

Territory of Guam
Territorio Guam

OFFICE OF THE GOVERNOR
OFISINAN I MAGALAHI
AGANA, GUAM 96910 U.S.A.

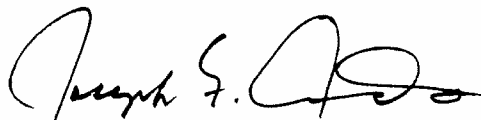
MAR 30 1992

The Honorable Joe T. San Agustin
Speaker, Twenty-First Guam Legislature
155 Hesler Street
Agana, Guam 96910

Dear Mr. Speaker:

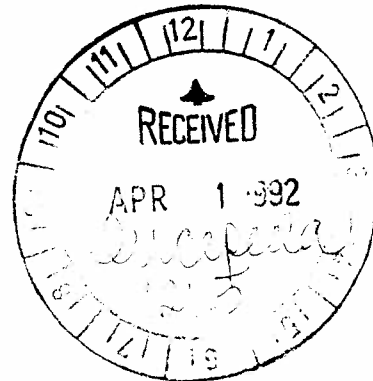
Transmitted herewith is Bill No. 757, which I have signed into law
this date as Public Law 21-97 .

Sincerely yours,


JOSEPH F. ADA
Governor

210730

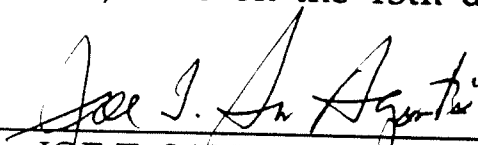
Attachment



TWENTY-FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session

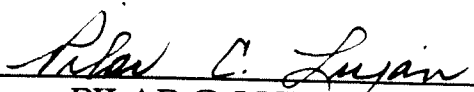
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Bill No. 757 (LS), "AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF ITS OFFICE BUILDING," was on the 13th day of March, 1992, duly and regularly passed.



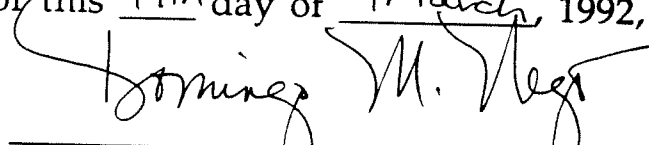
JOE T. SAN AGUSTIN
Speaker

Attested:




PILAR C. LUJAN
Senator and Legislative Secretary

This Act was received by the Governor this 14th day of March, 1992,
at 11:15 o'clock a.M.



Assistant Staff Officer
Governor's Office

APPROVED:



JOSEPH F. ADA
Governor of Guam

Date: 3/30/92

Public Law No. 21-97

TWENTY-FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session

Bill No. 757 (LS)

Introduced by:

J. P. Aguon
M. D. A. Manibusan
J. G. Bamba
E. P. Arriola
A. C. Blaz
M. Z. Bordallo
D. F. Brooks
H. D. Dierking
E. R. Duenas
E. M. Espaldon
C. T. C. Gutierrez
P. C. Lujan
G. Mailloux
D. Parkinson
M. C. Ruth
J. T. San Agustin
F. R. Santos
D. L. G. Shimizu
A. R. Unpingco

AN ACT TO APPROPRIATE NINE HUNDRED
THOUSAND DOLLARS FROM THE TOURIST
ATTRACTION FUND TO THE GUAM VISITORS
BUREAU TO FUND THE DESIGN AND
CONSTRUCTION OF ITS OFFICE BUILDING.

1 **BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:**
2 **Section 1. Legislative findings and intent.** The Legislature finds that
3 previous appropriations for the preliminary cost estimate of the proposed
4 Guam Visitors Bureau office building are Nine Hundred Thousand Dollars

1 (\$900,000) short of the total estimated cost for the final design approved on
2 December 23, 1991 by the board of directors of the Guam Visitors Bureau
3 ("GVB"). Previous appropriations totaled One Million Six Hundred
4 Thousand Dollars (\$1,600,000) although the total preliminary estimated cost
5 amounted to Two Million Five Hundred Thousand Dollars (\$2,500,000). It is
6 the intent of the Legislature to expedite the finding and construction of the
7 GVB office building which has been on the drawing board for the last four
8 years.

9 **Section 2. Appropriation.** Nine Hundred Thousand Dollars (\$900,000)
10 are hereby appropriated from the Tourist Attraction Fund to GVB for the
11 purpose set out in Section 1 of this Act.



SENATOR JOHN PEREZ AGUON

VICE SPEAKER

CHAIRMAN, COMMITTEE ON TOURISM & TRANSPORTATION
21ST GUAM LEGISLATURE

155 Hessler Place, Agana, Guam, U.S.A. • 96910 • (671)472-3435/472-3497 • Telefax: (671)477-8358

March 9, 1992

Honorable Joe T. San Agustin, Speaker
21st Guam Legislature
155 Hesler St.
Agana, Guam 96910

Dear Mr. Speaker,

The Committee on Tourism & Transportation, to which the following was referred, wishes to report its findings and recommendations:


BILL NO. 757: AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

Bill 757 was amended by the Committee on Tourism & Transportation. The Committee voting records on Bill 757 as amended by the Committee on Tourism & Transportation is as follows:

TO PASS	<u>10</u>
NOT TO PASS	<u>0</u>
TO REPORT OUT ONLY	<u>2</u>
TO PLACE IN THE INACTIVE FILE	<u>0</u>
NOT VOTING	<u>3</u>

The recommendation of the Committee is to do pass. A copy of the voting sheet, report and all pertinent documents are attached for your information.

