

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

January 22, 2016

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

Ref: LOPP 0234

OAHU

Authorize the Chairperson to Execute Supplemental Agreement No. 1 to an Existing Lease for Real Property with the United States of America, Department of the Army, for Additional Lease Area within Fort Shafter Military Reservation for Public School Purposes, Honolulu, Oahu, Tax Map Key: (1) 1-1-008:portion of 005

APPLICANT:

Department of Education (“DOE”)

LANDOWNER:

United States of America.

LEGAL REFERENCE:

Section 171-30, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Fort Shafter Military Reservation situated at Honolulu, Oahu, identified by Tax Map Key: (1) 1-1-008:portion of 005, as shown on the map attached as **Exhibit A**.

AREA:

1.40 acres, more or less.

ZONING:

State Land Use District: Urban  
City and County of Honolulu LUO: F-1

CHARACTER OF USE:

Public school purposes

LEASE TERM:

From execution date until February 28, 2026. See REMARKS.

CONSIDERATION:

Offset by maintenance, protection, improvement, repair, or restoration by DOE.

REMARKS:

Since 1976, the US Army has been leasing 0.17 acre within Fort Shafter Military Reservation to the State for public school purposes. The location is adjacent to the State land identified as tax map key (1) 1-1-008:008 which has been set aside to the DOE for Fort Shafter Elementary School purposes under Executive Order No. 2169. The current Army lease expires on February 28, 2026.

Recently, DOE advised the Department that they need to amend the current Army lease by expanding the leased premises into the adjacent playground area, with an area of 1.40 acres, more or less. DOE plans to place portable classrooms on the additional acreage and continue to use the remaining area as playground.

Pursuant to negotiation between the Army and DOE, the former prepared Supplemental Agreement No. 1 (**Exhibit B**) covering the additional 1.4-acre portion, while other terms and conditions of the original lease, including the expiration date [February 28, 2026], remain unchanged.

DOE analyzed the potential environmental impact by this project on the air, water, and soil quality, natural resources, archaeological and historic resources, land use, hazardous material/waste, and noise environment, traffic, and utilities systems. The Army approved the findings mentioned in the Record of Environmental Consideration (“REC”) prepared by DOE for the requested area. A copy of the REC is attached as **Exhibit C** for the Board’s reference.

There are no pertinent issues or concerns and staff has no objection to the request.


RECOMMENDATION: That the Board authorize the Chairperson to execute the Supplemental Agreement No. 1 attached as Exhibit B herein covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

1. Review and approval by the Department of the Attorney General; and
2. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

  
\_\_\_\_\_  
Barry Cheung  
District Land Agent

APPROVED FOR SUBMITTAL:

  
\_\_\_\_\_  
Suzanne D. Case, Chairperson



TMK (1) 1 -1-008:portion of 005

EXHIBIT A

SUPPLEMENTAL AGREEMENT NO. 1  
TO  
LEASE No. DACA84-1-13-11  
DEPARTMENT OF THE ARMY LEASE  
OF PROPERTY ON FORT SHAFTER MILITARY RESERVATION

THIS SUPPLEMENTAL AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2015, by and between the SECRETARY OF THE ARMY hereinafter referred to as the Secretary, and the State of Hawaii, represented by the Department of Land and Natural Resources, hereinafter referred as the Lessee.

WITNESSETH THAT:

WHEREAS, effective 1 March 2001, the parties hereto entered into Lease, Contract No. DACA84-1-13-11, that leases to the Lessee circa 0.17 acre of land for public school purposes for a twenty-five (25) year term ending 28 February 2026; and

WHEREAS, the Lessor requests and the Secretary agrees to add 1.40 acres of land to the currently leased 0.17 acre; and

NOW, THEREFORE, in consideration of the foregoing, the Secretary and the Lessee do hereby mutually agree as follows:

1. That the Secretary hereby leases to the Lessee an additional 1.40 acres of land for public school purposes, increasing the total acreage to circa 1.57 acres as identified in Exhibit "D".
2. That Paragraph 32. ADDITIONAL SITE CONDITIONS and Exhibit "C" are deleted in its entirety and Exhibit "D" and the following is substituted therefor:

The Lessee shall maintain the grounds adjacent to the school shown in yellow in Exhibit "D".

3. Except as herein provided, all the terms, conditions and provisions of said Lease shall be and remain the same.
4. This Supplemental Agreement No. 1 to DA Lease No DACA84-1-13-11 is not subject to Title 10 U.S. Code, Section 2662, as amended.

**IN WITNESS WHEREOF**, I have hereunto set my hand by authority of the Secretary of the Army, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
**MICHAEL Y. SAKAI**  
Real Estate Contracting Officer  
U.S. Army Corps of Engineers  
Honolulu District

This Supplemental Agreement Number 1, to Lease Contract Number DACA84-1-13-11 is also executed by the Lessee this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**SUZANNE CASE**  
Chairperson  
Department of Land & Natural Resources

