

**PROPOSED UTILIZATION
OF THE
“OLD” GUAM MEMORIAL
HOSPITAL FACILITY**

Submitted by

**TASK FORCE FOR UTILIZATION
OF
OLD GMH FACILITY**

Members:

**Guam Economic Development Authority,
Chairman
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Bureau of Planning
Department of Public Works
Department of Administration
Bureau of Budget & Management Research
Department of Land Management
Guam Visitors Bureau
Attorney General**

RESOURCES INPUT:

**Department of Commerce
Guam Growth Council
Guam Health Planning and Development Agency**

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ABSTRACT: PROPOSED USE

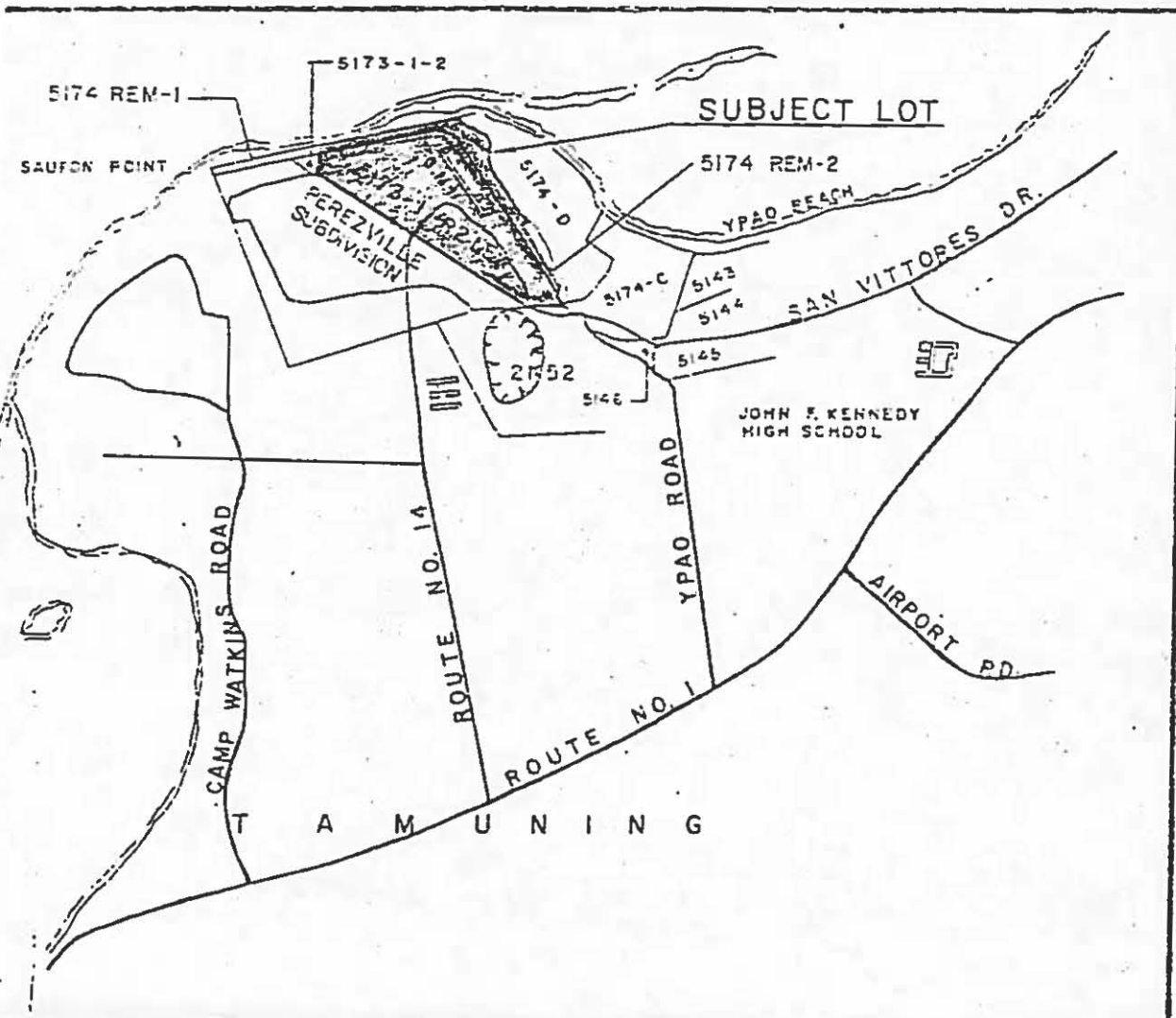
Guam's health care needs should continue to be given consideration; however, the option of retaining the proposed health care operations at the facility should not be chosen, because the recommended renovation and extension of the building to also house the activities of the Guam World Trade, Convention and Exhibition Center as well as a 200-400 Room Resort Hotel and office facilities would be problematical. The option of centralizing all health care options at the HCH facility would, of course, be most acceptable and highly beneficial both to the Guam Memorial Hospital Authority and the Government of Guam.

The activities of the Guam World Trade, Convention and Civic Center follow: (1) trade fairs, shows and exhibitions; (2) conferences and banquets; and (3) theatrical performances, concerts, art exhibits and other local activities. The Center will be designed and constructed to accommodate as many as 3,000 persons for each function with provisions to divide the various halls to accommodate smaller groups. Ample land area as well as part of the facility is available for a 200-400 Room Resort Hotel to accommodate users of the facility and to meet existing as well as projected demand for additional hotel rooms. Presently, the hotels in Guam are enjoying occupancy rates of between 85% - 95% throughout the year. We are no longer faced with seasonal fluctuations in visitor arrivals with our hotels operating at near or full occupancy. While other destinations have been recording decreases in visitor statistics, the number of visitors to Guam has been increasing substantially with repeat travellers comprising a growing share. Tour operators and travel agencies in Japan are finding it increasingly difficult to book passengers for Guam due to the lack of hotel room accommodations.

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Lot No. 5173-1-R2 NEW consisting of 217,088.3 s.m.

Lot No. 5174 REM-2 consisting of 10,650.2±s.m.



VICINITY MAP
NOT TO SCALE

The Center will consist of the following combination of facilities:

- (a) An auditorium measuring 30,000 square feet will be constructed on the left hand area fronting the existing GMH building. The auditorium will be fully equipped to serve international conventions, conferences and meetings, seating as many as 3,000 persons. The auditorium will also serve as Guam's Cultural, Civic and Entertainment Center for local theatrical productions, concerts and other related local activities.
- (b) On the right hand area fronting the old GMH facility, a 25,000 square feet building which divides into a meeting room and a restaurant will be constructed. The meeting room will be used for domestic and overseas conventions and gatherings.
- (c) There are three areas designated for trade fair, show and exhibition use. An Exhibition Hall measuring 30,000 square feet will be constructed immediately in front of the existing GMH building. The Exhibition Hall will connect the auditorium and restaurant/meeting structures to the existing facility. Two other areas for trade expositions include: (1) The area behind the existing GMH building which will be used for outdoor exhibits or for related activities associated with the Resort Hotel facility (approximately 100,000 ft²); and (2) The existing hospital building which, upon renovation, will make approximately 24,400 ft² available for trade expositions.

(d) Office space for businesses and key economic development governmental agencies will be part of the existing GMH building. The proposed occupants of the approximately 140,000 square feet office areas include the U.S. International Trade Administration field office currently being considered, the Guam Department of Commerce, Guam Economic Development Authority, Guam Visitors Bureau, Micronesia Regional Tourism Council, the Guam Insular Arts Council, Guam Energy Office, Bureau of Planning and business establishments to serve the functions and activities of the Center as well as multinational business using Guam as their Regional Area Office. There is ample land area to construct as much as 250,000 square feet of additional office facilities.

(e) Provisions in the area behind the existing hospital facility will be made for outdoor reception and gardens as well as for related activities associated with the Resort Hotel facility.

(f) On the right side of the site facing northwest, a 200-400 Room Resort Hotel facility can be constructed. This site will be ideal as it will provide the Hotel ample area for future expansion and/or construction of related facilities. Access to the back is available.

I. INTRODUCTION

This Administration has been pondering the fate of the old Guam Memorial Hospital (GMH) facility for some time. During the early part of my Administration, a Task Force was created comprised of the heads of the Guam Memorial Hospital Authority, Department of Public Works, Department of Administration and Bureau of Budget and Management Research to conduct a preliminary study on the utilization of the old Guam Memorial Hospital facility. This study has been completed which proposed conversion of this facility into office and limited health-related usage.

In response to P.L. 16-011, I expanded the Task Force membership to include the heads of Guam Economic Development Authority (GEDA), Bureau of Planning, Department of Land Management, Guam Visitors Bureau and the Attorney General's Office to prepare a more comprehensive plan incorporating the findings of the earlier Task Force and to examine other development possibilities which would ensure the best and possible use of the aforementioned facility.

Several options are presented in this report which include the use of the "Old" GMH facility as a:

1. Medical Facility
2. Office Space for GovGuam Agencies as well as
Regional Office Space for Businesses
3. 200 to 400 Room Resort Hotel, World Trade,
Convention and Civics Center
4. Combination of Current Use and Future Use

Needless to say, the best option would be to generate for the Territory

and the people of Guam the most socio-economic benefits. In this vein, the best option would contribute significantly towards enhancing favorable economic growth.

II. PROPOSED USES OF "OLD" GMH FACILITY

Government of Guam land located along the Tumon Bay cliffline totals approximately 53.63 acres. The old Guam Memorial Hospital facility (GMH), located within the 53.63 acres, consists of a six-story structure adjoined by four, three and two story buildings all united. The old GMH measures 161,739 total square feet in size. The approximate dimension of each wing follows:

1.	"F" Wing	-	31,600 ft ²	
2.	"GL" Wing	-	14,220 ft ²	utilized?
3.	"GR" Wing	-	44,561 ft ²	"
4.	"A" Wing	-	5,358 ft ²	"
5.	"C" Wing	-	<u>66,000</u> ft ²	
	Total		161,739 ft ²	

A. Use As a Medical Facility

The Guam Memorial Hospital Authority proposes to use an estimated 100,739 ft² at the old GMH facility for hospital related uses as follows:

<u>Wing</u>	<u>Space Requirements</u>	<u>Hospital Uses</u>
"GR" Wing	29,381 ft ²	1st floor-Laundry facilities 2nd floor-Food Service facilities 3rd floor-Room for GMH pharmacy satellite.