Sincerely,


JOHN PEREZ AGUON

Attachments

VOTING SHEET • COMMITTEE ON TOURISM & TRANSPORTATION

Bill 757 as amended by the Committee on Tourism & Transportation: AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

TO PASS	NOT TO PASS	TO REPORT OUT ONLY	TO PLACE IN INACTIVE FILE
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John P. Aguon

 JOHN P. AGUON, Chairman

✓

Carl T. C. Gutierrez

 CARL T. C. GUTIERREZ, Vice Chairman

✓

JOE T. SAN AGUSTIN, Speaker

J. George Bamba

 J. GEORGE BAMBA

✓

DORIS F. BROOKS

Herminia D. Dierking

 HERMINIA D. DIERKING

✓

ERNESTO M. ESPALDON

Pilar C. Lujan

 PILAR C. LUJAN

✓

Marilyn D. A. Manibusan

 MARILYN D. A. MANIBUSAN

✓ 3/5/92
mdh

Don Parkinson

 DON PARKINSON

✓

WOR
HT

Martha C. Ruth

 MARTHA C. RUTH

mm
3/6/92

Francisco R. Santos

 FRANCISCO R. SANTOS

✓

David L.G. Shimizu

 DAVID L.G. SHIMIZU

✓

Thomas V. C. Tanaka

 THOMAS V. C. TANAKA

✓

Antonio R. Unpingco

 ANTONIO R. UNPINGCO

✓

21st Guam Legislature
COMMITTEE ON
TOURISM and
TRANSPORTATION

COMMITTEE REPORT

BILL 757 - AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

PUBLIC HEARING:
February 21, 1992

MARK-UP MEETING:
March 3, 1992

VICE SPEAKER JOHN PEREZ AGUON, Chairman

SENATOR CARL T.C. GUTIERREZ, Vice Chairman

Members:

SPEAKER JOE T. SAN AGUSTIN

**SENATOR J. GEORGE BAMBA
SENATOR DORIS F. BROOKS
SENATOR HERMINIA D. DIERKING
SENATOR ERNESTO M. ESPALDON
SENATOR PILAR C. LUJAN
SENATOR MARILYN D.A. MANIBUSAN**

**SENATOR DON PARKINSON
SENATOR MARTHA C. RUTH
SENATOR FRANCISCO R. SANTOS
SENATOR DAVID L.G. SHIMIZU
SENATOR THOMAS V.C. TANAKA
SENATOR ANTONIO R. UNPINGCO**

TWENTY-FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session

Bill No.: 757

As Amended by the
Committee on Tourism &
Transportation

Introduced By:

J. P. AGUON

M. Manibusan

J. Bank

AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND
DOLLARS (\$900,000) FROM THE TOURIST
ATTRACTION FUND TO THE GUAM VISITORS BUREAU
TO FUND THE DESIGN AND CONSTRUCTION OF THE
OFFICE BUILDING.

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

2 Section 1. **Legislative findings and intent.** The Legislature finds that
3 previous appropriations for the preliminary cost estimate of the proposed
4 Guam Visitors Bureau office building is Nine Hundred Thousand Dollars
5 (\$900,000) short of the total estimated cost for the final design approved on
6 December 23, 1991 by the Bureau's Board of Directors. Previous
7 appropriations totaled One Million Six Hundred Thousand Dollars
8 (\$1,600,000) whereas the total preliminary estimated cost amounted to Two
9 Million Five Hundred Thousand Dollars (\$2,500,000). It is the intent of the
10 Legislature to fund and expedite the construction of the Guam Visitors
11 Bureau office building which has been on the drawing board for the last four
12 years.

13 Section 2. **Appropriation.** There is hereby appropriated Nine Hundred
14 Thousand Dollars (\$900,000) from the Tourist Attraction Fund to the Guam
15 Visitors Bureau for the intended purpose in Section 1 of this bill.

COMMITTEE REPORT

BILL 757

The Committee on Tourism and Transportation held a public hearing on February 21, 1992 at 9 a. m. in the Legislative public Hearing Room to receive testimonies on Bill 757.

BILL 757 AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

Present at the hearing were Senators John Perez Aguon, Chairman of the Committee, Pilar C. Lujan, David L. G. Shimizu, J. George Bamba, Frank Santos and Michael Reidy.

Signing in to present testimony in favor of the bill were Architects Jack B. Jones, Liza Provido and Steve Lander, Peter Sonny Ada, GVB Board Chairman, Joey Cepeda, GVB General Manager, Bruce Kloppenburg, GVB Board member, and John Salas, Exec. Dir. of the Guam Hotel & Restaurant Association.

Senator Aguon, before hearing testimonies, expressed concern that there was no representation from the TAF Committee which made the recommendation to the Board for the additional funding needed to construct the GVB office building and reminded the General Manager that he would like to see GVB committee members participate in hearings on issues which they recommended and approved by the Board so that the Committee on Tourism and Transportation can hear from them directly. He said he hopes that in the future committee members responsible for certain issues

concerning GVB, such as during budget hearings, will make themselves available for discussion.

In his written testimony, Board Chairman Ada "walked" the committee members through the chronology of the GVB office building development. He pointed out that Public Law 19-27 enacted in 1988 appropriated \$600,000 to construct the GVB building at a proposed site near the Matapang Beach Park in Tumon but subsequently the site was not made available for the purpose.

In 1990, Public Law 20-221 authorized the Governor to transfer and convey the ponding basin site fronting the Ypao Beach Park to GVB for the purpose of constructing an office building and appropriated an additional \$1,000,000 for construction and furnishings. In October 1991, a notice to proceed was issued to GVB's architect J. B. Jones and the proposed design schemes were subsequently to GVB for selection.

