

Office Of Environmental Quality Control
Office Of The Governor
880 Halekuanila Street
Tani Office Building, Third Floor
Honolulu, Hawaii 96813

FINAL
ENVIRONMENTAL IMPACT STATEMENT
FOR
GENERAL INSTRUCTIONAL AND RELATED FACILITIES
UNIVERSITY OF HAWAII, MANOA CAMPUS
PHASE I -- O.E. PROJECT NO. 4-9-00500-1
D.A.G.S. JOB NO. 02-31-0700
PHASE II -- D.A.G.S. JOB NO. 02-31-0840

Prepared by the
Office of Physical Planning and Construction
University of Hawaii at Manoa
Draft June 1973
Final June 1975

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I. PROJECT DESCRIPTION AND NEED

- A. The project provides for the construction of two four-story reinforced concrete buildings (Phases I and II) containing a combined gross area of approximately 101,000 square feet. The buildings will be located on the recently acquired Pineapple Research Institute property, which adjoins the Central Manoa Campus (see Exhibit "A").
- B. The buildings are connected by a common central service core, which contains elevators, toilets, mechanical and electrical equipment rooms, and exit stairways (see Exhibit "B"). Each building will have an interior landscaped court on the ground level that is open to the sky. All floor levels will have an exterior lanai that faces the interior court (see Exhibit "C").
- C. The site improvements will include a landscaped minipark with grassing, trees and earth mounds on the makai side fronting Dole Street (see Exhibit "D").
- D. The buildings will be utilized as "surge facilities" containing faculty and administrative offices, conference rooms, seminar rooms, and classrooms. They will initially be utilized to house the History and Philosophy Departments of the College of Arts and Sciences, portions of the Student Services programs, the Office of Physical Planning and Construction and, general classrooms and seminar rooms. The specific assignment of spaces in the project are indicated in Exhibit "E".
- E. These activities will utilize spaces in the building until permanent spaces are provided for them in new buildings to be constructed in the future. The ultimate space needs of these activities are also indicated on Exhibit "E".
- F. Since analyses of space needs indicate that the Manoa Campus has only 56% of its space needs met (excluding housing and parking facilities) in permanent facilities, a "surge" facility such as this will be extremely valuable in enabling the consolidation of various activities until new facilities are constructed or existing permanent facilities refurbished.
- G. The History and Philosophy Departments of the College of Arts and Sciences and the Office of Student Affairs are presently located in facilities widely scattered on the Central and Makai Campuses as shown on Exhibit "F". The new "surge facilities" will allow the departments to consolidate their activities in a single location thereby improving efficiency and effectiveness.
- H. The term "surge facilities" was derived for the project during a period when the University was subjected to continuous large increases in enrollment and the need to construct facilities to accommodate this surge in enrollment became acute. While such increases have now leveled off, the building program has not yet caught up with the earlier surges in enrollment--thus the retention of the description "surge facilities."

- I. The spaces allocated to each program assigned are based on analyses of future facilities requirements of the programs. The assignments are subject to final review prior to occupancy of the facility so that appropriate changes can be made to the space allocation to account for current reductions or increases in staff and services. Since only about 56% of the permanent spaces to be ultimately constructed on the campus has been built to date, any reduction in space allocation in the building for a particular program will result in the spaces being promptly assigned to others.
- J. The permanent use of the proposed facilities after their interim use as "surge facilities" is now seen as general classrooms and seminar rooms for the first two floors and office and support facilities for non-recurring type programs funded primarily by extramural funds for the upper two floors.

II. IMPACT OF PROJECT

A. Social

1. Public Safety

- a. The project will be designed to conform to all rules, regulations, codes and ordinances of the City and County of Honolulu and the State of Hawaii.
- b. The project will be designed to meet the requirements of the National Occupational Safety and Health Administrations occupational safety and health standards.
- c. The project will improve public safety by providing for the removal of old, dilapidated wooden structures and by the construction of paved walkways and grassed areas.
- d. A temporary barricade will be erected around the construction site to protect the public as well as faculty, staff and students from injury during construction.

2. Provisions for Handicapped Persons

- a. The buildings will be designed in accordance with the requirements of the American Standard Specifications for Making Buildings and Facilities Accessible to and Usable by the Physically Handicapped.