"A" Wing	5,358 ft ²	1st floor-Morgue 2nd floor-Food Service facilities 3rd floor-Physical Therapy 4th floor-Mechanical Equipment
"C"	66,000 ft ²	1st floor-Mental Health Beds and Services 2nd floor-Mental Health Beds and Services 3rd floor-32 Beds Long Term Care Patients 4th floor-32 Beds Long Term Care Patients 5th floor-32 Intermediate Care Facility (ICF) Beds 6th floor-ICF Beds and Chapel Site
TOTAL	100,738 ft ²	

A breakdown of estimated hospital space requirements and vacant areas (ft²) follows (also refer to figure 1):

	<u>Proposed Hospital Use</u>	<u>Vacant</u>	<u>Total</u>
"F" Wing	-0-	31,600	31,600
"GL" Wing	-0-	14,220	14,220
"GR" Wing	29,381	15,180	44,561
"A" Wing	5,358	-0-	5,358
"C" Wing	<u>66,000</u>	<u>-0-</u>	<u>66,000</u>
	100,734	61,000	161,739

Two options which address the proposed hospital uses of the old GMH facility are presented here.

Option 1.

The first option is to locate the proposed hospital uses at the old

OLD HOSPITAL FACILITY

"F" Wing Extension

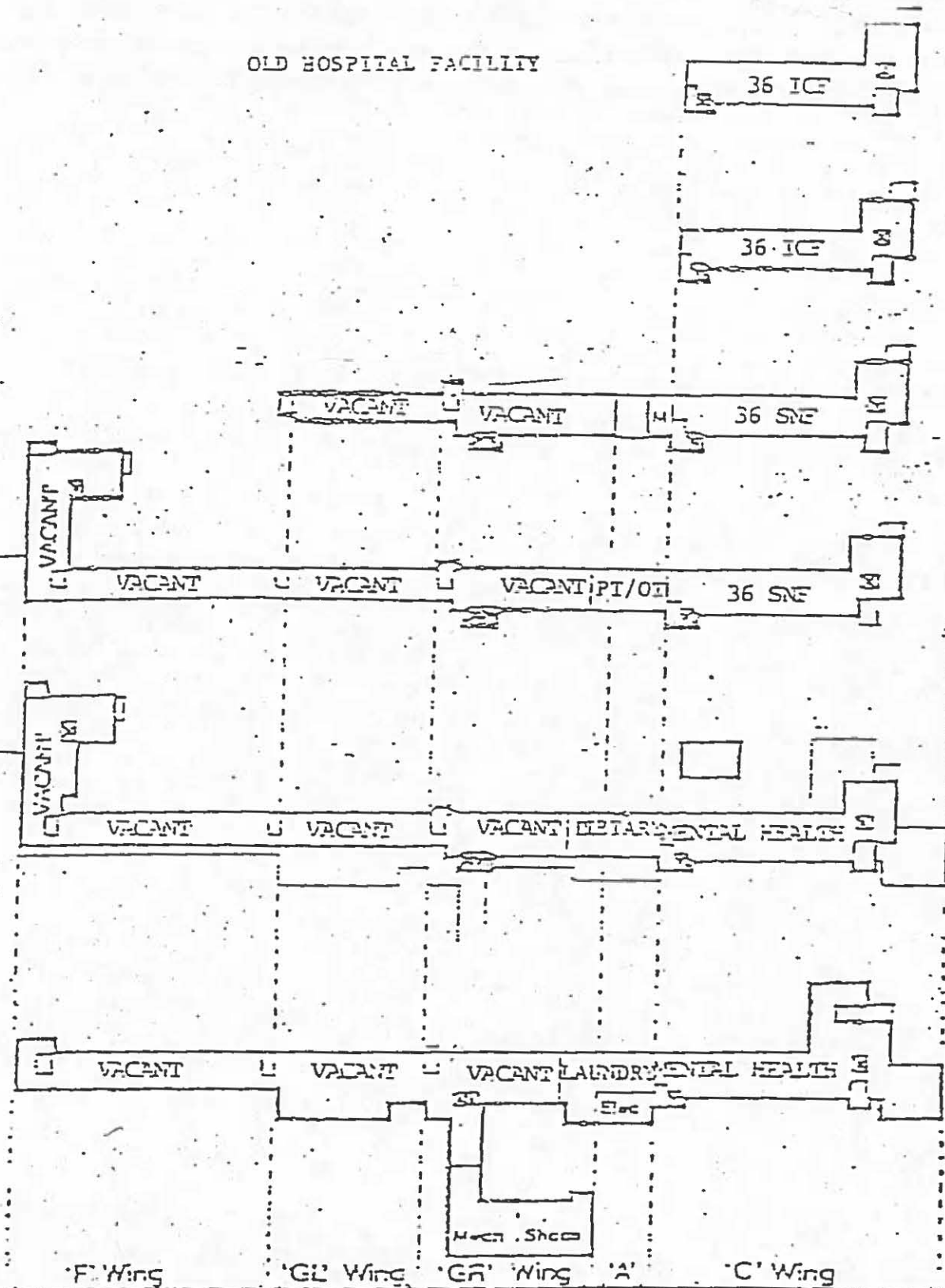


Figure 1

"F" Wing Extension:	10,000 ft ²
"F" Wing Extension:	21,600 ft ²
"GL" Wing Extension:	14,220 ft ²
"GR" Wing Extension:	44,561 ft ²
"A" Wing Extension:	5,358 ft ²
"C" Wing Extension:	66,000 ft ²
Total	161,739 ft ²

GMH facility, with the remaining vacant space totaling 61,000 ft² programmed for trade expositions and offices of key Government of Guam agencies and organizations. The Guam Memorial Hospital Authority (GMHA) space requirements at the old facility total 100,739 ft² or roughly 62% of the facility's total area.

Option 2.

The second option is to centralize all health care operations at the MCM facility. Since renovation work and equipment costing \$5,672,000 would have to be completed/installed before the 100,739 ft² area at the old GMH facility becomes fully operational, consideration should be given to using these funds to extend the MCM facility. MCM was structurally built to allow for expansion for up to 102-152 additional beds. MCM currently consists of some 148 acute care beds. The centralization of Guam's health care operations at MCM would eliminate duplicate functions between the two facilities. Illustrative of these are food services, pharmacy services, laundry services and other support operations. Centralization would reduce the GMHA's overall maintenance and operational costs.

In a recent GMHA report entitled Guam Memorial Hospital's Estimated Capital Improvement and Equipment Cost Requirements, discussion on the old GMH facility conveyed that "For the past ten years, GMH has been continually faced with Accreditation problems, primarily, as a result of its inadequate physical plant. Unfortunately, construction of this facility to meet current standards and provide a twenty-year useful period will mean practically gutting the whole building, saving only the

structure and some partitions." Moreover, the report conveyed that "In fact, in 1968 Government of Guam submitted its renovation and new construction plans (expansion of the hospital from a 282 bed facility to a capacity of 500 beds) to HEW for its approval. HEW, however, did not approve of the plan. Its disapproval of the plan was based on two concerns: (a) given the existing GMH facility deficiencies (F, GL, GR, and A Wings), HEW felt that it could not be upgraded into a first rate full-service acute general hospital; and (b) for a little more than the proposed renovation cost of these facilities, an entirely new hospital could be built."

The GMHA is currently seeking \$80,000 to engage the services of a consultant to conduct, among other things, a financial feasibility analysis for the centralization of all hospital services/facilities at MCM. GMHA officials indicated that the implementation of the agency's proposed hospital uses at the old GMH facility would be contingent upon the findings of the consultant's analysis. Upon identification of the \$80,000, the consultant's report should be completed over a 2-3 month period.

B. Office Space for GovGuam As Well As
Regional Office Space for Businesses

Presently, GovGuam is leasing approximately 138,195 sq.ft. of office space at an annual rental fee in excess of \$1.4 million (Exhibit A). A study was conducted to convert the old GMH facility into offices to accommodate the office space requirements of various GovGuam agencies. Estimated cost of the renovation project was \$3.7 to \$4.0 million. This report is attached as Exhibit B.

Although this option would realize considerable savings to GovGuam, it does not take into consideration expansion plans of the GMHA. As mentioned earlier, GMHA needs more than 100,000 sq.ft. of space to adequately meet its expansion program. Further, we feel that converting the facility into an office building for GovGuam agencies may not be the best and possible use from an economic standpoint. The property on which the old hospital stands is a valuable piece of real estate in view of its proximity to Tumon Bay. Any proposed use of the old GMH facility should complement the general area's predominant industry, i.e., tourism or related activities.

C. 200 to 400 Room Resort Hotel,
World Trade, Convention and Civic Center

The competitive environment of world trade has become most intense in recent years and is expected to gain increased momentum particularly in the 1980's. The United States has placed unprecedented emphasis on expanding U.S. exports. Concomitantly, Europe, Japan and emerging Third World Nations are now producing and exporting at record levels.

The implications that these world events have on Guam are significant and should not be overlooked. The Pacific Basin region has become one of the world's most active trade and economic growth centers. Guam is strategically located in the Western Pacific to assume a role of importance linking American activities with those of the Asia Pacific region. At the present time, however, Guam is unable to significantly take advantage of these opportunities because of the lack of facilities to host international shows and exhibitions and limited convention

facilities. Locally, Guam's civic groups and organizations have long awaited the construction of a facility to house cultural, civic and other related local functions. The 30,000 sq.ft. auditorium facility proposed at the Guam World Trade, Convention and Civic Center can serve as Guam's Cultural, Civic and Entertainment Center.

The objectives of this conceptual presentation are twofold: (1) to conduct a preliminary market and site analyses and provide estimated development costs and financing options for the proposed Guam World Trade, Convention and Civic Center; and (2) to serve as an integral component of the Governor's report to the Legislature on the alternative uses of the old Guam Memorial Hospital facility. Pursuant to P.L. 16-011, this report is due for submission to the Legislature on August 1, 1981.

1. MARKET ANALYSIS - HOTEL POOMS, AREA
BUSINESS OFFICE AND CONVENTION FACILITIES

(a) The Market for Trade Fairs, Shows, and Exhibitions

Exporters worldwide have found trade fairs, shows and exhibitions an increasingly important means of penetrating foreign markets. These expositions provide an efficient and low budget method of reaching a large number of potential buyers and agents within a relatively short period of time.

Trade fairs and exhibitions have been generally held at international business centers such as Singapore and Hong Kong. If these expositions are aimed at a specific market, they are held in the respective target market area. Trade fairs and exhibitions have also been held in areas recognized for certain products such as the Toy Show and Ready-to-Wear Show of Hong Kong. Guam is a mini-international

business center with key advantages as a location for trade expositions.

