 Wire runs underground and connects to exposed conduits along the building exterior wall and terminates to the main service equipment in the combined Electrical and Mechanical Room.

The facility is provided with a 600-kW generator building. The generator has an integral base-mounted fuel tank. The condition of the equipment is undetermined and appears to need repairs.

Building location causes an “access” problem to the GPA transformer. GPA Maintenance Vehicle and equipment currently do not have direct access to the transformer. Clearance in front of the transformer does not comply with Utility and code-required clearances for safe operation.

The existing GPA transformer is observed in poor condition. Theft of wires and metallic copper parts is visually evident throughout.

The electrical service and distribution systems must be fully replaced due to severe safety risks, code violations, and deterioration. Even without the 2019 fire, the system’s age and condition justify complete replacement. Partial repairs are not viable, as they would leave critical vulnerabilities. All major components, including switchboards, transformers, and motor controls, must be replaced, and a new code-compliant main electrical room is essential. Sub-electrical room locations may stay, but their infrastructure must be entirely rebuilt.

Reusing concealed conduits is only acceptable after careful mandrel testing, as hidden failures can pose serious risks. The existing generator may remain if a load analysis confirms it's adequate, but all associated components—feeder wiring, ATS, and controls—must be replaced. Using an automatic transfer and bypass isolation switch is recommended for greater reliability. The new system must also include short circuit, coordination, and arc flash studies per NFPA 70B standards.

Due to age and degradation, existing conduits and wiring are old and are near the end of their useful life. Exposed conduits in general are corroded. Existing wiring devices are old and have started to corrode. Metal faceplates are corroded, and plastic faceplates show signs of polymer degradation. The majority of existing light fixtures are fluorescent 2 x 4's, 2 x 2's, and 1 x 4's with diffusers ranging from acrylic to parabolic-type lenses. Gasketed fluorescent fixtures are used in utility rooms. Lighting control consists mainly of regular tumbler switches. Exterior area lighting consists of a few isolated concrete pedestals with mounted decorative lamp heads. Exterior lighting appears inadequate for the designated areas. A few rooms and offices were observed to have glass-break sensors and door magnetic switches. Devices are old and aged. The existing cables are damaged and disconnected. The building is not provided with a CCTV security system.

## COMMUNICATION

Existing telecom services (telephone and data) are provided by overhead communication cables from a GPA power pole along Route 10. The comm cable spans over the parking area and is routed onto the building roof.

The existing telecom room (TR) looks crowded and inadequate.

A dedicated room is provided within the building, containing the IT equipment and accessories mounted on a raised floor system. IT equipment and electrical panels are in total disarray and appear damaged; wirings have been cut or disconnected and are considered non-usable.

Existing telecom wiring consists of exposed Ethernet cabling routed above dropped ceilings. Cables lack proper support and tags.

Consider provisions for underground telecom service. A fiber optic cable service must be considered for more adequate bandwidth. A new telecom room (TR) with adequate space for telecom racks and equipment must be provided.

Proper cable pathway design must be implemented and performed by a Registered Communication System Designer (RCDD). New equipment and cabling must utilize current industry standards.

## **SITE CIVIL**

The general topography is slightly lower compared to surrounding areas. The property has a gradual downward slope towards the northwest corner, used for directing storm water flow. Site stormwater from the roof of the facility, landscaped areas, and paved areas is directed to on-site asphalt-paved swales along the parking areas.

Stormwater is conveyed primarily by sheet flow action across the paved surfaces towards low areas on the northwest corner of the property and percolates into natural ground. A portion of the roof runoff is also captured by grass areas adjacent to the building perimeter.

The existing stormwater drainage system does not meet EPA guidelines for current performance standards for BMPs in Guam to meet groundwater recharge, pollutant removal, channel protection, and flood control objectives.

Provisions for containment of the storm runoff using infiltration trenches combined with pre-treatment sedimentation chambers using EPA Guam guidelines are required for all redevelopment sites.

The site is comprised of asphaltic surface pavement with parking areas arranged around the building perimeter. Based on an initial review of the property area, the number of parking stalls seems inadequate. However, a portion of the current parking area is located in the disputed property area, which could impact parking requirements. Renovation would also need to replan and realign parking arrangements to consider accessibility issues.

Required designated ADA parking stalls and signage are not provided. Wall/pole-mounted signs for accessible spaces are missing. Curbs on accessible routes do not have proper depression. Required ramped curb cuts are missing or non-compliant.

The site has minimal landscaping features. The parking lot area appears to have minimal to inadequate lighting. Rehabilitation would need to include energy-efficient and adequate site lighting.

## CODE COMPLIANCE AND SAFETY ISSUES ■ 6.0

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### ACCESSIBILITY

Buildings completed and occupied after January 26, 1992, are required to comply fully with the Americans with Disabilities Act (ADA) Accessibility Guidelines. Existing facilities constructed prior to this date are held to a lesser standard of compliance to the extent allowed by structural feasibility and financial resources. As an alternative, reasonable accommodation to address the deficiency must be made.

At the DPHSS facility, the areas considered as a public accommodation are the site, parking, main level, restrooms, and elevator access to the upper floor level.

Accessibility features for this facility were observed to be either partially or fully non-compliant with the applicable scoping provisions and current accessibility standards, which may include, but are not limited to, interior and exterior accessible routes, restrooms, communication systems, drinking fountains, occupancy controls, fixed furnishings, doors and door hardware, handrails and guards, wayfinding and signage systems, walkways, and vehicular parking areas.

Based on review, we have determined that necessary corrections to critical ADA accessibility barriers can be readily achieved or are reasonably achievable.

ADA priorities of concern are described in Appendix A7, Table A7-1.

## **HAZARDOUS MATERIAL (HAZMAT) ABATEMENT**

Special assessment considerations associated with this study include environmental abatement and remediation for hazardous materials.

A hazmat assessment is crucial to identifying the presence and location of hazardous materials in the building. This assessment helps determine the extent of abatement needed and ensures a safe work environment.

### **Microbial Growth**

A limited visual and olfactory survey for the presence of mold was conducted. The team observes a widespread conspicuous presence of mold and moisture infiltration issues. Visible stains of water leaks on wall surfaces and ceiling finishes were noted. The presence of microbial growth, or conditions that tend to promote such growth, was noted.

Molds occur mainly on porous building materials such as gypsum board, insulation in walls and ceilings, and areas with carpeting. These materials are exposed to moisture and become microbial growth sites.

Considering that the building has remained unoccupied for years, it has encouraged mold growth. Uncontrolled moisture intrusion is the major cause.

Potential sources of moisture include rainwater intrusion, groundwater intrusion, HVAC condensation, and water leaks from building systems. (e.g., plumbing leaks, HVAC system leaks, overflowing drains, etc.).

Inadequate ventilation of restrooms also results in excess moisture conditions. Microbial growths are noted to exist in these locations or may be concealed with no visible evidence of their existence inside wall cavities.

Other causes are due to defective exterior door seals and improper seals and flashings around building equipment penetrations through roof and wall openings, including unsealed abandoned pipes and conduits.

This assessment does not constitute a preliminary or comprehensive mold survey of the buildings. Testing, sampling, and air quality analysis were not included in the scope of work. The reported observations and findings are based solely on existing site conditions as observed in readily accessible areas of the buildings during the assessment period.

## **Asbestos-Containing Materials (ACM) Survey and Abatement**

Building rehabilitation would require removal of building elements. Before removal can commence, any hazardous materials must be abated.

Based on the age of the building and the materials installed, it is possible asbestos-containing materials (ACM) may be present throughout the facility. In no way has our inspection team conducted an asbestos survey or visibly identified that there are ACMs within the building, since this is not part of our scope.

It is our understanding that the nature of the current and future occupancies will require repairs and replacement of the building structures, systems, and finishes; therefore, testing for hazard abatement shall be included as part of future construction alteration work, and proper filing with authorized agencies having jurisdiction is recommended.

Recommendation: As part of the rehabilitation program, a hazard materials survey must be performed to identify, locate and quantify asbestos-containing materials (ACM) and other hazardous materials such as: lead base paint, mercury-containing fluorescent lamps (including fluorescent, metal halide, high-pressure sodium, and mercury-vapor); thermostats and other mercury containing items; polychlorinated biphenyls (PCB)-containing ballast and oil containing equipment; stored paints, and other miscellaneous chemicals consistent with a Phase I Environmental Site Assessment.

## **Lead-Based Paint**

Based on the age of the building, it is possible that lead-based paint may be located throughout the facility. In no way has our inspection team conducted a lead survey or visibly identified that there is lead-based paint within the building, as this is not part of our scope.

It is our understanding that the rehabilitation of the DPHSS will require repairs and replacement of the building systems and finishes; therefore, testing for lead hazards will be required as part of any alteration work, and proper documentation and contractor worker protection are required by OSHA. All lead-containing materials must be properly removed and disposed of as per the Resource Conservation and Recovery Act (RCRA).



## RECOMMENDATION ■ 7.0

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This condition assessment of the DPHSS facility, following the electrical fire incident, shows that the facility is in an overall state of deterioration due to age, environmental exposure, and lack of planned programmed maintenance to prevent degradation of building materials and systems.

Rehabilitation and upgrading works are required, and code compliance guidelines for existing buildings should be implemented to ensure safe occupancy and to prevent further deterioration of the facility. This would extend the projected lifespan of the building and restore continued service function of the facility.

The current physical condition of the DPHSS facility needs major repairs. Extensive repair and/or replacement of architectural elements, MEP, and fire protection systems are required to ensure compliance with code standards and to protect the life, health, and safety of building occupants.

The assessment study presented in this report recommends the implementation to restore the facility to proper function and operation and to allow for re-use and preservation of existing structures. Extensive repair and/or replacement of all critical building systems is required to improve occupant's quality of life and to protect the life, health, and safety of staff, patients, and visitors.

Additionally, the current space layout and service functions being provided can be used by DPHSS to prioritize repairs and upgrades, identify areas where functional efficiency can be improved, and plan for future upgrades or renovations based on available funding limitations. This recommendation provides an optimum balance in the reconstruction timeline and the needed capital investment for the rehabilitation of the facility.

## OPINION OF PROBABLE COST ■ 8.0

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The opinion of probable cost was developed as part of the building system's condition assessment. Following the results of this condition assessment and based on the findings described in this report, a Rough Order of Magnitude (ROM) estimate was developed as part of a comprehensive building system condition analysis.

Based on FY 2025, the total estimated cost for renovation of the existing DPHSS facility, including civil site improvement, is estimated to be in the range of \$27.8 million. The estimated cost developed is based on the square footage of the existing structure and the estimated current construction cost (FY2025) for a similar structure, as well as cost data from local contractors, historical cost databases, and RS Means data.

The estimated cost reflects the cost of restoring, upgrading, or replacing outdated or failing components to bring the facility into compliance with current codes and operational needs.

Key components of the estimate include:

- *Architectural and Structural Repairs*: These include envelope upgrades, accessibility improvements, interior renovations, and any minor structural repair needed for code compliance and operational performance.
- *Mechanical, Electrical, and Plumbing (MEP) Systems*: The estimate includes replacement or substantial upgrade of HVAC, lighting, power distribution, water supply, and drainage systems, which are essential for maintaining a safe and functional environment.
- *Fire Protection and Life Safety*: The renovation scope includes upgrades to fire alarm systems, sprinklers, and other life safety components as required by current building codes.
- *Site Civil*: These include improvements in stormwater drainage to comply with GEPA guidelines. Site reconfiguration is also needed to ensure ADA-compliance with parking layout, accessibility, and signage.
- *Soft Costs and Contingency*: The estimate includes provisions for design, permitting, project management, testing and balancing, and a contingency allowance to address unforeseen conditions typical of renovation work.
- *Hazardous Material Abatement (not applicable)*: Allowances for asbestos or lead paint abatement, as well as demolition, are not included in the estimated cost. Addressing any abatement measures prior to commencing removal work is required.

Table 8.1: Summary Cost (FY 2025)

| Building System                                                  | Assessed System<br>Renovation/Repair Cost<br>(Preliminary SF Cost) |
|------------------------------------------------------------------|--------------------------------------------------------------------|
| Architectural                                                    | \$ 5,700,000.00                                                    |
| Structural                                                       | \$ 500,0000.00                                                     |
| Mechanical                                                       | \$ 4,300,000.00                                                    |
| Plumbing                                                         | \$ 1,500,000.00                                                    |
| Fire Protection                                                  | \$ 4,500,000.00                                                    |
| Electrical                                                       | \$ 7,000,000.00                                                    |
|                                                                  |                                                                    |
| <b>Subtotal</b>                                                  | <b>\$ 23,500,000.00</b>                                            |
|                                                                  |                                                                    |
| Removal Works                                                    | \$ 1,500,000.00                                                    |
|                                                                  |                                                                    |
| <b>Building Renovation/Repair Cost</b>                           | <b>\$ 25,000,000.00</b>                                            |
|                                                                  |                                                                    |
| Site Civil                                                       | \$ 2,800,000.00                                                    |
|                                                                  |                                                                    |
| <b>Total Construction incl.<br/>Site Civil &amp; Hazmat Cost</b> | <b>\$ 27,800,000.00</b>                                            |

In reference to the estimated cost summary, Table 8.1, the building renovation and repair ROM cost is estimated at \$ 25 million. When factoring-in the associated civil improvements and hazmat abatement, the estimated ROM cost increases to \$ 27.8 million. This serves as a planning-level estimate to guide future capital investments in the DPHSS facility. While not based on detailed construction documents, the estimate provides a reasonable framework for prioritizing repairs, allocating resources, and aligning renovation goals with budgetary constraints. Further refinement is expected as the project moves into design and scoping phases. We anticipate the user's needs that are not readily identified at this assessment stage. These needs would be identified and incorporated in the design phase of this project, including indirectly associated costs.

## EXCLUSIONS AND LIMITATIONS ■ 9.0

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EMPSCO and its sub-consultants are not responsible for the identification of any concerns or conditions that result from activities that have taken place after the date of the Building Condition Assessment site visit. The contents of this report, opinions, and recommendations presented herein are based on assessments made at the time during the preparation of this report.

Information regarding the subject property is obtained from a site walk-through survey. With the exception of concrete core tests performed, there was no other material sampling, invasive or destructive investigations, or equipment or system testing performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Assessments made with respect to the condition of the systems are limited to visual observation. The evaluation of these systems did not include any sampling and/or testing unless specified. A more extensive approach may be required to adequately assess systems which cannot be visibly identified.

The performance of a comprehensive building, hazardous materials survey, and abatement review is outside of the scope of work for this report. The information provided within this report is based solely on the Guam Environmental Protection Agency (EPA) guidelines associated with rehabilitation and demolition works and conformance requirements with environmental disposal procedures.

This report includes accessibility of the facility as part of the scope. This report provides a review of all major components identified in federal accessibility regulations. This review addresses general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components, and signage. This report is not intended to provide a comprehensive Americans with Disabilities Act (ADA) review.

# **BUILDING SYSTEMS ASSESSMENT ■ APPENDIX A**

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Condition Assessment of the Mangilao Public Health Building  
Project No. 460-5-1007-F-MAN

EMPSCO Engineering Consultants

Project Name: Conditional Assessment of the Mangilao Public Health Building  
Project No: 460-5-1007-F-MAN  
Project Location: Department of Public Health and Social Services (DPHSS)  
123 Chalan Kareta, Mangilao, Guam 96913

# BUILDING ARCHITECTURAL SYSTEMS

Date: 05 June 2025

Prepared by: EMPSCO – Engineering Consultants

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## **BUILDING INFORMATION**

The Guam Department of Public Health and Social Services (DPHSS) is the primary government of Guam agency responsible for providing health and social services to the island community.

The Guam Department of Public Health and Social Services (DPHSS) experienced an electrical fire in November 2019. The DPHSS team and staff members has vacated and moved out of the Facility following the electrical fire incident. During the assessment the building was unoccupied. Equipment and several furnishings still remained within the facility. Storage boxes of medical supplies are stored inside the facility. The building is without power and water.

This Building Condition Assessment was conducted to identify needed repairs and replacements associated with building components and systems. Critical needs are identified and evaluated to implement repairs or replacements. Replacements or repairs are evaluated for safety improvements, thermal efficiency, and code mandated improvements.

Non-conforming or non-compliant building systems were identified which are mandated to correct unsafe conditions, building code and fire code violations, or items that if uncorrected, would contribute to building system failure. Related architectural building components were identified that would improve occupant's quality of life, restore function, and ensure safe occupancy.

The DPHSS, Central district is located in the village of Mangilao Guam. The facility comprises a floor space area of 70,00 square feet and was constructed in 1973.

The building is a combination of one and two story concrete reinforced framed structure, flat roof with concrete exterior walls with brick design finish treatment. Building appears to have undergone several modifications over the years. The facility is obviously approaching the end of its serviceable life cycle.

## **CURRENT SERVICE FUNCTIONS AT DPHSS**

Based on information provided by DPHSS, the Mangilao central facility provides services grouped into three main categories: namely, Direct Client Services, Prevention and Control Services I and Non-client and non-medical Services.

The ground floor area accommodates the majority of the services related to direct clients' services and prevention and control services. The second-floor area is confined to non-client and non-medical services. The building has an elevator to allow access between ground and upper floors. The ground floor has an approximate gross floor area of 40,000 square feet. The second-floor area measures approximately 25,500 square feet.

## **ARCHITECTURAL ELEMENTS: BUILDING ENVELOPE**

The building envelope comprises all elements that separates the internal building from the external environment, this includes roof, doors, windows, floors, and walls.

Building insulation in the walls, ceiling, high-efficiency glass doors and windows, and properly sealed joints contributes to the effectiveness of the envelope.

The functions of a building envelope are to support the structure, provide efficient climate control, and provide an aesthetic finish to the building.

The building envelope includes the roof and walls of the structure, which provides structural support to ensure safe occupancy and provides a structurally sound facility.

### **Roofing- Horizontal Enclosures**

#### Roof, Slope, and Drains

Inspection of the roof was performed with the assistance of DPW crew providing a manlift to allow inspectors safe access to the roof. The team also utilized a drone survey equipment. In view of the roof height and OSHA safety considerations, physical access to the roof top to conduct visual observation was not feasible. Recordings made from drone surveillance was reviewed to assess the roof conditions.

The existing roof membrane coating system has exceeded its useful life. The type of coating system could not be physically determined. Verification of existing system should be explored in detail when roof repair work is started. The roof surfaces shows severe signs of degradation, chalking, non-reflective and widespread discoloration and fading. The concrete roof appears to have a waterproofing as a primer and finish with white color painted topcoat. Water drainage appears satisfactory, however ponding stains are visibly observed in several areas.

Existing roof has minimal slope to allow positive drainage. The roof runoff is provided by roof drains. Scuppers which drain down the side of the building convey rain water to grassed areas. The roof drain caps appear to be corroded, damaged, clogged, and some missing. Overflow drains devices were not observed or noted. Roof penetrations from pipes and duct vents seem to indicate flashing is defective or joint seals has failed resulting in rain water intrusions. Indications that roof leaks exists causing major interior damage to ceilings, walls, and equipment. Water intrusion to the interior causes mold growth and sanitary control issues. The roof envelope has undergone major degradation and requires total replacement. Significant notable deficiencies and observations of neglected maintenance of roofing system was noted.

#### Assessment / Recommendation: Roof, Slope, and Drains

The age of the roof envelope coating system cannot be determined due to unavailability of maintenance records.

Based on the condition and assessment of the exterior roof envelope system, replacement of the exterior roof envelope system is recommended.

The slope is very minimal to non-existent in some areas on the existing roof at the facility. Poor water drainage has resulted in ponding is evidenced by discoloration. Recommended minimum

slopes are 1/4 inch per foot to more ideal slope 1/2 per foot which is preferred for large flat roof areas for positive drainage and high rainfall on Guam. Recommend use of cement-based self-leveler mortar to eliminate areas of water ponding.

Based on our findings, recommendations to the roof envelope system includes:

- Replacement of roof membrane / coating system
- Improve roof slope for rainwater discharge and prevent roof ponding
- Replacement of roof drains and scupper drains
- Replacement of roof downspouts including connections
- Install splash blocks at roof drain discharge at ground level
- Replacement of seals and flashings around pipe and duct roof openings

### **Exterior Envelope (Walls, Doors, Flashing, And Expansion Joints)**

#### Exterior Walls

The structure of the walls is observed to be constructed of concrete brick masonry. We are unable to observe if and how the walls are reinforced and the type of reinforcement in placed. The interior face of walls do not have any insulation. The entire building is enclosed in masonry block with tooled joint finish. Exterior walls has no window openings. Only the mechanical rooms where wall openings for equipment vents and exhaust are provided.

The block wall material is observed to be in good condition overall except for a few minor non-critical surface defects observed. There is no apparent movement or settling of the wall. We observed general paint peeling, bubbles and flaking of the paint. Some areas have developed appearance of mold growth. Molds are noted to be less prevalent on the exterior, compared to interior locations due to sunlight exposure, areas not exposed to direct sunlight, or locations that are humid showed significant mold development. The building wall envelope has no insulation. The building wall is a single brick wall that serves as the enclosure for the vertical envelope.

There is significant air infiltration and exfiltration through wall cracks, wall construction joints, improper or damage flashings at vents, damaged construction joint seals, and the damaged exterior doors and door seals.

#### Assessment / Recommendation: Exterior Walls

The entire exposed wall surfaces of the building should be chemically cleaned to kill mildew and associated mold issues from developing.

- Recommend replacement and repair of masonry wall joint cracks and failed expansion joints.
- Replace backing rods and apply appropriate sealant for intended applications.
- Remove deteriorated mortar joints in brick masonry wall and fill in joints with new grout fresh mortar.
- Provide walls with new paint coating using mildew resistant and high reflective index paint to exterior walls.
- To prevent moisture migration through exterior walls, recommend application of appropriate protective or seal coating.

- Consider installation of wall insulation for thermal efficiency.
- Recommend sealing all envelope penetrations with appropriate materials and vapor/air barrier to minimize air infiltration.

#### Exterior Doors:

Exterior entrance doors consists of either aluminum or hollow metal. All entrance doors are solid doors with metal frame except for the east side main entrance consists of a double door with single-pane glazing. Typhoon shutters are provided for glass doors.

All entrance doors to the building are observed as failed condition. Entrance doors to mechanical room and generator room building are likewise observed as failed condition. All door hardware, door seals and accessories are damaged or failed. Door hardware are or damaged observed as non-compliant with ADA. Majority of door hardware are observed as missing. Recommend complete replacement of all exterior doors and hardware

#### Exterior Windows:

Building has no exterior windows which poses a concern. Building codes generally require windows, particularly in habitable spaces to ensure adequate natural light and provide emergency egress. Windows are not mandated by code except for emergency egress and safety purposes which requires operable windows to be installed.

While not always code mandated, windows provide natural ventilation, a key element that enhances healthy building environment.

Recommend considering provisions for exterior building windows to accommodate natural daylight illumination and provide healthy environment.

## ASSESSMENT / RECOMMENDATION: BUILDING ENVELOPE

|                             |                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Walls:                      | Repair masonry brick wall damage joint cracks, re-grouting of brick wall joints, and seal joints and repaired areas from sources of water intrusion or moisture.                                                                                                                                                                  |
| Roof:                       | Replace roofing membrane system, install flashing and seals on roof vents, replace roof drains, replace downspouts and install splash blocks for proper drainage, provide overflow drains.                                                                                                                                        |
| Windows and Doors:          | Replace all exterior doors. The building has no windows which could affect indoor air quality. Provide operable exterior windows.                                                                                                                                                                                                 |
| Foundation:                 | Recommend non-structural repairs to observed damaged areas of the concrete floor slab, repair of spalls, linear cracks and other delamination and resealing it. Apply joint sealant along ground floor slab and exterior wall. Apply waterproofing to ground floor slab. Apply leveling concrete to low or depressed floor areas. |
| Exterior Finishes:          | Replace all exterior paint finish with signs of deterioration, peeling, and discoloration.                                                                                                                                                                                                                                        |
| Insulation and Ventilation: | Provide proper insulation and ventilation for energy efficiency.                                                                                                                                                                                                                                                                  |

## **ARCHITECTURAL- INTERIORS**

### **Interior Construction**

Interior construction varies and is a combination of concrete masonry or masonry faced brick wall partitions.

Fixed partitions exist along the hallways constructed of concrete faced brick wall partitions, with exposed surfaces and tooled joint from finish floor to above ceiling level and painted. In some areas walls are plastered concrete with tooled joint finish and painted, while other areas are plain cement finish. Stairway enclosures are of concrete masonry with plastered finish. Stair handrails are outdated with worn finished. Stair tread and riser dimensions are observed as compliant. Existing finish on stair treads are mostly damaged; some are missing and generally in poor condition. Stair nosing appears intact but are worn and outdated and a safety concern.

Interior fixed wall partitions appear to be sound in construction. No major defects were noted. There are minor surface spalls and cracks to be re-plastered and all walls to be re-painted. All existing interior paint finishes as observed are dirty, worn, faded and in poor condition.

### **Interior Partitions**

Hallways at the ground floor central portion of the building, and the upper floor areas, the main corridor walls are of drywall (gypsum board) panels on metal studs with painted finish.

Fixed partitions between adjacent office spaces are drywall and metal stud framed with finish paint or wood paneling make up the rest of the interior of this building. Some areas are of original plaster. Large space office areas are subdivided into smaller areas with use of moveable office systems furniture low wall partitions.

Drywall partitions appear sound in construction. Finishes and panel condition are observed to be cosmetically fair and can be addressed via routine maintenance. Paint is generally faded and worn. Several locations exhibit surface areas of wall panels showing light to heavy presence of mold development.

In the laboratory area, there is significant evidence of moisture, water damage and mold growth in the drywall interior walls. The restrooms walls, masonry and drywall alike are also noted to have developed heavy mold growth. Various deficiencies are noted. The paint has bubbles and the panels are delaminating, paint peeling, drywall fastener pops possibly due to rust, corner bead cracking, holes and mold.

These conditions have been possibly caused by or combination of:

1. water infiltration from the walls and roof,
2. water leaks from roof or exterior wall penetrations and/or
3. building negative pressure drawing the moisture into the building resulting in condensation from HVAC equipment.

Based on these observations, these damaged wall partitions have critical defects affecting function. Recommend to perform investigative maintenance to address potential causes, and to replace walls that have critical defects Replacement is a priority recommendation.

## **Building Interior Finishes**

The condition rating for facility interior finishes (floors, walls, base, doors, door frames, door hardware, ceilings, corner guards, handrails, crash rails, etc.) as observed ranges from in poor to failed condition. There are numerous areas with damage to walls, doors and door frames from movement and transport of furnishings and equipment, water/moisture infiltration, mold growth and stains and some areas with floor slab degradation. The interior finishes in general are old, faded, outdated and subjected to significant wear, damaged and aged.

The majority condition of the interior walls have a heavy build-up of mold growth, peeling paint, cosmetic damages and discoloration on the wall surface. The interior fixed wall, masonry and drywall construction appear to be in stable condition. Building is exposed to tropical extreme humid location. Although some of the mold may be located on the surface, other areas appear to be more significant. The build-up of mold is less in exterior exposed areas compared to interior locations. Mold are caused either from the moist humid conditions/environment, low quality paint, from an inferior, damaged or missing vapor barrier or simply the exterior materials used. As mentioned, contributing factor to mold is the absence of windows . Preferably, buildings l should have windows.

Recommend that the facility be sprayed with chemicals to kill the mold, cleaned, sealed, caulked, and painted with a high-quality mold resistant paint. Component or sub-components would either require substantial part replacement or extensive repair.

### Interior Finishes - Floors

The existing interior floor finishes are a mix of vinyl composite tile, carpet tiles, carpet and ceramic tile placed on concrete floors. Condition of floor finishes are poor and appear to be old, brittle and subjected to excessive wear and damage. Some areas have concrete slab spalls leaving imprints through the vinyl finish material. Cove base in some areas delaminating off walls, damaged or missing. Wear and tear over time has severely impacted these finishes.

The interior floor finishes is generally in a damaged to failed condition and requires replacement throughout the building. The entire existing floor finish must be removed and replaced with the proper material and type of finish is to the intended use of space and amount of traffic in the area.

### Assessment / Recommendation

Recommend complete removal of flooring and base throughout facility with the installation of new healthcare quality products due to age. Grind high spots in concrete slab and/or use self-leveling floor compound to patch existing concrete slab depressions prior to installation of new finishes. Ensure that the correct materials are used with respect to flexibility, durability, cleaning, ease and maintainability with appropriate finish for the room's purpose.



### Interior Finishes- Paint

Interior wall surfaces are in poor condition. Interior walls and other painted surfaces are worn limiting the protective properties as they are damaged, scuffed, peeling or developed mold growth. There are widespread areas throughout the facility that shows walls have been patched which are not properly finished. Drywall plaster has not been sanded, walls primed and not painted.

#### Assessment / Recommendation:

Replacement of interior construction materials and finishes must consider use of space and the need for aseptic environments. Recommend smooth, nonporous, seamless materials to minimize contamination, maintenance and facilitate cleaning requirements. Painted surfaces should consider use of high quality, durable, mold resistant paint material and easy to clean.

Recommend chemically treatment of mold to all interior walls. Remove and replace damaged drywall as necessary and finish.

### Ceiling Finishes

The ground and upper floor of the facility generally comprise fibre acoustic cement board ceiling tiles and ceiling runners, which needs to be removed and replaced.

The ceiling finish at the ground floor area and at the upper floor consists of 2x4 acoustic ceiling tile suspended in an exposed aluminum T-grid runners.

They are visibly observed to be in marginal to poor condition. Signs of watermarks indicate presence of active leaks from roof envelope above the building or possibly other sources.

Several locations were observed where the ceilings panels showed water stains, warped, or corroded T-runners due to either, roof leaks moisture infiltration or condensation. Widespread growth of mold are observed.

It was observed in some areas of the facility, subject to high humidity, corrosive environment and high moisture shows deteriorated ceiling tiles and rusted ceiling grids.

The ceiling is suspended horizontally from the slab above with lights surface-mounted on the grid or recessed mounted.

#### Assessment / Recommendation

Based on observed conditions, ceiling finish have critical defects affecting function and should be replaced. Ceiling finish have exceeded their useful life and warrants replacement.

### Building Interior Height

Interior height conditions of the building indicates varying floor to roof and floor to floor height. Measurements at the one-story area shows three different floor to roof height of 10 ft. , 14 feet and 18 feet. At the two-story area ground to second floor is 13'-6" and from second floor to roof is approximately 14'-2". The higher floor to floor heights allows sufficient vertical allocation for the necessary placement and maintenance of duct work, plumbing, cable trays and other utilities needed.

The installation of utilities (duct work, cable tray, sprinkler, water piping, etc.) above ceiling space would need coordination with User and with consideration for the intended use and function of the interior space.

DPHSS may require a separate and designated plenum space for the distribution of utilities and terminal equipment. Designated plenum space allows ease of utility access and maintenance and providing future building flexibility while minimizing disruptions to occupants and staff or services.

### Assessment / Recommendation

Given the observed conditions no major issues or concerns that would pose functional impact to building services are anticipated at this time. There currently does not appear any code issues regarding clear height requirements in occupied spaces.

### Interior Doors

Interior doors are typically variety of wood single- doors in wood frame, or PVC single door, and single or double aluminium metal doors with hollow metal frames. Wood doors are painted finish. Metal doors are factory anodized finished. Most of the doors and frames including hardware are in poor to damaged condition. As observed, only few doors appear to be fully or partially functional. Hardware type installed on existing doors are majority non-ADA compliant. Recommend replacing all interior doors with correct hardware.

### Assessment / Recommendation

Interior doors are in visibly poor condition. Most of the door and entrance hardware (handles, knobs, locks, etc.) are non-compliant with the Americans with Disabilities Act (ADA) guidelines for accessibility and must be replaced.

## **ARCHITECTURAL VERTICAL CONVEYANCE: ELEVATOR**

The building is equipped with one passenger cab elevator. Carrying capacity is unknown. Elevator is observed to be in satisfactory condition but appears outdated and may have code compliance issues. The upper floor being served by the elevator has a gross area of less than 50,000 SF. The farthest distance from a occupied room to the elevator measures less than 150 ft.

At the time of inspection, the physical condition and functional features of elevator could not be verified. The interior of the elevator could not be accessed during the inspection.

Items of concern with the elevator to be verified for safety and accessibility compliance requirements includes;

- Controls are accessible to all users, and provided with visual, tactile, and braille indicators.
- Elevators shall have two-way communication, 24-hour monitoring, and emergency recall systems.
- Buttons shall have floor designations that are easily visible and identifiable.
- Automatic verbal announcements or non-verbal audible signals of floors and stops are required for elevators.
- Two-way communication, 24-hour monitoring, and accessible messaging for hearing- or speech-impaired individuals is required.
- Call buttons in hallway should be centered 42" above floor, with visual indicators.
- Elevator status/control panels should identify, floor service, operating on emergency power, and direction of travel.
- Elevators shall be interconnected with a standby power system, and emergency power should be provided for critical lighting and HVAC.
- Elevators must have key switches in the building control station for emergency recall.

### **Assessment / Recommendation**

Recommend modernization of elevator equipment due to age.

Recommend replacing with new elevator equipment or upgrade, if possible. Elevator controllers to be replaced with microprocessor-based logic system to meet ADA requirements. Elevator controls and machinery should have adequate working clearances.

## **BUILDING ENTRANCES: VESTIBULES**

Anterooms also called “vestibules” serves as transitional spaces between the outside and the interior of buildings. Vestibules are typically required for all health facilities.

Vestibules, particularly in isolation and containment rooms prevent the spread of infectious diseases. They act as a transitional space by minimizing the transfer of pathogens between the clinical spaces and the outer environment and provides a layer of protection.

The building front main entrance and other building entrances lacks vestibule space. Lack of vestibule space allows the hot, humid, moist outdoor air to gust/enter into the building and affects thermal efficiency. Vestibules also reduce infiltration losses (or gains) from wind and stack effects by creating an air lock entry. The depth of the vestibules shall comply with ADA requirements.

For outpatient clinic services, vestibules should be included to separate waiting areas from clinical spaces, reducing the risk of cross-contamination.

### **Assessment / Recommendation**

Recommend providing vestibules at entrance areas. Consider use of temporary panels into vestibule design to provide flexibility and ease of installation. These panels can be quickly assembled to create vestibule spaces. Panels enhance the functionality of vestibules in containment, isolation, and cleanroom service areas.

## **RESTROOMS- SPECIALTIES**

Majority of bathroom fixtures in all restrooms are observed to be either damaged, incomplete or have missing parts or accessories. Fixtures are worn aged, outdated, stained and in visibly poor condition. Plumbing fixtures are extremely corroded and have critical defects affecting function. Toilet compartments and partitions are non-standard, improper mounting height, damaged, with defective, non-operable door locks and hardware accessories.

Handicapped restroom facilities in the building are provided in all floors. However, majority of restrooms were observed to be either partially or fully non-compliant with current ADA accessibility standards.

### **Assessment / Recommendation**

We recommend general servicing and maintenance on the plumbing system to a functional service level. All existing sanitary fixtures including plumbing accessories require to be removed and replaced with new fixtures and accessories. Renovations include modifications to existing restrooms or the addition of new accessible restrooms to satisfy ADA Section 603 accessibility requirements.

## **ADA Standard Section 603.2- Compliance**

Key Requirements under ADA Section 603 requires that restrooms are designed and built in a way that is accessible and usable by people with disabilities. Section 603.2 specifies the required clearances within toilet and bathing rooms, including turning space, clear floor space at fixtures, and door swing restrictions. ADA Section 603 Clearance Requirements for restrooms includes:

- a) **Turning Space:** A 60-inch diameter turning space or a “T-turn” is required within the room for individuals to maneuver.
- b) **Mirror Placement:** Mirrors must be installed with the bottom edge of the reflecting surface at a maximum of 40 inches above the floor for mirrors above lavatories or countertops, and 35 inches for those not located above such surfaces.
- c) **Coat Hooks and Shelves:** Coat hooks must be within the reach range specified in section 308, and shelves must be located between 40 and 48 inches above the floor.
- d) **Other Considerations:** Section 603 also covers aspects like door swing, overlap of clearances, and other provisions that ensure accessibility for individuals with disabilities.

## **ARCHITECTURAL SYSTEMS ASSESSMENT: SUMMARY**

All architectural system elements are in a poor or failed condition. The repair of building non-structural elements should include repair of building roof and wall envelope , painting, and complete replacement of damaged finishes, replacement of doors and hardware, louvers , glazing, tiles, drywall partitions, plaster finish and acoustic ceiling system.

Major Architectural systems repairs, replacements and renovations are needed for the entire facility. Roof envelope system is degraded and does not protect the building and its occupants from external elements; system no longer provides proper barrier against external elements.

- Roof drains and downspouts need replacement. Roof slope needs improvement for proper drainage
- Roof mechanical penetrations and flashings are not adequately sealed and provide sources of water infiltration

Building has no windows. Planned rehabilitation to consider providing natural light, ventilation, views, and privacy, to enhance patient well-being, staff comfort, and the efficient operation of the facility. All interior and exterior doors and hardware need to be replaced

- Building entrances should be provided with vestibule areas.
- Floor finishes need to be removed and replaced.
- All sanitary fixtures need to be removed and replaced.
- Toilet renovation/modification shall meet ADA section 603 guidelines.

## **EXISTING APPURTENANCES- FFE**

Several office spaces are observed have loose furniture and equipment. The condition of these furnishings varies from satisfactory, fair to damaged. As observed, there are remaining pieces of furniture that are observed in good condition and may be still useable.

Recommend that an inventory of stored FFE (fixture, furnishings and equipment) be made by DPHSS prior to beginning any renovation work.

## PHOTOS





|   |                     |                                                    |
|---|---------------------|----------------------------------------------------|
| 1 | Building Component: | <b>PUBLIC HEALTH BUILDING – EAST SIDE OVERVIEW</b> |
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| 2 | Building Component: | <b>PUBLIC HEALTH BUILDING – NORTH SIDE OVERVIEW</b> |
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| 3 | Building Component: | <b>PUBLIC HEALTH BUILDING –WEST SIDE OVERVIEW</b> |
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| 4 | Building Component: | <b>PUBLIC HEALTH BUILDING – SOUTH SIDE OVERVIEW</b> |
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| 1 | Building Component: | <b>PUBLIC HEALTH BUILDING – OVERVIEW OF ROOFTOP</b> |
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| 2 | Building Component: | <b>TYPICAL ROOF CONDITION</b> |
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| 3 | Building Component: | <b>TYPICAL ROOF CONDITION</b> |
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| 4 | Building Component: | <b>TYPICAL ROOF CONDITION</b> |
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| 1 | Building Component: | TYPICAL ROOF CONDITION |
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| 2 | Building Component: | TYPICAL ROOF CONDITION |
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| 3 | Building Component: | ROOF DRAIN |
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| 4 | Building Component: | ROOF DRAIN |
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| 1 | Building Component: | ROOF DRAIN |
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| 2 | Building Component: | DOWNSPOUT |
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| 3 | Building Component: | DOWNSPOUT |
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| 4 | Building Component: | CONCRETE SPLASHBLOCK |
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| 1 | Building Component: | CONCRETE SPLASHBLOCK |
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| 2 | Building Component: | ADA RAMP – FRONT ENTRANCE AREA |
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| 3 | Building Component: | ADA RAMP – FRONT ENTRANCE AREA |
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| 4 | Building Component: | ADA RAMP – FRONT ENTRANCE AREA |
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| 1 | Building Component: | ADA RAMP – EMPLOYEE PARKING AREA |
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| 2 | Building Component: | ADA RAMP – EMPLOYEE PARKING AREA |
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| 3 | Building Component: | LOADING DOCK – SOUTHWEST |
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| 4 | Building Component: | LOADING DOCK – SOUTHWEST |
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| 1 | Building Component: | LOADING DOCK – WEST |
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| 2 | Building Component: | LOADING DOCK – WEST |
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| 3 | Building Component: | EXTERIOR STAIRS |
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| 4 | Building Component: | EXTERIOR STAIRS |
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| 1 | Building Component: | EXTERIOR STAIRS |
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| 2 | Building Component: | <b>EXTERIOR STAIRS</b> |
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| 3 | Building Component: | <b>EXTERIOR DOOR</b> |
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| 4 | Building Component: | <b>EXTERIOR DOOR</b> |
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| 1 | Building Component: | EXTERIOR DOOR |
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| 2 | Building Component: | EXTERIOR DOOR |
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| 3 | Building Component: | GENERATOR HOUSE |
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| 4 | Building Component: | GENERATOR ROOM |
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| 1 | Building Component: | INTERIOR STAIRCASE |
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| 2 | Building Component: | INTERIOR STAIRCASE |
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| 3 | Building Component: | INTERIOR STAIRCASE |
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| 4 | Building Component: | INTERIOR STAIRCASE |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR ELEVATOR DOOR |
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| 2 | Building Component: | 2 <sup>ND</sup> FLOOR ELEVATOR DOOR |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 1 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 2 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 3 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 4 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL OFFICE ROOMS |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR – STAINLESS STEEL CABINETS |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR – STAINLESS STEEL CABINETS |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR – STAINLESS STEEL CABINETS |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR – STAINLESS STEEL CABINETS |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR – STAINLESS STEEL CABINETS |
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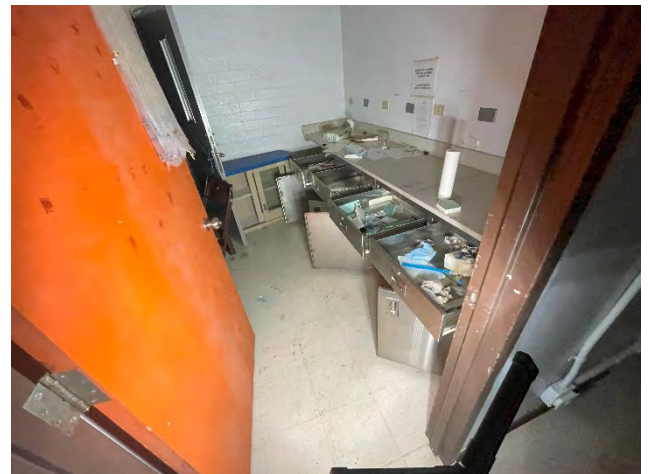
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR – STAINLESS STEEL CABINETS |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR – STAINLESS STEEL CABINETS |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR – LAB EQUIPMENT |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR – DENTAL EQUIPMENT |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR – DENTAL EQUIPMENT |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR – DENTAL EQUIPMENT |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR – CABINETS AND SHELVES |
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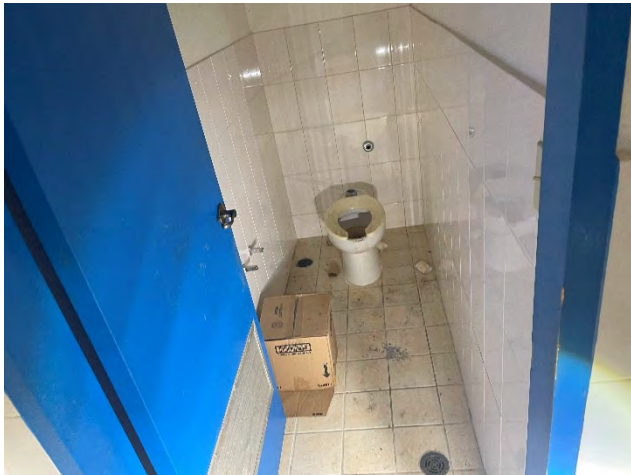
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR – CABINETS AND SHELVES |
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| 2 | Building Component: | 2 <sup>ND</sup> FLOOR – CABINETS AND SHELVES |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR – RESTROOMS |
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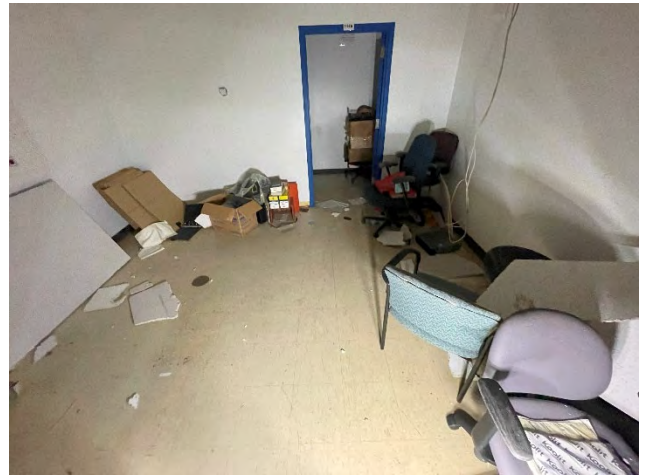
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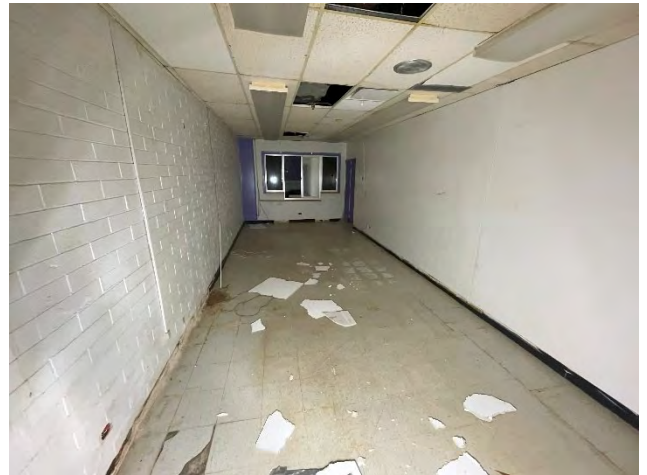
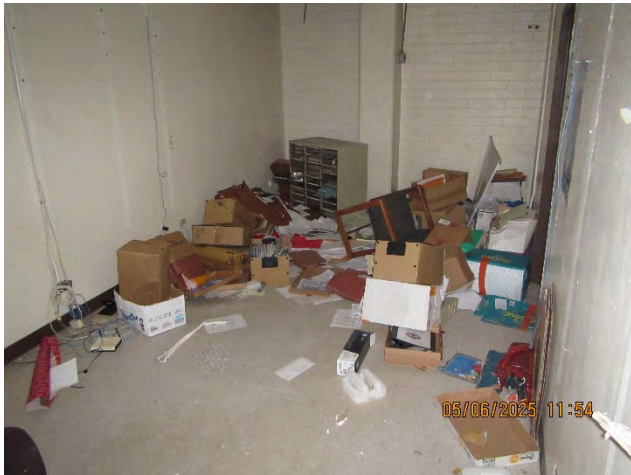
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL FLOOR CONDITIONS |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL FLOOR CONDITIONS |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL FLOOR CONDITIONS |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL FLOOR CONDITIONS |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL FLOOR CONDITIONS |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL FLOOR CONDITIONS |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL FLOOR CONDITIONS WITH MOLD |
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| 3 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL FLOOR CONDITIONS |
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| 4 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL FLOOR CONDITIONS |
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| 1 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL FLOOR CONDITIONS | 2 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL FLOOR CONDITIONS WITH MOLD |
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| 3 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL FLOOR CONDITIONS | 4 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION WITH MOLD |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION WITH MOLD |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION WITH MOLD |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION WITH MOLD |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL WALL CONDITION |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL CEILING CONDITIONS |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL CEILING CONDITIONS |
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| 3 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL CEILING CONDITIONS |
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| 4 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL CEILING CONDITIONS |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR TYPICAL CEILING CONDITIONS |
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| 3 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL CEILING CONDITIONS |
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| 4 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL CEILING CONDITIONS |
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| 1 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL CEILING CONDITIONS |
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| 2 | Building Component: | 2 <sup>ND</sup> FLOOR TYPICAL CEILING CONDITIONS |
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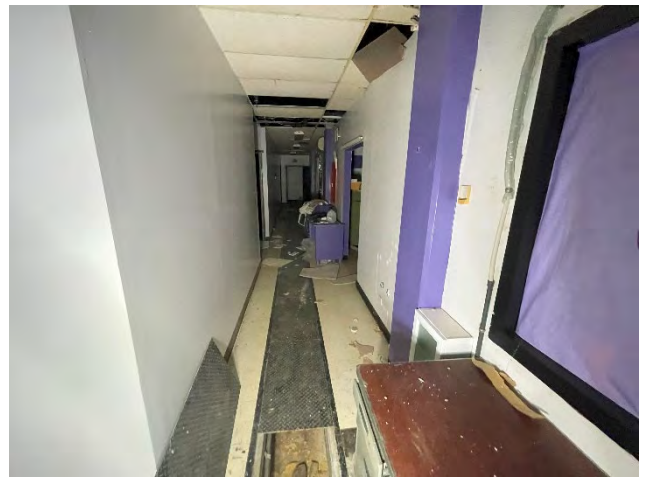
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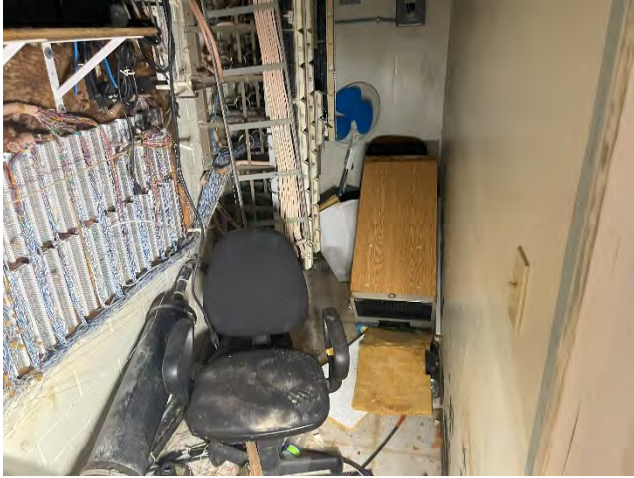
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR COMMUNICATION ROOM |
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| 2 | Building Component: | 2 <sup>ND</sup> FLOOR COMMUNICATION ROOM/ SERVER ROOM |
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| 3 | Building Component: | 2 <sup>ND</sup> FLOOR ELECTRICAL ROOM |
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| 4 | Building Component: | 2 <sup>ND</sup> FLOOR ELECTRICAL ROOM |
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| 1 | Building Component: | 1 <sup>ST</sup> FLOOR MECHANICAL ROOM |
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| 2 | Building Component: | 1 <sup>ST</sup> FLOOR MECHANICAL ROOM |
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| 3 | Building Component: | 2 <sup>ND</sup> FLOOR MECHANICAL ROOM |
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| 4 | Building Component: | 2 <sup>ND</sup> FLOOR MECHANICAL ROOM |
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Project Name: Conditional Assessment of the Mangilao Public Health Building  
Project No: 460-5-1007-F-MAN  
Project Location: Department of Public Health and Social Services (DPHSS)  
123 Chalan Kareta, Mangilao, Guam 96913

# STRUCTURAL ASSESSMENT REPORT

Date: 18 July 2025

Prepared by: EMPSCO – Engineering Consultants

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## INTRODUCTION

EMPSCO Engineering Consultants was engaged by the Guam Department of Public Works (DPW) to perform a condition assessment of the existing Department of Public Health and Social Services (DPHSS) Building located in Mangilao, Guam. This portion of the assessment focuses specifically on the structural condition of the facility, with emphasis on:

1. Identification of the existing building frame and lateral force-resisting systems (LFRS)
2. Evaluation of the overall physical condition of the structure.
3. Detection of structural deficiencies that may present life safety risks under full occupancy conditions.

To meet these objectives, EMPSCO conducted the following activities:

1. Limited visual inspections, including selective removal of suspended ceiling panels to observe column-to-beam connections and suspended slabs.
2. Targeted destructive testing (concrete coring) in collaboration with a third-party contractor, aimed at evaluating the in-place strength of concrete structural elements.
3. FEMA P-154 Rapid Visual Screening to assess potential seismic hazards associated with the existing building configuration and condition.

## BUILDING INFORMATION AND BACKGROUND

The DPHSS Building, also known as Mangilao Public Health Building, is located on a 3.76-acre site that is situated in 123 Chalan Kareta, Mangilao, Guam. The reference coordinates of the site are 13°26'22.9"N 144°47'44.8"E.

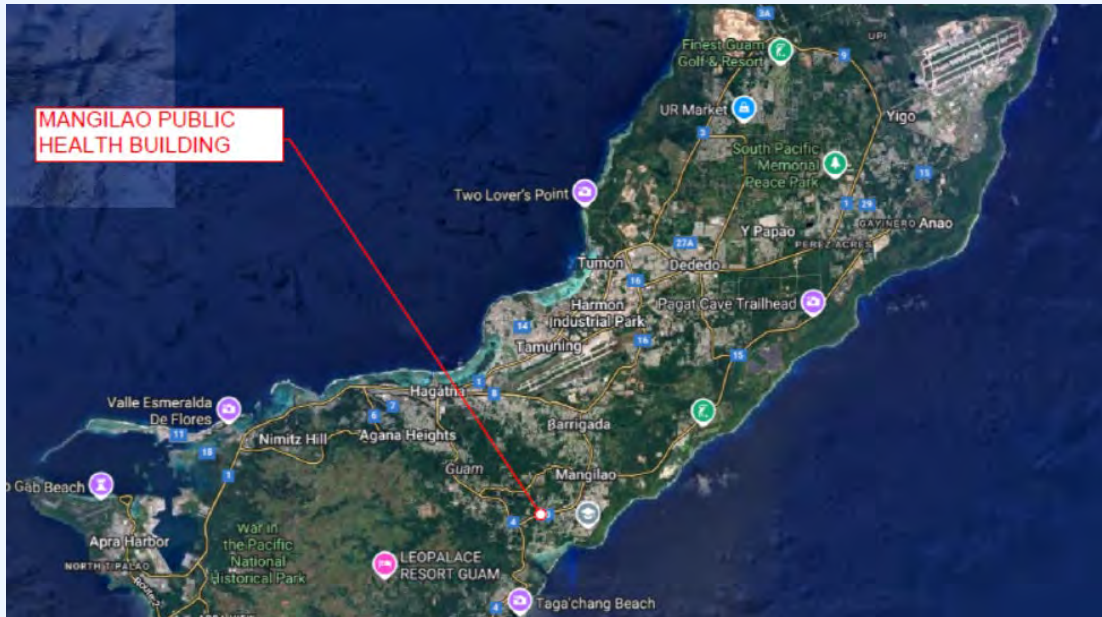


Figure 1: Project site location in Guam



Figure 2: Vicinity location in Mangilao

The facility was constructed in January 1973 as commissioned by the US Government through OICC Marianas, now OICC Marine Corps Marianas. The building architect was Haver, Nunn & Nelson, while the Contractor was Black Construction Company.

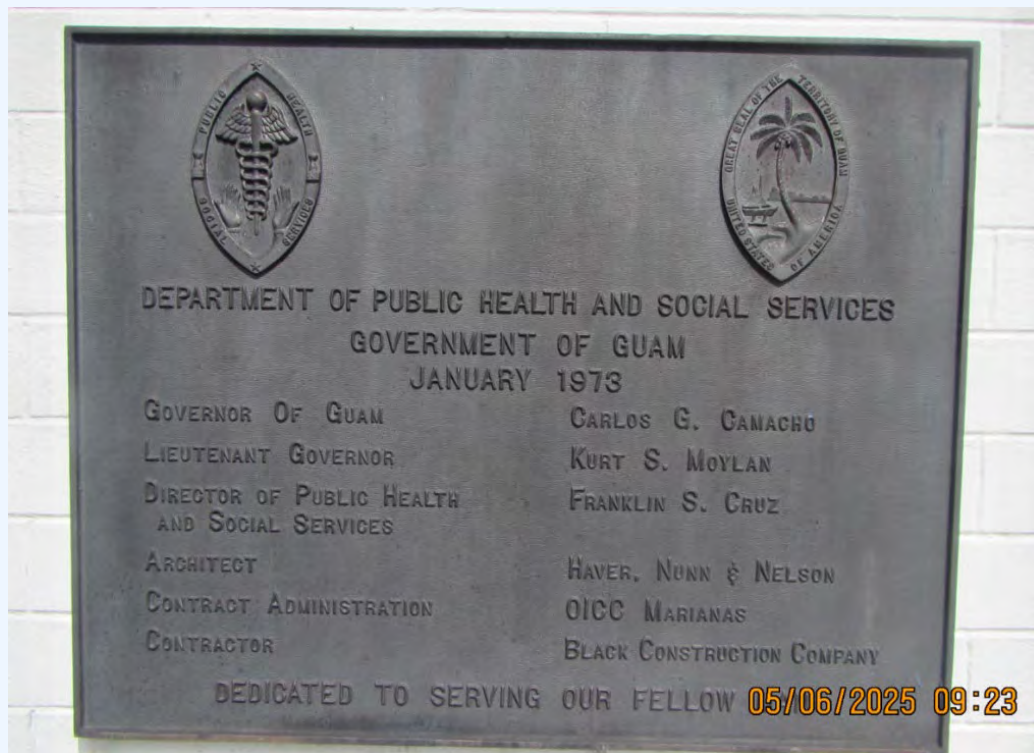


Figure 3: Building marker just outside of the facility entrance

The structure is mostly two-story, with portion facing Route 10 being single story but with a higher roof level. The total building floor area was approximately 72,000 square feet.

Aside from being utilized as a mixed administrative, health care, and medical laboratory facility, the structure was also designed with an intent to be utilized as a fallout shelter during the height of the Cold War between the United States and the Soviet Union.

For almost six (6) years, following a reported electrical fire on November 2019, the Mangilao Public Health Building is still shuttered by the Government, in the strong advice and recommendation of experts.



## BUILDING FRAME AND LATERAL FORCE RESISTING SYSTEMS

As indicated by the plaque displayed outside the facility, the building was constructed and completed in January 1973. This suggests that the structural analysis and design likely followed the provisions of the 1970 edition of the Uniform Building Code (UBC) in effect at that time.

In the absence of original as-built drawings or historical records, determining the exact type of lateral force-resisting system (LFRS) used in the building is challenging and will require additional testing and verification for confirmation.

As an initial step, EMPSCO carried out a visual inspection to identify the structural framing system. The primary construction material used for the building's structural system was reinforced concrete, while the exterior wall enclosure consists of 8-inch-thick, non-load-bearing reinforced mortar bricks.

The structural frame includes suspended concrete slabs supported by beams and girders, which in turn transfer loads to vertical reinforced concrete columns down to the foundation. Although the foundation system could not be fully verified due to the non-intrusive nature of the evaluation, it is assumed to consist of isolated spread footings connected by tie beams.

Initial observations show that the facility is divided into three (3) distinct structural segments. The first segment is a one-story structure spanning grid lines 1 through 9. The second segment is a two-story structure between grid lines 10 and 14, while the third is another two-story section extending from grid lines 14 to 21. These segments are separated by visible joints/gaps, which can be observed upon removal of the suspended ceiling tiles at grid lines 10 and 14. An annotated floor plan illustrating the segmented layout of the building is provided below.

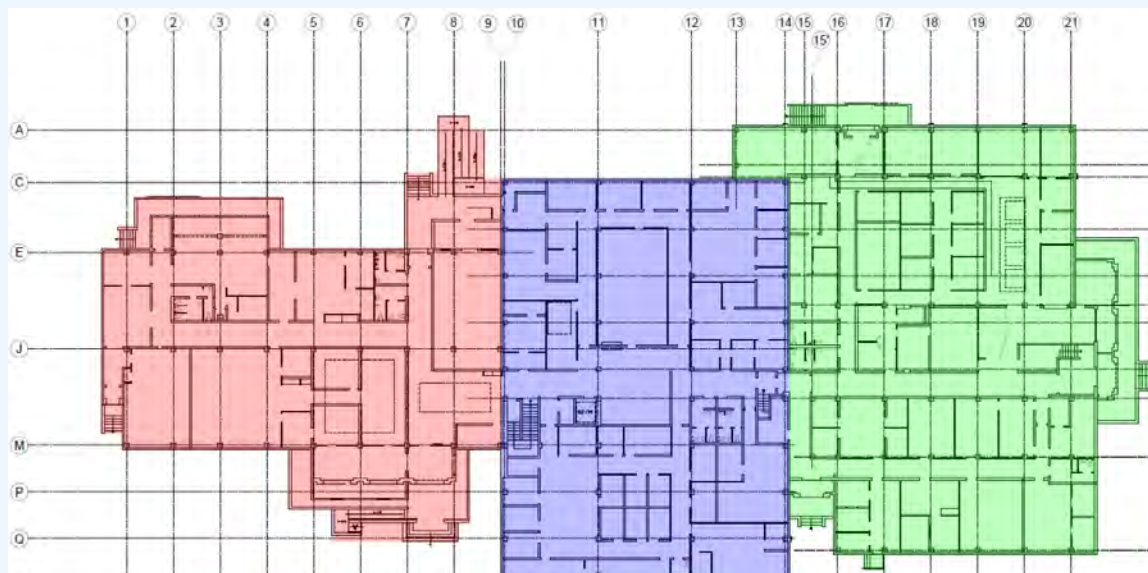


Figure 4: Existing facility divided into three (3) segments.



