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December 1, 2010

To: Superintendent of Education  
From: Education Suruhanu  
Subject: PC Lujan Elementary School Inspection

Office of the Attorney General  
Justice - Wen  
Date: 12/01/10  
Time: 12:06 PM  
Received by: [Signature]  
30-10-1053

Buenas Dr. Bretania Underwood:

An inspection of the PC Lujan Elementary School campus occurred on November 30, 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 for the cafeteria based on the number of demerits issued for each particular violation. GEPA and GFD do not issue letter grades but each agency does provide an inspection report identifying the discrepancies discovered.

P.L. 28-45 § 4 (12) (1) of the Adequate Public Education Act (the Act), requires Public Schools to provide a healthful, safe, and sanitary learning environment but the Act does not provide for a time frame in which to come into compliance with the law for any noted discrepancies/violations. However, 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 a DPHSS 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 zero demerits, therefore, the two (2) and/or four (4) demerit point items listed in the DPHSS school building inspection report must be corrected within 30 days from the date of the inspection. Although the GEPA and GFD inspection reports 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 each inspection report and rectify them immediately to come into compliance with the various provisions of the Fourteen (14) Points of the Act, with the various provisions of the regulatory agency codes, 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 to identify any other discrepancies and perform the necessary corrective action.

2010 DEC -9 AM 8:30  
[Signature]

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 would be rectified.

Si Yu'os Ma'åse',



Dominic Terlaje

Attachment:

PC Lujan Elementary School Inspection Report

cc:

Chief of Staff, Government of Guam

Honorable Speaker, 30<sup>th</sup> Guam Legislature

Chairman, GEB

Billy Cruz, GDOE Facilities and Maintenance Manager

Bruce Williams, GDOE Safety Administrator

PC Lujan Elementary School Administration

Guam Attorney General

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

PUBLIC LAW 28-45: 14 POINTS COMPLIANCE						
School Representative: Germaine Igeislas, Principal Date of inspection: November 30, 2010 Weather Condition: Sunny and warm School Population: Male: 228. Females: 224 School building received a letter grade "A" with a total of 10 demerits. Cafeteria received a letter grade "A" with 0 demerits. Private custodial vendor provides services to the school during school hours.						Name of School:  <b>PC Lujan Elementary</b>
Loc.	14 pt.	Citation PH=DPHSS F=Fire Dept E=EPA S=Suruhanu	Date	D e m e r i t s	Description of Finding	Comments/Recommendations
Campus	1	PH & S	11/30/10	2	Observed expansion joint outside teacher's lounge leaking. Ceiling tiles in disrepair and stained. Ceiling leaking in rooms 26 and 29. Observed vents, ceiling tiles and light shields in E-Wing with dust throughout. Paint peeling throughout ceiling above A-Wing.	All areas, facilities, and equipment shall be maintained in a clean, safe, and sanitary condition, and kept in good repair. Identify and rectify all discrepancies immediately. All walls and ceilings shall be in good repair. Replace all ceiling tiles found in disrepair and or water stained. Identify and repair all ceiling leaks. Clean all vents, ceiling tiles, and light shields as often as necessary. Identify and properly remove all areas were paint is peeling immediately. Paint services should be performed as often as necessary.
Rooms 11, 13, 8, 21 and Library	f & l	PH & S	11/30/10	2	Observed air condition units in disrepair.	When mechanical ventilation is provided, it shall be kept clean and in good working order at all times. Identify and repair or replace all A/C units in disrepair or not working properly. Ensure that each classroom is properly ventilated by either mechanical or natural means at all times. Properly remove any A/C units determined to be in disrepair. If a room cannot be properly ventilated, the students should be re-located to a more suitable room. Students should not be exposed to warm and/or humid conditions for an extended period of time.
D-Wing Girls restroom	1	PH & S	11/30/10	6	Observed toilet bowl in girls restroom in disrepair.	<u>Note:</u> This damaged toilet bowl was noted in an OES inspection report dated September 29, 2010 and was not addressed until Public Health cited the school for such discrepancy during the November 30, 2010 inspection. However, GDOE was not able to rectify the discrepancy before inspection report was submitted to the School Administrator. All toilet rooms shall be kept in good repair including restroom fixtures. Although the bowl otherwise works and there are no leaks, there are sharp edges as a result of a portion of the ceramic fixture being exposed. Work requests reporting such problems should be addressed and properly rectified.

