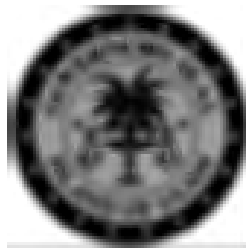


*I Mina'Trentai Kuáttro Na Liheslaturan*  
**BILL STATUS**

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	FISCAL NOTES	NOTES
15-34 (COR) As corrected by the Prime Sponsor.	B. J.F. Cruz	AN ACT TO REQUIRE THAT A COMPREHENSIVE COST-BENEFIT AND SPACE UTILIZATION STUDY BE CONDUCTED BY THE GOVERNMENT OF GUAM PRIOR TO THE AUTHORIZATION, FUNDING, OR CONSTRUCTION OF A UNIFIED GOVERNMENT OFFICE FACILITY.	2/1/17 10:17 a.m.  <b>AS CORRECTED</b> 02/8/17 12:22 p.m.	2/9/17	Committee on Appropriations and Adjudication	3/16/17 2:00 p.m.	4/17/17 4:21 p.m.	Fiscal Note Request 2/9/17  Fiscal Note 2/23/17	
	<b>SESSION DATE</b>	<b>TITLE</b>	<b>DATE PASSED</b>	<b>DATE AND TIME TRANSMITTED</b>	<b>DUE DATE</b>	<b>PUBLIC LAW</b>	<b>DATE SIGNED</b>	<b>NOTES</b>	
	4/24/17	AN ACT TO REQUIRE THAT A COMPREHENSIVE COST-BENEFIT AND SPACE UTILIZATION STUDY BE CONDUCTED BY THE GOVERNMENT OF GUAM PRIOR TO THE AUTHORIZATION, FUNDING, OR CONSTRUCTION OF A UNIFIED GOVERNMENT OFFICE FACILITY.	4/27/17	4/28/17 6:02 p.m.  As corrected by the Primary Sponsor; and substituted and amended on the Floor.	5/10/17	Public Law No. 34-08	5/10/2017	Received: 5/12/17 Mess and Comm. Doc. No. 34GL-17-0514	



EDDIE BAZA CALVO  
Governor

RAY TENORIO  
Lieutenant Governor

*Office of the Governor Of Guam.*

MAY 12 2017

Honorable Benjamin J.F. Cruz  
Speaker  
*I Mina'trentai Kuáttro Na Liheslaturan Guåhan*  
Guam Congress Building  
163 Chalan Santo Papa  
Hagåtña, Guam 96910

GL# 34-17-514  
Speaker Benjamin J.F. Cruz

MAY 12 2017  
Time 5:00 [ ] AM [ ] PM File No. \_\_\_\_\_  
Received By

Dear Mr. Speaker:

Transmitted herewith is Bill No. 15-34 (COR), "AN ACT TO REQUIRE THAT A COMPREHENSIVE COST-BENEFIT AND SPACE UTILIZATION STUDY BE CONDUCTED BY THE GOVERNMENT OF GUAM PRIOR TO THE AUTHORIZATION, FUNDING, OR CONSTRUCTION OF A UNIFIED GOVERNMENT OFFICE FACILITY," which lapsed into law on May 11, 2017, as Public Law 34-08.

*Senseramente,*

RAY TENORIO  
*I Ma'ga'lahen Guåhan, para pa'go*  
Acting Governor of Guam

2017 MAY 15 AM 8:17 KC

0514



Eddie Baza Calvo



@eddiebazacalvo



@governorcalvo

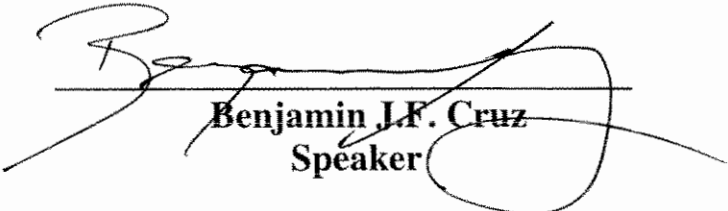


governorofguam

**I MINA'TRENTAI KUÁTTRO NA LIHESLATURAN GUÅHAN**  
**2017 (FIRST) Regular Session**

**CERTIFICATION OF PASSAGE OF AN ACT TO I MAGA'LÅHEN GUÅHAN**

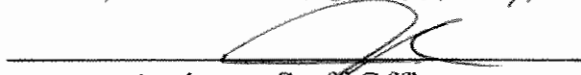
This is to certify that **Substitute Bill No. 15-34 (COR)**, "AN ACT TO REQUIRE THAT A COMPREHENSIVE COST-BENEFIT AND SPACE UTILIZATION STUDY BE CONDUCTED BY THE GOVERNMENT OF GUAM PRIOR TO THE AUTHORIZATION, FUNDING, OR CONSTRUCTION OF A UNIFIED GOVERNMENT OFFICE FACILITY," was on the 27<sup>th</sup> day of April 2017, duly and regularly passed.

  
\_\_\_\_\_  
**Benjamin J.F. Cruz**  
Speaker

Attested:

  
\_\_\_\_\_  
**Régine Biscoe Lee**  
Legislative Secretary

This Act was received by *I Maga'låhen Guåhan* this 28 day of APRIL,  
2017, at 6:02 o'clock P.M.

