

#### IV.D. Narrative Information Sheet

The Narrative Information Sheet should address the information below and shall not exceed three, single-spaced pages. Do not include a summary or overview of your narrative/project. Any pages submitted over the page limit will not be considered. EPA does not consider information in the Narrative Information Sheet to be responses to the ranking criteria. Provide the Narrative Information Sheet on the applicant's official letterhead. You will not be penalized if you provide this information to EPA in a different format.

1. Applicant Identification Provide the name and full address of the entity applying for funds. This is the agency or organization that will receive the grant and be accountable to EPA for the proper expenditure of funds.

Guam Environmental Protection Agency  
17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913

2. Funding Requested
  - a. Grant Type: Multipurpose
  - b. Federal Funds Requested  
\$ 1,000,000

3. Location Provide the a) city, b) county, and c) state or reservation, Tribally owned lands, Tribal fee lands, etc., of the community(ies) that you propose to serve.
  - Piti, Guam
  - Tamuning, Guam
  - Dededo, Guam

4. Target Area and Priority Site Information

Applicants, other than Tribal Nations:

- Aprah Harbor Resrvation F-12 and F-13 (Old Navy Supply Depot, Drum Storage Lot, Polaris Point, Piti, Guam
- Oka Point Tamuning LOT M19 L5173-1 R2-NEW-R6, Tamuning, Guam
- Island Girl Power Clubhouse LOT M05 L10114-NEW-3-R2, Dededo, Guam

5. Contacts

- a. Roland Gutierrez, Division Administrator  
 Phone (671) 300-4751  
 Email roland.gutierrez@epa.guam.gov  
 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913
  
- b. Michelle R. Lastimoza, Administrator  
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 Email michelle.lastimoza@epa.guam.gov  
 17-3304 Mariner Avenue Tiyan Barrigada, Guam 96913

6. Population

- Polaris Point, Piti (Population 1,585)
- Oka Point, Tamuning (Population 18,489)
- Dededo, Guam (Population 44,908)

7. Other Factors Applicants claiming one or more of the other factors below must provide a summary in the Narrative on the applicable other factor(s). Please identify which of the below items apply to your community/proposed project by noting the corresponding Narrative page number. **If none of the Other Factors apply to your community/proposed project, please provide a statement to that effect.**

<b>Sample Format for Providing Information on the Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	1
The priority site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	N/A
The priority site(s) is in a federally designated flood plain.	N/A
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	N/A

At least 20% of the overall project budget will be spent on eligible reuse/areawide planning activities, as described in <a href="#">Section I.B.</a> , for priority site(s) within the target area.	N/A
The target area is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	N/A

8. Letter from the State or Tribal Environmental Authority (not included in the three-page limit)  
Guam is a United States Territory and is planning to apply for FY24 federal Brownfields Grant funds.

9. Releasing Copies of Applications

In concert with EPA’s commitment to conducting business in an open and transparent manner, copies of applications submitted under this solicitation may be made publicly available on [EPA's Office of Brownfields and Land Revitalization](#) website or other public website for a period of time after the selected applications are announced. EPA recommends that applications not include trade secrets or commercial or financial information that is confidential or privileged, or sensitive information, if disclosed, that would invade another individual’s personal privacy (e.g., an individual’s salary, personal email addresses, etc.). However, if such information is included, it will be treated in accordance with [40 CFR § 2.203](#). (Review [Section IV.G.](#) for more information.)

# **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

## **a. Target Area and Brownfields**

### **i. Overview of Brownfield Challenges and Description of Target Area**

The target area is within the United States Territory of Guam. The specific sites will consist of the village of Piti, Tamuning, and Dededo. Challenges range from illegal dumping, possible asbestos, and property identified to be reused for business interest. These challenges are hindering revitalization, investment and potentially causing issues further down the road for future renovation or business expansion in the case of possible asbestos or other contaminants involving older buildings.

This grant will help identify the severity of possible contaminants and offers a solution to remove them. This will encourage investment due to the high cost of building material and skilled worker shortages Guam.

