

Senator Edward D. Reyes

Chairman

Committee on Housing and Community Development Twenty-Second Guam Legislature

228 Archbishop Flores St.
Agana, Guam 96910

Tel: (671) 472-3453 ~4
Fax: (671) 477-6338

November 28, 1994

SPEAKER JOE T. SAN AGUSTIN
Twenty-Second Guam Legislature
155 Hesler St.
Agana, Guam 96910

Dear Mr. Speaker:

The Committee on Housing and Community Development, to which was referred **Bill No. 1189**, wishes to report back to the Legislature with its recommendation to pass **Bill No. 1189, as amended by the Author** - "An-Act to Authorize the Governor of Guam to Lease a Portion of Lot No. 3470, Chalan Pago, to The Doctors' Clinic ". The voting record is as follows:

TO PASS	<u>6</u>
NOT TO PASS	<u>0</u>
ABSTAIN	<u>0</u>
TO PASS ON INACTIVE FILE	<u>0</u>

Copies of the Committee Report and other pertinent documents are attached.

Your attention to this matter is greatly appreciated.



EDWARD D. REYES

Attachments

Senator Edward D. Reyes

Chairman

Committee on Housing and Community Development

Twenty-Second Guam Legislature

228 Archbishop Flores St.
Agana, Guam 96910

Tel: (671) 472-3453 ~ 4
Fax: (671) 477-6338

November 23, 1994

MEMORANDUM

TO: Members

FROM: Chairman

SUBJECT: Committee Report - **Bill No. 1189, as amended by the Author** - "An Act to Authorize the Governor of Guam to Lease a Portion of Lot No. 3470, Chalan Pago, to The Doctors' Clinic"

Transmitted herewith for your information and action is the Committee on Housing and Community Development's Report on the subject Bill.

The narrative report is accompanied by the following:

1. Original and amended Bill 1189;
2. Committee on Housing and Community Development Voting Sheet;
3. Written Testimony and Sign-in Sheet;
4. Public Hearing Notice.

Should you have any questions on the narrative report or the accompanying documents, I would be most happy to answer any of them.

Please take the appropriate action on the attached voting sheet and return the documents to my office for transmittal to the other members.


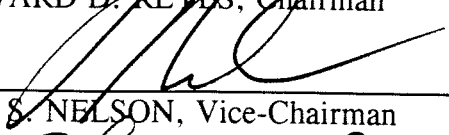
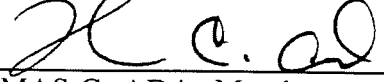
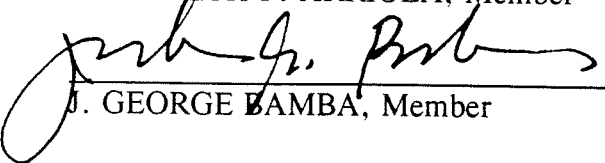
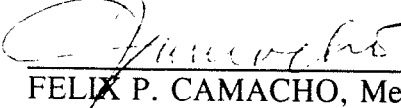
Your attention and cooperation in this matter is greatly appreciated.


EDWARD D. REYES

attachments

VOTING RECORD

Bill No. 1189, as amended by the Author - "An Act to Authorize the Governor of Guam to Lease a Portion of Lot No. 3470, Chalan Pago, to The Doctors' Clinic"

	<u>TO</u> <u>PASS</u>	<u>NOT TO</u> <u>PASS</u>	<u>ABSTAIN</u>	<u>INACTIVE</u> <u>FILE</u>
 EDWARD D. REYES, Chairman	✓			
 TED S. NELSON, Vice-Chairman	✓			
 THOMAS C. ADA, Member	✓			
ELIZABETH P. ARRIOLA, Member				
 J. GEORGE BAMBA, Member	✓			
ANTHONY C. BLAZ, Member				
 FELIX P. CAMACHO, Member	✓			
MARILYN D.A. MANIBUSAN, Member				
<i>To Report out only</i> ✓ VICENTE C. PANGELINAN, Member				
JOE T. SAN AGUSTIN, Ex-Officio Member				

Committee on Housing and Community Development
Twenty-Second Guam Legislature



Committee Report
Bill No. 1189
as amended by the Author

"AN ACT TO AUTHORIZE THE GOVERNOR OF GUAM
TO LEASE A PORTION OF LOT NO. 3470, CHALAN
PAGO"

November 23, 1994

I. OVERVIEW

The Committee on Housing and Community Development scheduled a Public Hearing on October 26, 1994 commencing at 9:00 a.m. in the Legislative Public Hearing Room, Temporary Legislative Building, Agana, Guam. Public notice was printed in the Pacific Daily News on October 25, 1994.

Members of the Committee present at the public hearing were:

Senator Edward D. Reyes, Chairman
Senator Ted Nelson, Vice Chairman
Senator Tom Ada
Vice Speaker John Aguon, non-member

Appearing before the Committee to testify were:

Mr. Merle Ryland, The Doctors' Clinic
Mr. Frank Castro, Director of Land Management

II. SUMMARY OF TESTIMONY

Mr. Ryland testified that testimony presented at the Committee on Housing and Community Development's August 4, 1994 public hearing by The Doctors' Clinic is still relevant. That presentation is attached to and made a part of this Committee Report. In addition, Mr. Ryland indicated that they want to attract Asia cases wanting U.S. standard care. They also anticipate that they will receive 501(c) tax designation as a non-profit organization.