The main LFRS utilized for this facility is moment-resisting frames (MRF), as observed in the presence of rigid connections between beams/girders and columns. However, due to the absence of record drawings, the MRF's degree of ductility was not fully confirmed.

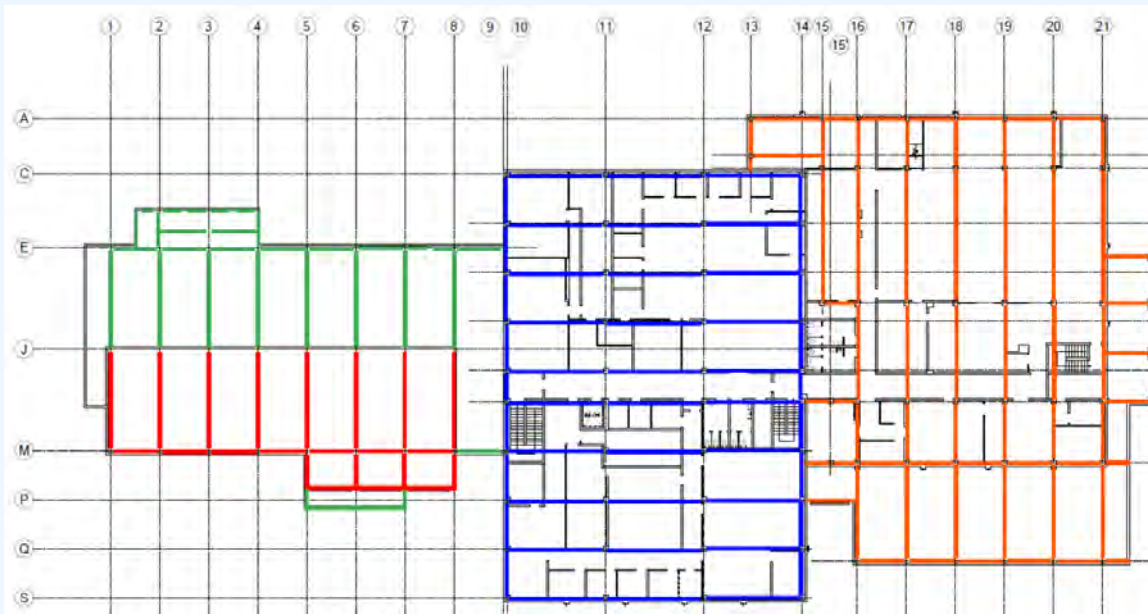


Figure 5: All colored lines shown indicate beams/girders. The green and red lines support segment #1's roof. The blue lines support segment #2's second floor. The orange lines support segment #3's second floor and roof of segment #3's laboratories.

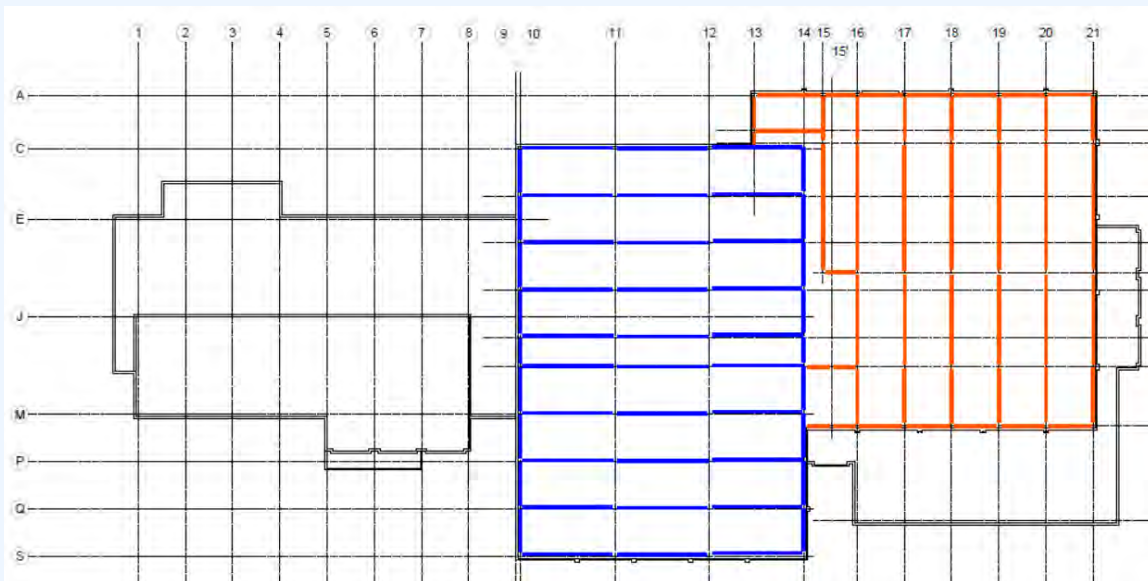


Figure 6: All colored lines shown indicate beams/girders. The blue lines support segment #2's roof. The orange lines support segment #3's roof.

Upon detailed observation, it was noted that the moment-resisting frames (MRFs) in each building segment are oriented differently.

For Segment #1, lateral forces in the y-axis direction are primarily resisted by eight (8) MRFs aligned along grid lines 1 through 8. In the x-axis direction, lateral resistance is provided by two (2) MRFs located along grid lines E and M. The green lines represent beams and girders positioned at a lower elevation relative to those indicated by red lines. This framing configuration results in a one-way slab action for the roof of Segment #1.

Segment #3 shares the same LFRS orientation as Segment #1. This two-story portion of the structure includes seven (7) MRFs aligned along the y-axis from grid lines 15 through 21. For the x-axis, three (3) MRFs are located along grid lines A, M, and Q.

Conversely, Segment #2 exhibits a different LFRS orientation compared to Segments #1 and #3. Lateral forces in the x-axis direction are resisted by ten (10) MRFs situated between grid lines C and S. Along the y-axis, two (2) MRFs located at grid lines 10 and 14 provide lateral resistance.

The typical structural elements include square columns measuring 16" x 16". Concrete beams and girders vary in depth from 16" to 24", with a typical width of 16". The suspended concrete slabs are generally 7" thick.

## **SITE CONDITIONS**

In the absence of a full geotechnical investigation, existing IBC provision allows the assumption of Soil Class D (stiff soil).

This facility, being essential in the continuous use particularly in disaster management and emergency situations, is classified under Risk Category IV.

## **WIND**

Sourced from ASCE/SEI 7-22, wind speed values are as follows:

- Wind Speed 220 mph
- 300-year Mean Recurrence Interval (MRI) 180 mph
- 700-year MRI 195 mph
- 1,700-year MRI 210 mph
- 3,000-year MRI 220 mph

The design basis wind speed for the project location is 220 mph, corresponding to a 3,000-year MRI, or a 0.033% annual exceedance probability (AEP). This wind speed represents Ultimate Level loading, suitable for risk category IV structures.

All wind speeds are defined as 3-second gusts at 33 ft above ground in Exposure Category C terrain. The values reflect a probabilistic hazard model and incorporate interpolation between mapped contours, as prescribed by ASCE 7-22. Wind speeds associated with 10-, 25-, 50-, and 100-year MRIs (not shown) are used for Serviceability evaluations, such as occupant comfort or facade deflection limits. Higher MRI values (e.g., 3,000-year) are used for strength and safety design under Ultimate Limit State (ULS) conditions.

## SEISMIC

The seismic design values for the project site were obtained from the ASCE 7 Hazard Tool, based on the site's geographic location and geotechnical conditions. The site is classified as Site Class D (Stiff Soil) with a  $VS_{30}$  value of 850 ft/s, consistent with shallow stiff soils over weathered rock or dense soil profiles.

### *Summary of Site Seismic Parameters*

| Parameter                      | Value  | Description                                                     |
|--------------------------------|--------|-----------------------------------------------------------------|
| <b>PGA<sub>M</sub></b>         | 1.08 g | MCE-Level Peak Ground Acceleration                              |
| <b>S<sub>s</sub></b>           | 3.14 g | Mapped Spectral Acceleration at 0.2 sec (Short Period)          |
| <b>S<sub>1</sub></b>           | 0.69 g | Mapped Spectral Acceleration at 1.0 sec (Long Period)           |
| <b>S<sub>MS</sub></b>          | 3.48 g | Site-Modified Spectral Acceleration at 0.2 sec                  |
| <b>S<sub>M1</sub></b>          | 1.82 g | Site-Modified Spectral Acceleration at 1.0 sec                  |
| <b>S<sub>DS</sub></b>          | 2.32 g | Design Spectral Acceleration at 0.2 sec ( $2/3 \times S_{MS}$ ) |
| <b>S<sub>D1</sub></b>          | 1.22 g | Design Spectral Acceleration at 1.0 sec ( $2/3 \times S_{M1}$ ) |
| <b>TL</b>                      | 12 sec | Long-Period Transition Period                                   |
| <b>Seismic Design Category</b> | D      | Based on SDS and SD1 values and occupancy/risk category         |

## **REGIONAL HAZARDS**

Guam, located in the western Pacific Ocean, is situated along the Pacific Ring of Fire and is subject to significant seismic and meteorological hazards. Its position on the overriding plate of a subduction zone exposes it to frequent earthquakes, while its tropical location makes it susceptible to typhoons.

### **SEISMIC HAZARDS**

#### *Tectonic Setting*

Guam lies on the Mariana microplate, which is a distinct portion of the Philippine Sea Plate, near its convergence with the Pacific Plate. This tectonic interaction results in seismic activity from:

- Subduction interface earthquakes: Occurring at the boundary between the converging plates.
- Intraplate earthquakes: Within both the downgoing Pacific Plate and the overriding Mariana Plate.

#### *Historical Seismicity*

Significant seismic events include:

- August 8, 1993: A magnitude 8.0 earthquake occurred approximately 30 km south of Guam, causing moderate structural damage but no fatalities.
- 1849–1911: At least four earthquakes of magnitude 7.0 or greater were recorded.

Over the past decade:

- Guam has experienced 1,661 earthquakes of magnitude 4.0 or higher within 300 km.
- The strongest recent event was a magnitude 6.1 earthquake on August 14, 2023, located 292 km east of Dededo at a depth of 8 km.

### **TSUNAMI RISK**

While typhoons are more frequent, tsunamis pose a significant risk, particularly those generated by local seismic events, which can reach Guam's shores with minimal warning. Historical records indicate at least one devastating tsunami during the Spanish Era.

The project site is at higher elevation, approximately 195 ft. above sea level. This greatly reduces the risk of tsunami damage in this facility.



## **TYPHOON HAZARD**

### *Typhoon Exposure*

Guam is vulnerable to typhoons year-round, with heightened activity from August to November. Notable typhoons include:

- Typhoon Karen (1962): Winds up to 280 km/h damaged 95% of homes, causing \$250 million in damages.
- Typhoon Pamela (1976): Caused \$500 million in damages, with 80% of buildings affected.
- Typhoon Omar (1992): Resulted in \$457 million in damages and led to updated building codes.
- Typhoon Chataan (2002): Caused \$60 million in damages, primarily from flooding.
- Typhoon Dolphin (2015): Left 1,055 people homeless and caused \$10 million in damages.
- Typhoon Mawar (2023): Brought sustained winds of 140 mph and up to 28.42 inches of rain, leading to widespread power outages.

### *Recent Typhoons*

In 2024, Guam experienced several tropical storms:

- Kong Rey (Oct 25–Nov 1): Maximum winds of 40 mph.
- Pulasan (Sep 16–21): Maximum winds of 40 mph.
- Bebinca (Sep 10–16): Maximum winds of 65 mph, causing damage in multiple villages.

## ASSESSMENT METHODOLOGIES

EMPSCO utilized two (2) methods to perform the limited screening and assessment of the existing structure.

The first is a combination of limited concrete coring and rebound hammer testing on existing columns, beams, slabs, and walls. This methodology aims to determine the in-situ strength of concrete in existing structures which is crucial for evaluating the safety and structural integrity of buildings, especially during renovations, upgrades, or when suspected structural issues arise.

The second is using FEMA P-154 Rapid Visual Screening process. This is a standardized methodology for quickly identifying buildings that may pose a seismic risk, without the need for detailed structural analysis. Its primary goal is to prioritize buildings for further evaluation or retrofit based on their potential vulnerability during an earthquake.

### CONCRETE CORING AND REBOUND HAMMER TEST PROCEDURE

Concrete coring and rebound hammer tests together assess the in-situ strength of existing concrete. The rebound hammer provides a quick, non-destructive estimate of surface hardness, while coring extracts samples for accurate lab strength testing. This combination balances fast field evaluation with precise verification to guide repair decisions.

| Step | Task                    | Description                                                                                | Notes/Precautions                                                      |
|------|-------------------------|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 1    | Planning & Preparation  | Identify test locations based on structural drawings & condition survey.                   | Avoid areas with reinforcement or defects.                             |
| 2    | Surface Cleaning        | Clean test surfaces to remove dust, dirt, loose particles.                                 | Use wire brush or compressed air.                                      |
| 3    | Rebound Hammer Testing  | Perform rebound hammer tests at multiple points on clean, smooth surface.                  | Take at least 10 readings per location; avoid edges and corners.       |
| 4    | Record Rebound Values   | Record rebound number (RN) for each impact; calculate average RN per location.             | Note any surface anomalies or moisture.                                |
| 5    | Correlation to Strength | Use calibration curves or standards to estimate compressive strength from rebound numbers. | Consider correction factors for moisture, carbonation, surface finish. |

| Step | Task                        | Description                                                                                                   | Notes/Precautions                                                    |
|------|-----------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 6    | Concrete Coring Preparation | Mark core extraction points avoiding reinforcement by using a rebar scanner; drill cores of standard diameter | Use diamond core drill with water cooling to reduce damage.          |
| 7    | Core Extraction             | Extract cores carefully to avoid cracking; label and store properly.                                          | Transport cores carefully to lab for testing.                        |
| 8    | Core Testing                | Perform laboratory compressive strength test on cores per ASTM C42 or equivalent.                             | Ensure proper curing and moisture condition of cores before testing. |
| 9    | Data Analysis               | Compare lab core strength results with rebound hammer estimates; adjust calibration as needed.                | Use core results to validate or recalibrate rebound hammer data.     |
| 10   | Reporting                   | Document procedures, locations, results, and conclusions on in-situ concrete strength.                        | Include recommendations for repair or further testing if needed.     |

### *Test Results*

The in-place compressive strength of concrete was evaluated using both core testing (ASTM C42) and rebound hammer testing (ASTM C805).

Core samples were extracted from representative structural elements, including beams, columns, and walls. The average compressive strengths from core tests were as follows: 4,605 psi for ground floor beams, 4,010 psi for ground floor columns, 4,150 psi for second floor columns, and 1,693 psi for wall elements. Notably, wall core strengths exhibited high variability (COV = 34%), indicating potential inconsistencies in concrete placement or consolidation.

Rebound hammer results were used as a supplementary tool to assess strength uniformity across similar components. A good correlation was observed in beams and columns, with rebound strengths consistently higher than core results, as expected due to the surface-based nature of the test. However, due to the empirical nature of rebound hammer readings, only the core results were used to determine the concrete compressive strength for structural assessment.

| COMPRESSIVE STRENGTH OF CONCRETE CORE SAMPLES |              |                           |          |                    |                          |
|-----------------------------------------------|--------------|---------------------------|----------|--------------------|--------------------------|
| Sample No.                                    | Component    | Compressive Strength, psi | Mean     | Standard Deviation | Coefficient of Variation |
| 1                                             | Beam, GF     | 6,040.00                  | 4,605.00 | 1,435.00           | 31.16%                   |
| 5                                             | Beam, GF     | 3,170.00                  |          |                    |                          |
|                                               |              |                           |          |                    |                          |
| 2                                             | Column, GF   | 3,880.00                  | 4,010.00 | 130.00             | 3.24%                    |
| 4                                             | Column, GF   | 4,140.00                  |          |                    |                          |
|                                               |              |                           |          |                    |                          |
| 7                                             | Column, 2F   | 3,980.00                  | 4,150.00 | 170.00             | 4.10%                    |
| 9                                             | Column, 2F   | 4,320.00                  |          |                    |                          |
|                                               |              |                           |          |                    |                          |
| 3                                             | Wall, GF     | 2,420.00                  | 1,693.33 | 576.45             | 34.04%                   |
| 8                                             | Wall, Stairs | 1,010.00                  |          |                    |                          |
| 10                                            | Wall, 2F     | 1,650.00                  |          |                    |                          |

| REBOUND HAMMER TEST |              |                           |          |                    |                          |
|---------------------|--------------|---------------------------|----------|--------------------|--------------------------|
| Sample No.          | Component    | Compressive Strength, psi | Mean     | Standard Deviation | Coefficient of Variation |
| 1                   | Beam, GF     | 8,000.00                  | 8,250.00 | 250.00             | 3.03%                    |
| 5                   | Beam, GF     | 8,500.00                  |          |                    |                          |
|                     |              |                           |          |                    |                          |
| 2                   | Column, GF   | 7,000.00                  | 6,100.00 | 900.00             | 14.75%                   |
| 4                   | Column, GF   | 5,200.00                  |          |                    |                          |
|                     |              |                           |          |                    |                          |
| 7                   | Column, 2F   | 7,100.00                  | 6,700.00 | 400.00             | 5.97%                    |
| 9                   | Column, 2F   | 6,300.00                  |          |                    |                          |
|                     |              |                           |          |                    |                          |
| 3                   | Wall, GF     | 5,600.00                  | 5,533.33 | 249.44             | 4.51%                    |
| 8                   | Wall, Stairs | 5,800.00                  |          |                    |                          |
| 10                  | Wall, 2F     | 5,200.00                  |          |                    |                          |

Based on the average core test results, the following compressive strengths were adopted for assessment:

- Beams (GF): 4,605 psi
- Columns (GF & 2F): 4,080 psi (average of 4,010 and 4,150 psi)
- Walls: 1,700 psi (rounded from 1,693 psi, recognizing high variability)

These values reflect in-place strength conditions of the concrete in the existing structural elements of the building.

## **FEMA RVS PROCEDURE OVERVIEW**

The Rapid Visual Screening (RVS) procedure is a field-based assessment method used to identify, prioritize, and screen buildings for their potential seismic hazards based on visual observations and basic building information. It does not require detailed structural analysis or invasive inspections.

| <b>Step</b>                | <b>Description</b>                                                                                                                                                      |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Pre-Screening           | Gather basic building data (e.g., location, occupancy, construction date, usage). Establish seismicity of the site (Seismic Design Category or mapped spectral values). |
| 2. Field Survey            | Conduct a visual inspection using FEMA P-154 Data Collection Forms. Observe building type, structural system, height, irregularities, and condition.                    |
| 3. Building Classification | Assign the building to one of 15 predefined model building types (e.g., W1: Wood Light Frame, S1: Steel Moment Frame, etc.).                                            |
| 4. Score Sheet Completion  | Fill out the RVS Score Sheet, which includes base scores adjusted by penalty modifiers (e.g., soft story, pounding potential, poor detailing).                          |
| 5. Final Score Calculation | The Final Score (S) is calculated:                                                                                                                                      |
|                            | $S = \text{Base Score} - \text{Sum of Modifiers}$ <p>This score represents the estimated seismic performance.</p>                                                       |
| 6. Risk Categorization     | Compare Final Score (S) against a threshold. Buildings with scores below the threshold are recommended for further evaluation.                                          |
| 7. Documentation           | Record all observations, scores, photos, and justifications.                                                                                                            |



# Screening Form Summary

## Rapid Visual Screening of Buildings for Potential Seismic Hazards FEMA P-154 Data Collection Form

## Level 1 VERY HIGH Seismicity



**Address:** 123 Chalan Kareta, Mangilao, Guam

**Zip:** 96913

**Other Identifiers:** N/A

**Building Name:** DPHSS Mangilao Building (Mangilao Public Health Building)

**Use:** Healthcare, Laboratory, Administrative

**Latitude:** 13°26'22.9"N **Longitude:** 144°47'44.8"E

**Ss:** 3.14g **Sr:** 0.69g

**Screener(s):** EMPSCO Engineering Consultants **Date/Time:** 15 MAY 2025 / 1000H

**No. Stories:** Above Grade: 2 Below Grade: 0 **Year Built:** 1973 ☐ EST

**Total Floor Area (sq. ft.):** 72,000 **Code Year:** 1970 (EST)

**Additions:** ☒ None ☐ Yes, Year(s) Built: \_\_\_\_\_

**Occupancy:** Assembly ☐ Commercial ☐ Emer. Services ☐ Historic ☒ Shelter  
Industrial ☐ Office ☐ School ☒ Government  
Utility ☐ Warehouse ☐ Residential, # Units: \_\_\_\_\_

**Soil Type:** ☐ A Hard Rock ☐ B Avg Rock ☐ C Dense Soil ☒ D Stiff Soil ☐ E Soft Soil ☐ F Poor Soil ☐ DNK If DNK assume Type D.

**Geologic Hazards:** Liquefaction: Yes/No ☒ DNK Landslide: Yes/No ☒ DNK Surf. Rupt.: Yes/No ☒ DNK

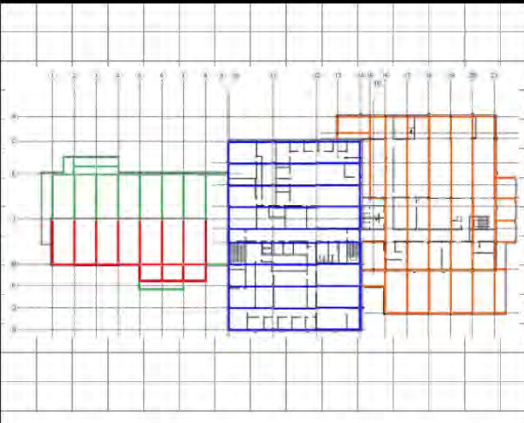
**Adjacency:** ☐ Pounding ☐ Falling Hazards from Taller Adjacent Building

**Irregularities:** ☐ Vertical (type/severity) \_\_\_\_\_  
☐ Plan (type) \_\_\_\_\_

**Exterior Falling Hazards:** ☐ Unbraced Chimneys ☐ Heavy Cladding or Heavy Veneer  
☐ Parapets ☐ Appendages  
☐ Other: \_\_\_\_\_

**COMMENTS:**

☐ Additional sketches or comments on separate page



**SKETCH**

| BASIC SCORE, MODIFIERS, AND FINAL LEVEL 1 SCORE, $S_{L1}$ |             |      |      |      |          |         |         |            |              |          |         |              |          |      |          |          |      |      |
|-----------------------------------------------------------|-------------|------|------|------|----------|---------|---------|------------|--------------|----------|---------|--------------|----------|------|----------|----------|------|------|
| FEMA BUILDING TYPE                                        | Do Not Know | W1   | W1A  | W2   | S1 (MRF) | S2 (BR) | S3 (LM) | S4 (RC SW) | S5 (URM INF) | C1 (MRF) | C2 (SW) | C3 (URM INF) | PC1 (TU) | PC2  | RM1 (FD) | RM2 (RO) | URM  | MH   |
| <b>Basic Score</b>                                        |             | 2.1  | 1.9  | 1.8  | 1.5      | 1.4     | 1.6     | 1.4        | 1.2          | 1.0      | 1.2     | 0.9          | 1.1      | 1.0  | 1.1      | 1.1      | 0.9  | 1.1  |
| Severe Vertical Irregularity, $V_{L1}$                    |             | -0.9 | -0.9 | -0.9 | -0.8     | -0.7    | -0.8    | -0.7       | -0.7         | -0.7     | -0.8    | -0.6         | -0.7     | -0.7 | -0.7     | -0.7     | -0.6 | NA   |
| Moderate Vertical Irregularity, $V_{L1}$                  |             | -0.6 | -0.5 | -0.5 | -0.4     | -0.4    | -0.5    | -0.4       | -0.3         | -0.4     | -0.4    | -0.3         | -0.4     | -0.4 | -0.4     | -0.4     | -0.3 | NA   |
| Plan Irregularity, $P_{L1}$                               |             | -0.7 | -0.7 | -0.6 | -0.5     | -0.5    | -0.6    | -0.4       | -0.4         | -0.4     | -0.5    | -0.3         | -0.5     | -0.4 | -0.4     | -0.4     | -0.3 | NA   |
| Pre-Code                                                  |             | -0.3 | -0.3 | -0.3 | -0.3     | -0.2    | -0.3    | -0.2       | -0.1         | -0.1     | -0.2    | 0.0          | -0.2     | -0.1 | -0.2     | -0.2     | 0.0  | 0.0  |
| Post-Benchmark                                            |             | 1.9  | 1.9  | 2.0  | 1.0      | 1.1     | 1.1     | 1.5        | NA           | 1.4      | 1.7     | NA           | 1.5      | 1.7  | 1.6      | 1.6      | NA   | 0.5  |
| Soil Type A or B                                          |             | 0.5  | 0.5  | 0.4  | 0.3      | 0.3     | 0.4     | 0.3        | 0.2          | 0.2      | 0.3     | 0.1          | 0.3      | 0.2  | 0.3      | 0.3      | 0.1  | 0.1  |
| Soil Type E (1-3 stories)                                 |             | 0.0  | -0.2 | -0.4 | -0.3     | -0.2    | -0.2    | -0.2       | -0.1         | -0.1     | -0.2    | 0.0          | -0.2     | -0.1 | -0.2     | -0.2     | 0.0  | -0.1 |
| Soil Type E (> 3 stories)                                 |             | -0.4 | -0.4 | -0.4 | -0.3     | -0.3    | NA      | -0.3       | -0.1         | -0.1     | -0.3    | -0.1         | NA       | -0.1 | -0.2     | -0.2     | 0.0  | NA   |
| Minimum Score, $S_{MIN}$                                  |             | 0.7  | 0.7  | 0.7  | 0.5      | 0.5     | 0.5     | 0.5        | 0.5          | 0.3      | 0.3     | 0.3          | 0.2      | 0.2  | 0.3      | 0.3      | 0.2  | 1.0  |

**FINAL LEVEL 1 SCORE,  $S_{L1} \geq S_{MIN}$ : 1.0**

**EXTENT OF REVIEW**

**Exterior:** ☐ Partial ☒ All Sides ☒ Aerial

**Interior:** ☐ None ☒ Visible ☒ Entered

**Drawings Reviewed:** ☐ Yes ☒ No

**Soil Type Source:** IBC (EST)

**Geologic Hazards Source:** DNK

**Contact Person:** DNK

**OTHER HAZARDS**

**Are There Hazards That Trigger A Detailed Structural Evaluation?**

☐ Pounding potential (unless  $S_{L2} >$  cut-off, if known)

☐ Falling hazards from taller adjacent building

☐ Geologic hazards or Soil Type F

☐ Significant damage/deterioration to the structural system

**ACTION REQUIRED**

**Detailed Structural Evaluation Required?**

☐ Yes, unknown FEMA building type or other building

☐ Yes, score less than cut-off

☒ Yes, other hazards present

☐ No

**Detailed Nonstructural Evaluation Recommended? (check one)**

☐ Yes, nonstructural hazards identified that should be evaluated

☒ No, nonstructural hazards exist that may require mitigation, but a detailed evaluation is not necessary

☐ No, no nonstructural hazards identified ☐ DNK

Where information cannot be verified, screener shall note the following: EST = Estimated or unreliable data OR DNK = Do Not Know

Legend: MRF = Moment-resisting frame RC = Reinforced concrete URM INF = Unreinforced masonry infill MH = Manufactured Housing FD = Flexible diaphragm  
BR = Braced frame SW = Shear wall TU = Tilt up LM = Light metal RD = Rigid diaphragm

**Level 2 (Optional)**  
**VERY HIGH Seismicity**

FEMA P-154 Data Collection Form

Optional Level 2 data collection to be performed by a civil or structural engineering professional, architect, or graduate student with background in seismic evaluation or design of buildings

|                                                                          |                                                                              |                                   |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------|
| <b>Bidg Name:</b> CPSS Mangiso Building (Mangiso Public Health Building) | <b>Final Level 1 Score:</b> $S_1 = 1.0$                                      | (do not consider $S_{1,2}$ )      |
| <b>Screener:</b> EMD 800 Engineering Circulars                           | <b>Level 1 Irregularity Modifiers:</b> Vertical Irregularity, $V_{L1} = 0.0$ | Plan Irregularity, $P_{L1} = 0.0$ |
| <b>Date/Time:</b> 15-May-2025 (10:00h)                                   | <b>ADJUSTED BASELINE SCORE:</b> $S' = (S_1 - V_{L1} - P_{L1}) = 1.0$         |                                   |

### STRUCTURAL MODIFIERS TO ADD TO ADJUSTED BASELINE SCORE

| Topic                                                                                                                                                                                                | Statement (If statement is true, circle the "Yes" modifier; otherwise cross out the modifier.)                                                                                             |                                                                                                                                                                                                                               | Yes                  | Subtotals                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------|
| Vertical Irregularity, $V_L$                                                                                                                                                                         | Sloping Site                                                                                                                                                                               | W1 building: There is at least a full story grade change from one side of the building to the other.                                                                                                                          | -0.9                 |                            |
|                                                                                                                                                                                                      |                                                                                                                                                                                            | Non-W1 building: There is at least a full story grade change from one side of the building to the other.                                                                                                                      | -0.2                 |                            |
|                                                                                                                                                                                                      | Weak and/or Soft Story (circle one maximum)                                                                                                                                                | W1 building cripple wall: An unbraced cripple wall is visible in the crawl space.                                                                                                                                             | -0.5                 |                            |
|                                                                                                                                                                                                      |                                                                                                                                                                                            | W1 house over garage: Underneath an occupied story, there is a garage opening without a steel moment frame, and there is less than 8' of wall on the same line (for multiple occupied floors above, use 16' of wall minimum). | -0.9                 |                            |
|                                                                                                                                                                                                      |                                                                                                                                                                                            | W1A building open front: There are openings at the ground story (such as for parking) over at least 50% of the length of the building.                                                                                        | -0.9                 |                            |
|                                                                                                                                                                                                      |                                                                                                                                                                                            | Non-W1 building: Length of lateral system at any story is less than 50% of that at story above or height of any story is more than 2.0 times the height of the story above.                                                   | -0.7                 |                            |
|                                                                                                                                                                                                      | Selback                                                                                                                                                                                    | Non-W1 building: Length of lateral system at any story is between 50% and 75% of that at story above or height of any story is between 1.3 and 2.0 times the height of the story above.                                       | -0.4                 |                            |
|                                                                                                                                                                                                      |                                                                                                                                                                                            | Vertical elements of the lateral system at an upper story are outboard of those at the story below causing the diaphragm to cantilever at the offset.                                                                         | -0.7                 |                            |
|                                                                                                                                                                                                      |                                                                                                                                                                                            | Vertical elements of the lateral system at upper stories are inboard of those at lower stories.                                                                                                                               | -0.4                 |                            |
|                                                                                                                                                                                                      | Short Column/ Pier                                                                                                                                                                         | There is an in-plane offset of the lateral elements that is greater than the length of the elements.                                                                                                                          | -0.2                 |                            |
| C1, C2, C3, PC1, PC2, RM1, RM2: At least 20% of columns (or piers) along a column line in the lateral system have height/depth ratios less than 50% of the nominal height/depth ratio at that level. |                                                                                                                                                                                            | -0.4                                                                                                                                                                                                                          |                      |                            |
| Other Irregularity                                                                                                                                                                                   | C1, C2, C3, PC1, PC2, RM1, RM2: The column depth (or pier width) is less than one half of the depth of the spandrel, or there are infill walls or adjacent floors that shorten the column. | -0.4                                                                                                                                                                                                                          |                      |                            |
|                                                                                                                                                                                                      | Split Level                                                                                                                                                                                | There is a split level at one of the floor levels or at the roof.                                                                                                                                                             | -0.4                 |                            |
|                                                                                                                                                                                                      | Other                                                                                                                                                                                      | There is another observable severe vertical irregularity that obviously affects the building's seismic performance.                                                                                                           | -0.7                 | $V_L = 0.0$                |
|                                                                                                                                                                                                      | Other                                                                                                                                                                                      | There is another observable moderate vertical irregularity that may affect the building's seismic performance.                                                                                                                | -0.4                 | (Cap at -0.9)              |
| Plan Irregularity, $P_L$                                                                                                                                                                             | Torsional irregularity: Lateral system does not appear relatively well distributed in plan in either or both directions. (Do not include the W1A open front irregularity listed above.)    |                                                                                                                                                                                                                               | -0.5                 |                            |
|                                                                                                                                                                                                      | Non-parallel system: There are one or more major vertical elements of the lateral system that are not orthogonal to each other.                                                            |                                                                                                                                                                                                                               | -0.2                 |                            |
|                                                                                                                                                                                                      | Reentrant corner: Both projections from an interior corner exceed 25% of the overall plan dimension in that direction.                                                                     |                                                                                                                                                                                                                               | -0.2                 |                            |
|                                                                                                                                                                                                      | Diaphragm opening: There is an opening in the diaphragm with a width over 50% of the total diaphragm width at that level.                                                                  |                                                                                                                                                                                                                               | -0.2                 |                            |
|                                                                                                                                                                                                      | C1, C2 building out-of-plane offset: The exterior beams do not align with the columns in plan.                                                                                             |                                                                                                                                                                                                                               | -0.2                 | $P_L = 0.0$                |
|                                                                                                                                                                                                      | Other irregularity: There is another observable plan irregularity that obviously affects the building's seismic performance.                                                               |                                                                                                                                                                                                                               | -0.5                 | (Cap at -0.7)              |
|                                                                                                                                                                                                      | Redundancy                                                                                                                                                                                 | The building has at least two bays of lateral elements on each side of the building in each direction.                                                                                                                        |                      | +0.2                       |
| Pounding                                                                                                                                                                                             | Building is separated from an adjacent structure by less than 1.5% of the height of the shorter of the building and adjacent structure and:                                                | The floors do not align vertically within 2 feet.                                                                                                                                                                             | (Cap total           | -0.7                       |
|                                                                                                                                                                                                      |                                                                                                                                                                                            | One building is 2 or more stories taller than the other.                                                                                                                                                                      | : pounding           | -0.7                       |
|                                                                                                                                                                                                      |                                                                                                                                                                                            | The building is at the end of the block.                                                                                                                                                                                      | : modifiers at -0.9) | -0.4                       |
| S2 Building                                                                                                                                                                                          | "K" bracing geometry is visible.                                                                                                                                                           |                                                                                                                                                                                                                               |                      | -0.7                       |
| C1 Building                                                                                                                                                                                          | Flat plate serves as the beam in the moment frame.                                                                                                                                         |                                                                                                                                                                                                                               |                      | -0.3                       |
| PC1/RM1 Bldg                                                                                                                                                                                         | There are roof-to-wall ties that are visible or known from drawings that do not rely on cross-grain bending. (Do not combine with post-benchmark or retrofit modifier.)                    |                                                                                                                                                                                                                               |                      | +0.2                       |
| PC1/RM1 Bldg                                                                                                                                                                                         | The building has closely spaced, full height interior walls (rather than an interior space with few walls such as in a warehouse).                                                         |                                                                                                                                                                                                                               |                      | +0.2                       |
| URM                                                                                                                                                                                                  | Gable walls are present.                                                                                                                                                                   |                                                                                                                                                                                                                               |                      | -0.3                       |
| MH                                                                                                                                                                                                   | There is a supplemental seismic bracing system provided between the carriage and the ground.                                                                                               |                                                                                                                                                                                                                               |                      | +0.5                       |
| Retrofit                                                                                                                                                                                             | Comprehensive seismic retrofit is visible or known from drawings.                                                                                                                          |                                                                                                                                                                                                                               |                      | +1.2                       |
| <b>FINAL LEVEL 2 SCORE, <math>S_{L2} = (S' + V_{L2} + P_{L2} + M) \geq S_{AWN}</math></b>                                                                                                            |                                                                                                                                                                                            |                                                                                                                                                                                                                               |                      | <b>1.2</b>                 |
|                                                                                                                                                                                                      |                                                                                                                                                                                            |                                                                                                                                                                                                                               |                      | (Transfer to Level 1 form) |
| There is observable damage or deterioration or another condition that negatively affects the building's seismic performance: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No     |                                                                                                                                                                                            |                                                                                                                                                                                                                               |                      |                            |
| If yes, describe the condition in the comment box below and indicate on the Level 1 form that detailed evaluation is required independent of the building's score.                                   |                                                                                                                                                                                            |                                                                                                                                                                                                                               |                      |                            |

### OBSERVABLE NONSTRUCTURAL HAZARDS

| Location                                                                                                                                                      | Statement (Check "Yes" or "No")                                                                     | Yes | No | Comment |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----|----|---------|
| Exterior                                                                                                                                                      | There is an unbraced unreinforced masonry parapet or unbraced unreinforced masonry chimney.         |     | X  |         |
|                                                                                                                                                               | There is heavy cladding or heavy veneer.                                                            |     | X  |         |
|                                                                                                                                                               | There is a heavy canopy over exit doors or pedestrian walkways that appears inadequately supported. |     | X  |         |
|                                                                                                                                                               | There is an unreinforced masonry appendage over exit doors or pedestrian walkways.                  |     | X  |         |
|                                                                                                                                                               | There is a sign posted on the building that indicates hazardous materials are present.              |     | X  |         |
|                                                                                                                                                               | There is a taller adjacent building with an unanchored URM wall or unbraced URM parapet or chimney. |     | X  |         |
|                                                                                                                                                               | Other observed exterior nonstructural falling hazard:                                               |     | X  |         |
| Interior                                                                                                                                                      | There are hollow clay tile or brick partitions at any stair or exit corridor.                       |     | X  |         |
|                                                                                                                                                               | Other observed interior nonstructural falling hazard:                                               |     | X  |         |
| <b>Estimated Nonstructural Seismic Performance</b> (Check appropriate box and transfer to Level 1 form conclusions)                                           |                                                                                                     |     |    |         |
| <input type="checkbox"/> Potential nonstructural hazards with significant threat to occupant life safety → Detailed Nonstructural Evaluation recommended      |                                                                                                     |     |    |         |
| <input type="checkbox"/> Nonstructural hazards identified with significant threat to occupant life safety → But no Detailed Nonstructural Evaluation required |                                                                                                     |     |    |         |
| <input checked="" type="checkbox"/> Low or no nonstructural hazard threat to occupant life safety → No Detailed Nonstructural Evaluation required             |                                                                                                     |     |    |         |

**Comments:** The type of structure being examined is a composite of two structural forms: a rigid frame supporting a roof of moment-resisting steel moment-resisting joints (RMRJ) and a rigid frame of steel (intermediate structural analysis) connected by columns. It is a rigid frame of steel moment-resisting joints (RMRJ) and a rigid frame of steel moment-resisting joints (RMRJ). The rigid frame



### *Performance Score and Risk Rating*

The DPHSS facility was evaluated to assess its potential seismic risk using the FEMA P-154 Rapid Visual Screening methodology

The final RVS structural score  $S$  for the DPHSS is 1.2. This value was based on the basic structural hazard score and score modifiers associated with the building performance attributes.

The final score  $S$  represents an estimate of the probability (or chance) that the building will collapse if ground motions occur that equal or exceed the maximum considered earthquake (MCE) ground motions. These estimates are based on limited observed and analytical data, and the probability of collapse is therefore approximate.

For the DPHSS, a score of 1.2 means that the calculated probability of collapse at the MCE is 6.3%.

Among the major concerns or questions pertaining to RVS is, “what is an acceptable  $S$  (or acceptable risk)?” This is a decision which involves the costs of safety versus the benefits. Concerned stakeholders need to engage in some consideration of costs and benefits of seismic safety and decide what value of  $S$  is an appropriate “cut-off” for their target risk.

The NEHRP Recommended Seismic Provisions has adopted the concept of target risks which involves establishment of minimum standards that attempts to balance costs of seismic-resistant construction against the chance of incurring unacceptable losses in future earthquakes.

The quantification of the risk in present day codes is such that a value of  $S$  of about 3 is appropriate for structural elements subjected to gravity loadings, and a value of around 2, or slightly less, is appropriate for non-frequent, but possible, earthquake loadings.

Unless stakeholders consider the cost and benefit aspects of seismic safety, an  $S$  value of about 2.0 is a reasonable preliminary value to use within the context of RVS to differentiate adequate buildings from those potentially inadequate and thus requiring detailed review.

Use of a higher cut-off  $S$  value implies greater desired safety but increased Owner costs for valuations and rehabilitation; use of a lower value of  $S$  equates to increased seismic risk and lower short-term Owner costs for evaluations and rehabilitation (prior to an earthquake).

## RECOMMENDATIONS

Based on a visual assessment, the existing building appears to have been originally designed and constructed with a generally complete seismic force-resisting system. However, due to significant changes in seismic design force levels and detailing requirements introduced in subsequent code editions, certain elements of the existing lateral system may no longer meet current performance expectations.

A definitive determination of compliance with modern seismic criteria would require a detailed structural evaluation (Tier 2 or Tier 3 per ASCE 41) and nonlinear analysis, which is beyond the scope of this assessment, to assess its seismic deficiencies and identify potential retrofit measures to enhance life safety and post-earthquake functionality further accurately.

At this time, based on EMPSCO's professional judgment, no immediate seismic retrofit measures are recommended for the existing lateral system, as currently observed. It is assumed that the building was originally designed to meet the seismic performance standards prescribed by the governing code in effect at the time of construction.

With respect to the proposed rehabilitation of the Department of Public Health and Social Services (DPHSS) facility:

- The structural modifications described by the User are not expected to significantly weaken the existing lateral-force-resisting system. Therefore, provisions of the International Existing Building Code (IEBC) that would mandate evaluation or retrofit are unlikely to be triggered based on structural alterations alone.
- However, if the total construction cost of the renovation exceeds 25% of the replacement value of the building, the IEBC may require a seismic evaluation and, potentially, a retrofit of the existing structure.

While a mandatory retrofit may not be immediately triggered, EMPSCO recommends that seismic retrofit measures be considered as part of the rehabilitation project if found necessary and appropriate. These upgrades should aim to improve the performance and resilience of the building's seismic force-resisting system in alignment with current best practices and code standards.

## **LIMITATIONS**

This report is based on a visual, non-intrusive survey of the accessible portions of the building and supporting documentation provided at the time of the assessment. As such, the observations and conclusions presented herein are limited by the inherent constraints of a non-destructive evaluation.

Observations of structural framing, foundation systems, and connections were limited to areas that were exposed and accessible. As a result, any deficiencies or conditions concealed behind walls, ceilings, or floor assemblies may have gone unnoticed.

The assessment did not include a detailed structural analysis, load path verification, or code-compliance check against current design standards. Evaluation of building performance under extreme loading conditions (e.g., seismic or wind loads) was limited to professional judgment based on visible conditions and available records.

Where historical construction drawings or design documents were unavailable, assumptions were made regarding the original design intent and code compliance at the time of construction. These assumptions should be verified if a more in-depth structural evaluation is pursued.

This report does not constitute a certification of structural adequacy or compliance, nor should it be interpreted as a guarantee of performance. The findings and recommendations should be considered preliminary and may be refined through future intrusive investigation, structural modeling, or engineering analysis.



## EXHIBITS

**DRILLED CONCRETE CORES SAMPLING AND COMPRESSIVE STRENGTH TEST RESULTS**

# GEO-ENGINEERING & TESTING, INC.

Geotechnical & Materials Testing Engineers  
P.O. Box 8170, Tamuning, Guam 96931

Telephone: (671) 646-5500  
Facsimile : (671) 646-6600

## OBTAINING AND TESTING DRILLED CORES (ASTM C-42)

CLIENT: EMPSCO Consulting Engineers

DATE: 29-Apr-25

ATTENTION: Mr. Tyrone de Guzman

JOB NO: 381.37

PROJECT: Structural Assessment Building - Mangilao Public Health, Mangilao, Guam

LAB REPORT NO: L166/25

DATE PAVED: - SUPPLIED BY: - CORED BY: GET DATE CORED: April 8-11, 2025 TESTED BY: F. Pineda

DATE TESTED: 29-Apr-25

| SAMPLE NUMBER                       | 1             | 2               | 3             | 4               | 5             | 6             | 7               | 8             | 9               |
|-------------------------------------|---------------|-----------------|---------------|-----------------|---------------|---------------|-----------------|---------------|-----------------|
| LOCATION                            | Core #1, Beam | Core #2, Column | Core #3, Wall | Core #4, Column | Core #5, Beam | Core #6, Slab | Core #7, Column | Core #8, Wall | Core #9, Column |
| LENGTH OF SAMPLE (in)               | 8.52          | 16.12           | 7.68          | 16.19           | 8.08          | 7.048         | 16.07           | 6.008         | 9.63            |
| LENGTH BEFORE CAP (in)              | 5.085         | 5.0             | 7.4           | 5.0             | 5.1           | 5.022         | 5.033           | 5.028         | 5.078           |
| LENGTH AFTER CAP (in)               | 5.37          | 5.2             | 7.6           | 5.4             | 5.3           | 5.286         | 5.272           | 5.234         | 5.333           |
| AVERAGE DIAMETER (in)               | 2.5           | 2.50            | 3.73          | 2.50            | 2.5           | 2.50          | 2.5             | 2.50          | 2.5             |
| AREA (in <sup>2</sup> )             | 4.909         | 4.909           | 10.927        | 4.909           | 4.909         | 4.909         | 4.909           | 4.909         | 4.909           |
| LOAD (lbs)                          | 29670         | 19030           | 26390         | 20300           | 15550         | 20760         | 19550           | 4960          | 21220           |
| APPARENT STRENGTH (psi)             | 6040          | 3880            | 2420          | 4140            | 3170          | 4230          | 3980            | 1010          | 4320            |
| L/D RATIO                           | 2.15          | 2.09            | 2.00          | 2.15            | 2.12          | 2.11          | 2.11            | 2.09          | 2.13            |
| CORRECTION FACTOR                   | 1.0           | 1.0             | 1.0           | 1.0             | 1.0           | 1.0           | 1.0             | 1.0           | 1.0             |
| CORRECTED STRENGTH (psi)            | 6040          | 3880            | 2420          | 4140            | 3170          | 4230          | 3980            | 1010          | 4320            |
| DESIGN STRENGTH (psi)               | -             | -               | -             | -               | -             | -             | -               | -             | -               |
| AGE AT TIME OF CORE DRILLING (days) | -             | -               | -             | -               | -             | -             | -               | -             | -               |
| REMARKS                             | -             | -               | -             | -               | -             | -             | -               | -             | -               |

Note: 1. All laboratory results relate only to the items tested and this report shall not be reproduced except in full and with prior approval of this laboratory.

- ☒ The core specimen was taken perpendicular to the horizontal surface.
- ☒ The core specimen was taken perpendicular to the vertical surface.
- ☐ The core specimen was taken perpendicular to the sloped surface.
- ☒ Core specimen placed in a sealed bag immediately after coring.
- ☒ Water was used during end preparation and sealed immediately in the plastic bag thereafter.
- ☒ Compressive strength test was performed following 5 days after last wetted.

Approved: \_\_\_\_\_

  
Ukrit Siriprusanan  
Civil Engineer - 360

# GEO-ENGINEERING & TESTING, INC.

Geotechnical & Materials Testing Engineers  
P.O. Box 8170, Tamuning, Guam 96931

Telephone: (671) 646-5500  
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## OBTAINING AND TESTING DRILLED CORES (ASTM C-42)

CLIENT: EMPSCO Consulting Engineers

DATE: 29-Apr-25

ATTENTION: Mr. Tyrone de Guzman

JOB NO: 381.37

PROJECT: Structural Assessment Building - Mangilao Public Health, Mangilao, Guam

LAB REPORT NO: L166/25

DATE PAVED: - SUPPLIED BY: - CORED BY: GET DATE CORED: April 8-11, 2025 TESTED BY: F. Pineda

DATE TESTED: 29-Apr-25

|                                     |                |  |  |  |  |  |  |  |  |
|-------------------------------------|----------------|--|--|--|--|--|--|--|--|
| SAMPLE NUMBER                       | 10             |  |  |  |  |  |  |  |  |
| LOCATION                            | Core #10, Wall |  |  |  |  |  |  |  |  |
| LENGTH OF SAMPLE (in)               | 6              |  |  |  |  |  |  |  |  |
| LENGTH BEFORE CAP (in)              | 5.069          |  |  |  |  |  |  |  |  |
| LENGTH AFTER CAP (in)               | 5.256          |  |  |  |  |  |  |  |  |
| AVERAGE DIAMETER (in)               | 2.5            |  |  |  |  |  |  |  |  |
| AREA (in <sup>2</sup> )             | 4.909          |  |  |  |  |  |  |  |  |
| LOAD (lbs)                          | 8110           |  |  |  |  |  |  |  |  |
| APPARENT STRENGTH (psi)             | 1650           |  |  |  |  |  |  |  |  |
| L/D RATIO                           | 2.10           |  |  |  |  |  |  |  |  |
| CORRECTION FACTOR                   | 1.0            |  |  |  |  |  |  |  |  |
| CORRECTED STRENGTH (psi)            | 1650           |  |  |  |  |  |  |  |  |
| DESIGN STRENGTH (psi)               | -              |  |  |  |  |  |  |  |  |
| AGE AT TIME OF CORE DRILLING (days) | -              |  |  |  |  |  |  |  |  |
| REMARKS                             |                |  |  |  |  |  |  |  |  |

Note: 1. All laboratory results relate only to the items tested and this report shall not be reproduced except in full and with prior approval of this laboratory.

- ☒ The core specimen was taken perpendicular to the horizontal surface.
- ☒ The core specimen was taken perpendicular to the vertical surface.
- ☐ The core specimen was taken perpendicular to the sloped surface.
- ☒ Core specimen placed in a sealed bag immediately after coring.
- ☒ Water was used during end preparation and sealed immediately in the plastic bag thereafter.
- ☒ Compressive strength test was performed following 5 days after last wetted.

Approved: \_\_\_\_\_

  
Ukrit Siriprusanan  
Civil Engineer - 360

**REBOUND HAMMER ON HARDENED CONCRETE TEST RESULTS**



# GEO-ENGINEERING & TESTING, INC.

Geotechnical and Material Testing Engineers

P.O. Box 8170 Tamuning, Guam 96931

Telephone: (671) 646-7710

Facsimile: (671) 646-6600

## REBOUND NUMBER OF HARDENED CONCRETE - ASTM C 805

### Project Information

Contractor: EMPSCO Consulting Engineers  
\_\_\_\_\_  
Attention: Mr. Tyrone De Guzman  
\_\_\_\_\_

Project Name: Condition Assessment, Mangilao Public Health  
Location: Mangilao, Guam  
Job Number: 381.37  
Date Reported: 18-Apr-25

### Concrete Data

Supplier: \_\_\_\_\_  
Pour Date: \_\_\_\_\_

Required Strength: \_\_\_\_\_  
Laboratory Report: \_\_\_\_\_

### Test Data

Test Location #1: BEAM (GROUND FLOOR)  
Surface characteristics: PLAIN FINISH  
Surface ground and depth of grinding: N/A  
Curing conditions of test area: N/A

Angle Applied: 45°   
Temperature at time of application: 83.6°F  
Type of exposure to the environment: ENCLOSED  
Date Tested: 14-Apr-25 Tested By: GET

| TEST NUMBER                  | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
|------------------------------|----|----|----|----|----|----|----|----|----|----|
| Readings                     | 51 | 54 | 55 | 54 | 54 | 52 | 51 | 55 | 51 | 55 |
| Reading Diff'l. from Average | 2  | -1 | -2 | -1 | -1 | 1  | 2  | -2 | 2  | -2 |

Average of 10 Readings: 53  
Number of Acceptable Readings: 10  
Average of Acceptable Readings: 53

|                          |      |
|--------------------------|------|
| Average Strength (psi):  | 8000 |
| Percent Error from Mean: |      |
| Range of Strength (psi)  |      |

Test Location #2: COLUMN (GROUND FLOOR)  
Surface characteristics: PLAIN FINISH  
Surface ground and depth of grinding: N/A  
Curing conditions of test area: N/A

Angle Applied: 45°   
Temperature at time of application: 84.1°F  
Type of exposure to the environment: ENCLOSED  
Date Tested: 11-Apr-25 Tested By: GET

| TEST NUMBER                  | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
|------------------------------|----|----|----|----|----|----|----|----|----|----|
| Readings                     | 48 | 50 | 49 | 51 | 45 | 52 | 53 | 49 | 53 | 49 |
| Reading Diff'l. from Average | 2  | 0  | 1  | -1 | 5  | -2 | -3 | 1  | -3 | 1  |

Average of 10 Readings: 50  
Number of Acceptable Readings: 10  
Average of Acceptable Readings: 50

|                          |      |
|--------------------------|------|
| Average Strength (psi):  | 7000 |
| Percent Error from Mean: |      |
| Range of Strength (psi)  |      |

Test Location #3: WALL (GROUND FLOOR)  
Surface characteristics: MASONRY  
Surface ground and depth of grinding: N/A  
Curing conditions of test area: N/A

Angle Applied: 45°   
Temperature at time of application: 84.5°F  
Type of exposure to the environment: ENCLOSED  
Date Tested: 11-Apr-25 Tested By: GET

| TEST NUMBER                  | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
|------------------------------|----|----|----|----|----|----|----|----|----|----|
| Readings                     | 42 | 48 | 48 | 45 | 42 | 43 | 45 | 40 | 39 | 41 |
| Reading Diff'l. from Average | 1  | -5 | -5 | -2 | 1  | 0  | -2 | 3  | 4  | 2  |

Average of 10 Readings: 43  
Number of Acceptable Readings: 10  
Average of Acceptable Readings: 43

|                          |      |
|--------------------------|------|
| Average Strength (psi):  | 5600 |
| Percent Error from Mean: |      |
| Range of Strength (psi)  |      |

Test Location #8: WALL (2ND FLOOR)

Surface characteristics: MASONRY

Surface ground and depth of grinding: N/A

Curing conditions of test area: N/A

Angle Applied: 45°

Temperature at time of application: 81.4°F

Type of exposure to the environment: ENCLOSED

Date Tested: 9-Apr-25 Tested By: GET

| TEST NUMBER                  | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
|------------------------------|----|----|----|----|----|----|----|----|----|----|
| Readings                     | 43 | 45 | 42 | 46 | 46 | 45 | 45 | 44 | 45 | 42 |
| Reading Diff'l. from Average | 1  | -1 | 2  | -2 | -2 | -1 | -1 | 0  | -1 | 2  |

Average of 10 Readings: 44

Number of Acceptable Readings: 10

Average of Acceptable Readings: 44

|                          |      |
|--------------------------|------|
| Average Strength (psi):  | 5800 |
| Percent Error from Mean: |      |
| Range of Strength (psi)  |      |

Test Location #9: COLUMN (2ND FLOOR)

Surface characteristics: PLAIN FINISH

Surface ground and depth of grinding: N/A

Curing conditions of test area: N/A

Angle Applied: 45°

Temperature at time of application: 81.6°F

Type of exposure to the environment: ENCLOSED

Date Tested: 9-Apr-25 Tested By: GET

| TEST NUMBER                  | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
|------------------------------|----|----|----|----|----|----|----|----|----|----|
| Readings                     | 46 | 42 | 44 | 43 | 48 | 46 | 46 | 45 | 48 | 47 |
| Reading Diff'l. from Average | -1 | 4  | 2  | 3  | -3 | -1 | -1 | 1  | -3 | -2 |

Average of 10 Readings: 46

Number of Acceptable Readings: 10

Average of Acceptable Readings: 46

|                          |      |
|--------------------------|------|
| Average Strength (psi):  | 6300 |
| Percent Error from Mean: |      |
| Range of Strength (psi)  |      |

Test Location #10: WALL (2ND FLOOR)

Surface characteristics: MASONRY

Surface ground and depth of grinding: N/A

Curing conditions of test area: N/A

Angle Applied: 45°

Temperature at time of application: 81.5°F

Type of exposure to the environment: ENCLOSED

Date Tested: 9-Apr-25 Tested By: GET

| TEST NUMBER                  | 1  | 2  | 3  | 4  | 5  | 6  | 7  | 8  | 9  | 10 |
|------------------------------|----|----|----|----|----|----|----|----|----|----|
| Readings                     | 39 | 39 | 39 | 43 | 42 | 42 | 42 | 42 | 42 | 42 |
| Reading Diff'l. from Average | 2  | 2  | 2  | -2 | -1 | -1 | -1 | -1 | -1 | -1 |

Average of 10 Readings: 41

Number of Acceptable Readings: 10

Average of Acceptable Readings: 41

|                          |      |
|--------------------------|------|
| Average Strength (psi):  | 5200 |
| Percent Error from Mean: |      |
| Range of Strength (psi)  |      |

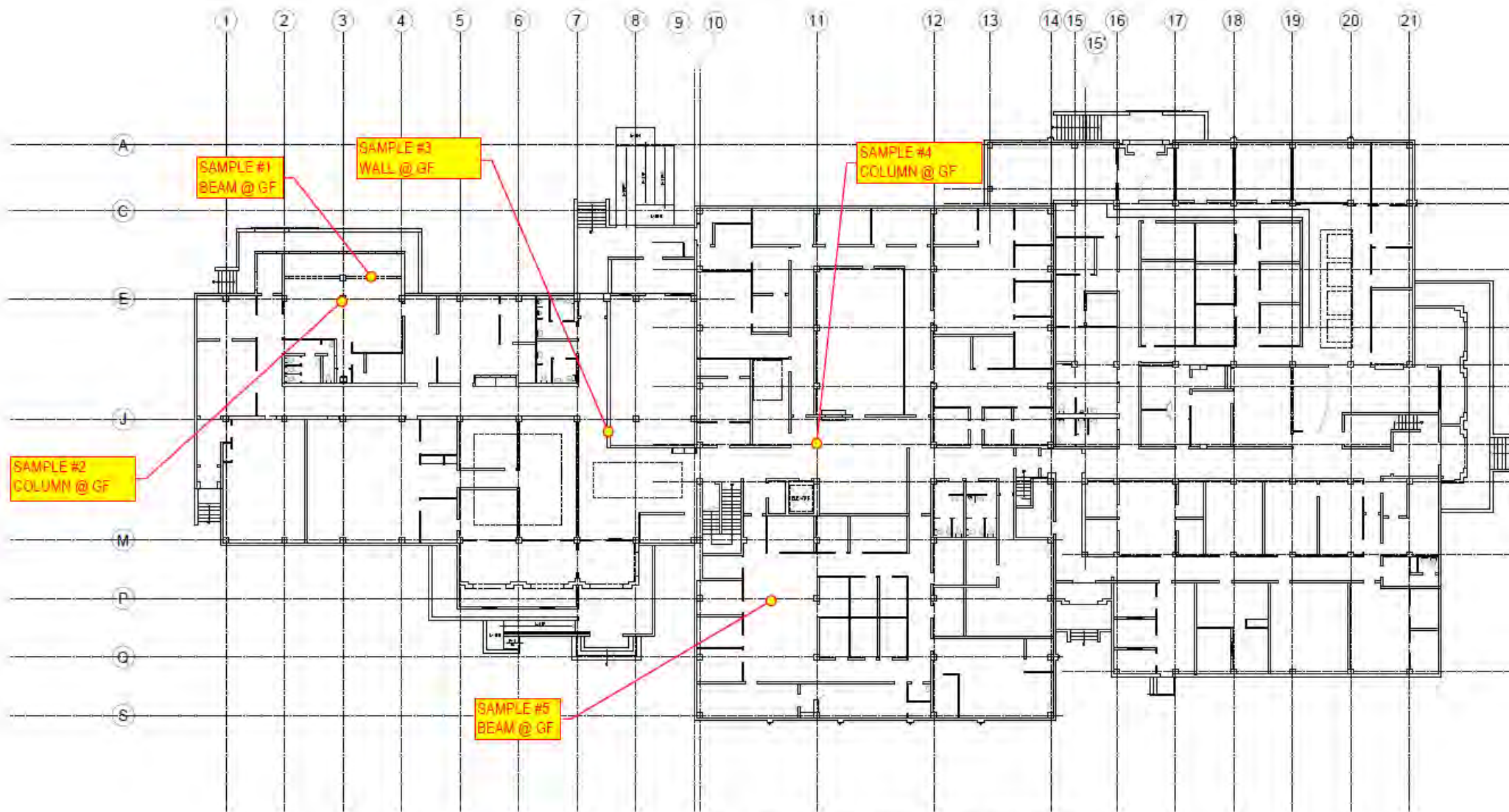
Limitations: This test method is not intended as the basis for acceptance or rejection of concrete because of the uncertainty about impact-point tested strength.