These advantages are:

- (1) Location in the Western Pacific makes Guam an ideal international meeting place linking American and Asia Pacific multinational firms and organizations;
- (2) As a U.S. possession, Guam is an area where business with U.S. multinational's can be conveniently conducted; and
- (3) Guam's attractiveness as a tourist destination.

Recent indications of limited exhibition facilities in Hong Kong are to Guam's advantage. Guam can reasonably attract U.S. and Asia Pacific firms that participate particularly in textile expositions held in Hong Kong. With the establishment of textile manufacturing operations by one of the largest U.S. importers of garments from East Asia, Guam is expected to gain international recognition in textiles.

As a U.S. territory, Guam offers U.S. multinationals the opportunity to operate and exhibit their products in America and concomitantly be within three to four hours flying time from their respective target markets in the Asia Pacific multinationals. Guam to these multinationals is where business with U.S. firms can be conducted without having to incur the cost of traveling to the U.S. mainland. Therefore, it makes economic sense to also establish an office in Guam. Furthermore, the Asia Pacific multinational interested in U.S. products would be able to find these products in a central location--Guam--and not have to travel to several U.S. cities to obtain the products and equipment it requires. The island affords these multinationals the

opportunity to conveniently do business with America and at a substantially lower cost.

Micronesia, consisting of more than 2,000 Pacific Islands east of the Philippines, is a potential target market for American and Asia Pacific products and services. In this regard, Guam is an ideal staging point for multinationals worldwide desiring to penetrate this market. The various islands of Micronesia will be invited to attend trade fairs, shows and exhibitions held in Guam.

Although Guam is a relatively small market, it is nevertheless a consumer of products manufactured worldwide. Between 1970 and 1980, Guam's total population including non-immigrant aliens, the military and their dependents grew from 85,000 to 105,816 at an annual equivalent compound rate of 2.2 percent. If this growth rate continues, Guam's population will double in 32 years, triple in 50 years, and quadruple in 63 years.

The island's tourism industry will witness business investment in hotels and resort facilities, large scale commercial farming operations are being developed, Guam has offshore lending facilities and is on its way to becoming an international banking center and aquaculture, and fisheries are at their initial stages of development. Light manufacturing in textiles, watches and other articles, area regional office headquarters, port and regional distribution/warehousing development are areas which will also grow in Guam. These growth areas would require support products, equipment and services which can be supplied by U.S. and Asia Pacific multinationals. Guam's current trading partners include the United States, Japan, Hong Kong, Taiwan,

Philippines, Australia, New Zealand, Saudi Arabia, Trust Territory of the Pacific Islands, Northern Mariana Islands, and other countries. Guam's business community will be invited to attend the various trade expositions held in Guam.

With the construction of the Guam World Trade, Convention, and Civic Center and through vigorous promotional campaigns, trade expositions can be attracted to Guam. The U.S. Department of Commerce's International Trade Administration (ITA) field office based in Hawaii has endorsed the proposed center. Moreover, the establishment of an ITA field office in Guam as a vehicle to achieving increased U.S. exports is currently being considered by the Reagan Administration. The ITA's trade fair program will be of invaluable assistance in attracting trade expositions to Guam.

A world trade information services center will be housed at the proposed facility. Information requests ranging from names of supplies or buyers to extensive inquiries about market conditions, distribution systems and the like will be handled with the assistance of the U.S. International Trade Administration. For basic data requests, specific information needed--statistical data, tariffs, regulations, etc.--will be located. A data base search system using computer terminals would be established to perform a "pre-search" to determine the accessibility of the data needed and provide an estimate of the cost and time involved before proceeding with the complete search. When the information requested are not readily obtainable from the proposed Center's files or data banks, individuals or organizations in many parts of the world

would be contacted. Among these will be representatives of various government and private trading agencies.

If detailed reports on some aspects of trade are needed, such as the potential market for specific products, a trade information specialist will discuss individual requirements and then draw upon resources to provide a customized report. Potential business partners will also be contacted for requesting individuals.

The trade fair programs of the U.S. International Trade Administration's Office of Export Promotion will be readily available. The types of assistance to be provided include Market Research, Foreign Buyer Stimulation and Effective Exporter Performance.

These are only a few of the support services and promotional activities which will be readily available for trade expositions at the proposed Guam World Trade, Convention and Civic Center.

(b) The Market for Hotel Rooms and Convention Facilities

Despite the lack of aggressive marketing efforts to promote Guam as a convention site, the island has been approached by organizations worldwide to host meetings and functions. Convention sponsors are looking for new locations and have been attracted to Guam by our tourism qualities.

Because our local hotels are capable of accommodating functions involving approximately 200 persons, conventions held indoors have been generally restricted to 200 in size. The lack of convention facilities capable of accommodating up to 3,000 persons has held Guam back from realizing its full potential in the Convention market. In 1974, Guam

declined an invitation to host the Miss International Beauty Contest because of inadequate facilities. For the same reason, Guam also declined an invitation to sponsor the Miss Universe Beauty Pageant. Several years ago, a convention sponsored by the Ricoh-A Japan Electronics Company had to be held outdoors because of the lack of convention facilities to accommodate the over 950 delegates who attended the meeting.

The prevalent market for the proposed convention center should be pursued. Some of the organizations and/or events which can be immediately attracted to Guam follow:

- (1) Economic and Social Commission for Asia and the Pacific (ESCAP);
- (2) The South Pacific Commission;
- (3) Conventions of the International Jaycees;
- (4) The Pacific Area Travel Association;
- (5) The American Society of Travel Agents;
- (6) Beauty Pageants for Miss International, Miss Universe, Miss World and Miss Asia Quest;
- (7) The Airport Operations Council International; and
- (8) The American Association of Airport Executives.

On the commercial side, the potential overseas demand for conventions in Guam will initially come from Japan followed by Australia and Korea. As Guam becomes the headquarters for U.S. area/regional offices, the demand for convention facilities will extend to other countries of the Asia Pacific region.

The types of conventions which Guam will attract are those which involve a substantial amount of sightseeing activities. The island's attractiveness as a tourist destination will be a major determining factor for selecting Guam for conventions. Hawaii, Florida, Phoenix and Las Vegas are illustrative of areas where the tourism factor is most important in the selection of a convention site.

In the 1980's, Guam's total visitor arrivals are expected to increase at an annual average rate of 5% as a low projection, 7% as a medium projection and 10% as a high projection. It has been projected that by 1986, 78% of total visitor arrivals will originate from Japan. Hence, total Japanese visitors under the low, medium and high projections will reach 304,935, 333,080, and 375,308, respectively, by 1986. (Please refer to Table 1). Focusing on the Japanese market, it is estimated that at least 2% and up to 5% of Guam's total Japanese visitors will be on convention tours sponsored by large Japanese companies, the main users of the proposed convention center. Total Japanese users by 1986 will average 3.5% or 10,673 as a low projection, 11,658 as a medium projection and 13,136 as a high projection. Our marketing efforts will be targeted at Japanese multinationals such as Sony and Mitsubishi.

TABLE 1

ESTIMATED JAPANESE CONVENTION CENTER USERS BY 1986

TOTAL VISITOR ARRIVALS	Growth Rate	Total Number of Visitors	Total Visitors From Japan (78%)	Japanese Convention Center Users (3.5%)
Low Projection	5%	390,942	304,935	10,673
Medium Projection	7%	427,026	333,080	11,658
High Projection	10%	481,164	375,308	13,136

Overseas convention demand from countries other than Japan are Australia and Korea. Australia is quite developed in the field of convention business and it supplies a large number of overseas travellers. In this country, cases where domestic conventions are held in foreign countries are increasing noticeably for the following reasons: (1) Long-established organizations in this country have already used most of the domestic convention destinations and are looking for new destinations; (2) Participants regard conventions as a type of holiday and are accompanied by their wives and children to the convention destinations; and (3) Air passenger fares are not much different whether inside or outside the country (e.g., the distance between Sydney and Perth, for example, is about 4,000 kilometers). Chartered flights must be used to carry passengers from Australia to Guam as no regular flight services are available now, but quite a large demand can be expected if a regular air route is opened.

Personal overseas trips are yet to be liberalized in Korea but they are said to be liberalized with improvement in the international balance of payments. There is a possibility that the boom of Guam tours once observed in Japan may be created in Korea when the overseas trips are liberalized. Since a private company's structure in Korea is similar to that in Japan, the convention demand on the company basis can also be expected from this country to some extent. Thus, there are quite large potential demands for convention in Australia and Korea. Marketing activities will be developed first in Australia upon considering the possibility of air services then in Korea after the liberalization of overseas tours.

The proposed convention facilities or auditorium as shown in the project's conceptual design will also be used as a Cultural, Civic and Entertainment Center to meet the local demand for the facilities. The auditorium would be heavily used for local theatrical productions, concerns and related local activities during non-peak convention periods which are October followed by May, June and July. Local and overseas use of the auditorium will insure year-round operation of the facility.

(c) The Market for Cultural, Civic and Entertainment Center

The local demand for a cultural, civic and entertainment center has long existed in Guam. Cultural and civic groups islandwide have long awaited the construction of such a facility wherein a wide spectrum of local activities can be housed. Theatrical productions of Guam's performing arts, concerts, art shows and exhibits are but few of the activities which will be housed at the facility. The programs of the Insular Arts Council, the Society for Cultural Exchange, the Guam Symphony Society and the Civic Center of Guam Foundation can be located at the proposed cultural/civic/entertainment center. There are firm indications that the construction of this facility will enable these organizations, "to expand their programs both in quality and quantity, by bringing in performing groups and artists who are internationally known and enroute to the Orient or the Philippines."

Local legislation has been passed which would facilitate the construction of facilities for cultural, civic and entertainment activities. Section 10 of Public Law 15-145 provided \$20,000 to the Civic Center of Guam Foundation for the development of a pre-design plan

for a cultural facility. Further, Public Law 15-68 authorized the identification of Government of Guam-owned land for a performing arts facility. The Governor subsequently identified approximately 8 acres of public property located beside the Agana Swimming pool for the performing arts facility.

It is recommended that the approximately 30,000 square feet auditorium facility at the Guam World Trade Convention and Civic Center also serve as Guam's cultural/performing arts facility pursuant to Public Laws 15-145 and 15-68. As proposed, the auditorium will be used as a convention center and a cultural, civic and entertainment center. Such combined use of the auditorium will result in the year round operation of the facility.

