



SAY  "Yes"

**TO A GUAM MEDICAL COMPLEX
BUILD IN BARRIGADA/MANGILAO**

WHO?

A medical complex is NOT a new idea. It was proposed by both a GMH planning study and a previous legislature.

- 10th Guam Legislature (1969-1971) called it “Guam Health Care Center”

Fast forward to today...



WHO is GMH today?

- Guam's ONLY public hospital since 1956 (Ypao Point) then Oka, Tamuning
 - 4-stories tall, concrete framed, flat roofing and *“certainly approaching the end of its serviceable life cycle (50 years)”* (USACE 2019)
 - Licensed 161-bed acute care hospital
 - Outpatient care
 - Urgent Care
 - Emergency care
 - Additionally, SNU provides 40-bed long-term facility in Barrigada Heights



WHO is GMH today?

- 15.6 acres
 - **Parking: 481 stalls for 1,200 employees, providers, patients, and visitors**
- 50 year old Z Wing was recently demolished
- 1978: remaining buildings constructed
- 1989: renovations occurred to add wings
- 2014: renovations expanded Emergency Room, Critical Care Unit, and Intensive Care Unit



WHO would be included in Guam Medical Complex?

- **Guam Memorial Hospital (priority)**
- Department of Public Health & Social Services
 - Currently, no DPHSS Health Center in central area due to electrical fire
- Guam Behavioral Health and Wellness Center
 - Currently, no options for inpatient stay for clients who need medical care
- Veterans Clinic
 - No VA hospital locally. Limited services at Community Based Outpatient Clinic (CBOC) and limited providers/high turnover. Veterans forced to travel off-island for checkups which is costly, wait times for prescriptions via mail.
- Pharmacy
 - Co-locating would ensure timely and coordinated medication and prescription refills
- Specialty Care Clinics
 - Cardiology, Neurology, Maternal Child Health, Oncology, Gastroenterology, and others
- Medical providers' offices on a single site



Guam Medical Campus Conceptual Plan

Legend

Facilities

- Hospital
- Lab
- Public Health Center (PHC)
- Administration
- Pharmacy
- Behavioral Wellness Center (BWC)
- Veterans Administration (VA) Wing
- Assisted Living
- Future Medical
- Medical Regional Data Center/
Emergency Preparedness Warehouse