Form#10

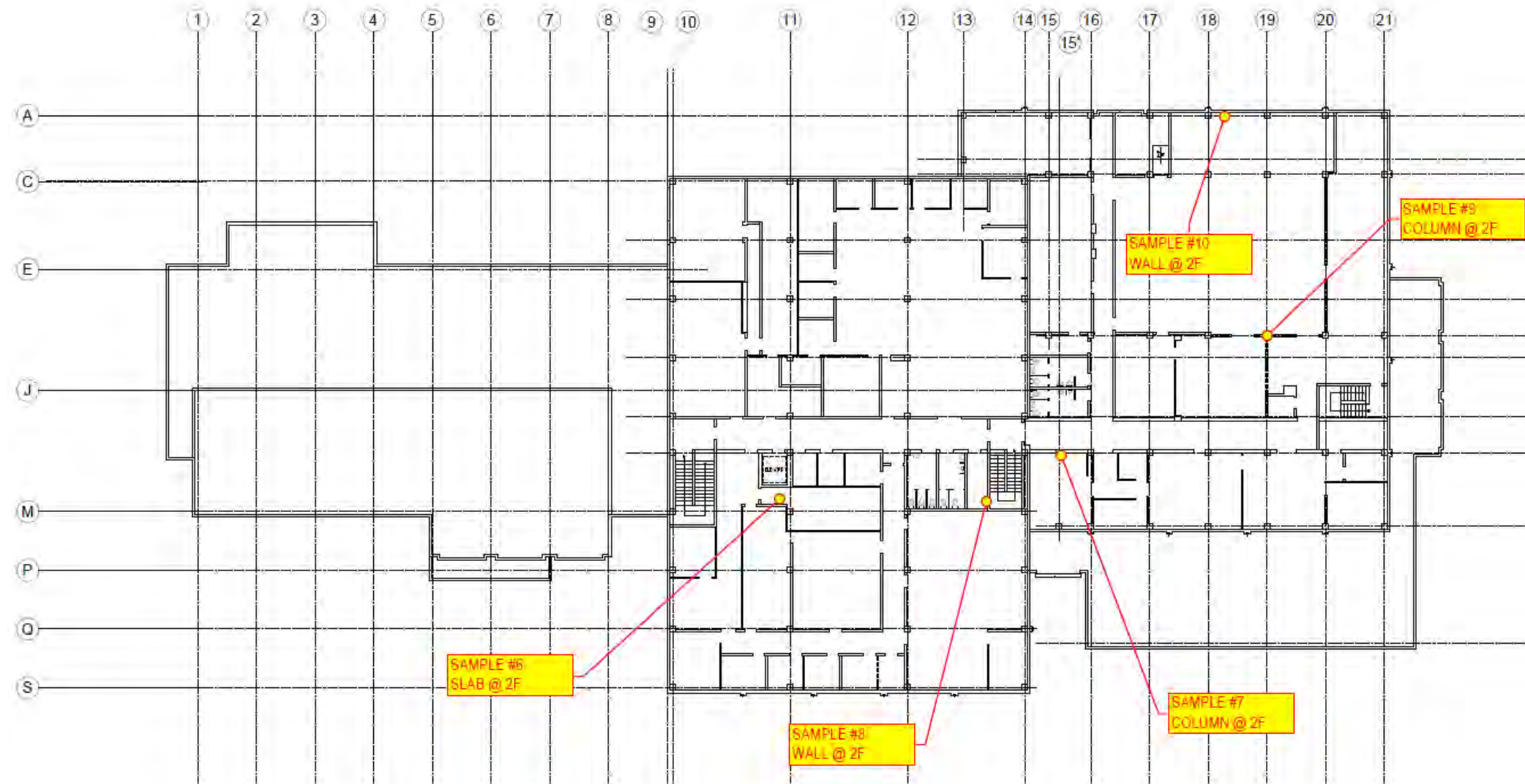
Rev.#0 Jun-16

**REFERENCE LOCATION OF DRILLED CONCRETE CORE SAMPLES AND REBOUND HAMMER TESTING**





1  
AB-1.1/AB-1.1 SCALE 1/16"=1'-0"




**EXISTING SECOND FLOOR PLAN**  
 AB-1.2 AB-1.2 SCALE: 1/16"=1'-0"

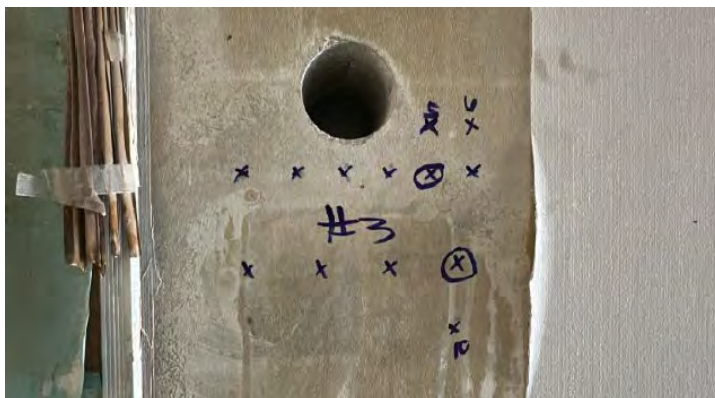


**FIELDWORK AND TESTING PHOTOGRAPHS**



|   |                     |                          |
|---|---------------------|--------------------------|
| 1 | Building Component: | Concrete Beam            |
|   | Location:           | Segment #1, Ground floor |
|   | Activity:           | Concrete Core Drilling   |

|   |                     |                          |
|---|---------------------|--------------------------|
| 2 | Building Component: | Concrete Column          |
|   | Location:           | Segment #1, Ground floor |
|   | Activity:           | Concrete Core Drilling   |



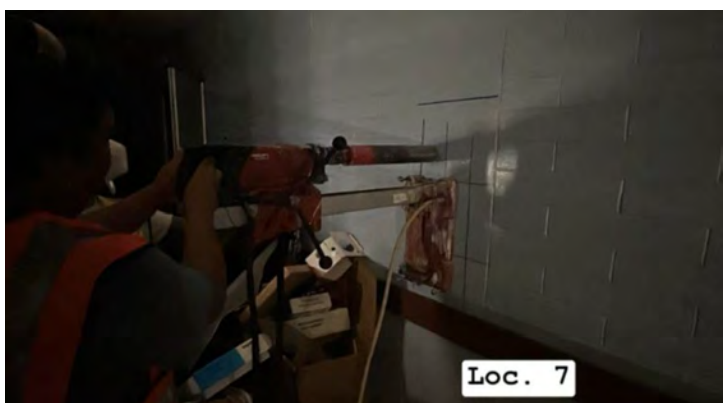
|   |                     |                          |
|---|---------------------|--------------------------|
| 3 | Building Component: | Masonry Wall             |
|   | Location:           | Segment #1, Ground floor |
|   | Activity:           | Concrete Core Drilling   |

|   |                     |                          |
|---|---------------------|--------------------------|
| 4 | Building Component: | Concrete Column          |
|   | Location:           | Segment #2, Ground floor |
|   | Activity:           | Concrete Core Drilling   |



|   |                     |                          |
|---|---------------------|--------------------------|
| 5 | Building Component: | Concrete Beam            |
|   | Location:           | Segment #2, Ground floor |
|   | Activity:           | Concrete Core Drilling   |

|   |                     |                          |
|---|---------------------|--------------------------|
| 6 | Building Component: | Concrete Slab            |
|   | Location:           | Segment #2, Second floor |
|   | Activity:           | Concrete Core Drilling   |



|   |                     |                          |
|---|---------------------|--------------------------|
| 7 | Building Component: | Concrete Column          |
|   | Location:           | Segment #3, Second floor |
|   | Activity:           | Concrete Core Drilling   |

|   |                     |                           |
|---|---------------------|---------------------------|
| 8 | Building Component: | Masonry Wall              |
|   | Location:           | Segment #2, Stair landing |
|   | Activity:           | Concrete Core Drilling    |



|   |                     |                          |    |                     |                          |
|---|---------------------|--------------------------|----|---------------------|--------------------------|
| 9 | Building Component: | Concrete Column          | 10 | Building Component: | Masonry Wall             |
|   | Location:           | Segment #3, Second floor |    | Location:           | Segment #3, Second floor |
|   | Activity:           | Concrete Core Drilling   |    | Activity:           | Concrete Core Drilling   |



# MECHANICAL & PLUMBING SYSTEM ASSESSMENT REPORT

DPHSS, Mangilao Guam

## Abstract

This report presents the findings of mechanical and plumbing system assessment conducted for the Department of Public Health & Social Services in Mangilao, Guam.

WM Engineering Services LLC

Draft Submittal, June 2025



# Table of Contents

- I. Introduction..... 2
- II. Executive Summary..... 2
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  - B. Plumbing System ..... 5
- V. References and Attachments..... 5

## I. Introduction

A mechanical assessment was performed on the existing HVAC and plumbing systems at the Department of Public Health & Social Services. The Department of Public Health & Social Services is located at 123 Chalan Kareta, route 10, Mangilao, Guam. The building had shown some aging damage, based on observation as it was abandoned for almost 5 years due to fire damage, since the year 2020.

This report will focus on the major HVAC and Plumbing equipment, connections and other related appurtenances located within the building. The mechanical assessment was limited to areas readily accessible, operable, and visible during the walk-through on April 9, 2025, up to April 14, 2025. No performance testing and destructive investigation were performed.

## II. Executive Summary

The assessment identified multiple deficiencies affecting the building's mechanical and plumbing system operation and compliance. The mechanical system is non-operational, and the plumbing system is non-operational and non-compliant with applicable standards. Recommendations are provided to bring the facility into compliance with IBC, GTEC, OSHA, ASHRAE and other applicable codes and standard requirements.

## III. Observation & Findings

### A. Mechanical System

The existing HVAC system in the building was found to be non-operative during the site visit. The existing HVAC systems serving the building are composed of abandoned Air-Cooled Chilled Water System and its components, Direct expansion Air Handling Unit and DX-Split type ductless Air-conditioning System. There are abandoned chilled water piping with corroded piping and damage insulation can be found within the existing ceiling plenum and mechanical rooms. The Air Handling Unit's serving the building are located in mechanical rooms for each floor. There are four mechanical rooms for the building facility. Two mechanical rooms are located on the ground floor and the other two on the second floor. The ground floor mechanical room has one air handling unit in each intended serving floor zone. However, one of the second floor's mechanical rooms houses two air handling units serving the intended zone. The main HVAC system uses ducted air handling unit with plenum return configuration. The make-up air for each air handling unit was delivered through the use of make-up air intake duct opening from the exterior wall of the building.

There is also DX-Split air conditioning system that serves the building. This system is composed of an indoor fan coil unit and outdoor air unit. Some of the rooms have dedicated fan coil units serving the space. Some of the indoor fan coil units show signs of aging and dust. Some of the indoor units' refrigerant piping were damaged, spliced, and torn out. The outdoor air unit was also damaged, blown out, corroded and torn out.

During the site walkthrough, the supply air ductworks were found to have mold build up, visible signs of corrosion, damage ductwork and insulation including mounting support and fittings. Most of the supply and return registers and grilles have been damaged and displayed mold build up. The Air Handling units have VFD motors and smoke detectors.

The exhaust ventilation uses roof mounted exhaust fans which are located on the roof. Some of the existing roof exhaust fans had been blown out, showing visible signs of corrosion as well as the associated exhaust ductwork and other accessories. Furthermore, some of the fans were observed to be severely damaged or blown out during the inspection. None of the exhaust fans seem to be working.

The building has an existing generator located in an adjacent building near ground floor mechanical room with an internal sub-base fuel tank. The generators exhaust pipe & muffler exhibited corrosion build up. The generator's radiator's exhaust duct had been damaged and torn out. The generator room didn't have room exhaust ventilation equipment. The room was naturally ventilated by the existing aluminum wall and door louver. The generator exhaust flue gas was vented through an opening penetration on the wall.

The exhaust ventilation in restroom uses ducted inline exhaust fan to mitigate exhaust air to the room. Most of the exhaust diffusers & grilles show visible mold and dust. Some of the exhaust ductworks were damaged including supports. The make-up air for the restroom was supplied by the existing Air handling unit serving each zone floor.

There is existing exhaust ventilation in the laboratory areas which are located on the ground floor. The laboratory fume hood, exhaust hood and exhaust fans are observed to be in poor condition. The dental clinic exhaust ventilation and air-conditioning system are in poor or bad condition.

## B. Plumbing System

The restroom area needs to be demolished and renovated. During the walk through, most of the plumbing fixtures had been damaged including the water closets, urinals, lavatories, kitchen sinks, mop sinks and drain fixtures were torn out, most of the fixtures had missing valves and faucets. Several of the plumbing fixtures show some aging, corrosion and deterioration. There is one electric water heater located in each floor's mechanical room which is in bad condition. There is existing water softeners including brine tanks, piping and fittings are also damaged and not in good working condition or non-usable. There are some areas inside the building during the walk through that found out that the domestic water supply piping used multiple types of materials including galvanized steel, cast iron and PVC materials including valves and fittings. The existing plumbing Ventilation pipes also used ABS material including fittings.

The emergency eyewash & shower station in the facility, particularly in the laboratory areas and hazardous rooms are non-functional, or the components and system observed to be non-useable.

The medical vacuum plumbing system and equipment for medical and dental rooms are damaged and observed to be non-functional.

## C. System Condition Summary

Component Condition Rating Criteria

| Condition | Description                                                                                                                                                                                                                                                                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Excellent | The component or system is new or nearly new. It appears to be in sound operating condition and capable of performing its intended function without issue. Verification testing may be required to confirm full operational status.                                                                                                                       |
| Good      | The component or system is functioning satisfactorily and appears to be structurally sound and operational. Minor signs of normal wear and tears may be present. Repair or replacement needs, if any, will be evaluated during future repair or construction phases.                                                                                      |
| Fair      | The component or system appears to be functional based on visual observation but shows signs of wear, deferred maintenance, or prior repairs. Continued monitoring is recommended to determine the need for future corrective actions.                                                                                                                    |
| Poor      | The component or system exhibits significant aging, damage, or deterioration. It may be obsolete, unreliable, or non-compliant with current standards. The existing conditions could contribute to the degradation of adjacent systems. A full replacement is recommended, as repairs would not be cost-effective to extend the component's service life. |

Component Condition Rating Criteria

| System                                                                  | Condition |
|-------------------------------------------------------------------------|-----------|
| Mechanical system – Mechanical Equipment, e.g., AHU, FCU, ACCU, EF      | Poor      |
| Mechanical system – Ductworks, Piping, Controls, wirings.               | Poor      |
| Plumbing system - Plumbing Fixtures, e.g., Water Closet, Sinks, Urinals | Poor      |
| Plumbing system -Sanitary wastes, vents, & domestic water piping        | Poor      |
| Plumbing system - Plumbing Equipment, e.g., Water Heaters, Softeners    | Poor      |

## IV. Recommendations

Majority of the existing mechanical equipment, including ventilation equipment, piping, supports, fittings, controls and wirings are recommended to be removed and demolished. The HVAC and plumbing system for the entire building facilities are observed to be non-useable or not performing as intended. The HVAC and plumbing system also need to follow the latest local and international plumbing code and standard. The recommended new scope of work based on the building walk through assessment is to design and provide new air conditioning and plumbing system. The new equipment, piping, controls, wiring and fittings shall comply with the applicable code and standards that are suitable to withstand the harsh environment of Guam including materials.

## A. Mechanical System

Provide new Air-conditioning and ventilation system to serve within the building facilities. New air conditioning equipment shall be able to provide conditioned and controlled temperature and humidity in each space based on room requirements with compliance with the latest international building code and Guam Tropical Energy Code. In addition, the new system and equipment shall comply with the ASHRAE Standard and other applicable codes and standards adopted in Guam. Provide new controls necessary to adequately control the space and equipment and for maintenance purposed.

Remove and demolish existing corroded sheet metal ductworks, supports, hangers and provide new ductwork systems that will suit with the facilities requirement based on applicable code and standard. Provide insulated galvanized steel ductworks located in conditioned space. Provide stainless steel ductwork for ducts located in an unconditioned space to promote corrosion protection and prolonging service including fittings, supports, hangers, and other related accessories.

Provide new aluminum supply and return registers, diffusers and grilles. Provide volume dampers on each branch duct serving air terminals.

The new air conditioning and ventilation system selection will be based on the building occupancy and use. The determination of system and equipment will be based on using the ASHRAE 90.1 recommended minimum equipment selection and design workshop with the entire design team and stakeholders.

## B. Plumbing System

Demolished existing plumbing system and provide new to suit new architectural design.

Design the new domestic water distribution systems, including pipes, fittings, and accessories in accordance with the latest International building and plumbing code. The water supply will be provided with new pipes and fittings inside the building structure in compliance with the latest local codes and standards.

Provide sanitary waste and venting systems, including pipes, fittings, and accessories. Provide automatic control P-trap primer to every floor drain. The building sewer line will be connected to the main public sewer line and will be coordinated with the GWA utility plans.

Provide High efficiency plumbing fixtures (low flow, Water-Sense labeled), floor drains, and other plumbing equipment required by building facility.

Provide medical and dental plumbing systems that consist of medical gases and vacuum systems in accordance with public health requirement and code regulations.

Provide energy efficient domestic hot water system for the entire facility.

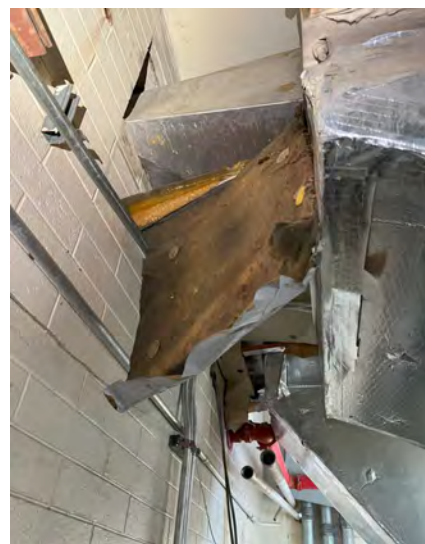
## V. References and Attachments





**Photo-1:**

|           |                                |
|-----------|--------------------------------|
| Location: | Ground Floor - Mechanical Room |
| Remarks:  | Blown-out Exhaust Ventilator   |



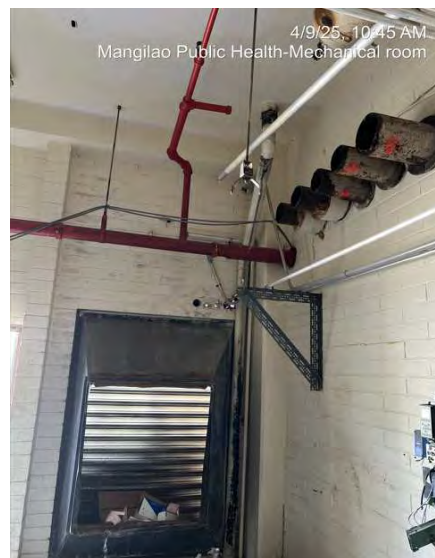
**Photo-2:**

|           |                                                     |
|-----------|-----------------------------------------------------|
| Location: | Ground Floor - Mechanical Room                      |
| Remarks:  | Torn-out duct insulation and damage return ductwork |



**Photo 3:**

|           |                                            |
|-----------|--------------------------------------------|
| Location: | Ground Floor - Mechanical Room             |
| Remarks:  | Abandoned Electric water heater. No piping |



**Photo-4:**

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room                                            |
| Remarks:  | Damage & abandoned intake air louvers and abandoned Chilled water piping. |

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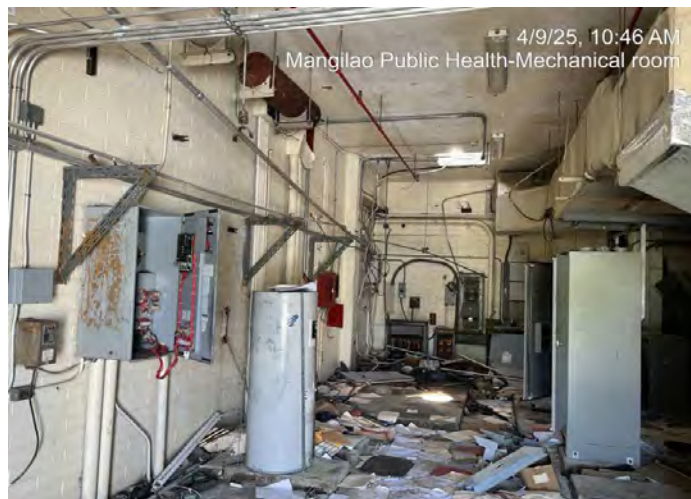
Mechanical Assessment

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DATE: 5/26/2025

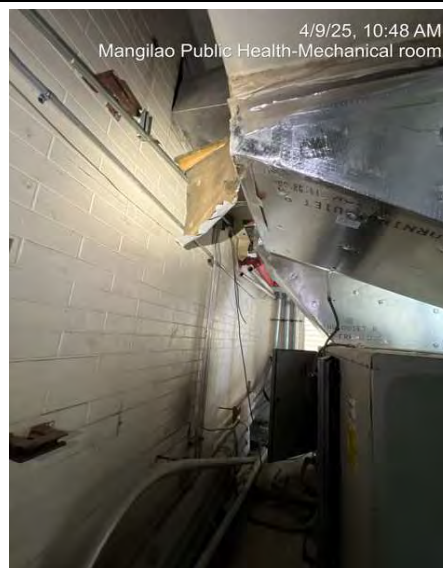
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**Photo-5:**

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room                                                |
| Remarks:  | Damage Mechanical control panels for AHU. Abandoned corroded expansion tanks. |



**Photo-6:**

|           |                                                         |
|-----------|---------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room                          |
| Remarks:  | Damage Air Handling unit (AHU). Cut refrigerant piping. |



**Photo 7:**

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room                                                                                                     |
| Remarks:  | Not working Air Handling unit (AHU) show cut electrical connections. No insulation of outside air intake ductwork (Not compliance) |



**Photo-8:**

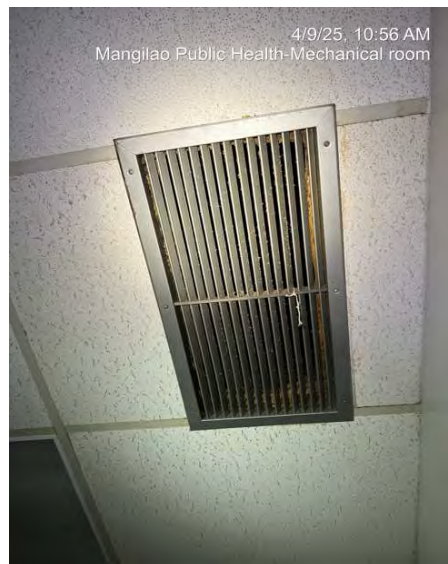
|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room                                            |
| Remarks:  | Inside Air-Handling Unit blower fan and motor with presence of corrosion. |





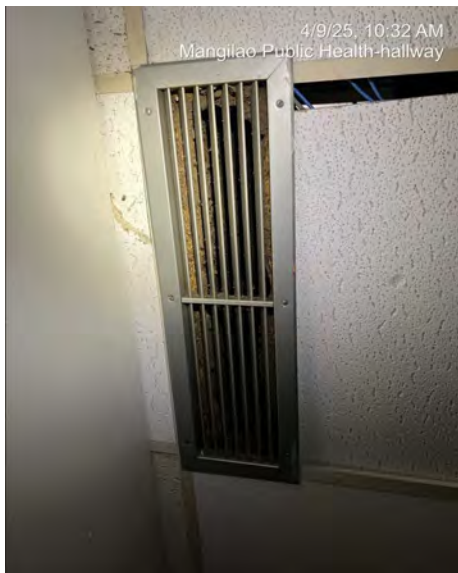
**Photo-9:**

|           |                                                            |
|-----------|------------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room                             |
| Remarks:  | Damage and abandoned outdoor unit outside mechanical room. |



**Photo-10:**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Location: | Ground Floor - General Return Registers                                |
| Remarks:  | Typical condition of return air registers with visible mold build-ups. |



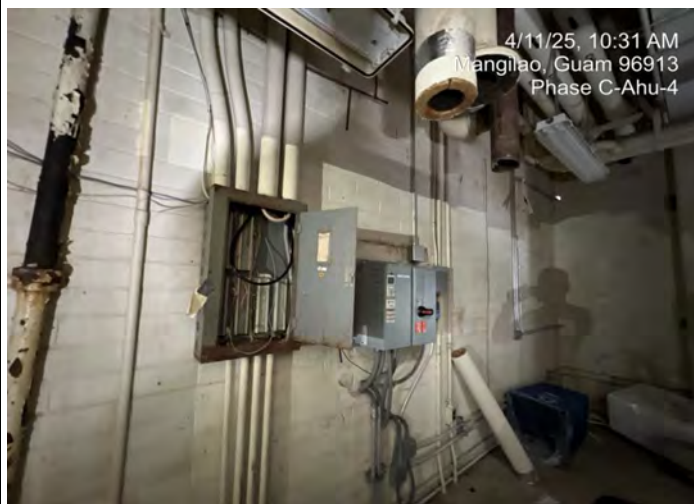
**Photo 11:**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Location: | Ground Floor - General Return Registers                                |
| Remarks:  | Typical condition of return air registers with visible mold build-ups. |



**Photo-12:**

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Generator Room                                                                                                                       |
| Remarks:  | Exhaust Muffler with visible signs of corrosion. Damage generator radiator exhaust duct transition. No room exhaust ventilation fan. |



**Photo-13:**

|           |                                                                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room 1C                                                                                                                        |
| Remarks:  | Damage and abandoned chilled water & refrigerant piping. Cut refrigerant piping for AHU-4. Visible signs of corrosions in piping. Damage control panels. |

**Photo-14:**

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room 1C                                                                  |
| Remarks:  | Damage and abandoned Air-Handling unit. Cut refrigerant piping connections and electrical wirings. |



**Photo 15:**

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Dental Clinic Areas                                                        |
| Remarks:  | Typical Supply Air Ductworks with visible sign of molds, damage ductworks and insulation. |

**Photo-16:**

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Dental Clinic Areas                                                                            |
| Remarks:  | Typical Supply ductworks with visible sign of molds, damage ductworks and insulation. Cut piping insulations. |

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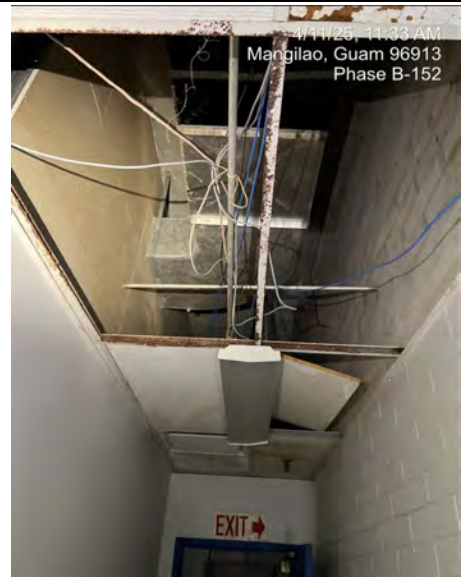
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**Photo-17:**

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Medical Records Area                                                       |
| Remarks:  | Typical Supply Air Ductworks with visible sign of molds, damage ductworks and insulation. |



**Photo-18:**

|           |                                     |
|-----------|-------------------------------------|
| Location: | Ground Floor - Medical Records Area |
| Remarks:  | Return Air Duct with no insulation. |



**Photo 19:**

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Location: | Ground Floor - Dental Clinic Areas                               |
| Remarks:  | Typical Supply Air Ductworks with visible sign of mold build-up. |



**Photo-20:**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Location: | Ground Floor - Dental Clinic Areas                                     |
| Remarks:  | Typical condition of return air registers with visible mold build-ups. |





**Photo-21:**

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Restroom                                                                                              |
| Remarks:  | Typical restroom supply and exhaust air registers condition. Shows visible sign of molds, deterioration & corrosion. |

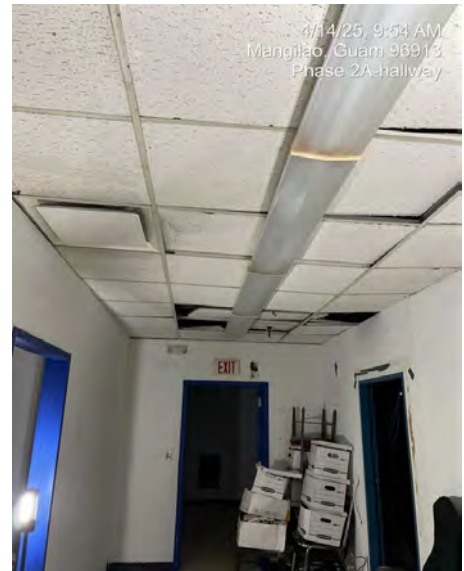
**Photo-22:**

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Restroom                                                                                               |
| Remarks:  | Typical restroom exhaust air register and ductwork condition. Shows visible sign of molds, deterioration & corrosion. |



**Photo 23:**

|           |                                              |
|-----------|----------------------------------------------|
| Location: | Second Floor - Typical Office Area           |
| Remarks:  | Typical supply registers with visible molds. |



**Photo-24:**

|           |                                                                           |
|-----------|---------------------------------------------------------------------------|
| Location: | Second Floor - Typical Office Area Hallway                                |
| Remarks:  | Inside Air-Handling Unit blower fan and motor with presence of corrosion. |



**Photo-25:**

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Location: | Second Floor - Typical Office Area                             |
| Remarks:  | Damage Supply register. Shows visible sign of molds and aging. |



**Photo-26:**

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Mechanical Room                                                                    |
| Remarks:  | Damage and abandoned Air-Handling unit. Cut refrigerant piping connections and electrical wirings |



**Photo 27:**

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Location: | Second Floor - Typical Office Area                                                |
| Remarks:  | Damage, cut and abandoned Chilled Water piping. Uninsulated outside air ductwork. |



**Photo-28:**

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Location: | Outdoor - Air cooled condensing unit (ACCU)                                                                          |
| Remarks:  | Damage, corroded and blown-away casing of condensing unit of the split Air Conditioning system serving the facility. |





**Photo-29:**

**Location:** Outdoor - Air cooled condensing unit (ACCU)

**Remarks:** Damage, corroded and blown-away casing of condensing unit of the split Air Conditioning system serving the facility. Damage control wirings and disconnect switch of ACCU units.



**Photo-30:**

**Location:** Outdoor - Air cooled condensing unit (ACCU)

**Remarks:** Damage and blown-out refrigerant piping. Damage intake air louvers.



**Photo 31:**

**Location:** Roof Area 1A

**Remarks:** Damage and blown-out roof mounted ACCU units and Ventilation Equipment including refrigerant piping, supports, wirings and accessories.



**Photo-32:**

**Location:** Roof Area 1A

**Remarks:** Damage and blown-out roof mounted and wall mounted ACCU units and Exhaust Ventilation Equipment including refrigerant piping, supports, wirings and accessories.



Tel: (671) 646-8127 Fax: (671) 646-0704  
E-mail: main@wmesguam.com

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**Photo-33:**

|           |                                                                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Mechanical Room                                                                                                                                                                                         |
| Remarks:  | Not working Air Handling unit (AHU). Shown existing chilled water piping with visible sign of corrosion. Cut refrigerant piping connections to AHU unit. No insulation of outside air intake ductwork (Not compliance) |

**Photo-34:**

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Location: | Second Floor - Mechanical Room                                                |
| Remarks:  | No insulation of outside air intake ductwork (Not compliance). Corroded duct. |



**Photo 35:**

|           |                                                                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - General Return Registers                                                                                                                  |
| Remarks:  | Not working Air Handling unit (AHU). Shows cut refrigerant piping connections to AHU unit. No insulation of outside air intake ductwork (Not compliance) |

**Photo-36:**

|           |                                                                                                                     |
|-----------|---------------------------------------------------------------------------------------------------------------------|
| Location: | Generator Room                                                                                                      |
| Remarks:  | Shown existing chilled water piping with visible sign of corrosion. Cut refrigerant piping connections to AHU unit. |

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**Photo-37:**

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Roof Area 1C                                                                                                                                                     |
| Remarks:  | Damage and blown-out roof mounted and wall mounted ACCU units and Exhaust Ventilation Equipment including refrigerant piping, supports, wirings and accessories. |

**Photo-38:**

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Location: | Roof Area 1A                                                                                                  |
| Remarks:  | Damage and blown-out roof mounted ACCU units including refrigerant piping, supports, wirings and accessories. |

|  |  |  |  |
|--|--|--|--|
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|                                                                                                                                                                                                                                                                                                               |                       |  |                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--|-------------------|
|  <p><b>ENGINEERING SERVICES, LLC</b></p> <p>MECHANICAL &amp; FIRE PROTECTION CONSULTING<br/>ENGINEERS &amp; CONSTRUCTION MANAGEMENT SVCS.</p> <p>Tel: (671) 646-8127 Fax: (671) 646-0704<br/>E-mail: main@wmesguam.com</p> | PROJECT:              |  | PROJECT NO.:      |
|                                                                                                                                                                                                                                                                                                               | DPHSS, Mangilao       |  | DATE: 5/26/2025   |
|                                                                                                                                                                                                                                                                                                               | Mechanical Assessment |  | ISSUED TO: EMPSCO |
|                                                                                                                                                                                                                                                                                                               |                       |  | PAGE NO.:         |





**Photo-1:**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Womens Restroom                                                                             |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. |



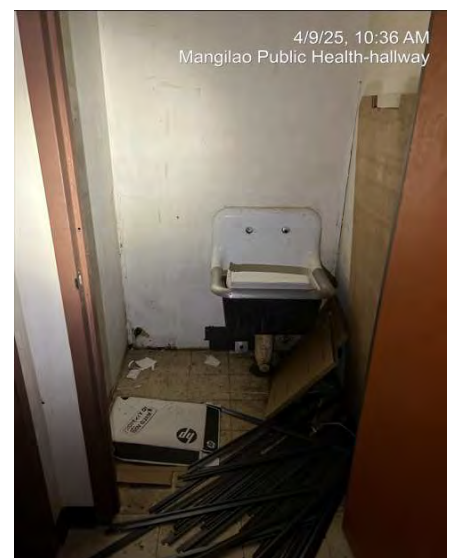
**Photo-2:**

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Mens Restroom ADA                                                                                                          |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. Damage Lavatory piping covers. |



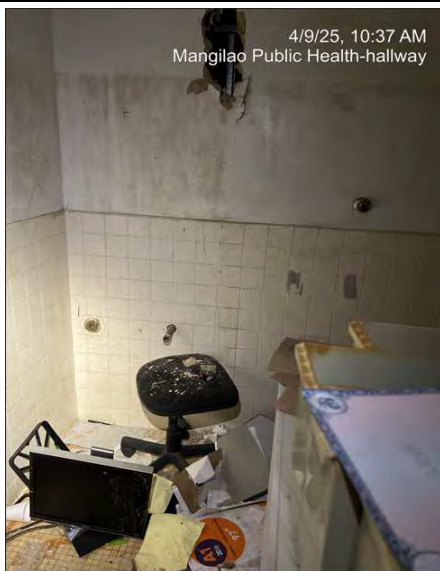
**Photo 3:**

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Mens Restroom                                                              |
| Remarks:  | Typical condition of damage Urinals with cut piping connections and missing flush valves. |



**Photo-4:**

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Janitor Closet                                                                |
| Remarks:  | Typical condition of damage Mop Sink with cut piping connections and missing faucets/valves. |



**Photo-5:**

Location: Ground Floor - Mens Restroom 1A  
Remarks: Missing Water closet, piping and faucets.



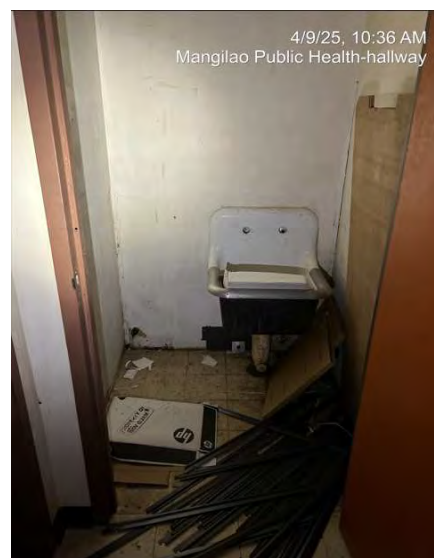
**Photo-6:**

Location: Ground Floor - Mens Restroom 1A  
Remarks: Cut and missing Plumbing fixtures.



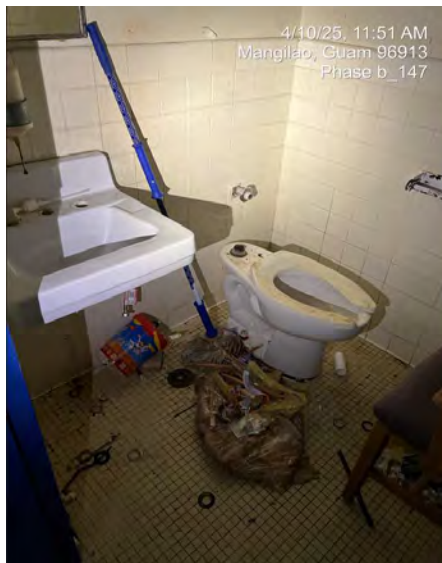
**Photo 7:**

Location: Ground Floor - Mens Restroom 1A  
Remarks: Typical condition of damage Urinals with cut piping connections and missing flush valves.

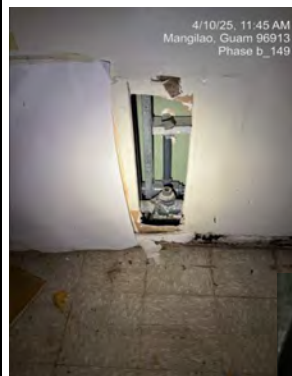


**Photo-8:**

Location: Ground Floor - Janitor Closet 1A  
Remarks: Typical condition of damage Mop Sink with cut piping connections and missing faucets/valves.



**Photo-9:**

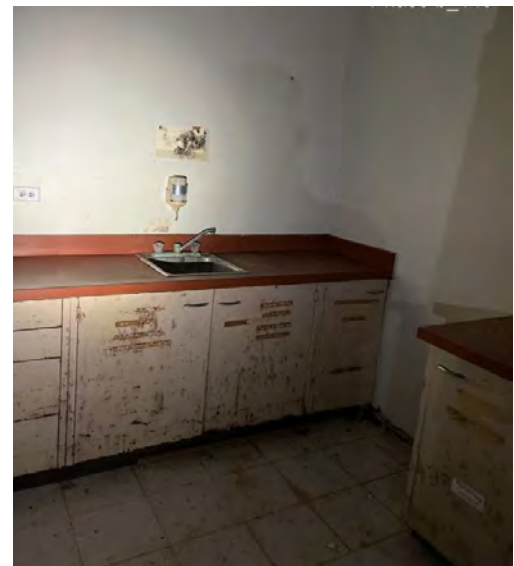


**Photo-10:**

|           |                                                                                                                                |           |                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------|
| Location: | Ground Floor - Clinic Area Toilet                                                                                              | Location: | Ground Floor - Typical Clinic Area with Sink |
| Remarks:  | Typical condition of damage Water closet and lavatory with cut piping connections, missing flush valveset, piping and faucets. | Remarks:  | Cut piping connections (ABS piping).         |



**Photo 11:**



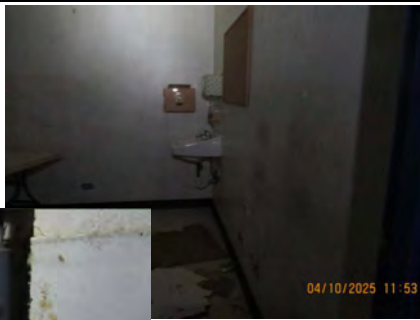
**Photo-12:**

|           |                                                                                                                 |           |                                                                   |
|-----------|-----------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------|
| Location: | Ground Floor - Typical Clinic Area with Sink                                                                    | Location: | Ground Floor - Typical Clinic Area with Sink                      |
| Remarks:  | Typical condition of damage Clinic room Lavatory sink with cut piping connections and missing flush valve sets. | Remarks:  | Typical condition of Sink with signs of aging, visible corrosion. |

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 MECHANICAL & FIRE PROTECTION CONSULTING  
 ENGINEERS & CONSTRUCTION MANAGEMENT SVCS.  
 Tel: (671) 646-8127 Fax: (671) 646-0704  
 E-mail: main@wmesguam.com

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| DPHSS, Mangilao       | DATE: 5/26/2025   |
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**Photo-13:**

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Location: | Ground Floor - Clinic Area Rooms                                      |
| Remarks:  | Typical condition of damage Sink visible sign of aging and corrosion. |



**Photo-14:**

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Dental Area Restroom                                                                                                       |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. Damage Lavatory piping covers. |



**Photo 15:**

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Dental Area Restroom                                                       |
| Remarks:  | Typical condition of damage Urinals with cut piping connections and missing flush valves. |



**Photo-16:**

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Typical Clinic Area with Sink                                                                                              |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. Damage Lavatory piping covers. |



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**Photo-17:**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Location: | Ground Floor - Mechanical Room 1C                                      |
| Remarks:  | Abandoned Water softener including brine tanks. Cut piping connections |

**Photo-18:**

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Dental Clinic Area                                                                        |
| Remarks:  | Cut and damage coldwater piping in trench for dental equipments and sinks cold water supply. Damage sink |



**Photo 19:**

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Mens Restroom 1A                                                                           |
| Remarks:  | Cut and damage coldwater piping in trench for dental equipments and sinks cold water supply. Damage sink. |

**Photo-20:**

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Janitor Closet 1A                                                                                       |
| Remarks:  | Cut and damage coldwater piping in trench for dental equipments and sinks cold water supply. Missing faucets in sinks. |

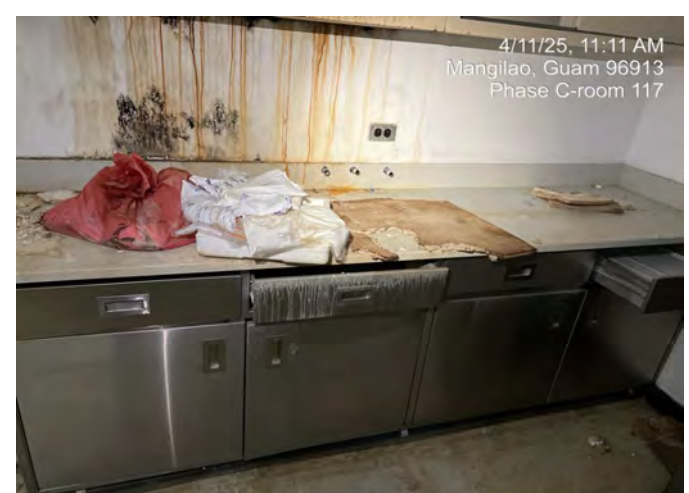


**Photo-21:**

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Location: | Ground Floor - Enzymes Room                                             |
| Remarks:  | Cut and damage cold & hot water piping supply and waste piping in sink. |

**Photo-22:**

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Location: | Ground Floor - Enzymes Room                                                              |
| Remarks:  | Cut and damage cold & hot water piping supply and waste piping in sink. Missing faucets. |



**Photo 23:**

|           |                                                          |
|-----------|----------------------------------------------------------|
| Location: | Ground Floor - Urinalysis                                |
| Remarks:  | Cut and damage pipings, sink, missing plumbing fixtures. |

**Photo-24:**

|           |                                                 |
|-----------|-------------------------------------------------|
| Location: | Ground Floor - Urinalysis                       |
| Remarks:  | Cut and missing cold & hot water supply piping. |


  
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 MECHANICAL & FIRE PROTECTION CONSULTING
   
 ENGINEERS & CONSTRUCTION MANAGEMENT SVCS.
   
 Tel: (671) 646-8127 Fax: (671) 646-0704
   
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**Photo-25:**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Rest Rooms ADA                                                                              |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. |

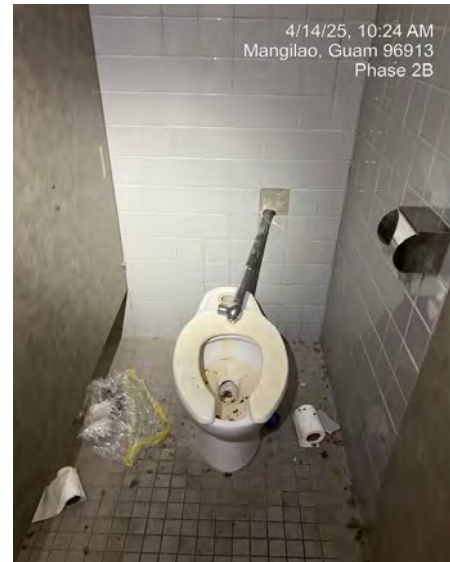
**Photo-26:**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Rest Rooms ADA                                                                              |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. |



**Photo 27:**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Rest Rooms                                                                                  |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. |



**Photo-28:**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Rest Rooms                                                                                  |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. |



**Photo-29:**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Rest Rooms                                                                                  |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. |

**Photo-30:**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Rest Rooms ADA                                                                              |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. |



**Photo 31:**

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Rest Rooms                                                                                  |
| Remarks:  | Typical condition of damage Water Closets with cut piping connections and missing flush Valves and covers. |



**Photo-32:**

|           |                                                                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Location: | Second Floor - Mechanical Room                                                                                                                           |
| Remarks:  | Disconnected and cut piping for Water Softener and Brine Tank. Tank shown visible signs of corrosion. Typical corroded Floor drains in mechanical rooms. |



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**Photo-33:**

|           |                                                                                                                                                          |  |  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| Location: | Second Floor - Mechanical room                                                                                                                           |  |  |
| Remarks:  | Disconnected and cut piping for Water Softener and Brine Tank. Tank shown visible signs of corrosion. Typical corroded Floor drains in mechanical rooms. |  |  |
|           |                                                                                                                                                          |  |  |
|           |                                                                                                                                                          |  |  |
|           |                                                                                                                                                          |  |  |

Project Name: Conditional Assessment of the Mangilao Public Health Building  
Project No: 460-5-1007-F-MAN  
Project Location: Department of Public Health and Social Services (DPHSS)  
123 Chalan Kareta, Mangilao, Guam 96913

# ELECTRICAL ASSESSMENT

Date: 18 July 2025

Prepared by: EMPSCO – Engineering Consultants

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| FINDINGS AND RECOMMENDATIONS ..... | 4 |

# ELECTRICAL ASSESSMENT REPORT

## DPHSS Mangilao Public Health Building

---

### 1.0 INTRODUCTION

Electrical assessment of the existing DPHSS Mangilao Main Facility building was conducted on April 9–11, 2025. Based on documents from the Department of Public Works (DPW), the facility was built in 1975. On November 27, 2019, the Guam Fire Department (GFD) reported that an incident due to “electrical malfunction” had rendered the building unfit for full electrical operation. It has remained unoccupied since.

Due to its age and the fire incident, the electrical systems—electrical service and distribution equipment, conduits and wiring, wiring devices, lighting, telecom, and security systems—were expected to be in poor condition. Evidence of theft further supports that repair is not a viable option. Replacement is imperative to restore safe, reliable operation. The new design must prioritize adequacy, reliability, safety, and energy efficiency.

### 2.0 METHODOLOGY

The assessment was based on visual observation of the electrical systems. Photographs documented existing equipment, fixtures, and wiring. Equipment locations were checked for compliance with NEC clearance and access requirements.



## 3.0 FINDINGS AND RECOMMENDATIONS

### 3.1 ELECTRICAL SERVICES, DISTRIBUTION SYSTEM EQUIPMENT, AND BACK-UP GENERATOR POWER

#### 3.1.a FINDINGS

The facility is served by the Guam Power Authority (GPA) grid, with service connecting from a 13.8 kV overhead line along Route 10 to a pad-mounted transformer. The secondary service at 480/277 V, 3 Phase, 4 Wire connects via exposed conduits along the building exterior to the main service equipment located in a shared Electrical and Mechanical Room. This room currently houses the building's major electrical equipment—switchboards, step-down transformers, panelboards, motor controls, and automatic transfer switches—alongside mechanical systems. While working clearances appear adequate, NEC 110.26(E) requires a dedicated electrical room, which is currently lacking.

All electrical components in this area, including conduits and wiring, are visibly corroded, outdated, and non-functional. Additionally, the facility's electrical infrastructure includes sub-electrical rooms (one on the 1st floor, two on the 2nd floor), with some panelboards placed in public areas—a clear code and safety concern. The panelboard involved in the 2019 electrical fire incident is located along an office entryway wall.

A generator building, which appears to have been constructed in recent years, houses a 600-kW generator. While the unit itself appears potentially repairable, significant issues exist like theft of feeder wiring, and critically, the generator building obstructs GPA's access to the transformer, violating the required 10 ft clearance needed for hot stick operation. The GPA transformer is also in visibly poor condition, with signs of wire and copper theft.

#### 3.1.b RECOMMENDATIONS

A full and uncompromising replacement of the electrical service and distribution systems is imperative. The existing infrastructure presents serious life safety hazards, is in violation of multiple NEC requirements, and cannot be trusted to support operations—particularly in a facility that delivers essential public health services.

Even without the 2019 electrical fire, the system's advanced age, deteriorated condition, and non-compliance would still warrant complete replacement. The fire merely reinforced what is already evident: the system has reached the end of its useful life and poses ongoing risks if retained.

Partial repairs or reuse would leave systemic vulnerabilities in place. All major components—including switchboards, panelboards, transformers, and motor controls—must be entirely replaced. A new, code-compliant Main Electrical Room is required. While sub-electrical room locations may be retained, their infrastructure must be completely rebuilt.

Reusing concealed conduits should only be considered after successful mandrel testing and must be approached with caution. Any undetected failure in reused raceways could introduce hidden hazards.

The existing generator may be retained only if load analysis confirms capacity and suitability. Regardless, all related components—feeder wiring, ATS, and controls—must be replaced. A combination of Automatic Transfer and By-Pass Isolation Switch is strongly recommended for enhanced reliability.

The new system must include Short Circuit, Coordination, and Arc Flash Studies in accordance with NFPA 70B.

## **3.2 CONDUIT AND WIRING**

### *3.2.a FINDINGS*

The existing conduit and wiring systems are aged, extensively corroded, and clearly beyond their safe and useful service life. While some concealed conduits show fewer visible signs of degradation, their internal condition is unknown and unverified.

### *3.2.b RECOMMENDATIONS*

All conduits and wiring must be replaced throughout the facility. Attempting to reuse existing wiring systems would undermine the integrity of any renovation effort. Exposed conduit must be replaced with rigid aluminum, concealed interior conduit with EMT, and underground runs must use PVC Schedule 40 encased in concrete. All wiring must be 600 V copper rated THHN/THWN or THW.

Reuse of any existing conduit should be allowed only after rigorous mandrel testing and must be the exception—not the strategy. Reusing degraded or undocumented conduit systems introduces hidden risks that may not emerge until post-occupancy—when failures could disrupt healthcare delivery or cause harm. A full conduit and wiring replacement are the only responsible approach.

### **3.3 WIRING DEVICES**

#### **3.3.a FINDINGS**

Wiring devices throughout the building show clear signs of oxidation and corrosion, both on metallic and plastic components. Many are no longer safe or code compliant.

#### **3.3.b RECOMMENDATIONS**

All wiring devices must be replaced with new, code-compliant, specification-grade (or hospital-grade where appropriate) devices. Reusing any existing devices should be strictly prohibited.

Wiring devices throughout the building show clear signs of oxidation and corrosion, both on metallic and plastic components. Many are no longer safe or code compliant. No life safety or mission-critical electrical system should rely on four-decade-old devices in a facility serving the public health. Full replacement is mandatory.

### **3.4 LIGHTING AND CONTROLS**

#### **3.4.a FINDINGS**

The existing lighting system consists almost entirely of outdated fluorescent fixtures and basic toggle switches. Exterior lighting is minimal and does not provide sufficient coverage for safety or security.

#### **3.4.b RECOMMENDATIONS**

All interior and exterior lighting systems must be replaced with modern, energy-efficient LED fixtures. Lighting layouts must be redesigned to comply with the current Guam Tropical Energy Code (GTEC) requirements. All spaces should be equipped with automated controls, including photo sensors, time switches, and occupancy/vacancy sensors, to reduce energy consumption and support sustainability goals.

Upgrading the lighting system is not optional—it is essential for visibility, occupant safety, energy code compliance, and long-term cost efficiency.

### **3.5 TELECOMMUNICATIONS SYSTEM**

#### **3.5.a FINDINGS**

The current telecom system uses outdated overhead connections and loosely routed cabling lacking support or labeling. The existing telecom room is insufficient in size and layout to support modern network infrastructure.

#### **3.5.b RECOMMENDATIONS**

An entirely new underground telecom service connection must be implemented. Fiber optic cabling is required to meet modern bandwidth and performance needs. A new Telecom Room must be constructed with proper space, layout, and cooling to support network infrastructure.

A structured cable pathway system must be designed by a Registered Communications Distribution Designer (RCDD), and network segmentation must be implemented to improve cybersecurity.

The current telecom infrastructure is fundamentally incompatible with 21st-century healthcare operations. A complete rebuild is essential to ensure connectivity, security, and resilience.

### **3.6 SECURITY SYSTEM**

#### **3.6.a FINDINGS**

Security system components are outdated, non-functional, and incomplete. There is no CCTV infrastructure, and existing devices are damaged or disconnected.

#### **3.6.b RECOMMENDATIONS**

If security and surveillance are required, a modern, code-compliant Security and CCTV system must be designed in consultation with a qualified Security Systems Specialist and RCDD. This must be treated as a complete system replacement—not a retrofit of remnants.

In today's risk environment, no public health facility should operate without a functional and secure electronic surveillance system. Replacement is critical to protect staff, patients, and property.



## 4.0 CONCLUSION

The electrical assessment of the DPHSS Mangilao Main Facility confirms that the existing electrical systems are extensively deteriorated, code-deficient, and beyond their safe operational life. The infrastructure poses serious and immediate risks — including fire hazards, electrical shock, system failure, and sustained non-compliance with NEC and NFPA 70B standards. These deficiencies are further compounded by theft-related damage and improper installations throughout the facility.

Although the 2019 electrical fire prompted the building's closure, it merely highlighted what the technical findings already prove: this system is irreparably compromised. Even in the absence of that event, the system's age, condition, and critical safety violations would still necessitate full replacement.

Partial repairs, patchwork upgrades, or selective reuse of components would leave behind structural and hidden vulnerabilities. Such decisions would not only compromise system reliability and code compliance—they would expose future occupants to unacceptable life safety risks. In a facility tasked with delivering essential public health services, the margin for electrical failure must be zero.

Therefore, it is the strong and professional recommendation of this assessment that no portion of the existing electrical system be reused. A complete system replacement—covering service entrance, distribution, wiring, lighting, telecom, and security infrastructure—is the only responsible solution to restore safe, compliant, and reliable operations.

Failure to adhere to these recommendations may result in recurring hazards, continued code violations, and unacceptable risk to staff, patients, and the public. This facility requires a system built not only to meet current codes but to support the critical services it was designed to deliver—safely, reliably, and without compromise.

## 4.0 CONCLUSION

The electrical assessment of the DPHSS Mangilao Main Facility confirms that the existing electrical systems are extensively deteriorated, code-deficient, and beyond their safe operational life. The infrastructure poses serious and immediate risks — including fire hazards, electrical shock, system failure, and sustained non-compliance with NEC and NFPA 70B standards. These deficiencies are further compounded by theft-related damage and improper installations throughout the facility.

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PHOTO #1 - EXISTING CONDUIT RISER ON GPA POLE ALONG ROUTE 10

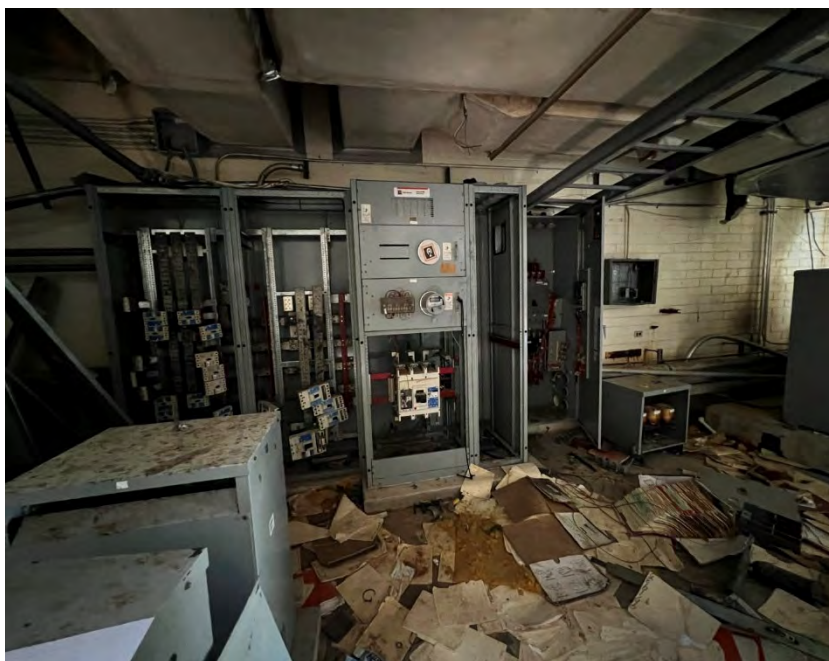


PHOTO # 2 MAIN SWITCHBOARD IN ELECTRICAL/MECHANICAL ROOM





PHOTO #3 – UNUSABLE ELECTRICAL EQUIPMENT, CONDUITS, AND WIRING





PHOTO #4 – PANELBOARD AT MAIN BUILDING ENTRANCE

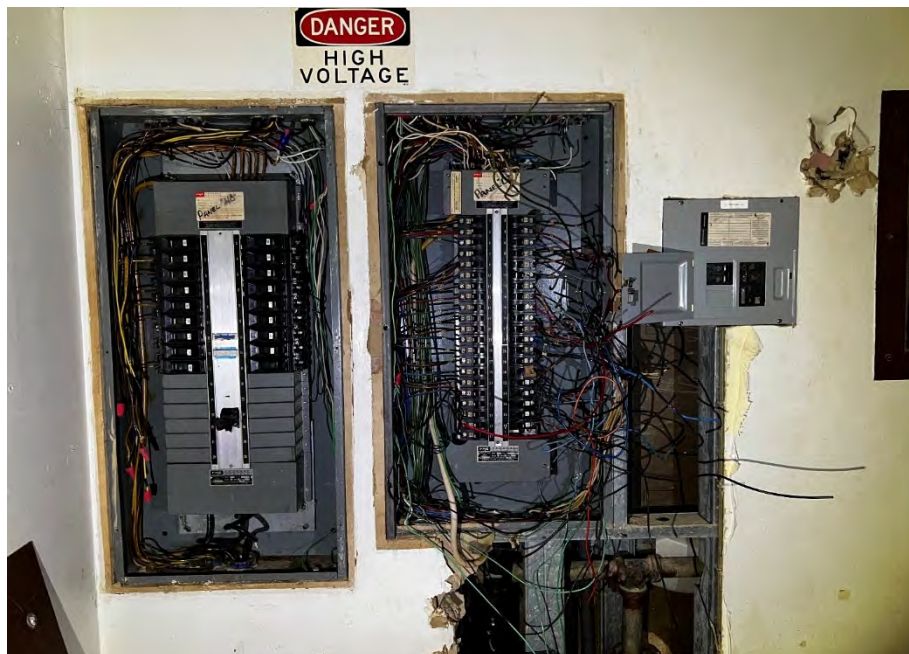


PHOTO #5 – PANELBOARD WHERE FIRE INCIDENT OCCURRED

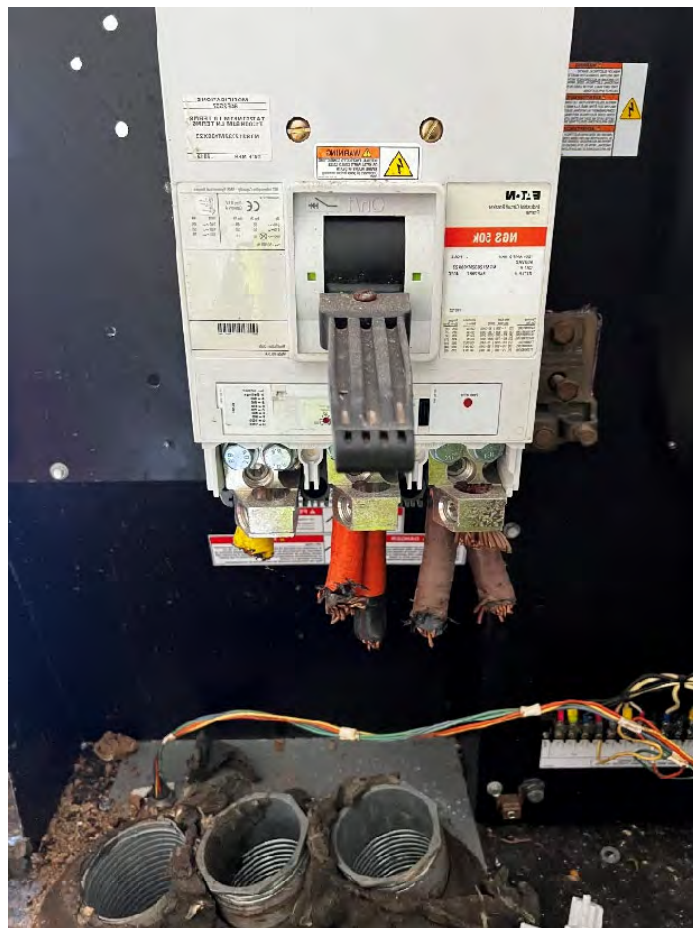
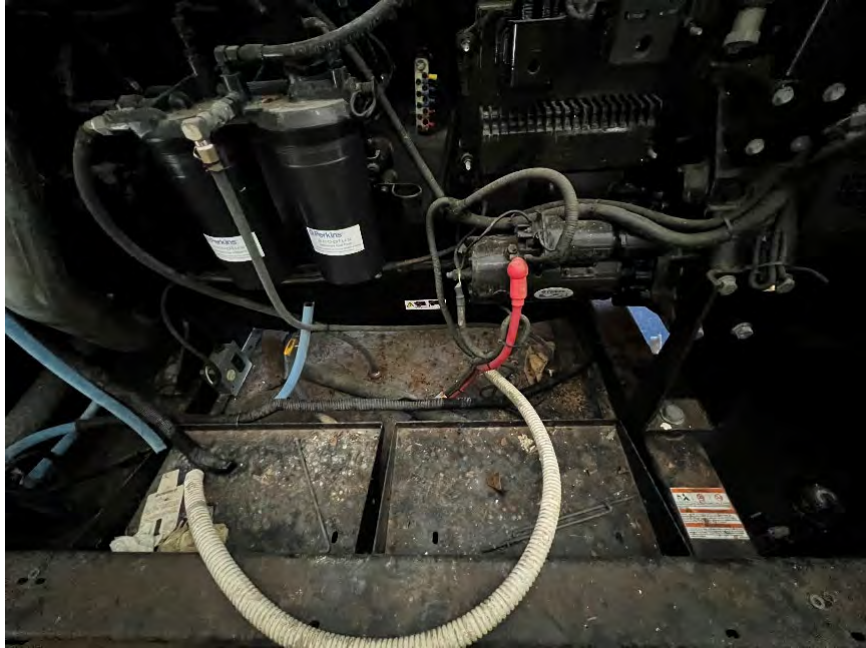


PHOTO #6 – THEFT OF GENERATOR FEEDER WIRING





PHOTO #7 – THEFT OF TRANSFORMER PARTS AND WIRING



PHOTO #8 – OUTLETS AND SWITCHES, OLD AND CORRODED





PHOTO #9 – EXISTING LIGHT FIXTURES



PHOTO #10 - EXISTING TELECOM ROOM



# **FIRE PROTECTION ASSESSMENT REPORT**

DPHSS, Mangilao Guam

## **Abstract**

This report presents the findings of a fire protection and life safety assessment conducted for the Department of Public Health & Social Services in Mangilao, Guam.