2. SITE ANALYSIS

(a) Site Selection Criteria

The criteria upon which the location of the proposed Guam World Trade, Convention and Civic Center were selected are: (1) Proximity to Guam's major population centers for the domestic demand; and (2) Distance from hotels for the overseas demand.

Focusing on the criterion for the domestic demand, the proposed center should be located within the Northern area of Guam since this is where Guam's population is concentrated. Based on U.S. Census data, Northern Guam accounted for 36% of Guam's total population in 1960. In 1980, Northern Guam's population was 55,372 or 52% of Guam's total population. Additionally, based on 1980 census figures, the northern Area populace increased by 42% over 1970 and is expected to increase by

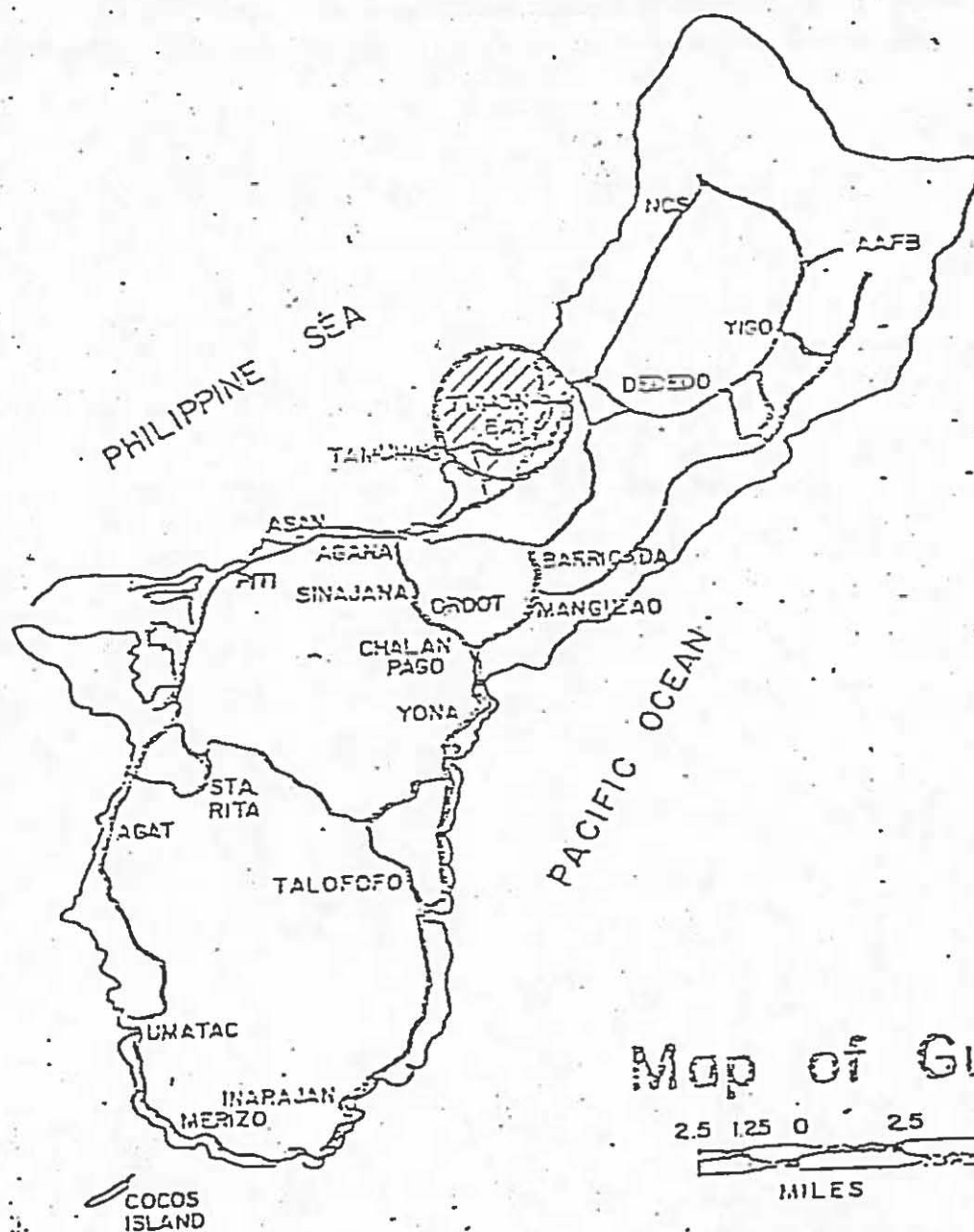
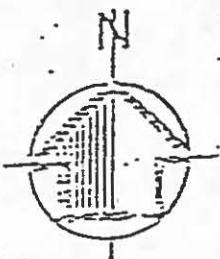
68% by the year 1990. In 1990, Northern Guam's population is projected to be 92,783 or 71% of Guam's total population. Table 2 provides U.S. Bureau of the Census population data for Northern Guam.

TABLE 2
POPULATION IN THE NORTHERN AREA OF GUAM

Year	Dededo	Tamuning	Barrigada	Yigo	Total	Percent of Guam's Total Population
1960	5,126	5,944	5,430	7,682	24,182	36%
1970	10,780	10,218	6,356	11,542	38,896	46%
1980	23,659	13,527	7,762	10,424	55,372	52%
1990 ^{1/}	55,896	17,716	10,010	10,161	92,783	71%

^{1/} Projection. Economic Research Center, Department of Commerce, Government of Guam.

As far as the criterion for the overseas demand is concerned, the Tumon Bay area has been found the most suitable location. Tumon Bay contains approximately 480.4 acres of generally level land and is almost exclusively Hotel/Resort zone, with pockets of residential areas scattered throughout the central portion of the area. Essentially, three land uses are prevalent in the Tumon Bay area: Hotel/Resort, Commercial and Residential. As of December 1979, Tumon Bay development included 10 hotels, 18 commercial establishments, 44 apartment buildings and 121 single family residences. Tumon Bay is the desired location for the proposed Center. This area is situated within Northern Guam and is the island's prime hotel zone. Thus, Tumon Bay will satisfy the criteria for both the domestic and overseas demand. The old Guam Memorial



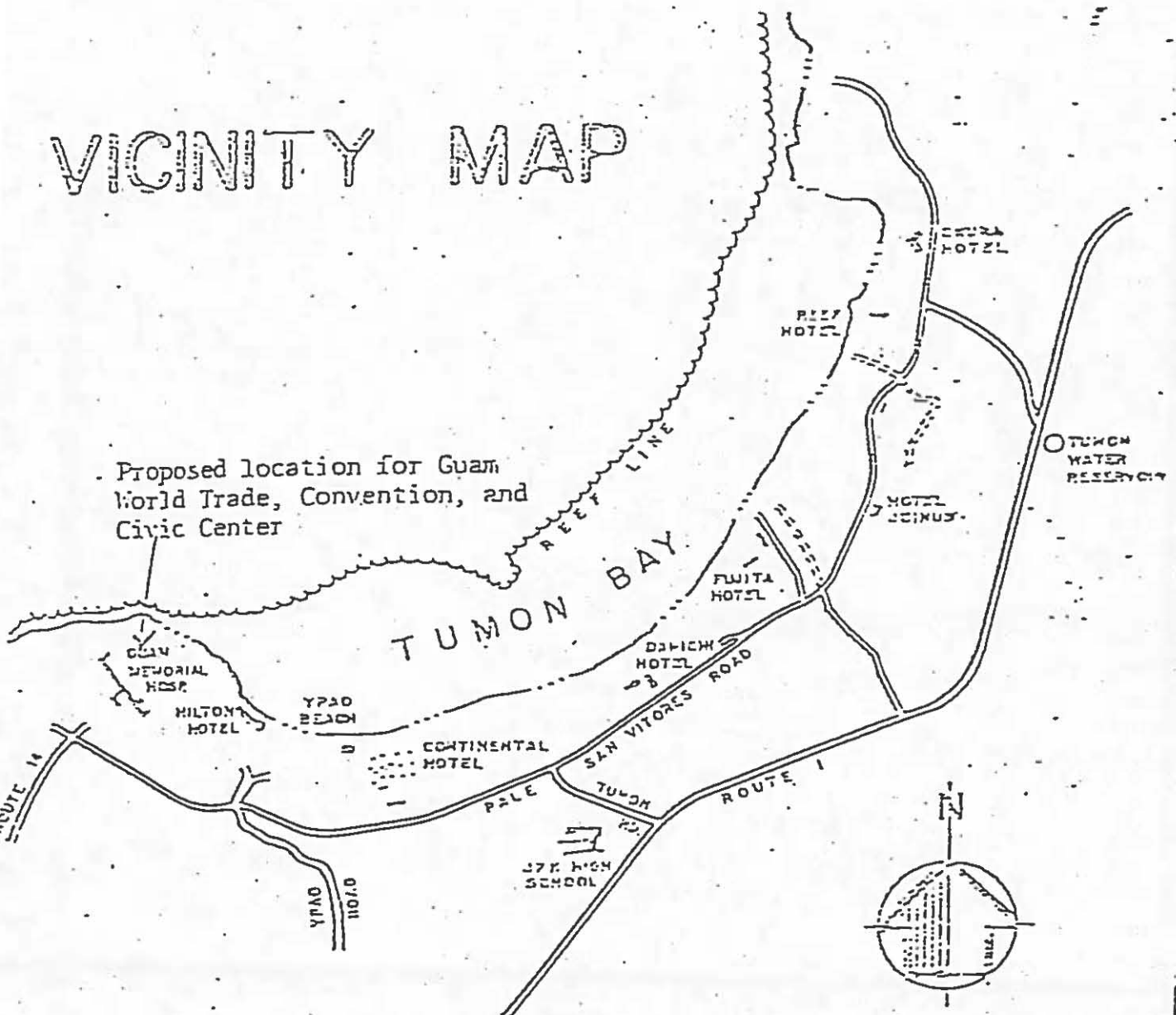
Map of Guam



LOCATION MAP

Hospital (GMH) building located along the Tumon Bay cliffline is the recommended site for the Guam World Trade, Convention and Civic Center. The old GMH building can be structurally renovated and extended to house the proposed center's activities. The vicinity map below shows the proposed project site's relative proximity to hotels located in Tumon Bay.

VICINITY MAP



3. PROPOSED USE

Guam's health care needs should continue to be given consideration; however, the option of retaining the proposed health care operations at the facility should not be chosen, because the recommended renovation and extension of the building to also house the activities of the Guam World Trade, Convention and Exhibition Center as well as a 200-400 Room Resort Hotel and office facilities would be problematical. The option of centralizing all health care options at the MCH facility would, of course, be most acceptable and highly beneficial both to the Guam Memorial Hospital Authority and the Government of Guam.