Ada wrote: "Considering that the selected design scheme factored in all necessary requirements for the selected site and features modest amenities; addressed the prevailing construction costs; provides for flexibility for future considerations, i. e. increased staffing and accompanying space requirements, and does include material finishings, such as floor, tile, carpet, roof tile, painted gypsum wallboards and fluorescent light fixtures, etc.; this should be the final request from the Bureau for additional project funds. The total cost estimate with the changes is estimated at \$2.5 million."

In his written testimony, John Salas wrote, among the reasons the GHRA supports Bill 757, that the "...The combined effect of first-

class promotional materials and visitor industry facilities on our island. We hope that GVB's office appearance be consistent with that environment. This will most certainly cost money and, while conceptual designs should not be pretentious, the physical appearance of our island's promotional agent should also be first rate." Salas further said: "The impact of Bill 757's expenditure of Tourist Attraction Funds will be a positive benefit for tourism operators on a long term basis."

Before architect Jack B. Jones begins his presentation to the committee of the final conceptual plans for the building and the final cost estimate for the plan approved by the GVB Board, Senator D. L. G. Shimizu first asked what was the total appropriation to date, since the Board chairman mentioned an additional one million dollars appropriation, was there money before the additional one million?

Committee Chairman, Senator Aguon, informed Senator Shimizu that, as testified by the GVB Board Chairman, there was a \$600,000 appropriation since 1988 by the 19th Guam Legislature and \$1,000,000 appropriated in 1990 by the 20th Guam Legislature and Bill 757 is now requesting additional appropriation of \$900,000 for a total estimated amount of 2.5 Million Dollars, from previous appropriation to date.

Senator Shimizu wants to know if GVB instructed its architect in 1990 to build the facility for 1.6 Million Dollars already appropriated at that time.

Chairman Aguon again responded: "No, the testimony, as it reads, they were never in the position to do anything because they

don't have a site. They can't draw their building, they can't have their A-E because the government has not decided as to where they should be situated."

Senator Aguon then asked the committee members to allow the architect to proceed with the presentation and to make sure that they have their list of questions ready after the presentation.

Jones began his presentation giving the members an orientation of the ponding basin in Tumon where the GVB building is to be located. He then proceeded to describe and explain the conceptual plan for the type of building that can be built over the ponding basin with the 1.6 Million Dollar already appropriated and still keeping the use of the basin as efficient as possible by putting in an infiltration system. Jones said that during this part of the design they have coordinated with the Department of Public Works and GEPA to sound them out as far as the drainage system itself.

In response to Senator Frank Santos' concern whether the construction of the GVB building over the ponding basin will aggravate the drainage problem along San Vitores Road, Jones said that they have taken all that into consideration in their approach and assures the Senator that the basin will still serve as a ponding basin.

Senator Santos wanted to know how long will it take to complete construction following ground breaking. Jones said that it will take anywhere from one year to eighteen months.

Senator George Bamba wanted to know if the cost of the infiltration system is included in the 2.5 Million Dollar estimate. Jones responded in the positive. Senator Bamba further ask if the

building will infringe on the park area or planned expansion of the park. He said that he doesn't believe so because they have been coordinating with the Department of Parks and Recreation and vice versa.

Senator Shimizu asked GVB where do they think the business of the Bureau should be located of all the sites on the entire island given GVB's needs and the needs of the people of Guam?

Joey Cepeda told the Senator that it's down in the Tumon area, the heart of the visitor industry.

Senator Shimizu asked if there was any public input on the proposed location of the GVB building and Cepeda answered negative.

Senator Shimizu said that he sees the need and agrees that GVB should have a permanent place to showcase and enhance tourism on Guam but he also in principle look at the limited land resources in Tumon for the people of Guam to be able to recreate themselves.

At this point, Chairman Aguon interjected and told Senator Shimizu that if there's any blame to be made on the site, he will take the blame because he made that decision and anyone can introduce legislation to change the site if he so desires.

"Right now it is by law, authorized by the Legislature that that building should be located on that particular site", Senator Aguon said. "I am not going to allow any debate for other locations because the law is specific already, it shall be located right there", Senator Aguon said.

Senator Shimizu said that he just wants to see how much public input was put in that decision and he just wants to express his thoughts in the limited area for acreage for the recreation activities for the people. He insisted on asking the GVB General Manager what other location would he suggest if there is going to be an introduction of legislation of other locations but Senator Aguon told him that the law is very specific and he will stop the discussion if Senator Shimizu were to ask questions other than the site that is being discussed in the bill.

"The public hearing is for an appropriation for a building on a particular site", Senator Aguon told Senator Shimizu.

The architect, Jack Jones who said he had been through other sites, offered to point out the advantages of the ponding basin site for the GVB building and Senator Aguon told him to proceed with any information for the record.

Jones noted the extent of the perimeter encompassing the ponding basin area and told Senator Shimizu that they are not taking away any recreational area from anybody because the basin is a very confined site that is a hole in the ground. He said: "Quite frankly, whether it's my building or somebody else's, if its handled in a tasteful manner with earth tone materials, it will look better there from the tourist standpoint and from the view standpoint, it will look much better there than that hole in the ground".

Senator Shimizu thanked Jones for pointing out the advantages of the ponding basin and said that he is looking at the site in terms of the neighbors, the recreational aspects of Ypao. He said that if he is ruled out of order in his line of questioning as to

how the ponding basin site and the recreational aspects of Ypao blend and compliment one another, he apologized to the Chairman but he had to look at that and raise those issues.