**APPROVED AS TO LEGALITY, FORM,  
EXCEPTIONS AND RESERVATIONS:**

Deputy Attorney General

Date: \_\_\_\_\_

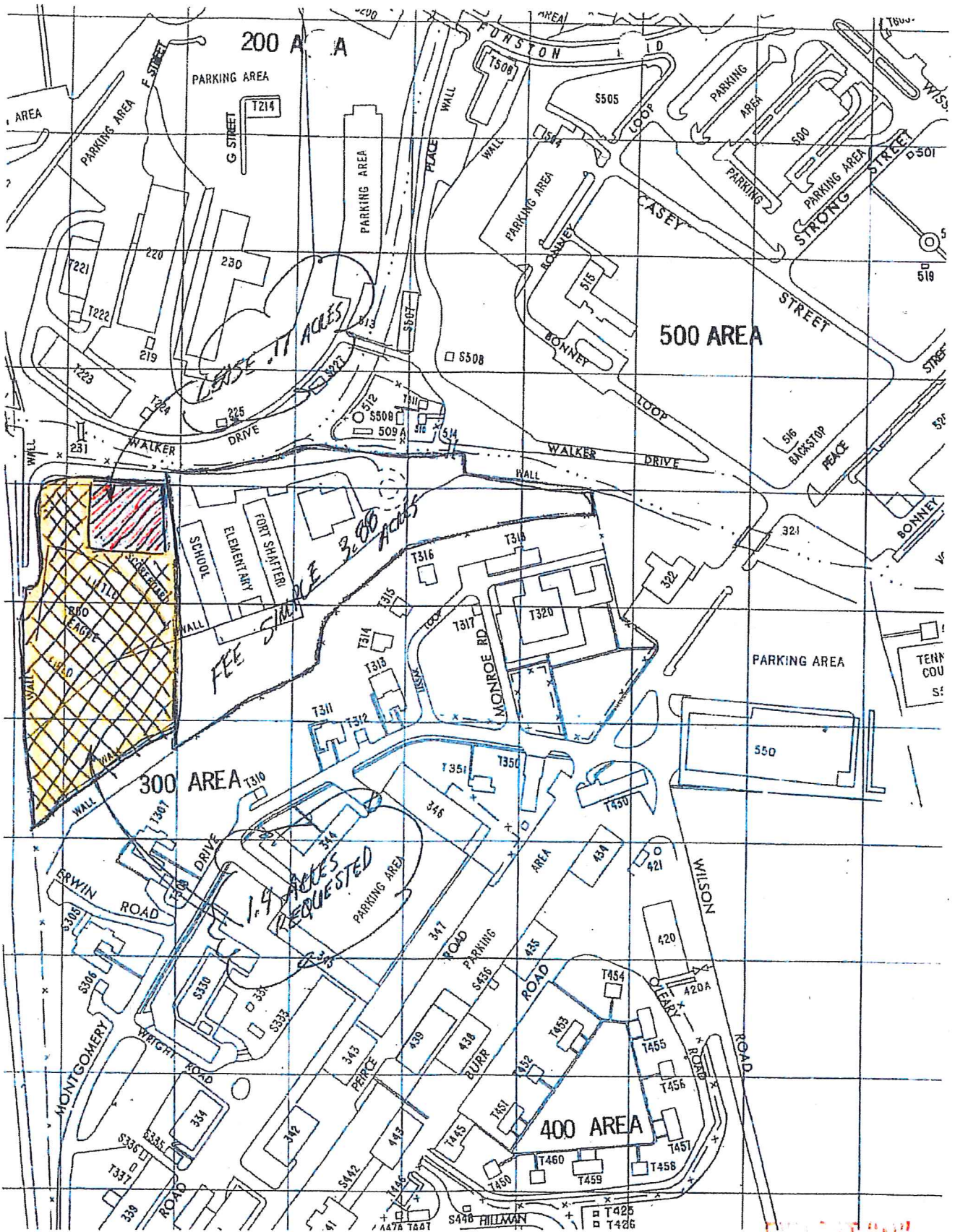


EXHIBIT "D"

DIRECTORATE OF PUBLIC WORKS  
ENVIRONMENTAL DIVISION (IMPC-HI-PWE)  
BLDG. 105, WHEELER ARMY AIRFIELD  
U.S. ARMY GARRISON, HAWAII  
SCHOFIELD BARRACKS, HI 96857-5013  
PHONE: (808) 656-5670, FAX: (808) 656-1039

**DPW**  
**Environmental**  
**Division**

# Memo

**To:** Hawaii Department of Education  
**From:** Lisa Graham  
**Date:** 13 May 2015  
**REC #:** 4009  
**Re:** REC for Permanent Installation of Portable Classrooms with Utilities' Connections

Attached is the completed REC for the subject project. Please note concurrence is contingent upon compliance with the comments from the below mentioned programs. If additional guidance is needed to meet these requirements, please contact the following personnel:

Clean Water Program, Shane Bourke, 656.3105 or [shane.i.bourke.civ@mail.mil](mailto:shane.i.bourke.civ@mail.mil)

Cultural Resources Program, Richard Davis at 655.3087 or [richard.d.davis154.civ@mail.mil](mailto:richard.d.davis154.civ@mail.mil)

Entomology Program, Jennifer Alexander at 656.3093 or [jennifer.l.alexander18.civ@mail.mil](mailto:jennifer.l.alexander18.civ@mail.mil)

Please read this document and indicate your acceptance of the conditions by signing below and returning a copy to DPW Environmental.

The undersigned has read this REC and agrees to incorporate the listed environmental protective measures into the planning and execution of this project.

Proponent Signature X  Date 9/2/15

Note: This document is also available on the DPW Intranet or the USARPAC-wide DPW Intranet through the Environmental Status Database.

**EXHIBIT "C"**



# RECORD OF ENVIRONMENTAL CONSIDERATION (REC)

The DPW process owner office of this form is the Environmental Division

TO: Directorate of Public Works  
ATTN: Environmental Division (IMPC-HI-PWE)  
U.S. Army Garrison, Hawaii  
Schofield Barracks, HI 96857-5013 (Stop 253)  
Phone: 656-5670, Fax: 656-1039

DATE: 5 February 2015

FROM: Hawaii Department of Education  
Shafter Elementary School  
2 Fort Shafter, HI 96857  
Janna Mihara

## REC CHECKLIST (Check before submitting)

- Detailed Project Description
- Location Map and Plans
- Date of Proposed Action
- Reason for Categorical Exclusion
- Impact Analysis Checklist

1. PROJECT TITLE: Permanent Installation of Portable Classrooms with Utilities' Connections

2. DESCRIPTION OF PROPOSED ACTION (*Provide detailed description of the proposed action and FEWR # if available. Attach location map and site plan, or other information that will help to clearly describe the proposal*):

FEWR# MM22772, DATED: 29 DEC 2014, / PERMISSION ONLY- Request site approval and utilities' connections for the permanent installation of the classrooms at Ft Shafter Elementary School. Hawaii Department of Education (HI DOE) will fund entire project to include installing utilities' connections... electricity, telephone, water and data. Three portable classroom buildings are to be relocated and installed adjacent to the Fort Shafter Elementary School on USAG, HI property. The Army Real Estate Branch will be sending a directive to the COE to execute a lease extension on the property that the proposed classrooms are to be installed. The type of construction is wood, the dimensions for each portable is 28'x30', which will accommodate a maximum of 28 students, the portables will be installed on the ground with concrete piers and footings, the permanent installation will be for 10 years and the location of trenches for the underground utilities, and all areas to be graded or disturbed is yet to be determined (currently the design and project is in fee negotiations and once the contract is awarded then the design will be provided). The site plans showing the location of the classrooms are attached.