WM Engineering Services LLC

Draft Submittal, June 2025

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  - C. Life Safety ..... 5
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- V. Recommendations..... 7
- VI. Fire Sprinkler Calculation & Hydrant Flow Test..... 8



## I. Introduction

The purpose of this assessment is to evaluate the existing fire protection and life safety conditions of the DPHSS building and identify code compliance deficiencies. The assessment focuses on major fire protection systems, egress conditions, and water supply adequacy. Observations are based on non-invasive inspection techniques conducted during an on-site walk-through. No destructive investigations or full-system functional testing were performed.

This report presents the results of a fire protection and life safety assessment conducted for the Department of Public Health & Social Services (DPHSS) facility located in Mangilao, Guam. The building has been unoccupied since 2020 due to a prior fire incident, and as a result, many critical safety systems are non-operational or deficient.

## II. Executive Summary

The assessment identified multiple deficiencies affecting the building's fire and life safety compliance. The sprinkler system is non-operational, and the fire alarm system is non-operational and non-compliant with applicable standards. Building architectural and room layout modifications have compromised egress and fire protection system functionality. Recommendations are provided to bring the facility into compliance with NFPA, ADA, IFC and IBC requirements.

## III. Fire Protection Assessment Overview

The fire protection and life safety assessment was conducted between April 9 and April 14, 2025. The scope of the assessment included a visual inspection of readily accessible areas. No operational testing of systems was performed. A hydrant flow test was conducted to evaluate the available water supply for fire suppression.

The building showed visible signs of neglect and aging. Several rooms appear to have undergone modifications without corresponding updates to fire protection systems, raising potential code compliance issues.

## IV. Observation & Findings

### A. Fire Sprinkler System

The sprinkler system riser valve was found in the closed position, indicating a dry system condition and suggesting potential leakage. The exposed main sprinkler riser show some corrosion. The sprinkler piping seems to be in good condition. However, the interior condition of the piping should be inspected for microbiologically influenced corrosion (MIC), as the presence of air pockets and the absence of water within the system can accelerate the onset and progression of MIC.

The building does not have complete sprinkler coverage—several areas, particularly those that have undergone modifications or reconfigurations, were observed to lack sprinkler protection.

The existing 6-inch water service is constricted by a 2-inch water meter assembly, significantly limiting the available fire flow. Flow test results confirm that the water supply is inadequate to meet the minimum fire protection demand required by applicable codes.

Further, the Fire Department Connection (FDC) is not easily accessible, which could impede emergency response operations. The main system riser also exhibits visible signs of corrosion, raising concerns about long-term system integrity.

The server room appears to have been previously protected by a clean agent fire suppression system. While distribution piping and discharge nozzles remain in place, the clean agent storage tank and the associated releasing control panel are missing.

Lastly, the functionality of the fire alarm devices (including waterflow switches, tamper switches, and supervisory alarms) is questionable, as no activation or signaling was observed during assessment.



Fig. 1 Closed Fire Sprinkler Riser



Fig. 2 Room with no sprinkler protection

## B. Fire Alarm System

The existing fire alarm system is non-operational. Notification appliances are limited in number and primarily located along the corridors, which does not meet the spacing and coverage requirements set forth in NFPA 72 and the Americans with Disabilities Act (ADA). Manual pull stations are installed at heights exceeding 48 inches above the finished floor, violating accessibility standards under both NFPA 72 and ADA guidelines. Additionally, several devices appear to be missing throughout the facility.

The main fire alarm control panel, located in the mechanical room, has been stripped of its components, with backup batteries and portions of system wiring missing. Power was unavailable in the building at the time of assessment, preventing verification of the system's operational status. However, based on physical observations, the existing fire alarm system does not comply with notification and accessibility requirements as mandated by NFPA 72 and ADA.

No smoke detectors were observed in the vicinity of the elevator lobby, indicating a lack of required detection coverage for elevator recall operations. Due to the absence of power in the building at the time of the assessment, the functionality of the elevator emergency recall system could not be tested and compliance with NFPA 72 requirements for elevator recall initiation and detection could not be confirmed.



Fig. 3 Silent Knight Fire Alarm Control

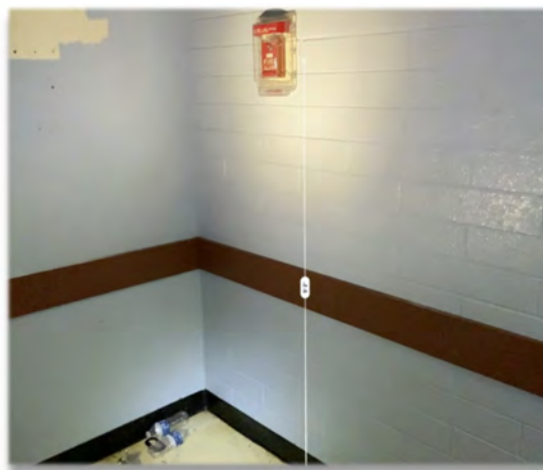


Fig. 4 Pull station mounted at 5 ft. AFF.



Fig. 5 Missing pull station.

## C. Life Safety

### (a) Egress and Exit Route

Certain designated exit routes were observed to be obstructed as a result of interior space reconfigurations. This condition presents a serious life safety hazard during emergency evacuations and constitutes a violation of the egress requirements outlined in IBC and IFC.

Stairs guardrails and guardrails should be reconfigured to comply with latest applicable code (IBC 2009) if the building will be major renovation.



Fig. 6 Stair handrails, no guard rails.

### (b) Emergency Light & Exit Signages

The functionality of the emergency lighting and exit signage systems could not be verified during the assessment due to the absence of electrical power in the building. As a result, it was not possible to confirm whether these life safety systems are operational or compliant with the requirements of IBC and applicable accessibility standards.



Fig. 7 Stair handrails, no guard rails.



## D. System Condition Summary

### Component Condition Rating Criteria

| Condition | Description                                                                                                                                                                                                                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Excellent | The component or system is new or nearly new. It appears to be in sound operating condition and capable of performing its intended function without issue. Verification testing may be required to confirm full operational status.                                                                                                                    |
| Good      | The component or system is functioning satisfactorily and appears to be structurally sound and operational. Minor signs of normal wear and tear may be present. Repair or replacement needs, if any, will be evaluated during future repair or construction phases.                                                                                    |
| Fair      | The component or system appears to be functional based on visual observation but shows signs of wear, deferred maintenance, or prior repairs. Continued monitoring is recommended to determine the need for future corrective actions.                                                                                                                 |
| Poor      | The component or system exhibits significant aging, damage, or deterioration. It may be obsolete, unreliable, or non-compliant with current standards. The existing condition could contribute to the degradation of adjacent systems. Full replacement is recommended, as repairs would not be cost-effective to extend the component's service life. |

### Component Condition Rating Criteria

| System                                                      | Condition |
|-------------------------------------------------------------|-----------|
| Sprinkler system – Exterior Piping                          | Poor      |
| Sprinkler system – Interior Piping and sprinkler heads      | Poor      |
| Fire Alarm System - Occupant Notification and Communication | Poor      |
| Egress Components - Stair hand rails & guard rails          | Poor      |
| Egress Components - Exit Sign & Emergency Lights            | Poor      |

## V. Recommendations

The fire protection and life safety assessment of the DPHSS building revealed critical deficiencies requiring immediate corrective action. The following summarizes the key recommendations:

- Sprinkler System: Replace corroded components, inspect for internal pipe corrosion (MIC), and restore full coverage to all occupied and modified areas. Upgrade the water supply line and improve fire department connection access. Provide new fire pump system with dedicated water tank.
- Fire Alarm System: Replace the entire system with a new, NFPA 72-compliant addressable fire alarm, including new control panels, notification appliances, elevator recall smoke detectors, and ADA-compliant devices.
- Egress and Life Safety: Remove obstructions from exit routes, upgrade stair and guardrails to meet IBC standards, and verify or replace emergency lights and exit signs to ensure code compliance.

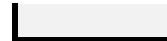
## VI. Fire Sprinkler Calculation & Hydrant Flow Test

05/28/25

# SYSTEM ESTIMATOR

| Symbol           | Description                                           | -                                                                                                      | Source                       | Value      | Units               |
|------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------|------------|---------------------|
| System           |                                                       |                                                                                                        |                              |            |                     |
| -                | Units                                                 | -                                                                                                      | Given                        | US         | -                   |
| -                | NFPA 13 Edition                                       | -                                                                                                      | By Jurisdiction              | 2007       | -                   |
| -                | System Arrangement                                    | -                                                                                                      | Given                        | Tree       | -                   |
| -                | System Type                                           | -                                                                                                      | Given                        | Wet        | -                   |
| -                | Hazard                                                | -                                                                                                      | Given                        | Ordinary 1 | -                   |
| d                | Density                                               | -                                                                                                      | -                            | 0.15       | gpm/ft <sup>2</sup> |
| C                | Inside Pipe C-Factor                                  | -                                                                                                      | Given                        | 120        | -                   |
| -                | Sprinklers per Branch                                 | -                                                                                                      | Given                        | 10         | sprk(s)             |
| -                | Main Located After:                                   | -                                                                                                      | Given                        | 4          | sprk(s)             |
| -                | Inside Hose Allowance                                 | -                                                                                                      | 13-7 11.2.3.1.2              | 100        | gpm                 |
| -                | Outside Hose Allowance                                | -                                                                                                      | 13-7 11.2.3.1.2              | 150        | gpm                 |
| Height           |                                                       |                                                                                                        |                              |            |                     |
| h                | Ceiling Height                                        | -                                                                                                      | Given                        | 20         | ft                  |
| -                | Sprinkler Height                                      | -                                                                                                      | Given                        | 20         | ft                  |
| -                | Branch Height                                         | -                                                                                                      | Given                        | 21.0       | ft                  |
| -                | Height of Supply                                      | -                                                                                                      | Given                        | -5         | ft                  |
| Spacing          |                                                       |                                                                                                        |                              |            |                     |
| s                | Sprinkler-Sprinkler Spacing                           | -                                                                                                      | Given                        | 10<br>0.0  | ft<br>in            |
| l                | Line-Line Spacing                                     | -                                                                                                      | Given                        | 13<br>0.0  | ft<br>in            |
| A                | Sprinkler Coverage                                    | $A = s \times l = (10) (13)$                                                                           | NFPA 13                      | 130.0      | ft <sup>2</sup>     |
| k                | K-Factor                                              | -                                                                                                      | Given                        | 5.6        | -                   |
| P                | Minimum Pressure                                      | -                                                                                                      | NFPA 13 /<br>Product Data    | 7.0        | psi                 |
| Remote Area      |                                                       |                                                                                                        |                              |            |                     |
| A <sub>0</sub>   | Original Remote Area                                  | -                                                                                                      | Given                        | 1,500      | sqft                |
| R                | Use QR Area Reduction?                                | -                                                                                                      | -                            | No<br>0    | -<br>%              |
| S                | Sloped Ceiling Increase?<br>(Ceiling Slope Over 2/12) | -                                                                                                      | NFPA 13 Fig.<br>11.2.3.2.3   | No<br>0    | -%                  |
| D                | Dry / Double-Interlock<br>Increase?                   | -                                                                                                      | NFPA 13 Fig.<br>11.2.3.2.5   | No<br>0    | -%                  |
| H                | High-Temp. Area<br>Decrease?                          | Note: Extra Hazard Only,<br>Minimum of 2,000 sqft                                                      | NFPA 13 Fig.<br>11.2.3.2.6   | No<br>0    | -                   |
| A <sub>ADJ</sub> | Adjusted Remote Area                                  | $A_{ADJ} = A_0 \times (100+R)/100 \times (100+S)/100 \times (100+D)/100 \times (100+H)/100$<br>= 1,500 | NFPA 13 Fig.<br>11.2.3.2.3.1 | 1,500      | ft <sup>2</sup>     |





### Branch Pipe

|   |                            |   |         |             |         |
|---|----------------------------|---|---------|-------------|---------|
| - | Branch Pipe Schedule       | - | Given   | Schedule 40 | -       |
| - | Sprinklers in Calc, Branch | - | NFPA 13 | 5           | sprk(s) |
| - | Sprinklers in Calc, Total  | - | NFPA 13 | 12          | sprk(s) |
| - | Sprinkler Attach. to Pipe  | - | Given   | Return-Bend | -       |
| - | -                          | - | -       | -           | -       |
| - | Diameter of Return-Bend    | - | Given   | 1.00        | -       |
| - | Branch Size Method         | - | Given   | Scheduled   | -       |
| - | Size Serving 1 Spr.        | - | Given   | 1.00        | -       |
| - | Size Serving 2 Spr.        | - | Given   | 1.25        | -       |
| - | Size Serving 3 Spr.        | - | Given   | 1.25        | -       |
| - | Size Serving 4 Spr.        | - | Given   | 1.50        | -       |
| - | Size Serving 5 Spr.        | - | Given   | 1.50        | -       |
| - | Size Serving 6 Spr.        | - | Given   | 1.50        | -       |
| - | Size Serving 7 Spr.        | - | Given   | 1.50        | -       |

### Riser Nipple

|   |                       |                            |       |             |    |
|---|-----------------------|----------------------------|-------|-------------|----|
| - | Riser Nipple Size     | -                          | Given | 1.50        | -  |
| - | Riser Nipple Height   | Use "0" if no riser nipple | Given | 1           | ft |
| - | Riser Nipple Schedule | -                          | Given | Schedule 40 | -  |

### Main Pipe

|   |                                                 |   |       |             |    |
|---|-------------------------------------------------|---|-------|-------------|----|
| - | Main Size                                       | - | Given | 6.00        | -  |
| - | Main Length (from Remote Area to Service Entry) | - | Given | 100         | ft |
| - | Main Pipe Schedule                              | - | Given | Schedule 10 | -  |

### Riser Assembly / Service

|   |                       |   |           |           |     |
|---|-----------------------|---|-----------|-----------|-----|
| - | Valve Size            | - | Given     | 6.00      | in  |
| - | Valve Type            | - | Given     | OS&Y      | -   |
| - | Flow Monitoring       | - | Given     | Waterflow | -   |
| - | Backflow Size         | - | Given     | 6         | in  |
| - | Backflow Loss Quality | - | Given     | Average   | -   |
| - | Backflow Loss         | - | Estimated | 6.0       | psi |

### Underground

|   |                      |   |       |             |    |
|---|----------------------|---|-------|-------------|----|
| - | Underground Size     | - | Given | 6.00        | -  |
| - | Underground Schedule | - | Given | Schedule 40 | -  |
| - | Underground Length   | - | Given | 150         | ft |
| - | Underground C-Factor | - | Given | 140         | -  |

PRESSURE FLOW

50 526

PSI GPM

(DESIGN: 0.15 / 1,500 SQFT)

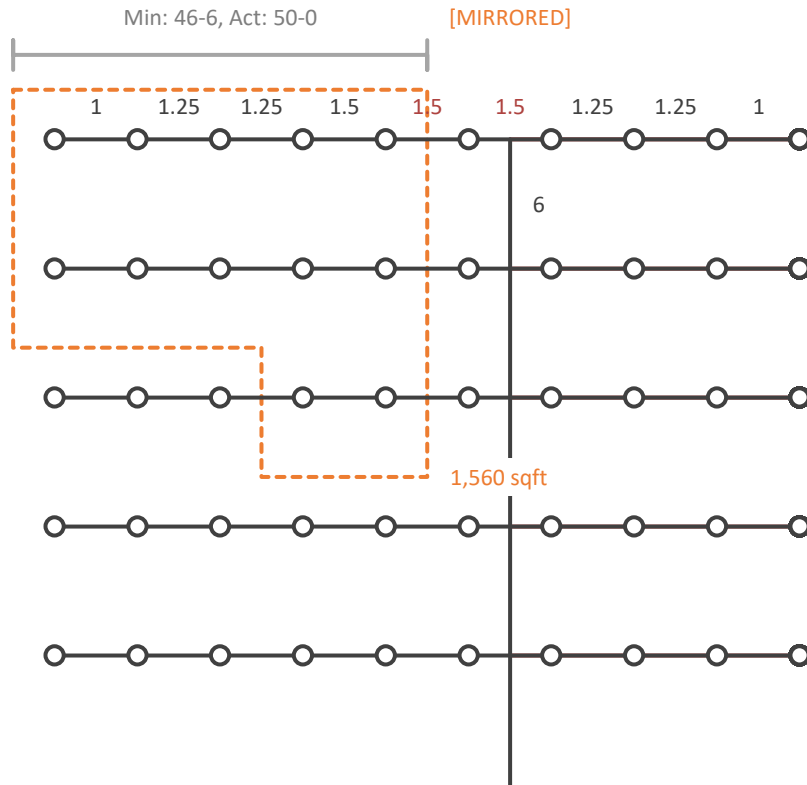
OVERAGE: 23%

SPRINKLER EQ. K-FACTOR: 5.35

SPRINKLERS CALCULATED: 12 at 130 sqft

ACTUAL AREA: 1,560 sqft

CONNECTORS: 1-in Return-Bends



# Hydrant Fire Flow Test Report

Test Date: 5/2/2025 Test Time: 11:00 hrs

## Project Information

Name: **DPHSS**  
Location: Mangilao, Guam  
Bldg use: Public Health Building  
Bldg area: 40000 sqft  
Elevation: 190 ft

## Tested By:

WMES - CG, AQT,  
Assisted by EMPSCO & GWA

## Notes:

Tested with HM Pitotless Nozzles®

## Read Hydrant: F.H. #1

|                    |          |
|--------------------|----------|
| Static Pressure:   | 44.0 psi |
| Residual Pressure: | 36.0 psi |
| Elevation          | 200 ft   |

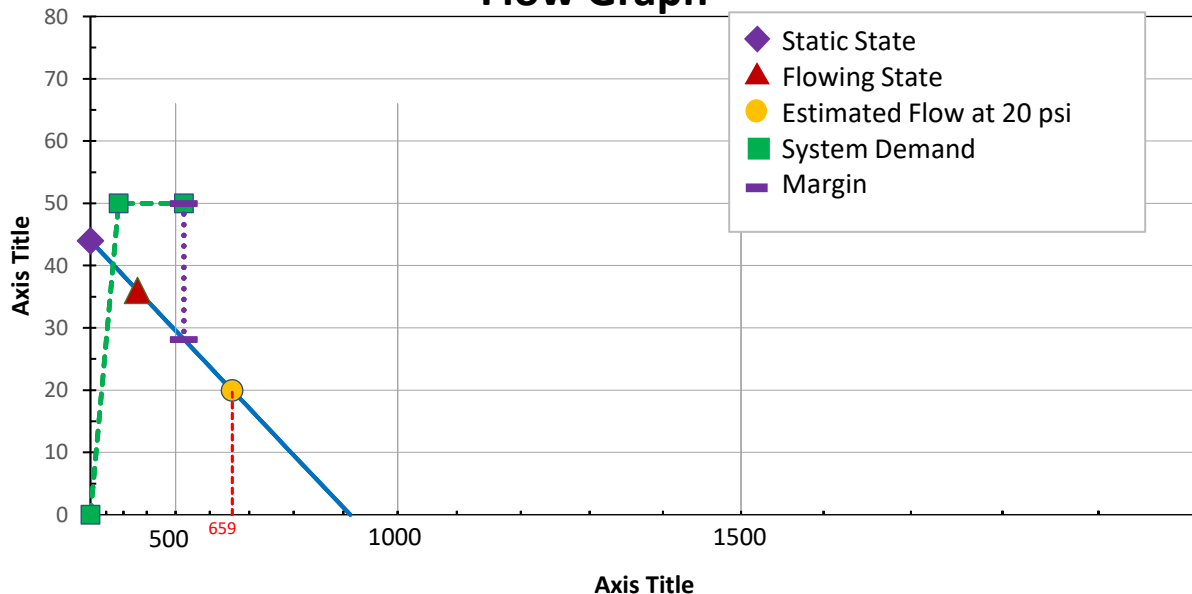
## Flow Hydrant (s):

| F.H.# | Outlet | Elevation | Nozzle | C coef | Pitot Pressure | Flow    |
|-------|--------|-----------|--------|--------|----------------|---------|
| 2     | 2½"    | 190 ft    | 1¾"    | 1.2005 | 11 psi         | 364 gpm |

Summary: -21.8 psi = Margin

|                    |          |                           |         |
|--------------------|----------|---------------------------|---------|
| Static Pressure:   | 44.0 psi | Total Test Flow Rate:     | 364 gpm |
| Residual Pressure: | 36.0 psi | Projected Rate at 20 psi: | 659 gpm |
| Δ Elevation:       | 10.0 ft  | Δ Elev Pressure Adjust:   | 4.3 psi |

## Flow Graph



WM ENGINEERING SERVICES, LLC

MECHANICAL/FIRE PROTECTION CONSULTING ENGINEERS & CONSTRUCTION MANAGEMENT SERVICES

169 Tun Josen Fejeran Street, Tamuning, Guam 96913 • P.O. Box 392, Hagåtña, Guam 96932 • Tel.: (671) 646-8127 • Fax: (671) 646-0704 • E-mail: main@wmesguam.com

Project Name: Conditional Assessment of the Mangilao Public Health Building  
Project No: 460-5-1007-F-MAN  
Project Location: Department of Public Health and Social Services (DPHSS)  
123 Chalan Kareta, Mangilao, Guam 96913

# SITE CIVIL

Date: 05 June 2025

Prepared by: EMPSCO – Engineering Consultants



## Table of Contents

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| CIVIL – SITE ASSESSMENT AND RECOMMENDATIONS ..... | 4  |
| PHOTOS .....                                      | 11 |

## **CIVIL – SITE CIVIL ASSESSMENT**

The DPHSS property is located in the municipality of Mangilao bounded along Route 10 on the North and along Chalan Kareta St. on the east side.

The 4.38-acres site is composed of three different sections with interconnecting hallways. The building has a 1-storey section, on the front section (South side) and a 2-storey section on the center and the North end (back side) of the property. The building has a total gross floor area of around 72,498 SF. At the time of assessment, the building was completely unoccupied. The facility was built in 1973 and intended for dual purpose occupancy as public health center and fallout shelter.

The Guam Legislature enacted Bill 12-38 (COR) to designate lot no. 2417-1-R7, the former department of public health and social services main building in Mangilao, for immediate use by the DPHSS pursuant to 21 GCA § 60112.

Lot No. 2417-1-R7 in the municipality of Mangilao, consists of an area of seventeen thousand seven hundred seventeen (17,717) square meters as identified on Map No. 225FY2021 (Lot) and recorded under Document Number 966048 and provided by the Department of Land Management. The Map provides legal description in meters and bounds. A copy of the Topographic survey Map is shown in Appendix C.2

As part of our assessment, a verification survey records review was performed which led to finding that a portion of the existing property is subject to boundary dispute. This portion of the property is on the North-West corner and is identified as LOT 2416. This disputed area is identified in the survey map prepared by our Team and is shown in APPENDIX C3. This area of concern measures approximately 3,137 square meter. Resolution of disputed area is highly recommended prior to proceeding with the Phase II Design tasks.

The Guam Legislature enacted Bill 12-38 (COR) to designate lot no. 2417-1-R7, the former department of public health and social services main building in Mangilao, for immediate use by the DPHSS pursuant to 21 GCA § 60112.

Lot No. 2417-1-R7 in the municipality of Mangilao, consists of an area of seventeen thousand seven hundred seventeen (17,717) square meters as identified on Map No. 225FY2021 (Lot) and recorded under Document Number 966048 and provided by the Department of Land Management. The Map provides legal description in meters and bounds. A copy of the Map is shown in APPENDIX C2.

## **CIVIL – SITE ASSESSMENT AND RECOMMENDATIONS**

### **TOPOGRAPHY AND STORM WATER DRAINAGE**

#### Assessment / Recommendation

Site topography is relatively level. Storm water from roofs is evacuated via drains and downspouts.

Storm run-off is generally conveyed by sheet flow and dispersed into ground or grass areas by percolation. Runoff from pavements are discharged by defined swale lines and conveyed and directed to low lying areas.

EMPSCO observed significant thick growth of shrubs and bushes around the property boundaries and adjacent to the building around at the north, northwest, and west portions (see pages 1-2; page 3, photo 1).

The topography and surrounding property use do not appear to present conditions detrimental to the property. There are no observed significant areas of erosion.

Visual evidence of run-off water and trace of sediments from runoff is observed at the north side area of the property (see page 3, photo 2). Currently storm water flows into a low-lying area which appears to be outside the property boundary. The existing storm water system appears to serve the intended function for the facility. However, such system would no longer be considered as compliant with EPA guidelines for BMP for storm runoff. Property drainage generally appeared to be in fair condition and the site drainage appeared to be satisfactory as observed. There could be possibility that portion of storm water runoff from adjacent properties and the surrounding roadways does occur.

All existing storm water channels and pipes must be cleaned out, including internal and yard areas. Re-design of the storm water runoff is recommended to avoid adverse impacts.

Recommendation: Re-design of the storm drainage system for the site is required to meet EPA compliance requirements.

### **STORM WATER DRAINAGE**

#### Assessment / Recommendation

A site survey study of the existing storm water drainage system shows that it will not meet new EPA guidelines for current performance standards for BMPs in Guam to meet groundwater recharge, pollutant removal, channel protection and flood control objectives at site facility.

To prevent adverse impacts of stormwater runoff, the EPA Guam guidelines requires performance standards must be implemented on all new development sites and redevelopment sites.

General Performance Standards for Post-construction Stormwater Management for the DPHSS site rehabilitation is governed under Standard 10 criteria which requires as follows.

“**Redevelopment** projects are governed by special stormwater sizing criteria depending on the amount of increase or decrease in impervious area created by the redevelopment. Redevelopment projects that reduce impervious cover (from existing conditions) by at least 40% are deemed to meet both the recharge and water quality requirements. Where site conditions prevent the

reduction in impervious cover, stormwater management practices shall be implemented to provide stormwater controls for at least 40% of the site's impervious area. When a combination of impervious area reduction and stormwater management practice implementation is used for redevelopment projects, the combination of impervious area reduction and the area controlled by a stormwater management practice shall equal or exceed 40%." (Ref. CNMI/Guam Stormwater Management Manual)

All existing storm water channels and pipes must be cleaned out, including internal and yard areas. Re-design of the storm water runoff is recommended to avoid adverse impacts.

## **FENCING AND ACCESS GATES**

### Assessment / Recommendation

The property is partially enclosed on the west side by a concrete wall fence, parallel to the property line, approximately 210 feet long and connects to a cyclone fence, approximately 60 feet. The cyclone fence turns towards north-west direction and ends on the north side property boundary line. The existing cyclone fence is barely visible due to overgrown shrubs and bushes (see page 3, photo 3). Likewise, a 30-foot cyclone fence and vehicular access gate extends from the northwest corner from building 3 is extensively damaged (see page 3, photo 4).

Within the left side property area, a cyclone fence and vehicular access gate runs from the generator building to the concrete wall on the west side (see page 4, photos 1-2).

There are no fence or enclosures along the north, east and west (front) perimeter of the area.

The inspection team observed extensively deteriorated and damaged chain link fences and access gates throughout the property. Replacement of chain link fences and access gates are recommended.

## **SITE ACCESS**

### Assessment / Recommendation

#### **Ingress and Egress**

The property is accessed by three (3) asphalt-paved entrances, two (2) each from Chalan Kareta Road on the East side and one (1) on veteran's memorial highway Route 10 on the south side of the property. Both entrances are asphalt paved and leads directly to asphalt paved on-site parking areas, which surrounds the existing facility. The east side entrances on Chalan Kareta are shared with the neighboring residential homeowners.

The facility is equipped with two (2) loading dock locations, both located on the West side of the building, one dock towards the south end, and the other towards the North end of the building.

Fire truck accessibility to the site is observed to be adequate.

No major deficiencies were noted regarding ingress and egress areas. The number and location of the site accesses appear to be adequate relative to the size and use of the property. The physical condition of driveways and pavement is further noted below.



Recommendation: The means of ingress/egress appeared to be adequate for this property; therefore, no major changes are required.

## **ROAD SURFACES AND PAVEMENT**

### Assessment / Recommendation

Site observation generally shows pavement has minor or no major distress observed and would require only routine maintenance and rated as satisfactory (see page 4, photos 3-4). There are observed isolated areas of low-severity or minor pavement distress asphalt pavement including shallow cracking, cracks supporting weed growth, particularly at the north-west corner perimeter area of the parking lot.

Pavement routine maintenance is recommended to maintain and extend serviceability of pavement. Consider resurfacing to maintain durability.

Although pavement is satisfactory, future construction activities on site could result to possible damages. Our assessment recommends budgeting for milling and overlay, with full depth replacement in areas of significant damage. Additionally, consider crack-filling and sealcoating of the asphalt paving where necessary.

## **PARKING STALLS**

### Assessment / Recommendation

The current parking spaces consist of asphalt concrete surface with precast concrete wheel stops. Some stalls have no wheel stops and where wheel stops are provided, majority are excessively damaged (see page 5, photos 1-2). The existing parking layout has no designated signs for ADA parking stalls for the staff and customers (see page 5, photos 3-4). Pavement parking stripe markers are hardly visible and eroded (see page 6, photos 1-2). The existing layout for the number of parking stalls seems adequate. This layout includes parking spaces that are located along the area of the disputed property. This needs verification to ensure proper planning for the parking stalls.

The following recommendations results from visual observations:

- Install / replace concrete wheel stops.
- Re-stripe parking stalls.
- Provide ADA marked parking sign including pavement marking.
- Provide van-accessible parking with appropriate signs.
- Resolve use of disputed property.

## **SIDEWALKS, CURBING, SITE STEPS, AND RAMPS**

### Assessment / Recommendation

Concrete slab-on-grade provides paved pedestrian access from the parking lot and public streets to the building's entrances.

The concrete slab-on-grade located around the perimeter of the property, is observed to be in fair condition.

Minor cracks were randomly observed in some areas of the sidewalk. No significant deficiencies or deterioration of the slab-on-grade was observed during the site visit.

EMPSCO observed the concrete steps at entrances to building appear to be in satisfactory condition. Noted are missing handrails at some exterior stair entrances (see page 6, photos 3-4). Handrails are required for stair height greater than 24 inches. The concrete slab and concrete ramps leading to a loading dock area on the west side towards the North end of the building appear to be in fair condition.

Recommend the installation of dock bumpers to prevent damage to the loading dock platform and to unloading vehicles. Guard rails at loading docks are non-standard equipment and need replacement (see page 7, photos 1-2).

No visible major deficiencies or indications of failed concrete sidewalks, curbing, site steps or ramps were observed. Some minor concrete cracks were found. Joints at concrete sidewalks are damaged or failed and need replacement.

## **LANDSCAPING**

### Assessment / Recommendation

Landscaping at the site is minimal and mainly located at the main entrance to the facility. The site has widespread unattended vegetation, on the North end of the building and on the West side of the property adjacent to the generator house, which needs maintenance. It is recommended that all unnecessary vegetation growth to be removed and surrounding grass areas be maintained (see page 7, photos 3-4).

## **OPEN AREAS**

### Assessment / Recommendation

Open areas, both paved and unpaved, in close proximity to the building and surrounding perimeter shows presence of thick vegetation.

Remove all unwanted vegetation in open areas so as not to impede natural drainage of runoff.

## **SITE LIGHTING**

### Assessment / Recommendation

Site Lighting appear to be unsatisfactory. Reader is referred to electrical report for findings and assessment.

Although not observed after dark, lighting is judged as inadequate. Recommend providing for proper exterior lighting.

Outdoor lighting is provided by concrete post-mounted light fixtures (see page 8, photos 1-2). There were noted only a few sparsely located in parking areas and along the building front entrance corner. The fixtures are observed as missing or broken. The post is constructed of masonry bricks with exposed joint finish. Building has no power during the survey and lighting operation could not be verified. Based on condition survey, exterior lighting is judged insufficient and not adequate for the designated area.

Although not observed after dark, lighting is judged as inadequate. Recommend providing for proper exterior lighting.

Recommend replacement and consider provisions for new exterior lighting system based on electrical assessment.

## **SEWER SYSTEM**

### Assessment / Recommendation

Facility management were unable to be reached to discuss possible concerns problems experienced with the sewer system.

Currently, the facility is serviced through a buried sanitary sewer line that exits from below the building on the East side of the property, and which is assumed to connect to a sewer manhole which is located along Chalan Kareta Road (see page 8, photo 3). From this manhole, the sewer hookup is assumed to connect with another buried sanitary sewer piping that connects via gravity flow to another manhole located on Route 10.

We recommend general servicing, inspection, and maintenance on the sewer system to ensure a maintainable service level.

Noting that no as-built drawings were made available, it may be assumed that all utilities in place are understood to have been installed during construction of the building in 1973.

The site's storm and sanitary sewer service is presumably original to date of construction in 1973.

All site utilities and associated components, prior to the fire incident may be assumed to be performing satisfactory as required.

The building is old and there are no available records of services, maintenance, upgrades, issues, or concerns identified other than electrical for the fire incident that occurred in 2019. No other issues or concerns related to civil were reported.

Recommendation: Considering the age of the facility, existing utility connections, including water and sanitary sewer connections have surpassed their EUL of 50 years and is recommended to undergo further assessment to confirm their general physical condition. A probable cost allowance to perform this work is included in the cost estimate. Additional provisions have been considered herein to renew the storm and sanitary sewer connection should the assessment findings indicate that its remaining useful life is limited.

## **WATER SUPPLY**

### Assessment / Recommendation

Site inspection of the facility shows that the water supply network is located on the west side of the building. Outside the property line at the south, there is an existing concrete vault that houses the 6-inch waterline, gate valves, and water meter leading to the fire hydrant located inside the property (see page 8, photo 4; page 9, photos 1-2). The water meter was probably removed to terminate water supply to the fire hydrant and to the buildings. Our scope of assessment does not include testing of valves and fire hydrants. Water supply to the facility has been shut off at the time of inspection.

A backflow preventer was not observed to be present on site. This is a standard requirement.

Recommend that further inspection, testing and servicing of water supply network to the facility be performed within the evaluation period, including repair, and replacing of damaged piping and servicing of water meters, installing a backflow preventer, as per mechanical engineer's assessment and recommendations.

Repair of the water supply network includes the inspection, testing, servicing, repair of valves and fire hydrants, repair and replacing of damaged manholes and servicing of water meters, which is not part of our scope.

## **FIRE HYDRANT**

### Assessment / Recommendation

As observed, the facility is provided with only a single fire hydrant for the entire site (see page 9, photo 3). FH condition is deteriorated and defective and needs replacement. Additional FH needs to be installed to meet Guam fire code compliance requirements.

Considering the age of the facility, the domestic water service supply lines to the facility could have reached past its EUL of over 50 years as of this assessment period. We recommend that the domestic water supply lines undergo further assessment to confirm its general physical condition.

## **SITE AMENITIES**

### Assessment / Recommendation

The property does not include notable exterior amenities.

A bus stop shelter is located on the front east side of the property (see page 9, photo 4). The shelter is observed as poor and recommend to be replaced.

## **UTILITIES**

### Assessment / Recommendation

Visual inspection and comments on underground services and concealed existing utility lines are unable to be performed and not part of scope. Water supply has been shut off. Power supply has been disconnected.

No records of deficiencies or indications of maintenance or replacement of utilities were provided or reported by DPHSS to our inspection team. The EUL of these features based on observation is assumed to be short-term considering the age of the facility. Recommend that further inspection testing and servicing of utility mains be performed within the evaluation period.



## PHOTOS



|   |              |                                          |
|---|--------------|------------------------------------------|
| 1 | Description: | Overgrown shrubs and bushes – North Side |
|   |              |                                          |
|   |              |                                          |

|   |              |                                          |
|---|--------------|------------------------------------------|
| 2 | Description: | Overgrown shrubs and bushes – North Side |
|   |              |                                          |
|   |              |                                          |



|   |              |                                          |
|---|--------------|------------------------------------------|
| 3 | Description: | Overgrown shrubs and bushes – North Side |
|   |              |                                          |
|   |              |                                          |

|   |              |                                          |
|---|--------------|------------------------------------------|
| 4 | Description: | Overgrown shrubs and bushes – North Side |
|   |              |                                          |
|   |              |                                          |



| 1 | Description: | Overgrown shrubs and bushes – Northwest Side |
|---|--------------|----------------------------------------------|
|   |              |                                              |
|   |              |                                              |

| 2 | Description: | Overgrown shrubs and bushes – West Side |
|---|--------------|-----------------------------------------|
|   |              |                                         |
|   |              |                                         |



| 3 | Description: | Overgrown shrubs and bushes – West Side |
|---|--------------|-----------------------------------------|
|   |              |                                         |
|   |              |                                         |

| 4 | Description: | Overgrown shrubs and bushes – West Side |
|---|--------------|-----------------------------------------|
|   |              |                                         |
|   |              |                                         |





|   |              |                                                                              |
|---|--------------|------------------------------------------------------------------------------|
| 1 | Description: | <b>Overgrown shrubs and bushes, and debris around Building 5 – West Side</b> |
|   |              |                                                                              |
|   |              |                                                                              |

|   |              |                                                                                    |
|---|--------------|------------------------------------------------------------------------------------|
| 2 | Description: | <b>Sediments collected overtime at low area from stormwater runoff – West side</b> |
|   |              |                                                                                    |
|   |              |                                                                                    |



|   |              |                                                                                       |
|---|--------------|---------------------------------------------------------------------------------------|
| 3 | Description: | <b>Cyclone fence is barely visible due to overgrown shrubs and bushes – West side</b> |
|   |              |                                                                                       |
|   |              |                                                                                       |

|   |              |                                                                                     |
|---|--------------|-------------------------------------------------------------------------------------|
| 4 | Description: | <b>Vehicular access gate and cyclone fence extensively damaged – Northwest side</b> |
|   |              |                                                                                     |
|   |              |                                                                                     |



|   |              |                                                                                                             |
|---|--------------|-------------------------------------------------------------------------------------------------------------|
| 1 | Description: | <b>Damaged vehicular access gate and cyclone fence from generator building to concrete wall – West Side</b> |
|   |              |                                                                                                             |
|   |              |                                                                                                             |

|   |              |                                                                           |
|---|--------------|---------------------------------------------------------------------------|
| 2 | Description: | <b>Cyclone fence from generator building to concrete wall – West Side</b> |
|   |              |                                                                           |
|   |              |                                                                           |



|   |              |                                                |
|---|--------------|------------------------------------------------|
| 3 | Description: | <b>Typical existing condition of pavement.</b> |
|   |              |                                                |
|   |              |                                                |

|   |              |                                                |
|---|--------------|------------------------------------------------|
| 4 | Description: | <b>Typical existing condition of pavement.</b> |
|   |              |                                                |
|   |              |                                                |





|   |              |                                      |
|---|--------------|--------------------------------------|
| 1 | Description: | <b>Damaged concrete wheel stops.</b> |
|   |              |                                      |
|   |              |                                      |

|   |              |                                      |
|---|--------------|--------------------------------------|
| 2 | Description: | <b>Damaged concrete wheel stops.</b> |
|   |              |                                      |
|   |              |                                      |



|   |              |                                                                                                         |
|---|--------------|---------------------------------------------------------------------------------------------------------|
| 3 | Description: | <b>No designated signs and access isle for ADA parking. ADA pavement stripes and marking are faded.</b> |
|   |              |                                                                                                         |
|   |              |                                                                                                         |

|   |              |                                               |
|---|--------------|-----------------------------------------------|
| 4 | Description: | <b>Designated parking signs are missing..</b> |
|   |              |                                               |
|   |              |                                               |



|   |              |                                                       |
|---|--------------|-------------------------------------------------------|
| 1 | Description: | <b>Parking stripes are hardly visible and eroded.</b> |
|   |              |                                                       |
|   |              |                                                       |

|   |              |                                                       |
|---|--------------|-------------------------------------------------------|
| 2 | Description: | <b>Parking stripes are hardly visible and eroded.</b> |
|   |              |                                                       |
|   |              |                                                       |



|   |              |                                                                              |
|---|--------------|------------------------------------------------------------------------------|
| 3 | Description: | <b>Missing handrails at exterior stairs at southwest side of building 1.</b> |
|   |              |                                                                              |
|   |              |                                                                              |

|   |              |                                                                          |
|---|--------------|--------------------------------------------------------------------------|
| 4 | Description: | <b>Missing handrails at exterior stairs at north side of building 3.</b> |
|   |              |                                                                          |
|   |              |                                                                          |





|   |              |                                    |
|---|--------------|------------------------------------|
| 1 | Description: | <b>Loading dock at building 1.</b> |
|   |              |                                    |
|   |              |                                    |

|   |               |                                    |
|---|---------------|------------------------------------|
| 2 | Description:: | <b>Loading dock at building 3.</b> |
|   |               |                                    |
|   |               |                                    |



|   |              |                                                   |
|---|--------------|---------------------------------------------------|
| 3 | Description: | <b>Heavy vegetation growth around building 5.</b> |
|   |              |                                                   |
|   |              |                                                   |

|   |              |                                                |
|---|--------------|------------------------------------------------|
| 4 | Description: | <b>Unnecessary vegetation and tree stumps.</b> |
|   |              |                                                |
|   |              |                                                |



|   |              |                                                 |
|---|--------------|-------------------------------------------------|
| 1 | Description: | Typical outdoor concrete post-mounted lighting. |
|   |              |                                                 |
|   |              |                                                 |

|   |              |                                                 |
|---|--------------|-------------------------------------------------|
| 2 | Description: | Typical outdoor concrete post-mounted lighting. |
|   |              |                                                 |
|   |              |                                                 |



|   |              |                                                          |
|---|--------------|----------------------------------------------------------|
| 3 | Description: | Existing sewer manhole located along Chalan Kareta Road. |
|   |              |                                                          |
|   |              |                                                          |

|   |              |                                                                  |
|---|--------------|------------------------------------------------------------------|
| 4 | Description: | Gate valves and water meter (removed) inside the concrete vault. |
|   |              |                                                                  |
|   |              |                                                                  |





|   |              |                                                                  |
|---|--------------|------------------------------------------------------------------|
| 1 | Description: | Gate valves and water meter (removed) inside the concrete vault. |
|   |              |                                                                  |
|   |              |                                                                  |

|   |              |                                                                   |
|---|--------------|-------------------------------------------------------------------|
| 2 | Description: | Concrete vault housing the gate valves and water meter (removed). |
|   |              |                                                                   |
|   |              |                                                                   |



|   |              |                                                  |
|---|--------------|--------------------------------------------------|
| 3 | Description: | Fire hydrant and gate valve within the property. |
|   |              |                                                  |
|   |              |                                                  |

|  |              |                   |
|--|--------------|-------------------|
|  | Description: | Bus stop shelter. |
|  |              |                   |
|  |              |                   |

Project Name: Conditional Assessment of the Mangilao Public Health Building  
Project No: 460-5-1007-F-MAN  
Project Location: Department of Public Health and Social Services (DPHSS)  
123 Chalan Kareta, Mangilao, Guam 96913

# ADA ACCESSIBILITY ASSESSMENT

Date: 05 June 2025

Prepared by: EMPSCO – Engineering Consultants

## Table of Contents

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| ADA ACCESSIBILITY .....                    | 3 |
| ada modificationS AND RECOMMENDATION ..... | 4 |

## **ADA ACCESSIBILITY**

Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Buildings, regardless of age, public areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992, are required to comply fully with the ADAAG. The existing facilities constructed prior to this date are held to a lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, reasonable accommodation to address the deficiency must be made.

As part of the assessment, a limited visual observation for ADA accessibility compliance was made. The scope of the visual observation was limited to areas identified in the Accessibility Checklist provided in Table A7.1 of this report. It must be understood that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of our tasks. Essential critical areas were observed and, other than as shown on the Accessibility Checklist, complete detailed measurements were not measured to verify compliance. The intent of this survey assessment is to provide a limited visual screening of the property to identify obvious accessibility issues and possible solutions.

At the DPHSS facility, the areas considered as a public accommodation are the site, parking, main level, restrooms, and access up to upper level.

A full ADA Compliance Survey may reveal additional aspects of the facility that are not in compliance. Corrections of these conditions should be addressed from a liability standpoint but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The costs to address accessibility issues are considered in this assessment.



## ADA MODIFICATIONS AND RECOMMENDATION

Items of non-conformance with the ADA or "barriers" are noted herein without regard as to whether or not they are, by ADA definition, "readily achievable". Corrections of any barriers should be addressed from a liability standpoint.

Based on our limited accessibility screening, the following deficiencies are reasonably attainable without being an undue financial burden:

- Adequate number of ADA designated parking stalls and signage (pavement markings and pole mounted) for cars and vans are not provided at the front entrance.
- Install Detectable Warnings at Walkways. Locations requiring detectable warning strips or textures were observed around the outside main entrance. These devices/surfaces aids in alerting a blind pedestrian of a walkway end/change of direction, ramps or other hazardous area.
- Site circulation directional signage are missing. Parking pavement lines are faded and hardly visible
- Majority of the restrooms are either partially or fully non-compliant with ADA guidelines. Deficiencies include lack of required clearances at fixtures, a vertical offset at the water closets, grab bars, under sink insulation, and mounting heights for fixtures and toilet accessories that are outside compliant ranges
- Priority concerns are under sink areas are not protected. Wrap drainpipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.
- Restroom Fixtures are missing or incomplete. Mounting heights of fixture are non-compliant .
- Restrooms are too small and do not provide the proper clearance around the sink and toilet areas.
- Elevator components and sub-components which relate to accessibility and function shall be provided.
- ADA Restroom notifications systems are non-compliant.
- Guardrails and Handrails at east entrance access ramps are non-compliant.
- Existing hallway width in the upper level does not meet minimum width requirements

Accessibility features for this facility were observed to be either partially or fully non-compliant with the applicable scoping provisions and current accessibility standards which may include, but are not limited to, interior and exterior accessible routes, restrooms, communication systems, drinking fountains, occupancy controls, fixed furnishings, doors and door hardware, handrails and guards, wayfinding and signage systems, walkways, and vehicular parking areas.

ADA priorities of concern are listed in TABLE A7.1. Accessibility issues are described without regard to whether or not they are readily achievable as defined by ADA. Improvements to accessibility should be considered based on the requirements for new construction, primarily as a baseline to evaluate existing accessibility within the facility.

**TABLE A7.1: ACCESSIBILITY CHECKLIST**

| <b>A</b> | <b>Parking</b>                                                                                                                                                                                                       | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b>                                                                                                                                                                   |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1        | Are there sufficient accessible parking space with respect to the total number of reported spaces?                                                                                                                   |            |           |           | Adequate number of designated parking stalls and signage for cars are not provided. All spaces must have a wall/pole mounted sign, and one space must have van signage installed. |
| 2        | Are there sufficient van-accessible parking spaces available?                                                                                                                                                        |            | ✓         |           | None provided.                                                                                                                                                                    |
| 3        | Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?                                                                                 |            | ✓         |           | Missing signs.                                                                                                                                                                    |
| 4        | Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks? | ✓          |           |           |                                                                                                                                                                                   |
| 5        | Do curb on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?                                                                                                                    | ✓          |           |           |                                                                                                                                                                                   |
| 6        | If required does signage exist directing you to accessible parking and an accessible building entrance?                                                                                                              |            |           | ✓         |                                                                                                                                                                                   |
| <b>B</b> | <b>Ramps</b>                                                                                                                                                                                                         | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b>                                                                                                                                                                   |
| 1*       | Do all ramps along accessible path of travel appear to meet slope requirements?<br>(1:12 or less)                                                                                                                    |            | ✓         |           |                                                                                                                                                                                   |

| <b>B</b> | <b>Ramps</b>                                                                                                                                       | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b> |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|-----------|-----------------|
| 2        | Are ramps that appear longer than 6 ft complete with railings on both sides?                                                                       | ✓          |           |           |                 |
| 3        | Does the width between railing appear at least 36 inches?                                                                                          | ✓          |           |           |                 |
| 4        | Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?           |            |           | ✓         |                 |
| <b>C</b> | <b>Entrances/Exits</b>                                                                                                                             | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b> |
| 1        | Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?                                              | ✓          |           |           |                 |
| 2        | If the main entrance is inaccessible, are there alternate accessible entrances?                                                                    |            |           | ✓         |                 |
| 3        | Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)? |            | ✓         |           |                 |
| <b>D</b> | <b>Paths of Travel</b>                                                                                                                             | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b> |
| 1        | Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?                                     | ✓          |           |           |                 |

| <b>D</b> | <b>Paths of Travel</b>                                                                                                      | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b>                                                                                                          |
|----------|-----------------------------------------------------------------------------------------------------------------------------|------------|-----------|-----------|--------------------------------------------------------------------------------------------------------------------------|
| 2        | Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?                                   |            | ✓         |           | Missing Signage for ADA Facilities.                                                                                      |
| 3        | Is there a path of travel that does not require the use of stairs?                                                          | ✓          |           |           |                                                                                                                          |
| <b>E</b> | <b>Elevators</b>                                                                                                            | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b>                                                                                                          |
| 1        | Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?    |            |           |           | The interior of the elevator could not be accessed during the visit. The elevator was not working during the assessment. |
| 2        | Are there visual and audible signals inside cars indicating floor change?                                                   |            |           |           | The interior of the elevator could not be accessed during the visit. The elevator was not working during the assessment. |
| 3        | Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as cab/call buttons?         | ✓          |           |           |                                                                                                                          |
| 4        | Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door? |            |           |           | The interior of the elevator could not be accessed during the visit. The elevator was not working during the assessment. |
| 5        | Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?                  | ✓          |           |           |                                                                                                                          |



| <b>E</b> | <b>Elevators</b>                                                                                                           | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b>                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------------------------|------------|-----------|-----------|--------------------------------------------------------------------------------------------------------------------------|
| 6        | If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication? |            |           |           | The interior of the elevator could not be accessed during the visit. The elevator was not working during the assessment. |
| <b>F</b> | <b>Toilet Rooms</b>                                                                                                        | <b>Yes</b> | <b>No</b> | <b>NA</b> | <b>Comments</b>                                                                                                          |
| 1        | Are common area public restrooms located on an accessible route?                                                           | ✓          |           |           |                                                                                                                          |
| 2        | Are pull handles push/pull or level type?                                                                                  |            | ✓         |           |                                                                                                                          |
| 3        | Are there audible and visual fire alarm devices in the toilet rooms?                                                       |            | ✓         |           |                                                                                                                          |
| 4        | Are toilet room access doors wheelchair- accessible (appear to be at least 32 inches wide)?                                | ✓          |           |           |                                                                                                                          |
| 5        | Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?            |            | ✓         |           |                                                                                                                          |
| 6        | In unisex toilet rooms, are there safety alarms with pull cords?                                                           |            |           | ✓         |                                                                                                                          |
| 7        | Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?                                             | ✓          |           |           |                                                                                                                          |

| F  | Toilet Rooms                                                                                     | Yes | No | NA | Comments |
|----|--------------------------------------------------------------------------------------------------|-----|----|----|----------|
| 8  | Are grab bars provided in toilet stalls?                                                         | ✓   |    |    |          |
| 9  | Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)? | ✓   |    |    |          |
| 10 | Are sink handles operable with one hand without grasping, pinching or twisting?                  | ✓   |    |    |          |
| 11 | Are exposed pipes under sink sufficiently insulated against contact?                             |     | ✓  |    |          |

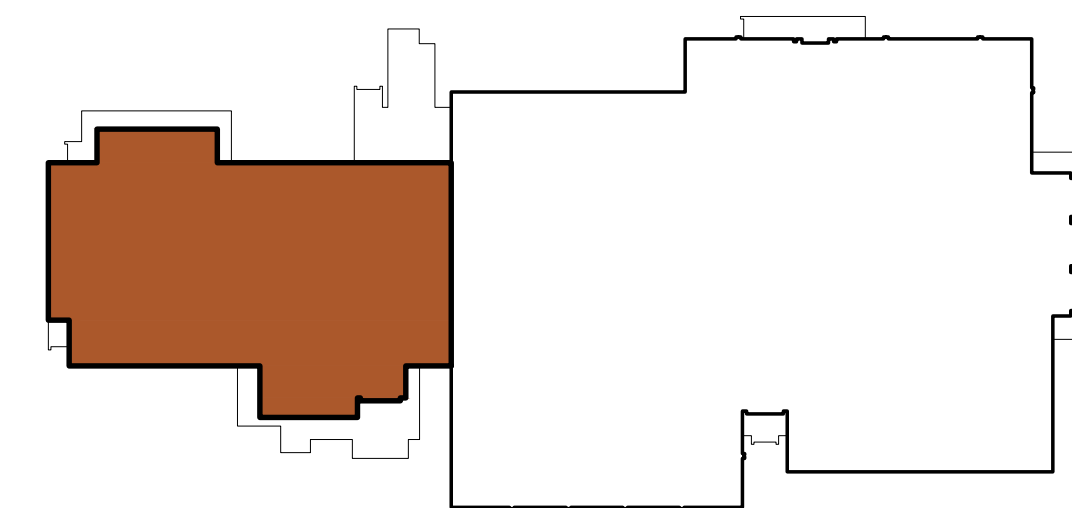
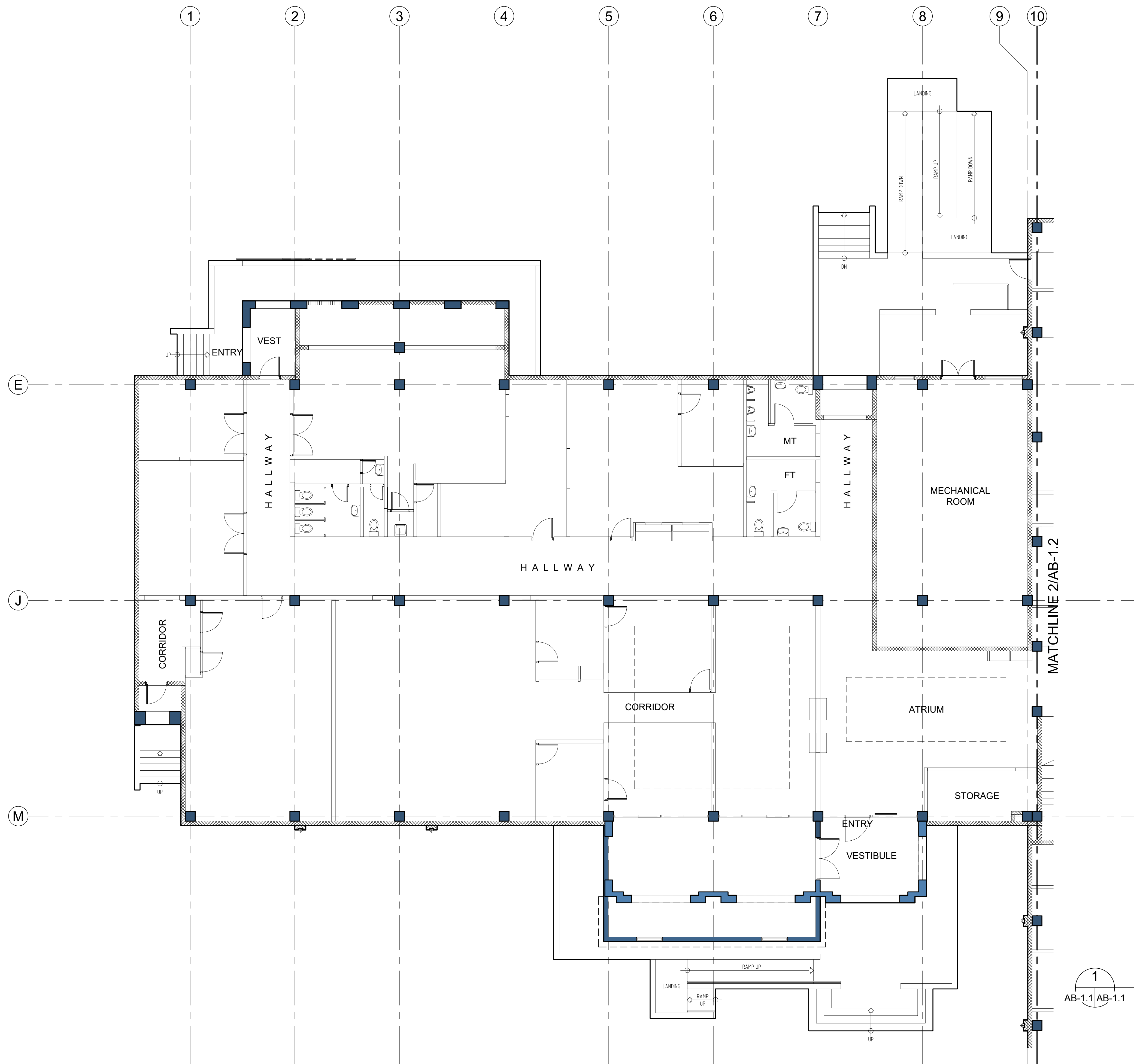
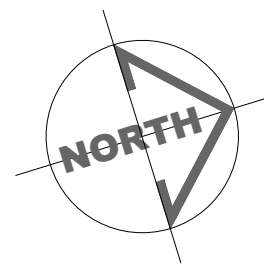
## ATTACHMENTS ■ APPENDIX B

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Condition Assessment of the Mangilao Public Health Building  
Project No. 460-5-1007-F-MAN