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- (a) An auditorium measuring 30,000 square feet will be constructed on the left hand area fronting the existing GMH building. The auditorium will be fully equipped to serve international conventions, conferences and meetings, seating as many as 3,000 persons. The auditorium will also serve as Guam's Cultural, Civic and Entertainment Center for local theatrical productions, concerts and other related local activities.
- (b) On the right hand area fronting the old GMH facility, a 25,000 square feet building which divides into a meeting room and a restaurant will be constructed. The meeting room will be used for domestic and overseas conventions and gatherings.
- (c) There are three areas designated for trade fair, show and exhibition use. An Exhibition Hall measuring 30,000 square feet will be constructed immediately in front of the existing GMH building. The Exhibition Hall will connect the auditorium and restaurant/meeting structures to the existing facility. Two other areas for trade expositions include: (1) The area behind

the existing GMH building which will be used for outdoor exhibits or for related activities associated with the Resort Hotel facility (approximately 100,000 ft²); and (2) The existing hospital building which, upon renovation, will make approximately 24,400 ft² available for trade expositions.

- (d) Office space for businesses and key economic development governmental agencies will be part of the existing GMH building. The proposed occupants of the approximately 140,000 square feet office areas include the U.S. International Trade Administration field office currently being considered, the Guam Department of Commerce, Guam Economic Development Authority, Guam Visitors Bureau, Micronesia Regional Tourism Council, the Guam Insular Arts Council and business establishments to serve the functions and activities of the Center as well as multinational business using Guam as their Regional Area Office. The government agencies identified currently lease private office space totaling 13,878 ft² at an annual cost of \$128,538.. There is ample land area enough to construct as much as 250,000 square feet of additional office facilities.
- (e) Provisions in the area behind the existing hospital facility will be made for outdoor reception and

gardens as well as for related activities associated with the Resort Hotel facility.

- (f) On the right side of the site facing northwest, provision for a 200-400 Room Resort Hotel facility can be constructed. This site will be ideal as it will provide the Hotel ample area for future expansion and/or construction of related facilities. Access to the back is available.

If all hospital services/facilities are centralized at MCM and the old GMH facility is utilized for non-health related activities, i.e., entire facility used for Guam World Trade, Convention and Civic Center, 200-400 Room Resort Hotel, and office facility, the Hill-Burton Program's investment on the facility would have to be addressed.

According to the Guam Health Planning and Development Agency:

"The Hill-Burton program (which is no longer in existence) gave monies to States to build health facilities. The facility has to be used as such for twenty years. If the States do not use it as such, then the monies have to be reverted to the Federal Government. After twenty years, the States can use the facility any way they want to. In the case of GMH, the twenty-year period ends on June, 1990."

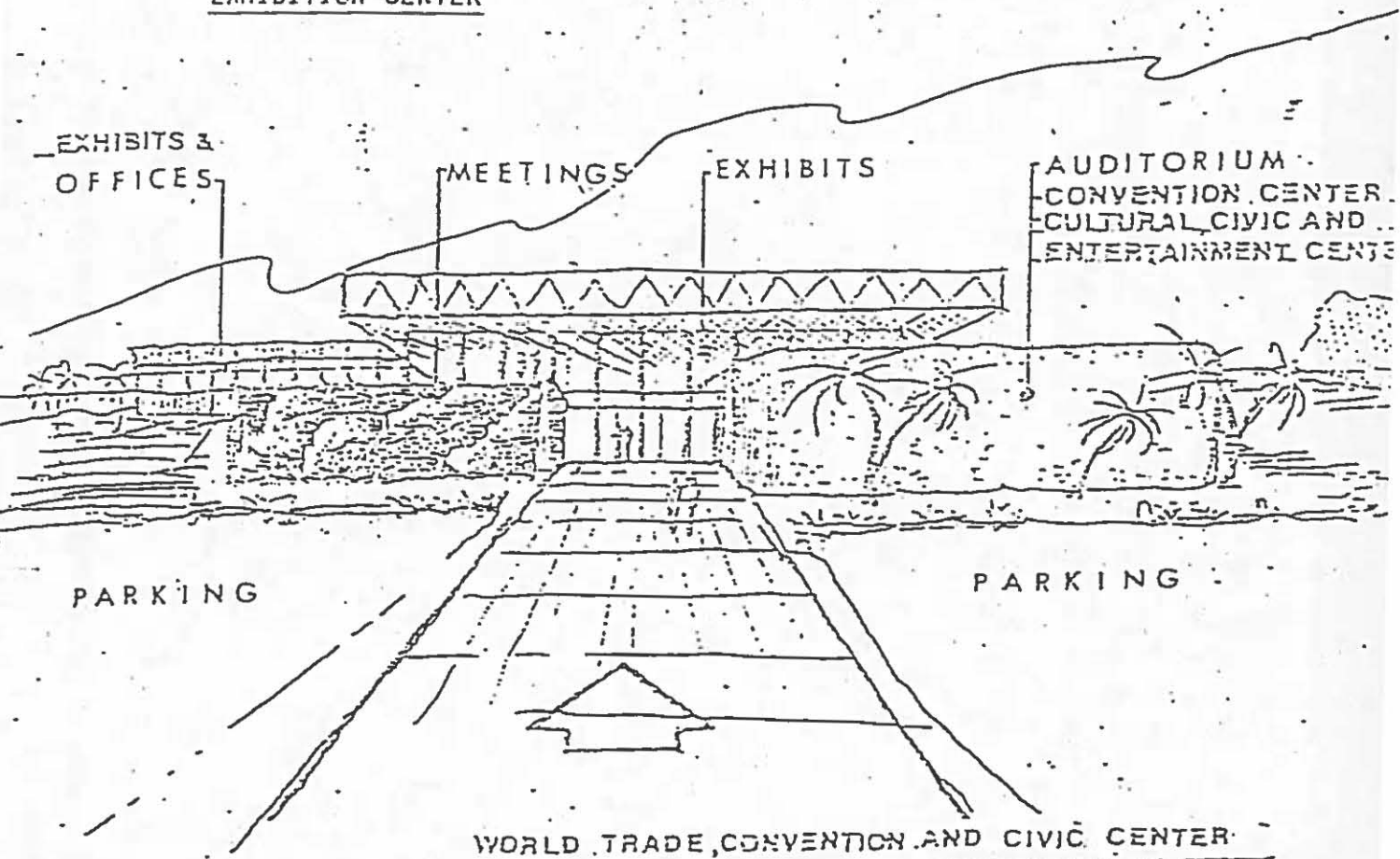
"The total monies in question is \$328,942. The projects that were funded are the old public health laboratory on the 1st floor of the 6th floor facility and the old Skilled Nursing facility of the "F" wing."

In discussing the Hill-Burton conditions with the Guam Memorial Hospital Authority (GMHA), it was conveyed that the Government of Guam can be exempted from reimbursing the Hill-Burton funds in one of two ways:

- (1) Obtaining a waiver from compliance; or
- (2) Transferring the value of Hill-Burton funds used for the old GMH to the NMH facility.

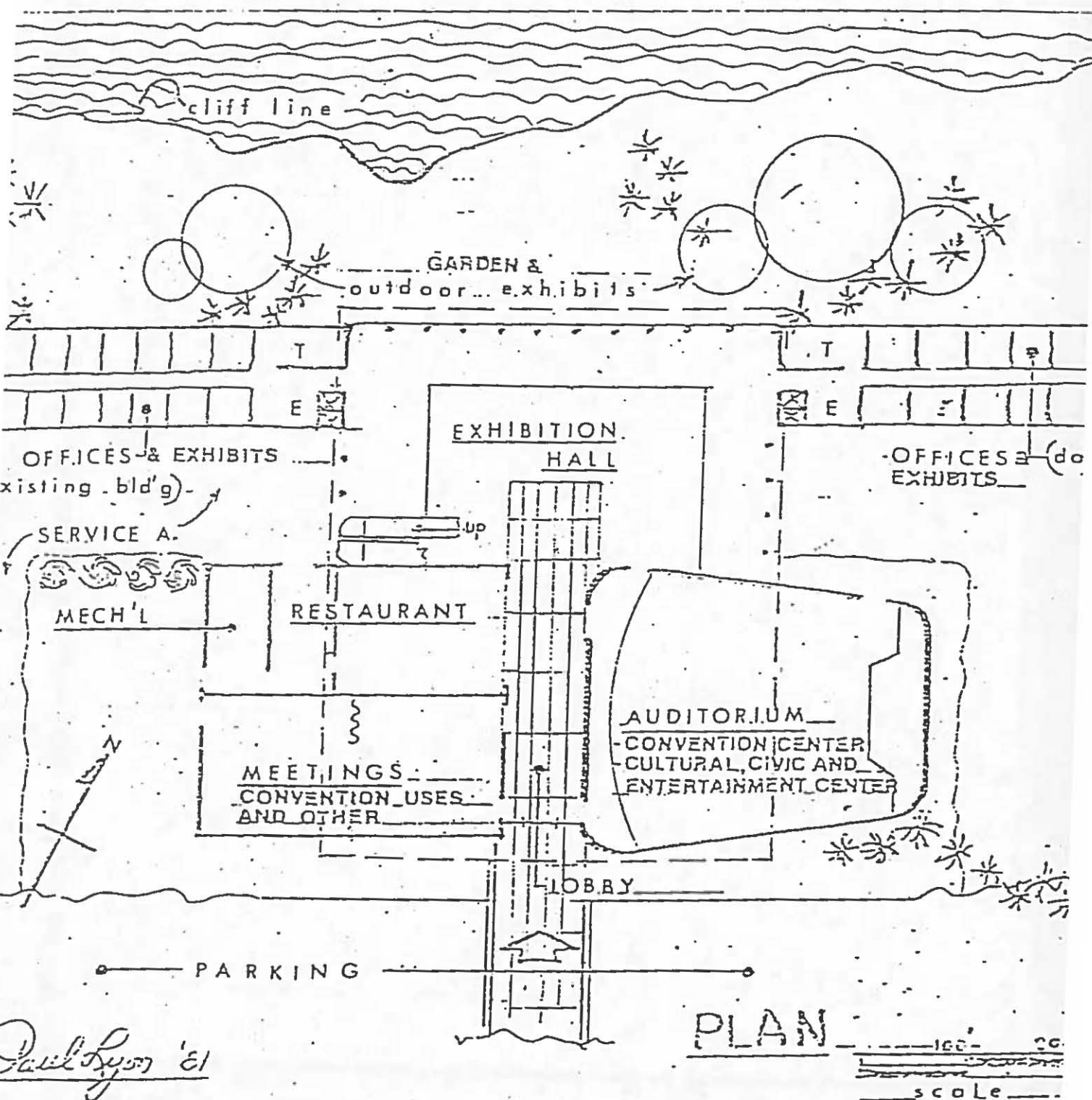
Based on the above findings, countering the Hill-Burton Program's conditions is not a matter which cannot be resolved.