3. Neighborhood Character

- a. The project will not disturb the present character of the neighborhood. The buildings will be centrally located on the campus in the midst of other University facilities.
- b. The buildings and site improvements will be designed so as to complement adjoining permanent facilities and to enhance the overall campus environment.

4. Religious Institution

a. This project will not displace any religious facilities.

5. Housing

a. This project will not displace any housing facilities.

B. Economics

1. Employment

- a. This project will require a labor force for construction.
- b. After this project is completed, additional personnel and services will be required to properly maintain the buildings.
- c. The funds required for additional personnel and services to properly maintain the buildings have been included in the University's FB 1975-77 Budget which was passed by the 1975 State Legislature. It is expected, therefore, that when the facilities are first occupied in September 1977, the level of maintenance will be proper.

2. Removing Land from Tax Base

- a. The project will be constructed on existing University lands; therefore, acquisition of additional land is not required.
- b. The University lands have already been removed from the tax base.

3. Displacement of Families and Businesses

- a. This project will not displace any families or businesses.

4. Project Costs

- a. The estimated cost of the different phases of the project are as follows:

<u>Phase</u>	<u>Estimated Cost</u>
Design	\$ 295,000
Construction	7,727,191
Equipment	350,000
Works of Art	<u>47,000</u>
Total	\$8,419,191

b. The sources of funds for the project are as follows:

<u>Source of Funds</u>	<u>Estimated Cost</u>
Act 40, S.L.H. 1968, Item E-14	\$ 175,000
Act 155, S.L.H. 1969, Item E-18	1,375,000
Act 155, S.L.H. 1969, Item E-25	62,000
Act 187, S.L.H. 1970, Item E-17	176,000
Act 68, S.L.H. 1971, Item C-93	415,000
Act 68, S.L.H. 1971, Item C-94	2,912,000
Act 195, S.L.H. 1975, Part IV, Item C-78	1,960,000
Act 195, S.L.H. 1975, Part IV, Item K-1	339,000
Future CIP Budget (Equipment)	350,000
Federal Funds (P.L. 88-204) Title I, Section 104 Higher Education Facilities Act of 1963, As Amended	<u>655,191</u>
Total	\$8,419,191

5. The approximate timetable for construction is as follows:

Project Schedule

<u>Phase</u>	<u>Date</u>
Advertise Call for Bids	July 1975
Open Bids	Aug. 1975
Award Contract	Sept. 1975
Notice to Proceed	Oct. 1975
Completion Date	May 1977
Occupancy	Sept. 1977

6. The original application for grant for the project was filed on December 12, 1968 prior to the Planning Department being designated as a Metropolitan Clearinghouse and a Letter of Intent to Apply for Federal Grant Assistance pursuant to OMB Circular A-95 was not filed with the Department of General Planning.

7. Replacement Facilities

- a. The project will provide for the demolition of the old, dilapidated structures listed in Exhibit "G".
- b. The wooden buildings have been vacated by their occupants and are presently used as temporary storage spaces. They are not scheduled to be replaced.
- c. New facilities will shortly be under construction to replace the existing greenhouses.

- d. The programs now utilizing the buildings to be demolished were allowed to do so with the full knowledge and understanding of the temporary nature of the arrangement because of the impending construction of the project. The programs have been notified to vacate the premises and most have already complied to the request.
- e. While storage facilities on the campus were grossly inadequate at one time, the situation has much improved with the construction of additional buildings. It is doubtful that the small amount of materials temporarily stored there would create health hazards when stored elsewhere.

C. Environment

1. Aesthetic

- a. The buildings will be located at the mauka end of the project site to allow their wide lanais and interior courts to serve as extensions of the Kuykendall Plaza (see Exhibit "B").
- b. The State Foundation on Culture and the Arts has commissioned an artist to provide a ceramic tile mural on the central service core walls at the ground level.
- c. The interior spaces have been designed so that every office will have exterior exposures or views overlooking the interior courts.
- d. The design and siting of the buildings will be subject to approval by the University's Design Review Board, the Department of Accounting and General Services and the Department of Planning and Economic Development.

2. Recreation

- a. The project will not provide for the acquisition of park lands.
- b. The project will provide passive recreational space in the mini-park fronting Dole Street.

3. Health and Safety

- a. The project will not displace fire protection facilities.
- b. Fire protection will be provided by the City and County Fire Department.

4. Public Utilities

- a. The project will be serviced by public utilities. All connections will be approved by applicable utility companies and governmental agencies.

