

DECLASSIFIED Authority <u>E012958</u>

THE UNITED STATES PACIFIC FLEET
COMMANDER NAVAL FORCES MARIANAS

IN REPLY REFER TO:
 COMNAVMARIANAS FILE

FF5-9

60:CEB:gc

A25

Ser **7445**

SEP 25 1953

RESTRICTED "SECURITY INFORMATION"

From: Commander Naval Forces Marianas
 To: Chief of Naval Operations
 Via: (1) Commander Service Force, U. S. Pacific Fleet
 (2) Commander in Chief, U. S. Pacific Fleet
 (3) Director, Pacific & Alaskan Divisions, Bureau of Yards & Docks,
 San Francisco, California

Subj: Rehabilitation of facilities, Naval Administration Unit, Saipan,
 M. I.; revised plan for

Ref: (a) CINCPACFLT REST ltr ser 1207 of 23 Feb 1953 to CNO
 (b) CNO 101738Z Mar 1953 to NAVAD SAIPAN, notal

Encl: (1) NAVAD SAIPAN ltr ser 885 of 23 Feb 1953 to CNO
 (2) Plat
 (3) Comparative costs RADM MOELLER Report versus Revised Plan
 (4) Analysis of Costs, Revised Plan for Rehabilitation of Facilities
 (5) Phasing and Funding of Revised Plan utilizing station forces and
 indigenous labor

1. Reference (a) forwarded the report and recommendations of a CINCPACFLT inspection board headed by RADM L. N. MOELLER, (CEC), USN, in connection with the subject rehabilitation. The recommendations of this board are referred to in this letter and its enclosures as the "Moeller Report". As a result of reference (a), funds in the form of project orders (FY 1953) were provided to finance "Immediate Requirements", the first of successively planned increments for complete rehabilitation of NAVAD SAIPAN facilities. It is to be noted that the CINCPACFLT inspection did not contemplate relocation of any part of the NAVAD SAIPAN activities but was limited to the facilities then occupied.

2. On 11 and 12 August 1953, heavy seas resulting from Typhoon NINA broke down part of the barrier reef and caused extensive damage to NAVAD SAIPAN facilities. The extent of this damage is described in enclosure (1). COMNAVMARIANAS and staff representatives have made an inspection of the storm damage and, after reviewing conditions with the Naval Administrator, have concluded that repair of the damaged facilities is not economically feasible, except for temporary occupancy. The storm has not only caused direct damage to many structures but, through the destruction of a part of the barrier reef, has left the beach area open to further damage from storms of even less intensity than Typhoon NINA. Further, the beach has been eroded to such an extent that many structures previously located some

RESTRICTED
 "SECURITY INFORMATION"

DECLASSIFIED

Authority E012958

FFS-9

60:GEF:gc

A25

Ser 7445

SEP 25 1953

RESTRICTED "SECURITY INFORMATION"

distance back from the water are now in exposed locations. Pending decision on the proposal made herein, rehabilitation of the storm damage is being restricted to provision of bare shelter space for personnel currently on board.

3. A survey of available sites for the relocation of damaged facilities and those now exposed to future typhoon action reveals that it is feasible economically and administratively to relocate and consolidate all NAVAD SAIPAN facilities in rehabilitated quonset facilities presently secured within the area known as "Navy Hill", delineated in enclosure (2), with the exception of the military government offices, Saipan District, and dispensary facilities for the native population. Provision would be made for retention and rehabilitation of the military government offices in their present location with ultimate replacement by a permanent structure likewise located near the town of Chalan Kanoa, the center of population. The dispensary portion of the present hospital, adjacent to the military government offices, would be retained for sick call and processing of native admissions to Naval hospital facilities relocated on Navy Hill.

4. The estimated total cost of the revised program closely approximates the total cost of requirements in the Moeller Report. For purposes of comparison the revised estimate, including 10% contingency, is based on the use of station forces augmented by indigenous labor as contemplated by the Moeller Report (which appears to have included no contingency). The general scope of the work is the same. A comparison of costs is set forth in tabular form by enclosure (3). A detailed breakdown of the revised plan is given in enclosure (4). The Navy Hill area is entirely within Navy retained lands whereas facilities in their present locations are not. Navy Hill also has the advantage of excellent drainage, sewage disposal through an existing outfall to deep water, paved roads, secondary water and power lines with easy connection to the primary systems. The buildings are generally in better structural condition and, when renovated, should have longer life with less maintenance than those presently occupied.