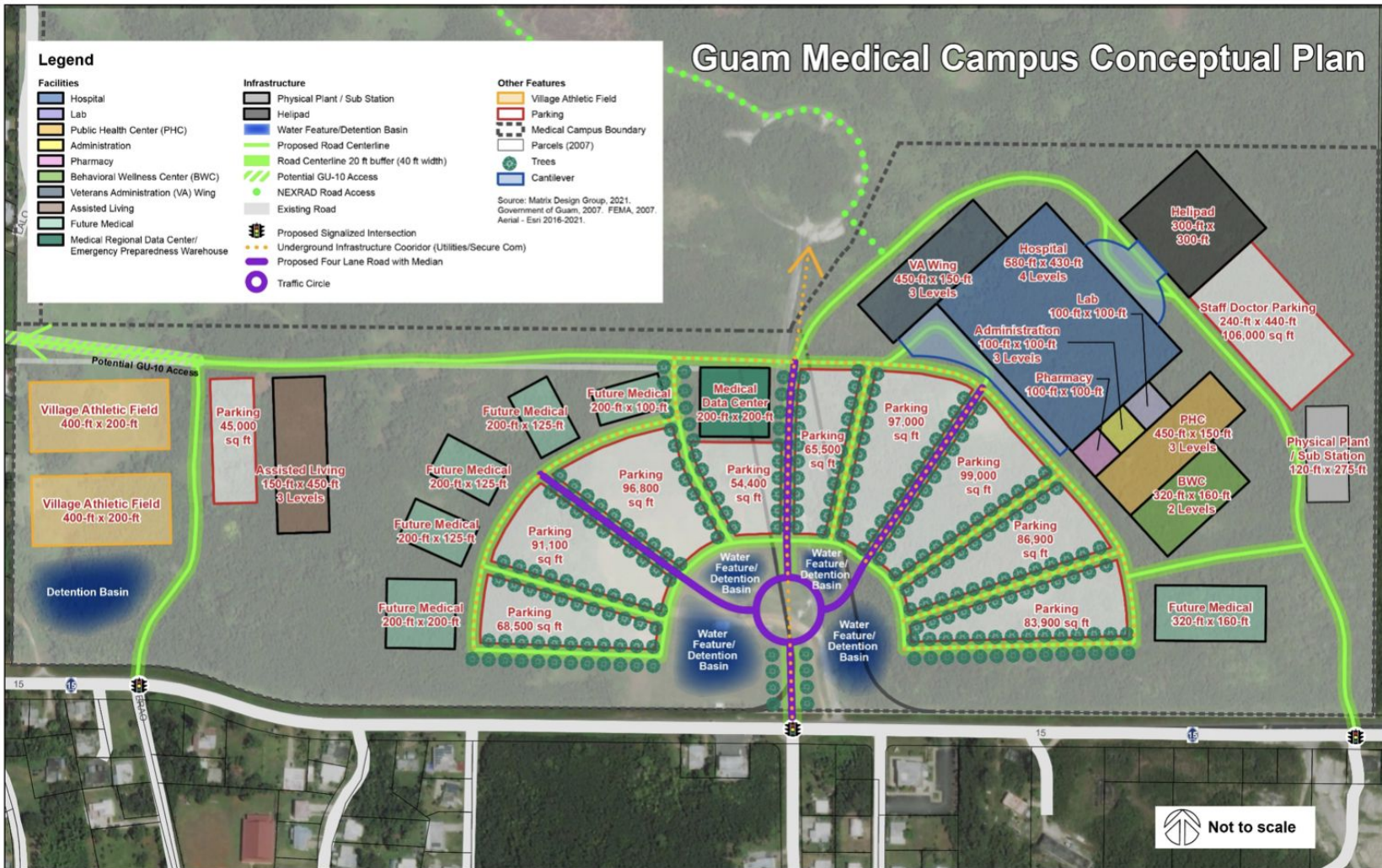
Infrastructure

- Physical Plant / Sub Station
- Helipad
- Water Feature/Detention Basin
- Proposed Road Centerline
- Road Centerline 20 ft buffer (40 ft width)
- Potential GU-10 Access
- NEXRAD Road Access
- Existing Road
- Proposed Signalized Intersection
- Underground Infrastructure Corridor (Utilities/Secure Com)
- Proposed Four Lane Road with Median
- Traffic Circle

Other Features

- Village Athletic Field
- Parking
- Medical Campus Boundary
- Parcels (2007)
- Trees
- Cantilever

Source: Matrix Design Group, 2021.
Government of Guam, 2007. FEMA, 2007.
Aerial - Esri 2016-2021.



Not to scale

WHAT happened?

In 2019, requested the U.S. Department of Interior and the U.S. Army Corps of Engineers Honolulu District conduct an onsite facilities infrastructure assessment of GMH

- Assessment in Nov 2019 before COVID-19 and Typhoon Mawar
 - Report released April 2020
- *“The current facility is in an overall state of failure due to age, environmental exposure, lack of financial resources to support pre-planned capital infrastructure replacements, and lack of previous facilities design adherence to building codes”*
- **Estimated the cost to build a new hospital = \$743M**
verses repair existing facilities = \$760M



USACE Highlights...