In the ensuing discussion, Chairman Reyes mentioned that he met with Mr. George Hoops, a western region director for the U.S. Department of Education, and that Mr. Hoops would help to facilitate federal approval for The Doctors' Clinic to locate its teaching facilities on property under federal control which was approved for construction of the new Guam Community College campus.

The Committee wanted to receive assurance that a plan of action to guide construction of facilities and development of services be prepared as well as assurances that local ownership of the company would be maintained. Mr. Ryland replied that they would provide documentation. The Committee also suggested that Bill 1189 include a provision requiring that construction begin within 5 years.

Mr. Castro testified that the Administration supports leasing of any government land for this purpose. In response to the Committee's question, he answered that title for Lot 3470 is vested with the government of Guam.

III. FINDING AND RECOMMENDATION

The Committee finds that Lot No. 3470, Chalan Pago, containing 117.94 acres, is owned by the government of Guam. Public Law 22-18 reserved the entire parcel for health care and related facilities.

The Doctors' Clinic, a joint venture of the Family Medical Clinic situated in Tamuning, Guam and Straub Clinic and Hospital, Inc. of Honolulu, Hawaii, desires to build and operate a state-of-the-art medical facility and related services in Guam. The company expects to attract medical specialists not presently residing or practicing in Guam, advancing the quality and delivery of health care services. Planned also to be a teaching and training facility, the facility would offer programs for local students in allied health fields, resident and visiting medical specialist to conduct specialty consultation and diagnostic and therapeutic procedures, and would provide physicians to serve as university affiliated preceptors for medical students, residents, and fellows in various stages of training.

The company is requesting to lease up to 40 acres of that Lot to develop its 3-phase plan for medical care components - (a) ambulatory clinical and support services, (b) acute care services, and (c) health sciences, allied health and medical school. The Committee finds the company's objectives are consistent with the health care needs and desires of the people of Guam.

Thus, the Committee on Housing and Community Development to which was referred **Bill No. 1189** does hereby submit its findings and recommendation to the Twenty-Second Guam Legislature "**TO DO PASS**" **Bill No. 1189, as amended by the Author.**

Bill No. 1189
as amended by the Author

Introduced by:

E.D. Reyes



AN ACT TO AUTHORIZE THE GOVERNOR OF GUAM TO
LEASE A PORTION OF LOT NO. 3470, CHALAN PAGO, TO
THE DOCTORS' CLINIC.

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

1 **SECTION 1. Legislative statement.** The Doctors' Clinic, a joint venture of the
2 former Family Medical Clinic situated in Tamuning, Guam and Straub Clinic and
3 Hospital, Inc. of Honolulu, Hawaii, desires to build and operate a state-of-the-art medical
4 facility in Guam. The company expects to attract medical specialists not presently
5 residing or practicing in Guam, advancing the quality and delivery of health care
6 services. Planned also to be a teaching and training facility, the facility would offer
7 programs for local students in allied health fields, resident and visiting medical specialist
8 to conduct specialty consultation and diagnostic and therapeutic procedures, and would
9 provide physicians to serve as university affiliated preceptors for medical students,
10 residents, and fellows in various stages of training. The Legislature finds the company's
11 objectives are consistent with the health care needs and desires of the people of Guam.
12 The Doctors' Clinic needs forty (40) acres for its facility and the Legislature, in
13 furtherance of territorial health care goals, is willing to make available a portion of Lot
14 No. 3470, Chalan Pago for this purpose.

15 At the same time, the Legislature is aware of the people of Guam's scrutiny of
16 proposed uses of public lands. This adverse reaction is due in part to land-intensive
17 development projects such as hotels, condominiums, golf courses and other visitor
18 amenities which over-burdened the island's infrastructure and superstructure, causing

1 hardship on people who know Guam as their homeland. The Legislature finds this
2 growing reluctance to make public lands available for private ventures a strong indicator
3 for careful investment in projects which directly benefit the people of Guam. Such an
4 investment is the proposed medical facility.

5 In fact, this joint venture is already underway with Straub physicians periodically
6 coming to Guam providing diagnostic, treatment, and follow-up services. Judging by the
7 reaction of affected patients and their families who no longer have to make personal
8 sacrifices financially and travel off-island, the provision of health care services has
9 improved tremendously. The people of Guam can only look forward to better care when
10 they will be afforded a modern medical treatment and training facility. Also, the
11 Legislature desires to provide financial incentives to The Doctors' Clinic in order to
12 maintain the viability of the enterprise in providing state-of-the-art services.

13 Recognizing the need to upgrade and consolidate health care facilities to improve
14 future provision of health care in the territory, the government of Guam, in Public 22-18,
15 set aside land for health facilities. That property is Lot No. 3470, Chalan Pago,
16 containing 117.94 acres. It is the Legislature's intent that the government of Guam now
17 facilitate use of that property by leasing a portion of said Lot to The Doctors' Clinic.

18 **SECTION 2. Governor authorized to lease.** The Governor of Guam is hereby
19 authorized to lease for fifty (50) years not more than forty (40) acres of Lot No. 3470,
20 Chalan Pago to The Doctors' Clinic, a Guam corporation, for the purpose of constructing
21 and operating a medical, teaching and training facility to serve the people of Guam and
22 the world.

23 **SECTION 3. Appraisals, survey, mapping and registration.** The Doctors'
24 Clinic shall have the property to be leased herein appraised by two independent
25 appraisers licensed to do business in Guam. The average of the two appraisals shall be
26 utilized as the value for the basis of the lease authorized herein. The Doctors' Clinic
27 shall have the property to be leased herein surveyed, mapped and registered. All costs

1 for appraisals, survey, mapping and registration shall be for the account of The Doctors'
2 Clinic.