Referring to the Chairman, Senator Shimizu said: "I know you put a lot of work on this, I have seen the efforts of your work in the past and I do have an historical perspective on this area. But I think it also would behoove me not to take into consideration the dwindling acreage in that area and to raise that because the architect is still developing at the conceptual level. Concept, have you taken the total area keeping in mind the recreational nature of the area and if conceptually it can blend into the area, I may not have that much objection".

Senator Shimizu asked the architect what is the additional cost of building over the ponding basis versus that of a flat ground? Jones responded that the cost of building over the ponding basin is significant because of the infiltration system. The Senator also wanted to know if the infiltration system is large enough to hold all the water given the amount of rainfall and nonpoint pollution coming through that area and Jones answered positive.

Senator Shimizu said that he doesn't want the most prestine natural park of Tumon to be overflowed and flooded because of the structure. He said that he wants to be assured that the infiltration system will adequately hold the water coming through at the rate of the rainfall.

He said that it would be prudent for him to raise those issues about the site that is already selected by law but he is will aware that it is still in the conceptual stage and laws can be amended too. He

said he needs to raise those issues because of his two concerns. How does that blend in with the neighboring acreage of government property and the home owners, I am not aware if there are any input. He said he will continue to raise the issues if he can see that the GVB building will enhance the neighboring recreational needs of Ypao Park.

Addressing the architect, Senator Aguon and Joey Cepeda, Senator Shimizu said: "You know my concerns, I am not against your need for the building but I want to see how far have we looked at it, or are we saying, 'this is all I want to look at, I am not going to entertain any other location' and I wanted to raise and ask that question?"

Senator Aguon retorted: "That's not what I was inferring to Senator about looking at other location. You have to start at a given point and I will like to encourage, because I don't want to see any short cuts here, we are starting a process. The agencies that are entrusted with the responsibilities on any development will have to be consulted. They have to go through the process, they have to check with PUAG for the drainage system, check with the environmentalists, check with all the agencies, they have to start somewhere and this is the beginning point. I don't want anybody to go through this process using short cuts. If there is any problem during the process, of course the decision will be made to change the location. But right now, let's look at the process, look at the concept and if the concept is agreeable, let's work it through and clear it with all the agencies that are entrusted with the responsibilities in reviewing any development in this territory, and

this is not going to be an exception. That's the normal process in any development and I don't want to see any short cuts. So any impact assessment will be made during the process, but they have to start somewhere. If it's not feasible, I'm not going to sit back and just watch this thing go, we'll change the place. But that's the way a development application is done in this territory and I encourage the leadership of GVB and I will oversee it to make certain that this in fact is feasible".

Senator Michael Reidy said that he also supported Senator Aguon and his chairmanship of the committee but he does have an issue with the project. He said that what he sees is a structure which is primarily an office building and asked about what percentage of the area will be used for visitor reception and promotions?

Jones responded that there is a two-part answer to the question. He said that if the visitor goes in through the visitor information section, that's about 10% and if he goes in through the lobby to get the view, that's about 7%.

Senator Reidy also wanted to know if the drainage system is similar to the drainage system underneath the Matapang Park where a number of pipes are put out beneath the surface and the water runs through and let out for percolation. Jones said that conceptually they are similar, although they are different in scale and different materials.

Senator Reidy said that the drainage system as proposed could be put in the ponding basin and not put a building on top and other uses could be made of that property. He said that all he is trying to suggest is that Ypao Beach is the major park serving the community,

it's intensively used and every weekend it's becoming busier and I for one think that as the population grows park resources should be maintained for park purposes.

Senator Reidy recommend to the chairman that other hearings be held maybe down at Ypao Beach to find out generally what the public might want.

Bruce Kloppenburg, GVB Board member, said: "I a little bit surprised at the direction that the hearing has taken, frankly we weren't prepared to discuss the location of the site because the site has been deeded to GVB through public law signed by the governor, and the Board of Directors has taken that direction. We're here to ask you for an additional \$900,000 to build the structure on this site, we're not here to debate the site. We are prepared to discuss the \$900,000 that we're asking for, it's not a presumptuous building, it is a visitors site that allows us for expansion in the years to come. I am prepared to justify asking for the \$900,000. But our hand are tied at the Bureau because that is public law that the property has been deeded to the Bureau to build their building on and the design that Mr. Jones has come up with will enhance that particular site".

Addressing Senator Reidy, Bruce said: "I know the issues you are talking about but are these issues relevant now that the property has been deeded to us" Senator Reidy interjected: "I'll be asked, if the chairman reported out this bill on the floor to appropriate \$900,000 towards this project I have to vote on it, I wasn't a Senator in the 20th Guam Legislature. I came here because my initial reaction was not to build a structure in Ypao Beach for use as

primarily an office but I wanted to come and listen to the design presentation because I owe it to the chairman and to my colleagues and I am not shooting from the hip, so I want to know a little bit more about the project. I think it's appropriate for me to raise some of these issues because I think the public is going to."

Senator Shimizu repeated his concerns in Bill 757 and said that he is at the hearing to try to listen and raise questions in terms of the \$900,000. He said: "Am I to vote on the \$900,000 only on financial issues and not raise those other issues and it is to be called a debate or my colleague being critical, then I should necessarily have to be here if its just a money issue.

"I can talk about that \$900,000 in concrete terms but that doesn't necessarily will help me to make a better decision. I will not vote on an additional \$900,000 because I have been limited to discuss only that impact. If I am going to stay here as a duly elected Senator to only discuss close to a million dollars to get this building going, then I think I'll say 'no', I think 1.6 is enough, build at 1.6 or my vote will be no. But I'm trying to look in terms of the other issues.