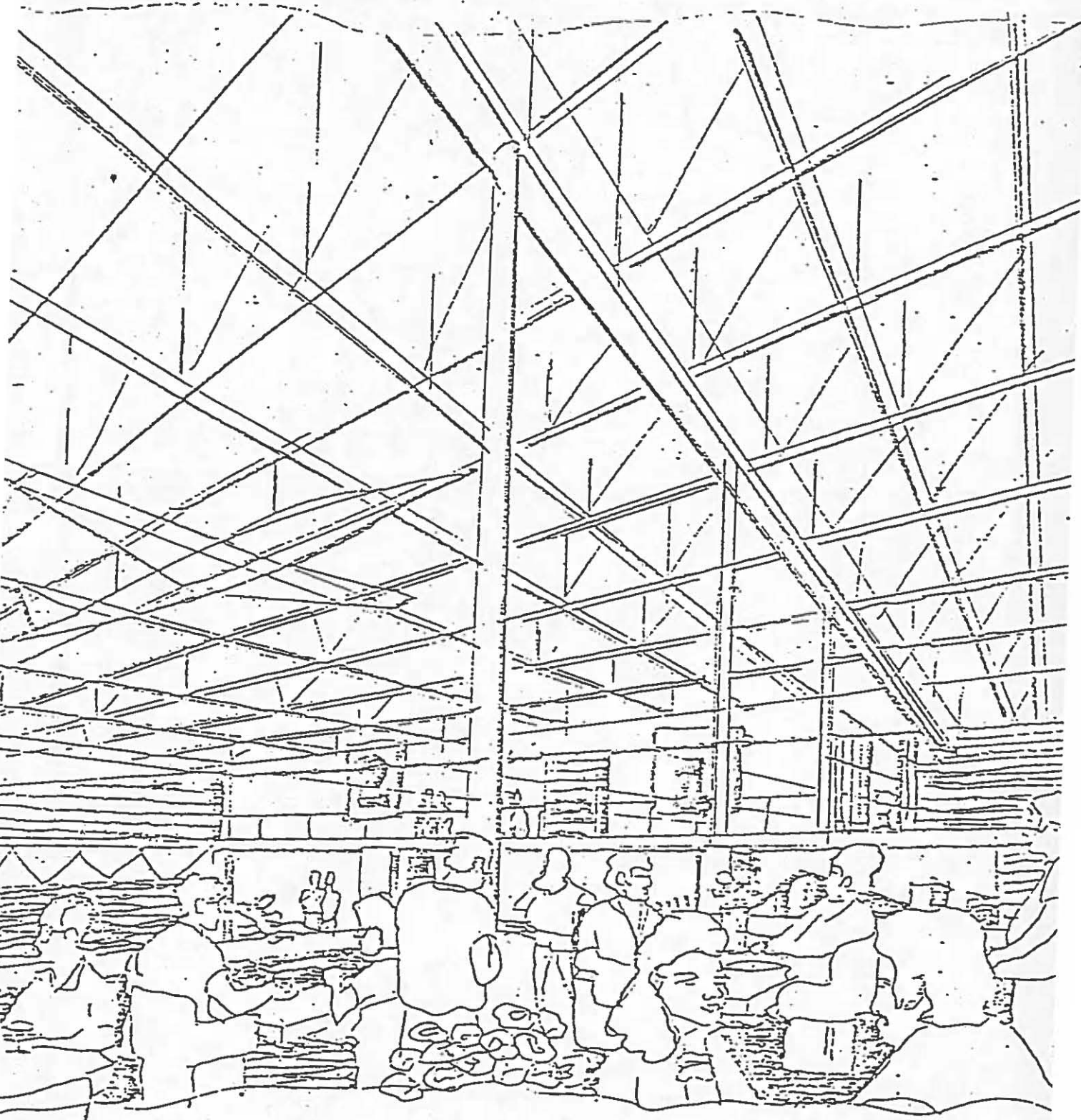
4. CONCEPTUAL DESIGN OF PROPOSED GUAM WORLD TRADE, CONVENTION AND EXHIBITION CENTER



Paul L. Smith

FACILITY PLAN





EXHIBITION HALL

2/21

5. DEVELOPMENT COST AND FINANCING OPTIONS

The data provided in this section are preliminary. Unless specifically noted, the figures assume 100% trade center use of the old GMH facility. A detailed financial assessment will follow upon favorable action taken on the Guam World Trade, Convention and Civic Center concept.

Cost estimates are provided only for the areas identified for the Guam World Trade Convention and Civic Center.

Guam World Trade, Convention and Civic Center Use (100%)

<u>Description</u>	<u>Area (Ft²)</u>	<u>Cost</u>
(a) Auditorium	30,000	\$ 2,500,000
(b) Exhibition Hall	30,000	2,000,000
(c) Meeting Area and Restaurant	25,000	2,100,000
(d) Renovation of Existing GMH Building		3,400,000
- Offices	100,000	
- Exhibition Areas	61,729	
- Outdoor Exhibits	<u>100,000</u>	<u> </u>
Total	346,000	\$10,000,000

(a) Cost estimates are not provided for facilities identified for office space and Resort Hotel. The estimated development cost stated above is to demonstrate the financial viability of the concept of developing a World Trade, Convention and Civic Center notwithstanding the development of a Resort Hotel and office facilities.

(b) Financing Options

Four financing options are presented for consideration. They include:

Option 1

Assuming 100% ownership by the Government of Guam, the government may: (a) Enter into a loan agreement with a reputable financial institution for a tax-exempt \$10,000,000 loan in accordance with Section 1423(a) of the Organic Act of Guam. The interest rate on the loan should not exceed 12%. Tourist Attraction Fund revenues shall be pledged and continuously appropriated for repayment of the loan; (b) Issuance and sale of bonds. Tourist Attraction Fund (TAF) Revenues will be pledged to secure the repayment of bonds issued; or (c) Secure loan financing from the Asian Development Bank in conjunction with Guam's Associate Membership status with the Economic and Social Commission for Asia and the Pacific (ESCAP). The loan will be repaid by pledging TAF revenues.

In addition to utilizing TAF revenues for repayment of a loan or bonds issued, consideration should be given to leasing or selling Government of Guam land surrounding the old GIH facility to private interests and using lease or sale proceeds to repay loan/bonds issued.

Option 2

Government of Guam-private investor(s) joint venture arrangement. The alternative sources of the Government's financial participation are described in Option 1. Private sector investment on the project can be enticed primarily for the auditorium, meeting room and restaurant/banquet facilities of the proposed center. Existing and/or new hoteliers would find these facilities attractive for the following reasons: (1) Convention guests will increase the operations ratio of guest rooms; and (2) Food and beverage sales will increase.

Option 3

Lease the old GMH building and surrounding vacant property to private interests to develop the proposed Guam World Trade, Convention and Civic Center. Lease proceeds should be placed in an economic development fund independent of the General Fund.

Option 4

By appropriate legislation, transfer the entire property of approximately 53.63 acres to GEDA. Through existing statute, GEDA would be leased the land and building from the Government of Guam under the administrative authority of the long term lease program. The old facility will be sold to a developer and the land subleased upon receiving all necessary planning approvals for the project stipulated by GEDA and GovGuam.

Upon receiving all the necessary planning approvals for the project development, the developer and GEDA will begin to formalize the tax-exempt financing arrangements that will be acceptable to the developer's bank, GEDA and the Governor.

An attractive tax-exempt financing scheme can be developed for a qualified developer that GEDA is willing to assist. The GovGuam long term lease or transfer of the GovGuam property will clearly define GEDA's role as the Administrative Authority and "catalyst" function to create the device that will enable the project to materialize.

GEDA will structure a long term lease for the major portions of the property that will be executed with the developer. The developer will secure the financing necessary through a private lender to purchase the existing facility and fund the project. The purchase agreement will be developed (not to serve as a deterrent in the financial feasibility of the project) whereby GEDA could be able to execute the sale with a minimum cash down payment and a promisory note from the developer secured by a subordinated mortgage on the structure. The cash down payment requirement would be determined by the cost of constructing facilities to accommodate displaced tenants in the old facility (resolving the Hill-Burton issue).

The developer will also be able to obtain a GEDA tax Qualifying Certificate from which rebates and abatements granted will be withheld as payment on the Note. The

repayment of this Note may be earmarked to be used in augmenting the delivery of health care services since the facility sold was a hospital to start with.

Other arrangements that GEDA will be assisting this project is for GEDA to reduce the cost of funds to the developer through the issuance of a tax-exempt industrial revenue bond for the project sold to the developer's private lender. The lender will yield a similar or higher return on the investment by receiving the tax-exempt bond earnings as he would by charging his usual non tax-exempt prime rate or higher. In structuring the bond issue, GEDA will be subordinating a first lien to the bondholder on the constructed facilities and payments to retire the debt will be derived solely from revenues generated by the project.

Upon completion of the construction, the selection of any established hotel management group that has indicated serious interest in Guam's travel market and its tourism development will be used in the hotel's operations.

With this brief description of certain financing practices and implementation strategy, GEDA believes that it can attract a qualified developer for the project and the issuance of an industrial revenue bond, a doable issue. Several parties have already expressed their interest on the project.

4. COMBINATION OF CURRENT USE AND FUTURE USE

This concept has been addressed in the above proposed uses. As mentioned earlier, to combine the current use of the facility as a medical facility and other proposed uses is feasible. GMHA needs approximately more than 100,000 square feet to meet their current and projected needs leaving more than 60,000 square feet for other purposes such as office space for GovGuam agencies or the proposed World Trade Convention and Civic Center. It is the general consensus, however, to centralize all hospital services/facilities at MCM. Needless to say, this would require seed money which neither the GMHA nor the General Fund can ill afford. In the event Option 4 above is implemented, funds can be made available to pay for the relocation of existing health care facilities from the old GMH to MCM and other financial obligations. The entire 53.63 acres on which the old GMH stands can then be used for other purposes which would yield the highest return to the people of Guam.