5. COMNAV Marianas is of the opinion that the many advantages of the revised plan fully justify immediate adoption. Substantially all work, primarily on utilities and POL, accomplished to date under existing project orders is equally applicable to the revised plan. Prompt approval will, (a) assure conservation of a substantial portion of presently allocated funds toward accomplishment of the revised program, as indicated in column (5) of enclosure (4); (b) avoid sizeable expenditures to repair damage and continue rehabilitation of structures in an area which is subject to recurring inundation; (c) provide rehabilitated facilities on Navy retained lands (with the exception of a small parcel or parcels for the Saipan District government and the dispensary), in lieu of rehabilitating structures on lands which CWO has not designated for continued or future military use.

RESTRICTED
"SECURITY INFORMATION"

DECLASSIFIED

Authority E012958

FF5-9

60:GEF:gc

A25

Ser

7445

RESTRICTED "SECURITY INFORMATION"

SEP 25 1958

6. A re-evaluation has also been made of methods of accomplishing rehabilitation (i.e., exclusive of permanent construction). This analysis is applicable to both the Moeller Report and the revised plans.

a. Station forces, augmented by indigenous contract labor (as presently in effect and authorized by reference (b)).

An analysis based on maximum availability of labor from limited station forces and local sources, a total of about eighty (80), indicates that rehabilitation work will not be completed prior to 30 June 1956, even though funds continue to be made available as needed. It is becoming increasingly evident that this method suffers from a continuing high maintenance workload pending completion of the rehabilitation program. Skilled station forces are spread between maintenance and rehabilitation. Indigenous labor is preponderantly unskilled and requires close supervision. Additional assignment of about thirty (30) selected Group VIII ratings would advance the date of completion to about 30 June 1955.

b. Lump-sum contract or contracts.

Experience indicates that contractors, both local and Navy CPTF contractors, would insist on the importation of Filipino labor to Saipan. This factor presents many military government problems to be avoided. Cost estimates must be increased substantially to include overhead, profit or fee, and berthing and messing of contractor's personnel. A contractor could not be assured of regular or adequate transportation facilities for materials and personnel as needed. The method of financing and incrementation is not readily adaptable to lump-sum bidding. The work involved cannot be readily placed in working drawing and specification form.

c. Construction Battalion personnel, augmented by indigenous labor.

This method, providing an adequate number of skilled ratings, will greatly reduce the time required for rehabilitation and thereby reduce high interim maintenance costs. It is estimated that a detachment of approximately 120 selected Group VIII ratings, augmented by indigenous labor, should accomplish the rehabilitation of the Navy Hill facilities in 6 to 8 months after a starting date which allows approximately 1 month for advance delivery of material to site after authorization and funding. Accomplishment by this method would result in a saving of about \$150,000.00 in labor cost; additional funding of approximately \$300,000 would be required immediately to procure remaining materials and complete the work. Funding should be extendable to 30 December 1954. Berthing and messing facilities for CB

RESTRICTED
"SECURITY INFORMATION"

DECLASSIFIED

Authority E012958

FFS-9

60:GEF:gc

A25

Ser

7445

RESTRICTED "SECURITY INFORMATION"

SEP 25 1958

6. A re-evaluation has also been made of methods of accomplishing rehabilitation (i.e., exclusive of permanent construction). This analysis is applicable to both the Moeller Report and the revised plans.

a. Station forces, augmented by indigenous contract labor (as presently in effect and authorized by reference (b)).

An analysis based on maximum availability of labor from limited station forces and local sources, a total of about eighty (80), indicates that rehabilitation work will not be completed prior to 30 June 1956, even though funds continue to be made available as needed. It is becoming increasingly evident that this method suffers from a continuing high maintenance workload pending completion of the rehabilitation program. Skilled station forces are spread between maintenance and rehabilitation. Indigenous labor is preponderantly unskilled and requires close supervision. Additional assignment of about thirty (30) selected Group VIII ratings would advance the date of completion to about 30 June 1955.

b. Lump-sum contract or contracts.