"My intent is to look at that additional \$900,000, if it does not go in line with some of my own thoughts and thinking in that area, then I will vote 'no'".

There being no further witnesses, the hearing was declared adjourned.

MARK-UP MEETING

The Committee on Tourism and Transportation held a mark-up meeting in the Legislative Public Hearing Room at the Pacific Arcade building on Tuesday, March 3, 1992 at 9 a. m. to discuss Bill 757.

RECOMMENDATIONS

The Committee recommended to amend Section 1 of the bill to reflect the urgency of the GVB building and to pass Bill 757 as amended.

FISCAL NOTE
BUREAU OF BUDGET AND MANAGEMENT RESEARCH

BPM

Bill No. 757
Amendatory Bill

YES NO

Date Received 2/13/92
Date Reviewed 2/19/92

Department/Agency Affected: Guam Visitors Bureau
Department/Agency Head: Joey Cepeda
Total FY Appropriation to Date: \$8,761,596

Bill Title (preamble) : AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000)
FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO
FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

Change in Law: N/A

Bill's Impact on Present Program Funding:
 Increase Decrease Reallocation No Change

Bill is for: Operations Capital Improvement Other (_____)

FINANCIAL/PROGRAM IMPACT

PROGRAM CATEGORY	ESTIMATED SINGLE-YEAR FUND REQUIREMENTS (Per Bill)		TOTAL
	GENERAL FUND	OTHER	
Autonomous/Semi Autonomous	_____	<u>\$900,000</u>	<u>\$900,000 (TAF)</u>

FUND	ESTIMATED MULTI-YEAR FUND REQUIREMENTS (Per Bill)					
	1st	2nd	3rd	4th	5th	TOTAL
GENERAL FUND	_____	_____	_____	_____	_____	_____
OTHER	<u>\$900,000 (TAF)</u>	_____	_____	_____	_____	<u>\$900,000</u>
TOTAL	<u>\$900,000</u>	_____	_____	_____	_____	<u>\$900,000</u>

FUNDS ADEQUATE TO COVER INTENT OF THE BILL? YES/NO-IF NO, ADD'L AMOUNT REQUIRED \$ _____
AGENCY/PERSON/DATE CONTACTED: Guam Visitors Bureau / Joey Cepeda-Gen. Mgr. / 2/19/92

FUND	ESTIMATED POTENTIAL MULTI-YEAR REVENUES					
	1st	2nd	3rd	4th	5th	TOTAL
GENERAL FUND	_____	_____	_____	_____	_____	_____
OTHER	_____	_____	_____	_____	_____	_____
TOTAL	_____	_____	_____	_____	_____	_____

ANALYST Stephen A. Guerrero DATE 2/19/92 DIRECTOR GIOVANNI T. SGAMBELLURI DATE _____

COMMENTS ON BILL NO. 757

On October 24, 1988, Public Law 19-27 was enacted into law which appropriated the sum of \$600,000 from the Tourist Attraction Fund (TAF) to the Guam Visitors Bureau (GVB) for the construction of a new office building. Public Law 20-221 enacted into law on December 31, 1990, appropriated the sum of \$1,000,000 from the TAF to GVB to construct and furnish an office building on a designated lot in the Tumon area.

Bill No. 757 proposes to appropriate an additional \$900,000 from the TAF to supplement the \$1.6 million already appropriated for the construction project. This will bring the total amount appropriated for the project to \$2.5 million.

Information received from Joey Cepeda, General Manager, GVB revealed that the present construction cost estimates for the proposed GVB office building is \$2.5 million. The Bureau is concerned that due to the length of time which has elapsed to initiate the project, the present cost estimate may be inadequate once actual construction of the project begins.


GIOVANNI T. SGAMBELLURI

Attachment

Pos. brand fax transmittal memo 7671 | # of pages •



Guam Visitors Bureau
Setbision Bisitan Guañan

To <i>Senator Aguon</i>	From <i>Naomi</i>
Co.	Co. <i>GVB</i>
Dept.	Phone # <i>646-2</i>
Fax # <i>477-8358</i>	Fax # <i>646-88</i>

February 7, 1992

Senator John P. Aguon
Chairman, Committee on Tourism
& Transportation
21st Guam Legislature
155 Hesler Place
Agana, Guam 96910

Dear Mr. Chairman:

On December 26, 1991 the GVB Board of Directors entertained and subsequently approved the proposed scheme for its new office building. At this same meeting, GVB management was instructed to make arrangements to present this scheme to you so that you would be aware of the Bureau's space requirements and the associated costs. A letter to this effect dated January 9, 1992 was sent to your office by General Manager Joey Cepeda.

The Bureau's architect, JB Jones AIA, has estimated that the proposed building will now cost up to \$2.5 million and the Bureau is most concerned that your support for and sponsorship of these additional funds be secured before proceeding further with the project. Unfortunately, the Bureau has not been able to secure a date to make this presentation to you, and respectfully requests that such an appointment be made as soon as possible.

Please contact me at your convenience to discuss this matter in more detail. The Bureau thanks you for your past support and looks forward to maintaining this support in the future.

