

TRUST TERRITORY OF THE PACIFIC ISLANDS
OFFICE OF THE DISTRICT ADMINISTRATOR, YAP

NOVEMBER 2, 1973

TO: CHIEF OF PLANNING, SAIPAN
FROM: YAP DISTRICT PLANNER
THROUGH: DISTRICT ADMINISTRATOR
SUBJECT: COMMENTS ON "CAPITAL IMPROVEMENT PROGRAM REQUIREMENTS"

Phil:

The Distad and I discussed the material which you sent down to me a couple weeks ago concerning probable CIP needs in the TT to complete the infrastructure of government utilities and facilities and transportation, etc.

There are two premises to these comments. First, it must be realized that to build something in the Trust Territory means costs will be higher than any place on the mainland for construction. Estimates for CIP project costs have consistently been way below the realistic actual costs, as most beautifully illustrated by the recent Palau bridge "disaster". Second, there must be shown someplace an indication of actual cost escalation which does really happen from one year to the next. This can throw estimates completely off when projecting even three years into the future. 8% to 10% per year is not an unrealistic figure to use for such estimates. So that at the end of a 10 year planning cycle costs could easily be twice what they would be at present. All costs used below are 1973.

COMMENTS:

Judiciary and Public Safety: Yap does need new courthouse and police compound, coupled with fire station and boat safety facility. Assuming the courthouse will cost \$.4 mil as shown, the public safety facility will cost at least that, if not more. Use \$.5 m. The outer island of Ulithi will need a hearing room.

Schools: Elementary school consolidation on Yap will be in two new facilities, both costing \$1.0 m. each. A middle school for Yap

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Proper and one for Woleai, outer islands, cost \$1.0 and \$.4 respectively. Total elementary and middle school costs, \$3.4 m. Yap high school still needs additional buildings to be complete, costing \$.5 m., including library, administration, agriculture, gymnasium. Outer Islands High School has barely begun to be built and will cost \$3.0 m., as indicated by the Master Plan for the school.

Health Services: Yap District health needs are being currently met by the outer island dispensary program, Hill-Burton funded, and by the construction of a new hospital in 1975. The figures used in your list are incorrect though. The hospital project will cost \$2.8 m., we have programmed \$2.4 and still need \$.4 m. A sub-district clinic is needed in Woleai and costs \$.2 to build.

Transportation and Communication: The McAllister figure of \$5.4 m. to build Yap Proper roads is sufficient. However, Yap has programmed only \$.5 and needs \$4.9 m. still for the program. The Yap airfield is currently being repaired to temporarily handle the 727 jet aircraft. A new airfield will cost \$6.0 m. as per current master plan by Parsons Co. None of the \$6.0 m. has been programmed and must be obtained.

Docks and harbors: Yap dock can be built for \$5.0 m., Northrop Report, none of which has been programmed. This figure is much more than that listed by you but is probably close to what it would take to build the complete facility. Both Woleai and Ulithi do need docks and each will cost \$.5 m. at least.

Water, Outer Islands: No money has been programmed for Woleai as you show. It is still needed.

Power: Yap Proper still needs two 750 kw generators and much distribution line and substations, cost \$1.5 m., already programmed \$.3, and still needed \$1.2 m. The sub-district centers of Ulithi and Woleai both need power facilities at \$.5 each, none of which has been programmed.

Public Works Shops and Yards: Complete new shops and yards are needed in Yap Proper and minor ones for the two sub-district centers, costing a total of \$1.0 m., none of which has been programmed.

General Support: In addition to the administration buildings for Yap proper and the outer islands, a sufficient public library system must be built, costing \$.2 m., none programmed.

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We are in general agreement with the rest of the suggestions pertaining to Yan District. However, there are probably many projects, smaller in nature, which have been left out. These could easily add up to another major cost, and it should be covered somehow by a typical contingency fund, at least for the time being, which can later be specifically tied down.

We do hope these local suggestions and comments will be of use to you.



David Hartman

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