POI J. RECHMUK #735  
  
\_\_\_\_\_  
Assistant Staff Officer  
*Maga'låhi's Office*

APPROVED:

\_\_\_\_\_  
**EDWARD J.B. CALVO**  
*I Maga'låhen Guåhan*

Date: MAY 11 2017

Public Law No. 34-08

*I MINA'TRENTAI KUÁTTRO NA LIHESLATURAN GUÁHAN*  
**2017 (FIRST) Regular Session**

**Bill No. 15-34 (COR)**

As corrected by the Primary Sponsor;  
and substituted and amended on the Floor.

Introduced by:

B. J.F. Cruz  
Thomas C. Ada  
FRANK B. AGUON, JR.  
William M. Castro  
James V. Espaldon  
Fernando Barcinas Esteves  
Régine Biscoe Lee  
Tommy Morrison  
Louise B. Muña  
Telena Cruz Nelson  
Dennis G. Rodriguez, Jr.  
Joe S. San Agustin  
Michael F.Q. San Nicolas  
Therese M. Terlaje  
Mary Camacho Torres

**AN ACT TO REQUIRE THAT A COMPREHENSIVE  
COST-BENEFIT AND SPACE UTILIZATION STUDY BE  
CONDUCTED BY THE GOVERNMENT OF GUAM  
PRIOR TO THE AUTHORIZATION, FUNDING, OR  
CONSTRUCTION OF A UNIFIED GOVERNMENT  
OFFICE FACILITY.**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Comprehensive Cost-Benefit and Space Utilization Study**

3 **Required.** Notwithstanding any other provision of law, rule or regulation, the

4 construction of any government office space within the municipality of *Hagåtña* for

1 the executive branch of the government of Guam *shall* be prohibited without the  
2 completion of a Comprehensive Cost-Benefit and Space Utilization Study (the  
3 Study) procured by the Department of Public Works, pursuant to Section 2 of this  
4 Act. The Study *shall* determine if it is cost-beneficial to the government of Guam to  
5 relocate all or some of the executive branch department and agency office spaces,  
6 including, but not limited to, those identified in the OPA Report 17-02 to a unified  
7 government office facility in *Hagåtña*. The Study *shall* contain, *at a minimum*, the  
8 following information:

9 (a) a comprehensive cost analysis of current government of Guam  
10 leases, including space requirements for all departments and/or agencies that  
11 are currently leasing or renting office space, available lease space and market  
12 lease rates, ongoing operating and maintenance costs, one-time costs upon  
13 relocation, lease periods, expected price escalation factors, cost projections,  
14 and other relevant cost considerations;

15 (b) a comprehensive cost analysis on the construction of a  
16 government office facility in the municipality of *Hagåtña*, including building  
17 area, parking requirements, potential impact on current traffic in the proposed  
18 location, impact on existing businesses and residents, construction costs,  
19 construction timelines, ongoing operating and maintenance costs, one-time  
20 costs upon relocation, additional income from subleases, if any, construction  
21 and new building operating periods, expected price escalation factors, cost  
22 projections, and other relevant cost considerations;

23 (c) a comprehensive cost-benefit analysis of various options,  
24 including a status quo scenario. The options presented *shall* take into  
25 consideration and enumerate the costs, potential benefits, and potential  
26 limitations and drawbacks of each option; and

27 (d) a presentation of various financing alternatives for any proposed

1 government office facility, including, but not limited to, bond issuance,  
2 commercial bank loan, and design, build, operate and transfer schemes. The  
3 cost and benefits of each of the financing alternatives *shall* also be presented.  
4 The Study required under this Section *shall* be subject to the Guam  
5 Procurement Law, 5 GCA Chapter 5, and *shall* be procured through the  
6 General Services Agency of the Department of Administration.

7 **Section 2. Funding.** *I Liheslaturan Guåhan shall identify a funding source*  
8 *of up to Three Hundred Thousand Dollars (\$300,000) in the Fiscal Year 2018 Budget*  
9 *Act to fund the Comprehensive Cost-Benefit and Space Utilization Study required*  
10 *in Section 1 of this Act. Subsequent to the enactment of the FY 2018 Budget Act,*  
11 *the Department of Public Works shall issue a procurement solicitation for the Study*  
12 *required by this Act; and, the Study shall be transmitted to the Speaker of I*  
13 *Liheslaturan Guåhan. No construction of any executive branch department and*  
14 *agency office space in Hagåtña, except for those enumerated in Section 3, shall*  
15 *commence until ninety (90) days after the submission of the Study to the Speaker of*  
16 *I Liheslaturan Guåhan. Nothing herein shall authorize the construction of any*  
17 *executive branch department and agency office space in Hagåtña.*

18 **Section 3.** Nothing in this Act shall be construed so as to prevent, de-  
19 authorize, or otherwise abrogate the following authorizations:

20 (a) Public Law 29-135 (Department of Land Management  
21 Building);

22 (b) Public Laws 30-201, 31-229, 31-277, 32-063, and 32-120  
23 (University of Guam Student Services Center and Engineering Annex and  
24 Guam Community College Laboratory and Buildings);

25 (c) Public Laws 31-229, 32-120, and 32-121 (Guam Department of  
26 Education Public Schools);

27 (d) Public Laws 32-204 and 33-151 (Guam Memorial Hospital

1 Authority Labor and Delivery Ward); and

2 (e) Public Law 33-66 (Unified Judiciary of Guam Judicial Building  
3 Fund Refinancing and Related Buildings).

4 **Section 4. Effective Date.** This Act *shall* be effective upon enactment.

5 **Section 5. Severability.** If any provision of this act or its application to any  
6 person or circumstance is held invalid, the invalidity *shall not* affect other provisions  
7 or applications of this act that can be given effect without the invalid provision or  
8 application and to this end the provisions of this act are severable.