3 **SECTION 4. Terms and conditions.** The land lease authorized herein shall be
4 governed by the following terms and conditions:

5 a. the initial lease rate shall be five percent (5%) of the average fair market
6 value of the property as established in Section 3 above, with a five percent (5%)
7 escalation every ten (10) years;

8 b. rent shall begin after the first five (5) years of operation;

9 c. The Doctors' Clinic shall be eligible for the Qualifying Certificate
10 program of the Guam Economic Development Authority;

11 d. the parties agree that there shall be no transfer or conveyance, in any
12 manner or form, of the land leased herein;

13 e. the parties agree to incorporate in the lease document and applicable
14 deeds reversion clauses to the effect that any conveyance or transfer of the leased
15 land or change in use of the medical facility, or any part thereof, or the failure of
16 the lessee to begin construction of medical facilities within five (5) years from the
17 effective date of the lease, will nullify the lease and the leased land and
18 improvements shall be reverted to the government of Guam;

19 f. nothing contained herein shall be construed to prevent or prohibit The
20 Doctors' Clinic from improving or having improved the property or building,
21 erecting or constructing structures approved in accordance with building and
22 zoning code of Guam;

23 g. the parties agree to ensure that any improvement(s) on the leased portion
24 of the property functions as a state-of-the-art medical clinic and related services;

25 h. at least fifty-one percent (51%) controlling interest in The Doctors' Clinic
26 shall be maintained by Guam residents;

1 I. The Doctor Clinic, for the purpose of funding the project, may use the
2 leased land for equity financing upon review and consent of the government of
3 Guam;

4 j. the parties agree to incorporate in the lease authorized herein all other
5 usual provisions and conditions; and

6 k. the parties agree that all other legal tenants on said property shall not be
7 evicted.

8 **SECTION 5. Conditional use granted.** Conditional use is hereby granted on Lot
9 No. 3470, Chalan Pago, to permit the construction and operation of health clinics,
10 hospitals, institutional facilities and accessory uses and structures for the above.

Bill No. 1189

Introduced by:

E.D. Reyes



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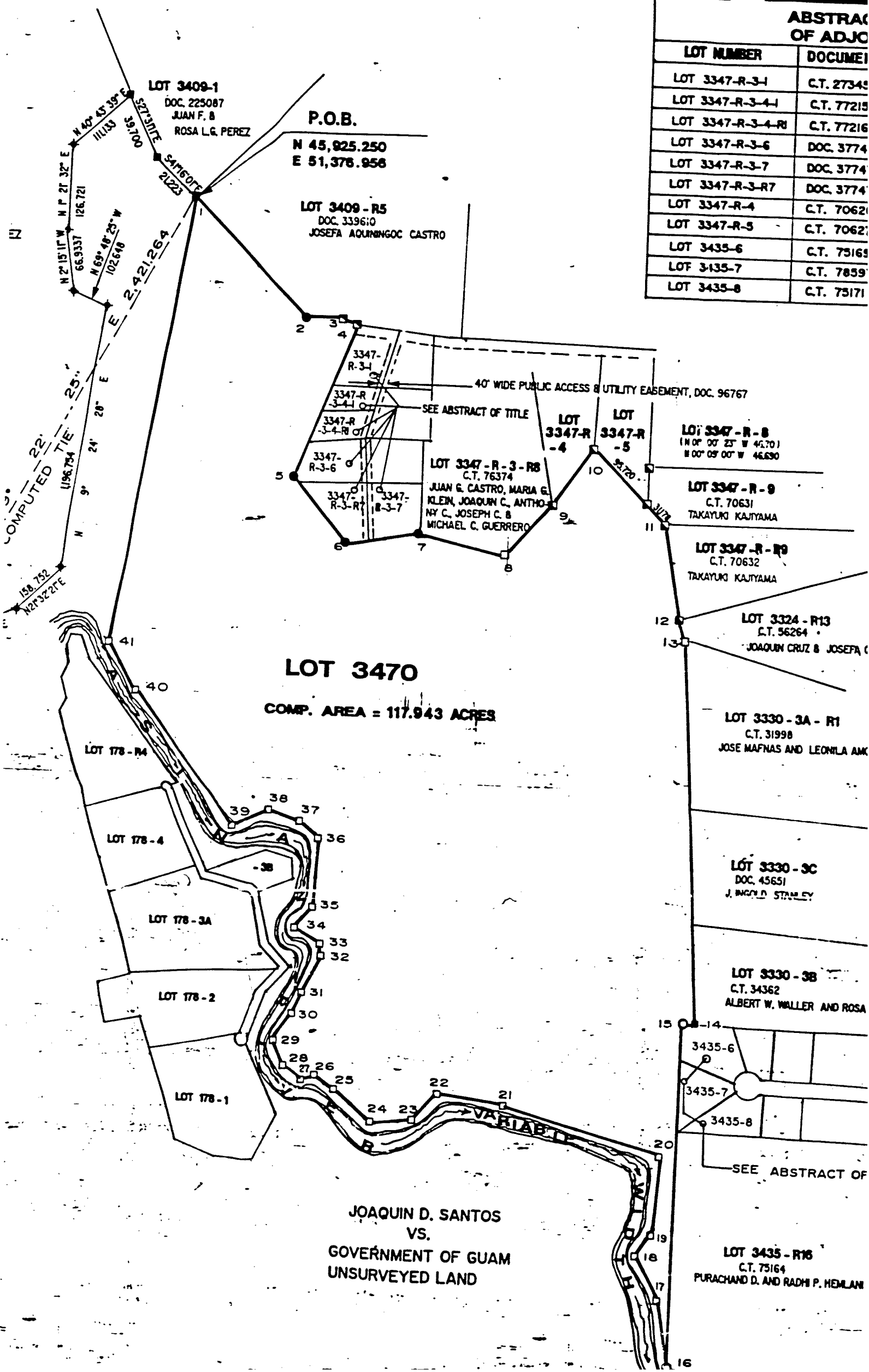
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ABSTRACT OF ADJACENT