Sincerely,

Michael D. Carlson
MICHAEL D. CARLSON
General Manager, Acting

xc: Chairman of the Board
Chairman, TAF Committee



Guam Visitors Bureau Office Building 89-19

Preliminary cost estimate: Scheme 1C (minimum but with balconies)

	quantity	\$/unit	\$ total
Meeting room & tourist info area	1650 sf	165 to 185	\$272,250.00 to \$305,250.00
Lobby & circulation	1300 sf	165 to 185	\$214,500.00 to \$240,500.00
Executive offices	875 sf	165 to 185	\$144,375.00 to \$161,875.00
Offices & miscellaneous	3250 sf	140	\$455,000.00
Police substation	500 sf	80	\$40,000.00
subtotal	7575 sf		
Covered parking and drives	1500 sf	50 to 55	\$75,000.00 to \$82,500.00
Open patio & balconies	1400 sf	50 to 55	\$70,000.00 to \$77,000.00
Enclosed stairs	600 sf	100	\$60,000.00
Open parking and drives	17650sf	5	\$88,250.00
Ponding basin fill	8290 cy	18	\$149,220.00
Infiltrators	40,163cf	4.60	\$184,749.80
Rerouting of inlet			
Filter basin	1 ea	15,000	\$15,000.00
30" diameter reinf concrete pipe	40 lf	100	\$4,000.00
Retaining walls	2000 sf	11	\$22,000.00
Generator building	1 ls	75,000	\$75,000.00
Landscaping	22000sf	2	\$44,000.00
Subtotals			\$1,913,344.80 to \$2,004,344.80
Contingencies	10 %		\$191,334.48
Fees for arch/eng, interiors coord, soils report, & topo survey	9 %		\$189,421.14
Construction management	5 %		\$105,233.96
TOTAL			\$2,399,334.38 to <u>\$2,513,448.38</u>

2.5
1.6
0.9M

COST RANGE DESCRIPTION OF FINISHES:

I. \$125SF UNIT COST

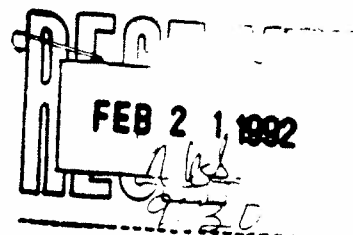
Roof: elastomeric roof coating
Doors and Windows: clear anodized aluminum
Ceiling: 2x4 acoustical lay-in tile
Floor: vinyl tile
Wall: painted gypsum wallboard
Lighting: 2x4 recessed fluorescent fixtures

II. \$165-185SF UNIT COST

Roof: clay tile
Exterior Wall: more rough texture and natural surfaces
longer life plastic paint
Doors and Windows: bronze anodized aluminum
more exterior glass
Ceiling: 2x2 textured acoustical lay-in tile
Floor: carpet
Wall: fabric wallcovering; paint
Lighting: 2x2 recessed fluorescent fixtures
accent light fixtures
Electrical: more future conduits
increased flexibility with communications, etc.



Guam Visitors Bureau
Setbision Bisitan Guahan



Senator John P. Aguon
Chairman, Committee on Tourism
& Transportation
21st Guam Legislature

Dear Mr. Chairman:

On behalf of the Board of Directors, Management and Staff of the Bureau, thank you for providing us an opportunity to comment on Bill 757: AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000.) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

In 1988, Public Law 19-27 appropriated six hundred thousand (\$600,000.) to GVB to construct an office building. The proposed site at the time was near the Matapang Beach Park. This site was subsequently not made available for that purpose. Other sites identified and recommended included Hospital Point overlooking the Guam Hilton Hotel, near the rotary intersection of Chalan San Antonio and Chalan San Vitores; and the ponding basin fronting Ypao Beach Park. Architect/Engineering services had also been selected several years ago, however, work had been delayed because no site had yet been confirmed.

In 1990, Public Law 20-221 authorized Governor Joseph F. Ada to transfer and convey the ponding basin site to GVB for the purpose of constructing an office building and appropriated an additional one million (\$1,000,000.) for construction and furnishings. The ponding basin site was deeded to GVB in the first quarter of 1991 allowing the Bureau to initiate the necessary paper work for property title; hence, by October 1991, a notice to proceed was issued to GVB's architect J.B. Jones. The proposed design schemes were subsequently submitted to GVB for selection.

Considering that the selected design scheme factors in all necessary requirements for the selected site and features modest amenities; addresses the prevailing construction costs; provides for flexibility for future considerations (i.e. increased staffing and accompanying space requirements) and does include material finishings (such as floor tile, carpet, roof tile, painted gypsum wallboards and flourescent light fixtures, etc.); this should be the final request from the Bureau for additional project funds. The total cost estimate with the changes is estimated at \$2.5 million.

P.O. Box 3520, Agana, Guam 96910
1270 North Marine Drive, Suite 201-205 Upper Tumon, GU 96911 • (671) 646-5278/9 • Cable: GUAMTOUR • Fax: (671) 646-8861



Page 2
Bill 757 Testimony

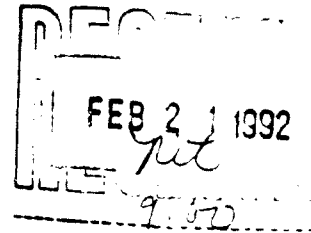
The Bureau has been renting office space since its inception many years ago and is currently paying approximately \$155,000. per year for rent. Since my appointment to the Bureau's Board in 1987, plans and discussions for this office building were already underway; and I certainly appreciate the continued support Chairman Aguon has provided the Bureau in securing a site and following through on all the necessary details.

Today, we would like to show you the design concept selected by the Bureau's Board of Directors and answer questions your committee may have on the project. Again, we thank you for providing the Bureau with this opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter P. Ada III", written over a horizontal line.