The specific target area where we plan to focus grant activities, would be neighborhoods, industrial areas and planning areas.

### **ii. Description of the Priority Brownfield Site(s)**

- Island Girl Power Clubhouse, Dededo -Phase I complete. Buildings are currently lease occupied. Based on the Phase I Environmental Site Assessment Report, there is a potential that the identified recognized environmental conditions have impacted the environmental integrity of the subject site and further investigation is needed.
- Oka Point Tamuning - Phase I complete. This location has several buildings built prior the late 1970's and has been known for illegal dumping in certain areas. Past usage was for a hospital and housing for their staff, and portions thereof for a typhoon debris site. The area is around 38 acres. This grant will be utilized for clean up based on Phase II assessment and findings. This will be a priority site.
- F-12 and F13 Polaris Point, Piti- Phase I completed in 2008. This location was leased to a Solid Waste Management Facility and that company is no longer in business. It is currently not in use. If possible, we would like to conduct another Phase I on this site and possible Phase II and clean up. This location has less than 10,000 residents.

### **iii. Identifying Additional Sites**

- Re-vitalization of Hagatna, Guam's Capital Village (Hagatna Restoration & Revitalization Act). Will update and reprioritize as needed.

- Funds for Future Chamorro Land Trust Commission (CLTC) housing developments and assessment. This agency helps certain residents that can't afford housing.

**b. Revitalization of the Target Area**

i. Overall Plan for Revitalization

- Oka Point Tamuning – This location has been identified for use as possibly a hospital or green space.
- F-12 and F13 Polaris Point, Piti- This location is identified as a property that can be reused for business development

ii. Outcomes and Benefits of Overall Plan for Revitalization

This grant will help facilitate preparing the Oka Point Tamuning property for the possibility of building a new hospital. Currently, the Island of Guam has two hospitals the public can choose from. One government and one private. The government hospital is very old and has been having issues for the many years with the physical structure and its capacity for patient care. This revitalization of Oka Point Tamuning could potentially facilitate a new hospital and or allow for a green space that is near the tourist area and could encourage additional tourist attractions and stimulate economic growth. Guam's economy relies heavily on tourists. Revitalization of F-12 and F13 Polaris Point, Piti will allow for a vacant property to be cleared of potential contaminants and contribute to Guam's economy once again.

**c. Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

Monetary funding as of now will be utilized from 128a funding for a Phase II assessment at Oka Tamuning. This Grant will stimulate additional funding by identifying the extent and removal of contamination. This will give investors and Government officials the dollar amounts to invest/ apply for and allow to coordinate key factors in determining revitalization costs.

ii. Use of Existing Infrastructure

The location for Oka Tamuning is located in a central area for Island residents to commute to the hospital as for as general care and emergency care. The other public

hospital is located in the northern part of Guam. The most southern hospital is located on the Military base and is only used by non-military residents if they go by ambulance to the Emergency room.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

#### **i. The Community's Need for Funding**

This grant will allow the community to continue having services at a central hospital and also allow for revitalization of the area to allow for a green space. Tamunig is a popular area and will allow residents and tourists to visit areas by foot instead of vehicles that cause heavy emissions

### **b. Community Engagement**

#### **i. Prior/Ongoing Community Involvement**

Community will be engaged through public outreach and discussions.

#### **ii. Project Involvement**

- Oka Point Tamuning – Non- profits, Government officials and the General Public that advocate for Green Space initiatives.
- F-12 and F13 Polaris Point, Piti – Government Officials, Investors and the General Public

#### **iii. Project Roles**

Describe the role each identified local organization/entity/group will have in the project including how it will be meaningfully involved in making decisions with respect to site selection, cleanup, and future reuse of the brownfield sites, including the priority site(s).

#### **iv. Incorporating Community Input**

Progress will be reported via the Agency website and archived in the public library.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

Remediation activities that are classified as “Construction” costs include:

- excavation and removal or treatment of contaminated soil,
- installation of concrete caps and other barriers to migration of contamination,
- abatement of asbestos or lead based paint contamination in buildings,
- construction or assembly of structures housing equipment to pump and treat contamination,
- permanent installation of equipment purchased by the contractor or the recipient, and
- site restoration activities such as grading that prepare a site for reuse and similar activities that improve real property.