LOT NUMBER	DOCUMENT
LOT 3347-R-3-1	C.T. 27345
LOT 3347-R-3-4-1	C.T. 77215
LOT 3347-R-3-4-R1	C.T. 77216
LOT 3347-R-3-6	DOC. 3774
LOT 3347-R-3-7	DOC. 3774
LOT 3347-R-3-R7	DOC. 3774
LOT 3347-R-4	C.T. 70621
LOT 3347-R-5	C.T. 70621
LOT 3435-6	C.T. 75165
LOT 3435-7	C.T. 7859
LOT 3435-8	C.T. 75171



LOT 3470

COMP. AREA = 117.943 ACRES

JOAQUIN D. SANTOS
VS.
GOVERNMENT OF GUAM
UNSURVEYED LAND

LOT 3347-R-8
C.T. 70631
TAKAYUKI KAJIYAMA

LOT 3347-R-9
C.T. 70631
TAKAYUKI KAJIYAMA

LOT 3347-R-10
C.T. 70632
TAKAYUKI KAJIYAMA

LOT 3324-R13
C.T. 56264
JOAQUIN CRUZ & JOSEFA C.

LOT 3330-3A-R1
C.T. 31998
JOSE MAFNAS AND LEONILA AMK

LOT 3330-3C
DOC. 45651
J. WYCLIFF STANLEY

LOT 3330-3B
C.T. 34362
ALBERT W. WALLER AND ROSA

3435-6
3435-7
3435-8

SEE ABSTRACT OF

LOT 3435-R16
C.T. 75164
PURACHAND D. AND RADHI P. HEMLAN



SUITE A-275 FARENHOLT AVE., TAMUNING GUAM 96911

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- '2-02A - [unclear]' circled.
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The Doctors' Clinic

Summary of Plans

The Doctors' Clinic Regional Medical Campus of Guam

Committee on Housing and Community Development
Twenty-Second Guam Legislature

Handwritten signature: Myra

August 4, 1994

SPECIALTIES:	FAMILY PRACTICE	INTERNAL MEDICINE	OPTOMETRY	PODIATRY	SURGERY	RADIOLOGY	PSYCHIATRY
LOCATIONS:	PRIMARY CENTER	SPECIALTY CENTER	IMAGING CENTER	WOMEN'S HEALTH CENTER	EYE CENTER	BUSINESS CENTER	EXECUTIVE CENTER
TELEPHONE:	649-5018-23	649-3281/3287	646-9009/8922/8770	649-0682/4950/4958	649-4984/4985	649-1003/05	646-9869/9771/9779
FAX:	646-3373	649-2065	646-8979	649-4898	649-4898	649-2065	646-9828

- I. Objectives of TDC Regional Medical Campus of Guam
- II. Medical Care Components -- Three Phases of Development
- III. Financial Components -- Five Point Plan
- IV. Implementation Timetable
- V. Project Participants

Potential Financial Impact of Project

Reduction of Off-island Referrals

Referrals reduced by 30%,
Estimated costs of off-island referrals \$ 27,000,000

\$ 8,100,000.00

Addition of 800 jobs to Guam Economy

\$ 16,000,000.00

New Health Care Revenues

500 on-island referrals @ \$ 15,000 per referral

\$ 7,500,000.00

I. Objectives of TDC Regional Medical Campus of Guam

- A. Increase and improve access and quality of on-island medical services for Guam residents and populations in Western Pacific and Asia

Increase number of providers, type of services and facilities

- B. Increase and improve access to currently unavailable technology and treatment regimens
- C. Increase the amount and type of educational opportunities in health sciences, including allied, medical, nursing, dental and ancillary
- D. State-of-the-art medical infrastructure to meet future needs of Guam
- E. Attract new industries and business, and visitors by providing enhanced medical services

Impact of TDC Regional Medical Campus

Reduced Off-island Referrals and Dependence on Off-island Providers
Improved Quality of Care
Positive Financial Contribution
Expand Tax Base
Improve Service to Indigent Population
Enhance Image of Guam

II. Medical Care Components -- Three Phases of Development

Phase I: Ambulatory Clinical Services
Family Practice
Internal Medicine
Pediatrics
General Surgery
Obstetrics/Gynecology
Specialty Clinic
Urgent Care

Ancillary Services:
Diagnostic Imaging
General Imaging
Nuclear Medicine
MRI
File Room
Laboratory
Outpatient Surgery
Pharmacy
24-hour OB Services

Other Components: Administrative Services
Support/General Services

Phase II. Acute Care

Phase III. Health Sciences, Allied Health & Medical School

Lee
Burkhart
Liu

**THE DOCTORS' CLINIC, GUAM
Ambulatory Care Center Project**

SPACE PROGRAM SUMMARY

	Dept'al Gross Square Feet	Remarks
A. Clinical Services: Ambulatory Care		
Family Practice	4,916	
Internal Medicine	5,621	
Pediatrics	3,349	
General Surgery	4,555	
Obstetrics/Gynecology	4,120	
Specialty Clinic	4,928	
Urgent Care	3,235	
Subtotal	30,724	
B. Ancillary Services		
Diagnostic Imaging		
• General Imaging	7,055	
• Nuclear Medicine	2,835	
• MRI	2,811	
• File Room	1,971	
Laboratory	4,844	
Outpatient Surgery	10,841	
Pharmacy	2,056	
24-hour OB Services		
Subtotal	32,413	