- *“The existing facility is **incapable of providing enough space** to meet the long-term needs of the patient population. Further degradation of the infrastructure will result in additional non-compliance with standards and will result in denial of CMS accreditation. The failure of GMH to provide essential services will degrade the delivery of care to the population of Guam.”*
- *“Major repair to the current GMH structure without expansion will provide enhancement to the environment of care but is the suboptimal solution with no expansion capacity for clinical operations. The current hospital campus lacks critical expansion space to support replacements to the central utility plant, and enhancements to the existing hospital wings and will not support additional parking without the construction of parking structures (garages). Additional space will also be required within the already crowded campus to support construction material storage, swing space, and contractor parking. **The optimal solution to the enhancement of health care services on Guam is the construction of a new medical campus on a site to be determined.**”*



WHAT happened?

Matrix Design Group, Inc. developed the Guam Medical Campus Master Plan (2022)

- Department of Land Management and GEDA identified 16 the proposed sites which Matrix assessed

“Guam remains a pivotal hub for medical care, but the infrastructure is lacking. Over the past several years, medical providers and public health agencies on the island have faced structural challenges, staffing shortages, and growth rapidly outpacing current facilities. After a long history of medical infrastructure initiatives, the Government of Guam initiated the Medical and Public Health Services Action Plan.”



WHAT happened?

“The numerous health services co-located on the campus will allow healthcare professionals to produce better professional outcomes and technical developments due to increased co-working and resource sharing.

Additionally, the new campus will have ripple effects on the social and economic demands of the area. It will: impact the growth of urban and rural health services, reduce social conflicts, and improve the quality of life for the people of Guam.

From the citizen's standpoint, effective hospital site selection will increase access to health care, minimize rescue time, ease medical anxiety, encourage better overall wellness, and promptly address various medical needs.”



WHAT happened? *Continued...*

Matrix ranked sites and provided Top 3:

- ~~Eagles Field (under the control and ownership of the U.S. Navy) — 102 acres~~
- Ypao Point/Old Guam Memorial Hospital Site – **35 acres but only 17 acres usable**
- Adacao Land Parcel **aka EDA AGAGA** (Crown Lands under the control and ownership of GALC) – **102 acres**

Figure 2-1. Aerial Maps of Top Three Sites



Source: Matrix Design Group/Google Earth (2022)



