



Office of the Adequate Education Suruhanu
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Dominic Terlaje
 Education Suruhanu

April 26, 2010

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To: Superintendent of Education
 From: Education Suruhanu
 Subject: MA Ulloa Elementary School Inspection

Dear Dr. Bretania Underwood:

An inspection of the MA Ulloa Elementary School campus occurred on April 14, 2010. The agencies that participated in the inspection were the Department of Public Health and Social Services (DPHSS), the Guam Environmental Protection Agency (GEPA), the Guam Fire Department (GFD), and our office. DPHSS issues a letter grade for the school building and cafeteria based on the number of demerits issued. However, GEPA and GFD do not issue letter grades but they do provide an inspection report identifying the discrepancies discovered.

P.L. 28-45 § 4 (12) (l) of the Adequate Public Education Act (the Act), requires Public Schools to provide a healthful, safe, and sanitary learning environment. However, the Act does not provide for a time frame to come into compliance for the noted discrepancies/violations. As such, GDOE should rectify such discrepancies/violations immediately. In addition, Title 10 G.C.A. Chapter 21 states that violations identified in a DPHSS inspection report must be corrected within a specific time frame. When an inspection yields a demerit score of 20 or less, all violations of two (2) or four (4) demerit points must be corrected within a period of time not to exceed 30 days. See 10 G.C.A. § 21107 (2) (a).

The school building received a letter grade ("A") with a demerit score of 10 and the cafeteria received a letter grade ("A") with a demerit score of 2, therefore, the two (2) and/or four (4) demerit point items listed in the respective DPHSS inspection reports must be corrected within 30 days from the date of the inspection. Although the inspection reports for GEPA and GFD do not indicate a time frame in which to correct the discrepancies, such discrepancies should be corrected immediately.

I strongly recommend that GDOE address all discrepancies/violations identified in the inspection reports and rectify them immediately in order to come into compliance with the various regulatory agency codes, with the various provisions of the Fourteen (14) Points of the Act, and/or with any other applicable laws or rules. Because not all the school's classrooms or school's facilities were inspected, GDOE is highly encouraged to assess all other classrooms and school facilities in order to identify any other discrepancies and perform the necessary corrective action.

Please submit to my office in writing, GDOE's plan to rectify each of the discrepancies/violations identified in any such inspection report, including but not limited to the measure taken or to be taken to rectify the discrepancy/violation and the date when such discrepancy/violation was rectified or would be rectified.

Respectfully submitted,

[Handwritten signature of Dominic Terlaje]
 Dominic Terlaje

Attachment: Inspection Report

cc:

Honorable Speaker, 30th Guam Legislature
 Billy Cruz, GDOE Facilities and Maintenance Manager (via email)

Chairman, GEPB (via email)
 MA Ulloa Elementary School
 Principal (via email)

Government of Guam
Office of the Education Suruhanu (OES)
School Inspection Report

PUBLIC LAW 28-45: 14 POINTS COMPLIANCE

School Representative: Yolanda Gabriel, Principal Date and Time of Inspection: April 14, 2010 Weather Condition: Sunny and warm Student Population: 673 (Males: 343) (Females: 330)	School: Maria A. Ulloa Elementary
The School building received a letter grade "A" with a total of 10 demerits. The Cafeteria received a letter grade "A" with a total of 6 demerits.	

Location	14 Point (a-n)	Type of Citation (PH=DPHSS, F=Fire Dept, E=EPA, S=Suruhanu)	Date of Citation	D e m e r i t s	Description of Finding	Comments	Recommendations
Electrical Room No. 8	1	PH & S	4/14/10	4	Observed rodent droppings.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The Department of Public Health and Social Services School Sanitary Code (the SSC) requires the school site to be free from potential sources of insect and rodent breeding and that all school areas be maintained in a clean, safe, and sanitary condition. The SSC requires doors to be in good repair. Improperly sealed doors or other areas could result in rodents, pest or other vectors entering a room.	Identify area where rodents may be gaining access to such room and repair it accordingly. Pest control services should be performed to eliminate any presence of rodents, other vectors, insects, and/or pests.
Rooms 3, 6, 10, 31 and 303	1	PH & S	4/14/10	2	Observed dark stains on floors.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires floors to be easily cleanable, light in color, kept clean, and in good repair at all times.	Remove all stains on floors immediately in order to come into compliance with the law. Require either the GDOE custodians or the Third Party Vendor custodians to perform cleaning of the floors as necessary.
Rooms 1- 4, 6, 7, 8, 24, 30, 31, 103, 105, 201, 203	1	PH & S	4/14/10	2	Observed wires on various light fixtures.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The SSC requires equipment to be in good repair and properly maintained.	Address and rectify immediately. Repair or replace. In the alternative, install light bulb sleeves as necessary.