3. ESTIMATED START DATE & DURATION OF PROPOSED ACTION: 1 JUN 15, FY15, 2 months

4. IT HAS BEEN DETERMINED THAT THIS ACTION (*Choose one*):

a. Is adequately covered in the following EA/EIS (*Provide title and date of document*):

b. Is categorically excluded under Appendix B, Section II, paragraph (c)(1) of 32 CFR Part 651 for the following reason (*See 32 CFR Part 651, Environmental Analysis of Army Actions, 29 Mar 02*):

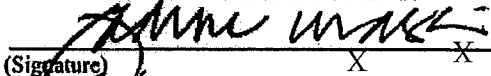
5. POTENTIAL IMPACTS ON THE QUALITY OF THE ENVIRONMENT HAVE BEEN CONSIDERED AND ARE DOCUMENTED ON THE ATTACHED ENVIRONMENTAL CHECKLIST (*Complete Environmental Impact Analysis Checklist*). IT HAS BEEN CONCLUDED THAT THIS ACTION IS NOT SEGMENTED AND NO EXTRAORDINARY CIRCUMSTANCES EXIST THAT WOULD PRECLUDE THE USE OF THE APPLICABLE CATEGORICAL EXCLUSION IDENTIFIED IN PARAGRAPH 4.b. ABOVE (*See Section 651.29 of 32 CFR, Part 651*).

6. THIS REC DOES NOT RELIEVE THE PROPONENT FROM COMPLIANCE WITH OTHER APPLICABLE FEDERAL, STATE AND LOCAL ENVIRONMENTAL LAWS AND REGULATIONS; I.E. NATIONAL HISTORIC PRESERVATION ACT, ENDANGERED SPECIES ACT, CLEAN WATER ACT, ETC. (*Contact DPW Environmental Division for assistance on requirements*).


7. THIS ACTION HAS BEEN COORDINATED WITH THE FOLLOWING OFFICES/AGENCIES:

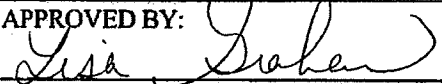
Office	Name	Concur/Non-con	Office	Name	Concur/Non-con
1282	School Support Services	Concur	547	DFMWR	Concur
547	CYS Services	Concur	106	USAG	Concur

SUBMITTED BY THE PROPONENT:

  
 (Signature) \_\_\_\_\_ (Date) 2.20.15  
 James Walsh, Facilities Development Branch, Entomology  
 Public Works Administrator  
 (Typed or Printed Name and Title) \_\_\_\_\_ (Telephone/Fax Number) (808) 784-5040 / (808) 733-2100

REVIEW AND CONCURRENCES (*For Environmental Division use*):

	Entomology	YES	WITH CMNT	NO	Date
ALEXANDER.JENNIFER.L.1068236955	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	31 March 2015
(Natural Resources Program)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Date)
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/13/2015
(Cultural Resources Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(Date)
NELSON.CARRIE.1008432020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/27/2015
(Installation Restoration Program)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Date)
BOURKE.SHANE.JULIUS.1118498719	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3/26/2015
(Water Quality Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(Date)
(Air Quality/Toxic Substances Control Act Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Date)
KANEHISA-LAM.DALE.T.1267370296	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/28/2015
(EMS/Recycling Program)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Date)
(Hazardous Waste Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Date)
(EPCRA Program)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Date)
LEE.LIANA.N.1387611270	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3/30/2015
(Other environmental staff as required) CAA/SDWA Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(Date)

APPROVED BY:   
 (Environmental Coordinator) \_\_\_\_\_ (Date) 13 May 2015

Concurrence is contingent upon compliance with comments provided.

# ENVIRONMENTAL IMPACT ANALYSIS CHECKLIST

PROPOSED ACTION: Approval Only

**ENVIRONMENTAL IMPACT ANALYSIS** *(Consider both construction and operational impacts. Any "YES" or "MAY" answers need to be explained in the "Discussion" section at the end of this checklist.)*

	YES	NO	MAY
<b>1. <u>AIR QUALITY</u></b>			
a. Will the proposal cause air emissions such as smoke, dust, suspended particles, or air pollutants during construction or operations?			x
<b>2. <u>WATER QUALITY</u></b>			
a. Is there potential for accidental spills of hazardous or toxic substances?	<input type="checkbox"/>	x	<input type="checkbox"/>
<b>3. <u>TOPOGRAPHY AND SOILS</u></b>			
a. Will there be alterations to topography, i.e. site grading that could potentially increase soil erosion?	<input type="checkbox"/>	x	
b. Will the construction area involve disturbance of one acre or more? <i>(If yes, your project requires a NOI Form C permit from the State Department of Health.)</i>		x	<input type="checkbox"/>
<b>4. <u>NATURAL RESOURCES</u></b>			
a. Will the proposal affect undeveloped areas, endangered or threatened species, or plant or animal critical habitat?	<input type="checkbox"/>	x	<input type="checkbox"/>
<b>5. <u>ARCHAEOLOGICAL/HISTORIC RESOURCES</u></b>			
a. Will the proposal alter or destroy any archeological sites or buildings that are over 50 years old?	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Will the proposal require any excavation, trenching, or grading activity?	x		<input type="checkbox"/>
<b>6. <u>LAND USE</u></b>			
a. Will the proposal alter the present land use of an area?			x
b. Will the proposal result in a change in operations/activities occurring at the site or facility?		x	<input type="checkbox"/>
<b>7. <u>HAZARDOUS MATERIALS/WASTE OR TOXIC SUBSTANCES DISPOSAL</u></b>			
a. Will the proposal result in alteration or disposal of existing facilities?	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Will the proposal result in the use, treatment, storage, and/or disposal of hazardous materials or wastes?	<input type="checkbox"/>	x	<input type="checkbox"/>
<b>8. <u>NOISE ENVIRONMENT</u></b>			
a. Will there be any changes to the numbers, types, and operations of aircraft, vehicles, or weapon systems that could affect noise levels?	<input type="checkbox"/>	x	<input type="checkbox"/>

# ENVIRONMENTAL IMPACT ANALYSIS CHECKLIST

PROPOSED ACTION: Approval Only

**ENVIRONMENTAL IMPACT ANALYSIS** (Consider both construction and operational impacts. Any "YES" or "MAY" answers need to be explained in the "Discussion" section at the end of this checklist.)

YES NO MAY

## 9. TRAFFIC

- a. Will the proposal generate or increase vehicular traffic?  YES  NO  MAY
- b. Will there be a requirement to construct, reroute or alter roadways?  YES  NO  MAY

## 10. UTILITIES SYSTEMS

- a. Will the proposal require electrical power, water, or wastewater disposal, or alterations to the existing utility systems or drainage system?  YES  NO  MAY

**DISCUSSION** (Annotate items answered "YES" or "MAY" and provide a brief explanation of the potential impacts and mitigation measures to be implemented. Provide answers to the questions of how much, whom, where, when, and how? Contact the DPW Environmental Division at 656-2878 if assistance is needed.)