5. Conservation

- a. The project will not affect any pond, river or forest that contain fish and wildlife resources.
- b. The areas disturbed during construction beyond the building lines within the project site will be further improved by the introduction of new grass, plants and trees.
- c. Existing trees will be preserved and/or relocated as required as specified by the University.
- d. The present condition of the project site due to the existence of minimal grassing creates dust problems during windy days and water ponding and muddy grounds after heavy rains. Although some plant life are affected, new grassing and landscaping provided by the project will improve the general condition of the area.
- e. The trees scheduled to be removed will be relocated, if feasible, within the Manoa Campus.

6. Natural and Historical Landmarks

- a. There are no natural landmarks located with the project area.
- b. The Department of Land and Natural Resources has determined that no properties on the Natural Register of Historic Places will be affected by the project.

7. Noise, Air and Water Pollution

- a. Since the buildings will be used to house offices, classrooms and seminar rooms, no major noise, air and water pollution will be generated by the facilities.
- b. Some heat and noise, however, will be generated by the air conditioning equipment. The heat will be dissipated into the atmosphere; the noise levels will be reduced below that permitted by law, by design, so as not to disturb neighbors.
- c. The project will not create water pollution. Water from the roof and interior courts will be collected and piped to dry wells.
- d. The dry wells, located some 800 feet away from the Quarry Pond in the ewa direction, is not expected to affect the pond in any way. The distance of the dry wells from the pond and the location of the dry wells further away from the Manoa Stream makes it highly improbable that water from the dry wells will affect the Quarry Pond.

- e. The Quarry Pond was created by man during Quarry operations many years ago. Although not a proven fact, the pond is believed to be fed from underground springs which in turn are fed by the waters from the Manoa Stream.
- f. Existing drainage patterns to handle waters other than from the roof and interior courts will only be slightly modified within the project site. These patterns will be properly designed so as to continue to swale surface run-off into an existing City drainage system on Dole Street as it now does. These waters, presently dumped into the Quarry by the City, will be picked up by the University drainage system now under design and discharged into Manoa Stream.

8. Waste Disposal

- a. There will be receptacles placed in strategic locations for collection of solid waste material. These will be picked up on scheduled basis by the University's Facilities Management Office and disposed of at authorized City and County incinerators.
- b. Although there is no area specifically set aside as a trash collection point for the project, a convenient location on the kokohead side of the building, off Pope Road, opposite the central utility core which contains the elevators, will be utilized as a central trash collection point.
- c. Sewage will be disposed through the City's sanitary sewer system. The sewage outfalls in the Pacific Ocean about one mile offshore Honolulu Harbor.

9. Transportation and Parking

- a. Since the programs to be accommodated by the project are already on or close to the campus, the project will have little impact on existing transportation facilities.
- b. New parking facilities are not specifically provided for under this project. All campus traffic circulation and parking facilities are planned on a campus-wide basis.

III. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD THE PROJECT BE IMPLEMENTED

- A. During construction, there will be some noise and dust pollution. These will be temporary in nature and every precaution will be exercised to minimize them.
- B. The noise levels will be within that allowed by the City's Codes and Ordinances and the State's Public Health Regulations.

- C. The increased movement of "cement-mixers" and "heavy trucks or trailers" to and from the project site during the construction period will somewhat disrupt the flow of traffic on Dole Street as has been the case with other construction projects. The contractor will be encouraged to schedule his work requiring the use of these heavy vehicles outside the peak periods of heavy University traffic to help alleviate this situation.
- D. The project site will be cleared and graded during construction. All grading work and controls for the level of any dust problem will be in accordance with Chapter 23, Revised Ordinances of Honolulu 1969, As Amended.

IV. ALTERNATIVES

A. Abandon Project (Non-construction)

- 1. An abandonment of the project will mean that the programs scheduled to be housed in the buildings would continue to have difficulties meeting its goals and objectives due to lack of adequate facilities.
- 2. The leasing of off-campus facilities to provide more adequate spaces for different programs is being discontinued on a scheduled basis by the University due to the present high cost of leasing and the lack of sufficient funds.
- 3. There are no State-owned facilities that are immediately available and in the close proximity of the Manoa Campus that can be effectively utilized by the University. Facilities at Noelani School may become available in the future due to declining enrollment and the University may eventually acquire the facilities there for expansion of the Manoa Campus.
- 4. More extensive use of ETV facilities for teaching has been under consideration for a number of years, but the program has never been fully developed at the University level for many reasons--the primary reason being the lack of funds for staff and equipment to develop and use such a program.
- 5. Since the Manoa Campus has provided only 56% of the permanent space needs required for a campus of 23,000 students, it is not possible to reallocate existing spaces without adversely affecting other programs that too require more adequate facilities.

