

Guam, M. I.
12 February 1953

From: Rear Admiral LEWIS N. MOELLER, (CEC), USN
To: Commander in Chief, U. S. Pacific Fleet

Subj: Board of Inspection and Survey to Inspect and Make Recommendations with respect to Material Installations and Equipment on the Islands of Saipan and Tinian

Ref: (a) CINCPACFLT ltr ser 608 of 27 Jan 1953
(b) Uniform Standards for Maintenance of Real Property--Department of Defense, Munitions Board, BUDDOCKS INSTRUCTION 11014.1 of 11 Aug 1952

Encl: (1) Estimate of Cost of Facilities for accomplishment of mission of Naval Administration Unit, Saipan
(2) Report of Board of Inspection and Survey convened by CINCPACFLT ltr ser 608 of 27 Jan 1953 to Inspect and make recommendations with respect to Material Installations and Equipment on the Islands of Saipan and Tinian
(3) Summary of new construction, additions and major rehabilitations proposed by Trust Territories of the Pacific Islands Saipan District for Fiscal Year 1954

1. Enclosures (1) and (2), constituting the report required by reference (a), are forwarded herewith.

2. Enclosure (2) has been prepared in considerable detail in order to present as clearly as possible the findings of the Board as to the current material condition and adequacy of the material installations and equipment on the Islands of Saipan and Tinian and the conclusions and recommendations of the Board.

3. In general the Board finds the material condition of the installations and equipment on the Islands of Saipan and Tinian poor and below an acceptable minimum standard. Utility installations and their associated distribution systems are being maintained in operation by the ingenuity and constant attention of the maintenance and operating personnel--and at considerable cost. In their present condition all utility installations must be considered of minimum reliability and subject to breakdown at frequent intervals. Automotive and construction equipment, except for that equipment supplied by the Navy subsequent to 1 January 1953, is generally in such an advanced state of deterioration as to warrant continued effort and funds for maintenance only to provide essential services pending receipt of replacement equipment. Of the three boats transferred to the Navy on 1 January 1953, the two LCM's require major overhaul and the 36" ML hull is so badly deteriorated that it is considered unrepairable and has been recommended for survey. Hospital facilities and equipment on Saipan are in such a

deteriorated condition generally as to be completely inadequate for the proper medical care of Navy personnel or their dependents and are considered to be below an acceptable minimum standard for the care of the indigenous population. Quonsets designated as quarters are generally in a dilapidated and unsanitary condition. Furniture and fixtures in these quarters generally require rehabilitation or replacement which should be accomplished at an early date to provide minimum acceptable living accommodations for personnel assigned. Considerable effort must be expended immediately to arrest deterioration in almost all structures; thereafter the level of maintenance should be such as to hold deterioration to a minimum. The clearing of the distribution systems for power, POL products, water, telephone communication, and of the roads initiated by the Naval Administration Unit will be a constantly recurring task of considerable proportion.

4. Messing and berthing facilities for naval personnel were not existent at the time of take-over and were furnished on an interim basis utilizing used equipment from Guam. Additional equipment and replacement equipment is necessary to provide acceptable berthing and messing facilities.

5. It is the opinion of the Board that the deteriorated condition of the installations and equipment on Saipan and Tinian is due primarily to inadequate maintenance and failure to replace worn out equipment. There was evidence of a lack of even elementary housekeeping operations. Personnel of both the Naval Administration Unit and Commander Naval Forces Marianas continually emphasized the deplorable housekeeping conditions which existed at the time of the turnover, and the effort which had been expended since that date in necessary cleanup preparatory to accomplishment of any repairs. The cleanup work is continuing but much remains to be accomplished. The areas already policed present an heartening picture of accomplishment and improvement. Plant maintenance, deferred because of lack of sufficient funds, the lack of personnel, or both, is appreciable at this time and requires special effort to overcome--and the allocation of considerable funds.

6. Although the status of material conditions as observed was below an acceptable minimum standard, it should be noted that under the climatic conditions which prevail on these islands, deterioration of all types of material is much more rapid than would ordinarily obtain in a less humid and colder climate. Further, it should be mentioned that as the turnover from one administrative agency to another was accomplished in such a short period of time, the transition period was not lengthy enough to allow for a general cleanup program.

7. As the Board's arrival on Guam coincided with preliminary planning studies initiated by COMNAVMARIANAS, the requirements for operational facilities necessary for the accomplishment of the mission of the Naval Administration Unit have been developed jointly by the Board and the Staff of COMNAVMARIANAS.

8. In studying the problem of providing facilities necessary for the accomplishment of the assigned mission of the Naval Administration Unit, the Board divided the facilities required into two broad categories, namely, those required for an interim and those required for a permanent installation. The first named category was further subdivided into those facilities required immediately for the accomplishment of the mission and those facilities which, while necessary, could follow the provision of the first named sub-division.

9. Enclosure (1) is the estimate of the cost of all facilities required by the Naval Administration Unit for the accomplishment of its mission. It will be noted:

a. The immediate needs listed in the enclosure total \$252,196.

b. That additional facilities are required for satisfactory interim accomplishment of the mission which total \$431,089.

c. That to provide permanent facilities--which the Board believes should have a life expectancy of 10-20 years--would require an additional expenditure of \$273,200.

d. Further, that automotive and construction equipment should be provided for the immediate need for Saipan and Tinian as listed by items in the Automotive Equipment Section (1)(h) of enclosure (2).

431,089
273,200

704,289
252,196

452,093

10. In all of its deliberations, the Board has been guided by the letter of the Secretary of the Navy dated 19 December 1950 establishing criteria for permanent, semi-permanent and temporary military-command construction. These criteria direct that permanent construction, inclusive of family housing, be limited to the requirements of the forces in being and to those locations where the need is demonstrably permanent. Semi-permanent construction--of an economical life of 10-20 years--was directed to be used at locations where, although the need was not demonstrably permanent, the facilities to be provided would become a part of the overall naval establishment even though subsequently maintained on an inactive basis.

11. The Board is of the opinion that the permanency of the facilities for the Naval Administration Unit, Saipan, should be of the latter type of construction. Enclosure (1) is based upon a semi-permanent type of construction utilizing existing quonset huts with concrete floor slabs resting on coral fill with structural steel members imbedded therein. These members will have been suitably treated with asphalt and aluminum paint to provide an economical life expectancy of from 10-20 years, provided an annual average maintenance and upkeep expenditure be made of approximately \$400 per building. It is further assumed that maintenance standards will be generally in accordance with reference (b).

12. Attention is invited to the fact that all estimates prepared by the Board contemplate the use of Saipanese labor. Further, the man power available on Saipan for the construction or repair of any facility program will not permit the use of more than 200 workmen. In addition, the total program for interim requirements, totaling an expenditure of some \$683,285, will cover a period of about 10 months.

13. It is strongly recommended that the entire facility program for rehabilitation and replacement be phased with the available labor supply, and that due regard be given to the lead time necessary to procure materials which normally is 6 months from the time material is ordered to the probable receipt of same at the site.

14. The Board has been informed that Trust Territory of the Pacific Islands proposed a construction, improvement and rehabilitation program for Fiscal Year 1954 as indicated by enclosure (3). The new construction totaled approximately \$1,400,000; additions and major rehabilitation items totaled about \$400,000, making the total program about \$1,800,000.

15. The Board is appreciative of the assistance provided and the services rendered by the Commander Naval Forces Marianas and his Staff. Without that Command's enthusiastic cooperation the completion of the Board's report would have been greatly delayed.


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