EMPSCO Engineering Consultants



GROUND FLOOR KEY PLAN

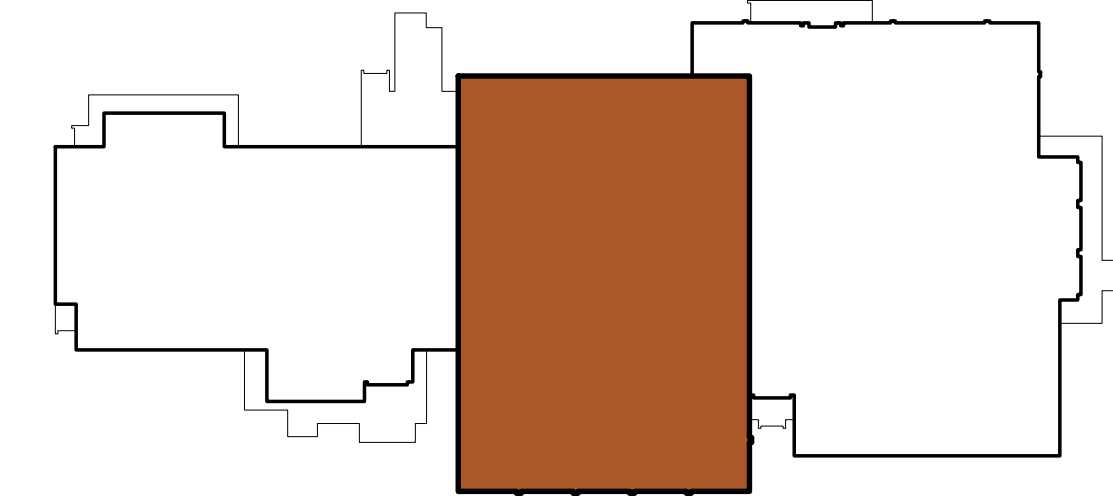
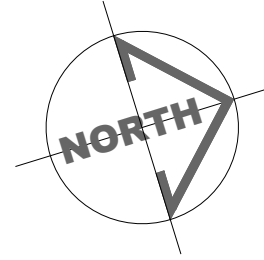
LEGEND:

- EXISTING CONCRETE COLUMN
- EXISTING CONCRETE WALL
- EXISTING 16" (L) X 8" (W) X 4" (T) CONCRETE BRICK WALL
- EXISTING GYPSUM WALL BOARD ON METAL FURRING

1 EXISTING PARTIALGROUND FLOOR PLAN  
AB-1.1/AB-1.1 SCALE: 1/8"=1'-0"

PRELIMINARY AS-BUILT PLAN





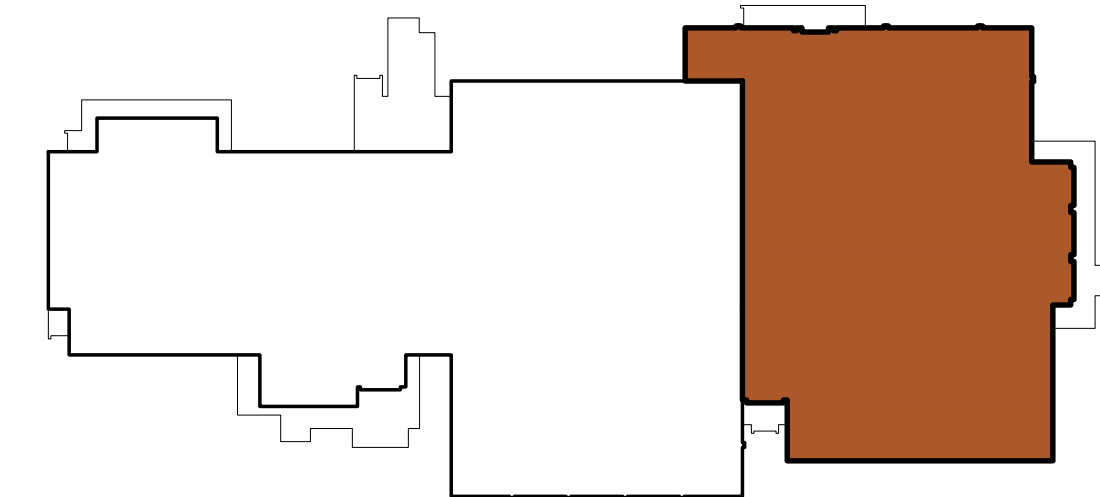
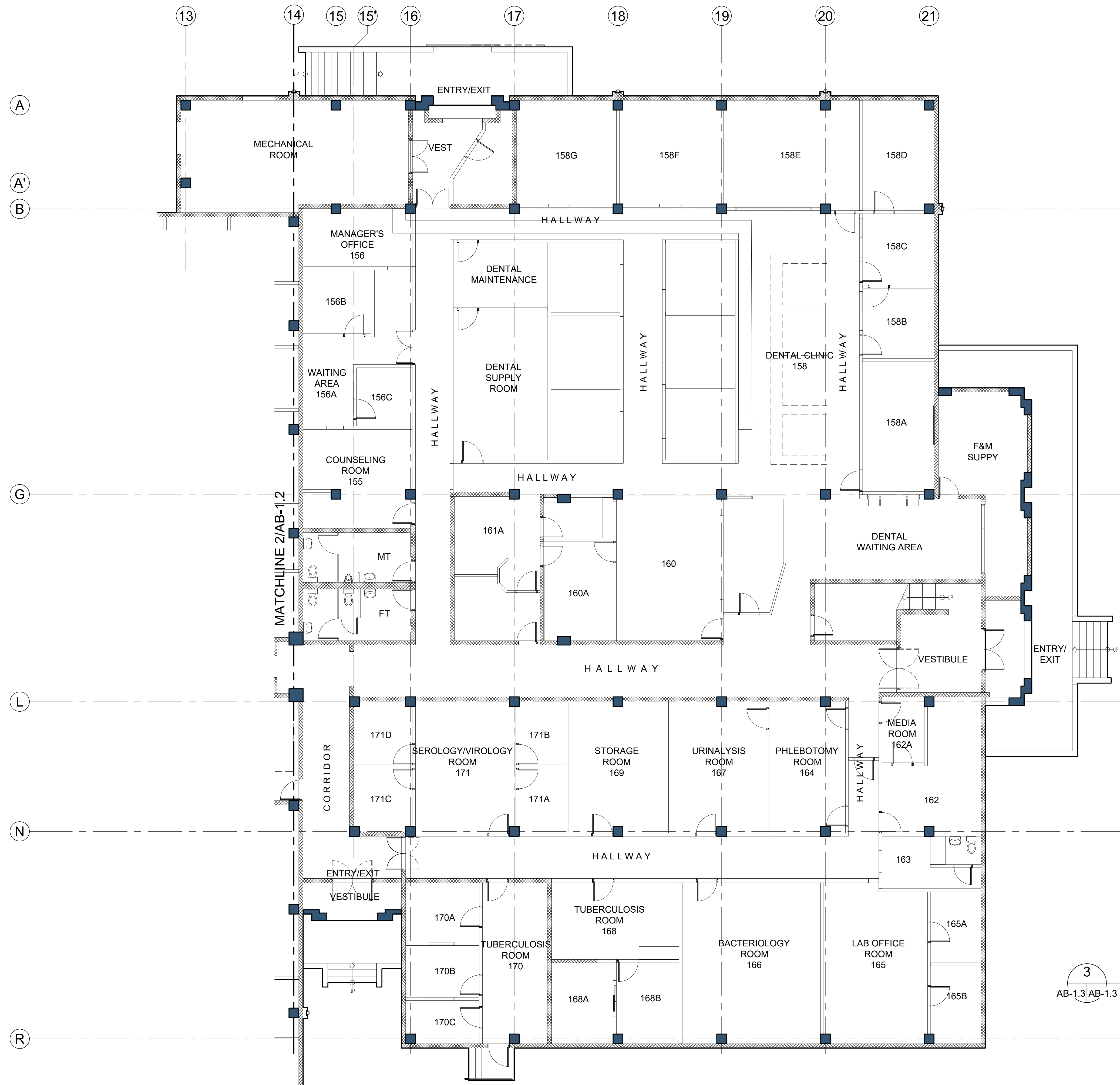
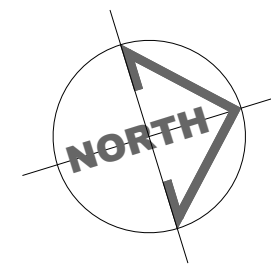
GROUND FLOOR KEY PLAN

LEGEND:

- EXISTING CONCRETE COLUMN
- EXISTING CONCRETE WALL
- EXISTING 16" (L) X 8" (W) X 4" (T) CONCRETE BRICK WALL
- EXISTING GYPSUM WALL BOARD ON METAL FURRING

2 EXISTING PARTIALGROUND FLOOR PLAN  
AB-1.2/AB-1.2 SCALE: 1/8"=1'-0"





GROUND FLOOR KEY PLAN

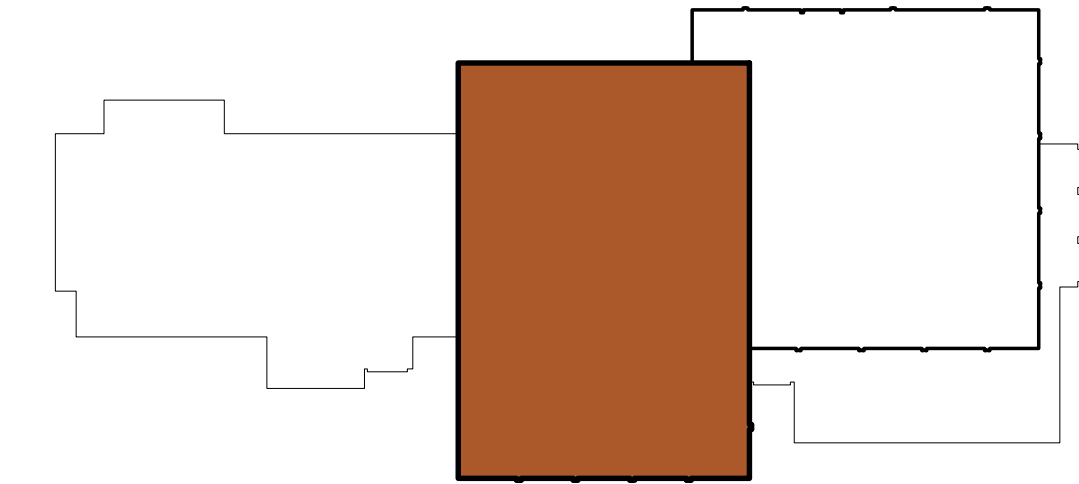
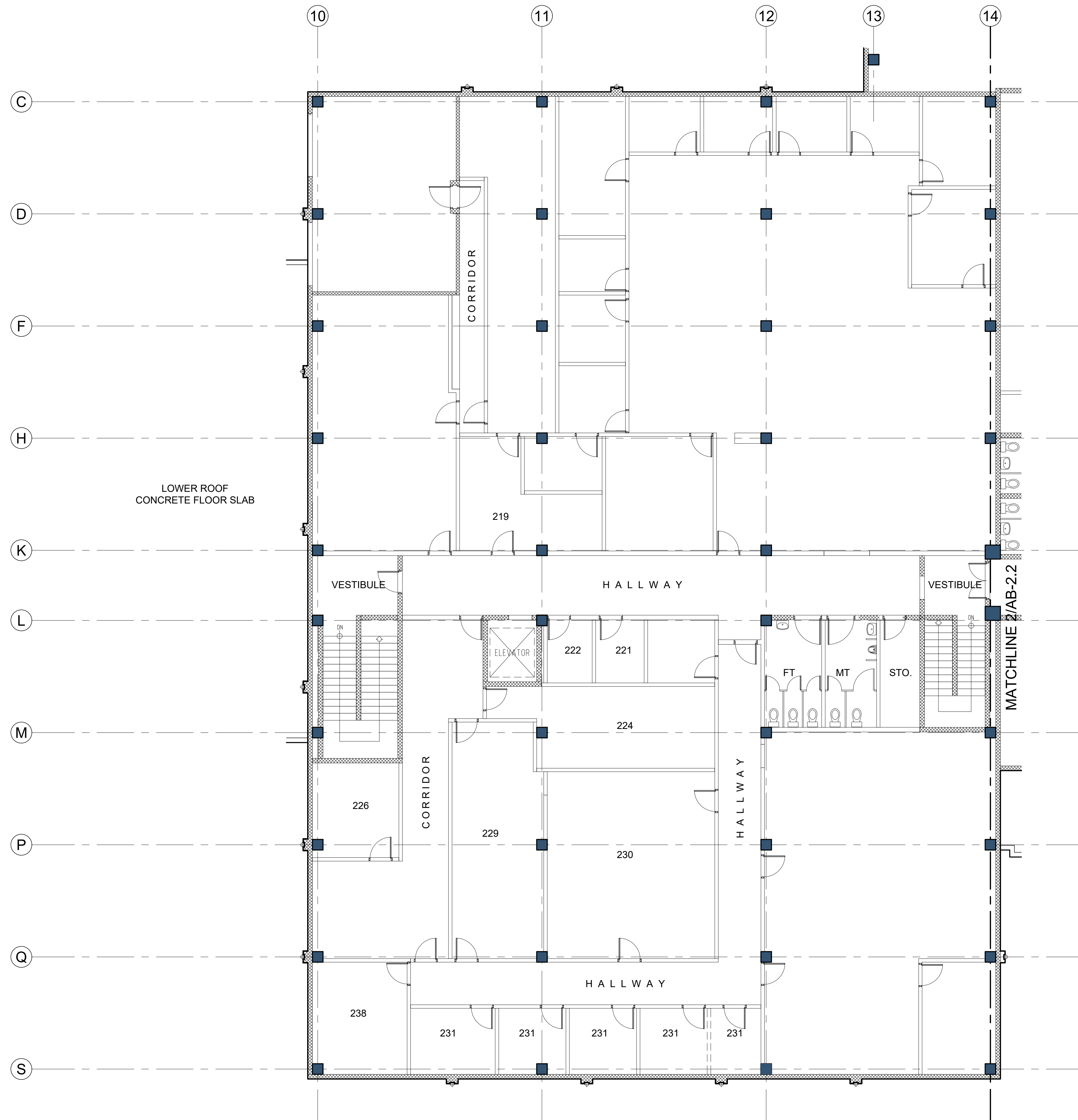
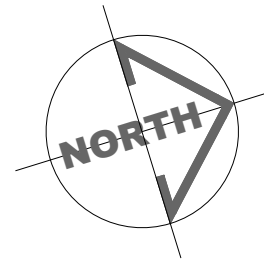
LEGEND:

- EXISTING CONCRETE COLUMN
- EXISTING CONCRETE WALL
- EXISTING 16" (L) X 8" (W) X 4" (T) CONCRETE BRICK WALL
- EXISTING GYPSUM WALL BOARD ON METAL FURRING

3 EXISTING PARTIALGROUND FLOOR PLAN  
AB-1.3/AB-1.3 SCALE: 1/8"=1'-0"

PRELIMINARY AS-BUILT PLAN





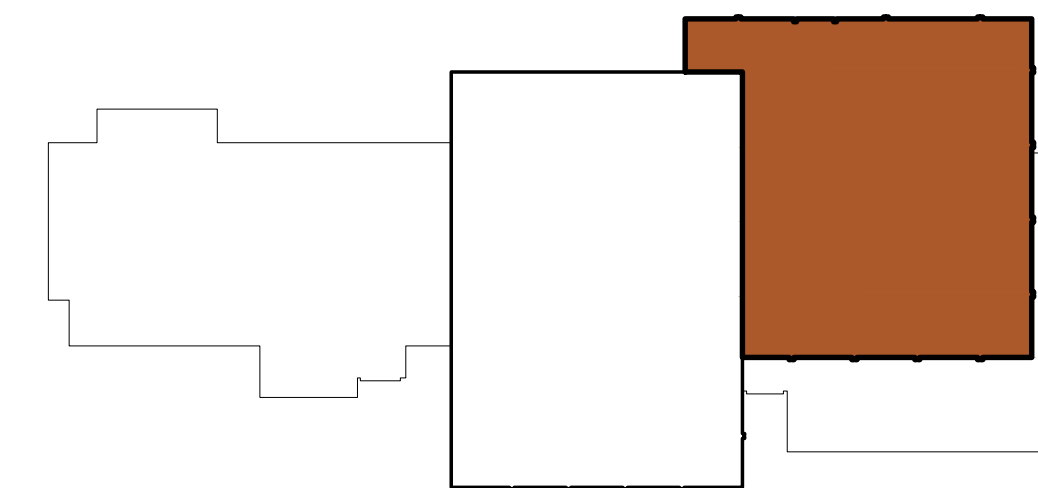
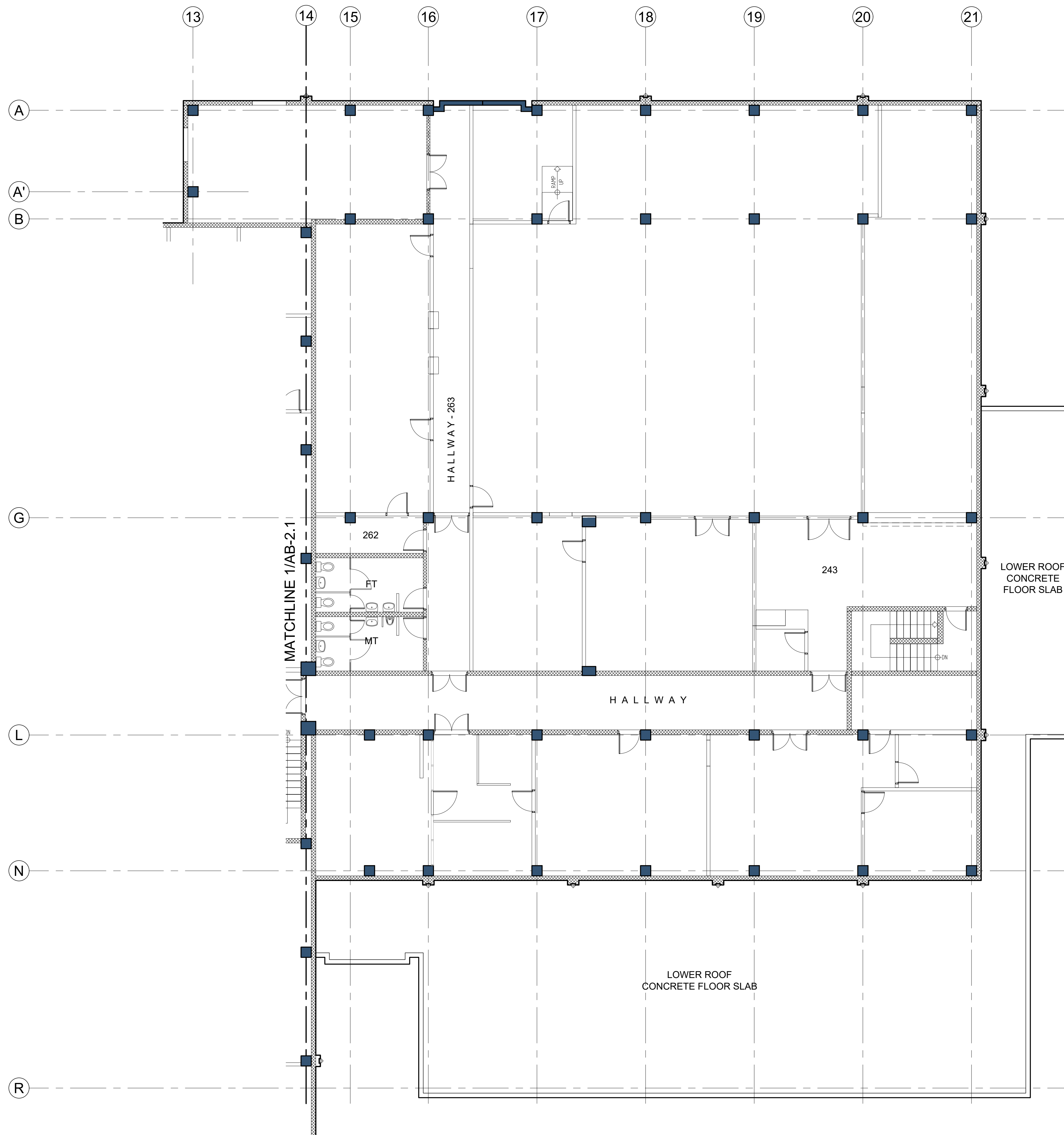
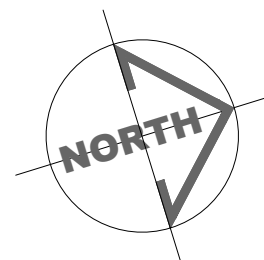
SECOND FLOOR KEY PLAN

LEGEND:

- EXISTING CONCRETE COLUMN
- EXISTING CONCRETE WALL
- EXISTING 16" (L) X 8" (W) X 4" (T) CONCRETE BRICK WALL
- EXISTING GYPSUM WALL BOARD ON METAL FURRING

1 EXISTING PARTIAL SECOND FLOOR PLAN  
AB-2.1 | AB-2.1 SCALE: 1/8"=1'-0"





SECOND FLOOR KEY PLAN

LEGEND:

- EXISTING CONCRETE COLUMN
- EXISTING CONCRETE WALL
- EXISTING 16" (L) X 8" (W) X 4" (T) CONCRETE BRICK WALL
- EXISTING GYPSUM WALL BOARD ON METAL FURRING

2 EXISTING PARTIAL SECOND FLOOR PLAN  
AB-2.2/AB-2.2 SCALE: 1/8"=1'-0"



***I MINA'TRENTAI SIETTE NA LIHESLATURAN GUÅHAN***  
**2023 (FIRST) Regular Session**

**Bill No.222-37 (COR)**

Introduced by:

Therese M. Terlaje *TMT*

**AN ACT TO RESERVE LOT NO. 2417-1-R7, THE  
FORMER DEPARTMENT OF PUBLIC HEALTH AND  
SOCIAL SERVICES MAIN BUILDING IN MANGILAO,  
FOR IMMEDIATE USE BY DEPARTMENT OF PUBLIC  
HEALTH AND SOCIAL SERVICES.**

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

**Section 1. Designated Use of Property.** The use of Lot No. 2417-1-R7 shall be consistent with the purpose of a central community health center, administrative office for Department of Public Health and Social Services, and any other related purpose as approved by the Governor.

**Section 2. Transfer of Property.** Lot No. 2417-1-R7 in the Municipality of Mangilao, consisting of a computed area of seventeen thousand seven hundred seventeen (17,717) square meters as shown on Map No. 225FY2021 (Lot), is hereby reserved for the Department of Public Health and Social Services, pursuant to 21 GCA § 60112. A survey map designating the area of seventeen thousand seven hundred seventeen (17,717) square meters (Map) for the property has been prepared, recorded, and provided by the Department of Land Management for the GCC. A copy of the Map is attached hereto as **Exhibit A**.

1           **Section 3. Exemption from Appraisals.** 2 GCA § 2107(b) and the  
2 Standing Rules of *I Mina'trentai Siette Na Liheslaturan Guåhan*, relative to land  
3 appraisals, shall not apply to this Act.

4           **Section 4. Effective Date.** This Act *shall* become effective upon enactment.

5           **Section 5. Severability.** If any provision of this Act or its application to any  
6 person or circumstance is found to be invalid or contrary to law, such invalidity *shall*  
7 *not* affect other provisions or applications of this Act, which can be given effect  
8 without the invalid provisions or applications, and to this end the provisions of this  
9 Act are severable.

## LOT 2417-1-R6, MANGILAO FORMER PUBLIC HEALTH FACILITY



**DISCLAIMER:** This map is for planning purposes only. Not for use in litigation or for mapping requiring survey level accuracy. Some data maybe in confirmation process at the time this overlay was prepared. The Department does not assume any liability for any inaccuracies in the map.

PREPARED BY: MARGARITA V. BORJA  
DEPARTMENT OF LAND MANAGEMENT



REFERENCES:

1. ALA DWS # 10236, REAL ESTATE REQUIREMENTS, ROUTE 10
2. PARCELING OF LOT 2417-1, L.A. 52878 W 118
3. RETRACEMENT SURVEY LOT 2417-1, THRU S.L. 544777, DOC NO. 271294
4. DWS 141700-01, L.A. 754 PY 72, PARCELING SURVEY OF LOT NO. 2418, PREPARED BY SLS #10, DOC NO. 144514
5. PROPERTY MAP LOT NO. 2438, 5389 & 5378, MAP DWS, C-547284, DOC NO. 034924
6. LAND & CLASSED COMMISSION PROPERTY MAP DWS # P-174 (UNRECORDED)
7. U.S. NAVAL GOVT OF GUAM CASUALTY MAP DWS # A-217 (UNRECORDED)
8. SUBDIVISION OF LOT 2418, TRACT 236, DWS # 54-707530, DOC NO. 128414
9. PARCELING SURVEY MAP OF LOT 2417-1, L.A. 52878, 5389 & 5378, PREPARED BY SLS #10, DOC NO. 270377
10. DECEDENT ESTATE SURVEY MAP OF TRACT 18420, L.A. NO. 327 PY 97, PREPARED BY SLS #10, DOC # 376892
11. PARTITIONING MAP OF LOT 2307, L.A. NO. 198975, PREPARED BY SLS #10, DOC NO. 270377
12. AGRICULTURAL SUBDIVISION LOT 2307-1 & 2307-2, L.A. NO. 143 PY 82, PREPARED BY SLS #10, DOC NO. 130209
13. RE-SUBDIVISION SURVEY MAP OF LOT 2418-1, L.A. NO. 143 PY 82, PREPARED BY SLS #10, DOC NO. 130209
14. RE-SUBDIVISION SURVEY MAP OF LOT 2418-1, L.A. NO. 143 PY 82, PREPARED BY SLS #10, DOC NO. 130209

SYMBOLS: SEE SHEET 1 OF 2  
NOTES: SEE SHEET 1 OF 2

GOVERNMENT OF GUAM - Department of Land Management  
Office of the Recorder

File for Record of Instrument Number **856048**

On the Year **20** Month **10** Day **16** Time **1:32**

Recording Fee **DE-OFF-30** Receipt No. **DE-OFF-30**

County Recorder **[Signature]** Date **10/16/20**

SURVEYOR'S REPORT AND BOUNDARY ANALYSIS

An analysis of the boundary of Lot 2417 and its adjoining lots indicate that the "disputed area" were erroneously increased as such, and, therefore, do not exist.

The property map C-547284, Doc#034924 of Lot Nos. 2438, 5389, & 5378, prepared by the Department of Land Management dated 3/18/1984 showed Lot(s) 2417, 2418, and 2307 all contiguous to each other--no overlaps were indicated. It was only later during the survey of Lot 2418 and 2307 were overlaps shown as disputed areas.

An overlap indicated in "Disputed Area" between Lot 2417 and Lot 2307 was shown under the Partitioning Map of Lot 2307, 198975, Doc#270377 recorded 7/20/1978.

An overlap indicated as "Disputed Portion" between Lot 2417 and Lot 2418 was shown under the Parceling Survey of Lot 2418, 784PY72 Doc#143118, recorded 7/24/72.

Subsequent surveys, deeds, and other recorded documents did not address the "disputed" portions that supposedly overlapped onto Lot 2417.

In the case of the "Disputed Area" between Lot 2417 and Lot 2307:

The Agricultural Subdivision of Lot 2307-1 and Lot 2307-2, 243PY82, Doc#320703 was recorded 8/26/1982. This map parcelled out Lots 2307-1 and 2307-2 into several parcels, but did not address the disputed portion, designated as Lot 2307-C as shown in 1989PY75, essentially leaving it as its status quo.

The Decedent Estate Survey Map of Tract 18420 (formerly Lot 2307-2), 357PY97 was recorded under Doc#576892 2/2/1998. This map did not include the disputed portion shown as Lot 2307-C in 1989PY75, again, leaving it as its status quo.

In the case of the overlap indicated in "Disputed Portion" between Lot 2417 and Lot 2418:

The Re-subdivision Survey Map of Lot 2418-1, 188PY98, was recorded under Doc#471989 on 8/28/1998. This map parcelled out Lot 2418-1 into two parcels but did not address the disputed portion shown in 784PY72.

A Subdivision and Order Partitioning was recorded under Doc#540212 1/23/1998 that gave Peter D. Anelano Lot 2418-3-1, referred to in 188PY98.

A Deed of GR was recorded Doc#640213 1/23/1998 for Peter D. Anelano to Peter D. Anelano and Jovita T. Anelano for Lot 2418-3-1 referred to in 188PY98 Area=2984 square meters.

An Affidavit was recorded under Doc#588196 6/27/1997 for Jovita T. Anelano, as surviving spouse of Peter D. Anelano.

A Decree Settling Final Account of Administrator and Final Distribution PR2228-90 was recorded under Doc#673005 4/22/2003, that gave the eastern portion Lot 2418-3 referred to in 188PY98 as Lot 2418-3-1, to Jovita T. Anelano and the western portion of Lot 2418-3 referred to as Lot 2418-3-2, to Gregorio Quichocho, Rosendo Quichocho, Rosendo Parata(deceased), and Josefine Parata. Nothing was mentioned of the disputed portion on the eastern boundary.

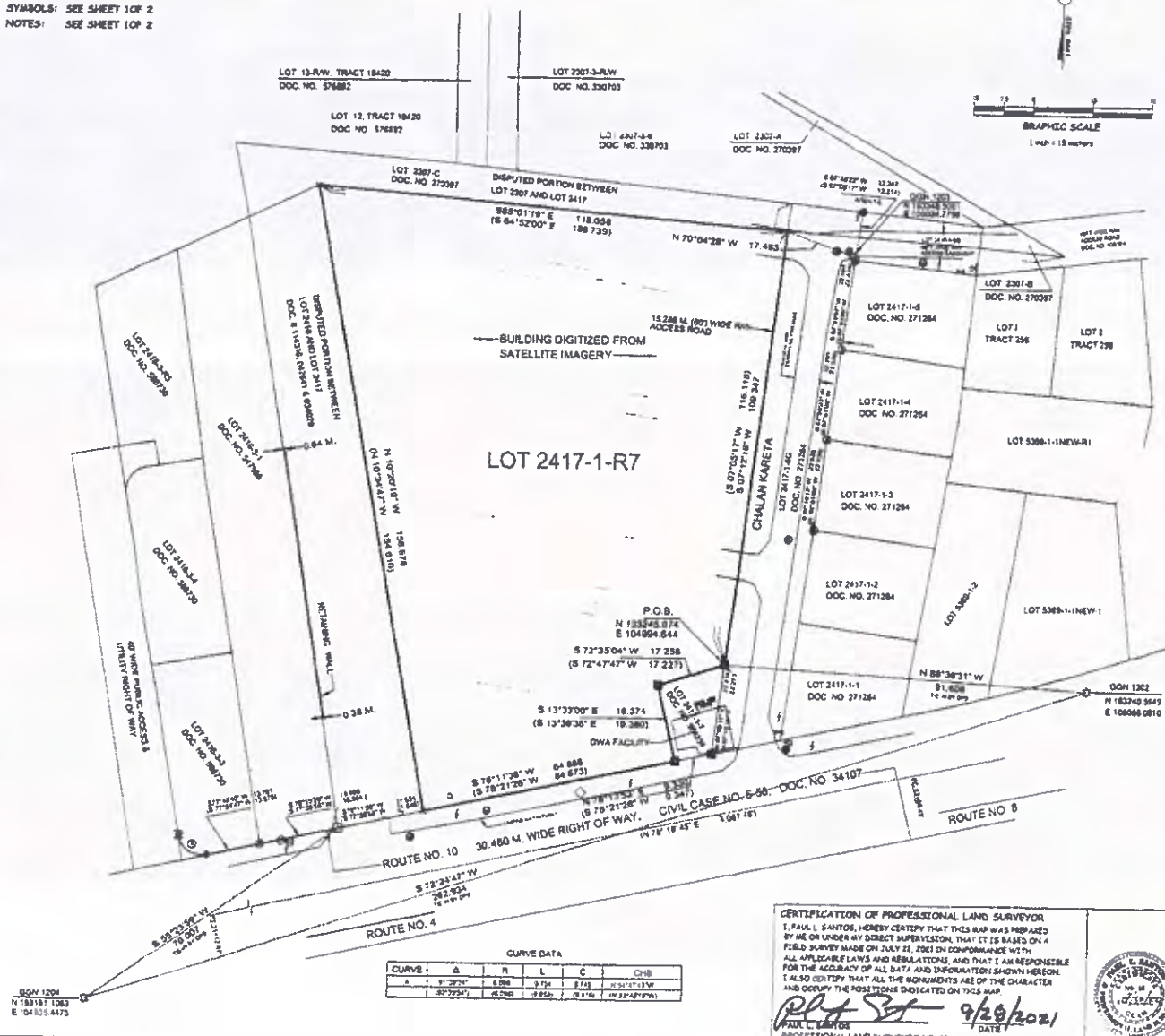
A Warranty Deed was recorded under Doc#798552 11/13/2009 from Jovita T. Anelano to Salvador M. Espino and Belinda I. Espino for Lot 2418-3-1, as referred to in 188PY98. Area=2984 square meters.

Basic Lot 2416 was issued GC 3547 on 3/7/1932; Basic Lot 2417 was issued GC4020 on 8/20/1932; and Basic Lot 2307 was issued GC4137 on 3/12/1940. However, Basic Lot 2417 was decreed its title in 7/28/1934, (see Doc#14353) although its GC was issued later. It is therefore, my opinion that, based on senior rights, the property lines of Lot 2417 are correctly shown as depicted and do not overlap with the other parcels.

Furthermore, the owners of Lot 2418 and Lot 2307 "slept" on their rights as they did not pursue claims to the respective disputed areas; the various recorded maps and deeds did not by further claim to the disputed portions. In fact, except for the issue under 784PY72 and 1989PY75, none of the subsequent documents assert this disputed portion's area.

The disputed portions or overlaps between Lot 2417 and Lot 2418-3-1 along its eastern property line, and between Lot 2417 and the parcelled lots of Lot 2307 (Lot 2307-3-4 and Lot Tract 18420, formerly part of Lot 2307), along their southern property lines do not exist. Lot 2417-1-R7 is entitled to its whole area of 17471 square meters, more or less, or as a field survey would reveal.

Paul L. Santos  
Professional Land Surveyor No. 68



CERTIFICATION OF PROFESSIONAL LAND SURVEYOR

I, PAUL L. SANTOS, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED ON A FIELD SURVEY MADE ON JULY 22, 2021 IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, AND THAT I AM RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION SHOWN HEREON. I ALSO CERTIFY THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED ON THIS MAP.

**[Signature]** 9/28/2021  
PAUL L. SANTOS  
PROFESSIONAL LAND SURVEYOR NO. 68



| REVISIONS | DESCRIPTION | BY | APPROVED BY | DATE |
|-----------|-------------|----|-------------|------|
|           |             |    |             |      |

**RETRACEMENT SURVEY MAP**  
OF  
**LOT 2417-1-R7**

LAND SQUARE 19 MUNICIPALITY OF MANGILAO SECTION 4

| SURVEY DATA |          | BASIC LOT DATA |            |
|-------------|----------|----------------|------------|
| YON NO.     | 1418-3-1 | DATE           | 10/16/2021 |
| COMPUTED BY | PLS      | DATE           | 10/16/2021 |
| DESIGNED BY | PLS      | DATE           | 10/16/2021 |
| RECORDED BY | PLS      | DATE           | 10/16/2021 |
| FILED BY    | PLS      | DATE           | 10/16/2021 |
| RECORDED BY | PLS      | DATE           | 10/16/2021 |
| FILED BY    | PLS      | DATE           | 10/16/2021 |

SCALE 1:50,000 IN METRIC SYSTEM AS SHOWN

THE UNITED STATES OF AMERICA

GOVERNMENT OF GUAM  
GUBERNMENTON GUAMAN  
DEPARTMENT OF LAND MANAGEMENT  
OFFICE OF LAND MANAGEMENT  
LAND SURVEY DIVISION  
DIVISION OF LAND MANAGEMENT

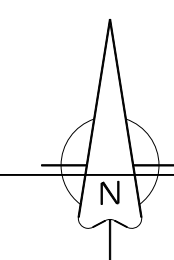
5-16271 2/2





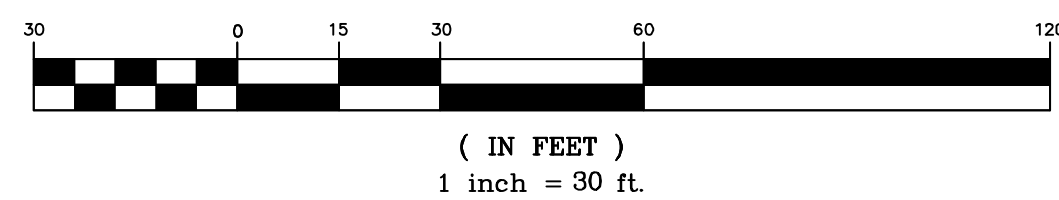
- LEGEND:
- PROPERTY LINE
  - CORNER NOT RETRACED
  - CONCRETE POWER POLE
  - FIRE HYDRANT
  - WATER METER
  - TELEPHONE BOX
  - SEWER MANHOLE
  - SHRUB
  - PALM TREE
  - OTHER TREE

- NOTES:
- SURVEY BASED ON FOUND CORNER AND 1993 GRID SYSTEM.
  - ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.



1993 GRID

GRAPHIC SCALE



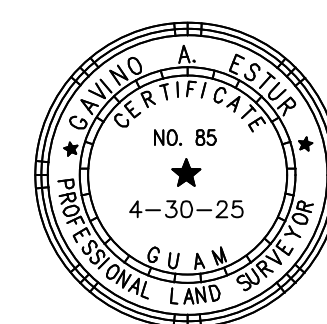
|              |                  |                 |                  |
|--------------|------------------|-----------------|------------------|
| BOOK NO:     | GPS/DATA COLLECT | REVISION:       |                  |
| COMPUTED BY: | GAE              |                 |                  |
| DRAWN BY:    | GAVY             |                 |                  |
| RESEARCH BY: | GAE              |                 |                  |
| CHECKED BY:  | GAVY             |                 |                  |
| FIELD BY:    | GAVY             | Scale: AS SHOWN | Date: 03/20/2025 |
| DWG NO.      |                  | Sheet No. 1     | of 1             |

#### CERTIFICATION OF SURVEYOR

I, GAVINO A. ESTUR, HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT IT IS BASED UPON FIELD SURVEY MADE IN MARCH 2025.

GAVINO A. ESTUR, PLS No. 85

DATE



EXPIRATION DATE: 4-30-25

PROJECT TITLE :

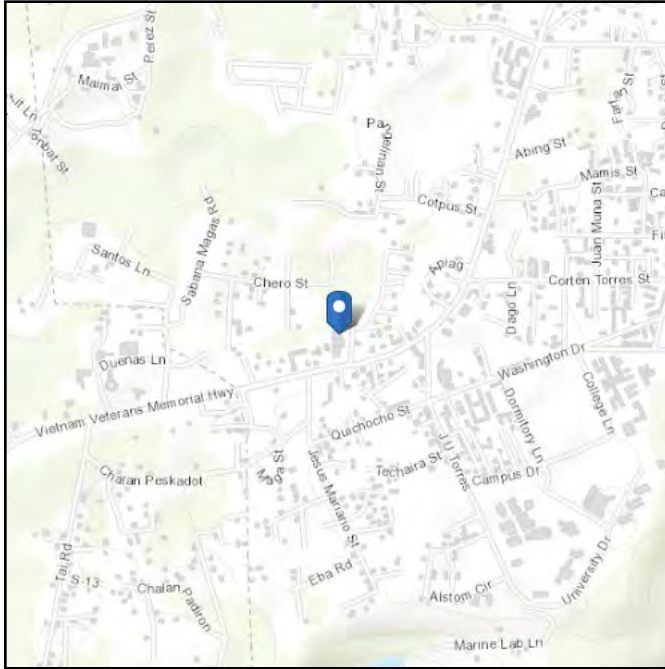
TOPOGRAPHIC SURVEY  
OF  
DEPARTMENT OF PUBLIC HEALTH AND  
SOCIAL SERVICES  
MUNICIPALITY OF MANGILAO

# ASCE Hazards Report

**Address:**  
No Address at This Location

**Standard:** ASCE/SEI 7-22  
**Risk Category:** IV  
**Soil Class:** D - Stiff Soil

**Latitude:** 13.439694  
**Longitude:** 144.795778  
**Elevation:** 195.36764915202704 ft (NAVD 88)



## Wind

### Results:

|                |          |
|----------------|----------|
| Wind Speed     | 220 Vmph |
| 300-year MRI   | 180 Vmph |
| 700-year MRI   | 195 Vmph |
| 1,700-year MRI | 210 Vmph |
| 3,000-year MRI | 220 Vmph |

**Data Source:** ASCE/SEI 7-22, Fig. 26.5-1D and Figs. CC.2-1–CC.2-4, and Section 26.5.2

**Date Accessed:** Tue Jun 03 2025

Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-22 Standard. Wind speeds correspond to approximately a 1.6% probability of exceedance in 50 years (annual exceedance probability = 0.00033, MRI = 3,000 years). Values for 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service Level wind speeds, all other wind speeds are Ultimate wind speeds.



Site is in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2. Glazed openings shall be protected against wind-borne debris as specified in Section 26.12.3.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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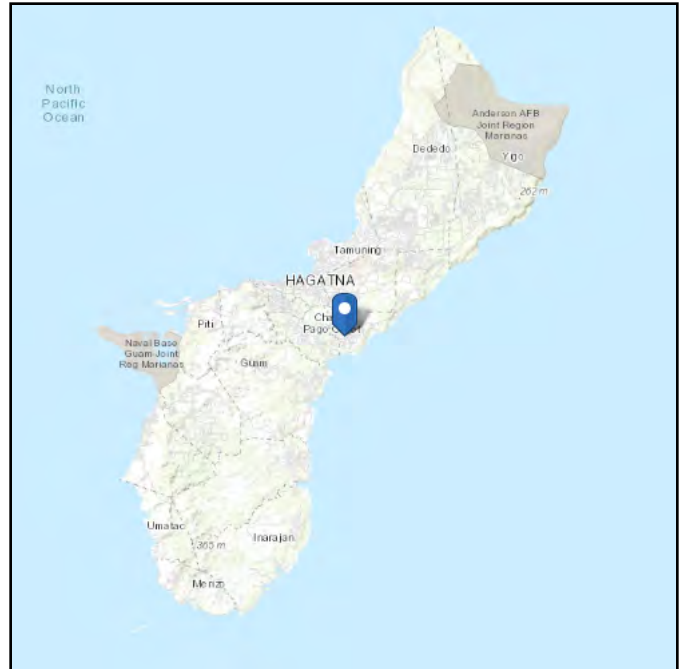
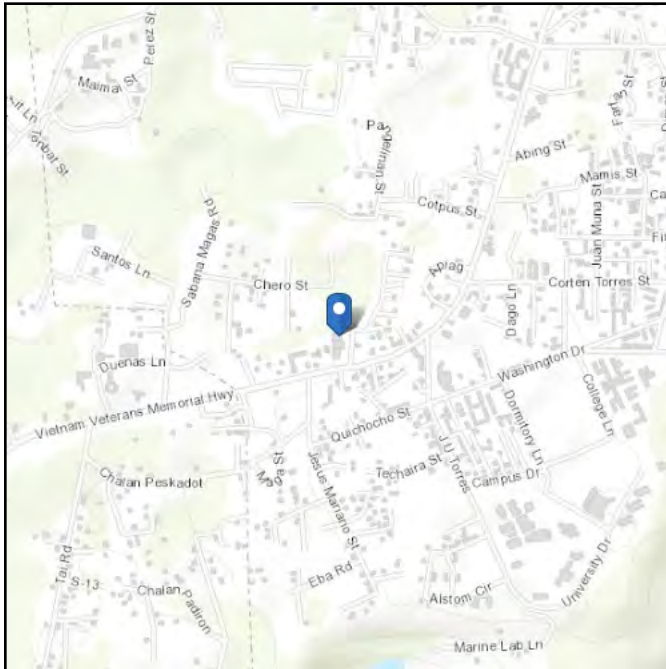


# ASCE Hazards Report

**Address:**  
No Address at This Location

**Standard:** ASCE/SEI 7-22  
**Risk Category:** IV  
**Soil Class:** D - Stiff Soil

**Latitude:** 13.439694  
**Longitude:** 144.795778  
**Elevation:** 195.36764915202704 ft (NAVD 88)

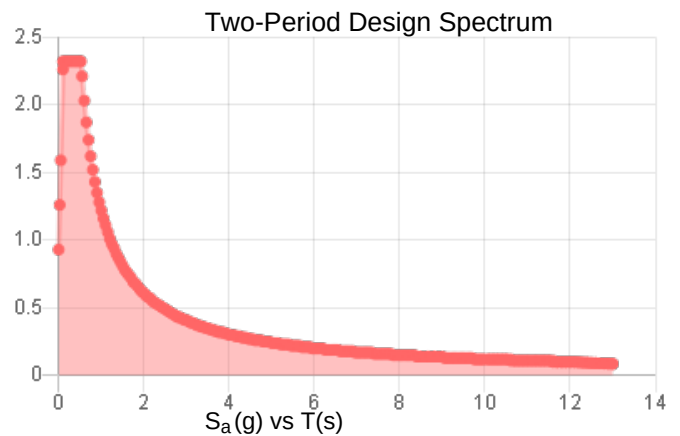
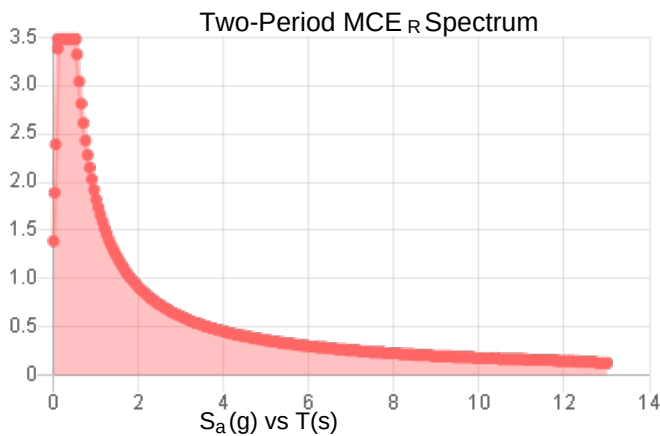
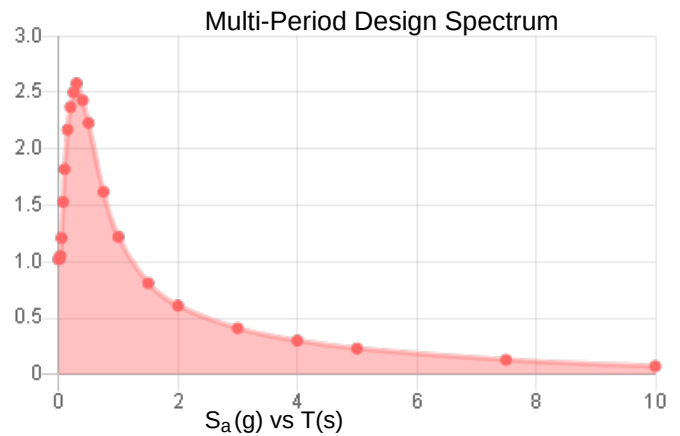
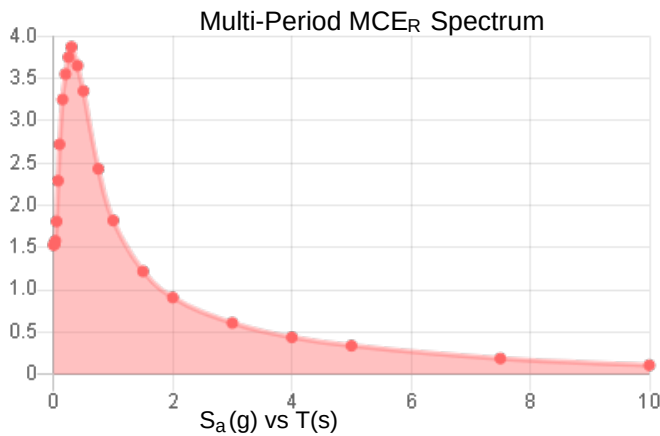


**Site Soil Class:** D - Stiff Soil

**Results:**

|                    |      |                    |      |
|--------------------|------|--------------------|------|
| PGA <sub>M</sub> : | 1.08 | T <sub>L</sub> :   | 12   |
| S <sub>MS</sub> :  | 3.48 | S <sub>S</sub> :   | 3.14 |
| S <sub>M1</sub> :  | 1.82 | S <sub>1</sub> :   | 0.69 |
| S <sub>DS</sub> :  | 2.32 | V <sub>S30</sub> : | 260  |
| S <sub>D1</sub> :  | 1.22 |                    |      |

**Seismic Design Category: D**



MCE<sub>R</sub> Vertical Response Spectrum  
Vertical ground motion data has not yet been made available by USGS.

Design Vertical Response Spectrum  
Vertical ground motion data has not yet been made available by USGS.



**Data Accessed:** Tue Jun 03 2025

**Date Source:**

USGS Seismic Design Maps based on ASCE/SEI 7-22 and ASCE/SEI 7-22 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-22 Ch. 21 are available from USGS.

The ASCE Hazard Tool is provided for your convenience, for informational purposes only, and is provided “as is” and without warranties of any kind. The location data included herein has been obtained from information developed, produced, and maintained by third party providers; or has been extrapolated from maps incorporated in the ASCE standard. While ASCE has made every effort to use data obtained from reliable sources or methodologies, ASCE does not make any representations or warranties as to the accuracy, completeness, reliability, currency, or quality of any data provided herein. Any third-party links provided by this Tool should not be construed as an endorsement, affiliation, relationship, or sponsorship of such third-party content by or from ASCE.

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## REFERENCE

Building Law, Title XXXII, Government Code of Guam

International Existing Building Code, IEBC (2009 Edition)

International Building Code, IBC (2009 Edition)

International Mechanical Code, IMC 2009 (2009 Edition)

International Plumbing Code, IPC (2009 Edition)

American Society of Heating, Refrigerating, and Air-Conditioning Engineers, ASHRAE

Guam Tropical Energy Code (GTEC)

International Fire Code (2009 Edition)

NFPA 13, Standard for the Installation of Sprinkler Systems (2007 Edition)

NFPA 72 National Fire Alarm and Signaling Code (2007 Edition)

National Fire Protection Association, NFPA 70, National Electrical Code (NEC)

NFPA 70B (Standard for Electrical Equipment Maintenance)

National Electrical Safety Code (NESC)

American Disabilities Act (ADA)

Guam EPA, USEPA, CFR 29

RS Means Cost



**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairperson, Committee on Health and Veterans Affairs

**COMMITTEE VOTE SHEET**

**Public Hearing relative to [Bill No. 12-38 \(COR\)](#)** – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

| COMMITTEE MEMBERS                                                              | SIGNATURE<br>AND DATE      | TO DO<br>PASS | TO NOT<br>PASS | TO<br>REPORT<br>OUT<br>ONLY | TO<br>ABSTAIN | TO PLACE<br>IN<br>INACTIVE<br>FILE |
|--------------------------------------------------------------------------------|----------------------------|---------------|----------------|-----------------------------|---------------|------------------------------------|
| <b>Senator Sabrina Salas Matanane</b><br>Chairperson                           | EVOTE 9/5/2025 <i>Smat</i> |               |                | X                           |               |                                    |
| <b>Vice Speaker V. Anthony Ada</b><br>Vice Chair, Committee on Health          | EVOTE 9/5/2025             |               |                | X                           |               |                                    |
| <b>Senator Vincent A.V. Borja</b><br>Vice Chair, Committee on Veterans Affairs | EVOTE 9/4/2025             |               |                | X                           |               |                                    |
| <b>Speaker Frank F. Blas, Jr.</b><br>Member                                    | EVOTE 9/5/2025             |               |                | X                           |               |                                    |
| <b>Senator Jesse A. Lujan</b><br>Member                                        | EVOTE 9/4/2025             |               |                | X                           |               |                                    |
| <b>Senator Shelly V. Calvo</b><br>Member                                       | EVOTE 9/5/2025             |               |                | X                           |               |                                    |
| <b>Senator Christopher M. Duenas</b><br>Member                                 |                            |               |                |                             |               |                                    |
| <b>Senator Eulogio Shawn Gumataotao</b><br>Member                              | EVOTE 9/5/2025             |               |                | X                           |               |                                    |
| <b>Senator Tina Rose Muna Barnes</b><br>Member                                 |                            |               |                |                             |               |                                    |



Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;

**URGENT: Request for e-vote: Amended Committee Reptot relative to Bill No. 12-38 (COR)**

8 messages

Senator Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;

Thu, Sep 4, 2025 at 11:42 AM

To: Vice Speaker Tony Ada <vicespeakertonyada@guamlegislature.gov>, Office of Senator Borja <contact@senatorvinceborja.com>, Senator Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>, "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Senator Chris Duenas <senator.duenas@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Jesse Lujan <senator.lujan@guamlegislature.gov>, Tina Rose Muna Barnes Office <senatormunabarnes@guamlegislature.gov>  
Bcc: Isaiah Aguon <isaiah.aguon@guamlegislature.gov>, ann.sn@guamlegislature.gov, senator.sabrina@guamlegislature.gov



Committee Report 12-38 FINAL 9.4.25.pdf

Hafa Adai Committee Members:

Please see attached Amended Committee Report relative to **Bill No. 12-38 (COR)** – Therese M. Terlaje – **AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.**

Please indicate your preferred action, based on the following options:

- TO DO PASS
- TO NOT PASS
- TO REPORT OUT ONLY
- TO ABSTAIN
- TO PLACE IN INACTIVE FILE

Please submit your response **ASAP**. Your responses will be logged into the vote sheet which will be submitted as part of the final Committee Report to the Committee on Rules.

Please contact our office if you have any questions or concerns.

--

**Annie San Nicolas**

Administrative Officer/Committee Director



**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
 Chairperson, Committee on Health and Veterans Affairs  
 163 W. Chalan Santo Papa, Hagåtña, Guam 96910  
 office.senatorbri@guamlegislature.gov  
 671-989-2572

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**Office of Senator Vince Borja** <contact@senatorvinceborja.com>

Thu, Sep 4, 2025 at 12:10 PM

Reply-To: Office of Senator Vince Borja <contact@senatorvinceborja.com>

To: office.senatorbri@guamlegislature.gov

Cc: vicespeakertonyada@guamlegislature.gov, office.senatorshawn@guamlegislature.gov, speakerblas@guamlegislature.gov, senator.duenas@guamlegislature.gov, officeofsenatorshellycalvo@guamlegislature.gov, senator.lujan@guamlegislature.gov, senatormunabarnes@guamlegislature.gov

Hafa Adai,

To report out only.

Respectfully,



**Office of Senator Vince Borja**  
**I Mina'trentai Ocho na Liheslaturan Guåhan 38th Guam Legislature**  
 Suite 502, DNA Building  
 238 Archbishop Felixberto Camacho Flores St, Hagåtña, GU 96910  
 (671)969-8423  
[office.senatorborja@guamlegislature.gov](mailto:office.senatorborja@guamlegislature.gov)

[Quoted text hidden]

**Senator Jesse Lujan** <senator.lujan@guamlegislature.gov>

Thu, Sep 4, 2025 at 1:54 PM

To: Office of Senator Vince Borja <contact@senatorvinceborja.com>

Cc: office.senatorbri@guamlegislature.gov, vicespeakertonyada@guamlegislature.gov, office.senatorshawn@guamlegislature.gov, speakerblas@guamlegislature.gov, senator.duenas@guamlegislature.gov, officeofsenatorshellycalvo@guamlegislature.gov, senatormunabarnes@guamlegislature.gov

To report out only



**Office of Majority Leader Jesse A. Lujan**

*Chairman, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs*

**259 Martyr St., Hagatna, Guam 96910**

[senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov)

(671) 969-6525

[Quoted text hidden]

**Vice Speaker V. Anthony Ada** <vicespeakertonyada@guamlegislature.gov>

Fri, Sep 5, 2025 at 8:03 AM

To: Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Cc: Office of Senator Borja <contact@senatorvinceborja.com>, Senator Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>, "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Senator Chris Duenas <senator.duenas@guamlegislature.gov>, Office of Senator Shelly Calvo



<officeofsenatorshellycalvo@guamlegislature.gov>, Senator Jesse Lujan <senator.lujan@guamlegislature.gov>, Tina Rose Muna Barnes Office <senatormunabarnes@guamlegislature.gov>

To Report Out Only

[Quoted text hidden]

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**Office of Vice Speaker V. Anthony Ada**

38th Guam Legislature

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

**Phone:** (671) 989-0855

**Email:** [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)

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---

**Senator Shawn Gumataotao** <office.senatorshawn@guamlegislature.gov>

Fri, Sep 5, 2025 at 8:57 AM

To: Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Cc: Vice Speaker Tony Ada <vicespeakertonyada@guamlegislature.gov>, Office of Senator Borja <contact@senatorvinceborja.com>, "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Senator Chris Duenas <senator.duenas@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Jesse Lujan <senator.lujan@guamlegislature.gov>, Tina Rose Muna Barnes Office <senatormunabarnes@guamlegislature.gov>

To Report Out Only

On Thu, Sep 4, 2025 at 11:42 AM Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov> wrote:

[Quoted text hidden]

--

Office of Senator Eulogio Shawn Gumataotao

Chairman, Committee on Public Safety, Emergency Management, and Guam National Guard

38th Guam Legislature

[120 Father Duenas Avenue](#) Capitol Plaza Building, Suite 103, Hagåtña, Guam 96910

(671) 647-1409/1411

---

**Office of Senator Shelly Calvo** <officeofsenatorshellycalvo@guamlegislature.gov>

Fri, Sep 5, 2025 at 10:22 AM

To: Senator Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>

Cc: Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>, Vice Speaker Tony Ada <vicespeakertonyada@guamlegislature.gov>, Office of Senator Borja <contact@senatorvinceborja.com>, "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Senator Chris Duenas <senator.duenas@guamlegislature.gov>, Senator Jesse Lujan <senator.lujan@guamlegislature.gov>, Tina Rose Muna Barnes Office <senatormunabarnes@guamlegislature.gov>

Hafa Adai

To Report Out only.