B. Defer Project

- 1. The deferral of the project will only prolong and intensify the University's demands for additional office and classroom facilities.
- 2. Due to continually rising costs, any delay of the project will increase the cost of the project.

C. Resite Project

1. The present site for the project is in accordance with the Manoa Campus master plan.
2. The Manoa Campus master plan is the Long-Range Development Plan, University of Hawaii, Manoa Campus, February 1966 prepared for the University by John Carl Warnecke and Associates. Copies of the plan are available for review in the Manoa Campus Library System or in the Office of Physical Planning and Construction.
3. Any attempt to resite the project to another location on the campus would adversely affect the long range development plans of the campus.

V. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

- A. The project provides for the construction of two permanent buildings to replace ten old, dilapidated structures acquired with the purchase of the PRI property which were used, on an interim basis, for a variety of functions which could not be accommodated elsewhere on the campus due to serious space shortage.
- B. The project will provide more than ten times the space available in the old buildings on the same land area in a manner that will greatly enhance the Dole Street frontage of the Central Manoa Campus.
- C. It will provide for maximum use of very limited land resources on the Manoa Campus.
- D. The consolidation of activities in a central location in facilities designed to encourage, develop, support, stimulate and inspire teaching and learning will continue to facilitate the University's efforts to efficiently and affectively meet the purposes of the institution.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

A. Land

1. The land is already owned by the State of Hawaii.

B. Labor

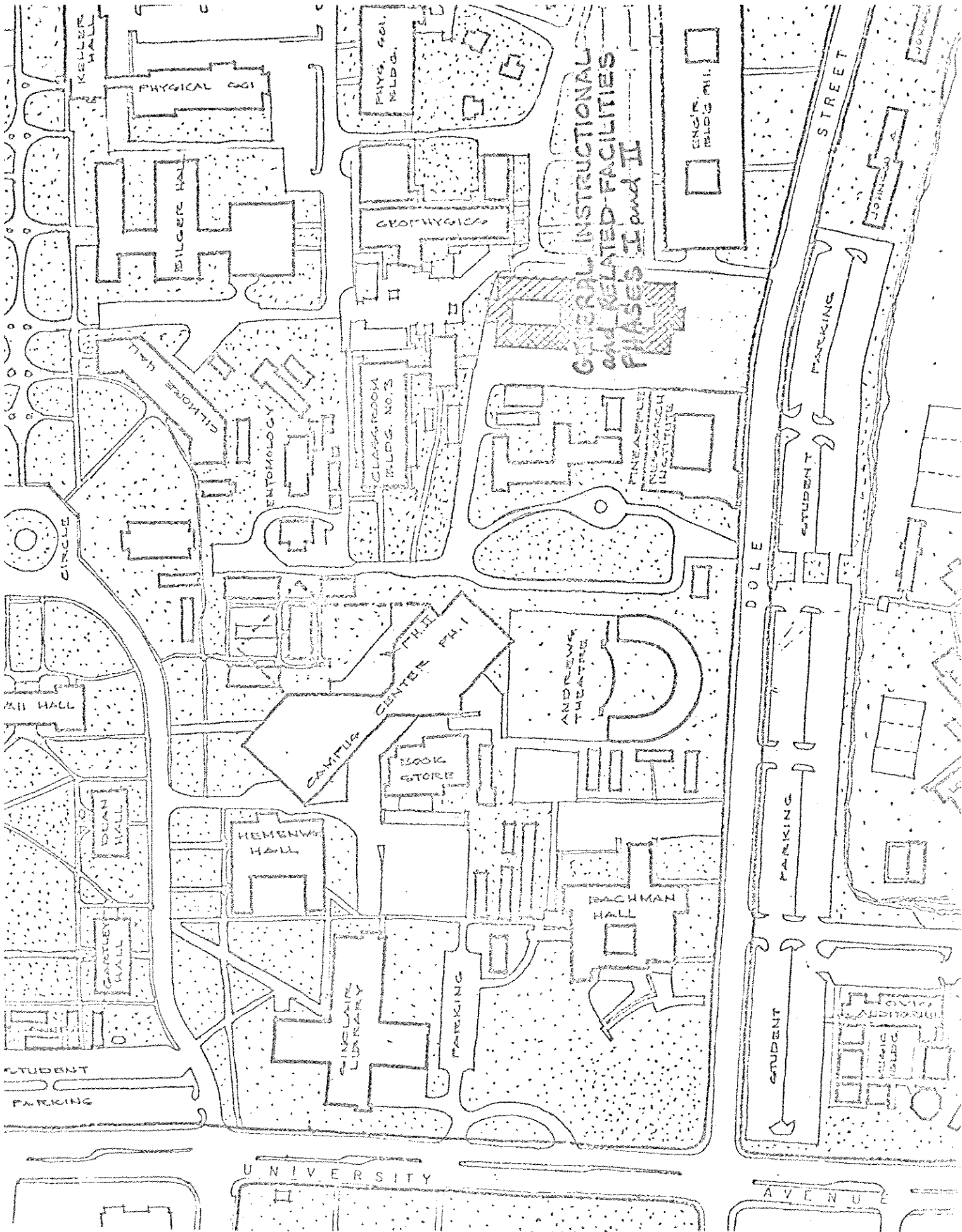
1. The project will require a labor force for construction. Additional personnel will be required to operate and maintain the facility.