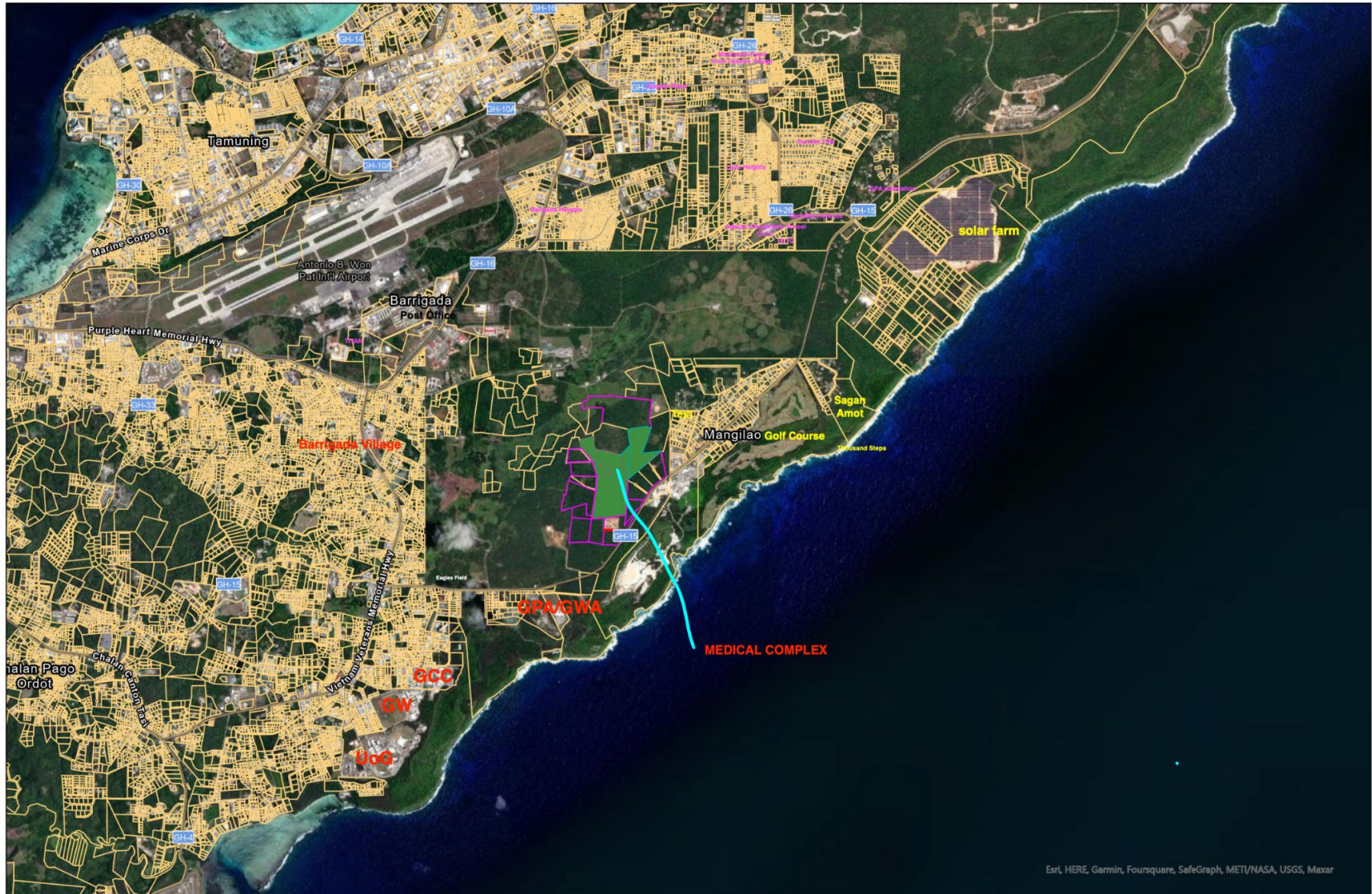
WHERE should we build?

- *Eda Agaga* in Barrigada/Mangilao
 - Crown Lands

NO original landowners

- 102 acres provides room to grow
- Central location increases access for southern residents
- DoD already planning to expand access roads to support military buildup