#### **a. Description of Tasks/Activities and Outputs**

Provide a list and description of the tasks/activities required to implement the proposed project. You may respond to this criterion using the sample format for each task/activity.

#### **Sample Format for Tasks/Activities**

<b>Task/Activity:</b>
i. Project Implementation <ul style="list-style-type: none"><li>▪ EPA-funded tasks/activities: excavation and removal or treatment of contaminated soil, installation of concrete caps and other barriers to migration of contamination, abatement of asbestos or lead based paint contamination in buildings, site restoration activities such as grading that prepare a site for reuse and similar activities that improve real property.</li></ul>
ii. Anticipated Project Schedule: FY2024-FY2028
iii. Task/Activity Lead: Derien Mitchell and Chie Takase
iv. Outputs: RFP’s, Contracts, quarterly reports, progress reports, tracking budget, ensuring projects are completed.

#### **i. Project Implementation**

- Discuss the EPA-funded tasks/activities that will take place under this grant.
  - Cooperative agreement oversight
  - Procuring a Qualified Environmental Professional
  - Inventory work
  - Community engagement

- Site selection,
- Securing site access
- Phase I and Phase II environmental site assessments
- Cleanup planning at a specific site
- Certifying cleanup is complete.

ii. Anticipated Project Schedule

This project schedule is anticipated for FY24- FY2028

iii. Task/Activity Lead

Derien Mitchell Environmental Health Specialist II, has nearly 20 yrs of experience in the Environmental Health Field.

Chie Takase Environmental Health Specialist I, has a Master Degree in Environmental Health and prior experience as a Brownfields consultant.

iv. Outputs

- Completing RFPs
- Contracts
- Quarterly reports
- Progress reports
- Tracking budget
- Ensuring projects are completed

**b. Cost Estimates**

**Sample Format for Budget (do not change Budget Categories)**

Examples of costs per unit may include:

**Task 1, Phase I Environmental Site Assessments**

– *Contractual Costs*: Phase I = \$100,000

**Task 2, Phase II Environmental Site Assessments**

– *Contractual Costs*: Phase II = \$150,000

**Task 3, Clean up and removal**

– *Contractual Costs*: = \$750,000



**c. Plan to Measure and Evaluate Environmental Progress and Results**

Develop an approved work plan and provide quarterly and progress

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**Provide responses for the organization that is applying for funding.**

**a. Programmatic Capability**

i. Organizational Capacity

We have two Environmental Health Specialists and Division Administrator to oversee these projects. Our admin section will provide financial tracing and any IT related support.

ii. Organizational Structure

We have two Environmental Health Specialists and Division Administrator to oversee these projects. Our admin section will provide financial tracing and any IT related support.

iii. Description of Key Staff

Derien Mitchell- Will oversee the progress and report finding to the Division Administrator. He will also work with the admin team to identify and request project funding as needed.

Chie Takase- Will assist Mr. Mitchell and provide knowledge and use her previous experience in Brown Fields projects.

iv. Acquiring Additional Resources

Additional resources to complete these projects will consist of hiring and contracting Private Environmental companies to carry out the required tasks.

**b. Past Performance and Accomplishments**

i. Currently Has or Previously Received an EPA Brownfields Grant

(1) Accomplishments

- Conducted an ESA Phase I - Former Guam Memorial Hospital

- Conducted an ESA Phase I - Island Girl Power Siteund
- Conducted an ESA Phase II - Former Good Will Sit
- Conducted an ESA Phase II Former International Bridge Corp number of

These outputs were accurately reflected in the Assessment, Cleanup and Redevelopment Exchange System (ACRES).

(2) Compliance with Grant Requirements

We are in compliance with current workplan, schedule, and terms and conditions under the current/most recent grant(s).

128a FY2024- FY2025