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**THE DOCTORS' CLINIC, GUAM
Ambulatory Care Center Project**

SPACE PROGRAM SUMMARY

	Dept'al Gross Square Feet	Remarks
C. Administrative Services		
Business Office/Financial Services	1,628	
Communications/Information Systems	992	
Administration/Personnel/Meeting Rooms/ Medical Library	3,824	
Medical Records/Transcription	3,112	
Central Employee Facilities	1,173	
Security Services	759	
Subtotal	11,488	
D. Support/General Services		
Environmental Services/Housekeeping	1,076	
Food Services/Vending	952	
Mail Room	538	
Main Lobby/Entrance	1,601	
Materials Mgmt/Distribution/Plant Operat	2,374	
Subtotal	6,541	
Departmental Gross S.F. Total	81,166	DGSF
Inter-Departmental Circulation Allowance	12,175	15% of DGSF
Mechanical Allowance	14,610	18% of DGSF
Walls and Structure Allowance	2,946	11% of DGSF
Building Gross S.F.	110,897	

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**THE DOCTORS' CLINIC, GUAM
Ambulatory Care Center Project**

INITIAL AND MAJOR PROGRAMMING ASSUMPTIONS

A. Clinical Services: Ambulatory Care

Family Practice

- 4 physicians and 2 extenders
- ratio of 3 exam rooms/provider

Internal Medicine

- 5 physicians and 1 extender
- ratio of 2.5 exam rooms/provider
- includes capability for endoscopic services

Pediatrics

- 3 physicians and 1 extender
- ratio of 2 exam rooms/provider

General Surgery

- 4 physicians and 2 extenders
- ratio of 2 exam rooms/provider

Obstetrics/Gynecology

- 3 physicians and 2 extenders
- ratio of 2.5 exam rooms/provider

Multi-Specialty Clinic Module

- psychiatry (1); orthopedics (2); podiatry (1)
- ratio of 2 exam rooms/provider

Specialty Clinic (for rotating physician specialists)

- specialties may include dermatology, allergy, cardiology, ophthalmology, ENT
- 7 physician positions planned
- ratio of 2 exam rooms/provider
- also viewed as future physician/clinic expansion module

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**THE DOCTORS' CLINIC, GUAM
Ambulatory Care Center Project**

INITIAL AND MAJOR PROGRAMMING ASSUMPTIONS

Urgent Care Clinic

- 2 physicians and 1 extender
- ratio of 2 exam rooms/provider
- viewed as distinct module and area of facility

Summary:

- 36 physicians; 9 extenders
- 94 exam rooms total (just over 2 exam rooms/provider overall)

B. Ancillary Services

Diagnostic Imaging

- accommodates 4 full-time radiologists
- provides full range of general radiology, R & F, chest, ultrasound and mammography
- also includes nuclear medicine and MRI program
- functional program based heavily upon input by radiologists for TDC

Laboratory

- includes space for both clinical lab and pathology functions

Outpatient Surgery

- based upon 4 operating room capability; comprehensive program
- room sizes based upon strategy of using OR's for future inpatient use

Pharmacy

- assumes the TDC will require its own full-service pharmacy function within the proposed

C. Administrative Services

- Business Office/Financial Services*
- Communications/Information Systems
- Administration/Personnel/Meeting Rooms/Medical Library*
- Medical Records/Transcription
- Central Employee Facilities
- Security Services

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**THE DOCTORS' CLINIC, GUAM
Ambulatory Care Center Project**

INITIAL AND MAJOR PROGRAMMING ASSUMPTIONS

D. Support/General Services

Environmental Services/Housekeeping

Food Services/Vending

Mail Room/Copy Center

Main Lobby/Entrance

Materials Management/Distribution/Plant Operations *

* all or part of these functions could be located off-site

III. Financial Components -- Five Point Plan

Diversified Financing Strategy -- Local and Broad-based Participation

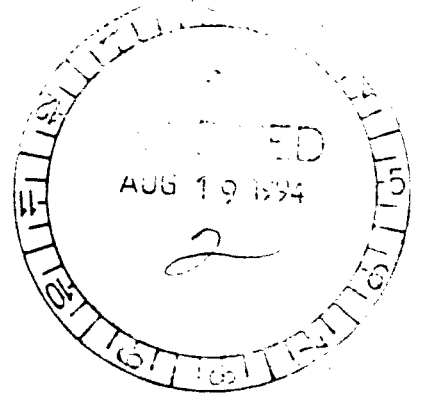
- A. Equity Financing -- Issuance of Private Placement Memorandum
- B. Syndicated Bank Financing -- Guam-base Financial Institutions
- C. Issuance of Taxable Bonds
- D. TDC Working Capital
- E. Government of Guam Credit Support and Guarantees

Development of Credible Operations and Planning to Obtain Financing Support



SUITE A-275 FARENHOLT AVE., TAMUNING, GUAM 96911

Henry



August 15, 1994

The Honorable Edward Reyes
Chairman
COMMITTEE ON HOUSING & COMMUNITY DEVELOPMENT
22nd Guam Legislature
155 Hesler Place
Agana, GU 96910

Dear Senator Reyes:

The Doctors' Clinic appreciated the opportunity to publicly express our gratitude for your work to assist us in identifying a suitable and appropriate location for The Doctors' Clinic Regional Medical Campus. We hope the hearings held by your committee on August 4, 1994 will assist in focusing efforts to finalize our site selection process.