III. SUMMARY AND RECOMMENDATION

In summary, each of the proposed uses has some merit. The best use, however, must yield the highest return to the people of Guam in terms of socio-economic benefits to be derived.

As a medical facility, planned hospital expansion would only use approximately 60% of the entire floor space. There would be duplication of certain hospital services in both facilities which can be avoided through centralization of all health care functions at MCM. GMHA would

prefer centralizing all hospital services/facilities at MCH, the necessary funds to make this a reality are not readily available.

As an office building to accommodate GovGuam agencies/departments presently renting or leasing office space, the savings to GovGuam can justify such use. However, the socio-economic benefits to be derived would be minimal. Since the entire property can be used more effectively to enhance our island's economic growth, it would not be in our best interests to convert the facility exclusively into an office building. The property is a valuable piece of real estate which can be developed to yield substantial benefits for the people of Guam.

A combination health care/office space/other use is feasible. As mentioned above, centralizing all hospital services/facilities at MCH is desirable and upon availability of funds such a move is encouraged.

Although each of the above proposed uses can be justified on the basis of benefits to be derived, it is strongly felt that optimum levels of socio-economic benefits can be realized by developing the entire property as: (1) World Trade, Convention and Civic Center; (2) 200 to 400 Room Resort Hotel; and (3) First Class Office Space. By transferring the property to GEDA, financial assistance can be made readily available provided Option 4 above is implemented.

cbluher 7

GOVERNMENT OF GUAM
SCHEDULE OF LEASED OFFICE SPACES
JUNE 30, 1979

Lessor	Lessee	Location	Period Covered		Size in Sq. Ft.	Rental		Annual Rate	A/Con. Yes/No	Rental Includes		
			From	To		P/sq. ft.	p/mo.			Power	Water	Jan/S
a De Flores	Dept. of Education	Lot 2 Blk 23 Agana	1/1/79	6/30/79	11947	.96	11,400.00	136,800	Yes	Yes	Yes	Yes
hong Corp. dba fic Arcade	Dept. of Education	Agana	7/1/78	6/30/79	23868	.62	15,036.84	180,442	Yes	Yes	Yes	Yes
a De Flores	Dept. of Education	Agana	7/78	6/30/79	13870	.46	6,420.00	77,040	Yes	Yes	Yes	Yes
fic News Bldg. Floor	Governor's Office	Agana	1/1/79	6/30/79	900	.70	720.00	8,640	Yes	Yes	Yes	Yes
argarita H. Inocentes	Guam Occupational Info. Coordinating Communication	Rm. 103 Lot 24, Aspinal Ave, Agana	4/1/79	9/30/79	-0-	-0-	350.00	4,200	Yes	No	No	No
um Retirement Fund	Dept. of Administration	Lot 2053-3 New-Maite	1/1/79	12/31/79	2750	.40	1,100.00	13,200	Yes	No	No	No
and S. Terlaje	GEDA	Agana	4/15, 79	4/14/81	-0-	-0-	2,330.00	27,960	Yes	Yes	Yes	Yes
o Perez-2nd Floor	Dept. of Youth Affairs	Agana	6/4/79	1/4/80	4100	.65	2,665.00	31,980	Yes	Yes	Yes	Yes
to Perez-1st Floor	Insular Arts Council	Agana	1/79	6/30/79	4100	.65	2,665.00	31,980	Yes	Yes	Yes	Yes
neon & Teresita nteras	Suruhanu	Agana	3/79	2/28/80	1400	.85	1,190.00	14,280	Yes	Yes	Yes	Yes
lvo Mgmt. Co, edros Plaza	AHRD	Agana	1/5/79	12/5/79	5000	.88	4,400.00	52,800	Yes	Yes	Yes	Yes
da, Inc.	Mental Health Substance Abuse Agency	Agana	2/79	1/80	3760	.55	2,068.00	24,816	Yes	-	-	-

			From	To	Sq. Ft.	p/sq. ft.	p/mo.	Rate	Yea/No	Power	Water	Jan/S
Int'l Trade Center	Dept. of Commerce	Tamuning	1/1/78	6/30/79	-0-		3,500.00	42,000	Yea	Yes	Yes	Ye
Capital Investment Corporation	Guam Housing Corp.	Agana	10/21/77	10/31/80	1441	.92	1,325.72	15,908.	Yea	Yea	Yea	Ye
ific News Bldg.	Bureau of Planning/Guam Energy Office	Agana	11/1/78	6/30/79	5237	.88	4,608.56	55,302	Yea	Yea	Yea	Ye
g Corporation	Veterans Affairs Office	Agana	5/78	11/30/78	1067	.71	750.00	9,000	Yea	Yes	Yes	Ye
's Inc.	Public Utilities Commission	Agana	12/78	11/30/79	1184	.70	828.80	9,945	Yea	Yes	Yes	Ye
ific News Bldg.	Dept. of Law	Agana	1/1/78	12/31/83	8500	.70	5,950.00	7,140	Yea	Yes	Yes	Ne
ro's Plaza/Calvo Management Co., Inc.	Dept. of Public Safety	Agana	7/1/78	6/30/78	1st, 2nd, 3rd 4th, 5th & 7th Floor		16,710.00	200,520	Yea	No	Yes	Ne
mon Plaza Bldg.	GEPA	Harmon Field	1/23/75	1/31/80	6300	.90	5,670.00	34,020	Yea	Yea	Yea	Ye
ancisco & Remedios	(TCC) CJPA	Maite	7/78	6/79			1,560.00	18,720	Yea	Yes	Yes	Y.
res (Janet Com.	Superior Court of Guam	Agana	7/1/78	6/30/80	6759	.68	4,613.70	55,364	Yea	Yea	Yes	N
anuel Jose	15th Guam Legislature (Minority)	Agana	3/15/79	6/30/79	-0-	-0-	300.00	3,600	Yea	No	No	N
der Wang	15th Guam Legislature (Education & Terr. Affairs)	Agana	4/27/79	8/27/79	500	.90	450.00	5,400	Yea	No	No	N
eclegat	15th Guam Legislature (Guam Law Revision Comm)	Agana	2/16/79	2/15/80	-0-	-0-	770.00	9,240	Yea	No	No	N
uenaa Inc.	Dept. of Labor	Maite	9/19/79	9/19/82	2200 (storage) 12000 (office)	.23 .375	5,000.00	60,000	Yea	No	No	No

Lessee	Location	Period Covered		Size In Sq. Ft.	Rental		Annual Rate	A/Con. Yes/No	Rent Includes			
		From	To		p/sq. ft.	p/mo			Power	Water	Junk	Jan
at's Inc.	Public Utilities Comm.	Agana	12/1/78 11/30/79	1184	.70	828.80	9,945	Yes	Yes	Yes	Yes	Yes
am Capital Inv. orporation	Territorial Auditor	5th Floor Agana	7/78 11/30/79	1371	.60	1,095.54	13,146	Yes	Yes	Yes	Yes	Yes
am Capital Inv. rr (Addendum)	Territorial Auditor	5th Floor	7/78 11/30/79	155.9	.93	144.99	1,740	Yes	Yes	Yes	Yes	Yes
am Capital Inv. rp.	Vocational Rehabilitation	Agana 7th & 9th Floor	10/1/78 9/30/79	5600.75	.92	4,794.71	57,537	Yes	Yes	Yes	Yes	Yes
ard Terlaje	Guam Community College	Agana	9/78 6/80	<u>13000</u>	.89	<u>11,625.00</u>	<u>139,500</u>	Yes	Yes	Yes	Yes	Yes
TOTAL				<u>138,195*</u>		<u>120,870.66</u>	<u>1,416,425</u>					

*Does not include office spaces located in buildings wherein the square foot is not indicated.

Subject: (PEAR) Preliminary Engineering-Architectural Report

1. PURPOSE: This report is intended to serve the following purposes:

- a) For project justification
- b) As a feasibility study
- c) As a guide in the project development

2. SCOPE: The job includes the preparation of all plans, specifications and documents for:

UTILIZATION OF THE (OLD) GMH HOSPITAL FOR OFFICE SPACE.

3. ACTION: This report shall be used in the schematic or preliminary working drawings (Phase I) of A/E SERVICES, DPW, planning procedure and shall serve as a guide in the pursuance of the design development (Phase II) of the aforementioned procedure.

Addresses are requested to be forwarded to the office of A/E SERVICES, DESIGN SECTION, DPW, on any recommended changes, or additional information to this report.

Concurrence and approval of this report shall be the basis for the subsequent development of the project.

RECEIVED

JUN 3 1981

Guam Economic
Development Authority

To	Initial	Date
	JK	6/3
FILES		

RECOMMENDED APPROVAL:

PROJECT ARCHITECT

PROJECT ENGINEER

ACTION TAKEN:

Concurred: _____ Date _____

Approved: _____ Date _____

REMARKS:

PRELIMINARY ENGINEERING - ARCHITECTURAL REPORT

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- I. PROJECT JUSTIFICATION
- II. FEASIBILITY STUDY
- III. GUIDE FOR THE PROJECT DEVELOPMENT
 - A. Project Data Sheet
 - B. Preliminary Survey Report
 - C. Preliminary Drawings, Plans, Evaluations and Sections
 - D. General Outline Specifications
 - E. Preliminary Cost Estimate
- IV. REFERENCES
 - A. Official Zoning Map - Department of Land Management, TPC, Guam
 - B. Zoning Laws and Regulations - Guam
 - C. Uniform Building Code - 1979 Edition
 - D. Progressive Architecture - October 1979
 - E. Building Construction Cost Data - 1979
 - F. Energy Conservation Code - Guam - PL 14-112
 - G. HEW, ANSI, OSHA, and Other Regulatory Agencies

PRELIMINARY ENGINEERING - ARCHITECTURAL REPORT

I. PROJECT JUSTIFICATION:

A. URGENCY OF THE NEED FOR THE FACILITY OR BUILDING:

OBSERVATION:

The Guam Memorial Hospital (Old GMH) Building structure fronting Pale San Vitores Avenue in Tamuning may be utilized partially for Government of Guam office space at the present time in order to relieve congestion of traffic in the Agana area and for public convenience.

As shown on the attachment (Exhibit "E"), the present concrete structure in general is very feasible for alteration or remodeling that may be converted and organized to serve the different office population of the government that are presently renting or leasing private buildings and ground spaces. The amount of dollar saving in this proposal can be generated and fitted economically to other government projects.