Si Yu'os Ma'åse

Respectfully,



**Office of the People • Senator Shelly V. Calvo**

Majority Whip & Chairwoman

Committee on Child Welfare, Youth Affairs, Senior Citizens, Women's Affairs, Disability Services, the Arts, Culture, Historic Preservation & Hagåtña Restoration

**38th Guam Legislature**

163 Chalan Santo Papa, Hagåtña, Guam 96910

T +1 (671) 989-5682

E [officeofsenatorshellycalvo@guamlegislature.gov](mailto:officeofsenatorshellycalvo@guamlegislature.gov)

[Quoted text hidden]

**Speaker Frank Blas Jr.** <[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)>

Fri, Sep 5, 2025 at 10:27 AM

To: Office of Senator Shelly Calvo <[officeofsenatorshellycalvo@guamlegislature.gov](mailto:officeofsenatorshellycalvo@guamlegislature.gov)>

Cc: Senator Shawn Gumataotao <[office.senatorshawn@guamlegislature.gov](mailto:office.senatorshawn@guamlegislature.gov)>, Senator Sabrina Salas Matanane <[office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov)>, Vice Speaker Tony Ada <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)>, Office of Senator Borja <[contact@senatorvinceborja.com](mailto:contact@senatorvinceborja.com)>, Senator Chris Duenas <[senator.duenas@guamlegislature.gov](mailto:senator.duenas@guamlegislature.gov)>, Senator Jesse Lujan <[senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov)>, Tina Rose Muna Barnes Office <[senatormunabarnes@guamlegislature.gov](mailto:senatormunabarnes@guamlegislature.gov)>

To Report Out Only



**Speaker, Frank F. Blas, Jr.**

**I Mina'trentai Ocho na Liheslaturan Guahan 38<sup>th</sup> Guam Legislature**

**Guam Congress Building, 163 Chalan Santo Papa, Hagåtña**

**(671)969-6456**

**[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)**

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[Quoted text hidden]

**Senator Sabrina Salas Matanane** <[office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov)>

Fri, Sep 5, 2025 at 4:14 PM

To: Vice Speaker Tony Ada <[vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)>, Office of Senator Borja <[contact@senatorvinceborja.com](mailto:contact@senatorvinceborja.com)>, Senator Shawn Gumataotao <[office.senatorshawn@guamlegislature.gov](mailto:office.senatorshawn@guamlegislature.gov)>, "Speaker Frank Blas Jr." <[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)>, Senator Chris Duenas <[senator.duenas@guamlegislature.gov](mailto:senator.duenas@guamlegislature.gov)>, Office of Senator Shelly Calvo <[officeofsenatorshellycalvo@guamlegislature.gov](mailto:officeofsenatorshellycalvo@guamlegislature.gov)>, Senator Jesse Lujan <[senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov)>, Tina Rose Muna Barnes Office <[senatormunabarnes@guamlegislature.gov](mailto:senatormunabarnes@guamlegislature.gov)>

To Report Out Only

On Thu, Sep 4, 2025 at 11:42 AM Senator Sabrina Salas Matanane <[office.senatorbri@guamlegislature.gov](mailto:office.senatorbri@guamlegislature.gov)> wrote:

[Quoted text hidden]

9/5/25, 4:15 PM

Guam Legislature Mail - URGENT: Request for e-vote: Amended Committee Reprot relative to Bill No. 12-38 (COR)

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**Office of Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan* | 38th Guam Legislature  
Chairperson, Committee on Health and Veterans Affairs

**COMMITTEE VOTE SHEET**

I. **Bill No. 12-38 (COR)** As amended – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

| COMMITTEE MEMBERS                                                       | SIGNATURE<br>AND DATE                                                                              | TO DO<br>PASS | TO NOT<br>PASS | TO<br>REPORT<br>OUT ONLY | TO<br>ABSTAIN | TO PLACE<br>IN<br>INACTIVE<br>FILE |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|---------------|----------------|--------------------------|---------------|------------------------------------|
| Senator Sabrina Salas Matanane<br>Chairperson                           | <br>E-Vote 7/1/25 |               |                | X                        |               |                                    |
| Vice Speaker V. Anthony Ada<br>Vice Chair, Committee on Health          | E-Vote 7/1/25                                                                                      |               |                | X                        |               |                                    |
| Senator Vincent A.V. Borja<br>Vice Chair, Committee on Veterans Affairs | E-Vote 7/2/25                                                                                      |               |                | X                        |               |                                    |
| Speaker Frank F. Blas, Jr.<br>Member                                    | E-Vote 7/1/25                                                                                      |               |                | X                        |               |                                    |
| Senator Jesse A. Lujan<br>Member                                        | E-Vote 7/1/25                                                                                      |               |                | X                        |               |                                    |
| Senator Shelly V. Calvo<br>Member                                       |                                                                                                    |               |                |                          |               |                                    |
| Senator Christopher M. Duenas<br>Member                                 | E-Vote 7/1/25                                                                                      |               |                | X                        |               |                                    |
| Senator Eulogio Shawn Gumataotao<br>Member                              | E-Vote 7/1/25                                                                                      |               |                | X                        |               |                                    |
| Senator Tina Rose Muna Barnes<br>Member                                 |                                                                                                    |               |                |                          |               |                                    |





Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;

**URGENT: Request for e-vote: Committee Report relative to Bill No. 12-38 (COR)**

8 messages

**Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov> Tue, Jul 1, 2025 at 2:13 PM

To: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Vice Speaker Tony Ada <vicespeakertonyada@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Senator Chris Duenas <senator.duenas@guamlegislature.gov>, Senator Jesse Lujan <senator.lujan@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>  
 Bcc: Isaiah Aguon <isaiah.aguon@guamlegislature.gov>, "senator.sabrina@guamlegislature.gov" <senator.sabrina@guamlegislature.gov>, ann.sn@guamlegislature.gov

Hafa Adai Committee Members:

Please see attached Committee Report relative to [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Please indicate your preferred action, based on the following options:

- TO DO PASS
- TO NOT PASS
- TO REPORT OUT ONLY
- TO ABSTAIN
- TO PLACE IN INACTIVE FILE

Please submit your response **ASAP**. Your responses will be logged into the vote sheet which will be submitted as part of the final Committee Report to the Committee on Rules.

Please contact our office if you have any questions or concerns.

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**2 attachments** **E-Vote Committee Report 12-38-combined (1)-combined (1).pdf**  
12414K **E-Vote 12-38.pdf**  
329K**Speaker Frank Blas Jr.** <speakerblas@guamlegislature.gov>

Tue, Jul 1, 2025 at 2:50 PM

To: Senator Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;

Cc: Vice Speaker Tony Ada &lt;vicespeakertonyada@guamlegislature.gov&gt;, Senator Vince Borja

&lt;vince.borja@guamlegislature.gov&gt;, Senator Chris Duenas &lt;senator.duenas@guamlegislature.gov&gt;, Senator Jesse Lujan

&lt;senator.lujan@guamlegislature.gov&gt;, Office of Senator Shelly Calvo &lt;officeofsenatorshellycalvo@guamlegislature.gov&gt;,

Senator Shawn Gumataotao &lt;office.senatorshawn@guamlegislature.gov&gt;, Senator Tina Muna Barnes

&lt;senator.munabarnes@guamlegislature.gov&gt;

To Report Out Only

**Speaker, Frank F. Blas, Jr.****I Mina'trentai Ocho na Liheslaturan Guahan 38<sup>th</sup> Guam Legislature****Guam Congress Building, 163 Chalan Santo Papa, Hagatña****(671)969-6456****[speakerblas@guamlegislature.gov](mailto:speakerblas@guamlegislature.gov)**

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[Quoted text hidden]

**Senator Jesse Lujan** <senator.lujan@guamlegislature.gov>

Tue, Jul 1, 2025 at 3:36 PM

To: "Speaker Frank Blas Jr." &lt;speakerblas@guamlegislature.gov&gt;

Cc: Senator Sabrina Salas Matanane &lt;office.senatorbri@guamlegislature.gov&gt;, Vice Speaker Tony Ada

&lt;vicespeakertonyada@guamlegislature.gov&gt;, Senator Vince Borja &lt;vince.borja@guamlegislature.gov&gt;, Senator Chris

Duenas &lt;senator.duenas@guamlegislature.gov&gt;, Office of Senator Shelly Calvo

&lt;officeofsenatorshellycalvo@guamlegislature.gov&gt;, Senator Shawn Gumataotao

&lt;office.senatorshawn@guamlegislature.gov&gt;, Senator Tina Muna Barnes &lt;senator.munabarnes@guamlegislature.gov&gt;

To Report Out Only.

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**Office of Majority Leader Jesse A. Lujan***Chairman, Committee on Transportation, Tourism, Customs, Utilities and Federal & Foreign Affairs***259 Martyr St., Hagatna, Guam 96910****[senator.lujan@guamlegislature.gov](mailto:senator.lujan@guamlegislature.gov)****(671) 969-6525****Senator Chris Duenas** <senator.duenas@guamlegislature.gov>

Tue, Jul 1, 2025 at 3:37 PM

To: Senator Jesse Lujan <senator.lujan@guamlegislature.gov>  
Cc: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>, Vice Speaker Tony Ada <vicespeakertonyada@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Shawn Gumataotao <office.senatorshawn@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>

To report out only



**Office of Senator Christopher M. Dueñas**

*Chairman, Committee on Government Finance and Operations*

**259 Martyr St., Hagatna, Guam 96910**

[senator.duenas@guamlegislature.gov](mailto:senator.duenas@guamlegislature.gov)

(671) 989-9554

[Quoted text hidden]

**Senator Shawn Gumataotao** <office.senatorshawn@guamlegislature.gov>

Tue, Jul 1, 2025 at 3:53 PM

To: Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>  
Cc: "Speaker Frank Blas Jr." <speakerblas@guamlegislature.gov>, Vice Speaker Tony Ada <vicespeakertonyada@guamlegislature.gov>, Senator Vince Borja <vince.borja@guamlegislature.gov>, Senator Chris Duenas <senator.duenas@guamlegislature.gov>, Senator Jesse Lujan <senator.lujan@guamlegislature.gov>, Office of Senator Shelly Calvo <officeofsenatorshellycalvo@guamlegislature.gov>, Senator Tina Muna Barnes <senator.munabarnes@guamlegislature.gov>

To Report Out Only

On Tue, Jul 1, 2025 at 2:14 PM Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov> wrote:

[Quoted text hidden]

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Office of Senator Eulogio Shawn Gumataotao  
Chairman, Committee on Public Safety, Emergency Management, and Guam National Guard  
38th Guam Legislature  
[120 Father Duenas Avenue](#) Capitol Plaza Building, Suite 103, Hagåtña, Guam 96910  
(671) 647-1409/1411

**Vice Speaker V. Anthony Ada** <vicespeakertonyada@guamlegislature.gov>  
To: Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov>

Tue, Jul 1, 2025 at 5:13 PM

**TO REPORT OUT ONLY**

On Tue, Jul 1, 2025 at 2:14 PM Senator Sabrina Salas Matanane <office.senatorbri@guamlegislature.gov> wrote:

[Quoted text hidden]

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**Office of Vice Speaker V. Anthony Ada**

38th Guam Legislature

*I Mina'trentai Ocho Na Liheslaturan Guåhan*

Guam Congress Building, 2nd Floor

163 Chalan Santo Papa

Hagåtña, Guam 96910

**Phone:** (671) 989-0855**Email:** [vicespeakertonyada@guamlegislature.gov](mailto:vicespeakertonyada@guamlegislature.gov)

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**Senator Sabrina Salas Matanane** <office.senatorbri@guamlegislature.gov>  
To: "Vice Speaker V. Anthony Ada" <vicespeakertonyada@guamlegislature.gov>

Tue, Jul 1, 2025 at 9:09 PM

To Report Out Only.

[Quoted text hidden]

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**Senator Vince Borja** <vince.borja@guamlegislature.gov>  
Reply-To: Senator Vince Borja <vince.borja@guamlegislature.gov>  
To: office.senatorbri@guamlegislature.gov  
Cc: speakerblas@guamlegislature.gov, vicespeakertonyada@guamlegislature.gov, senator.duenas@guamlegislature.gov, senator.lujan@guamlegislature.gov, officeofsenatorshellycalvo@guamlegislature.gov, office.senatorshawn@guamlegislature.gov, senator.munabarnes@guamlegislature.gov, office.senatorbri@guamlegislature.gov

Wed, Jul 2, 2025 at 8:18 AM

Hafa Adai,

To report out only.

Si Yu'os Ma'ase.

**Best Regards,**

Office of Senator Vince Borja  
I Mina'trentai Ocho na Lihenslaturan Guåhan 38th Guam Legislature  
Suite 502, DNA Building  
238 Archbishop Felixberto Camacho Flores St, Hagåtña, GU 96910  
(671)969-8423  
[office.senatorborja@guamlegislature.gov](mailto:office.senatorborja@guamlegislature.gov)

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**The Office of the Legislative Secretary**  
**SENATOR SABRINA SALAS MATANANE**  
*I Mina'trentai Ocho Na Liheslaturan Guåhan | 38th Guam Legislature*  
Chairwoman, Committee on Health and Veterans Affairs

**COMMITTEE REPORT DIGEST**

**I. OVERVIEW:**

The Committee on Health and Veterans Affairs conducted a Public Hearing on Tuesday April 1, 2025, scheduled to begin at 9:00 AM in the Public Hearing Room of the Guam Congress Building.

Among other items, on the agenda for discussion was [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Introduction on January 18, 2025, at 9:18 A.M.

**Public Notice Requirements**

In accordance with Open Government Law, the public notice for this public hearing was disseminated via email to all senators and main media broadcasting outlets on March 25, 2025, and March 30, 2025. This public notice was also posted on the Guam Legislature website and the Public Notice Portal.

**Senators Present**

Senator Sabrina Salas Matanane, Chairperson of the Committee on Health and Veterans Affairs  
Vice Speaker V. Anthony Ada, Vice Chairperson on Health  
Senator Tina Muna Barnes  
Senator Telo T. Taitague  
Senator Vince Borja  
Senator Therese M. Terlaje  
Senator Shelly Calvo  
Senator Shawn Gumataotao

**Appearing before the Committee:**

Theresa Arriola, Director of DPHSS  
Dr. Mary Okada, President-GCC  
Vince Arriola, Director-DPW  
Darren Burrier: Fire Chief, GFD

**SUMMARY OF TESTIMONY AND DISCUSSION:**

*This Public Hearing was called to order at 9:00 AM.*

**PUBLIC HEARING - SENATOR SABRINA SALAS MATANANE - APRIL 1, 2025, 9AM**

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** BUENAS AND HABA ADAI THE COMMITTEE ON HEALTH AND VETERANS AFFAIR IS NOW CALLED TO ORDER THE TIME IS NOW 9 O'CLOCK IN THE MORNING AND TODAY IS TUESDAY APRIL 1ST 2025 THANK YOU TO EVERYONE JOINING US



**Committee Report Digest:** Public Hearing relative [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Tuesday, April 1, 2025, at 9:00 A.M.

Public Hearing Room, Guam Congress Building

BOTH IN PERSON AND ONLINE FOR THIS PUBLIC HEARING ON BILL 21-38 COR AND BILL 12 38 COR BILL 12 IS INTRODUCED BY SENATOR THERESE TERLAJE IT SEEKS TO RESERVE THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO FOR IMMEDIATE USE BY PUBLIC HEALTH AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM BILL 21 INTRODUCED BY SENATOR TINA ROSE MUNA BARNES AIMS TO TRANSFER THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX NOTICE OF THIS HEARING WAS PROVIDED TO SENATORS STAKEHOLDERS AND THE LOCAL MEDIA ON MARCH 25TH 2025 AND MARCH 30TH 2025 THUS MEETING THE REQUIREMENTS OF THE OPEN GOVERNMENT LAW IN ADDITION THE NOTICE OF THIS HEARING WAS ALSO POSTED ON THE GUAM LEGISLATOR'S WEBSITE AND THE GUAM PUBLIC NOTICE PORTAL MATERIALS FOR THIS HEARING WERE SHARED IN THE COMMITTEE DRIVE AND ARE AVAILABLE FOR PRINT UPON REQUEST RECORDING OF TODAY'S HEARING WILL ALSO BE AVAILABLE ONLINE VIA GUAM LEGISLATURE MEDIA ON YOUTUBE I WOULD LIKE TO ACKNOWLEDGE AND RECOGNIZE THE COMMITTEE MEMBERS THAT ARE PRESENT HERE TODAY VICE SPEAKER AND VICE CHAIRMAN SENATOR TONY ADA SENATOR TINA ROSE MUNA BARNES SENATOR VINCE BORJA AND THANK YOU ALSO JOINING US IS SENATOR THERESE TERLAJE AT THIS TIME I ASK ALL INVITEES AND PARTICIPANTS IN TODAY'S PUBLIC HEARING FOR BILL 12 AND BILL 21 TO COME FORWARD AND HAVE A SEAT AT THE TABLE OKAY MORNING I'D ALSO LIKE TO ANNOUNCE THAT WE POSTPONED THE HEARING FOR BILL 78 AT REQUEST OF THE SPONSOR THE PURPOSE OF TODAY'S HEARING IS TO GATHER INPUT DISCUSS THE POTENTIAL IMPLICATIONS OF THESE MEASURES AND ENSURE TRANSPARENCY AND ACCOUNTABILITY IN OUR DECISION MAKING AS WE PROCEED I WANT TO REMIND EVERYONE THAT EACH SENATOR WILL HAVE FIVE MINUTES TO SPEAK THE AUTHOR HOWEVER OF EACH BILL WILL BE AFFORDED 10 MINUTES TO PROVIDE A SUMMARY OF THEIR LEGISLATION THESE TIME LIMITS ALLOW FOR A STRUCTURED AND EFFICIENT DISCUSSION WHILE ENSURING THAT ALL VOICES ARE HEARD I ENCOURAGE ALL SPEAKERS TO BE CONCISE AND MINDFUL OF TIME SO WE CAN ACCOMMODATE AS MANY PERSPECTIVES AS POSSIBLE PUBLIC ENGAGEMENT IS THE FOUNDATION OF GOOD GOVERNANCE AND YOUR INSIGHTS ARE INVALUABLE IN SHAPING POLICIES THAT BEST SERVE OUR ISLAND AT THIS TIME WE WILL BE BEGIN WITH REMARKS FROM THE AUTHOR OF BILL 12 SENATOR THERESE TERLAJE SENATOR YOU HAVE 10 MINUTES

**SENATOR THERESE TERLAJE** SI YUUS MAASE MADAM CHAIR AND COLLEAGUES AND TO ALL OF THOSE WHO ARE HERE TESTIFYING OR TUNED IN TODAY SI YUUS MAASE BILL 12 WAS INTRODUCED REGARDING THE MANGILAO PUBLIC HEALTH BUILDING TO ALLOW THAT THAT PROPERTY CONTINUE TO BE WITHIN THE ASSETS OF THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES FOR THE BENEFIT OF THE PEOPLE OF GUAM AND HEALTHCARE SYSTEM OF GUAM THE BILL ALLOWS THAT PUBLIC HEALTH WILL USE

**Committee Report Digest:** Public Hearing relative [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Tuesday, April 1, 2025, at 9:00 A.M.

Public Hearing Room, Guam Congress Building

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THE BUILDING IF IT'S USABLE OF COURSE AFTER THE ASSESSMENT BUT MAKE PURPOSE OF IT CONSISTENT WITH THE USE OF IT PRIOR TO IT'S BEING SHUT DOWN AND 5 YEARS AGO AND THAT THEY WILL BE ABLE TO IF THEY BELIEVE IT NECESSARY TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE GUAM COMMUNITY COLLEGE TO ALLOW THE GUAM COMMUNITY COLLEGE TO USE IT FOR NURSING PROGRAM GUAM COMMUNITY COLLEGE JUST LIKE UNIVERSITY OF GUAM CONTINUES TO PARTNER WITH THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES FOR TRAINING OF NURSES IT THE BILL ALSO ALLOWS THAT THE PROPERTY CAN BE USED BY THE GUAM COMMUNITY HEALTH CENTERS PROGRAM WE CURRENTLY HAVE A HEALTH CENTER IN THE NORTH AT DEDEDO AND IN THE SOUTH AT INALAJAN AND THAT THESE THAT THEY WILL BE ABLE IF PUBLIC HEALTH DOES NOT WANT TO USE THE BUILDING FOR A CLINIC ITSELF THAT THEY WILL BE ABLE TO OPEN THOSE HEALTH CENTERS FOR THE PEOPLE OF GUAM AND THAT IF AND THAT IF PUBLIC HEALTH DOES NOT WANT THE PROPERTY THAT IT BE TRANSFERRED TO THE COMMUNITY HEALTH CENTERS AND THIS IS ALL BASED ON CONCERNS THAT WERE EXPRESSED IN PREVIOUS HEARINGS BY NURSES AND OTHER LONGTIME PUBLIC HEALTH EMPLOYEES INCLUDING THE ACTING CHIEF PUBLIC HEALTH OFFICER WHO HAD EXPRESSED GREAT CONCERN THAT THE SERVICES THAT THEY WERE PROVIDING IN MANGILAO HAD STOPPED SUDDENLY AND HAD NEVER BEEN RESTORED TO THE NUMBER OF PATIENTS OR CLIENTS THAT THEY HAD SERVED PRIOR TO THE SHUTDOWN AND THEY WERE VERY CONCERNED BECAUSE MANY OF THESE INCLUDED PREGNANT WOMEN AND THOSE THEY HAD OTHER CLINICS THEIR SPECIALTY CLINICS THEY HAD INVESTMENTS IN THIS CLINIC INCLUDING THE DENTAL CLINIC LAB AND OTHER SERVICES THAT WERE VERY CONVENIENT FOR PATIENTS AND BECAUSE OF THE MULTIPLE PUBLIC HEALTH BUREAUS THAT WERE IN THE FACILITY AT THAT TIME THAT THEY WERE ABLE TO DO A WHOLE SERVICE APPROACH FOR THESE CLIENTS THEY HAD URGED US TO IMMEDIATE RESUME CRITICAL HEALTH SERVICES IN THAT FACILITY WE SO THIS BILL IS INTENDED TO DO THAT MADAM CHAIR AND PRETTY MUCH WE UNDERSTAND THAT THERE'S AN ASSESSMENT ONGOING THAT'S GOING TO TAKE A YEAR NOW AND THIS IS AFTER 5 YEARS OF NOTHING AND WE HAD EARLIER TESTIMONY THAT NO ONE HAD SET FOOT IN THE BUILDING IN THE 5 YEARS BUT WE ALSO UNDERSTAND THAT THE BUILDING WAS SHUT DOWN AND THE TESTIMONY WAS A LITTLE BIT I'M I DON'T WANT TO SAY CONFLICTING BUT IT'S INTERESTING FIRST OF ALL THERE WAS SMOKE DETECTED BY THE SECURITY OFFICER BUT THERE WAS NO OBVIOUS POINT OF ORIGIN NOR DAMAGE ACCORDING TO THE REPORTS AND THE FIRE DEPARTMENT'S REPORT STATED THERE WAS EVIDENCE IN AN OUTLET IN THE DIRECTOR'S OFFICE HAVING FIRE DAMAGE AND A FLUORESCENT LIGHT FIXTURE OUTSIDE OF THE DIRECTOR'S OFFICE THEY ALSO NOTED SUBSTANDARD ELECTRICAL CONNECTIONS AND WATER LEAKAGE POSSIBLY FROM THE ROOF BUT WHEN THE INSURANCE THE PUBLIC HEALTH DIRECTOR AT THE TIME APPLIED FOR INSURANCE COVERAGE OF THIS FIRE DAMAGE AND REPAIRS TO THE BUILDING THEY WERE DENIED AND THAT TIME BENEFICIAL ADJUSTING COMPANY SAID TO THE DIRECTOR AFTER AN EXTENSIVE INVESTIGATION INSPECTION AND REVIEW OF THE CLAIM FILED BY OUR

**Committee Report Digest:** Public Hearing relative [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Tuesday, April 1, 2025, at 9:00 A.M.

Public Hearing Room, Guam Congress Building

PRINCIPAL CHUNG QUO INSURANCE THERE WAS NO DAMAGES NOTED AND THUS THERE'S NO COVERAGE UNDER THE POLICY AND YOUR CLAIM CLOSED WITHOUT PAYMENT IT WAS REPORTED THAT SMOKE WAS LOCATED IN THE VITAL STATISTICS OFFICE AND THE SOURCE OF ORIGIN COULD NOT BE DETERMINED THERE WAS NO SUIT COVER OR ANY FIRE RELATED DAMAGE OBSERVED THE FIRE SPRINKLERS WERE NOT ACTIVATED AND THE POWER WAS SHUT OFF BEFORE ANY SIGNIFICANT HEAT BUILDUP DEVELOPED AND EVENTUALLY CLEARED IT ALSO STATES THAT DPW WAS REQUESTED TO INSPECT THE PREMISES TO DETERMINE THE SOURCE OF ORIGIN AND AT THE TIME WHEN THE FIELD EVALUATION INFORMATION WAS NOT AVAILABLE FROM DPW AT THE TIME THE FIRE DEPARTMENT AND THIS IS THAT'S UNQUOTE AT THE FIRE THE FIRE DEPARTMENT ALSO HAD REQUESTED DPW CONTRACTOR ELECTRICIAN TO EXAMINE THE BUILDING AND DETERMINE WHEN IT WOULD BE FIT FOR FULL ELECTRIC OPERATIONS AND THAT THEY NOTED THEY WERE CONCERNED ABOUT SUBSTANDARD ELECT ELECTRICAL CONNECTIONS AND THEY DID TRY TO RESTART THIS BUILDING I'M I SEE THE FIRE DEPARTMENT CHIEF HERE SO HOPEFULLY BUT THE POINT IS WHATEVER THE DAMAGE WAS THE BUILDING COULD HAVE SHOULD HAVE BEEN REPAIRED WE WENT THROUGH COVID CARES MONEY ARP MONEY WE SHUT DOWN SOME OF THE SOUTHERN AND THE NORTHERN CLINICS AND USED THEM FOR ALTER ALTERNATE PURPOSES DURING COVID AND WE'RE TRYING TO RESTORE THOSE SERVICES AND YET THIS MANGILAO BUILDING IN 5 YEARS HAS NOT BEEN ABLE TO RESTORE ITS SERVICES AND THE NURSES AT THE TIME TESTIFIED MARGARITA GAY FOR EXAMPLE COMMUNITY HEALTH AND NURSING SERVICE ADMINISTRATOR HAD TESTIFIED ABOUT SHE GAVE VERY SPECIFIC STATISTICS ABOUT THE DECLINE IN SERVICES AND THAT THE RELOCATION AND DISPLACEMENT OF YOUR BUREAU HAD IMPACTED A SIGNIFICANT DECREASE IN SERVICES AND SO DID ANNETTE AGUON THE ACTING CHIEF PUBLIC HEALTH OFFICER STATE THAT THEY NEEDED TO RESTORE THIS AND THEY ASK OUR LEADERSHIP ACROSS THIS ISLAND TO GIVE US BACK OUR HOME IN MAGILAO SO THAT WE CAN RELEASE SOME OF THE BURDEN AT THE COMMUNITY HEALTH CENTERS SO I WOULD ASK THAT COLLEAGUES DO THE SAME SI YUUS MAASE MADAM CHAIR

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU SENATOR TERLAJE BEFORE WE HEAR FROM THE AUTHOR OF BILL 21 I'D LIKE TO ACKNOWLEDGE THE PRESENCE OF SENATOR TELO TAITAGUE THANK YOU MAJORITY WHIP SENATOR SHELLY CALVO AND SENATOR SHAWN GUMATAOTAO SENATOR TINA MUN BARNES ON BILL 21

**SENATOR TINA MUNA BARNES, MEMBER** MADAM CHAIR AND MANANA SI YUUS TO YOU AND THE PANEL MEMBERS HERE TO PRESENT THE PREVIOUS VERSIONS OF BILL 21-38 COR WERE INTRODUCED BEFORE MEMBERS OF THIS BODY WERE ABLE TO TOUR THE ABANDONED MANGILAO FACILITY THAT USED TO SERVE AS THE HEADQUARTERS FOR THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND I'M HERE TO REPORT TODAY THAT THIS CRITICAL LANDMARK NEEDS THE FUNDING TO

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REOPEN ITS DOORS NOW MORE THAN EVER I WAS VERY MUCH APPRECIATIVE OF THE INVITATION TO JOIN YOU MADAM CHAIR AND OTHER COMMITTEE MEMBERS AND MADAM CHAIR WE ALL SAW FIRSTHAND WHAT HAS HAPPENED AND WHAT HASN'T HAPPENED SINCE THE FACILITY WAS SHUT DOWN BY GOVERNMENT OF GUAM SAFETY REGULATORS FOLLOWING AN ELECTRICAL FIRE WHICH WAS IN NOVEMBER OF 2019 AND DURING THE TOUR MADAM CHAIR WE SAW FIRSTHAND THAT THIS BUILDING HAS BEEN STRIPPED OF ITS VALUABLE INFRASTRUCTURE LIKE COPPER WIRE AND WE SAW THAT USABLE EQUIPMENT HAS BEEN ABANDONED WE SAW SUPPLIES AND DOCUMENTS CONTINUE TO BE STORED IN WHAT CLEARLY IS AN UNSECURED BUILDING AND ALTHOUGH I'M NOT A STRUCTURAL ENGINEER I OBSERVE CRACKS IN THE CEILINGS AND THE SMELL OF MOLD AND MILDEW THERE HAS BEEN A LOT OF CONFLICTING OPINIONS ON HOW BAD THAT INCIDENT WAS AND WHETHER THE ACTUAL DAMAGE WARRANTED A COMPLETE CLOSURE BUT I'M NOT HERE MADAM CHAIR TO SECOND GUESS THE INSPECTORS FROM THE GUAM FIRE DEPARTMENT OR THE DEPARTMENT OF PUBLIC WORKS IN FACT I TRUST THE PRELIMINARY FINDINGS FROM OUR EXPERTS AT DPW AND THE GUAM FIRE DEPARTMENT AT THAT TIME GFD BATTALION CHIEF RONALD CASTRO BASED ON AN INSPECTION CONDUCTED ON NOVEMBER 27 2019 REPORTED MAJOR ELECTRICAL AND STRUCTURAL REPAIRS ARE NEEDED TO MY OFFICE LAST TERM THAT WAS PROVIDED BY HIM GFD OBSERVED FLOODING ON MULTIPLE FLOORS AND SIGNS OF BURNT OUTLETS CHIEF CASTRO CATEGORIZED THE OVERALL DAMAGE AS EXTENSIVE DUE TO THE LEAKING ROOF AND ELECTRICAL WORK NEEDED DPW DEPUTY DIRECTOR MADAM CHAIR LINDA IBANEX WAS ON SITE DURING ONE OF DPW'S VISITS TO THE MANGILAO BUILDING AND ACCORDING TO HER DPW HAS ALREADY NOTED A LOT OF MOLD DAMAGE TO THE ELECTRICAL AND HVAC SYSTEMS AND REPAIRS NEEDED FOR THE SHELL OF THE BUILDING WHICH IS SUPPOSED TO ALSO SERVE AS A FALLOUT SHELTER SO FAR THERE HASN'T BEEN ANY MONEY IDENTIFIED BY THIS BODY OR BY THE EXECUTIVE BRANCH TO REPAIR RENOVATE OR RECONSTRUCT THE BUILDING AND THAT IS WHY WE ARE HERE TODAY TO ADVOCATE FOR A LEGISLATIVE SOLUTION THAT WILL RESULT IN A WIN-WIN FOR PUBLIC HEALTH THE GUAM COMMUNITY COLLEGE OUR GOVERNMENT CLIENTS AND OUR COLLEGE STUDENTS THE GUAM COMMUNITY COLLEGE OVER THE PAST DECADE HAS PROVEN IT IS AN EFFICIENT AND EFFECTIVE GOVERNMENT AGENCY WHEN IT COMES TO MANY THINGS BUT IN THIS CASE I'M FOCUSING ON ITS GLOWING RECORD FOR CONSTRUCTION PROJECTS IT HAS SHOWN MADAM CHAIR THAT IT CAN OBTAIN THE NEEDED FINANCING AND ABILITY TO PAY ITS DEBT RELIABLY AND QUICKLY A COMMITMENT TO ENVIRONMENTAL STEWARDSHIP FOR ITS NEW FACILITIES AND AN EVER GROWING LIST OF COMMUNITY AND GOVERNMENT PARTNERS WHO BENEFIT FROM ITS CAPITAL EXPANSION AND JUST LIKE IT DID FOR THE GUAM POLICE DEPARTMENT THROUGH A SHARED DNA LABORATORY GUAM COMMUNITY COLLEGE IS STEPPING UP TO THE PLATE TO PROVIDE A MUTUALLY BENEFICIAL SOLUTION FOR DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND GIVING GUAM COMMUNITY COLLEGE THE ABILITY TO BUILD ON THIS MANGILAO PROPERTY MEANS IT CAN EXPAND ITS NURSING



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AND ALLIED HEALTH PROGRAMS WHILE ALSO OFFERING CLINICAL AND ADMINISTRATIVE SPACE TO DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES SO LADIES AND GENTLEMEN THE FUNDING IS OUT THERE FOR GCC TO FINALLY GET THIS BUILDING REOPENED BUT THE KEY HERE AS THE COLLEGE CAN TESTIFY TO IS IT NEEDS TO BE THE OWNER OF RECORD ON THE PROPERTY DEED THIS FUNDAMENTAL REQUIREMENT TO SECURING FUNDING HAS BEEN TESTED AND RECONFIRMED WITH GCC NEEDING TO TRANSFER PROPERTY FROM ITS OWN FOUNDATION TO THE COLLEGE PROPER IN ORDER TO COMPLETE JUST ONE OF ITS RECENT CONSTRUCTION PROJECTS BUT TO BE COMPLETELY CLEAR MADAM CHAIR GCC HAS REPEATEDLY ASSURED OUR OFFICE THAT IT HAS GRANTS AND LOANS AT ITS DISPOSAL TO BREATHE AGAIN TO BREATHE NEW LIFE INTO THIS PROPERTY IN A MEETING BETWEEN THE GCC'S PRESIDENT PRESIDENT MARY OKADA AND THE HEAD OF DPHSS EMPLOYEES ASSOCIATION DR OKADA CONFIRMED THAT THE ADMINISTRATIVE OFFICES CLINICAL PROGRAMS AND SOCIAL SERVICES RUN BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CAN BE COLLOCATED AT AN ANEX PAID BY GCC AS LONG AS COORDINATION IS COMPLETED BEFORE GCC SEEKS FINANCING DR OKADA COMMITTED TO WORKING TO ALLOW THE COLLOCATION OF THE DPHSS OFFICES DIVISIONS PROGRAMS AND SERVICES AND IT DID WHEN CONSTRUCTING THE GPD DNA LABORATORY ON ITS CAMPUS ALL GCC NEEDS IS GOVERNMENT APPROVAL FOR ITS YOU FOR IT TO USE THE SITE FOR THE PROPOSED CONSTRUCTION COMP PROJECT SO AS WE RECEIVE YOUR TESTIMONY AND LISTEN TO YOUR CONCERNS PANEL MEMBERS PLEASE KNOW THIS I WILL AMEND THIS BILL TO ADD IN PROTECTIONS AND GUARANTEES THAT WILL MAKE SURE THIS PROJECT IS MUTUALLY BENEFICIAL TO BOTH GCC AND DPHSS AND WILL BE RELYING ON THE FEEDBACK GIVEN BY PUBLIC HEALTH TO MAKE THESE CHANGES AND BEFORE THIS BILL IS ADDED TO SESSION AGENDA I WILL REACH OUT TO DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MANAGEMENT AND STAFF TO SHARE ANY NEW AMENDMENTS AND TO ALLOW FOR ANOTHER OPPORTUNITY TO SUGGEST LANGUAGE THAT WILL STRENGTHEN THIS BILL AND ANY LINGERING CONCERNS THE DEPARTMENTS HAVE I WANT US ALL TO WORK TOGETHER TO GET DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES BACK IN ITS HOME AND I FIRMLY BELIEVE THE BEST WAY FORWARD IS TO TIE THAT ASPIRATION TO SOMETHING TANGIBLE BECAUSE IT ISN'T JUST ENOUGH TO MAKE A PROMISE WE HAVE TO DO SOMETHING REAL USE AN OPTION THAT ACTUALLY EXISTS TO KEEP THAT PROMISE AND BEFORE I CLOSE MADAM CHAIR I AM DEFINITELY LOOKING FORWARD TO THE TESTIMONY WE RECEIVED FROM OUR STAKEHOLDERS BUT ALSO WANT TO THANK THE DIRECTOR OF PUBLIC WORKS AND PUBLIC HEALTH FOR GIVING ME A COUPLE OF THEIR SECOND MINUTES OF THEIR TIME YESTERDAY TO SHARE MY IDEA AND MY PERSPECTIVE ON THIS BILL MOVING FORWARD AND TO SEE WHAT WE CAN DO TO WORK TOGETHER IN THE SPIRIT OF COLLABORATION FOR OUR COMMUNITY AND AS I'VE HAD PREVIOUS DISCUSSIONS WITH THE PRESIDENT OF GCC IN REFERENCE TO THIS MATTER WE CAN ALL SEE MADAME CHAIR THAT THE SUCCESSES THAT HAVE BEEN DONE IS WE DON'T NEED TO REINVENT THE WHEEL WE JUST WORK ON THE SUCCESSES THAT WE'VE DONE TOGETHER



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IN THE PAST LET US DO THIS TOGETHER SO WE CAN LITERALLY OPEN PUBLIC HEALTH AND IF WE AND LITERALLY BE CREATIVE TO STEP OUT THE BOX SO DUNKULU YAN SI YUUS MAASE FOR GIVING ME THIS OPPORTUNITY TO OPEN AND SHARE MY PERSPECTIVE ON HOW THIS SHOULD WORK AND THANK THE PANEL MEMBERS AND THOSE WATCHING FOR THEIR TIME SO THANK YOU MADAM CHAIR SI YUUS MAASE

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU SENATOR BARNES WE WILL NOW PROCEED WITH PUBLIC TESTIMONY ON BOTH BILLS BUT AS YOU PROVIDE YOUR COMMENTS PLEASE SPEAK CLEARLY INTO THE MICROPHONE STATE YOUR FULL NAME AND INDICATE WHETHER YOU ARE TESTIFYING IN YOUR PERSONAL OR PROFESSIONAL CAPACITY AND WE'LL START TO MY LEFT

**MARY OKADA, PRESIDENT - GCCHAFADA** AND GOOD MORNING SENATOR MATANANE VICE SPEAKER TONY ADA SENATOR SHELLY CALVO SENATOR SHAWN GUMATAOTAO SENATOR TINA ROSE MUNA BARNES SENATOR BORJA SENATOR THERESE TERLAJE SENATOR TELO TAITAGUE THANK YOU VERY MUCH FOR THIS OPPORTUNITY TO PROVIDE MY VERBAL REMARKS THIS MORNING I AM HERE TO JOINTLY DISCUSS BOTH BILLS BILL 12-38 AND ACT TO RESERVE LOT NUMBER 2417-1-R7 THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND AN ACT TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM AND BILL 21-38 AN ACT TO TRANSFER LOT NUMBER 2417-1- R7 MUNICIPALITY OF MANGILAO FORMERLY KNOWN AS A DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS FROM THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES TO THE GUAM COMMUNITY COLLEGE FOR THE CONSTRUCTION OF A NURSING ANNEX THERE ARE JUST A COUPLE OF CONSIDERATIONS THAT I WOULD LIKE TO PROVIDE THIS MORNING ONE IS GIVEN THAT THE THERE IS AN ONGOING ASSESSMENT OF THE PROPERTY AND IT IS ALREADY UNDERWAY IT WOULD BE PRUDENT FOR US TO WAIT FOR THE RESULTS OF THAT ASSESSMENT TO BE COMPLETED BEFORE ANY DECISION IS MADE ON THE USE OF THE PROPERTY AND TWO BEFORE THE COLLEGE WILL ENGAGE IN APPLYING FOR ANY FUNDING TO SUPPORT EITHER THE CONSTRUCTION OR THE RENOVATION OF THIS PROPERTY THAT THE PROPERTY BE TRANSFERRED TO THE GUAM COMMUNITY COLLEGE WITHOUT THIS IT WOULD NOT BE IN THE BEST INTEREST OF THE COLLEGE TO PURSUE ANY GRANT FUNDING OR FINANCING AND THOSE ARE THE CONSIDERATIONS I ASKED THIS MORNING AND THANK YOU FOR ALLOWING ME TO PROVIDE MY VERBAL TESTIMONY AND I LOOK FORWARD TO ANY QUESTIONS THAT YOU MAY HAVE REGARDING THIS SI YUUS MAASE

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU BEFORE WE GET TO PUBLIC HEALTH'S TESTIMONY I'D LIKE TO DEFER OVER TO PUBLIC WORKS BECAUSE YOU DID MENTION THE

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ASSESSMENT A AND VINCE IF YOU COULD GO AHEAD AND INTRODUCE YOURSELF AND IF YOU COULD KIND OF BREAK DOWN THE CONTRACT THAT WAS SIGNED WITH M'SCO

**VINCE ARRIOLA, DIRECTOR - DPW** ALL RIGHT THANK YOU VERY MUCH MADAME CHAIR AND GOOD MORNING TO ALL YOU THE OTHER SENATORS ON THE COMMITTEE PLEASURE TO BE HERE MY NAME IS VINCE ARRIOLA I'M THE DIRECTOR AT THE DEPARTMENT OF PUBLIC WORKS WE ARE THE CONTRACTING AGENCY FOR THE ENGINEERING FIRM THAT WILL PERFORM THAT IS PERFORMING THE TOTAL ASSESSMENT OF THE OLD PUBLIC HEALTH BUILDING IN MANGILAO THE THEY BASICALLY JUST STARTED IN FEBRUARY THEY'RE ON A YEAR CONTRACT TO DO THE COMPLETE ASSESSMENT THAT ASSESSMENT WILL COVER BASICALLY ALL COMPONENTS OF THE BUILDING TO INCLUDE STRUCTURAL ISSUES MECHANICAL FACILITIES ELECTRICAL FACILITIES AIR CONDITIONING PLUMBING RESTROOM SHOWER ROOMS AND ANYTHING ELSE RELATED TO THE BUILDING ITSELF WE WERE VERY SPECIFIC IN OUR RFP IN OUR SCOPE OF WORK THAT THEY LOOK AT EVERYTHING TOP TO BOTTOM INTERIOR AND EXTERIOR AND GIVE US A PLAN AND AN ASSESSMENT OF WHETHER THE BUILDING IS STILL CAPABLE OF BEING USED AS AN OFFICE BUILDING OR FOR THAT MATTER ANY TYPE OF BUILDING WHERE THE PUBLIC AND GOV GUAM WORKERS WOULD BE ABLE TO WORK IN SO THEY WILL ASSESS THE BUILDING THEY'LL LOOK AT THE STRUCTURE THEY'LL LOOK FOR CRACKS THEY'LL LOOK FOR LEAKS I IMAGINE THEY'RE GOING TO DO SOME SOUND TESTING IN THE WALLS IN THE CEILINGS I IMAGINE THEY'LL ALSO DO SOME CORE TESTING THAT'S THEY BASICALLY WILL DRILL A HOLE THROUGH THE WALL AND DETERMINE WHETHER THE CONCRETE IS STILL SOLID SIMILAR TO THIS BUILDING THEY DID A CORE RIGHT BEHIND SENATOR BORJA THERE THEY DID SEVERAL CORES HERE IN THIS BUILDING TO DETERMINE IF THE CONCRETE IS STILL SOLID HERE THEY'LL LOOK AT AGAIN ALL THE ELECTRICAL THE PLUMBING AND BASICALLY BRING IT UP TO OUR CURRENT BUILDING CODE STANDARDS FOR HABITATION OR FOR OPERATION AS A AS A PUBLIC HEALTH FACILITY OR WHAT WHATEVER THE CASE MAY BE ONE OF THE THINGS THAT UH WE'VE BEEN LOOKING AT IS YOU KNOW ONCE YOU BRING THAT BUILDING UP TO CODE STANDARDS THERE'S GOING TO BE A LOT OF A LOT OF ISSUES THAT ARE GOING TO BE ADDRESSED THERE'S GOING TO BE A LOT OF CHANGES TO THE BUILDING AS WE'VE ALL WE ALL KNOW THAT BUILDING IS WAS ORIGINALLY DESIGNED AND BUILT AS A FALLOUT SHELTER IF WE GOING TO GO TO CODE TODAY AND TO GET PERMITS THERE'S SOME GOING TO BE MAJOR CHANGES SUCH AS WINDOWS I IMAGINE ADDITIONAL EXITS ENTRANCES AND EXITS DEPENDING ON HOW MANY PEOPLE ARE PUT IN THAT BUILDING THE CURRENT ESTIMATE I HAVE OF THE BUILDING THE SIZE OF THE BUILDING RIGHT NOW IS ABOUT 70,000 SQUARE FT AGAIN IT'S ABOUT 70,000 SQUARE FT THE TYPICAL RULE OF THUMB FOR OFFICES DEPENDING ON WHAT KIND OF OFFICES IS THERE'S YOU USE BASICALLY 100 TO 150 SQUARE FT PER INDIVIDUAL OR PER EMPLOYEE THAT'S GOING TO BE IN THERE SO YOU TAKE INTO ACCOUNT EITHER THEIR OFFICE THEIR CUBICLE THE HALLWAYS RECEPTION AREAS MEETING ROOMS BATHROOMS TRAINING ROOMS THINGS

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OF THAT NATURE AND WHEN YOU LUMP THAT ALL TOGETHER YOU IT IT'S JUST USED AS BASIS WHAT WE EXPECT ONCE THE ASSESSMENT IS DONE ACTUALLY BEFORE IT'S DONE IS OUR CONTRACTOR WILL SIT WILL SIT DOWN WITH PUBLIC HEALTH ASSUMING THAT THE BUILDING CAN BE USED AND RENOVATED FOR PUBLIC HEALTH USE THEY WILL SIT DOWN WITH PUBLIC HEALTH OR WHOEVER IS GOING TO OCCUPY THE BUILDING AND COME UP WITH A TALLY OF HOW MANY INDIVIDUALS PLAN TO WORK IN THERE WHAT THEIR JOB DUTIES ARE WHAT THEIR RESPONSIBILITIES ARE HOW MUCH SQUARE FEET THEY'RE GOING TO NEED ARE THEY TECHNICAL ARE THEY CLERICAL ARE THEY MANAGERIAL IS THERE GOING TO BE A LAB IN THERE IS THERE GOING TO BE DENTAL FACILITIES THINGS OF THAT NATURE AND THAT WOULD HAVE TO BE BUILT INTO THE INTO THE DESIGN PLANS IT'S NOT JUST A MATTER OF TAKING YOU KNOW 70,000 SQUARE FEET AND DIVIDING IT BY SAY 150 AND ALL OF A SUDDEN OKAY THAT CAN HOUSE 500 EMPLOYEES IT'S NOT THAT SIMPLE IT REALLY HAS TO A LOT OF IT HAS TO DO WITH THE THE TYPE OF WORK AND RESPONSIBILITIES THAT ARE WITH INSIDE THAT FACILITY SO THAT'S GOING TO TAKE A LOT OF COMMUNICATION BETWEEN THE CONTRACTOR THE ENGINEERING COMPANY THE ARCHITECTS AND WHOEVER IS ASSIGNED TO OCCUPY THAT BUILDING WHETHER IT BE PUBLIC HEALTH AND SOCIAL SERVICES OR GCC OR ANY OTHER OFFICE FOR THAT MATTER BUT FROM OUR STANDPOINT FROM DPW WE WILL MAKE SURE THAT THAT THE DESIGN GOES THROUGH WE WILL MAKE SURE THAT THAT THE ASSESSMENT GOES THROUGH AND AT THE AT THE END OF ONE YEAR WE WILL HAVE A DESIGN READY FOR CONSTRUCTION AT THAT POINT WE SHOULD ALSO HAVE SOME ESTIMATES ON WHAT IT'S GOING TO COST FOR CONSTRUCTION WITH CERTAIN PROPOSALS AND CERTAIN OPTIONS SO TO SPEAK WE ALWAYS ASK FOR OPTIONS WE DON'T JUST ASK FOR ONE ESTIMATE AND THAT'S IT WE ALWAYS ASK FOR SEVERAL ESTIMATES GIVE YOU KNOW IN DISCUSSIONS WITH CONTRACTORS AND DESIGNERS JUST TO MAKE SURE THAT WHEN THE WHEN THE FINAL NUMBER COMES OUT IF WE DON'T HAVE ENOUGH MONEY WE CAN START WITH OPTION ONE AND THEN WORK ON OPTION TWO AND THREE OR FOR LATER ON THAT'S ALWAYS THE ISSUE HERE IT'S GOING TO BE IT'S A FUNDING ISSUE NO DIFFERENT THAN EVEN JUST PROCURING THE THIS THIS THIS ENGINEERING TEAM WE ACTUALLY STARTED AT 500,000 AS MONEY IN THE BANK TO PROCURE THE ENGINEERING SERVICES AND THEN WE UPPED IT TO I THINK SEVEN IF I REMEMBER CORRECTLY AND THEN BY THE TIME THE RFP PROPOSAL NUMBERS CAME IN I THINK IT WAS LIKE CLOSER TO A MILLION AND THEN WE DID SOME NEGOTIATION AND WE BROUGHT IT DOWN TO I BELIEVE 970 SOMETHING LIKE THAT SO AGAIN NO NOBODY HERE HAS A CRYSTAL BALL ESPECIALLY WHEN IT COMES TO CONSTRUCTION COSTS UH YOU KNOW THEY'RE CONSTANTLY RISING AND THAT'S JUST WE JUST WE JUST HAVE TO FACE THAT MUSIC DEPENDING ON WHAT WE DECIDE WITH TO DO WITH A BUILDING THAT'S ALL I HAVE MADAM CHAIR THANK YOU VERY MUCH

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS**      THANK YOU MR ARRIOLA SO AGAIN THE PERIOD OF

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PERFORMANCE IS ABOUT ONE YEAR THIS ASSESSMENT SHOULD BE COMPLETED IN FEBRUARY MARCH OF NEXT YEAR FEBRUARY OF NEXT YEAR

**VINCE ARRIOLA, DIRECTOR - DPW** YES MA'AM AND WE'LL BE GETTING UPDATES I BELIEVE WE GET UPDATES AT THE 35% LEVEL 35 65 95 AND THEN BE DURING 95 THAT'S OUR FINAL NEGOTIATION WITH THEM TO MAKE SURE THAT THE LAST 5% WE'LL GET WE'LL HAVE A GOOD SOLID 100% DESIGN

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** WHAT IS THE FUNDING SOURCE FOR THIS CONTRACT

**VINCE ARRIOLA, DIRECTOR - DPW** I'M SORRY

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THE FUNDING SOURCE IS THIS LOCAL FUND THAT'S BEING FUNDING THIS CONTRACT

**VINCE ARRIOLA, DIRECTOR - DPW** IT'S FROM PUBLIC HEALTH IT MIGHT I BELIEVE IT'S ARP FUNDING ARP FUNDING

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** OKAY THANK YOU MR ARRIOLA FIRE CHIEF WAS THERE ANYTHING YOU'D LIKE TO TESTIFY REGARDING THESE BILLS

**DARREN BURRIER, FIRE CHIEF - GFD** EXCUSE ME GOOD MORNING Hafa Adai MY NAME IS DARREN BURRIER FIRE CHIEF GUAM FIRE DEPARTMENT SENATOR MATANANE SENATOR TERLAJE SENATOR TONY ADA SENATOR CALVO SENATOR GUMATAOTAO SENATOR TINA MUNA BARNES AND SENATOR TAITAGUE GOOD MORNING AS FAR AS THE FIRE DEPARTMENT IS UN CONCERNED WITH THIS IS THERE WAS THE ELECTRICAL FIRE AT THE FACILITY AND NOW IT'S UNDER THE ASSESSMENT OF DPW AND DETERMINING WHAT IS GOING TO BE HAPPENING WITH THE BUILDING SO WHEN THAT ASSESSMENT IS DONE THE FIRE DEPARTMENT WILL THEN PERFORM THEIR INSPECTIONS OF THE BLUEPRINTS TO DETERMINE FIRE CODE AND THEN AFTER IT'S BEEN DURING THE TIME IT'S BEING BUILT WE'LL PERFORM PERIODIC INSPECTIONS AS NEEDED AND THEN OF COURSE AFTER IT'S BUILT THEN IT'S ALL THE INSPECTIONS TO MAKE SURE IT MEETS FIRE CODE WHEN IT'S BUILT SO AS FAR AS THE USE OF THE BUILDING THAT WOULD BE DETERMINATION ON OUR WHAT IT'S GOING TO BE USED FOR WHETHER IT'S FOR THE GUAM COMMUNITY COLLEGE OR FOR PUBLIC HEALTH OR WHOEVER ELSE MAY WANT TO INHABIT THE BUILDING SO I MEAN THE FIRE DEPARTMENT ON OUR SIDE IS WE JUST ARE STANDING BY READY FOR WHEN THOSE PLANS ARE BEING DRAWN UP AND FOR US TO REVIEW

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU CHIEF IF YOU COULD WAIT AROUND THOUGH



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BECAUSE I THINK WE'RE GOING TO HAVE SOME QUESTIONS FOR YOU A LITTLE BIT LATER IN THIS PUBLIC HEARING TERESA

**THERESE ARRIOLA, DIRECTOR - DPHS** THANK YOU MADAM CHAIR GOOD MORNING EVERYONE MANA SI YUUS BIBA APRIL PUBLIC HEALTH MONTH THANK YOU FOR THIS OPPORTUNITY TO HABA ABAI MADAME CHAIR SABRINA SALAS MATANANE SENATORS OF THE 38TH GUAM LEGISLATURE SENATOR TINA MUN BARNES SENATOR THERESE TERLAJE SENATOR VICE SPEAKER TONY ADA SENATORS SHELLY CALVO SHAWN GUMATAOTAO VINCE BORJA AND SENATOR TAITAGUE THANK YOU SO MUCH FOR THE OPPORTUNITY TO PRESENT TESTIMONY ON BILL 12 AND BILL 21 WHICH BOTH ADDRESS LOT NUMBER 2417-1 R7 THE SITE OF THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES CENTRAL HEADQUARTERS IN MANGILAO BEFORE SPEAKING ON THE BILLS PLEASE ALLOW ME TO PROVIDE AN UPDATE ON THE DPHSS'S CENTRAL PUBLIC HEALTH MANGILAO ASSESSMENT THAT IS CURRENTLY ON ONGOING AND A CRITICAL FACTOR CONS TO CONSIDER WHEN DISCUSSING THE FUTURE OF THE CENTRAL PUBLIC HEALTH MANGILAO SITE DPH HAS FUNDED THE ASSESSMENT WITH DPW'S OVERSIGHT AS THE CONTRACTING AGENCY THE CONTRACT IS AWARDED BY EPSCO THROUGH A PROPER PROCUREMENT PROCESS ON MARCH 3RD DPW GAVE NOTICE TO PROCEED ON MARCH 10TH THE TO THE TOPOGRAPHY SITE SURVEY WAS BEGAN ON MARCH 13 THERE WAS A KICKOFF MEETING PHASE ONE MARCH 14 A REQUEST CAME IN FROM DPW'S CONTRACTOR TO OBTAIN INFORMATION FROM PUBLIC HEALTH PUBLIC HEALTH RESPONDED ON MARCH 17TH AND WE LOOK FORWARD TO A PREFINAL ASSESSMENT JUNE 5TH JUNE 6 TO THE 19TH DPW WILL REVIEW JUNE 18 A FINAL ASSESSMENT REPORT WILL BE PROVIDED PHASE TWO IS EXPECTED IN NOVEMBER 11TH FOR 60% OF RECOMMENDED DESIGN NUMBER 14 TO THE 6 26 GOVERNMENT REVIEW BY DPW JANUARY 11TH OF NEXT YEAR SUBMISSION THE 90% DESIGN JANUARY 12TH TO THE 25TH A GOVERNMENT REVIEW AGAIN BY DPW FEBRUARY 26 A FINAL SUBMISSION OF THE 100% DESIGN OR RECOMMENDATION WITH REGARDS TO THE DPHSS AS COMMUNITY HEALTH CLINICS IT IS IMPORTANT TO ESTABLISH THAT GUAM CURRENTLY ONLY HAS TWO FEDERALLY RECOGNIZED QUALIFIED COMMUNITY HEALTH CLINICS THE NORTHERN AND THE SOUTHERN COMMUNITY CLINICS US PUBLIC HEALTH SERVICE ACT PUBLIC LAW 32-231 IS ESTABLISH GUAM'S NORTHERN AND SOUTHERN CLINICS WITH THE GUIDELINES SET FORTH BY HERSA IS CHC'S MAIN FUNDER AND I'M PLEASED TO REPORT THAT CHC THE PUBLIC HEALTH CHC HAS RECENTLY RECEIVED NOTICE OF AWARD FROM HERSA FOR THE SACK GRANT AN AWARD OF 2,270,000 PER YEAR OR STARTING THIS YEAR TILL 2028 SO THIS IS GOOD NEWS IN LIGHT OF A LOT OF THE FEDERAL ANNOUNCEMENTS LATELY THE MANGILAO CENTRAL LOCATION OF WHICH BOTH BILLS SPEAK TO HOUSE PUBLIC HEALTH'S ADMINISTRATIVE OFFICES AND SPECIALTY CLINIC PROGRAMS SUCH AS TB IMMUNIZATION MATERNAL AND CHILD HEALTH DENTAL HIV STD AND THE RYAN WHITE PROGRAM WITH THE CURRENT PURCHASE OF PUBLIC HEALTH'S FIRST MOBILE CLINIC THE DEPARTMENT HAS RECENTLY SUBMITTED TO HERSA A REQUEST TO ESTABLISH THE MOBILE CLINIC AS GUAM'S THIRD



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FEDERALLY QUALIFIED COMMUNITY HEALTH CLINIC THIS WAS IN DISCUSSED IN LAST MONTH'S COMMUNITY HEALTH BOARD MEETING CURRENTLY WE WAIT FOR HERA'S RESPONSE WITH REGARDS TO BILL 12-38 AND 21-38 OUR COMMENTS ARE BASED ON THE BILLS AS WRITTEN HOWEVER DPHSS STRONGLY SUGGESTS THAT THE ASSESSMENT OF THE CENTRAL MANGILAO BUILDING FUNDED BY PUBLIC DOLLARS BE COMPLETED AND IT RECOMMENDATIONS BE CONSIDERED IN DETERMINING THE FUTURE LIFE OF THE MANGILAO FACILITY SPECIFICALLY REGARDING BILL 12 INTRODUCED BY SENATOR THERESE TERLAJE CONSIDERATIONS ARE LISTED YOU ALL HAVE COPIES OF THIS TESTIMONY TO RESTORE AND ENHANCE ACCESS TO COMPREHENSIVE HEALTH SERVICES AUTHORIZE CONTINUED USE ON THE LOT RESERVE LOT NUMBER THE LOT AS WE SPEAK SPEAKING ABOUT TO BE CONSISTENT WITH THE PER WITH THE PURPOSE OF PUBLIC HEALTH SOCIAL SERVICE DIAGNOSTIC AND TREATMENT FACILITY AND THE MISSION OF PUBLIC HEALTH THE FACILITY HOUSE THE SPECIALTY CLINICS AS MENTIONED EARLIER WE LIKE YOU TO CONSIDER THAT THE DEPARTMENT WILL NEED FINANCIAL SUPPORT FROM THE GOVERNMENT FOR INFRA INFRASTRUCTURE GRANTS ARE USUALLY RESTRICTED TO PROGRAM REQUIREMENTS WE S WE WANT YOU TO CONSIDER THAT ENTERING INTO TO AN MOA WITH GCC TO ALLOW A PORTION OF THE LOT TO BE USED BY GCC'S NURSING PROGRAM HOWEVER PUBLIC HEALTH HAS CONCERNS THAT AN MOA WOULD NOT ALLOW GCC TO SEEK AND SECURE CONSTRUCTION FUNDING OTHER CONCERNS WE HAVE CONCERNS ABOUT THE TRANSFER OF THE LOT TO GUAM COMMUNITY TO THE GUAM COMMUNITY HEALTH CENTER PROGRAM FOR THE PURPOSE OF ESTABLISHING A CENTRAL COMMUNITY HEALTH CLINIC CURRENTLY ESTABLISHED A CENTRAL FEDERALLY RECOGNIZED COMMUNITY HEALTHCARE CLINIC WOULD REQUIRE HERA'S APPROVAL AND ADDITIONAL WORKFORCE THAT GUAM STRUGGLES WITH CURRENTLY PUBLIC HEALTH STRUGGLES TO MAINTAIN DESIRED STAFF LEVELS TO RUN ITS CURRENT WE HAVE TODAY THE NORTHERN AND THE SOUTHERN CLINICS EFFORTS TO INCREASE AWARENESS OF THE SOUTHERN CLINIC SERVICES IS AND WHAT IT OFFERS IS BEING PLANNED ANOTHER CONCERN IS IF THE PROPERTY IS NOT UTILIZED BY THE DEPARTMENT OF PUBLIC HEALTH AS A CENTRAL COMMUNITY HEALTH CLINIC WITHIN 5 YEARS THAT THE OWNERSHIP WOULD BE TRANSFERRED TO THE CHC FOR THE USE AS A CENTRAL CLINIC FOR THE SAME REASONS STATED ABOVE PUBLIC HEALTH HAS CONCERNS WITH REGARDS TO BILL 21-38 AUTHORED BY SENATOR TINA ROSE MUNA BARNES SOME CONSIDERATIONS THAT THE 350 ,000 DOLLARS WHICH WE APPRECIATE TO FUND THE CONSTRUCTION PLANNING STUDY DEVELOPMENT AND CONSTRUCTION OF A NURSES ANNEX ON THE LOT UNFORTUNATELY OUR CONCERNS ARE THAT THIS FUNDING MAY NOT BE ENOUGH HOWEVER PUBLIC HEALTH STRONGLY SUGGESTS WE WAIT UNTIL THE RECOMMENDATIONS OF THE CURRENT ASSESSMENT IS AVAILABLE TO HAVE A BETTER UNDERSTANDING OF THE NEED SOME CONCERNS IS THAT THE MANGILAO CENTRAL PUBLIC HEALTH CLINIC SHOULD REMAIN IN THE INVENTORY OF PUBLIC HEALTH UNLESS A TRANSFER STIPULATES THAT PUBLIC HEALTH SPECIALTY CLINICS WILL CO-OCCUPY THE NEW FACILITY IN LINE WITH THE PREVIOUS PUBLIC HEALTH AND

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GCC TESTIMONIES ON RELATED BILLS THE DEPARTMENT ONCE AGAIN OFFERS THE CONCEPT OF A SHARED APPROACH FOR THE USE OF A MANGILAO CENTRAL LOCATION AND RECOMMEND TO COMBINE ASPECTS OF BILL 12 AND 21 AS LISTED IN MY TESTIMONY DPHSS STRONGLY RECOMMENDS THAT THE FACILITY ASSESSMENT CURRENTLY BEING CONDUCTED BE COMPLETED AND ITS RECOMMENDATION DRIVE THE FUTURE PATH OF THE CURRENT PUBLIC HEALTH CENTRAL FACILITY THANK YOU FOR THIS OPPORTUNITY IN PROVIDING OUR COMMENTS TO BILL 12 AND BILL 21 AS WRITTEN PUBLIC HEALTH GREATLY APPRECIATES ALL THE EFFORTS TO ASSIST THIS TO ASSIST OUR DEPARTMENT BIBA APRIL PUBLIC HEALTH MONTH AND THANK YOU I'M HERE TO TAKE ANY QUESTIONS THANK YOU SO MUCH MADAM CHAIR