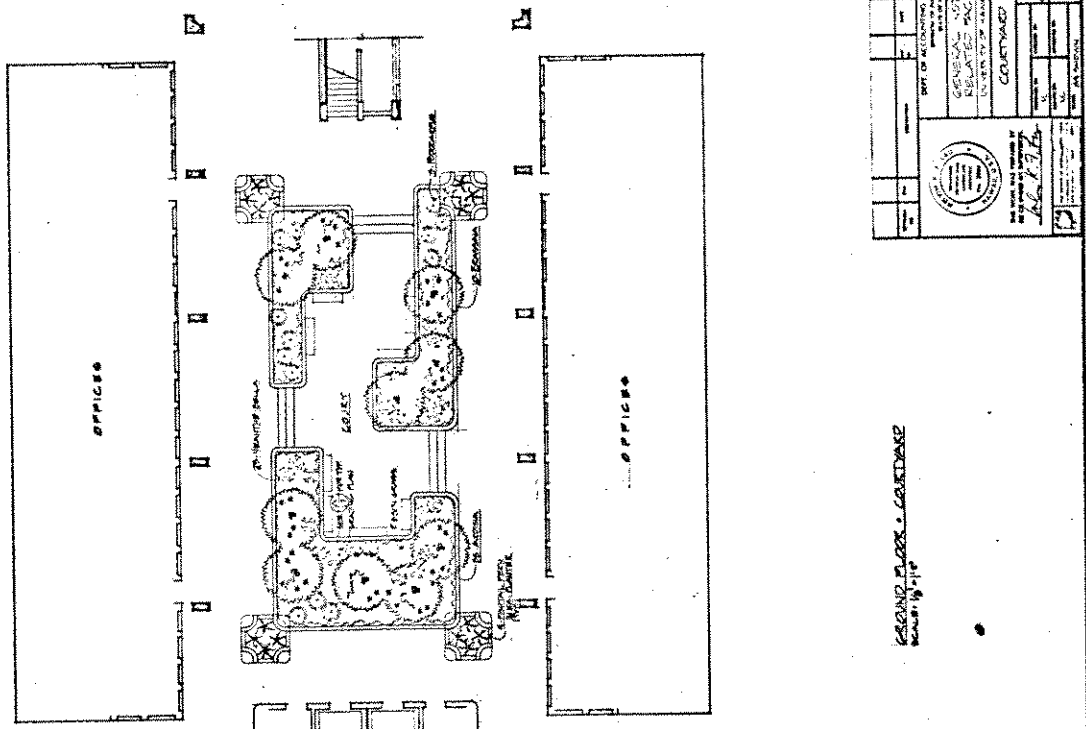
C. Material

1. Construction materials used in this project are irretrievable, except for portable items which may be re-used. Concrete and masonry may be recycled as landfill material.