**UTILITIES SYSTEMS:** Installing utilities' connections which include electricity, telephone, water and data.

How Much: HI DOE will fund utilities' connections

Whom: HI DOE

Where: Shafter Elementary School (see attached)

When: 1 June to 31 July 2015

How: HI DOE Contractor

**AIR QUALITY:** May cause some dust emission into the air

**ARCHAEOLOGICAL/HISTORIC RESOURCES:** The proposal require trenching for the installation of the utilities.

Number of portable classrooms: 4 each / Type of construction: Wood / Dimensions: 28' x 30' / Number of occupants: 28 maximum / Manner by which the classroom will be installed on the ground: Concrete piers &

Footings / Permanent installation: 10 years / Site plan showing location of classrooms are attached / Location of trenches for the underground utilities, and all areas to be graded: To be determined (project is in fee negotiations.

**Record of Environmental Consideration for *Permanent Installation of Portable Classrooms with Utilities' Connections*, FEWR# MM22772**

**Entomology Program Comments (POC: Jennifer Alexander, 656-3093, or [Jennifer.I.Alexander18.civ@mail.mil](mailto:Jennifer.I.Alexander18.civ@mail.mil))**

Re: Pesticide application data collection (Termiticides/Herbicides/Insecticides)

IAW DoD 4150.07, AR 200-1 Chapter 5, all applications of pesticides to USAG-HI property (to include leased lands) must be reported to the Integrated Pest Management Coordinator (IPMC) no later than 30 September 2015. Any application of termiticide for the prevention of termites must also be reported. Any application made to the portable buildings themselves is not reportable. Property owned by DOE is exempt from this requirement.

**Clean Water Program Comments (POC: Shane Bourke, 656-3105, or [shane.j.bourke.civ@mail.mil](mailto:shane.j.bourke.civ@mail.mil)):**

**Comment 1.** If the project involves site excavation/trenching and/or generates stockpiles then the contractor must use Best Management Practices (BMP) to prevent sediment from mobilizing off site.

**Comment 2.** If the construction site disturbs over 1 acre of land then the contractor must obtain Hawaii State Department of Health Clean Water Program Notice of General Permit Coverage for Stormwater Associated with Construction Activities. The contractor must submit an application electronically through <https://ehacloud.doh.hawaii.gov/epermit/View/home.aspx> (see attachment for definition disturbance)

## MEMORANDUM FOR RECORD

SUBJECTS: Permanent Installation of Portable Classrooms with Utilities' Connections at Fort Shafter Elementary School at Fort Shafter, Hawaii

1. This is a memorandum to facilitate:
  - a. Implementation of permanent installation of portable classrooms with utilities' connections at Fort Shafter Elementary School at Fort Shafter, Hawaii.

This memorandum serves to document a site visit (4/7/2015) by Cultural Resources (Ken Hays and Susan Tasaki) regarding proposed undertakings, to record the proper treatment of a historic wall so that work can proceed more rapidly.

- a. Record of Environmental Considerations (REC), FEWR #MM22772-5-J, dated 29 December 2014/Permission Only: "Request site approval and utilities' connections for the permanent installation of the classrooms at Ft Shafter Elementary School. The Hawaii Department of Education (HI DOE) will fund entire project to include installing utilities' connections, electricity, telephone, water and data. 'Four portable classroom buildings are to be relocated and installed adjacent to the Fort Shafter Elementary School with one to be installed on DOE property and three proposed to be installed on USAG, HI property.' Although the HI DOE will be proposing to install three (3) portables classrooms on the USAG, HI property the Army Real Estate Branch will be sending a directive to the COE to execute a lease extension on the property that the proposed classrooms are to be installed. The type of construction is wood, the dimensions for each portable is 28'x30', which will accommodate a maximum of 28 students, the portables will be installed on the ground with concrete piers and footings, the permanent installation will be for 10 years and the location of trenches for the underground utilities, and all areas to be graded or disturbed is yet to be determined (currently the design and project is in fee negotiations and once the contract is awarded then the design will be provided). The site plans showing the location of the classrooms are attached."

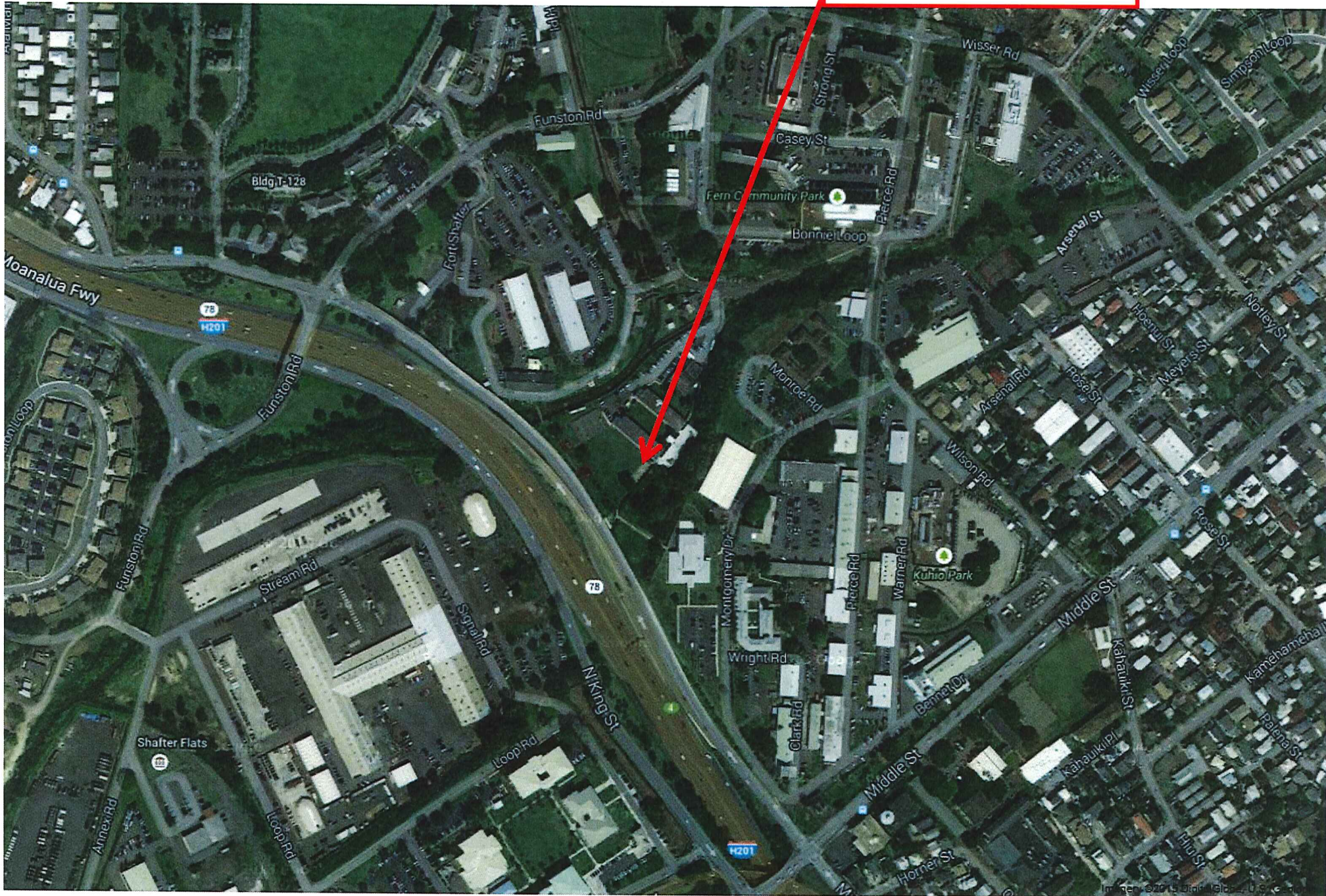
Proposed work includes the following:

- Concrete piers & footings;
  - Permanent installation: 10 years;
  - Location of trenches for the underground utilities, and all areas to be graded: to be determined (project is in fee negotiations);
  - Installing utilities connections which include electricity, telephone, water, and data; HI DOE will fund utilities' connections; 1 June to 31 July 2015; HI DOE Contractor;
2. Fort Shafter Elementary School has not been determined to be eligible for listing on the National Register.
  3. The proposed project provides the proper treatment for cultural resources:
    - There is a rock wall adjacent to the project site that is believed to have been constructed during the 1930s under the Works Progress Administration; and

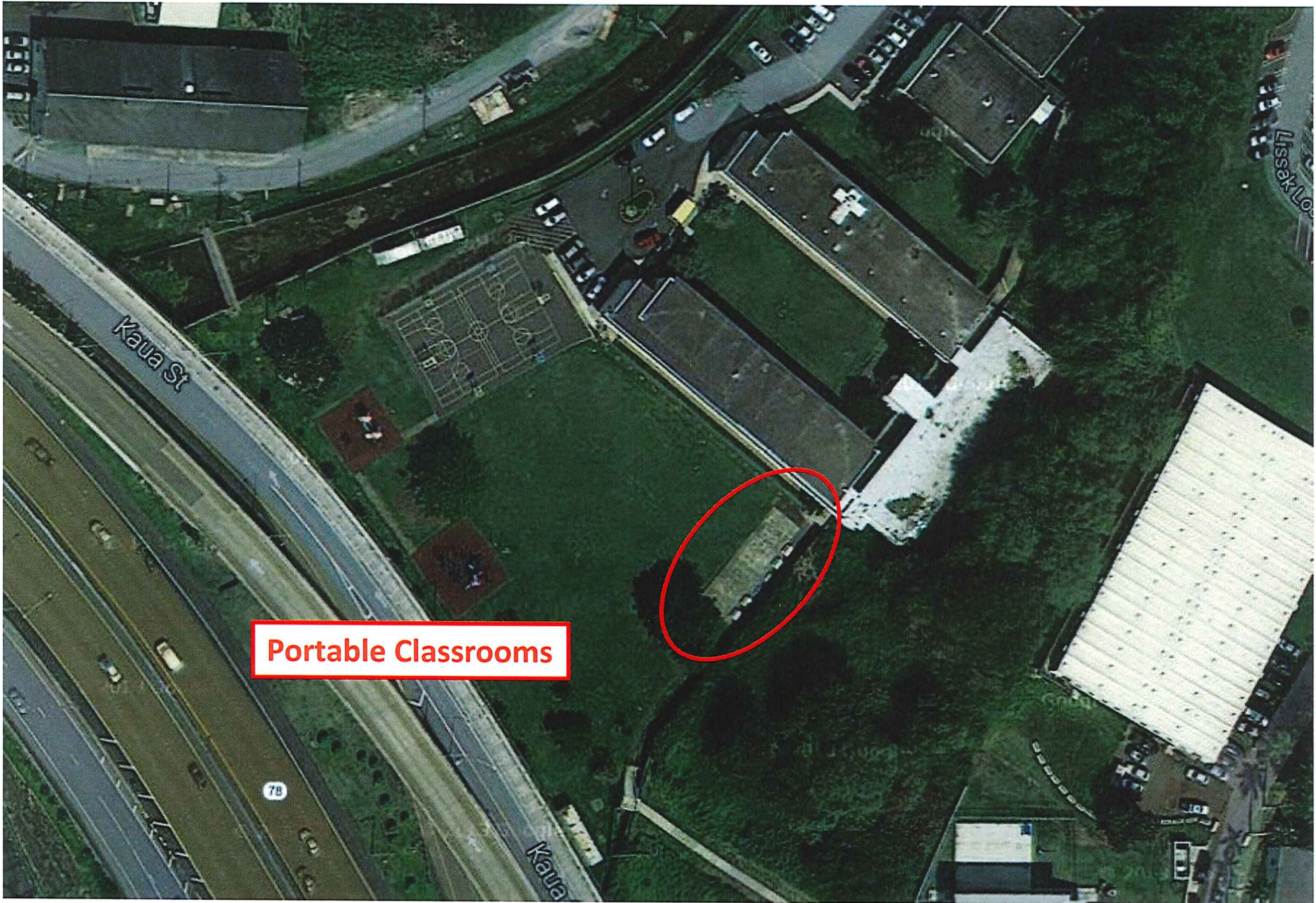
- Concur with the proposed project with the condition that the rock wall shall be protected from damage by construction activity, such as with a protective fence.
4. The proposed project may proceed as described, however any unanticipated new work not discussed previously will be done in consultation with DPW Environmental.

Ken Hays, Architectural Historian  
Susan Tasaki, Historic Architect  
DPW, Environmental

**Portable Classrooms**







**Portable Classrooms**

**Portable Classrooms**



## Preconstruction Environmental Survey and Categorization

This Preconstruction Environmental Survey (PES) has been prepared by the DPW Environmental Division at the request of the DPW Planning Division in accordance with Army Regulation (AR) 420-1 §4-5(b) and AR 200-1 §15-6. These regulations require that an environmental survey and site categorization must be conducted prior to site selection. This PES satisfies these requirements by categorizing the preferred site as a Category I, II or III, based on known or potential contamination.

The information contained within this PES is for official USAG-HI use only. Specifically, this PES is an internal planning document to assist the Planning Division in evaluating sites and obtaining Site Approval for proposed construction projects. Furthermore, the scope of this PES is limited to environmental issues and does not include utilities, safety, logistical or other issues related to the proposed project. Any disclosure, duplication, distribution, or the taking of any action in reliance on this information by other agencies is strongly discouraged. Do not release this PES outside of USAG-HI channels without prior authorization from the Garrison Commander.