The Building Horizontal Circulation has no problem except the vertical circulatory system serving the other GMH services support. The boundary represented by broken lines or dashes are to be designated to remain as Hospital Function. Therefore, elevators and staircases leading to those areas/floors shall be planned to serve both dual function office and hospital service system.

RECOMMENDATION:

It has been noted in the past that expertise who commented regarding the accreditation of the Old GMH severely damaged the function of the present structure. It would be more realistic and feasible to change the whole complex to be fully utilized as Government of Guam integrated offices.

Economically speaking, Government of Guam will be benefitted. Moreover, the Director of Administration Staff Coordinator should explore the feasibility of acquiring good program projects to be included in the entire concept.

Furthermore, formal work/job request order may be forwarded to the Department of Public Works if funding will be available.

B. EXPECTED POPULATION OR SERVICES TO BE SERVICED:

1. 600 Occupant Load - Offices (Personnel)
2. 400 Occupant Load - Customers Service

C. CODES AND REGULATIONS INVESTIGATION:

FEASIBILITY STUDY:

A. Availability of Funds:

Programmed Amount: 5.7 to 4.0 Million

Available Amount: None

Source of Funds: Unidentified Funds (Local and Federal)

Remarks: Funding shall be based on economic input of all Government of Guam Office Rental Spaces.

B. Availability and Status of Real Estate:

Site Available: Approximately 42.29 Acres

Status of Available

Real Estate: Government of Guam Property. Please refer to Revenue & Taxation.

C. Administrative Restrictions and Criteria Governing Construction:

1. (See Attachment No. 1)
2. Existing Hospital Function of "C" & "F" Wings.

D. Availability of Suitable Materials of Construction:

Guam has inadequate materials. Sources allow 2 - 3 months for building materials for off-island purchasing.

E. Adequacy of Manpower to Construct the Building or Facility:

Adequate for Big Construction Company

F. Expected Time to Complete the Project to Meet Service Requirement:

Architectural & Engineering Work	120 Calendar Days from NTP
----------------------------------	-------------------------------

Advertisement and Award	60 Calendar Days
-------------------------	------------------

Construction	180 Calendar Days
--------------	-------------------

G. Proposed Design & Construction Time Frame:

Shall be done by A/E Consultant after NTP given by DPW.

III. GUIDE FOR THE PROJECT DEVELOPMENT

A. Project Data Sheet:

1. Buildings:

a. Name of Building:

Proposed utilization of the (Old) GMH Building for Government of Guam office space.

b. Location:

Satpon Point, Tamuning, Guam

c. Type of occupancy:

Mixed occupancy (Group A-3 & Group I)

d. Circulatory requirements:

(Horizontal) by corridors, hallways, and lobbies.

(Vertical)-by stairs, ramps, and elevators.

e. Type of Construction:

Type I fire-resistive construction Chapter 18 UBC

f. Special facilities:

Automatic sprinkler system, audio visual aid for conference rooms, computerized records system, and central station for emergency.

g. Relation to other buildings:

Existing housing for Nursing Staff can be relocated in the future.

h. Limitations:

Funding and existing hospital facilities (GMH).

2. Existing Structures & Buildings:

See Location Plan

B. Preliminary Survey Report:

1. Site:

a. Location

b. Size of Area Available

42 - 49 Acres

c. Expansion possibilities

Plenty for area expansion

d. Site Characteristics

Vegetation - The existing (Old) GMH Building consists of six-story structure adjoined by 4, 3, and 2 story building all united. The remainder of the property is large park-like area with trimmed vegetation.

Soil - Adaptable for park-like civic center.

Topography - Relatively rolling terrain surrounding the buildings. It is bordered by the cliff overlooking the ocean and a primary road across from a middle class residential area.

2. Meteorological conditions:

a. Sun

Guam's sunshine with average temperature from 86° - 78° F all year round.

b. Wind

From average 7 - 15 miles per hour.

c. Rainfall

Four months rainy season.

d. Frequency of typhoon

Devasted typhoon approximately every 10 - 15 years and yearly milder typhoon.

e. Fog

ineligible

5. Existing utilities

a. Water

Adequate

b. Sewer

Adequate

c. Power

Adequate

d. Communication

Inadequate for office functions, we have to add central control station and public address system and voice alarm system.

e. Gas

Existing

C. Preliminary Drawings

D. General Outline Specifications

1. Building (Civil Works) (To be done later)

a. Footings

b. Columns

c. Framing

d. Floors

e. Exterior Walls

f. Partitions

g. Ceiling

- h. Roofing
 - i. Windows
 - j. Doors
 - k. Special finishes
 - l. Painting
2. Interior electrical works and communication system
- a. Wiring methods
 - b. Wiring devices
 - c. Panels and control
 - d. Electrical fixtures
 - e. Grounding system
 - f. Communication system
 - g. Fire alarm system
 - h. Clock System
 - i. Electrical equipment

3. Plumbing works

a. Cold water pipes

b. Hot water pipes

c. Roughing-in

d. Plumbing fixtures

e. Fire protection

4. Mechanical works

a. Air conditioning sytem

b. Conveying system

5. Civil works

a. Grading

b. Roads & driveway

c. Hardstand

d. Walks

e. Drainage

f. Fence

g. Excavation and embankments

6. Outside utilities

a. Pipes

b. Valves

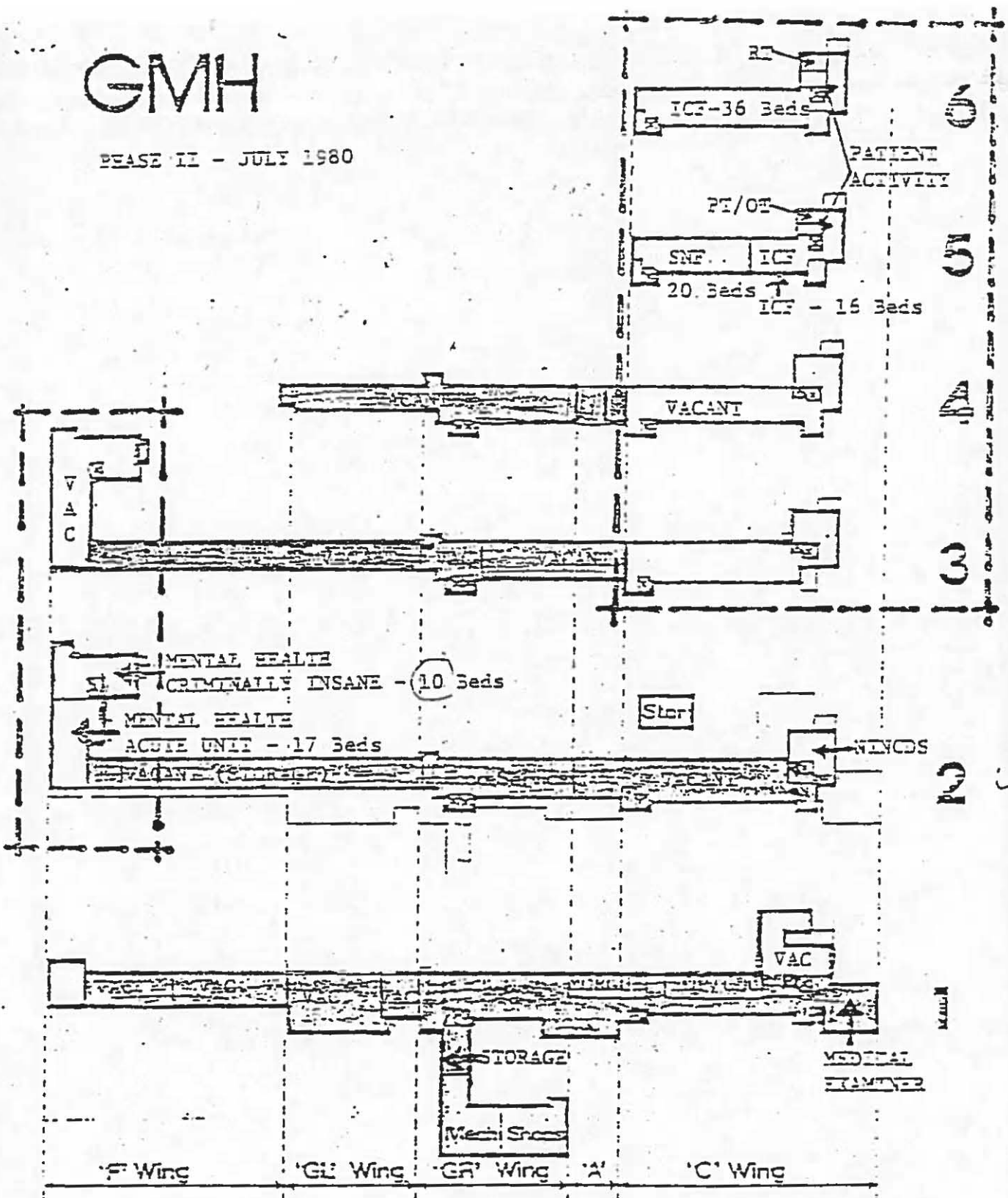
c. Manholes

III. CONT. GUIDE FOR THE PROJECT DEVELOPMENT:

E. PRELIMINARY COST ESTIMATE

Item	Scope of Work (Outline)	Area/ Vol. Approx.	Unit Cost	Amount
1	a) Removing/demolishing/retrieving of double wall partitions cabinet counters, etc. (existing) .	4,500 S.F.	\$10.00	\$ 45,000.00
	b) Renovating of existing morgue to be used for sensitive storage area.	1,000 S.F.	10.00	10,000.00
	c) Upgrading or improving transformer main panel and electrical panel system.	500 S.F.	15.00	7,500.00
2.	Providing new wall partitioning for new office spaces to include conference rooms (to be designed later).	60,000 S.F.	35.00	2,100,000.00
3	Providing new toilet facilities and janitorial rooms.	4,500 S.F.	40.00	180,000.00
4	Providing one new passenger elevator to support offices from 1st to 4th floor only.	1 unit	120,000	120,000.00
5	Hallways, corridors and lobbies (incl. fire fighting system).	25,400 S.F.	30.00	762,000.00
	Total			\$3,224,500.00
6	Contingencies, overhead & profit	20%		\$ 644,900.00
	GRAND TOTAL			\$3,869,400.00
F.	A/E Services and Supervision Fee	5%		\$ 193,470.00
	Programmed Amount (Budget)			\$4,062,870.00
			Say	\$4,063,000.00

PEASE II - JULY 1980



ATTACHMENT # 1