Eda Agaga, Barrigada

102 Acres

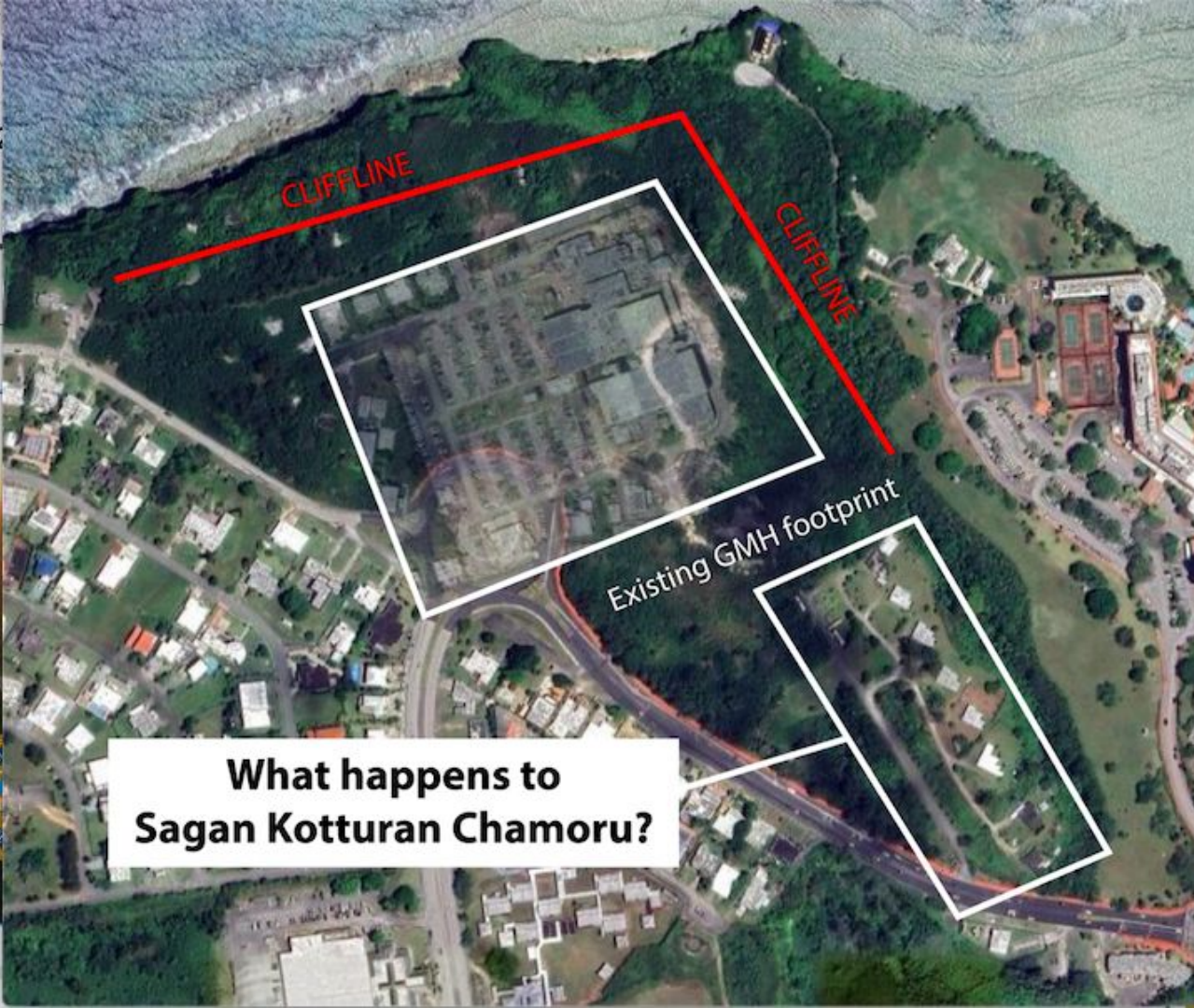


WHERE opponents say we should build...

Opponents argue the island only needs a hospital and want to build in Tamuning at Ypao Point (previous GMH location).

- Ypao Point – Acreage is **not large enough** for a medical campus. A larger area is desired to encourage future medical, medical-related commercial, and mixed-use economic development opportunities (Matrix)
- Most vocal opponents are doctors with clinics based in Tamuning





WHERE opponents say we should build...

Ypao Point provides no room for growth (to scale)

Existing GMH footprint
15.6 acres

on top of Ypao Point
only 17 usable acres

NAFTAN MAÑAINA-TA (YPAO POINT)



NOTE:
 LOT 5173-1 R2NEW-R7 RECORD
 AREA IS 35 +/- ACRES INCLUSIVE
 OF THE 13 +/- ACRES ADDITIONAL
 AREA OF THE NAFTAN MAÑAINA-TA
 AND THE PROPOSED 40 FT. RIGHT OF
 WAY.