This PES was prepared by reviewing existing documents and historical records, and conducting a visual site inspection. Environmental Samples were not collected or analyzed during the preparation of this PES. Conditions may exist at the preferred site that are unknown to DPW, are undocumented in DPW's records or have changed since the PES was developed.

This PES is not to be used for any purpose other than by the Planning Division for evaluating sites and obtaining Site Approval for proposed construction projects.

### **Section 1. Proposed Project Information:** (Provided by Planning Division unless otherwise noted.)

<b>Project Name</b>	Permanent Installation of Portable Classrooms with Utilities' Connections
<b>Installation:</b>	Fort Shafter
<b>Project Number:</b>	MM-22772-5-J
<b>Project Description:</b>	FEWR# MM22772, DATED: 29 DEC 2014, / PERMISSION ONLY- Request site approval and utilities' connections for the permanent installation of the classrooms at Ft Shafter Elementary School. Hawaii Department of Education (HI DOE) will fund entire project to include installing utilities' connections, electricity, telephone, water and data. "Four portable classroom buildings are to be relocated and installed adjacent to the Fort Shafter Elementary School with one to be installed on DOE property and three proposed to be installed on USAG, HI property." Although the HI DOE will be proposing to install three (3) portables classrooms on the USAG, HI property the

Army Real Estate Branch will be sending a directive to the COE to execute a lease extension on the property that the proposed classrooms are to be installed. The type of construction is wood, the dimensions for each portable is 28'x30', which will accommodate a maximum of 28 students, the portables will be installed on the ground with concrete piers and footings, the permanent installation will be for 10 years and the location of trenches for the underground utilities, and all areas to be graded or disturbed is yet to be determined (currently the design and project is in fee negotiations and once the contract is awarded then the design will be provided). The site plans showing the location of the classrooms are attached.

**Project Proponent:** Janna Mihara, OSSFS, Facilities Development Branch

**Master Planning Point of Contact:** Robert Antonio, DPW Planning Division

**Land Use Code required by project:** Community Services

**Preferred site location:** Adjacent to the Fort Shafter Elementary School

**Preferred/total site size:** 20,000 SF

**Estimated area to be disturbed:** 20,000 SF

**Program year:** 2016

**Environmental Site Category:**

**Attachments:**  
(Provided by PES Preparer)

Figure 1. Installation Map  
Figure 2. Preferred Site Map  
Figure 3. Preferred Site Aerial Photo  
Figure 4. Site Inspection Map  
(Master Planner – provide additional figures as needed)

**1.1 Proposed Project Summary:**

**1.2 DoD Ammunition and Explosives Safety Standards:**

**1.2.1 Does the project scope include new facilities or major alterations to existing facilities for the manufacturing, handling, transporting, storing, maintaining, or testing, of military explosives, toxic chemicals, or ammunition?**

**1.2.2 If yes, provide status or date of Department of Defense Explosives Safety Board (DDESB) approval of site layout.**

**1.2.3 Does the project site layout and design expose other facilities to risks from hazardous material which would require DDESB approval?**

**1.2.4 Does the project site layout and design require an exemption to DDESB standards?**

**1.3 National Environmental Policy Act (NEPA) – What is the NEPA status for this project?**

## **Section 2. Proposed Site History Related to Potential Contamination**

**2.1 Photograph and Map Review** (Information provided by PES Preparer.)

**2.1.1 Is there any past disturbance or activity evident in the photographs or maps?**

**2.1.2 Do any of these activities cause there to be any suspicion of contamination?**

**2.2 Real Property: Do Environmental Baseline Surveys exist for the preferred site?**  
(Information provided by Ginger Sagum, Real Property Assistant)

**2.2.1 Are there any buildings currently on the preferred site? (If yes, describe.)**

**2.3 AST/UST: Are there any records of any current or former above ground or underground storage tanks on the preferred site? (If yes, provide details.)**  
(Information provided by Kim DeCaprio, CSU Ctr, AST/UST Program Support)

**2.3.1 If yes, is there any evidence of past or current leaks from the tanks?**

- 2.4 **Range Control: Are there any records of ordnance and explosives use on the preferred site?** (Information provided by Ken Torre, Range Control)
- 2.5 **Is this a current or former Defense Environmental Restoration Program (DERP) site? (Includes Installation Restoration Program [IRP] and Military Munitions Response Program [MMRP].)** (Information provided by Carrie Nelson, IRP Program Manager)
- 2.5.1 **Are there any current or previously closed clean up activities at the preferred site?**
- 2.5.2 **If yes, are the clean up levels (achieved or targeted), linked directly or indirectly to the future land use of the preferred site?**
- 2.5.3 **Is there strong suspicion ordnance or explosive contamination will be encountered at the preferred site during construction?** (Information provided by Carrie Nelson, IRP Program Manager)
- 2.6 **Spills: Are there any records of spills occurring at the preferred site?** (Information provided by Shane Bourke, DPW Spill Response Program Manager)
- 2.7 **Hazardous Waste Generation: Is there any record of hazardous waste being generated at the preferred site?** (Information provided by Gary Akasaki, Hazardous Waste Program Manager)

### **Section 3. Other Proposed Site Conditions**

- 3.1 **Cultural Resources:** (Information provided by Richard Davis, Cultural Resources Program Manager)
- 3.1.1 **Will the project disturb any undisturbed ground?**

- 3.1.2 **Are there any areas or items of traditional, religious or cultural importance at or adjacent to the preferred site?**
  
- 3.1.3 **Is the preferred site located within or adjacent to a Historic District, National Landmark, or historic property that is either on or eligible for the National Register of Historic Places?**
  
- 3.1.4 **Are there any historic properties on the preferred site?**
  
- 3.2 **Toxic Substances Control Act [TSCA]: If yes to 2.2.1, have the buildings been surveyed for asbestos and lead-based paint?**
  
- 3.3 **Installation Stormwater Management Plan:** (Information provided by Shane Bourke, Clean Water Act Program Manager)
  - 3.3.1 **Is the preferred site within the stormwater drainage system?**
  
  - 3.3.2 **Does the preferred site's drainage flow directly into any waters of the United States?**
  
  - 3.3.3 **Does the project footprint exceed 5,000 square feet and require compliance with the Energy Independence Security Act (EISA)?**
  
  - 3.3.4 **Is the preferred site within a flood plain?**
  
  - 3.3.5 **Does the preferred site require Coastal Zone Management Special Management Area review?**

3.4 **Natural Resources:** (Information provided by Michelle Mansker, Natural Resources Program manager)

3.4.1 **Will this project affect any endangered species?**

3.4.2 **Is there any critical habitat on the preferred site?**

3.4.3 **Are there any wetlands at the preferred site?**

3.5 **Are there any trees on the preferred site?** (Information collected from DPW's Geographical Information System website.)