PETER P. ADA III
Chairman



GUAM HOTEL & RESTAURANT ASSOCIATION
148 Apaka Street, Yigo, Guam USA 96929 Tel. (671) 637-2297 Fax (671) 637-2297

February 21, 1992

Honorable John Perez Aguon, Chairman
Committee on Tourism and Transportation
Twenty-first Guam Legislature
155 Hessler Place
Agana, Guam 96910

Dear Chairman Aguon:

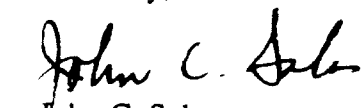
This testimony is submitted relative to Bill 757 "An Act to appropriate Nine Hundred Thousand Dollars (\$900,000) From The Tourist Attraction Fund To The Guam Visitors Bureau To Fund The Design And Construction Of The Office Building". GHRA thanks you and the committee for this opportunity.

Our support for this legislative measure is extended for the following reasons:

- Research in other tourism destinations confirm a return of three dollars (\$3.00) for every dollar invested by a government in its visitor industry. The Territory of Guam's investment return to date has exceeded nine dollars for every dollar invested.
- The Guam Visitors Office is fundamentally a promotions office with international visibility. Visitors arriving on our island seek the services of GVB because of this exposure and it is vital their offices be located in the tourism area.
- The combined effect of first-class promotional materials and visitor industry facilities on our island require that GVB's office appearance be consistent with that ambiance. This will most certainly cost money and, while conceptual designs should not be ostentatious, the physical appearance of our island's promotional agent should also be first rate.
- The impact of Bill 757's expenditure of tourist attraction funds will be a positive benefit for tourism operators on a long-term basis.

Thank you again for this opportunity to comment. I am available to answer questions from you and members of the committee.

Sincerely,


John C. Salas
Executive Director



00 07 90

NOTICE OF PUBLIC HEARING
1ST GUAM LEGISLATURE
Committee on Tourism
and Transportation
SENATOR JOHN PEREZ
AGUON

FRIDAY, FEBRUARY 21, 1992, at the Legislative Public Hearing Room, Pacific Arcade Building, 155 Hesler Street, Agana, to hear the following:

9:00 A.M. - APPOINTMENT OF FE OVALLES TO SERVE AS A MEMBER OF THE BOARD OF DIRECTORS OF THE GUAM MASS TRANSIT AUTHORITY TO EXPIRE ON MARCH 6, 1993.

•**BILL 757** - AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

1:30 P.M. - ROUNDTABLE DISCUSSION ON BILL 598, CREATING THE TERRITORIAL TRANSPORTATION AND COMMUNICATION COORDINATING COUNCIL

The public is invited to express their views

PACIFIC DAILY NEWS, Thursday, February 20, 1992

3 PACIFIC DAILY NEWS ARCHIVE FEBRUARY 20, 1992



SENATOR JOHN PEREZ AGUON

VICE SPEAKER

CHAIRMAN, COMMITTEE ON TOURISM & TRANSPORTATION
21ST GUAM LEGISLATURE

155 Hesler Place, Agana, Guam, U.S.A. • 96910 • (671)472-3435/472-3497 • Telefax: (671)477-8358

February 10, 1992

Peter P. Ada III, Chairman of the Board
Guam Visitors Bureau
P.O. Box 3520
Agana, Guam 96910

Dear Mr. Ada:

The Committee on Tourism and Transportation will be conducting a public hearing on Friday, February 21, 1992 at 9 a. m. in the Legislative Public Hearing Room of the Pacific Arcade building, 155 Hesler Place in Agana, on the following:

BILL 757 – AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

A copy of the bill is enclosed for your convenience and we invite your testimony should you wish to comment. Please bring 20 copies of any written testimony you might have to the hearing.

Sincerely yours,


JOHN PEREZ AGUON

Enclosure



SENATOR JOHN P. PEREZ AGUON

VICE SPEAKER

**CHAIRMAN, COMMITTEE ON TOURISM & TRANSPORTATION
21ST GUAM LEGISLATURE**

Agana, Guam, U.S.A. • 96910 • (671) 472-3435/472-3497 • Telefax: (671) 477-8358

Feb. 12, 1992

The Honorable Joseph F. Ada
Governor of Guam
Adelup Complex
Agana, Guam 96910

Dear Governor Ada,

Hafa Adai! Please be advised that the Committee on Tourism & Transportation has scheduled a public hearing for 9 a.m., Friday, Feb. 21, 1992, in the Legislative Public Hearing Room of the Guam Legislature on the following:

APPOINTMENT OF FE OUALLES TO SERVE AS A MEMBER OF THE BOARD OF DIRECTORS OF THE GUAM MASS TRANSIT AUTHORITY TO EXPIRE ON MARCH 6, 1993.

BILL NO. 757 "AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING."

I welcome your testimonies if you have statements to make. Please bring 20 copies of any written testimonies you might have to the hearing.

Sincerely,


JOHN PEREZ AGUON

INVITEES TO 2/21 PUBLIC
HEARING

Fe Ovalles
Guam Mass Transit Authority
P. O. Box 24383
GMF, Guam 96921

Peter P. Ada III, Chairman of the
Board
Guam Visitors Bureau
P.O. Box 3520
Agana, Guam 96910

Joey B. Cepeda, General Manager
Guam Visitors Bureau
P.O. Box 3520
Agana, Guam 96910

John C. Salas, Executive Director
Guam Hotel and Restaurant
Association
148 Apaka St.
Yigo, Guam 96929

Raymond S. Laguana, President
Mayor's Council
P.O. Box 786
Agana, Guam 96910

Eloise Baza, President
Guam Chamber of Commerce
P. O. Box 283
Agana, Guam 96910

Gerald Perez, Board Member
Guam Visitors Bureau
P.O. Box 3520
Agana, Guam 96910

Jack B. Jones
Architect
P.O. Box 11019
Tamuning, Guam 96931

Robert Jones
TAF Building Subcommittee
P.O. Box 6066
Tamuning, Guam 96931

Fred Carl Santos, General
Manager
Guam Mass Transit Authority
P. O. Box 24383
GMF, Guam 96921