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Rooms 2, 3, 4, 24 & 203	f & l	PH & S	4/14/10	2	Observed at least one air conditioner unit down in each room. Observed library and room 15 has one air conditioner blowing hot air.	Teacher indicated that room has been without working air conditioning since August 2009. P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. P.L. 28-45 § 4 (12) (f) requires schools to provide air conditioned or properly ventilated classrooms in which the sensible air temperature is no greater than 78 ° F. The SSC requires that ventilation shall be adequate to provide proper circulation of needed air within a room by either windows or mechanical ventilators. The SSC requires that when mechanical ventilation is provided, it shall be kept clean and in good repair. The teacher indicated that such condition has existed for approximately one month. Public Health considers temperatures above 84 ° F inadequate. In the event a classroom temperature measures above 84 ° F, Public Health may require the closure of such room until such measures can be taken to improve air circulation so that the room temperature can be adequately maintained below 84 ° F.	Address and rectify immediately in order to come into compliance with the law. In the alternative, provide additional fans or devices in order to properly ventilate the classroom. If room temperature cannot be improved or conditions worsen, students must be re-located to a more suitable room.
Cafeteria	l	PH & S	4/14/10	4	Observed rodent droppings in employee locker room.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The Eating and Drinking Establishment Code (the EDE code) requires all droppings to be removed immediately. the EDE code requires that pest control services be performed to address any and all vector issues.	Address and rectify immediately in order to come into compliance with the law.

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	Cafeteria	1	PH & S	4/14/10	2	Screen missing on a window in the dining area.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. The EDE code requires windows to be kept clean and in good repair.	Identify all windows requiring screens and install the appropriate screen or make any necessary repairs immediately in order to come into compliance with the law.
	Campus	1	GEPa	4/14/10	N/A	Used cooking oil container not in proper location.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. GEPa requires secondary containment for any used cooking oil need and such container must be placed in a covered/shaded area.	Identify a permanent location for the used cooking oil container and have such container properly installed and placed immediately in order to come into compliance with the law.
	Area between 105 and 35	1	GEPa	4/14/10	N/A	Storm water drain inlet located between room 105 & 35 requires cleaning/maintenance.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. GEPa requires storm water drain inlets to be free from debris or green waste.	Remove any and all debris or vegetation immediately in order to come into compliance with the law. Frequent monitoring and maintenance of such areas should be performed.
	Area between 105 and 35	1	GEPa	4/14/10	N/A	Air condition drain pipe at room 11, 302, and at the library leaks water or is not properly draining into the ground.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. GEPa requires all water to be properly drained.	Identify and permanently repair or replace the A/C drain pipes found to be leaking water.
	Area between 105 and 35	1	GEPa	4/14/10	N/A	Roof downspout near room 307 is in disrepair.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. GEPa requires all structures directing the flow of water to be in good repair.	Identify and permanently repair or replace any and all rain water down spouts found in disrepair.
	Area between 105 and 35	1	GEPa	4/14/10	N/A	Cafeteria grease trap shall be clean and maintained at all times.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment.	The necessary cafeteria personnel should ensure that regular maintenance of any and all grease traps is performed and that records of such maintenance are maintained accordingly.

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	Campus	I	GFD	4/14/10	N/A	Fire alarm system not operational.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. Because the fire alarm system is not operational, GFD approved a Fire Watch Program that the school must implement and properly perform on a daily basis.	Repair, replace, or install an approved fire alarm system for the school immediately in order to come into compliance with the law.
	Campus	I	GFD	4/14/10	N/A	Exposed electrical wiring throughout campus, missing receptacle covers, electrical wiring not in conduit.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment. GFD requires all electrical wiring to be properly installed or covered. GFD requires any and all electrical work to be in compliance with the National Electrical Code.	Find and permanently repair all exposed wiring, missing receptacle covers. Find and permanently install all necessary electrical wiring within proper conduit.
	Campus	I	GFD	4/14/10	N/A	Observed the following discrepancies: Fire extinguishers signs posted without extinguisher available; Ceiling tiles missing; Overgrown vegetation within the LPG storage tank; Exit doors obstructing path to egress, Fire lanes must be accessible for any emergency responders.	P.L. 28-45 § 4 (12) (l) requires schools to provide a healthful, safe, and sanitary learning environment.	Address and permanently rectify all discrepancies immediately in order to come into compliance with the law.