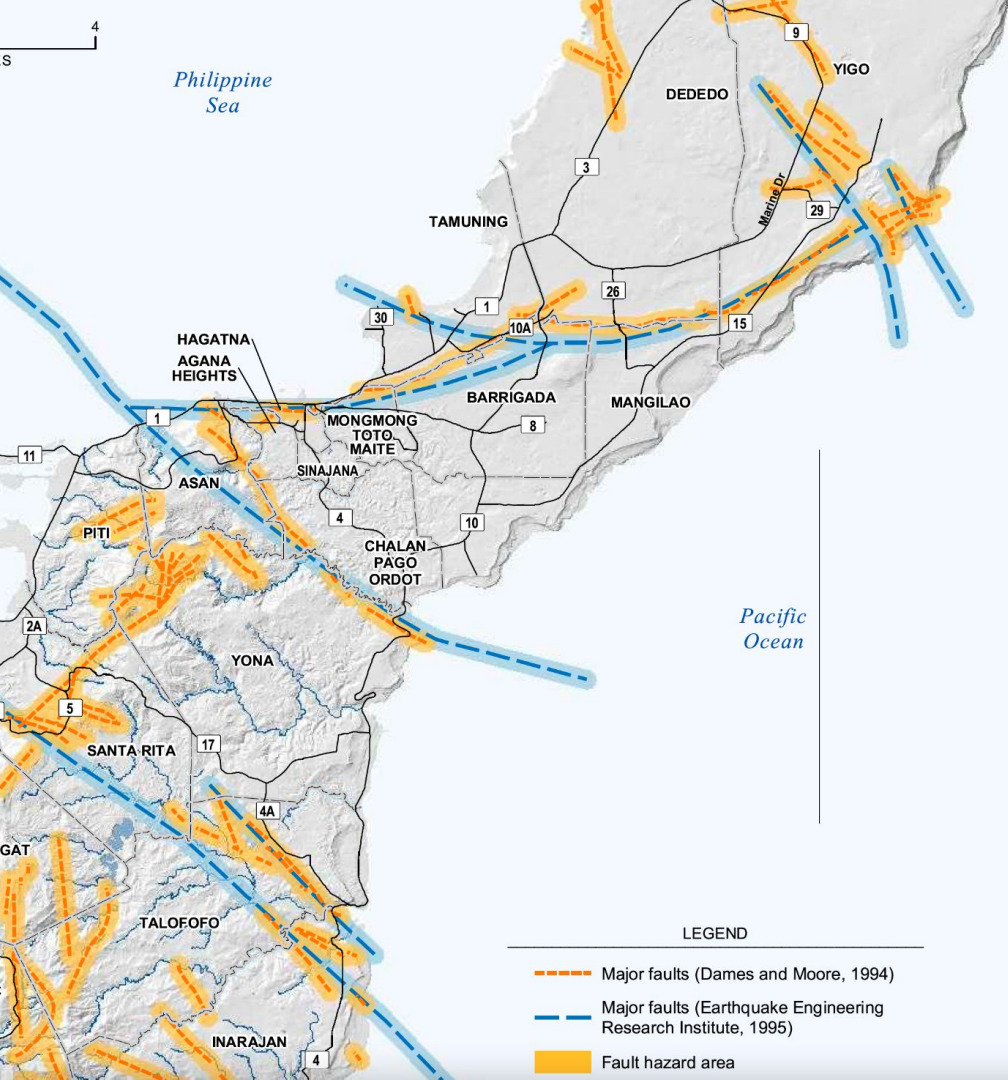
TOTAL AREA FOR NAFTAN MAÑAINA-TA	
LOT 5173-1-R2NEW-7	2.5 ACRES
ADDITIONAL AREA	13 ACRES
TOTAL=	15.5 ACRES

Ypao Point is
 also already
 identified for
 Naftan
 Mañaina-ta
 Chamoru
 shrine

DISCLAIMER: This overlay is for planning purposes only. Not for use in litigation or for mapping requiring survey level accuracy. Some data may be in confirmation process at the time this overlay was prepared; the Department does not assume any liability for any inaccuracies in the overlay.

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Geotechnical engineers report Ypao Point threats include:

- **Slope stability**
 - **Ground movement, rockfall**
- **Seismic Fault**
- **Sinkholes & caverns**

These threats would need to be mitigated by slope offset, engineered walls, earth retaining structures



CAVES

presents challenges
to the structural integrity

WHEN can we proceed?

