



3/16/74

Building Permits Ship

By Dorothy Fritzen

Despite a few problems in the civilian building business this past year—such as Program 20 and the FHA moratorium—the Building Permit and Inspection Division of the Department of Public Works reports that calendar year 1973 reached an all-time high in estimated construction costs.

The Division issued a total of 4,118 permits for an estimated cost of \$102,198,715, compared with 4,223 permits and \$86,123,125 for 1972, and 4,492 permits at \$63,767,366 for 1971. The 1973 figures show a dollar increase in excess of \$16 million over 1972, and \$38 million over 1971, while the total number of permits issued each year has decreased.

The rising cost of land, materials and construction, particularly in the residential field, is clearly reflected in the following table. Taken on a per home average basis, it cost \$15,635 to construct a house in 1971, \$18,936 in 1972, and \$27,223 in 1973. It cannot be said, however, that the jump is all due to rising prices—the houses are being built larger and a bit more luxurious than in previous years.

Apartment units also are getting larger and nicer. In 1972, the per-unit average was \$9,968, which jumped to \$15,074 last year. There are no accurate records available for the number of units constructed in the first half of 1971, and it would be difficult to estimate the per-unit cost for that year.

The following table, covering the last three calendar years, lists the number of permits issued and estimated costs. It does not include new buildings for non-profit organizations.

	1971	1972	1973
Residential permits	1,800	1,368	1,588
Est. cost	28,145,665	25,905,457	43,230,629
Apartment permits	92	117	72
Units	*614	1,410	1,097

(Continued on page B-9)

Construction News

(Continued from page A-6)
family living quarters, with an estimated cost range of \$100,000 to \$250,000, and an opening date of March 15, and (2) to construct a sewerage system at FAA, Guam, to be opened on March 20. The estimated cost range on this project is \$500,000 to \$1,000,000. Further information about both of these bids can be obtained from Guam Contractors' Association in the Ada Plaza Center.

OICC also has two bid requests out, both of which carry an estimated cost of \$1,000,000 to \$5,000,000: (1) Wharf utilities ("Victor" Wharf), with an opening date of April 5, and (2) sewerage and

water systems in Palau with a scheduled opening date of April 30.

Contracts awarded over the past two months have included two to Jack Peters. \$27,300 and \$44,700 for (1) replacement of the screen at Skyview Theatre, and (2) hydrant pit and cover modifications, both at Andersen AFB; two to Guam Painting, \$21,000 and \$53,352, also for work at Andersen AFB; one to Black Construction totaling \$638,900 for mass fill and paving project at Guam International Air Terminal; AJB Construction, \$184,126, for Ipan and Talofofu park development, and \$15,555 to Mowil, Inc., for custodial services at NCS, Finegayan.

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