VII. SOCIAL COSTS AND BENEFITS OF THE PROJECT

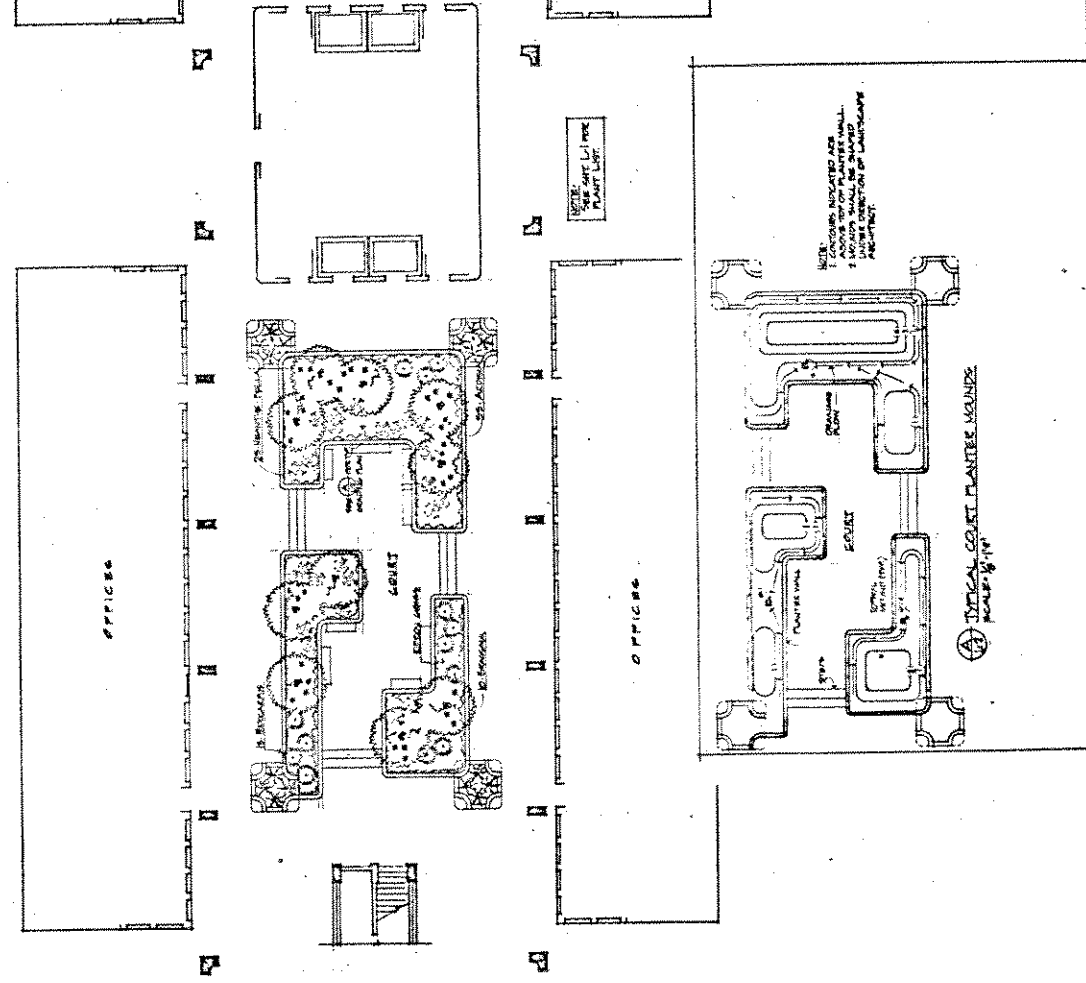
- A. The facilities provided under this project to support the educational objectives of the University will better enable the State of Hawaii to meet one of its major objectives--to provide opportunities for formal education for all people.
- B. The enhancement of the campus environment by the project will, in a small but positive manner, support the State in meeting another one of its major objectives--to provide a satisfactory physical environment in the State of Hawaii.
- C. Education in a physical environment which stimulates and inspires teaching and learning will also encourage and support social interaction amongst students, faculty and staff.
- D. It is difficult, if not impossible, to equate educational and environmental benefits in terms of costs, but such benefits are real and lead to the improvement of the standard of living for all people--the major objective of the State of Hawaii.