NO PROGRESS
until we secure 8 votes for Bill 184

**WITHOUT
BILL 184,
YOU CAN'T
DO MORE**



NO detailed cost estimate for a hospital or medical complex

NO commitments for federal funding

NO opportunities to attract specialists

NO timeline for a veterans' clinic

NO advancement of locally provided medical services

NO increased access to healthcare services for southern, central residents

NO additional parking for hospital patients, providers, and staff



**DO MORE
WITH 184**



Room for expansion

Advancement of medical services offered locally

Veterans Clinic and specialty care clinics

Economic development outside of Tamuning

Improves infrastructure for Barrigada and Mangilao communities

Maximize federal funding opportunities

No original landowners

Increased access for southern and central residents

Cheaper to build horizontally than vertically

Not on a geographic fault line

Supports current nurses and doctors

A modern medical facility to attract specialists

Widening of roads along Route 15 already in DoD plans; more DPW funding for village roads

Alternate routes alleviate island's traffic

Additional space for parking

WHY build a Guam Medical Complex?

Invest in Guam's future. Building a hospital *and* a Guam Medical Complex in Barrigada/Mangilao supports the island's growing population.

- **Expand** services
- **Ensure equity** for southern residents
- **Evolve** the healthcare profession and workforce to support Guam and our region



WHY?

Because **LOCATION** matters.

- Increased access for southern and central residents
- Improves infrastructure for Barrigada and Mangilao communities
- Widening of roads along Route 15 already in DoD's plans. Building a medical complex in this area will take full advantage of their highway improvements, freeing up more DPW funding for village roads.



WHY?

Because **MINUTES** matter.

- Supports delivery of comprehensive healthcare services
- Attracts specialists
- Multiple access points for entry may provide reserved lanes for emergency responders and healthcare staff
- Less congestion (an estimated 1,000 cars) away from Tamuning, improving traffic flow along Marine Corps Drive



WHY?

Because **AREA SIZE** matters.

- More responsible investment
- Easier and decreased time of construction with more room for building materials and less traffic congestion at the project site
- Room for backup utilities with power substations, backup water tanks, and multiple access points, as recommended by utility agencies, further ensuring a more resilient healthcare delivery system and infrastructure for our people
- More parking for patients and reserved parking for doctors, nurses, and medical staff



HOW do we get there?

Vote “Yes” to Bill 184 to Buy/Lease Crown Lands.

Introduced by Governor Leon Guerrero, Bill 184 allows for GovGuam to buy/lease this land to build a hospital *and* Guam Medical Complex

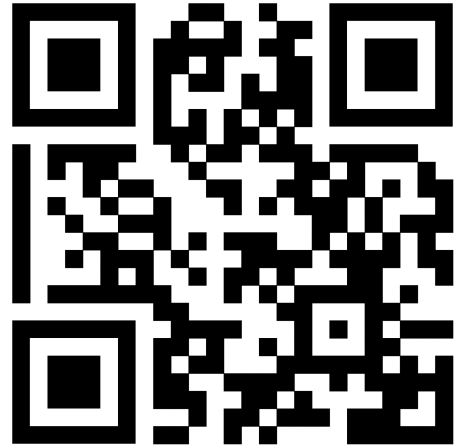
- **Securing land ensures we can proceed with securing federal dollars!**
- Buying/leasing benefits the Guam Ancestral Land Commission (GALC) by providing funding to the Land Bank for original landowners.
- This is the administration’s SECOND ATTEMPT to secure property for a Guam Medical Complex. The Guam Legislature rejected Eagle’s Field proposal arguing property should be returned to original landowners. Today, this property is no longer deemed “excess” and will remain with DoD to be used for Missile Defense System.



HOW can you help?

- Testify in support of Bill 184
- Call your senators and urge them to pass Bill 184
- Sign online petition

<https://www.ipetitions.com/petition/build-a-medical-complex-on-guam>





For more information on the
Guam Medical Complex initiative, visit
governor.guam.gov/medical-complex