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU WE WILL NOW OPEN UP FOR QUESTIONING AND WE'LL START WITH THE AUTHOR OF BILL 21 MEMBER OF THE COMMITTEE SENATOR TINA MUNA BARNES

**SENATOR TINA MUNA BARNES, MEMBER** THANK YOU VERY MUCH MADAM CHAIR AND THESE FIRST QUESTIONS GO OUT TO PUBLIC HEALTH THANK YOU MRS ARRIOLA FOR YOUR TESTIMONY YOU KNOW THE LAST TIME THIS PROPOSAL WAS DISCUSSED WAS IN EARLY OCTOBER OF LAST YEAR SO FROM OCTOBER 24TH TO TODAY WHAT EFFORTS HAVE BEEN MADE FOR YOUR DEPARTMENT TO SECURE FUNDING TO REHABILITATE AND RENOVATE THE MANGILAO HEADQUARTERS

**THERESE ARRIOLA, DIRECTOR - DPHSS** NONE AS OF TODAY

**SENATOR TINA MUNA BARNES, MEMBER** OKAY SO TO RENOVATE YOU'RE TALKING ABOUT REFURBISHING TO REHABILITATE AND RENOVATE

**THERESE ARRIOLA, DIRECTOR - DPHSS** NO EFFORTS AT THIS POINT

**SENATOR TINA MUNA BARNES, MEMBER** OKAY AND SINCE WE TOURED THE FACILITY IN FEBRUARY HAVE ANY NEW ACTIONS BEEN TAKEN TO SECURE THE EQUIPMENT SUPPLIES AND DOCUMENTS THAT WERE LEFT IN THE MANGILAO HEADQUARTERS INCLUDING BUT NOT ONLY THE MEDICAL EQUIPMENT FURNITURE AND A LARGE BACKUP GENERATOR

**THERESE ARRIOLA, DIRECTOR - DPHSS** IS MY UNDERSTANDING SENATOR THAT THE FACILITY IS SECURED HOWEVER VANDALISM HAPPENS AND IS CONSTANTLY CHECKED WITH STAFF AND RESECURED AGAIN SO YES IT'S MY UNDERSTANDING THAT SECURED THE FACILITY IS SECURED OFTEN OKAY RESECURED EVEN IN THAT CASE

**SENATOR TINA MUNA BARNES, MEMBER** THANK YOU

**VINCE ARRIOLA, DIRECTOR - DPW** SENATOR IF I CAN ADD TO THAT SURE WE WHEN I SAY WE PUBLIC WORKS AND OUR CONTRACTOR M'SCO HAVE TAKEN COMPLETE

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CONTROL OF THE BUILDING WE HAVE THE KEYS WE HAVE ACCESS TO THE BUILDING IF PUBLIC HEALTH NEEDS ACCESS THEY WILL HAVE TO GO THROUGH US AS WE ARE THE CONTRACTING OFFICER FOR THAT PROJECT FOR THAT BUILDING

**SENATOR TINA MUNA BARNES, MEMBER** OKAY

**THERESE ARRIOLA, DIRECTOR - DPHSS** THAT'S CORRECT

**SENATOR TINA MUNA BARNES, MEMBER** SAY THAT AGAIN

**THERESE ARRIOLA, DIRECTOR - DPHSS** THAT IS CORRECT

**SENATOR TINA MUNA BARNES, MEMBER** THANK YOU AND THEN FOR DPHSS HOW WHAT IS THE STATUS OF YOUR BID TO CONSOLIDATE YOUR OFFICE LEASES TO ONE CENTRALIZED LOCATION

**THERESE ARRIOLA, DIRECTOR - DPHSS** THANK YOU SO MUCH SENATOR TINA FOR THAT QUESTION BECAUSE IT'S SOMETHING THAT I'M ANXIOUSLY WAITING IT IS CURRENTLY BEING AT THE ATTORNEY GENERAL'S OFFICE FOR REVIEW THE IFB SO WE ARE STILL WAITING ON THE ATTORNEY GENERAL'S REVIEW PROCESS TO BE COMPLETED

**SENATOR TINA MUNA BARNES, MEMBER** WELL OKAY SINCE YOU SAY THAT BECAUSE I WAS GOING TO ASK HOW LONG WOULD IT TAKE TO FINALIZE THIS PROCESS AND HAVE YOUR FOLKS MOVED INTO AN ADEQUATE OFFICE SPACE

**THERESE ARRIOLA, DIRECTOR - DPHSS** WE WILL YOU KNOW GOING THROUGH THE PROCUREMENT PROCESS OF AN IFB IS PRETTY LENGTHY THE LENGTH THE LENGTHINESS IS NORMALLY IN THE REVIEW PROCESS AND SO I WOULD NOT DARE SECOND GUESS HOW LONG THE ATTORNEY GENERAL'S OFFICE WILL TAKE IT WILL TAKE AS MUCH AS I GUESS HE THINKS IT WILL AND UNTIL THEN WE CAN'T MOVE FORWARD TO THE NEXT STEP

**SENATOR TINA MUNA BARNES, MEMBER** DULY NOTED I WANT TO MAKE SURE THAT THE PUBLIC KNOWS THAT YOU'RE STILL WAITING AND YOU'RE STILL TRYING

**THERESE ARRIOLA, DIRECTOR - DPHSS** WE ARE STILL WAITING FOR THE REVIEW PROCESS OF THE IFB TO BE COMPLETED BY THE ATTORNEY GENERAL'S OFFICE

**SENATOR TINA MUNA BARNES, MEMBER** THANK YOU TO DPW DO YOU STAND BEHIND THE PRELIMINARY OBSERVATIONS OF DEPUTY DIRECTOR IBANEZ WHO NOTED A LOT OF MOLD DAMAGE TO THE ELECTRICAL AND HVAC SYSTEMS AND REPAIRS NEEDED FOR THE SHELL OF THE BUILDING

**VINCE ARRIOLA, DIRECTOR - DPW** UH YES MA'AM ABSOLUTELY

**SENATOR TINA MUNA BARNES, MEMBER** OKAY AND I UNDERSTAND THAT THE RESULTS OF THIS INSPECTIONS ARE PENDING BUT AT THIS POINT IN YOUR OPINION IS IT

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A BETTER INVESTMENT OF TAXPAYERS DOLLARS TO RENOVATE AND REPAIR THIS BUILDING OR TO TEAR IT DOWN TO THE FOUNDATION AND START FROM SCRATCH

**VINCE ARRIOLA, DIRECTOR - DPW** I REALLY CAN'T SAY RIGHT NOW UNTIL WE RECEIVE A THE COMPLETE ASSESSMENT DONE BY ENGINEERS ARCHITECTS ON THE DIFFERENT DISCIPLINES THROUGHOUT THE BUILDING THAT THAT'LL TELL US BASICALLY WHAT TO DO WITH THE BUILDING

**SENATOR TINA MUNA BARNES, MEMBER** DULY NOTED TO GCC I KNOW THIS HAS BEEN REPEATEDLY STATED BUT JUST SO EVERYONE HERE AND EVERYONE WATCHING UNDERSTANDS IF GUAM COMMUNITY COLLEGE IS NOT GIVEN THE DEED TO THIS PROPERTY DOES THAT MEAN YOU CANNOT SECURE THE FUNDS FOR THIS CIP MEANING THE ONLY WAY THAT GCC CAN FINANCE RE OPENING THIS FACILITY IS IF WE TRANSFER THE PROPERTY TO YOU CORRECT

**MARY OKADA, PRESIDENT - GCC** THAT'S CORRECT

**SENATOR TINA MUNA BARNES, MEMBER** OKAY CAN THAT IS OUR INTEREST TO HAVE IT TRANSFER CAN YOU PLEASE DESCRIBE THE PROCESS YOU UNDERTOOK TO PARTNER WITH GUAM POLICE DEPARTMENT TO BUILD THE DNA LABORATORY AND HOW YOU WERE ABLE TO INCORPORATE THE POLICE DEPARTMENT'S NEEDS AND WANTS INTO THE FINANCING OF THAT PROJECT

**MARY OKADA, PRESIDENT - GCC** SO WHEN THE DNA LAB WAS FIRST INITIATED ONE OF THE REQUIREMENTS FIRST OF ALL BY PUBLIC LAW WAS THAT THE DNA LAB BE BUILT THE CRIME LAB BE BUILT ON GCC PROPERTY SO THAT'S THE ORIGINAL CRIME LAB AND SO DURING THAT TIME BEFORE THE ORIGINAL CRIME LAB WAS BUILT LAND WAS TRANSFERRED BY EXECUTIVE ORDER BY THEN GOVERNOR CAMACHO TO THE GUAM COMMUNITY COLLEGE SO THAT WE COULD BUILD THE ORIGINAL CRIME LAB IN THE DISCUSSION WITH GPD AT THE TIME IN ORDER FOR US TO DO THE DNA LAB EXPANSION WE DISCUSS WITH GPD ON WHAT THEIR NEEDS WERE BUT THE ONLY WAY THE COLLEGE HAD ANY INTEREST WAS TO INCORPORATE CLASSROOMS AND FACULTY OFFICES COLLOCATED WITH THAT FACILITY TO SUPPORT FORENSIC SCIENCE OR SCIENCE TO SUPPORT THE EDUCATIONAL COMPONENTS THAT WOULD BE NECESSARY FOR THE LAB AND SO THROUGH AN APPLICATION THAT WE SUBMITTED TO THE US DEPARTMENT OF INTERIOR WE RECEIVED THE FEDERAL FUNDING TO SUPPORT THE A&E THE FUNDING FOR THE A & E AND THEN AND THEN CURRENTLY SO WE APPLIED FOR THE US DEPARTMENT OF AGRICULTURAL GRANT FOR A LONG-TERM LOW INTEREST LOAN SORRY NOT A GRANT LONG-TERM LOW INTEREST LOAN TO SECURE THE BILL BUILDING TO FUNDING FOR THAT BUILDING AND THERE WERE TWO BUILDINGS ATTACHED TO THAT USDA LOAN ONE WAS BUILDING 200 WHICH IS NOW CURRENTLY BUILDING E AND THE DNA LAB SO WE TOOK OUT A LOAN THROUGH THE GUAM COMMUNITY COLLEGE FOUNDATION TOOK OUT THE LOAN FOR THE LONG-TERM LOW INTEREST 40-YEAR FUNDING AND WE SECURED THAT

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LOAN AT 2.8% SEVERAL YEARS AGO AND SO THAT WAS HOW WE WERE ABLE TO ENTER I MEAN TO FOR THEM TO BORROW IT WE CURRENTLY HAVE A LEASEBACK AGREEMENT WITH THE FOUNDATION FOR THE USE OF THE BUILDING BUT THE PROPERTY BELONGS TO US SO WE OWN THE PROPERTY THE FOUNDATION SECURED THE FUNDING TO BUILD WITH THE SUPPORT FROM USDA AND WE HAVE A LEASEBACK AGREEMENT WITH THE GUAM COMMUNITY COLLEGE FOUNDATION THE FUNDING FOR THE 5 MILLION IS CURRENTLY FUNDED THROUGH THE GUAM LEGISLATURE AT \$200,400 PER YEAR AND SO THAT CURRENTLY PAYS FOR THE DEBT SERVICE AND SO INITIALLY WHEN THE DEBT SERVICE WAS FUNDED THROUGH THE COLLEGE WE RECEIVED THE 200,400 EVEN THOUGH WE HAD NOT STARTED PAYING ON THE LOAN YET BECAUSE THE BUILDING AT THE TIME WASN'T DONE HOWEVER ONCE THE BUILDING WAS DONE WE TOOK ALL OF THOSE PROCEEDS AND ADVANCE THE PRINCIPAL PAYMENT SO THAT WE CAN REDUCE THE 40-YEAR MORTGAGE IF YOU WOULD ON THAT PROPERTY

**SENATOR TINA MUNA BARNES, MEMBER** THANK YOU FOR THAT AND IF THE LEGISLATURE IF THIS LEGISLATURE ALLOWS THIS MIXED USE FACILITY TO MOVE FORWARD WHAT KIND OF TEAM-BASED PLANNING WOULD BEGIN WITH PUBLIC HEALTH AND WHAT ASSURANCES CAN YOU GIVE TODAY THAT THIS PROJECT CAN PRESERVE THE SERVICES THAT USED TO BE AT THE PUBLIC HEALTH HEADQUARTERS THAT

**MARY OKADA, PRESIDENT - GCCSO** SIMILAR TO SIMILAR TO WHAT WE DID WITH GPD IN THE DESIGN OF THE BUILDING GPD WAS AT THE TABLE SO THEY HELPED US DESIGN THAT ANNEX TO THE CRIME LAB SO THE SAME THING WOULD HAPPEN WITH PUBLIC HEALTH AND SOCIAL SERVICES PRIMARILY BECAUSE MANY OF THE SERVICES THEY PROVIDE FOR EXAMPLE LIKE THE LAB LIKE THE TB TESTING ARE AREAS WHERE OUR STUDENTS THAT ARE CURRENTLY ENROLLED IN THE NURSING AND ALLIED HEALTH PROGRAMS CAN AVAIL OF CLINICALS SO WE WOULD ENTER INTO AN AGREEMENT WITH PUBLIC HEALTH AND SOCIAL SERVICES ONE FIRST TO CO-DESIGN THE FOOTPRINT IF IT'S NOT THE ORIGINAL FOOTPRINT WE'D STILL HAVE TO ENTER INTO A CONVERSATION AS TO HOW THE SPACE WOULD BE ALLOCATED AND THEN IDENTIFY THE AREAS OF SUPPORT THAT COMPLEMENT WHAT THE COMMUNITY COLLEGE DOES ALREADY IN TERMS OF ALLIED HEALTH AND NURSING PROGRAMS SO WE WOULD WORK TOGETHER WITH PUBLIC HEALTH TO IDENTIFY THOSE PROGRAMS THERE ARE SOME PROGRAMS THAT WE DON'T HAVE THAT WE HAVEN'T STARTED YET FOR EXAMPLE THERE IS A REQUEST FOR X-RAY TECHNICIANS AND WE HAVEN'T DONE THAT BECAUSE WE DON'T HAVE ANY SPACE OR THE BUILDING THAT WE CURRENTLY HAVE TO SUPPORT NURSING IS INSUFFICIENT TO EXPAND ANY MORE NURSING PROGRAMS WE CURRENTLY HAVE THE PARAMEDIC TRAINING THAT IS ONGOING RIGHT NOW WE HAVE ON THE SECOND GROUP OF PARAMEDICS WE HAVE 31 IN THIS COHORT THAT IS JUST NEAR FINALIZING THEIR RIDE ALONG AND SO THAT'S A PROGRAM THAT IS BEING WORKED WITH GUAM FIRE DEPARTMENT SO THAT WE CAN BECOME AN ACCREDITED ENTITY TO PROVIDE FUTURE PARAMEDICS FOR GUAM



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BECAUSE WE'RE USING AN EXTERNAL SOURCE RIGHT NOW OFF ISLAND IN TYLER TEXAS FOR UNDER THEIR ACCREDITATION UNTIL WE CAN GET OURS ESTABLISHED

**SENATOR TINA MUNA BARNES, MEMBER** AND THE LAST QUESTION MADAM CHAIR TO GCC WOULD BE I KNOW THAT WE MAY BE GETTING AHEAD OF OURSELVES BUT I ALSO WANT TO GIVE YOU SOME TIME TO DISCUSS YOUR VISION FOR A CHILD CARE FACILITY IN THE AREA THAT IS OPEN AFTER 5 PM TO ACCOMMODATE YOUR STUDENTS WHAT WORK WILL GO INTO ESTABLISHING THE SERVICE AND WILL THERE BE ENOUGH CAPACITY TO ENROLL CHILDREN OF PEOPLE WHO DO NOT ATTEND GCC BUT WORK IN THE EVENING AT MANGILAO BUSINESSES FOR EXAMPLE MCDONALD'S PAYLESS DOMINOES KFC AND OTHER ESTABLISHMENTS THAT ARE OPEN WELL PAST SIX IN THE EVENING

**MARY OKADA, PRESIDENT - GCCSO** WHEN WE FIRST APPROACHED THIS IDEA ABOUT THE USE OF THE PUBLIC HEALTH SPACE ONE OF THE INTERESTS WE HAVE WAS TO HAVE A SEPARATE DAYCARE FACILITY BUILT AT THE BACK TOWARDS THE END THE BACK CORNER OF THE OF THE OF THE LAND SO THAT WE CAN SUPPORT DAYCARE SERVICES NOT JUST TO OUR STUDENTS BUT ALSO THE STUDENTS OF THE UNIVERSITY OF GUAM BECAUSE WE KNOW THAT ONE OF THE BARRIERS TO STUDENTS ENTERING INTO HIGHER EDUCATION IS THE NEED FOR DAYCARE AFTER HOURS SEVERAL YEARS AGO THE COLLEGE DID HAVE A DID PROVIDE DAYCARE SERVICES AS DID TO THE UNIVERSITY OF GUAM AND AT THAT TIME IT WAS IT WAS NOT FINANCIALLY FEASIBLE FOR US TO CONTINUE THAT SO WE CLOSED THAT FACILITY UNDER OUR OPERATION BUT MORE AND MORE WE'RE SEEING NOW THAT DAYCARES ARE NECESSARY FOR TO PROVIDE ADDITIONAL SUPPORT FOR OUR STUDENTS

**SENATOR TINA MUNA BARNES, MEMBER** THANK YOU VERY MUCH PRESIDENT OKADA MADAM CHAIR I JUST WANT TO SAY THANK YOU FOR GIVING ME THE OPPORTUNITY TO ASK THESE QUESTIONS AS WE CONTINUOUSLY TRY TO COME AND COLLABORATE FOR A WIN-WIN SOLUTION FOR OUR COMMUNITY OUR ISLAND RESIDENTS MORE IMPORTANTLY AS WE CONTINUE TO GROW IN THE VILLAGE OF MANGILAO WHICH WE CALL MANGI TOWN THE WHOLE EDUCATIONAL HUB THE WHOLE LEARNING HUB THE WHOLE HEALTH HUB IS RIGHT AT THE HEART OF MANGILAO AND I THINK IT'S REALLY IMPORTANT THAT WE THINK OUTSIDE THE BOX AND ONE RESOURCES THAT'S GOOD IS WORKING CLOSELY WITH THE AGENCY'S GCC PUBLIC HEALTH AND THEN WE'VE GOT THE BUILDERS HERE AND THE FIRE PROTECTORS HERE TO MAKE SURE THAT THE BUILDING IS SAFE SO THANK YOU MADAM CHAIR TRULY APPRECIATE THE TIME

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU SENATOR BARNES BEFORE I GET TO YOU SENATOR TERLAJE I JUST HAD ONE QUESTION FOR MAYBE DPW OR GUAM FIRE AND JUST TO CLEAR THINGS UP WITH THE COMMUNITY THAT MAY BE WATCHING WHY EXACTLY WAS THE MANGILAO FACILITY I GUESS SHUT DOWN WAS IT CONDEMNED WHEN THERE WASN'T EXACTLY A FIRE BECAUSE WHEN WE TOURED THE FACILITY THAT'S WHAT

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EMPLOYEES WERE TELLING US THAT THERE WASN'T THERE WASN'T A FIRE IT WAS JUST SMOKE SO WHAT LED TO IT TO BEING SHUT DOWN AND BEING ABANDONED FOR FIVE YEARS

**VINCE ARRIOLA, DIRECTOR - DPW** I'LL ANSWER THAT SENATOR I IS THE POSITION OF THE DIRECTOR AT DPW IS ALSO GUAM'S BUILDING OFFICIAL BY STATUTE I READ THE REPORTS I DISCUSSED IT WITH OUR DEPUTY DIRECTOR JESSE GARCIA AT THE TIME I A COUPLE INDIVIDUALS FROM GPA AND ALSO OUR CHIEF ENGINEER THEY DID THE FINAL INSPECTIONS THERE I THINK WHAT YOU SAW WASN'T THE REAL THE REAL AREA WHERE THE FIRE OCCURRED I BELIEVE THE FIRE OCCURRED DOWNSTAIRS AND IT WAS IT'S MUCH WORSE THAN WHAT YOU FOLKS SAW BUT THE REPORT THAT I RECEIVED AND THE DISCUSSIONS I GOT WAS THAT IT'S THE FIRE WAS ELECTRICALLY RELATED THERE WAS NUMEROUS VIOLATIONS OF ELECTRICAL HAZARDS I IF I COULD JUST READ HERE FACILITY HAS MULTIPLE ELECTRICAL HAZARDS POTENTIAL TO CAUSE FIRES ELECTROCUTION AND OR EXPLOSION AND IT'S SIGNED BY I BELIEVE TWO INDIVIDUALS FROM GPA OUR DEPUTY FROM DPW AND OUR CHIEF ENGINEER FROM DPW AS WELL AND ALSO THE ASSISTANT FIRE CHIEF FROM GFD AND THE DIRECTOR AT THE TIME SO WHEN THIS CAME TO ME AND THEY SAID WHAT DO WE DO ABOUT IT WE DISCUSSED THIS AT LENGTH THIS WASN'T JUST A DECISION THAT I MADE LIGHTLY I TAKE LIABILITY PERSONALLY AND PROFESSIONALLY IT WEIGHS HEAVILY ON ME I DON'T PUT MY SIGNATURE ON ANYTHING UNTIL I KNOW EXACTLY WHAT ON EARTH I'M DOING FOR A LITTLE BIT OF GROUT BACKGROUND MY I GREW UP IN A FAMILY OF LAWYERS AND WE GREW UP WITH THE L WORD AND THE L WORD WAS NOT JUST LOVE BUT IT STOOD FOR LIABILITY AND SO THAT'S REALLY DEAR TO ME AND SO I SORT OF KIND OF RESENT INDIVIDUALS SAYING THAT WE CLOSE IT DOWN BECAUSE WE DECIDED TO CLOSE IT DOWN NO THERE WAS A LOT OF THOUGHT PROCESS THAT WENT INTO THIS OFFICIALS AND EXPERTS TOOK A LOOK AT THIS AND ONE OF THE WORST FIRES YOU CAN GET AS FIRE CHIEF NOW WOULD I HOPE HE'LL BACK ME UP ONE OF THE WORST FIRES YOU CAN GET IS AN ELECTRICAL FIRE BECAUSE YOU DON'T KNOW WHERE IT'S COMING FROM AND THE CONDITIONS THAT THEY SAW THERE AS A MATTER OF FACT I WANTED TO GO SEE IT MYSELF I HAD JUST GOTTEN WAS ONLY SEVEN OR EIGHT MONTHS OUT OF AN OPEN HEART SURGERY AND I SAID NO YOU'RE NOT GOING TO GO IN THERE BECAUSE THE THERE WAS SOOT THERE WERE SMELLING IT WAS THERE WAS THERE WAS A FIRE PERIOD AND THEIR RECOMMENDATION WAS SHUT IT DOWN SO WE SHUT IT DOWN I WAS I WASN'T GOING TO WAIT TO REOPEN IT AND MAYBE HOUSE SOME OF THE EMPLOYEES AT A CERTAIN AREA THEN ALL OF A SUDDEN THEY START GETTING ASTHMA OR THEY HAVE BREATHING PROBLEMS AND THEN THEY FILE A SMALL CLAIMS OR A LARGE CLAIM AGAINST GOVERNMENT OF GUAM AND IT'LL BE THEM AGAINST GOVERNMENT OF GUAM AND MY NAME'S AT THE TOP OF THE LIST I'M NOT GOING TO DO THAT I THAT THAT'S A CHANCE I WASN'T WILLING TO TAKE AND IF ANYBODY WANTS TO CHANGE MY DECISION YOU KNOW SO BE IT THANK YOU

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**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** AND HAD WE FIXED THE ELECTRICAL ISSUES REPLACED WHATEVER NEEDED TO BE REPLACED WOULD WE BE IN THAT FACILITY TODAY IF WE HAD DONE THAT 5 YEARS AGO

**VINCE ARRIOLA, DIRECTOR - DPW** IS THAT FOR ME

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** I'M SORRY EITHER ONE OF YOU

**DARREN BURRIER, FIRE CHIEF - GFD** CAN YOU IF YOU JUST REPEAT THE QUESTION, PLEASE

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** IF WE HAD ADDRESSED THE ELECTRICAL PROBLEMS 5 YEARS AGO WITH THE MANGILAO PUBLIC HEALTH FACILITY WOULD WE BE IN THAT FACILITY TODAY BECAUSE WE JUST WE'RE PAYING A COMPANY A MILLION DOLLARS TO TELL US THAT THERE'S ALL THESE PROBLEMS AT THAT FACILITY BUT IF WE HAD ADDRESSED THE ISSUES THAT DPW HAD POINTED OUT 5 YEARS AGO WOULDN'T WE BE IN THAT BUILDING TODAY INSTEAD OF IT BEING ABANDONED FOR 5 YEARS

**VINCE ARRIOLA, DIRECTOR - DPW** I DON'T KNOW THAT SENATOR THAT'S WHY WE WANTED DO TO DO A COMPLETE ASSESSMENT OF THE BUILDING AS I UNDERSTAND THERE'S ALSO SOME LEAKS GOING ON ROOF LEAKS GOING ON SO THAT THAT TELLS US AND THE ENGINEERS HAVE TOLD ME THERE'S SOME STRUCTURAL ISSUES IN THAT IN THAT BUILDING SO YOU PUT STRUCTURAL ISSUES TOGETHER WITH ELECTRICAL ISSUES YOU'RE NOT ASKING FOR GOOD RESULTS SO YOU KNOW I AIR ON THE SIDE OF CAUTION AND HEALTH AND SAFETY FOR OUR EMPLOYEES AND THE PEOPLE THAT VISIT THAT THAT FACILITY

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** WHY DID IT TAKE SO LONG TO HAVE THIS ASSESSMENT CONDUCTED I KNOW THAT IT I SAW THE IFB RFP OCTOBER 2024 BUT THIS FIRE SUPPOSEDLY HAPPENED OR ELECTRICAL FIRE HAPPENED IN 2019

**VINCE ARRIOLA, DIRECTOR - DPW** IF I COULD SPEAK A LITTLE BIT TO THAT IF MY RECOLLECTION IS THE FIRE HAPPENED IN 2019 I THINK I IF I RECALL PUBLIC HEALTH PRIORITY AT THE TIME BECAUSE WE CLOSED THE BUILDING DOWN WAS TO FIND OTHER OFFICES SO THAT THAT WAS THAT WAS A PRIORITY FOR THE FOR PUBLIC HEALTH AT THE TIME IT WASN'T UNTIL I BELIEVE JULY OF 23 WHERE WE RECEIVED AN OFFICIAL NOTICE FROM THEM TO CONDUCT AN ASSESSMENT UH OF THE BUILDING LITTLE BIT PRIOR TO THAT I HAD TALKED TO THE PREVIOUS DIRECTOR ABOUT WHAT IT WOULD TAKE TO DO AN ASSESSMENT SO WE HAD TALK WE CONVERSATION AND I SAID YOU NEED YOU NEED TO FORMALLY WRITE TO ME AND GIVE US A WORK ORDER SO WE CAN BE THE

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CONTRACTING OFFICER TO DO A COMPLETE ASSESSMENT BECAUSE WE DIDN'T HAVE THE CAPABILITY IN IN HOUSE WE JUST WE JUST DON'T THE BUILDING'S TOO BIG IT'S OVER 70,000 SQUARE FT WE DON'T KNOW WHERE AN ELECTRICAL FIRE MAY START IT MAY JUST BE LIMITED TO THAT IT MAY BE THROUGHOUT THE BUILDING WE DON'T KNOW SO BASED ON THAT HE I RECEIVED A MEMO I BELIEVE SOMETIME IN JULY OR SOMEWHERE OF 2023 AND THEN WE JUST WE JUST STARTED TO WORK ON THAT IN INTERNALLY PUTTING THE SCOPE OF WORK TOGETHER RUNNING IT THROUGH LEGAL COUNSEL GOING THROUGH THE PROCUREMENT THE PROCUREMENT FOR CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES IT'S TEDIOUS AND IT JUST TAKES A LONG TIME

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU MR ARRIOLA I'LL NOW REFER TO SENATOR TERLAJE THE AUTHOR OF BILL 12

**SENATOR THERESE TERLAJE** SI YUUS MAASE MADAM CHAIR THANK YOU AGAIN FOR ALL YOUR TESTIMONY FOR PUBLIC WORKS THE PREVIOUS DIRECTOR HAD INFORMED US DECEMBER 15 2021 THAT THEY QUOTE HAVE REQUESTED A COPY OF THE ASSESSMENT FROM DPW UNQUOTE HE STATED THAT QUOTE ONCE THE ASSESSMENT IS COMPLETED OUR DEPARTMENT WILL WORK CLOSELY WITH OTHER AGENCIES TO DETERMINE WHAT WOULD BE THE BEST USE FOR THE BUILDING UNQUOTE THAT WAS DECEMBER 2021 AND YOU'RE SAYING YOU GOT A FORMAL REQUEST IN 2023 BUT HE MADE IT HE TOLD US HE HAD ALREADY REQUESTED THAT JUST MA'AM

**VINCE ARRIOLA, DIRECTOR - DPW** THAT'S CORRECT

**SENATOR THERESE TERLAJE** SO YOU'RE SAYING THIS IS INACCURATE THAT HE REQUESTED

**VINCE ARRIOLA, DIRECTOR - DPW** I DON'T HAVE WHAT YOU HAVE IN FRONT OF YOU MA'AM

**SENATOR THERESE TERLAJE** ALL RIGHT WELL THAT WAS HIS RESPONSE TO US THAT HE HAD REQUESTED IT FROM DPW IN 2021 OKAY MY QUESTION IS IN THE RFP YOU SAID THAT THE CONSULTANT SHALL BE REQUIRED TO ASSESS THE BUILDING IDENTIFY ALL REPAIR AND RENOVATION REQUIREMENTS NEEDED TO UTILIZE AND OPERATE THE BUILDING FOR ADMINISTRATIVE MEDICAL AND DENTAL CLINIC PURPOSES BUT WHEN YOU TALK ABOUT THE CONTRACT. YOU'RE TALKING ABOUT A DESIGN DID THE RFP ALSO REQUIRE THAT A DESIGN WELL THAT NO IT TALKS ABOUT A DESIGN BUT FOR THESE PURPOSES ALSO

**VINCE ARRIOLA, DIRECTOR - DPW** I'M SORRY

**SENATOR THERESE TERLAJE** THE CONTRACT SAYS THAT THEY SHALL COMPLETE A DESIGN FOR THE ABOVE PURPOSES WHICH ARE THE ADMINISTRATIVE MEDICAL AND

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DENTAL CLINIC PURPOSES BUT YOU'RE DISCUSSING ALL OTHER TYPES OF PURPOSES LIKE SO AFTER WE GET THE ASSESSMENT AND HOW SOON DO YOU THINK WE WILL GET THE ASSESSMENT AS TO THE ACTUAL CONDITION OF THE BUILDING

**VINCE ARRIOLA, DIRECTOR - DPW** THE COMPLETE ASSESSMENT OF THE COMPLETE DESIGN IS

**SENATOR THERESE TERLAJE** NO NOT THE DESIGN JUST THE ASSESSMENT PART BECAUSE SOMEBODY HAS TO MAKE A DECISION AFTER THE ASSESSMENT OF WHETHER IT'S WE CAN IT CAN BE RENOVATED OR NOT HOW MUCH OF COURSE IT WILL COST WE COME LATER BUT WHETHER IT'S ACTUALLY OCCUPIABLE OR NOT AND THEN YOU NEED TO HAVE A DESIGN AND IT SOUNDS TO ME LIKE YOU'RE ANTICIPATING A DESIGN FOR DIFFERENT PURPOSES OTHER THAN ADMINISTRATIVE MEDICAL OR DENTAL CLINIC PURPOSES

**VINCE ARRIOLA, DIRECTOR - DPW** WELL WE ARE IN OUR DISCUSSIONS WITH PUBLIC HEALTH IF WE BASICALLY BASED ON OUR RFP AND OUR SCOPE OF WORK ON IF THE PUBLIC HEALTH WERE TO REOPEN COMPLETELY

**SENATOR THERESE TERLAJE** OKAY

**VINCE ARRIOLA, DIRECTOR - DPW** SO WE WENT WE WENT THE WHOLE SHEBANG IF YOU WILL

**SENATOR THERESE TERLAJE** RIGHT

**VINCE ARRIOLA, DIRECTOR - DPW** AND SO THAT'S WHY WE HAD AN EXHAUSTIVE AND A GENERALIZED SCOPE OF WORK BUT IF IT'S JUST IF WE'RE LOOKING AT JUST THE PRELIMINARY ASSESSMENT, I BELIEVE THAT'S AT 120 DAYS AFTER NOTICE TO PROCEED SO NOTICE TO PROCEED WAS I THINK SOMETIME LATE FEBRUARY SO 120 DAYS AFTER THAT WE SHOULD RECEIVE SOME DRAFT ASSESSMENT

**SENATOR THERESE TERLAJE** ALL RIGHT SO DO YOU AGREE THAT BASED ON THIS LANGUAGE THE GOAL OF THE CONTRACTOR IS TO ASSESS WHETHER PUBLIC HEALTH CAN RESTORE ITS OPERATIONS IN THIS BUILDING AS THEY WERE PRIOR TO THE FIRE

**VINCE ARRIOLA, DIRECTOR - DPW** I WON'T KNOW THAT UNTIL I SEE WHAT THEIR ASSESSMENT IS

**SENATOR THERESE TERLAJE** NO IS THAT WHAT THEY'RE ASSESSING FOR ARE THEY ASSESSING FOR WHETHER THIS BUILDING CAN BE USED FOR LEGISLATURE OR FOR PUBLIC HEALTH ADMINISTRATIVE MEDICAL AND DENTAL CLINIC OR FOR A SCHOOL ITS WHICH ONE ARE THEY ASSESSING

**VINCE ARRIOLA, DIRECTOR - DPW** IT'S FOR PUBLIC HEALTH THAT'S OUR UNDERSTANDING



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**SENATOR THERESE TERLAJE** OKAY THAT'S MY UNDERSTANDING FROM YOUR LANGUAGE AND THE RFP AND THE CONTRACT BUT TODAY YOU'RE TALKING ABOUT YOU KNOW THE DESIGN COULD GO ANY WAY WHO WILL MAKE THAT DECISION AS TO WHAT IT WILL BE DESIGNED FOR WHAT CAPACITY WHAT

**VINCE ARRIOLA, DIRECTOR - DPW** I THINK IT'S PRETTY CLEAR HERE SPEAKER MADAM SENATOR IT SAYS THE PUT THE DESIGN FOR ADMINISTRATIVE MEDICAL DENTAL CLINIC PURPOSES WHICH WAS PUBLIC HEALTH FOR THE LAST 30 40 YEARS

**SENATOR THERESE TERLAJE** OKAY THAT'S WHAT I'M HOPING AND DPW I MEAN SORRY PUBLIC HEALTH IS PAYING NOW FOR THIS INSPECTION REPORT FOR THOSE PURPOSES AS WELL DIRECTOR IS THAT YOUR PURPOSE IN THIS INSPECTION REPORT

**THERESE ARRIOLA, DIRECTOR - DPHSS** YES

**SENATOR THERESE TERLAJE** ALL RIGHT BECAUSE WE'RE TALKING ABOUT ALSO YOU'RE SUGGESTING THAT IT' BE USED FOR GCC AND THE DIRECTOR SAYING WE MIGHT NOT HAVE WE MIGHT HAVE TO REDESIGN IT FOR OTHER PURPOSES DEPENDING ON WHO IS GOING TO BE IN IT BUT WE SHOULD ALREADY KNOW WHO'S GOING TO BE IN IT WHAT SERVICES ARE GOING TO BE PROVIDED AND THAT TYPE OF THING RIGHT NOW IF SOMEWHERE DURING

**VINCE ARRIOLA, DIRECTOR - DPW** THE LEGISLATION IS PASSED FUNDING IS GIVEN TO US AND THEN AND THE BOTTOM LINE IS OKAY MAYBE A PORTION OF PUBLIC HEALTH WILL BE THERE AND THEN MAYBE A THIRD OF IT WILL BE FOR GCC AND CLASSROOMS AND FACILITIES THINGS LIKE THAT OF COURSE THAT DIRECTION IS GOING TO CHANGE BUT WE'RE YOU KNOW WE'LL TAKE THAT BUT IT'S GOING TO COST ADDITIONAL MONEY IF THAT DIRECTION IS GOING TO CHANGE

**SENATOR THERESE TERLAJE** OF COURSE IF THE DIRECTION CHANGES YEAH THE ARMY CORPS WHEN THEY ASSESSED THE HOSPITAL THEY DID IT IN 5 DAYS THEY DID THEIR INSPECTION AND THEY THAT WAS IN NOVEMBER 2019 AND THEY REPORTED IT THEIR FINDINGS OUT IN APRIL 2020 SO THAT WAS 5 MONTHS AND THEN IT WAS UP TO THE GOVERNMENT TO DECIDE BASED ON THEIR RECOMMENDATIONS HOW DO WE MOVE FORWARD DO WE REPAIR IT AS THEY TOLD US IT COULD BE REPAIRED BUT THESE WERE WHAT WE WOULD HAVE TO DO OR DO WE DEMOLISH IT AND BUILD A NEW ONE

**VINCE ARRIOLA, DIRECTOR - DPW** I THINK THE ARMY CORP WHAT THE ARMY CORP THEY DID IS DID THEIR YOU KNOW IT'S A STANDARD OF HOW MANY BEDS WHAT'S IT GOING TO COST FOR SAY 150 BED FACILITY COMPLETE WITH X-RAY UROLOGY BLAH BLAH BLAH BLAH BLAH AND ALL

**SENATOR THERESE TERLAJE** THEY ALSO ASSESS THE CURRENT CONDITION OF THE BUILDING THAT WAS VERY IMPORTANT THEY CAN THEY ASSESS THE CURRENT

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CONDITION OF THE BUILD SO IF WE'RE GOING TO TAKE 300 AND WELL 120 DAYS MAYBE TO GET A DETERMINATION OF HOW USABLE THE BUILDING IS THAT'S WHAT YOU'RE SAYING NOW RIGHT

**VINCE ARRIOLA, DIRECTOR - DPW** YES MA'AM

**SENATOR THERESE TERLAJE** ALL RIGHT THE FIRE WELL I ALSO WANTED TO SAY YOU KNOW FOR PUBLIC HEALTH I HAVE THE UTMOST FAITH IN PUBLIC HEALTH THEY BUILT THAT MANGILAO FACILITY YOU KNOW WITH THROUGH THE GOVERNMENT BUT IT WAS PUBLIC HEALTH THEY BUILT THE NORTHERN AND THE SOUTHERN CLINICS THE BEAUTIFUL CLINICS THEY DID THAT WITH HELP OF COURSE FROM I'M SURE GRANTS AND OTHER THINGS BUT THEY DID THAT AND FEDERAL FUNDING MAY BE AVAILABLE TO THE DEPARTMENT OF PUBLIC HEALTH JUST AS IT WAS THEN JUST AS IT IS TO GCC JUST AS IT WAS FOR THE SCHOOL OF HEALTH AT UOG FOR THEIR 8.6 MILLION DEPARTMENT OF COMMERCE ECONOMIC DEVELOPMENT ADMINISTRATION GRANT TO BUILD THEIR SCHOOL OF NURSING DOI FUNDING USDA FUNDING THE GPD LAB AT GCC WAS THE ORIGINAL GPD LAB NOT THE FORENSIC LAB WAS FINANCED THROUGH COURT FEES JUDICIAL BUILDING FUND THEY DON'T OWN THAT BUT THEY FUND IT SO I JUST THINK THAT THERE ARE OTHER WAYS FOR PUBLIC HEALTH IF THEY ARE YOU KNOW WILLING TO DO THIS TO MOVE FORWARD AND GET THIS BUILDING BACK TO THE SERVICES THAT IT WAS PROVIDING AND I THINK THAT SHOULD BE THE PRIORITY YOU KNOW IT IS CONCERNING TO ME THAT AT THE NIGHT OF THE FIRE THAT WAS NOVEMBER 27 2019 OF COURSE YOU HAVE TO MAKE SUDDEN DECISIONS BUT GFD FIRE DEPARTMENT THEY CLOSED IT DOWN THEY DIDN'T THINK IT WAS SAFE AT THE MOMENT BUT THEY DID RECOMMEND THAT DPW CONTRACTORS ELECTRICIANS DEEMED THE BUILDING FIT THAT THEY INSPECT IT RIGHT AWAY THE ELECTRICAL AND THEY POINTED OUT WE HAVE AN ELECTRICAL PROBLEM AND THERE MIGHT BE LEAKAGE FROM THE WATER ON THE ROOF OR RIGHT AND THAT THOSE TWO THINGS TO ME NEEDED TO BE FIXED AND IF WE WERE GOING TO RUN IT ON GENERATOR THEN THEY NEEDED A BIGGER GENERATOR THAT WAS ALREADY VERY CLEAR IN THE FIRE DEPARTMENT'S REPORT AND AS THE CHAIRMAN CHAIRPERSON SAID 5 YEARS AGO AND YET THAT WAS NOT FOLLOWED UP AT ALL AT THAT TIME BY AND THAT'S WHAT'S VERY CONCERNING IT'S LIKE IT AND THEN WHEN WE GET THE REPORT FROM THE INSURANCE COMPANY SAYING AGAIN WE DON'T SEE ANY EVIDENCE OF THAT I MEAN THAT THERE WHAT THERE ARE ELECTRICAL PROBLEMS THAT NEED TO BE FIXED SO YES WE SHOULD FIX THOSE BUT IT IT'S A IT'S A SHAME I'M GLAD TO HEAR THAT ARP FUNDING IS NOW BEING USED FOR THIS ASSESSMENT THIS IS THE FIRST TIME WE'VE HEARD THAT I THOUGHT THAT YOU HAD TOLD US YOU WERE YOU WERE GOING TO DO THIS ON YOUR OWN SO ARP FUNDING HAD BEEN SET ASIDE FOR THIS WHEN WAS THAT DONE

**THERESE ARRIOLA, DIRECTOR - DPHSS** WE HAD TO FIND IT SENATOR WE HAD TO FIND THE MONEY FOR THE ASSESSMENT TO BE DONE AND THAT'S WHERE WE FOUND IT

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**SENATOR THERESE TERLAJE** ARP YEAH, I THINK LAST I WISH WE HAD DONE IT IN TIME SO THE ARP MONEY COULD HAVE BEEN USED TO ALSO FIX IT WHEN WE NEED IT SI YUUS MAASE MADAM CHAIR

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU SENATOR THANK YOU SENATOR TERLAJE SENATOR TELO TAITAGUE

**SENATOR TELO TAITAGUE** THANK YOU MADAM CHAIR GOOD MORNING TO MY COLLEAGUES I THINK YOU KNOW IT'S KIND OF LIKE MEMORY GOING DOWN THE MEMORY LANE HERE I REMEMBER VINCE WHEN I CALLED YOU BACK IN 20 I THINK IT WAS 2021 ABOUT THE REPORT ON PUBLIC HEALTH IN MANGILAO AND THEN I WAS ABLE TO RECEIVED THE DOCUMENTS FROM THE INSURANCE COMPANY TO FIND OUT THAT ONLY \$600 WAS ASSESSED FROM THE INSURANCE COMPANY AND DAMAGES FOR AND THAT WAS JUST A DOOR SO IT'S BEEN SITTING THERE FOR SO LONG EVEN AFTER THE FINDINGS OF AN INSURANCE COMPANY THAT THIS SO-CALLED FIRE AN ISSUE WITH THE BUILDING COULD HAVE BEEN ADDRESSED AT A MUCH LOWER COST AND YET WE SAT HERE AND SAT HERE FOR YEARS GOING BY AND I DO UNDERSTAND YOU KNOW COVID WAS AN ISSUE YOU KNOW WE WERE ADDRESSING OTHER AREAS OF CONCERN AND NOW THAT WE IT'S CLEAR THAT THE MONEY TO ASSESS THIS IS FROM ARP FUNDING AND I GUESS ON THE RESTRUCTURING OF THIS OR THE ACTUALLY GET IT UP AND RUNNING SO THAT WHATEVER AGENCY WHETHER IT'S GCC OR PUBLIC HEALTH TO RENOVATE THIS BUILDING YOU'RE ASSUMING THAT IT IT'LL PROBABLY COME FROM ONE OF THOSE AGENCIES THE MONEY TO DO THIS IT'S NOT UNDER DPW THAT WOULD HAVE TO DO THE RENOVATION OR AT LEAST I JUST NEED TO CLEAR THAT UP FIRST YES

**VINCE ARRIOLA, DIRECTOR - DPW** THE GOVERNMENT OF GUAMS CONTRACTING AGENCY WHATEVER CONSTRUCTION HAPPENS TO THAT BUILDING WILL GO THROUGH DPW

**SENATOR TELO TAITAGUE** OKAY WHATEVER INSTRUCTION SO THE FUNDING THAT WILL GO TO THAT INSTRUCTION WILL COME FROM

**VINCE ARRIOLA, DIRECTOR - DPW** IT COULD COME FROM PUBLIC HEALTH IT COULD COME FROM A GRANT IT BASICALLY WHAT WE NEED IS THE ACCOUNT NUMBER

**SENATOR TELO TAITAGUE** SO YOU GUYS WILL BE THE ONE THAT WILL BE OVERSEEING THIS TRANSITION TO WHERE IT'LL BE

**VINCE ARRIOLA, DIRECTOR - DPW** YES SENATOR

**SENATOR TELO TAITAGUE** OKAY YOU KNOW WE'RE ALL EXPERIENCING THE FREEZE ON FEDERAL FUNDING IT'S ALWAYS VERY SCARY AND WE HAVE TO TIGHTEN OUR BELTS BUT AND ESPECIALLY FOR BOTH OF THESE AGENCIES THAT ARE SITTING IN FRONT

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OF US WE'RE ALREADY STARTING TO SEE IT AND I DON'T KNOW TO ME RIGHT NOW IT'S IMPORTANT TO PROVIDE THE SERVICES THAT YOU HAVE BEEN PROVIDING TO OUR PEOPLE ONE TO YOU KNOW FOR EDUCATION TO BETTER THEMSELVES SO THAT THEY CAN YOU KNOW TAKE THAT FISHING POLE AND FISH FOR THEMSELVES RATHER THAN IT BEING HAND OUT TO THEM AND OF COURSE WITH PUBLIC HEALTH THERE ARE SO MANY PEOPLE ON THIS ISLAND WHO RELY ON PUBLIC HEALTH FOR THEIR MEDICAL NEEDS THAT CAN'T AFFORD IT AND THAT IS SOMETHING THAT YOU KNOW WERE ALL JUST ON PINS AND NEEDLES ABOUT BUT I'M HEARING TOO I'M SORRY I DIDN'T GET A COPY OF MARY YOUR TESTIMONY I DID HAVE A COPY OF DO YOU HAPPEN TO HAVE A COPY IN FRONT OF YOU THAT YOU CAN GIVE TO THE STAFF TO PASS OUT

**MARY OKADA, PRESIDENT - GCCI** JUST PROVIDED IT AS ORAL TESTIMONY I'LL FINE TUNE IT AND SUBMIT IT AFTERWARDS

**SENATOR TELO TAITAGUE** AND IF I'M NOT MISTAKEN YOU MENTIONED THEN CAN YOU REPEAT AGAIN WHAT YOU MENTIONED REGARDING THE BUILDING MUST BE IN IN YOUR OWNER SHIP TO GET THESE GRANTS

**MARY OKADA, PRESIDENT - GCC**YES IT WOULD BE IN THE BEST INTEREST OF THE COLLEGE FOR US TO OWN THE PROPERTY IN ORDER FOR US TO SECURE ANY TYPE OF FEDERAL GRANT OR LOAN FOR THE FACILITY

**SENATOR TELO TAITAGUE** BUT IS THERE ANY OPPORTUNITY WITHOUT THAT IF IT'S NOT IN IN COMPLETELY OWNED BY YOU THAT AN MOA MOU OR ANY KIND OF AN AGREEMENT BASED ON OUR EXPERIENCE, WE'VE HAD TWO OCCASIONS BASED ON OUR EXPERIENCE WE HAVE TO OWN THE LAND

**SENATOR TELO TAITAGUE** I AND IS THERE ANY PROPERTY IN OH I KNOW THERE WAS TALKED ABOUT CUZ WE TALKED ABOUT THIS SITUATION LAST TERM AND WE TALKED ABOUT OTHER PROPERTY ON GCC THAT CAN BE UTILIZED FOR THE SERVICES THAT YOU'RE LOOKING FOR

**MARY OKADA, PRESIDENT - GCC**WE DON'T HAVE ANY MORE SPACE ON OUR PROPERTY

**SENATOR TELO TAITAGUE** IS THERE SOMEWHERE CHAMORU LAND TRUST OR ANY KIND OF LANDS THAT ARE NEARBY GCC THAT CAN ACCOMMODATE YOU

**MARY OKADA, PRESIDENT - GCC**SO I'VE MET WITH DEPARTMENT OF LAND MANAGEMENT AND THERE'S POTENTIAL BUT WE HAVEN'T THERE HAS BEEN NO FURTHER CONVERSATION SINCE

**SENATOR TELO TAITAGUE** BUT THERE IS PROBABILITY THAT THERE IS SOME PROPERTY RIGHT NEXT TO THE UNIVERSITY OF GUAM THAT MAKES IT MORE CONVENIENT ESPECIALLY FOR THE STUDENTS IF I'M NOT MISTAKEN IT'S RIGHT ACROSS GCC

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**MARY OKADA, PRESIDENT - GCCIT** MIGHT BE BEHIND GEORGE WASHINGTON WHICH IS WHERE WE GOT THE LAND FOR THE FORENSIC LAB

**SENATOR TELO TAITAGUE** OKAY SO THAT THAT ONE PROBABLY GETS BETTER HIGHER PROBABILITY OF TRYING TO GAIN THAT PROPERTY ESPECIALLY SINCE IT YOU KNOW WE ALL KNOW THAT RENOVATIONS CAN COST MORE WE SAW IT IN THE HOSPITAL YOU KNOW THE ARMY CORP ENGINEER IS SAYING THAT YOU KNOW TO REBUILD A HOSPITAL IT'S NOT FAR AWAY FROM REFURBISHING THE NEW ONE SO WE MIGHT HAVE AN OPPORTUNITY THERE JUST IN CASE SO I'M LOOKING FORWARD TO YOUR TESTIMONY NOW WITH PUBLIC HEALTH YOU CLEARLY STATE HERE IN YOUR CONCERNS IN BOTH OF THE BILLS THAT THAT PROPERTY STAYS WITHIN PUBLIC HEALTH CAN YOU ELABORATE ON THAT

**THERESE ARRIOLA, DIRECTOR - DPHSS** ELABORATE

**SENATOR TELO TAITAGUE** I'M SORRY IN OTHER WORDS WOULD IT AFFECT YOUR ABILITY FOR GRANTS AS WELL WILL IT AFFECTS YOUR ABILITY TO PROVIDE THE SERVICES NEEDED FOR THE PEOPLE OF GUAM THINGS LIKE THAT YEAH

**THERESE ARRIOLA, DIRECTOR - DPHSS** THANK YOU SENATOR FIRST OF ALL FOR THE RECORD WE CONTINUE TO PROVIDE THESE SERVICES JUST NOT IN CENTRAL MANGILAO SO JUST SO EVERYBODY IS AWARE IT'S NOT LIKE WHEN PUBLIC HEALTH LEFT MANGILAO DID THE SERVICES END THEY CONTINUE TO BE PROVIDED IN THE NORTHERN AND THE SOUTHERN CLINICS WHERE OUR STAFF AND THE PROGRAMS THAT WERE THE CLINICAL PROGRAMS THAT WERE LOCATED IN MANGILAO ARE CURRENTLY HOUSED SO WE ARE STILL CONTINUING TO SERVE NOW I UNDERSTAND THAT THERE'S CONCERN REGARDING THE THINKING THAT WHEN WE LEFT MANGILAO THAT THERE WAS A DECREASE IN SERVICES I WANT TO CAUTION EVERYONE THAT CLOSE CLOSING THE MANGILAO CENTER MAY HAVE A PORTION OF THE REASONING OF DECREASE BUT IT IS ALSO DURING THE COVID TIME WHEN 2020 TO 2022 WE LOST ABOUT 10,000 STUDENTS WHEN I SAY LOST IN THE DEPARTMENT OF EDUCATION SYSTEM BECAUSE WHEN THE COVID FUNDING CAME OR THE STIMULUS OR WHAT DO YOU I FORGET WHAT IT'S CALLED THE STIMULUS RIGHT WHEN THEY GAVE FAMILIES WE ALSO LOST AN EXODUS OF PEOPLE OUR SENSES WENT DOWN WITH REGARDS TO FOLKS MAYBE SEEING THAT AS A WINDFALL AND THEN TAKING THAT MONEY AND RELOCATING SO I THINK IT IT'S NOT REALLY ALL THE REASON WHY WHEN PEOPLE WANT TO GET THE SERVICES THEY WILL COME HOWEVER WE RECOGNIZE TOO THAT TRANSPORTATION IS A PROBLEM BUT NOT EVERYBODY LIVES IN MANGILAO EVERYBODY WHO ACCESSES PUBLIC HEALTH SERVICES GO TO WHEREVER WE'RE AT RIGHT I MEAN GUAM IS ONLY 32 MILES LONG AND IT'S REALLY A SMALL ISLAND AND YES WE RECOGNIZE THAT THE DETERRENCE OF HEALTH LIKE TRANSPORTATION IS A CONCERN HOWEVER AGAIN WE IT'S NOT THAT WE ARE NOT PROVIDING THE TODAY WE CONTINUE TO PROVIDE THE SERVICES THAT WAS ONCE PROVIDED IN CENTRAL



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MANGILAO JUST HAPPENS TO BE IN THE NORTHERN AND THE SOUTHERN AND NOT IN MANGILAO SO I HOPE THAT ANSWERS YOUR QUESTION

**SENATOR TELO TAITAGUE** NO I THINK YOU WENT SOMEWHERE ELSE ON THAT ONE

**THERESE ARRIOLA, DIRECTOR - DPHSS** OKAY SO WHAT IS YOUR QUESTION

**SENATOR TELO TAITAGUE** I WAS ASKING ABOUT THE PROPERTY BEING IN IN YOUR POSSESSION

**THERESE ARRIOLA, DIRECTOR - DPHSS** YEAH I MEAN WHETHER THE PROPERTY IS IN WITH US OR NOT WE JUST WANT TO BE THERE NOW I'M NOT REALLY PERSONALLY YOU KNOW WHETHER IT'S MINE OR SOMEBODY ELSE WE WOULD LOVE TO BE IN THE CENTRAL SITE IF WE CAN COEXIST WITH FOR EXAMPLE A PARTNER LIKE GCC WHO IS THINKING OF THE NURSING PROGRAM SO THE NURSES LEARN THEIR THEORY AT THE SCHOOL AND THEN PERHAPS GO TO THE FRONT SIDE AND WITH AT THE PUBLIC HEALTH CLINICS SPECIALTY CLINICS AND GET THEIR CLINICAL EXPERIENCE IN THE FRONT SIDE IT WOULD BE LIKE A MATCH A PERFECT MATCH BECAUSE THEY GET TO JUST YOU KNOW WALK TO THEIR CLINICAL EXPERIENCE THEY'RE ON THEIR JOB EXPERIENCE IF YOU WILL YES

**SENATOR TELO TAITAGUE** SO WELL IT SAYS HERE IN BILL 21 AND I QUOTE FROM YOUR TESTIMONY THAT THE FORMER MANGILAO PUBLIC HEALTH BUILDING REMAIN IN DPHSS INVENTORY FACILITY UNLESS TRANSFERRED STIPULATES AT DPHSS

**THERESE ARRIOLA, DIRECTOR - DPHSS** RIGHT

**SENATOR TELO TAITAGUE** SPECIFICALLY CLINICS WITH A CO- COMPANY OF THE NEW FACILITY WELL BASED ON THE COMMENTS MADE FROM GCC SOMEBODY HAS TO OWN THIS AND IT'S I GUESS WHO'S EVER GOING TO GET THE ABILITY TO GET THE FUNDING YOU KNOW FIRST COME FIRST SERVE FUNDING RIGHT NOW WE'RE NOT AT THAT POSITION WE'RE JUST ASSESSING A BUILDING THAT'S UNDER THE GOVERNMENT OF GUAM'S INVENTORY THAT HAS BEEN STAGNANT FOR SO LONG WHILE WE'RE PAYING ASTRONOMICAL RENTAL COST USING GOVERNMENT FUNDS TO PAY FOR THESE RENTS THAT'S RIDICULOUS AND IF YOU ASK ME THERE'S A LOT OF PEOPLE WHO LIVE IN MANGILAO QUITE A BIT YOU KNOW IT'S ALMOST THE THIRD LARGEST VOTING DISTRICT ALONG WITH SANYA AND JONA NEARBY THAT YOU BEEN UTILIZING MANGILAO SO THERE'S QUITE A BIT OF PEOPLE AND BARRRIGADA ON TOP OF THAT SO OH MY TIME IS OUT BUT I APPRECIATE THE DIALOGUE AND HOPEFULLY WE CAN FIND A WIN-WIN SITUATION FOR EVERYONE BUT YOU KNOW WE'RE IN DIRE TIMES RIGHT NOW SO WE NEED TO LIVE WITHIN OUR MEANS AND THANK YOU GCC FOR LIVING WITHIN YOUR MEANS ACTUALLY THANK YOU I APPRECIATE ALL THE HARD WORK THAT YOU'RE DOING THANK YOU

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**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS**      **THANK YOU SENATOR TAITAGUE SENATOR CALVO**

**SENATOR SHELLY CALVO, MEMBER**      THANK YOU MADAME CHAIR BUENAS AND Hafa Adai Everyone thank you so much to the panel for your testimonies looking at both Bill 12-38 and Bill 21-38 it's clearly there's well intention to both bills for to for our community so I'm carefully you know analyzing and looking through it I just have a really curious question but this is like way down the line in the future anticipating challenges with regards to operation and management situation with my curious note is for mixed and shared use of the facility so I'm just thinking you know dual usage of DPHSS and Guam Community College Nursing Program could lead to conflicting priorities administrative complexities or dispute over space allocation anticipating all these because honestly I like the notion of sharing at the same time but I'm thinking to myself how will you know responsibilities and costs be divided between the two agencies should we go this route GCC probably could answer and then DPHSS it's probably something that we haven't really thought about because it's way down in the future but anticipating it would be also nice to already project Madam Miss Okada Mary Okada, President - GCC SENATOR CALVO that can be discussed during the design there's nothing to prohibit us from having two separate meters for the power two separate meters for the water to have them you know do the custodial for their side or you know so we have similar agreement right now with GPD so even though the facility is one facility there is clearly the in that specific facility you can clearly see where GPD starts and where GCC starts because ours is separate but collocated two classrooms one bathroom I mean one bathrooms restrooms and then two offices and then the backside is because of the nature of GPD is securely specifically secured so it really is in the design of the facility and how we allocate the space

**SENATOR SHELLY CALVO, MEMBER**      SO IT'S REALLY NOT A PROBLEM IT'S ACTUALLY SOMETHING THAT IS ALSO GOOD ANOTHER QUESTION IS I'M JUST LOOKING AT BILL 21-38 AUTHORED BY SENATOR TINA MUNA BARNES I WAS JUST LOOKING AT THE LIMITED FLEXIBILITY IN LAND THE USE RESTRICTION CLAUSE LIMITS GCC TO NURSING AND ALLIED HEALTH PROGRAMS IF SHOULD MAYBE NOT GCC PRIORITY SHIFTS OR FUNDING ISN'T SECURED FOR THE ANNEX THE LAND COULD AUTOMATICALLY REVERT TO THE GOVERNMENT DISRUPTING LONG-TERM PLANS I JUST WANTED TO SEE I JUST WANTED TO ASK IF THE LAND COULD BE USED FOR OTHER EDUCATIONAL OR PUBLIC HEALTH PURPOSES IN CASE SORRY MY QUESTIONS ARE ALL WAY IN THE FUTURE

**MARY OKADA, PRESIDENT - GCCSO** THE INTENT GCC'S INTENT IS TO ACTUALLY CONDUCT THE EDUCATIONAL COMPONENTS AT THE PUBLIC HEALTH AND SOCIAL

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SERVICES FACILITY AND NOT SEPARATELY FROM WHERE WE'RE CURRENTLY AT SO WE WOULD OUR INTEREST IS TO HAVE CLASSROOMS DESIGNED FOR THEORY THE INSTRUCTION TO HAPPEN AT THE DPHSS FACILITY GCC FACILITY