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

PUBLIC LAW 28-45: 14 POINTS COMPLIANCE						
School Representative: <b>Germaine Igelsias, Principal</b> Date of Inspection: <b>November 30, 2010</b> Weather Condition: <b>Sunny and warm</b> School Population: <b>Male: 228. Females: 224</b> School building received a letter grade "A" with a total of 10 demerits. Cafeteria received a letter grade "A" with 0 demerits. Private custodial vendor provides services to the school during school hours.						Name of School:  <h2 style="margin: 0;">PC Lujan Elementary</h2>
Loc.	14 pt.	Citation PH=DPHSS F=Fire Dept E=EPA S=Suruhanu	Date	D e m e r i t s	Description of Finding	Comments/Recommendations
Cafeteria	1	PH & S	11/30/10	N/A	No violations.	N/A
E-Wing	1	E & S	11/30/10	N/A	Observed standing water from air conditioners on the back side of Rooms 32, 31, 30, 29, and 26.	Identify and prevent A/C drip water from collecting on the ground.
E-Wing	1	E & S	11/30/10	N/A	Observed front side storm drain needs cleaning.	Storm water drainage inlets should be free from debris which may restrict the flow of rain water into drainage system. Identify and remove all debris from storm water drainage inlets. Storm water drainage inlets should be maintained as necessary.
B- Wing	1	E & S	11/30/10	N/A	Observed standing water behind room 15, 19 and 20 and in front of room 14.	Identify the cause of the standing water and rectify it immediately.
Cafeteria Grease Trap	1	E & S	11/30/10	N/A	Servicing of grease trap must be verified.	Provide proof of servicing to GEPA as soon as possible. Determine the appropriate party responsible for maintaining the grease trap to ensure that it is serviced as often as necessary. Proof of servicing should be maintained in the school's records and made readily available upon request.

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Campus	1	F & S	11/30/10	N/A	1) Obstructed notification devices room 31 (E-Wing) maybe typical. 2) Kitchen electrical panel needs emergency light in cafeteria. 3) Cafeteria door exit swing inward-- must swing outward. 4) Electrical panel B-Wing exposed wires. 5) Electrical panel near room 29--no storage of combustibles. 6) Electrical panel obstructed room 3. 7) Key lock from interior prohibited in all classrooms--discovered in room 8. 8) Fire alarm system in room 5B (building) must be inter connected to main fire alarm system (inoperable). 9) Not all classrooms were inspected--may be typical. 10) Notice of hazard for fire alarm inoperative stand 11) Fire watch imposed. <b>Notice of Hazard issued for Fire Watch. Note:</b> When GFD inquired about the Fire Watch Program, school officials informed the Fire Captain that the school had not actively conducted fire watch since August 2010. I strongly recommend that the GDOE Safety Office provide regular monitoring of the schools to ensure that the fire watch program is in effect at all relevant times. GFCI outlets are required to be installed when there is a water source within 3 feet of an electrical outlet. Fire extinguishers were observed to be outdated, obstructed, undercharged, and being used as door stop. Observed exposed or missing breakers faceplate on the bus bar of the electrical panel. Electrical room under stairway being used as a storage room. Fire hose cabinets not serviced and they are obstructed. Fire hose cabinets must be serviced every 5 years and must be unobstructed at all times. Combustible storage height within 24 inches from ceiling. Rear door on 2nd floor wall shall not be a designated exit--exit sign must be removed on such doors. Multi-plug adapters/extension cords shall not be used as a permanent source of power and the multi-plug adapter shall not be plugged into an extension cord or another multi-plug adapter. Extension cords shall not be used for appliances such as refrigerators. Exit doors shall not require excessive force to open--room 23. Identify and rectify all discrepancies immediately. GDOE Safety Office should conduct regular checks of the schools to ensure that they are in compliance with all applicable safety codes.	