The hearings certainly continued to underscore to us the unique challenges faced by all our citizens in determining the most appropriate use of public land. Your committee has a serious responsibility in identifying the most productive uses of our people's land.

In terms of The Doctors' Clinic Regional Medical Campus, we will continue to identify and analyze other public and private sites which could accommodate our needs. We believe the development of the Regional Medical Campus as we both envision it, will serve the long term medical needs of Guam and will attract new businesses to improve other services in our territory. We will report periodically to you, your committee and your staff, on our progress. We are scheduled to finalize our selection by August 26, 1994, and publicly announce our intention forthwith.

Again, thank you for your efforts and best wishes for future success.

Kindest personal regard, for
THE DOCTORS' CLINIC

W. Chris Perez

W. CHRIS PEREZ, M.D.
President

SPECIALTIES:	FAMILY PRACTICE	INTERNAL MEDICINE	OPTOMETRY	PODIATRY	SURGERY	RADIOLOGY	PSYCHIATRY
LOCATIONS:	PRIMARY CENTER	SPECIALTY CENTER	IMAGING CENTER	WOMEN'S HEALTH CENTER	EYE CENTER	BUSINESS CENTER	EXECUTIVE CENTER
TELEPHONE:	649-5018-23	649-3281/3287	646-9009/8922/8770	649-0682/4950/4958	649-4984/4985	649-1003/05	646-9869/9771/9779
FAX:	646-3373	649-2065	646-8979	649-4898	649-4898	649-2065	646-9828



SUITE A-275 FARENHOLT AVE., TAMUNING, GUAM 96911



November 21, 1994

Senator Eddie Reyes
Twenty-Second Guam Legislature
Agana, Guam 96910

Dear Senator Reyes:

We appreciate the opportunity to potentially work with the Government of Guam on an innovative health care and educational project that will greatly contribute to the quantity and quality of health care delivery and technology to the people of Guam and the surrounding region. We thank you for considering the feasibility of leasing Government Land for the establishment of a Regional Medical Campus. Phase I will be developed within 24 months of project initiation.

INTRODUCTION

Doctors' Clinic (TDC) is a joint venture between Family Medical Clinic (FMC) and Straub Clinic & Hospital Inc. FMC was founded by several Chamorro physicians shortly after their return to Guam from medical school in the United States in 1983, and has been a major provider of health care services to the people of Guam for many years. Straub is a physician group comprised of major clinic and hospital facilities based in Honolulu, Hawaii, and was formed over 76 years ago to provide primary and specialty care to the Pacific Rim. These two organizations, having worked together for many years formed a unique partnership in February, 1994, to bring a new standard of access and care to the people of Guam.

delivered
specialty
services and
improvement

REGIONAL MEDICAL CAMPUS

The Regional Medical Campus has been preliminarily designed with three major components: primary care, specialty care, and education. These three elements have been designed to integrate outpatient, inpatient services, and education.

- INTERNAL MEDICINE
- SPECIALTY CENTER
649-3281/3287
649-2065
- OPTOMETRY
- IMAGING CENTER
646-9009/8922/8770
646-8979
- PODIATRY
- WOMEN'S HEALTH CENTER
649-0682/4950/4958
649-4898
- SURGERY
- EYE CENTER
649-4984/4985
649-4898
- RADIOLOGY
- BUSINESS CENTER
649-1003/05
649-2065
- PSYCHIATRY
- EXECUTIVE CENTER
646-9869/9771/9779
646-9828



DEPARTMENT OF LAND MANAGEMENT
(DIPATTAMENTON TANO')

Government of Guam

P.O. Box 2950

Agana, Guam 96910

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JOSEPH F. ADA
Governor

F. L. G. CASTRO
Director

FRANK F. BLAS
Lieutenant Governor

October 13, 1994

JOAQUIN A. ACFALLE
Deputy Director

The Honorable Edward D. Reyes
Chairman, Committee on Housing
and Community Development
Twenty-Second Guam Legislature
Agana, Guam 96910

Subject: Site for Doctors Clinic

Dear Mr. Chairman:

Please be advised that I have had the opportunity to meet with Mr. Merle A.C. Ryland, the President and Chief Operating Officer and Mr. Ernesto V. Espaldon, Jr. the Business Development Officer for the Doctors Clinic on October 11, 1994, and wherein, we have discussed the eminent need for a site for the said Clinic.

We went on to discuss the Harmon Loop Area; the Old Guam Memorial Hospital Site; the UOG Area; and the Guam Community College Site, existing and that which has been quitclaimed to GCC by the US Federal Government.

As the proposed facility will include a Medical and Nurse Training Center for this region, it appeared clear that the most logical Site for the proposed facility should be either within the area of GCC or UOG and with that in mind, I recommended that they should endeavor to speak to both GCC and UOG regarding the need.

I am recommending that a serious negotiation be conducted with GCC for a part of the 252.8 acres of land which was quitclaimed by the US Federal Government to GCC as the said site seems to be the most logical location. Should you not be too familiar of where the 252.8 acres is located, it is situated right along Route 15 in the Fadian Area.

My recommendation then to you Mr. Chairman would be to pursue the needed negotiation with GCC in hopes that a favorable consideration could be obtain. I believe that the said area would be the most logical Site.

If assistance from DLM is required, please let me know.