**SENATOR SHELLY CALVO, MEMBER** THANK YOU FOR YOUR ANSWERS THAT'S ALL I HAVE THANK YOU SO MUCH AGAIN SI YUUS MAASE MADAME CHAIR THANK YOU

SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS THANK YOU SENATOR CALVO SENATOR GUMATAOTAO

**SENATOR SHAWN GUMATAOTAO, MEMBER** THANK YOU MADAM CHAIR AND THANK YOU FOR BEING WITH US THIS MORNING I'M JUST GOING TO TAKE THIS IN CHUNKS SO I SO I KNOW BECAUSE I WAS TRYING TO MAKE SURE I'M IN WITH THESE TWO SEPARATE BILLS ON BILL 12 OKAY CAN ANYONE AT THE TABLE ANSWER THIS FOR ME FOR THE RECORD WHICH GOVERNMENT GUAM DEPARTMENT OR AGENCY HAS TITLE TO THE SUBJECT PROPERTY IN MANGILAO AND ARE THERE ANY AGREEMENTS CURRENTLY IN PLACE INCLUDING BUT NOT LIMITED TO LIENS OR OTHER FINANCIAL COMMITMENTS THAT WOULD RESTRICT THE TRANSFER OR USE OF THIS PROPERTY OUTSIDE OF ITS ORIGINAL PURPOSE

**THERESE ARRIOLA, DIRECTOR - DPHSS** GUAM PUBLIC HEALTH AND SOCIAL SERVICES OWNS THE PROPERTY OWNS THE FACILITY AND PRIOR TO 2019 OCCUPIED THE FACILITY

**SENATOR SHAWN GUMATAOTAO, MEMBER** BUT NO OTHER LIENS OR ANYTHING LIKE THAT

**THERESE ARRIOLA, DIRECTOR - DPHSS** NOT THAT I'M AWARE OF AT LEAST THAT I'M AWARE OF

**SENATOR SHAWN GUMATAOTAO, MEMBER** OKAY I DON'T THINK SO I WHERE'S YOUR ACCOUNTANT THERESE WE'RE OKAY ALL RIGHT OKAY GOOD NO THAT THAT'S THAT ANSWERS MY QUESTION ON THE OTHER BILL ON BILL 21-38 I JUST WANT TO ADD A COUPLE DIFFERENT QUESTIONS AND THIS IS MORE TO THE FUNDING ASPECT OF IT ALL FOR ME AND THIS IS MORE AND MAYBE VINCE CAN MAYBE HELP ANSWER IS THERE ANY CONSIDERATION AND TO MARY TOO THERE ANY CONSIDERATION TO UTILIZE HISTORIC PRESERVATION FUNDS TO SUPPORT THIS PROJECT AT THE PUBLIC HEALTH NOW POINT IS THIS AND I'M HOPING MADAM CHAIR AND THE COMMITTEE I HOPE THEY WOULD CONSIDER THIS IN JUST IT DIDN'T SEEM LIKE IT WAS YESTERDAY WORKING AT THE JUDICIARY BUT THE HISTORIC COURTHOUSE IS THE SAME AGE AS THAT BUILDING IN MANGILAO AND YES I GET IT TO THE CHIEF GOES OH WAY KNOW THESE COULD BE CONSIDERATIONS FOR THE ALL THE DIFFERENT PARTS OF THAT BUILDING BUT IF IT'S A HISTORIC PLACE WHY WOULD WE AS A GOVERNMENT WANT TO TAKE AWAY THAT FROM OUR INVENTORY OR NOT TRY TO BUILD UPON THAT BUILDING AND I JUST WANTED TO

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JUST CHECK YOU I KNOW WE'RE LOOKING FOR MONEY HERE BUT COULD WE CONSIDER THAT

**VINCE ARRIOLA, DIRECTOR - DPW** I COULD TOUCH A LITTLE BIT ON THAT SENATOR THANK YOU FOR THE QUESTION BUT YOU KNOW HAVING WORKED WITH THE GUAM PRESERVATION TRUST ON PREVIOUS ISSUES THIS BUILDING INCLUDED I KNOW THEY HAVE THEIR SET OF STANDARDS THEIR REQUIREMENTS AND THAT'S CERTAINLY SOMETHING THAT WE SHOULD EXPLORE BECAUSE YOU'RE RIGHT THE THAT THE ORIGINAL COURTHOUSE WAS JUST THEY JUST CUT THE RIBBON ON THAT AND I BELIEVE A PORTION OF THE FUNDING IF NOT ALL THE FUNDING CAME FROM GUAM HISTORIC PRESERVATION TRUST SO IF THAT QUALIFIES THAT THAT'S CERTAINLY SOMETHING THAT WE CAN LOOK INTO BECAUSE YOU KNOW IF WE'RE LOOKING AT A COMPLETE RENOVATION FOR ALL THE DISCIPLINES THAT I JUST MENTIONED EARLIER YOU'RE LOOKING AT A AT A DECENT PENNY TO RENOVATE 70,000 SQUARE FT RIGHT

**SENATOR SHAWN GUMATAOTAO, MEMBER** AND JUST AGAIN I WHY I ASK IT JUST MAKES NO SENSE TO ME TO CONSIDER THAT WE HAVE A PLACE OF SIGNIFICANT BUT WE WON'T GIVE IT SIGNIFICANCE IN ANY PART OF OUR PROCESS SO MADAM CHAIR I WANTED TO MAKE SURE THAT AS WE ARE CONSIDERING AT LEAST IN TERMS OF BILL 21 THAT THERE MIGHT BE THERE SHOULD BE A CONSIDERATION FOR HISTORIC PRESERVATION FUNDS LET ME ALSO ASK THIS AS WELL WHEN WE LOOK AT THIS BILL TWO SO STICKING WITH 21-38 I'M GOING TO GO TO THE JUST THE OPERATIONS IF I COULD WE DO NEED PEOPLE TO TAKE CARE OF THE OVER 16,000 PEOPLE WHO ARE YOU KNOW CURRENTLY IN OUR MEDICALLY INDIGENT PROGRAM AND I THINK AT SOME POINT I THINK THE NUMBER IS RISING IN TERMS OF THOSE WHO ARE ON MEDICAID IT'S PROBABLY WHAT 35,000 AND ABOVE BUT RECOGNIZING THAT IT WAS STATED PUBLICLY THAT YOU ALL NEED 33 PHYSICIANS THERESE TO COVER THOSE PROGRAMS WHAT INFORMATION DO WE HAVE AT THIS POINT REGARDING THE NUMBER OF PHYSICIANS WHO WOULD BE AVAILABLE TO TREAT AND CARE FOR OUR FAMILIES SINCE WE'RE NOT TAKING CARE OF FOLKS AT MANGILAO HOW ARE WE TAKING CARE OF THEM AND I ASKED THIS BECAUSE IT'LL PROBABLY END UP RETURNING AT SOME POINT TO MANGILAO

**THERESE ARRIOLA, DIRECTOR - DPHSS** YEAH THANK YOU SENATOR GUMATAOTAO THE NORTHERN AND SOUTHERN CLINIC OUR CLINICAL AND PROVIDER STAFFING IS CONTINUING GROWING THEY JUST GOT SHIFTED AND CONTRACTS GO AWAY PROVIDERS YOU KNOW DECIDE TO CONTINUE SOME PROVIDERS DON'T SOME PROVIDERS RETIRE NEW PROVIDERS COME ONLINE AND SO WE'RE CONSTANTLY LOOKING AT THAT I'M HAPPY TO REPORT THAT WE ACTUALLY HAVE IN LIGHT OF THE DECREASE OF OBGYNs ON GUAM WE'RE ACTUALLY THE HEALTH CLINICS THEMSELVES ARE ACTUALLY GETTING A PART-TIME OBGYN VERY SOON AND WE HAVE SEVERAL DOCTORS WHO ARE EITHER RENEWING OR COMING ONLINE SO IF YOU'RE TALKING ABOUT PROVIDERS AND DOCTORS AND NURSES IT'S A CONSTANT WE ARE CONSTANTLY RECRUITING AND CONSTANTLY ASKING



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BEING AND SEEKING ASSISTANCE NOW THE WONDERFUL THING THAT WE HAVE TO LOOK FORWARD TO IN THE FUTURE IS WE'RE WORKING WITH MEDICAL STUDENTS WHO ARE RESIDENTS AND RESIDENTS WHO ARE WANT TO COME BACK HOME AND SO THEY ARE VERY MUCH A PART OF OUR DISCUSSION TODAY WE MEET WITH THEM REGULARLY KAI AKIMOTO AND I BELIEVE I'M GOING TO FORGET THE NAME IT'S A CHAMORRO IT'S OKAY YOU IT'S AN ORGANIZATION OF ALL GUAMANIAN KIDS I SHOULD SAY WHO CALL GUAM HOME WHO HAVE THE DESIRE WHO STUDYING ABROAD WHO HAS THE DESIRE TO ACTUALLY COME HOME AND PRACTICE AT HOME AND SO WE MEET WITH THEM WE'RE ACTUALLY PARTNERS WITH THEM WITH SEVERAL THINGS AND YOU KNOW LOOKING TO THE FUTURE THAT'S WHAT WE NEED TO DO WE NEED TO INVEST IN OUR KIDS WHETHER IT'S SCHOLARSHIPS OR FOR THEM TO GO OFF VIOLENT AND COME BACK HOME BECAUSE THE BRAIN DRAIN AND THE TALENT DRAIN IS TREMENDOUS AND HONESTLY THE TRADITIONAL RECRUITMENT OF YOU KNOW JUST PUT IT OUT THERE AND THEY WILL COME IS NOT HAPPENING BECAUSE NATIONWIDE AFTER COVID THERE'S A DECREASE ON IN THE HEALTH FIELD WHEN IT COMES TO PROVIDERS AND SO THINKING OUT INSIDE THE BOX THAT WAS THAT'S WHAT WE NEED TO DO WHAT ARE WHERE ARE THE KIDS GOING TO SCHOOL IN MEDICAL SCHOOL HOW CAN WE SUPPORT THEM TO ENSURE THAT WHEN THEY COME BACK THAT IT'S A SEAMLESS APPROACH IN OTHER WORDS THEY DON'T HAVE TO WAIT FOR MONTHS TO GET HIRED BUT IT'S PRIOR TO COMING OVER THEY HAVE A JOB READY AND ENABLE SO THIS GROUP OF YOUNG MEDICAL STUDENTS MEDICAL RESIDENTS IS VERY AGGRESSIVE THEY REACHED OUT TO US PUBLIC HEALTH WE HAVE MEETINGS WITH THEM THEY'RE JOINING US IN A IN A CONFERENCE THEY'RE PUTTING A PAPER REGARDING WORKFORCE AND HOW THEY'RE DOING WHAT THEY'RE DOING TO ENSURE THAT THEIR ISLAND OF GUAM HAS AN INCREASE OF WORKFORCE IN THE FUTURE THEY KNOW WHAT THEY'RE DOING AND WE'RE REALLY PROUD OF THEM SO WE'RE IN PARTNERSHIP WITH THEM THAT ORGANIZE

**SENATOR SHAWN GUMATAOTAO, MEMBER** AND AGAIN IT'S THIS OUT OF THE BOX OR THIS QUESTION BECAUSE I WANT TO SUPPORT I'M GOING TO SUPPORT THIS EFFORT BUT I BELIEVE THE THINKING OUT OF THE OUTSIDE OF THE BOX IS TO BE CRITICAL TO THE SUCCESS OF THIS AND GETTING MARY INVOLVED WAS JUST AS MUCH AS GETTING OUT OF THE BOX AS YOU POSSIBLY CAN GET OUT OF THE BOX YEAH

**MARY OKADA, PRESIDENT - GCCSO** I WOULD JUST LIKE TO ALSO HIGHLIGHT THAT THANKS TO THE 37TH GUAM LEGISLATURE AND SENATOR TINA ROSE MUNA BARNES WE DO HAVE THE WITCHY PECEP PROGRAM WHICH ALREADY IDENTIFIES 10 OCCUPATIONAL AREAS WHERE STUDENTS WHO ARE INTERESTED IN PURSUING ALLIED HEALTH PROFESSIONS THAT WE PROVIDE SOME TYPE OF SCHOLARSHIP FOR THEM WITH THE REQUIREMENT THAT THEY COME BACK TO GUAM WE CURRENTLY HAVE THREE STUDENTS IN THE PROGRAM TWO OF THEM HAVE BEEN FUNDED BY A PRIVATE DONOR AND WE ARE HOPING TO EXPAND THAT IN THE UPCOMING ACADEMIC YEAR SO WE I BELIEVE AS OF LAST WEEK WE MAY HAVE AN ADDITIONAL SEVEN APPLICANTS AND IT'S



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UP TO THE INSTITUTION AND IN WORKING WITH PARTNERSHIP WITH THE LEGISLATURE AND PRIVATE DONORS TO PROVIDE THE ADDITIONAL FUNDING FOR THOSE INDIVIDUALS BUT THERE IS A PAYBACK REQUIREMENT FOR THEM TO COME BACK HOME ALL RIGHT

**SENATOR SHAWN GUMATAOTAO, MEMBER** THANK YOU MARY AND MADAM CHAIR AGAIN FOR THE RECORD I MEAN I'M HOPING THAT MY QUESTIONS WILL BE INCORPORATED INTO THE IN THE MARKUP ON EITHER ONE OF THESE TWO BILLS SO THANK YOU FOR THE TIME AGAIN

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU SENATOR GUMATAOTAO MRS ARRIOLA TERESA I KNOW EXACTLY WHO YOU'RE TALKING ABOUT IT'S A CHALAN EMSEE SO YEAH SO I I'VE HAD A LONG CONVERSATION WITH THEM KAI AKIMOTO AND AN ETHAN GUMATAOTAO AND LOOK FORWARD TO HAVING MORE DISCUSSIONS WITH THEM IN THE VERY NEAR FUTURE

**THERESE ARRIOLA, DIRECTOR - DPHSS**WE'RE PICKING UP ETHAN OH FOR THIS SUMMER

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** INTERNSHIP OR

**THERESE ARRIOLA, DIRECTOR - DPHSS**YES, HE'S GOING TO BE HELPING OUR EPIDEMIOLOGIST OKAY

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** WELL HOPEFULLY IN THE COMMITTEE I CAN DO A ZOOM WITH EVERYBODY BECAUSE THEY REALLY ARE A BUNCH OF STUDENTS THAT WANT TO COME BACK TO GUAM AND THE DISCUSSIONS WE'RE HAVING IS THEY WANT TO GIVE BACK AND MAKE THINGS BETTER SO THAT WHEN THEY DO GRADUATE THEY CAN COME BACK AND WORK AND HIT THE GROUND RUNNING WE'RE NOW GOING TO HAVE THE CLOSING REMARKS ON BILL 20 BILL 12 FROM SENATOR TERLAJE

**SENATOR THERESE TERLAJE** SI YUUS MAASE AGAIN WE'RE LOOKING FORWARD TO THE ASSESSMENT OF THIS BUILDING FOR THE PURPOSES OF PUBLIC HEALTH RETURNING TO IT AND OF COURSE AFTER THAT COST ESTIMATES AND A DESIGN FOR THAT PURPOSE AS WELL AND I HOPE THAT THINGS DO NOT GET CHANGED IN THE MIDDLE OF THAT BEFORE WE ARE ABLE TO GET THAT ASSESSMENT I DON'T BELIEVE WHILE I AGREE WITH PARTNERSHIPS I DO BELIEVE THAT PUBLIC HEALTH ALREADY PARTNERS WITH GUAM COMMUNITY COLLEGE JUST AS ALL OUR HOSPITALS DO AND OUR CLINICS DO IN ORDER TO EXPAND THESE NURSING PROGRAMS AND GIVE ACTUAL TRAINING SO I HAVE NO DOUBT THAT THAT PARTNERSHIP WILL CONTINUE I DON'T IF PUBLIC HEALTH CANNOT BUILD THE BUILDING THEN OF COURSE WE SHOULD LOOK FOR OTHER WAYS BUT I DON'T THINK PUBLIC HEALTH HAS EVEN AT ALL COMPLETED THE ASSESSMENT OR EVEN THOSE

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OPTIONS OF HOW THEY CAN GET BACK TO THIS BUILDING PREVIOUS DIRECTORS DID NOT SEEM TO THINK IT WAS A PRIORITY APPARENTLY BECAUSE THEY NEVER PURSUED THE ASSESSMENT FOR 5 YEARS WHILE WE HAD THOSE WHO WERE ACTUALLY ON THE FRONT LINES DURING COVID AND PRE COVID PRE-FIRE AFTER THE FIRE AND UP TO NOW CURRENTLY SERVING PUBLIC HEALTH IN THESE CAPACITIES WHERE THEY TAKE CARE OF THE CLIENTS THAT COME IN THEY ARE TELLING US AND THEY TOLD US AND THEY BEG US TO OPEN MANGILAO BRING THE SERVICES BACK THERE IN ADDITION TO THE SERVICES IN THE NORTH AND IN THE SOUTH THEY SAY WE NEED THESE ALL OF THESE WE NEED THE CLIENTS NEED THEM THE CLIENTS ARE LOST AND THAT THIS SHOULD BE URGENT THEY ASKED US TO DO THAT IMMEDIATELY WHEN IN THE PAST IN THE PAST TERM OF THE LEGISLATURE THEY WANT AND JUST AS GUAM HAS QUALIFIED FOR THE NORTHERN AND THE SOUTHERN CLINICS BECAUSE OF NEED AND POSSIBLY A MOBILE CLINIC BECAUSE OF NEED GUAM MEMORIAL HOSPITAL SEEKS QUALIFICATION AS AN UNDERSERVED AREA I THINK THE BEHAVIORAL HEALTH ALREADY WAS DESIGNATED THAT AND THAT'S BECAUSE OF THE NEED AND SO I JUST WANT TO FOCUS BACK ON THE NEED THERE WAS A DECREASE ACCORDING TO THE TESTIMONY BEFORE AS OF 2023 A 48% DECREASE IN SERVICES FROM PRE COVID PRE-CLOSURE LEVELS AND THAT'S SIGNIFICANT AND THAT YOU COULD TELL THEY REALLY PAIN THOSE WHO ARE PROVIDING THESE SERVICES AND THEY ARE NOT SHIRKING FROM THE WORK THEY WANT TO GET BACK TO IT THAT 48% IS THE EQUIVALENT OF GOING FROM 8,331 CLINICAL ENCOUNTERS TO 4,281 AND THAT IS SIGNIFICANT IN THE AREAS OF WOMEN'S HEALTH CHILD HEALTH FAMILY PLANNING NON-COMMUNICABLE DISEASES AND COMMUNICABLE DISEASES AS THE DIRECTOR HAS TESTIFIED TODAY I'M SAD THAT THOSE SAME EMPLOYEES COULD NOT BE HERE TODAY TO TESTIFY BECAUSE I KNOW LAST TIME THEY ACTUALLY SIGNED LEAVE AND TOOK THE RISK OF REPERCUSSIONS TO ATTEND AND GIVE US THAT TESTIMONY AND THEY BEGGED US TO IMMEDIATELY OPEN GIVE THEM BACK THEIR HOME SPREAD OUT THE SERVICES THROUGH THE VILLAGES SO THAT AND BRING THESE CENTRAL SERVICES BACK TO MANGILAO SO THAT IT WOULD BE CONVENIENT FOR THE CLIENTS NOT FOR THE EMPLOYEES BUT FOR THE CLIENTS TO WALK DOWN THE HALL AND AVAIL OF THE MULTIPLE SERVICES IN THE BUILDING AND THEY ASK LEADERSHIP ACROSS THE ISLAND TO GIVE US TO GIVE US BACK OUR HOME IN MANGILAO SO THAT WE CAN RELEASE SOME OF THE BURDEN AT THE COMMUNITY HEALTH CENTERS AND SO I JUST BELIEVE MANGILAO REMAINS A CRITICAL PART OF THE SERVICES THAT GUAM NEEDS TO PROVIDE TO HAVE A COMPLETE STANDARD OF CARE FOR MEDICAL AND ALL THESE OTHER SERVICES THAT ARE BEING PROVIDED TO THESE SAME PEOPLE SO I WOULD ASK I THANK YOU FOR ALL YOUR TESTIMONY I ASK THAT THIS ASSESSMENT BE COMPLETED AND THAT WE BE INFORMED OF THE RESULTS I MEAN I DIDN'T HEAR ANYTHING ABOUT THAT BUT I'D LIKE TO BE INFORMED OF THE RESULT BEFORE ANY POLICY DECISION IS MADE TO MOVE FORWARD ON THE DESIGN AND OF WHAT TYPE OF DESIGN JUST I THINK THAT WOULD BE A TRANSPARENT THING FOR THE PEOPLE OF GUAM TO KNOW WHAT OUR

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OPTIONS WERE AND HOW THE DECISION WAS MADE ON A FINAL OPTION SI YUUS MAASE  
MADAM CHAIR THANK YOU FOR THIS HEARING

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU SENATOR TERLAJE ACCORDING TO MISS ARRIOLAS TESTIMONY THE FINAL ASSESSMENT REPORT FOR PHASE ONE SHOULD BE COMPLETED BY JULY 18TH AND SO AT THAT TIME ONCE WE GET THE INFORMATION, WE WILL PASS THAT ALONG BEFORE MOVING ON TO PHASE TWO

**SENATOR THERESE TERLAJE** IF I MAY MADAM CHAIR YES SO WE HAVE A FINAL ASSESSMENT REPORT JULY 18 THAT'S A 120 DAYS

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** YEAH

**SENATOR THERESE TERLAJE** OKAY SO THE 120 DAY REPORT SI YUUS MAASE THANK YOU

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS** THANK YOU SENATOR BARNES

**SENATOR TINA MUNA BARNES, MEMBER** SI YUUS MAASE MADAME CHAIR THANK YOU KNOW APRIL WILL MARK THE 65TH MONTH SINCE THE FORMER PUBLIC HEALTH AND SOCIAL SERVICES HEADQUARTERS IN MANGILAO WAS SHUT DOWN AND LOOKING AT THIS GOVERNMENT'S RECORD TO REBUILD JFK HIGH SCHOOL OR OPEN REOPEN THE HAGATNA POOL OR CHOOSE THE SITE OF A NEW HOSPITAL LET ALONE TO BUILD ONE OR TO REPLACE THE SIMON SANCHEZ HIGH SCHOOL'S UNSAFE FACILITIES WITHOUT TRYING SOMETHING DIFFERENT MADAM CHAIR WE MAY BE WAITING 5 10 OR 15 YEARS MORE BEFORE PUBLIC HEALTH ACTUALLY RETURNS TO ITS HEADQUARTERS THIS MEASURE MADAM CHAIR IS A CONTINUATION OF A PROPOSAL PREVIOUSLY INTRODUCED IN THE 36 AND 37TH LEGISLATURES AND WHEN I APPROACH TO REVIVE THIS EFFORT I WAS PROUD TO ANSWER THE CALL BUT I ACKNOWLEDGE A CONFLICT THAT HAS ARISEN THAT CONCERNS THAT HAVE BEEN RAISED ABOUT THIS MEASURE BUT I ALWAYS THINK THAT IT'S IMPORTANT TO TRY AND BRIDGE THE DIVIDE BETWEEN REASONABLE PEOPLE WHO MAY HAVE A DIFFERENCES OF A DIFFERENCE OF OPINION I THINK WE AND ALL AGREE THAT WE WANT THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICE TO HAVE A HEALTHY PRESENCE IN MANGILAO AGAIN THAT SHARED GOAL IS AT THE VERY HEART MADAME CHAIR OF BILL 21 AND I WANT TO SAY THAT I THINK WE CAN ALSO ACKNOWLEDGE THAT THE DEPARTMENT'S FORMER HEADQUARTERS HAS BEEN SITTING IDLE AND WHILE I ACKNOWLEDGE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES STAFF HAVE BEEN GOING ABOVE AND BEYOND TO MAKE SURE THIS BUILDING ISN'T COMPLETELY IGNORED IT CERTAINLY HASN'T GOTTEN ANY BETTER SINCE IT SHUT DOWN FOLLOWING AN ELECTRICAL FIRE IN NOVEMBER OF 2019 IN FACT WE SENATORS

**Committee Report Digest:** Public Hearing relative [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Tuesday, April 1, 2025, at 9:00 A.M.

Public Hearing Room, Guam Congress Building

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HAVE SEEN FIRSTHAND HOW THAT BUILDING HAS BEEN STRIPPED OF ITS VALUABLE INFRASTRUCTURE IN CLOSING MADAM CHAIR I WANT TO THANK DR MARY OKADA PRESIDENT OF GCC FOR NOT ABANDONING THIS EFFORT AND WANTING TO CONTINUE THIS WIN-WIN FOR BOTH THE COMMUNITY COLLEGE AND THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES I ALSO WANT TO THANK THE QUAM FIRE DEPARTMENT AND OF COURSE DEPARTMENT OF PUBLIC WORKS FOR PROVIDING THIS BODY WITH UPDATES ON THIS INVOLVEMENT WITH THIS PROPERTY AND IT IS CRITICAL TO PUBLICLY DISCLOSE WHAT DAMAGE HAS BEEN OBSERVED SO FAR AND LASTLY AND MOST IMPORTANTLY I WANT TO THANK THE STAFF AND MANAGEMENT OF THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES I UNDERSTAND YOUR FRUSTRATION AT BEING FORCED TO SEPARATE SCATTER AND DOWNSIZE WITHOUT A PLAN FOR YEARS AND YEARS TO GET YOU BACK TO HOME BASE I UNDERSTAND YOU WANTING TO PROJECT YOUR INTEREST IN THIS PROPERTY AND THE VALID FEELINGS ATTACHED TO A PLACE WHERE MANY OF YOU GREW PROFESSIONALLY AND WHERE MANY OF US ON THIS ISLAND GREW UP AND I WOULD NEVER MOVE FORWARD WITH A BILL THAT IGNORES YOUR FRUSTRATIONS AND DISMISSES YOUR FEELINGS I'M ASKING US ALL TO TRUST THAT WE CAN TEAM UP WITH THE BEST BUILDERS IN THE GOVERNMENT OF GUAM TO GET TO THIS WIN SOLUTION WE ALL WANT FOR DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES LET'S GIVE GCC THE CHANCE TO TAKE THIS PROJECT TO THE FINISH LINE LET'S COMMIT TO STAYING CLOSE AND MAKING SURE THAT THIS BRAND NEW FACILITY BENEFITS GCC AND ITS STUDENTS DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND ITS CLIENTS AND ALL THE FAMILIES WITHIN THE MANGILA BARRIGADA MTM CHALAN PAGO AND ORDOT AND YONA WHO COULD DESERVE GOVERNMENT SERVICE CLOSER TO WHERE THEY LIVE SO UN DUNKULU YAN SI YUUS MAASE MADAM CHAIR FOR GIVING ME THE OPPORTUNITY TO CLOSE ON BILL 21-38 AND ASK MY COLLEAGUES TO LOOK AT THE THIS MEASURE MOVING FORWARD AND OF COURSE UNDER THE PREMISE THAT WE HOPE THAT THE ASSESSMENT THAT IS BEING THAT HAS BEEN PROCURED AND GOING OUT THERE THAT WHEN THAT IS COMPLETED IT COMES BACK TO THIS AUGUST BODY SO WE CAN SEE WHAT'S BEST FOR ALL OF US IN THE EFFORT OF COLLABORATION SO THANK YOU MADAM CHAIR FOR HEARING BOTH BILLS TOGETHER TRULY APPRECIATE IT SI YUUS MAASE

**SENATOR SABRINA SALAS MATANANE, CHAIRPERSON COMMITTEE ON HEALTH AND VETERANS AFFAIRS**

THANK YOU SENATOR BARNS AND BEFORE WE CONCLUDE TODAY'S PUBLIC HEARING I WANTED TO THANK THE PANEL FOR BEING HERE TODAY AND PROVIDING THEIR TESTIMONY THANK YOU SENATOR TERLAJE AND SENATOR SHAWN GUMATAOTAO AND ALL THE OTHER COLLEAGUES THAT WERE HERE TODAY FOR THOSE OF YOU WHO WERE NOT HERE TO SPEAK ON THE BILL AND WE ARE STILL ACCEPTING WRITTEN TESTIMONY UP UNTIL FRIDAY APRIL 4TH 2025 TESTIMONY MUST BE ADDRESSED TO THE COMMITTEE ON HEALTH AND VETERANS AFFAIRS AND DROPPED TO THE GUAM CONGRESS BUILDING OR EMAILED TO OFFICE. SENATORBRI@GUAMLEGISLATURE.GOV

**Committee Report Digest:** Public Hearing relative [Bill No. 12-38 \(COR\)](#) – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.

Tuesday, April 1, 2025, at 9:00 A.M.

Public Hearing Room, Guam Congress Building

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AGAIN THAT CONCLUDES TODAY'S HEARING IT IS NOW 10:47 P.M. WE ARE ADJOURNED I'M SORRY AM 10:47 A.M. WE ARE ADJOURNED SI YUUS MAASE

*The Public Hearing was adjourned at 10:47 A.M.*

## **II. Findings and Recommendations**

The Committee on Health and Veterans Affairs finds the need for decisive action to assess the facility's viability and ensure proper utilization to benefit Guam's health and education sectors.

Recommendations include waiting for the completion of DPW's assessment by February 2026, exploring funding options, and fostering collaboration between stakeholders to develop mutually beneficial solutions for Public Health and GCC. The committee emphasized transparency and public engagement throughout the decision-making process.

The Committee on Health and Veterans Affairs hereby reports out on [Bill No. 12-38 \(COR\)](#) As amended – Therese M. Terlaje – AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM. with the recommendation **TO REPORT OUT ONLY**.



***I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN***  
**2025 (FIRST) Regular Session**

**Bill No. 12-38 (COR)**

Introduced by:

Therese M. Terlaje 

**AN ACT TO RESERVE LOT NO. 2417-1-R7, THE  
FORMER DEPARTMENT OF PUBLIC HEALTH AND  
SOCIAL SERVICES MAIN BUILDING IN MANGILAO,  
FOR IMMEDIATE USE BY THE DEPARTMENT OF  
PUBLIC HEALTH AND SOCIAL SERVICES AND TO  
AUTHORIZE ITS USE FOR THE GUAM COMMUNITY  
COLLEGE NURSING PROGRAM.**

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

**Section 1. Findings and Intent.** *I Liheslaturan Guåhan* finds that the Department of Public Health and Social Services (DPHSS) central health clinic played a critical role in providing essential health services to the people of Guam, particularly women and children. The closure of the DPHSS main building in Mangilao due to a supposed electrical fire in 2019 has had a profound impact on the accessibility and availability of these services.

*I Liheslaturan Guåhan* finds that in 2018, prior to the closure, the Mangilao facility recorded 8,331 encounters with services, including 1,751 services for women and 600 for child health. These numbers underscore the importance of the Mangilao facility as a central hub for health care services. However, since the relocation of DPHSS operations from the Mangilao building, there has been a significant decline in service delivery. Data provided by the DPHSS Administrator for the Bureau of Family and Nursing Services reveals that by 2023, the number of encounters had dropped to 4,281, including only 947 services for women and 162 for child health.

1 This represents a 49% decrease in overall encounters, a 46% decrease in services for  
2 women, and a staggering 73% decrease in child health services.

3 *I Liheslaturan Guåhan* finds that decreased care for women and children is a  
4 critical public health concern. The inability to provide adequate services jeopardizes  
5 the health and well-being of vulnerable populations, contributing to potential long-  
6 term adverse outcomes for families and communities. The lack of a centralized and  
7 adequately equipped facility has created barriers to care, resulting in underserved  
8 needs and an erosion of trust in the public health infrastructure.

9 Therefore, it is the intent of *I Liheslaturan Guåhan* to address this urgent issue  
10 by reserving Lot No. 2417-1-R7, the site of the former DPHSS main building in  
11 Mangilao, for immediate use as a central health clinic. This reservation aims to  
12 restore and enhance access to comprehensive health services, including women's  
13 and child health care. Additionally, this legislation authorizes continued use of the  
14 property to augment the Northern and Southern Guam Health Centers and the Guam  
15 Community College Nursing Program, fostering collaboration and supporting the  
16 development of a robust public health workforce.

## 17 **Section 2. Reservation and Designated Use of Property.**

18 (a) Notwithstanding any other provision of law, Lot No. 2417-1-R7 in the  
19 municipality of *Mangilao*, consisting of a computed area of seventeen  
20 thousand seven hundred seventeen (17,717) square meters as shown on Map  
21 No. 225FY2021 (Lot) and recorded under Document Number 966048, is  
22 hereby reserved for the Department of Public Health and Social Services,  
23 pursuant to 21 GCA § 60112. A survey map designating the area of seventeen  
24 thousand seven hundred seventeen (17,717) square meters (Map) for the  
25 property has been prepared, recorded, and provided by the Department of  
26 Land Management for the GCC. A copy of the Map is attached hereto as  
27 Exhibit A.

1 (b) The use of Lot No. 2417-1-R7 shall be consistent with the purpose of a central  
2 community health center and the mission of the Department of Public Health  
3 and Social Services.

4 (c) The Department of Public Health and Social Services may also:

5 (i) Enter into a Memorandum of Agreement (MOA) with the Guam  
6 Community College to allow a portion of Lot No. 2417-1-R7, located  
7 in the municipality of Mangilao, to be used for the Guam Community  
8 College Nursing Program.

9 (ii) Transfer a portion or all of Lot No. 2417-1-R7, located in the  
10 municipality of Mangilao, to the Guam Community Health Centers  
11 program for the purpose of establishing a central community health  
12 clinic.

13 (iii) If the property is not utilized by the Department of Public Health and  
14 Social Services for the development of a central community health  
15 clinic within five (5) years of the enactment of this legislation,  
16 ownership shall be transferred to the Guam Community Health Centers  
17 for its use as a central community health clinic.

18 **Section 3. Exemption from Appraisals.** 2 GCA § 2107(b) and Section  
19 6.04(c)(4) of the Standing Rules of *I Mina'trentai Ocho Na Liheslaturan Guåhan*,  
20 relative to land appraisals, shall not apply to this Act.

21 **Section 4. Effective Date.** This Act shall be effective upon enactment.

22 **Section 5. Severability.** If any provision of this Act or its application to any  
23 person or circumstance is found to be invalid or inorganic, such invalidity shall not  
24 affect other provisions or applications of this Act that can be given effect without  
25 the invalid provision or application, and to this end the provisions of this Act are  
26 severable.

Exhibit A

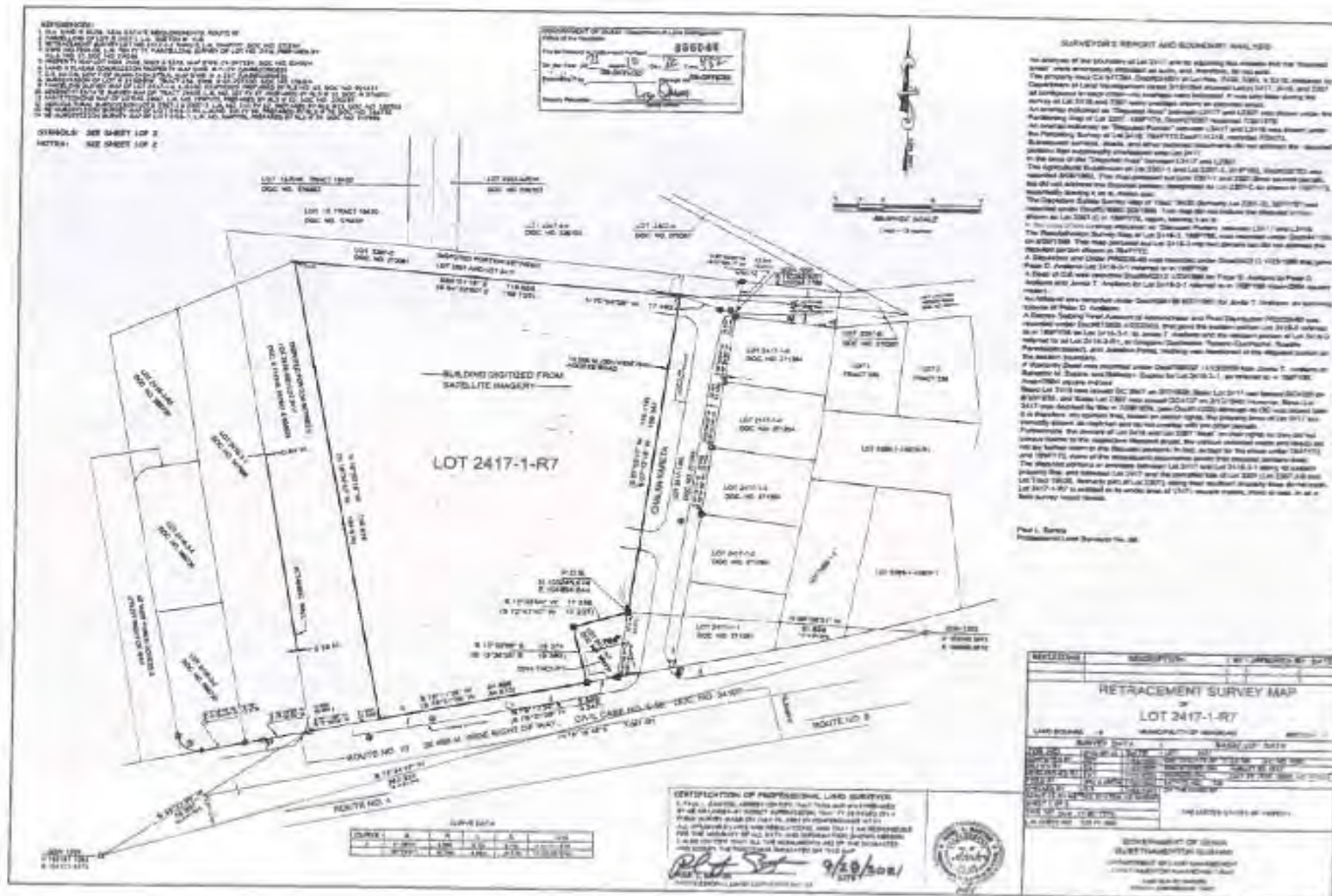
**LOT 2417-1-R6, MANGILAO  
FORMER PUBLIC HEALTH FACILITY**



DISCLAIMER: This map is for planning purposes only, not for use in litigation or for mapping requiring survey level accuracy. Some data depicts in confirmation process at the time this product was produced. The Department does not assume any liability for any inaccuracies in the map.

PREPARED BY: MARGARET V. BORJA  
DEPARTMENT OF LAND MANAGEMENT

Exhibit A





***I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN***  
**2025 (FIRST) Regular Session**

**Bill No. 12-38 (COR)**

As Amended by the Committee  
on Health and Veterans Affairs

Introduced by:

Therese M. Terlaje

**AN ACT TO RESERVE LOT NO. 2417-1-R7, THE  
FORMER DEPARTMENT OF PUBLIC HEALTH AND  
SOCIAL SERVICES MAIN BUILDING IN *MANGILAO*,  
FOR IMMEDIATE USE BY THE DEPARTMENT OF  
PUBLIC HEALTH AND SOCIAL SERVICES AND TO  
AUTHORIZE ITS USE FOR THE GUAM COMMUNITY  
COLLEGE NURSING PROGRAM.**

**BE IT ENACTED BY THE PEOPLE OF GUAM:**

**Section 1. Findings and Intent.** *I Liheslaturan Guåhan* finds that the Department of Public Health and Social Services (DPHSS) central health clinic played a critical role in providing essential health services to the people of Guam, particularly women and children. The closure of the DPHSS main building in Mangilao due to a supposed electrical fire in 2019 has had a profound impact on the accessibility and availability of these services.

*I Liheslaturan Guåhan* finds that the former Mangilao public health facility housed DPHSS Administrative office and Specialty Clinical programs such as TB, immunization, Maternal & Child Health, Dental, HIV/STD, and the Ryan White Program. In 2018, prior to the closure, the Mangilao facility recorded 8,331 encounters with services, including 1,751 services for women and 600 for child health. These numbers underscore the importance of the Mangilao facility as a central hub for health care services. However, since the relocation of DPHSS operations from the Mangilao building, there has been a significant decline in service delivery. Data provided by the DPHSS Administrator for the Bureau of Family and

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5 *I Liheslaturan Guåhan* finds that decreased care for women and children is a  
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7 the health and well-being of vulnerable populations, contributing to potential long-  
8 term adverse outcomes for families and communities. The lack of a centralized and  
9 adequately equipped facility has created barriers to care, resulting in underserved  
10 needs and an erosion of trust in the public health infrastructure.

11 *I Liheslaturan Guåhan* finds that a Request for Proposal for Professional  
12 Consulting Services for a Condition Assessment of the Mangilao Public Health  
13 Building was signed on October 2, 2024. The scope of services of the  
14 aforementioned RFP is divided into two phases. Phase I indicates that the consultant  
15 “will be required to assess the entire Building Structure”, “identify all repair and  
16 renovation requirements needed to utilize and operate the building for  
17 administrative, medical and dental clinic purposes”, and “also identify and determine  
18 if the building is incapable of being repaired and renovated, due to factors,  
19 conditions, and/or elements associated with the building”. Additionally, Phase II  
20 states that the “consultant is expected to prepare Schematic Designs and Drawings  
21 detailing suggested improvements” that addresses the assessment.

22 *I Liheslaturan Guåhan* finds that during the April 1, 2025, public hearing on  
23 Bill 12-38, the Department of Public Works (DPW) revealed that they awarded this  
24 RFP contract for Nine Hundred Seventy Thousand Dollars (\$970,000) to EMPSCO  
25 Engineering Consultant “in accordance with the RFP Requirements and other  
26 contract documents prepared by DPW”. The Department of Public Health and Social  
27 Services (DPHSS) further testified that the RFP was funded from American Rescue

1 Plan (ARP) funding allocated to DPHSS. According to DPHSS, the “Final  
2 Assessment Report” is slated to be completed on July 18, 2025, while the “Task 3  
3 Submission of 100% Design” will be completed by February 26, 2026.

4 Therefore, it is the intent of *I Liheslaturan Guåhan* to address this urgent issue  
5 by reserving Lot No. 2417-1-R7, the site of the former DPHSS main building in  
6 Mangilao, for immediate use as a central health clinic. This reservation aims to  
7 restore and enhance access to comprehensive health services, including women’s  
8 and child health care. Additionally, this legislation authorizes continued use of the  
9 property to augment the Northern and Southern Guam Health Centers and the Guam  
10 Community College Nursing Program, fostering collaboration and supporting the  
11 development of a robust public health workforce.

## 12 **Section 2. Reservation and Designated Use of Property.**

13 (a) Notwithstanding any other provision of law, Lot No. 2417-1-R7 in the  
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20 property has been prepared, recorded, and provided by the Department of  
21 Land Management for the GCC. A copy of the Map is attached hereto as  
22 Exhibit A.

23 (b) The use of Lot No. 2417-1-R7 shall be consistent with the purpose of a central  
24 clinic or community health center and the mission of the Department of Public  
25 Health and Social Services.

26 (c) The Department of Public Health and Social Services may also:

- 1 (i) Enter into a Memorandum of Agreement (MOA) with the Guam  
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- 5 (ii) Transfer a portion or all of Lot No. 2417-1-R7, located in the  
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8 clinic.
- 9 (iii) If the property is not utilized by the Department of Public Health and  
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17 **Section 4. Effective Date.** This Act shall be effective upon enactment.

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Exhibit A

**LOT 2417-1-R6, MANGILAO  
FORMER PUBLIC HEALTH FACILITY**

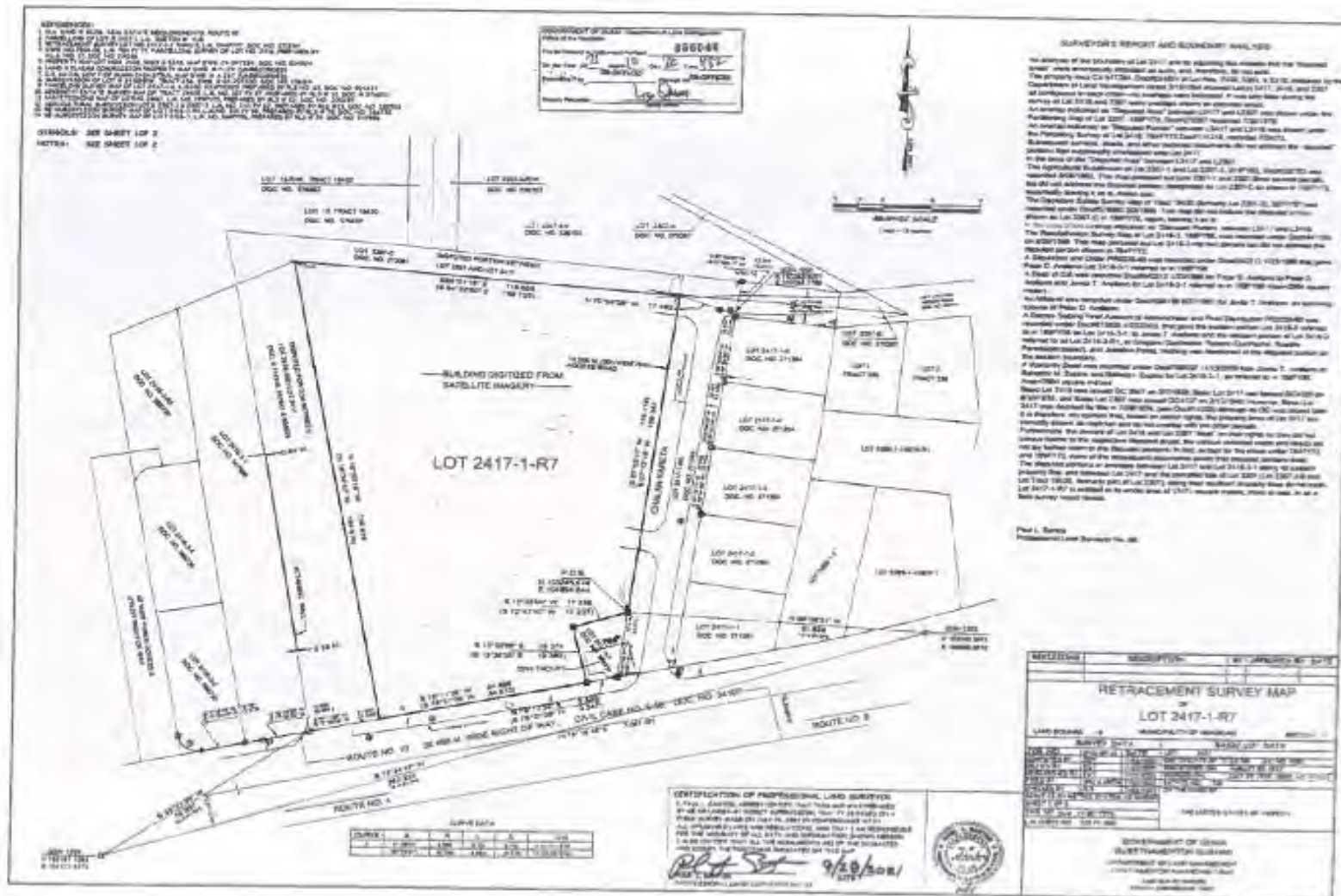


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PREPARED BY: MARGARET V. BORJA  
DEPARTMENT OF LAND MANAGEMENT



Exhibit A



***I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN***  
**2025 (FIRST) Regular Session**

**Bill No. 12-38 (COR)**

As Amended by the Committee on  
Health and Veterans Affairs

Formatted: Font: 10 pt

Introduced by:

Therese M. Terlaje

**AN ACT TO RESERVE LOT NO. 2417-1-R7, THE  
FORMER DEPARTMENT OF PUBLIC HEALTH AND  
SOCIAL SERVICES MAIN BUILDING IN *MANGILAO*,  
FOR IMMEDIATE USE BY THE DEPARTMENT OF  
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25 Engineering Consultant “in accordance with the RFP Requirements and other  
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27 Services (DPHSS) further testified that the RFP was funded from American Rescue

Plan (ARP) funding allocated to DPHSS. According to DPHSS, the “Final Assessment Report” is slated to be completed on July 18, 2025, while the “Task 3 Submission of 100% Design” will be completed by February 26, 2026.

Therefore, it is the intent of *ILiheslaturan Guåhan* to address this urgent issue by reserving Lot No. 2417-1-R7, the site of the former DPHSS main building in Mangilao, for immediate use as a central health clinic. This reservation aims to restore and enhance access to comprehensive health services, including women’s and child health care. Additionally, this legislation authorizes continued use of the property to augment the Northern and Southern Guam Health Centers and the Guam Community College Nursing Program, fostering collaboration and supporting the development of a robust public health workforce.

## **Section 2. Reservation and Designated Use of Property.**

(a) Notwithstanding any other provision of law, Lot No. 2417-1-R7 in the municipality of *Mangilao*, consisting of a computed area of seventeen thousand seven hundred seventeen (17,717) square meters as shown on Map No. 225FY2021 (Lot) and recorded under Document Number 966048, is hereby reserved for the Department of Public Health and Social Services, pursuant to 21 GCA § 60112. A survey map designating the area of seventeen thousand seven hundred seventeen (17,717) square meters (Map) for the property has been prepared, recorded, and provided by the Department of Land Management for the GCC. A copy of the Map is attached hereto as Exhibit A.

(b) The use of Lot No. 2417-1-R7 shall be consistent with the purpose of a central clinic or community health center and the mission of the Department of Public Health and Social Services.

(c) The Department of Public Health and Social Services may also:

- (i) Enter into a Memorandum of Agreement (MOA) with the Guam Community College to allow a portion of Lot No. 2417-1-R7, located in the municipality of Mangilao, to be used for the Guam Community College Nursing Program.
- (ii) Transfer a portion or all of Lot No. 2417-1-R7, located in the municipality of Mangilao, to the Guam Community Health Centers program for the purpose of establishing a central community health clinic.
- (iii) If the property is not utilized by the Department of Public Health and Social Services for the development of a central community health clinic within five (5) years of the enactment of this legislation, ownership shall be transferred to the Guam Community Health Centers, upon its request, for its use as a central community health clinic.

**Section 3. Exemption from Appraisals.** 2 GCA § 2107(b) and Section 6.04(c)(4) of the Standing Rules of *I Mina'trentai Ocho Na Liheslaturan Guåhan*, relative to land appraisals, shall not apply to this Act.

**Section 4. Effective Date.** This Act shall ~~be effective upon enactment~~ take effect 30 days after the Department of Public Health and Social Services transmits to the Speaker of I Liheslaturan Guåhan the final results of an inspection of the structure on Lot No. 2417-1-R7, the site of the former DPHSS main building in Mangilao.

**Section 5. Severability.** If any provision of this Act or its application to any person or circumstance is found to be invalid or inorganic, such invalidity shall not affect other provisions or applications of this Act that can be given effect without the invalid provision or application, and to this end the provisions of this Act are severable.



ENR 88 A

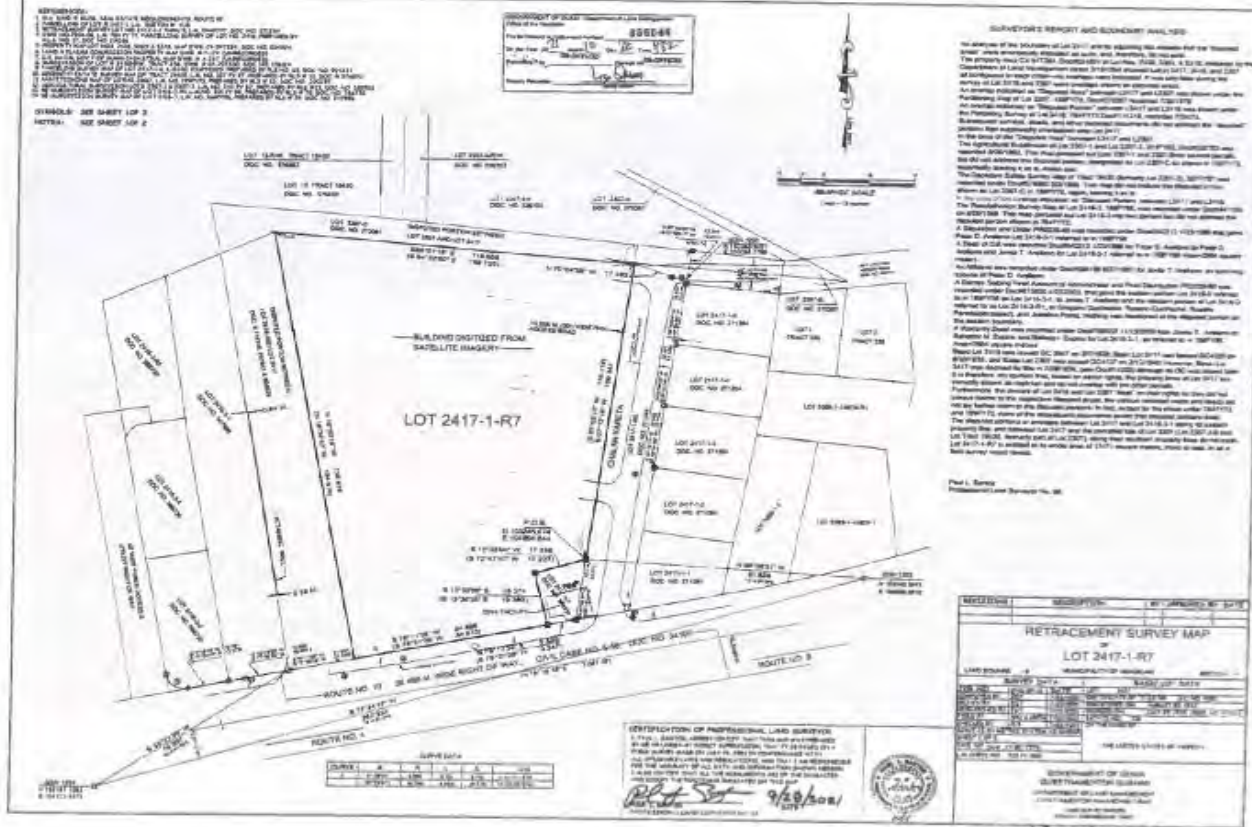
**LOT 2417-1-R6, MANGILAO  
FORMER PUBLIC HEALTH FACILITY**



DISCLAIMER: This map is for planning purposes only. It is for use in conjunction with the mapping authority during land acquisition. It is not a guarantee of the time the results are prepared. The Department does not assume any liability for any inaccuracies in the map.

PREPARED BY: **WILLIAM O. SOLA**  
ENR 88 A

Exhibit A





## COMMITTEE ON RULES

Vice Speaker V. Anthony Ada, Chairperson  
*I Mina'trentai Ocho Na Liheslaturan Guåhan*  
38<sup>th</sup> Guam Legislature

February 10, 2025

**To:** **Rennae V. C. Meno**  
Clerk of the Legislature

**From:** **Vice Speaker V. Anthony Ada**   
Chairperson, Committee on Rules

**Subject:** **Fiscal Note for Bill No. 12-38 (COR)**

---

*Håfa Adai!*

Find the attached, Fiscal Note for the following bill:

**Bill No. 12-38 (COR).**

I also request that the same be sent to the respective Chairperson of the Standing Committee, to which this bill has been referred. Kindly forward the same to Management Information Services (MIS) for posting on our website.





**Bureau of Budget & Management Research**  
**Fiscal Note of Bill No. 12-38 (COR)**

**AN ACT TO RESERVE LOT NO. 2417-1-R7, THE FORMER DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES MAIN BUILDING IN MANGILAO, FOR IMMEDIATE USE BY THE DEPARTMENT OF PUBLIC HEALTH AND SOCIAL SERVICES AND TO AUTHORIZE ITS USE FOR THE GUAM COMMUNITY COLLEGE NURSING PROGRAM.**

**Department/Agency Appropriation Information**

|                                                                                                                                                                                                                                                                                                                                           |                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| <b>Dept./Agency Affected:</b> Department of Public Health and Social Services                                                                                                                                                                                                                                                             | <b>Dept./Agency Head:</b> Theresa C Arriola, Director |
| <b>Department's General Fund (GF) appropriation(s) to date:</b> Operations (\$58,150,402); Health Insurance Premiums for Foster Children (\$1,855,841); Child Protective Services Program (\$2,220,129); Miscellaneous Appropriation for Grants for Homelessness (\$500,000)                                                              | <b>\$70,787,961</b>                                   |
| <b>Department's Other Fund appropriation(s) to date:</b> Environmental Health Fund (\$1,415,223); Health Professional Licensing Office Revolving Fund (\$338,801); Office of Vital Statistics Revolving Fund (\$225,014); DPHSS Sanitary Inspection Revolving Fund (\$424,986); Healthy Futures Fund for Guam Cancer Registry (\$389,144) | <b>\$2,793,168</b>                                    |
| <b>Total Department/Agency Appropriation(s) to date:</b>                                                                                                                                                                                                                                                                                  | <b>\$73,581,129</b>                                   |

**Fund Source Information of Proposed Appropriation**

|                                        | <b>General Fund:</b> | <b>(Specify Special Fund):</b> | <b>Total:</b> |
|----------------------------------------|----------------------|--------------------------------|---------------|
| <b>FY 2024 Unreserved Fund Balance</b> |                      | \$0                            | \$0           |
| <b>FY 2025 Adopted Revenues</b>        | \$0                  | \$0                            | \$0           |
| <b>FY 2025 Appro. (P.L. 37-125)</b>    | \$0                  | \$0                            | \$0           |
| <b>Sub-total:</b>                      | \$0                  | \$0                            | \$0           |
| <b>Less appropriation in Bill</b>      | \$0                  | \$0                            | \$0           |
| <b>Total:</b>                          | \$0                  | \$0                            | \$0           |

**Estimated Fiscal Impact of Bill**

|                      | <b>One Full Fiscal Year</b> | <b>For Remainder of FY 2025 (if applicable)</b> | <b>FY 2026</b> | <b>FY 2027</b> | <b>FY 2028</b> | <b>FY 2029</b> |
|----------------------|-----------------------------|-------------------------------------------------|----------------|----------------|----------------|----------------|
| <b>General Fund</b>  | 1/                          | 1/                                              | \$0            | \$0            | \$0            | \$0            |
| <b>Special Funds</b> | 1/                          | 1/                                              | \$0            | \$0            | \$0            | \$0            |
| <b>Total</b>         | 1/                          | 1/                                              | \$0            | \$0            | \$0            | \$0            |

- Does the bill contain "revenue generating" provisions? / / Yes / X / No  
 If Yes, see attachment
- Is amount appropriated adequate to fund the intent of the appropriation? / X / N/A / / Yes / / No  
 If no, what is the additional amount required? \$ / X / N/A
- Does the Bill establish a new program/agency? / / Yes / X / No  
 If yes, will the program duplicate existing programs/agencies? / X / N/A / / Yes / / No  
 Is there a federal mandate to establish the program/agency? / / Yes / X / No
- Will the enactment of this Bill require new physical facilities? / / Yes / X / No
- Was Fiscal Note coordinated with the affected dept/agency? If no, indicate reason: / X / Yes / / No  
/ X / Requested agency comments not received by due date / / Other:

|                                |                         |                                         |                          |
|--------------------------------|-------------------------|-----------------------------------------|--------------------------|
| Analyst: <u>Tyler Bautista</u> | Date: <u>02/07/2025</u> | Director: <u>Lester L. Carlson, Jr.</u> | Date: <u>FEB 10 2025</u> |
| Tyler Bautista, BMA II         |                         | Lester L. Carlson, Jr., Director        |                          |

**Notes:**  
 1/ See attached comments.

**BUREAU OF BUDGET AND MANAGEMENT RESEARCH**  
**COMMENTS ON BILL NO. 12-38 (COR)**

The proposed legislation seeks to mandate the immediate use of the Mangilao Public Health facility by the Department of Public Health and Social Services (DPHSS) for the purpose of a central community health center. Additionally, the proposed legislation allows the DPHSS to do the following:

- 1) Enter into a Memorandum of Agreement (MOA) with the Guam Community College (GCC) to allow a portion of the lot to be used for the GCC Nursing Program.
- 2) Transfer a portion of the lot to the Guam Community Health Centers program for the purpose of establishing a central community health clinic.

Further, the proposed legislation mandates that if the DPHSS does not utilize the facility within five (5) years of enactment of this proposed legislation, the ownership of the lot shall be transferred to the Guam Community Health Centers for its use as a central community health clinic. Lastly, the proposed legislation exempts this lot from appraisals.

Absent pertinent information from the DPHSS relative to estimated costs for the repairs/renovation and use and operation of the facility, the Bureau is unable to determine the full fiscal impact relative to the new mandates established by the proposed legislation should it pass.