Experience indicates that contractors, both local and Navy CPTF contractors, would insist on the importation of Filipino labor to Saipan. This factor presents many military government problems to be avoided. Cost estimates must be increased substantially to include overhead, profit or fee, and berthing and messing of contractor's personnel. A contractor could not be assured of regular or adequate transportation facilities for materials and personnel as needed. The method of financing and incrementation is not readily adaptable to lump-sum bidding. The work involved cannot be readily placed in working drawing and specification form.

c. Construction Battalion personnel, augmented by indigenous labor.

This method, providing an adequate number of skilled ratings, will greatly reduce the time required for rehabilitation and thereby reduce high interim maintenance costs. It is estimated that a detachment of approximately 120 selected Group VIII ratings, augmented by indigenous labor, should accomplish the rehabilitation of the Navy Hill facilities in 6 to 8 months after a starting date which allows approximately 1 month for advance delivery of material to site after authorization and funding. Accomplishment by this method would result in a saving of about \$150,000.00 in labor cost; additional funding of approximately \$300,000 would be required immediately to procure remaining materials and complete the work. Funding should be extendable to 30 December 1954. Berthing and messing facilities for CB

RESTRICTED
"SECURITY INFORMATION"

DECLASSIFIED
Authority E012958

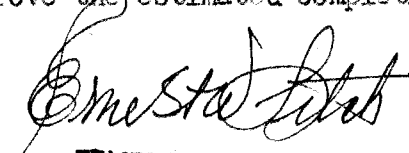
FF5-9
60:GEF:gc
A25
Ser 7445

SEP 25 1958

RESTRICTED "SECURITY INFORMATION"

personnel can be provided under temporary overload conditions at existing Navy facilities until Navy Hill barracks and messing facilities can be sufficiently rehabilitated for CB occupancy.

7. It is recommended that the revised plan be approved and that a detachment of 120 selected Construction Battalion personnel, to be augmented with indigenous labor, be assigned for a period of 8 months, with phasing of the work and funding as indicated in paragraph 6(c). If this assignment of personnel is unfeasible it is recommended that the revised plan here proposed, be approved for accomplishment by the continuing use of station forces augmented with indigenous contract labor. Phasing of the work and funding under this alternative, is set forth in enclosure (5). In the latter event it is requested that assignment of up to thirty (30) Group VIII ratings be made in order to improve the estimated completion date of 30 June 1956 to 30 June 1955.


ERNEST W. LITCH

Copy to:
CNO (1 advance copy with Encls (1) thru (5))
BUDOCKS (with 1 copy of Encls (1) thru (5))
NAVAD SAIPAN (with 1 copy of Encls (2) thru (5))

RESTRICTED
"SECURITY INFORMATION"

DECLASSIFIED
Authority E012958

80.2:veb
L9-3
Ser 28661

RESTRICTED
~~RESTRICTED~~
SECURITY INFORMATION
~~SECURITY INFORMATION~~

OCT 7 1953

FIRST ENDORSEMENT on COMNAVMARIANAS Rest. ltr FF5-9 60:GEF:gc A25 ser 7445 of 25 Sep 1953

From: Commander Service Force, U.S. Pacific Fleet
To: Chief of Naval Operations
Via: (1) Commander in Chief U.S. Pacific Fleet
(2) Director, Pacific and Alaskan Divisions, Bureau of Yards and Docks

Subj: Rehabilitation of facilities, Naval Administration Unit, Saipan, M.I.; revised plan for

1. COMSERVPAC considers that the accomplishment of the rehabilitation of the NAVAD facilities on Saipan by a tailored CB detachment, as set forth in Paragraph 6c of the basic correspondence, to be highly desirable. This would reduce rehabilitation time and afford an excellent training project for a CB unit. In this connection, the required detachment could be formed from a MCB which is scheduled for redeployment from Port Hueneme to the Pacific during the early months of calendar year 1954.
2. If this project is approved for construction by CB forces, COMSERVPAC recommends early funding of the project to insure timely preparation of required plans and material procurement.

Roy A. Gano
ROY A. GANO
Chief of Staff

Copy to:
COMNAVMARIANAS
NAVAD Saipan

RESTRICTED
~~RESTRICTED~~