Sincerely,

F. L. G. CASTRO
Director, Department of
Land Management

cc: Mr. Merle Ryland, President & Chief Operating Officer
Mr. Ernesto Espaldon Jr., Business Development Officer



Senator Edward D. Reyes

Chairman

Committee on Housing and Community Development
Twenty-Second Guam Legislature

NOTICE OF PUBLIC HEARING

Date: Wednesday/Thursday, October 26/27, 1994

Time/Place: 9:00 AM, Public Hearing Room
Guam Legislature Building
155 Hesler St., Agana



WEDNESDAY, OCTOBER 26, 1994, 9:00 AM

Bill #	Zone/Action	Lot No.	Size	Owner	Municipality	Sponsor
1189	Lease to Docs Clinic	3470	40 acres	GovGuam	Chalan Pago	Reyes
1162	Permit utility hookups to persons occupying government lands without prejudice to any party as to later litigation over the land, by adding a new 21GCA 75118					
1032	A to M1	5223-6NEW-1	7,541 sm	Quintanilla	Barrigada	Reyes
	A to M1	5223-6NEW-2	7,097 sm	Wusstig	Barrigada	
	A to M1	5223-5A-2-1	1,858 sm	Kim	Barrigada	
	A to M1	5223-5A-2-3	1,858 sm	Reyes	Barrigada	
	A to M1	5223-6NEW-9-1	5,271 sm	Kim/Reep	Barrigada	
	A to M1	5223-6NEW-9-R1	5,271 sm	Chang/Lee	Barrigada	
	A to M1	5223-6-NEW-6-RENew-1	4,704 sm	Choi	Barrigada	
	A to M1	5223-6-NEW-6-R1NEW-R1	4,704 sm	Kang	Barrigada	
	A to M1	5223-6NEW-10	10,470 sm	Kiaaina	Barrigada	
	A to M1	5206-REM-3-3	18,702 sm	Lee	Barrigada	
1055	A to R1	3, Trct 237	6,970 sm	Belmes/Redoble/Retumban	Agat	Gutierrez
1070	Waive easement	5-6, Trct 292	n/a	Wilkinson	Yigo	Gutierrez
1074	A to R1	7 through 19, Trct 114			Santa Rita	San Agustin
	A to R1	1 through 7, Blk 1, Trct 128/1 through 13, Blk 2, Trct 128/1 through 11, Trct 257			Santa Rita	/Gutierrez
1083	A to R1	6, Trct 3021A		Gicca/Rcinke	Agat	Nelson
1084	A to R1	453-3A-1, Trct 3021		Bohner	Agat	Nelson
1085	A to R1	189-2-NEW		Hernandez/Arceo/Dines et al	Agat	Nelson
1086	Waive easement	10054-4-3	n/a	Aquino	Mangilao	Gutierrez
1093	A to H	10081-1	170,137 sm	Aguero	Dededo	Nelson
1102	A to R1	2403	76,063 sm	Leong	Barrigada	Aguon
1122	Conditional use	23, Blk 3, Trct 100C	4,047 sm	South Acres Dev. Inc.	Dededo	Reyes
1151	A to R1	7024-1NEW-7	53,622.69 sm	Perez	Yigo	Nelson
1158	R2 to M1	5027-3-2		Lee	Dededo	Reyes
1164	A to R1	10135-1-6	13,256 sm	Rosario	Dededo	Gutierrez
1169	A to R1	Trct 532	17,508 sm	CAS Int'l Dev. Inc.	Machanao	Reyes
1171	A to R1	1, Trct 5311	17,152 sm	Ji	Machanao	Reyes
1173	Conditional use	3383-7-R1		Muna	Chalan Pago	Gutierrez
1175	Amend Lot No.	10100-9-1-R1	12,492 sm	Martinez	Dededo	Aguon
1176	A to R1	11-1, Blk 3, Trct 933	1,863 sm	Ladrado	Yigo	Reyes
1180	Land exchange	9NEW-5, Blk D, Trct 9	value-value	Ulloa/GovGuam	Barrigada	Reyes
1186	C to M1	5223-5A-1	46,384 sm	Wushin (Guam) Co.	Barrigada	Reyes