SENATOR JOHN P. DE AGUON
VICE SPEAKER
CHAIRMAN, COMMITTEE ON TOURISM & TRANSPORTATION
21ST GUAM LEGISLATURE

1000 Agaña, Guam, U.S.A. • 96910 • (671)472-3435/472-3497 • Telefax: (671)477-8358

February 12, 1992

MEMORANDUM

TO: MEMBERS, COMMITTEE ON TOURISM & TRANSPORTATION
FROM: CHAIRMAN, COMMITTEE ON TOURISM & TRANSPORTATION
SUBJECT: PUBLIC HEARING

Please be advised that a public hearing has been scheduled for 9AM, Friday, February 21, 1992 in the Legislative Public Hearing Room of the Guam Legislature on the following:

9:00 A.M.

• **APPOINTMENT OF FE OVALLES TO SERVE AS A MEMBER OF THE BOARD OF DIRECTORS OF THE GUAM MASS TRANSIT AUTHORITY TO EXPIRE ON MARCH 6, 1993.**

• **BILL NO. 757- AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.**

1:30 P.M.

• **ROUND TABLE DISCUSSION ON BILL NO. 598 THE TERRITORIAL TRANSPORTATION AND COMMUNICATION COORDINATING COUNCIL.**

Your presence and participation at the hearing will be greatly appreciated.


JOHN PEREZ AGUON



Senator **HERMINIA D. DIERKING**

21st GUAM LEGISLATURE

Committees:

CHAIRPERSON:

Rules

**General
Governmental
Operations**

VICE CHAIRPERSON:

Ways & Means

**Energy
Utilities and
Consumer
Protection**

MEMBER:

**Economic and
Agricultural
Development**

Education

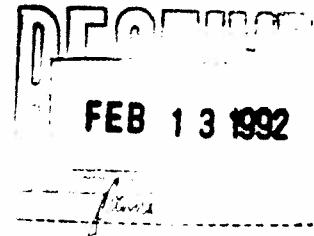
**Health,
Ecology and
Welfare**

**Housing
Community
Development,
Federal and
Foreign Affairs**

**Judiciary
and
Criminal Justice**

**Tourism and
Transportation**

**Youth, Senior
Citizens, and
Cultural Affairs**



February 12, 1992

MEMORANDUM

TO: Chairperson, Committee on Tourism
k and Transportation

FROM: Chairperson, Committee on Rules

SUBJECT: Referral - Bill No. 757

The above Bill is referred to your Committee. Please note that the referral is subject to ratification by the Committee on Rules at its next meeting. It is recommended you schedule a public hearing at your earliest convenience.


HERMINIA D. DIERKING

Enclosure

00 07 60

TWENTY-FIRST GUAM LEGISLATURE
1992 (SECOND) Regular Session

Bill No. 59

Introduced by

J. P. AGUON



AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND DOLLARS (\$900,000) FROM THE TOURIST ATTRACTION FUND TO THE GUAM VISITORS BUREAU TO FUND THE DESIGN AND CONSTRUCTION OF THE OFFICE BUILDING.

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

2 Section 1. **Legislative findings and intent.** The Legislature finds that
3 previous appropriations for the preliminary cost estimate of the proposed
4 Guam Visitors Bureau office building is Nine Hundred Thousand Dollars
5 (\$900,000) short of the total estimated cost for the final design approved on
6 December 23, 1991 by the Bureau's Board of Directors. Previous
7 appropriations totaled One Million Six Hundred Thousand Dollars
8 (\$1,600,000) whereas the total preliminary estimated cost amounted to Two
9 Million Five Hundred Thousand Dollars (\$2,500,000). It is the intent of the
10 Legislature to fund and expedite the construction of the Guam Visitors
11 Bureau office building which has been on the drawing board for the last two
12 years

13 Section 2. **Appropriation.** There is hereby appropriated Nine Hundred
14 Thousand Dollars (\$900,000) from the Tourist Attraction Fund to the Guam
15 Visitors Bureau for the intended purpose in Section 1 of this bill.

Bill No.: 757(LS)

Introduced By:

J. P. AGUON



AN ACT TO APPROPRIATE NINE HUNDRED THOUSAND
DOLLARS (\$900,000) FROM THE TOURIST
ATTRACTION FUND TO THE GUAM VISITORS BUREAU
TO FUND THE DESIGN AND CONSTRUCTION OF THE
OFFICE BUILDING.

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

2 Section 1. **Legislative findings and intent.** The Legislature finds that
3 previous appropriations for the preliminary cost estimate of the proposed
4 Guam Visitors Bureau office building is Nine Hundred Thousand Dollars
5 (\$900,000) short of the total estimated cost for the final design approved on
6 December 23, 1991 by the Bureau's Board of Directors. Previous
7 appropriations totaled One Million Six Hundred Thousand Dollars
8 (\$1,600,000) whereas the total preliminary estimated cost amounted to Two
9 Million Five Hundred Thousand Dollars (\$2,500,000). It is the intent of the
10 Legislature to fund and expedite the construction of the Guam Visitors
11 Bureau office building which has been on the drawing board for the last two
12 years.

13 Section 2. **Appropriation.** There is hereby appropriated Nine Hundred
14 Thousand Dollars (\$900,000) from the Tourist Attraction Fund to the Guam
15 Visitors Bureau for the intended purpose in Section 1 of this bill.