

# GUAM HEALTH CARE TASK FORCE

## Land, Facilities, and Infrastructure Subcommittee Meeting

May 17, 2021 | 2:00pm

### In attendance

	<i>GMHA Board Room</i>
Lillian Perez-Posadas	<i>GMHA Administrator</i>
William Kando	<i>GMHA</i>
Joann Camacho	<i>GEDA Deputy Administrator</i>
Diego Mendiola	<i>GEDA RPD Manager</i>
Mary Camacho	<i>GEDA RPD Supervisor</i>
Mike Cruz	<i>GEDA RPD Project Manager</i>
Therese Arriola	<i>GBHWC Director</i>
Matt Santos	<i>BSP Deputy Director</i>
Joe Borja	<i>DLM Director</i>

Vera Topasna	<i>CDLO Executive Director</i>
George Bamba	<i>CDLO</i>
Carol Perez	<i>CDLO</i>
Senator Telo Taitague	<i>36<sup>th</sup> GU Legislature</i>
David Jr Cruz	<i>Guam Recovery Office</i>
Dirk Bouma	<i>FEMA</i>
Lucia Perez	<i>Office of Technology, Guam Veterans Affairs Office</i>
Liza Provido	<i>Provido Tan Jones Architects Inc.</i>
Mike Makio	<i>Taniguchi Ruth Makio Architects</i>
Mai Habib	<i>PNC</i>

### Meeting Discussion:

**\*Highlighted minutes have been updated on May 24, 2021**

### **Focus Sites Discussion (J.Borja)**

#### **• Oka/Ypao Point**

- Recommends we correctly refer to it as **Ypao Point**; Oka Point is where GMH currently sits.
- Neighborhood of Ypao Point
  - During the build for the 4 towers, contractor arranged with CLTC to use Ypao Point as staging area for equipment and materials. **If Ypao Point is used for new medical complex, where will equipment/materials be staged?**
  - When condominiums went up, water lines needed to be upgraded. A network of upgraded waterlines under the old GMH site to service the residents, GMH, and towers
  - Underground power lines also received utilities upgrade
- GPA and GWA utilities layout information available. Report to be prepared for the subcommittee
- Telecommunications infrastructure
  - W. Kando: Communication must be included in utilities
    - Landlines, VoIP system lines, and fiber optics exist underground at GMH
    - All utilities maintain emergency redundancy
      - GTA landlines are more reliable than the VoIP lines (Voice over Internet Protocol) that run on the internet
  - L. Perez: Underground telecommunication infrastructure necessary and required
    - Private telecommunication companies (GTA, Docomo, etc.)
      - Wireless or not, operate off of their fiber network (underground) to include microtrenching
    - Telecom infrastructure affects everything that happens on a campus
      - Must include for wireless spots, imaging, and overall communication
      - DLM and GALC can request through the carriers, as leaseholders, for their layouts (visual map of what's happening)
- M.Santos
  - Provided EGIS map and link to GTA fiber cable map
- Comprehensive utility report to include
  - Power, water, telecommunications, **sewers, roads**

#### **• Eagles Field**

- Recommends to rebrand the site as the **Mangilao Medical Campus** since EF is small part

- Land Survey
  - DLM has received a Right of Entry from the Navy
  - In 3<sup>rd</sup> week of a land survey, with DLM and Navy
    - To be completed by August 31, 2021 (legal description of the property for permitting needs)
    - Looking to process a quick license within a month to do other surveys (Archeological, explosive ordnance UXO, Environmental surveys, etc.)
- Navy request for buildings to be under 30ft to not interfere with weather radar
  - J.Borja: 2 story building(s), reduction of height for concept.
    - Military has made mention of this concern from the beginning
    - Guam's zoning law also limits development to 3 stories, not to exceed 30 feet
    - Height of buildings to consider outdoor installments (solar panels, elevator shaft, etc.)
    - M.Makio: Make this a Planned Unit Development (PUD). In addition to the 3 public facilities, the Governor always wants to make it a learning campus, arcade, CDC lab, etc.
    - T.Arriola: Wider than taller buildings
- Mini quarries
  - Route 15 road built by the military that included the digging of mini quarries for aggregate materials.
  - Right side was returned to GovGuam in the 1980's and promptly filled with metallic waste
- Permitting requirements due to property being federally owned (M.Santos)
  - Additional requirements above GovGuam permitting and land use
    - Federal Consistency Determination
    - National Pollutant Discharge Elimination System (NPDES)
    - General construction permit
    - SHPPO (Section 106) administered for the Federal Govt
- Water
  - Property is on the edge of the aquifer
  - Recommends to develop 3 water sources: islandwide system, water tank on the site, and possibly dig a well
    - M.Santos: Plans underway to build a well between Eagles Field and Adacao properties
- Adacao Crown Lands
  - Location: Southeast of the military training site (by the old Nimitz Golf Course)
  - Infrastructure: worst situation of all focus sites
    - Farthest away and least amount of infrastructure

#### **Sites removed from the list**

- South Finegayan: Removed due to proximity to other hospitals all serviced by one road, Route 3
- Cross Island Road: Soft clay soil with ravines and access problems
- Lot 198 (Yona): Too small

#### **Homework**

- J.Borja to provide the committee with a full utilities report by focus site upon completion
  - To include pros/cons
- Request for telecommunications infrastructure (public and private)

#### **Consider**

- Shift mindset to a medical campus, not just the hospital
- Consider population projections for needs of the campus (40k growth in population from 2020 Census)