THURSDAY, OCTOBER 27, 1994, 9:00 AM

963	A to R2	7128-R3	55,62.38 sm	Geronimo	Yigo	Nelson
987	R1 to R2	4, Blk 11	975.48 sm	Poblete/Arnel	Dededo	Santos
990	R1 to C	7, Blk 6	694.61 sm	Nguyen	Dededo	Nelson
991	A to R2	3, Blk 1, Trct 124	4,047.64 sm	Soriano/Domenden et al	Mangilao	Camacho
996	A to R2	49-R5-1	1,465.20 sm	Chargualaf	Inarajan	Gutierrez
997	A to R2	5357-R11-R12-R2	4,277.94 sm	Kang	Barrigada	Gutierrez
999	A to R1	10054-3-5	4,047 sm	Yiquiengco	Dededo	Gutierrez
	A to C	26-NEW-R1NEW-R2/-2	6,809 sm/3,386 sm	Quinones/Martir	Dededo	
	A to C	4-1, Blk 1, Trct 172	1,637 sm	Chang	Dededo	
1013	C/R1 to C	2269-3/2273-R5	3,936.62/7,136 sm	Nat'l Office Supply	Barrigada	Santos
1019	A to C	338-1	40,454 sm	Garrido	Merizo	Reyes
1024	A to R2	4NEW-2	1,525.05 sm	Aguon	Dededo	Gutierrez
1047/1048	A to R2	5223-5A-7/5223-5A-6	5,409 sm/4,361 sm	Flores	Barrigada	Manibusan/Aguon
1053	R1 to R2	10-4	715 sm	Gallo	Agana Hts	Gutierrez
1054	R1 to R2	3, Blk 29	919.45 sm	Poblete	Dededo	Gutierrez
1056	R1 to R2	5, Trct 2013	500 sm	Humatay	Tutujan	Gutierrez
1060	R1 to R2	2, Blk 28	919.74 sm	Okada	Dededo	Gutierrez
1063	R1 to R2	1099-4	992 sm	Meno	Barrigada	Nelson
1065	R1 to R2	216-7	1,741 sm	Salas	Maina	Gutierrez
1069	R1 to R2	1, Blk 2		San Nicolas	Dededo	Nelson
1078	A to R2	6-13, Trct 1003	929 sm	Sabian	Dededo	San Agustin
1089	R1 to R2	16/17, Blk 21		Acuesta	Agat	Nelson
1091	R1 to R2	7017-1-R4		Leon Guerrero	Yigo	Nelson
1094	R1 to C	207-4		Cabrera	Agat	Nelson
1100	A to R2	4, Trct 264	4,184.1 sm	Pak	Yigo	Nelson
1107	A to R2	2, Trct 5312	52,992 sm	Haisuho Int'l Inc.	Yigo	Gutierrez
1108	A to R2	5-2, Trct 314	1,858 sm	Delos Santos	Dededo	Gutierrez
1109	A to R2	88, Trct 1536	1,858 sm	Ilao	Barrigada	Gutierrez
1116	R1 to C	1098-1-3 NEW	2,000 sm	Lin	Mangilao	Reyes
1135	A to R2	9 NEW-1, Blk D, Trct 9/5403-2	5,000 sm/4,851 sm	Perez	Mangilao	Gutierrez
1143	R1 to R2	84-A-6	1,070 sm	Unsiog	Piti	Nelson
1148	A to R2	402-10-7-1	4,046.75 sm	Ilao	Agat	Bordallo
1150	R2 to C	27, Blk 1/29, Blk 1	930.06sm	Watabe	Tumon Hts	Nelson
1157	A to R2	4, Trct 154	27,503 sm	Han/Sim	Yigo	Reyes
1165	R1 to C	5, Blk 11	1,367 sm	Lizama	Barrigada	Gutierrez
1174	R1 to R2	160-3-R3	1,161 sm	Ada	Toto	Gutierrez
1177	R1 to C	14, Blk 23	1,880.60 sm	Catahay	Agat	Reyes
1178	A to R2	7, Blk 6, Trct 1443	2,457 sm	Perez	Barrigada	Reyes
1179	A to R2	4NEW-1/2, Blk 2, Trct 282	4,005 sm	Perez	Dededo/Yigo	Reyes
1181	A to C	7027-4-1-2/7027-4-1-3 et al	11,440 sm	Jusco Inc.	Yigo	Reyes
	A to R2	39-1	2,577 sm	Quinata	Umatac	
	R1 to R2	3245-NEW-REM-4/3246-NEW-5-2	4,028 sm/2,636 sm	Scroggs	Chalan Pago	
	R1 to R2	3371-4-5-R5	937 sm	Arceo	Chalan Pago	
	R1 to R2	3371-4-6	1,000 sm	Ramsey	Chalan Pago	
	A to R2	343-R1	6,879 sm	Reyes	Merizo	
	R1 to R2	180-4A-D	12,655.52sm	Garrido/Castro/Babauta et al	Agat	
	A to R1	1, Blk 1, Trct 251	3,716 sm	Cepeda	Yigo	
	A to R1	3073-2-1/13-1-2	4,047 sm/2,910 sm	Ulloa	Sunajana/Inarajan	
1182	R1 to C	3261-1-1-R1	652 sm	Salas	Chalan Pago	Reyes
	R1 to C	3261-1-R3	15,027.6 sm	Salas	Chalan Pago	
	R1 to C	3261-2	3,533.75 sm	Salas	Chalan Pago	
	R1 to C	3261-R4	61,087.76 sm	Salas	Chalan Pago	
	R1 to C	3261-1-2	865 sm	Duenas	Chalan Pago	
1184	R1 to R2	2-1/3-1/3-2, Trct 538	5,591 sm	Pama	Dededo	Aguon
1187	R2 to C	2149-6NEW	2,253 sm	Lin	Tamuning	Reyes
	R2 to C	2249-8NEW-R1		Lin	Tamuning	
	R2 to C	2129 #1 REM-2	2,062.09 sm	Lin's Jewelry	Tamuning	
	R2 to C	159-1NEW	1,907.44 sm	Lin	Agat	
1188	A to R1	7081-6	42,764 sm	S'thm Is. Corp.	Yigo	Reyes
	R1 to C	2143-1-4	1,114.96 sm	Sankyo Pac. Inc.	Tamuning	
1190	R2 to C	14B NEW, Blk 20	683 sm	Martinez	Agana	Reyes
1191	R1 to C	205A-1	1,103.55 sm	Gutierrez	Maina	Reyes
1192	R2 to C	3240-3 REM C-3/3240-3 REM C-6-1-R1		Cruz/Taitano	Chalan Pago	
		3240-3 REM C-6-1-1/3240-3 REM C-6-R3				
1195	R1 to R2	234-2W-5/234-2W-6/234-2W-R6	2,941 sm	Manglona/Aflague	Maina	Reyes
1195	R1 to C	9, Blk 1, Trct 3321, Unit 1	732 sm	Quinata	Umatac	Reyes

The Public is Invited to Attend and Participate