3.5.1 **If yes, are any of the trees designated as "Exceptional Trees"?**

#### **Section 4. Site Inspection**

4.1 **When and by whom was the site inspection conducted?**

4.2 **Are there any buildings or other man-made structures on the preferred site?**

4.3 **Are there any electrical transformers on the preferred site?**

4.4 **Is there any debris or waste on the preferred site?**

4.5 **Are there any unnatural surface features, such as subsidence, depressions, or disturbed areas on the preferred site?**



- 4.6 **Is there any dead or suppressed vegetation on the preferred site?**
  
- 4.7 **Is there a conspicuous presence or absence of vegetation (vegetation in an otherwise barren area or barren areas in an otherwise vegetated area) on the preferred site?**
  
- 4.8 **Are there any stained or discolored soils on the preferred site?**
  
- 4.9 **Are there any localized odors at the preferred site?**
  
- 4.10 **Are there any seeps or naturally occurring discharges of groundwater on the preferred site?**

**Section 5. Interviews** – List the names, titles (current and past positions) and contact information of all staff interviewed:

<b>Name</b>	<b>Title</b>	<b>Phone Number</b>
	DPW Master Planner	
Kim DeCaprio	DPW Storage Tank Program/PES Coordinator, CSU Ctr	
Dale Kanehisa	DPW NEPA Coordinator	
Richard Davis	DPW Cultural Resources Program Manager	
Michelle Mansker	DPW Natural Resources Program Manager	
Ginger Sagum	DPW Real Property Assistant	
Shane Bourke	DPW Spill and Clean Water Act Program Manager	
Gary Akasaki	DPW Hazardous Waste Program Manager	
Carrie Nelson	DPW IRP & AST/UST Program Mgr	
Ivan Huelsman	DPTM Range Control	

**Section 6. Findings**

6.1 **Site Contamination** – based on Sections 2. and 4. above:

6.1.1 **Is there any known contamination at the preferred site?**

6.1.2 **Is there some potential that contamination will be encountered at the preferred site during construction?**

6.1.3 **Is there a strong suspicion that contamination will be encountered at the preferred site during construction?**

6.2 **Site Categorization**

In accordance with Army Regulations 420-1, Army Facilities Management, 28 March 2009, and 200-1, Environmental Protection and Enhancement, 13 December 2007, the garrison must conduct an environmental survey and site categorization prior to site selection. A site is classified into one of three categories:

**Category I** – there is no reason to suspect contamination will be encountered during construction.

**Category II** – There is no known contamination, but there remains some potential that contamination may be encountered during construction. Further assessment is required prior to construction.

## Preconstruction Environmental Survey and Categorization

**Category III** – The site is known to be contaminated or there is a strong suspicion contamination will be encountered during construction. Further assessment is required prior to construction.

**Based on the evidence provided above, USAG-HI DPW Environmental Division classifies the preferred site as:**

### 6.3 Follow on Funding

**Section 7. Signatures/Approvals/Certifications**

PES prepared by:

\_\_\_\_\_  
Date

\_\_\_\_\_  
KIMBERLY DECAPRIO  
CSU-CEMML Contractor  
DPW Environmental Division

Reviewed and no legal objection:

\_\_\_\_\_  
Date

\_\_\_\_\_  
ROBERT ROWLAND  
Environmental Law Attorney  
Office of the Staff Judge Advocate

Approved by:

\_\_\_\_\_  
Date

\_\_\_\_\_  
COL RICHARD A. FROMM  
Commander, US Army Garrison, Hawaii

Certified by:

\_\_\_\_\_  
Date

\_\_\_\_\_  
DEBRA D. ZEDALIS  
Director  
Installation Management Command Pacific Region

**FACILITIES ENGINEERING WORK REQUEST**

For use of this form, see DA Pam 420-6; the proponent agency is OACSIM.

<b>PART A</b> <i>(See requestor instructions)</i>	CUSTOMER ID	DOCUMENT SERIAL NUMBER	FY	TYPE	SHORT JOB DESCRIPTION					DATE			
	MM	22772	5	J						29	12	14	
INSTALLATION ABBREVIATION OF FACILITIES		BUILDING/FACILITY NUMBERS											
		1	2	3	4	5	6	7	8	9	10		
1	FS												
2													
3													
REMARKS													
Submitted on behalf of DOE...pre-coordinated with DPW Master Planning and Real Property													
INSTALLATION NAME				CUSTOMER NAME				POC NAME			POC PHONE NUMBER		
Schofield Barracks				Larry J. Allar				Byron Y Nagasako/Wendy Nakasone			808-655-8326		
WORK DESCRIPTION <i>(Description and justification of work request)</i>													
PERMISSION ONLY- Request site approval and utilities' connections for the permanent installation of the four (4) classrooms at Ft Shafter Elementary School. Hawaii Department of Education will fund entire project to include installing utilities' connections..electricity, telephone, water and data. Four (4) portable classroom buildings are to be relocated and installed adjacent to the Fort Shafter Elementary School with one to be installed on DOE property and three proposed to be installed on USAG-HI property.													
AUTHORIZED REQUESTOR <i>(Type or print)</i>						AUTHORIZED REQUESTOR SIGNATURE							
Larry J. Allar DFMWR, NSM Facilities													
<b>PART B</b> <i>(Approving Official Only)</i>	APPROVAL ACTION CODE:			SPECIAL INTEREST CODE:			DATE						
	WORK REQUEST PRIORITY:			ESTIMATED WORK START DATE:			DA	MON	YR				
	PROGRAM INDICATOR CODE:			ESTIMATED WORK COMPLETION DATE:									
ENVORONMENTAL IMPACT		WORK TO BE PERFORMED		WORKCLASS		APPROVAL AMOUNTS		SOURCE OF FUNDS					
YES	NO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FUNDED	UNFUNDED	<input type="checkbox"/>	DIRECT				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	<input type="checkbox"/>	AUTOMATIC REIMBURSEMENT				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	<input type="checkbox"/>	FUNDED REIMBURSEMENT				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$	\$	ACCOUNT PROCESSING CODE					
DESIGN APPROVAL <i>(Please type or print name)</i>		DATE		APPROVAL AUTHORITY <i>(Please type or print name)</i>				APPROVAL ACTION		DATE			
		DA	MON	YR					<input type="checkbox"/>	APPROVED	DA	MON	YR
DESIGN APPROVAL SIGNATURE					APPROVAL AUTHORITY SIGNATURE				<input type="checkbox"/>	DISAPPROVED			

COMPLETION INSTRUCTION FOR DA Form 4283 - FACILITIES ENGINEERING WORK REQUEST

(Part "A" completed by requestor per instructions below)  
(Part "B" completed by the DPW in accordance with local procedures)

PART "A"

**CUSTOMER ID:** One to three alpha numeric characters per local DPW policy.  
A code used to identify the user, occupant, owner of a facility, or the organizational activity submitting a work request.

