

PROSPECTUS FOR HOSPITAL POINT PROPERTY

Prepared by: Bureau of Planning, Guam Coastal
Management Program

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OFFICE OF THE GOVERNOR
GOVERNMENT OF GUAM
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HOSPITAL POINT DEVELOPMENT PROSPECTUS

The Government of Guam is soliciting proposals for the private development of government land commonly known as Hospital Point. Proposals must adhere to a land-use concept for unified model development. Proposal selection will be based on overall concept, design, developers qualifications and public benefit. The following provides property information and general guidelines for development proposals.

GENERAL PROPERTY INFORMATION

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| Lot Number | - 5173-1-R2-New-R2 |
| Land Area | - 48.22 acres (195,156 $\pm$ sq. meters) |
| Location | - Property is located between San Vitores Road and Hospital Point (Ypao Point) cliffline at the southwestern end of Tumon overlooking Tumon Bay and the Philippine Sea. (see survey map) |
| Zoning | - Current zoning is R-2. However, proper zoning of property, depending upon the selected development proposal, is the responsibility of the Government. |
| Topography | - Primarily flat to gentle slope and bounded on two sides by steep cliffs. |
| Geology | - Mariana limestone. An apparently inactive seismic fault exists on property. |
| Utilities | - Property served by all utilities. However, sewer and water availability must be evaluated by the developer based on specific development design and projected starting construction dates. |

- Access - The recently completed San Vitores Road and rotary provide excellent primary access. Internal road network is dependent on new development design.
- Existing Buildings - Old Guam Memorial Hospital, three (3) apartment buildings, one (1) moderate size concrete building and twenty-two (22) single-family houses. Removal of these structures, if necessary would be the responsibility of the developer.

MODEL DEVELOPMENT DEFINED

- Unified - A development concept which encompasses the entire 48 acre site with one general theme. When completed, the development should be viewed as one entity as opposed to numerous unrelated projects.
- Upscale - Development having high quality characteristics of design, material and construction.
- Appropriate Architecture - Pacific Island influenced architecture should be advanced. While this type of architecture is open to a wide range of interpretation, proposals will be judged on their aesthetic qualities consistent with the island's tropical setting. Highrise structures within this concept are acceptable in order to allow for substantial open space.
- Significant Open Space - Facilities should be contained within a tropical landscaped park-like setting and promote visual qualities. Intensive use of property is to be accomplished through building height not site coverage.

Development Type - Acceptable development should contain hotel/resort facilities, high density residential, commercial establishments or a combination of these uses that results in a unified development.

PROPOSAL REQUIREMENTS

Developers interested in pursuing a lease for Hospital Point should submit to the Bureau of Planning a comprehensive development proposal (5 copies) that consists of the following:

- A. A narrative outlining a development scheme that is supportive of the island's economic goals and encompasses the entire government owned Hospital Point property. The discussion must include realistic estimates of development costs, employment and government revenues.
- B. A preliminary map that illustrates the general layout and interrelationships of buildings, parking and open space. The map must also locate a public park within the property. (Park development and maintenance will be the responsibility of the developer.)
- C. A lease rate offer and the basis for its calculation.
- D. An artist rendering or illustration of proposed building architecture that reflects a Pacific island influence.
- E. An outline of infrastructure demands and capacity requirements.

Prospective developers interested in further clarification of the above requirements should contact the Bureau of Planning.

COMPANY PROFILE AND QUALIFICATIONS

Developers submitting proposals must include 5 copies of a profile stating:

- A. Current audited financial statements of their firm. Disclosure of all major stockholders or partners.
- B. Listing of past developments where the developer was the sole or lead developer with the address of current managers of the development.
- C. Discussion of financial structure for long term financing as well as construction financing for the projects.

PROPOSAL TIMEFRAMES

Proposals are being accepted at this time. Closing deadline for proposals is the close of business day February 1, 1988. No extensions or exceptions will be granted. A proposal review committee, established by the Governor may meet with developers to discuss strengths and weaknesses of their proposals. Developers may revise and resubmit their proposals up to the deadline. The government can reject any and all proposals in order to satisfy its intents and purposes.