**DOCUMENT SERIAL NO:** Must be five alpha numeric characters. Based on local procedures, this number may be generated and entered by the requestor or computer generated and assigned by DPW. It is a number which indicates a place in a series and when used in conjunction with installation number, customer identification, document type, and fiscal year, it uniquely identifies one document of a particular type.

**FISCAL YEAR:** The last digit of the fiscal year; i.e., '3' for Fiscal Year 2003.

**TYPE:** Leave blank; DPW Work Reception will complete

**SHORT JOB DESCRIPTION:** Up to 30 alpha numeric characters that provide a description with a concise summary statement of the work to be performed.

**DATE:** The date Work Request was completed (Format - 15 JUL 03).

**INSTALLATION ABBREVIATION:** Up to eight alpha numeric characters for the locally assigned abbreviation of the installation's officially designated name; e.g., Fort Benjamin Harrison abbreviated as Fort Ben.

**FACILITY NUMBER:** A code of five alpha numeric characters which represent the unique serial number assigned to a real property facility within an installation for identification through its life cycle, e.g. P0001.

**REMARKS:** At a minimum, include email address of the Primary POC and an Alternate POC for requested work.

**INSTALLATION NAME:** The official name of an Army real estate holding and the principal function as defined in the real property inventory, e.g., Fort Lee.

**CUSTOMER NAME:** The name or description of the user, occupant, owner of a facility, or the organizational activity authorized to submit a request for work consisting of up to 15 alpha numeric characters.

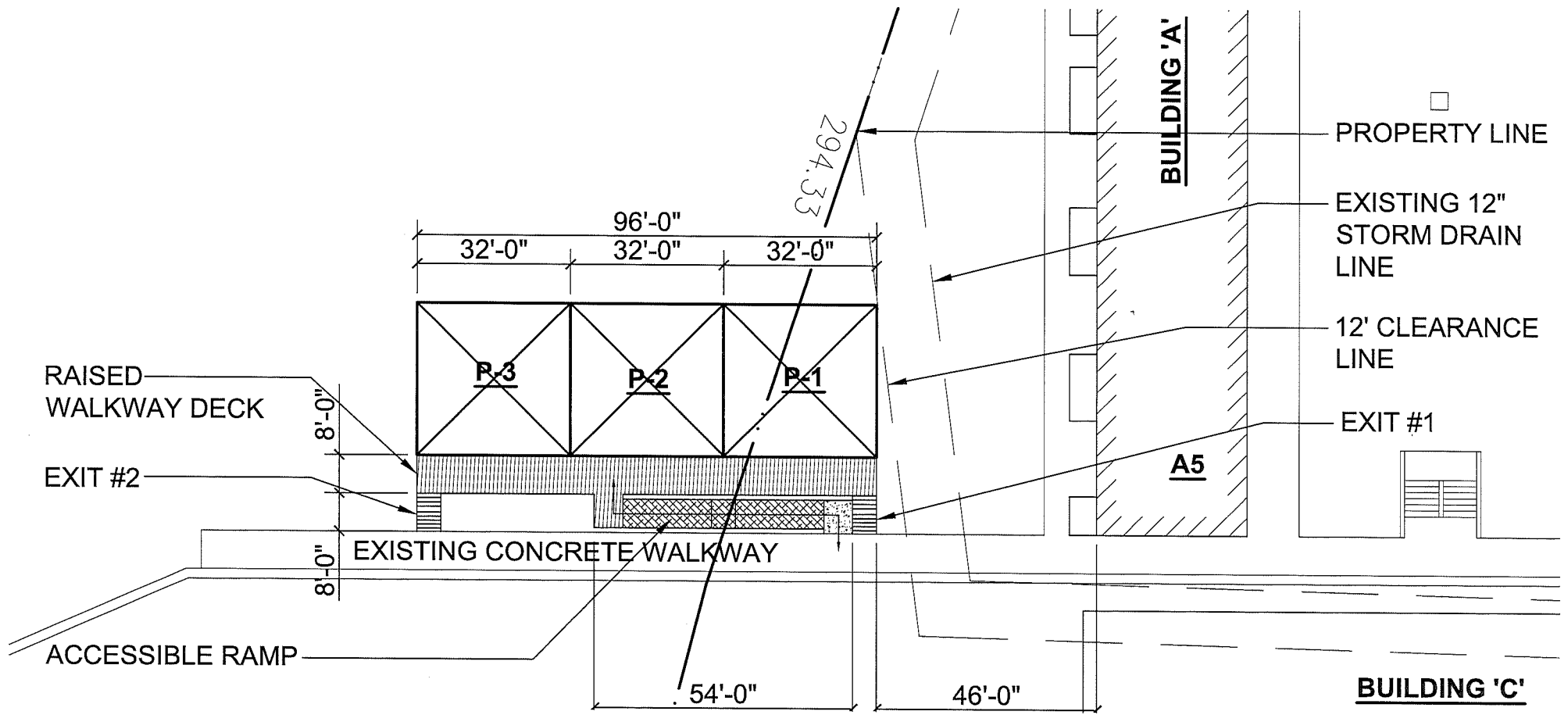
**POC NAME:** Name of the person responsible for specific work information about requested work consisting of up to 15 alpha numeric characters (Format - Last Name, First Name)

**POC PHONE NUMBER:** Phone number for POC of this particular work request consisting of up to 12 alpha numeric characters.

**WORK DESCRIPTION:** Description of work to include impact and justification.

**AUTHORIZED REQUESTOR:** The name of the individual who is authorized to request work.

**SIGNATURE:** Signature of Authorized Requestor.



RAISED  
WALKWAY DECK

EXIT #2

EXISTING CONCRETE WALKWAY

ACCESSIBLE RAMP

8'-0"

8'-0"

96'-0"  
32'-0" 32'-0" 32'-0"

P-3

P-2

P-1

54'-0"

46'-0"

294.33

BUILDING 'A'

A5

PROPERTY LINE

EXISTING 12"  
STORM DRAIN  
LINE

12' CLEARANCE  
LINE

EXIT #1

BUILDING 'C'