		DEPT. OF ACCOUNTING & FINANCE OFFICE GENERAL NOTATIONAL RELATED FACILITIES UNIVERSITY OF HAWAII MANAHOA CAMPUS
COURTYARD PLANTING		L2 11/15/11 11/15/11
DATE: 11/15/11	DRAWN BY: [Signature]	CHECKED BY: [Signature]

SECOND FLOOR - COURTYARD
 SCALE: 1/8" = 1'-0"



NOTE:
 1. LOCATIONS INDICATED ARE
 2. ABOVE THE OFFICE FLOOR WALL
 3. SHOW DIRECTION OF LANDSCAPE
 4. PLANTING

① FIRST FLOOR PLANTING MOUND
 SCALE: 1/8" = 1'-0"

EXHIBIT "E"
 GENERAL INSTRUCTIONAL AND RELATED FACILITIES
 PHASES I AND II

ASSIGNMENT OF SPACES IN PHASES I AND II (ASF)

<u>Dept.</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Total</u>
History	13,507	-	13,507
Philosophy	3,007	5,872	8,879
Student Services	-	10,411	10,411
Office of Physical Planning	-	6,841	6,841
Classrooms/Seminar Rooms	<u>4,472</u>	<u>1,581</u>	<u>6,053</u>
Total	20,986	24,705	45,691

ULTIMATE NEEDS (1980) (ASF)

<u>Dept.</u>	<u>Dept. Space</u>	<u>Special</u>	<u>Total</u>
History	16,445	-	16,445
Philosophy	6,036	1,157	7,193
Student Services	13,275	-	13,275
Office of Physical Planning	<u>2,590</u>	<u>4,242</u>	<u>6,832</u>
Total	38,346	5,399	43,745

EXHIBIT "F"
 EXISTING FACILITIES OF DEPARTMENTS ASSIGNED TO
 GENERAL INSTRUCTIONAL AND RELATED FACILITIES, PHASES I AND II

<u>DEPARTMENT</u>	<u>EXISTING FACILITIES</u>	<u>ASF</u>	<u>FACILITIES</u>
History	Crawford Hall	8,682	Conc.
	George Annex #7	191	Wood
	Maile Way #1	111	Wood
	Maile Way #2	<u>573</u>	Wood
		9,557	
Philosophy	George Hall	1,757	Conc.
	George Annex #7	191	Wood
	Maile Way #5	375	Wood
	Makai Campus #11	184	Wood
	Webster Hall	1,101	Conc.
	Porteus Hall	<u>1,233</u>	Conc.
		4,841	
Physical Planning	Physical Plant Bldg.	1,110	Conc.
	Physical Plant Annex #1	<u>1,337</u>	Wood
		2,447	
Student Affairs	Hawaii Hall	657	Conc.
	Bachman Annex #2	1,673	Wood
	Bachman Annex #5	489	Wood
	Bachman Hall	6,938	Conc.
	Student Special Services Bldg.	1,089	Conc.
	Student Health Services Bldg.	<u>928</u>	Conc.
		11,774	

EXHIBIT "G"
 BUILDINGS TO BE DEMOLISHED
 GENERAL INSTRUCTIONAL AND RELATED FACILITIES, PHASES I AND II

<u>BUILDING NO.</u>	<u>EXISTING BUILDING ON PROJECT SITE</u>	<u>FLOOR AREA (GROSS SQUARE FEET)</u>	<u>DESCRIPTION</u>
46E	Krauss Annex #5	2,107	Wooden building
46F	Krauss Annex #6	1,638	Wooden building
46G	Krauss Annex #7	731	Wood frame, corrugate steel roofing and riding
46H	Krauss Annex #8	2,170	Metal frame, glass roof and siding greenhouse
46I	Krauss Annex #9	396	Wood lath greenhouse
46J	Krauss Annex #10	330	Wooden shed
46K	Krauss Annex #11	2,170	Metal frame, glass roof and siding greenhouse
46L	Krauss Annex #12	2,170	Metal frame, glass roof and siding greenhouse
46M	Krauss Annex #13	135	Wooden shed
46N	Krauss Annex #14	850	Wooden building
46O	Krauss Annex #15	275	Wooden shed
46Q	Krauss Annex #17	1,379	Wood house type building
	Total	14,351	

JOHN A. BURNS
GOVERNOR



OFFICE OF
PHYSICAL PLANNING
AND CONSTRUCTION

RICHARD E. MARLAND, Ph.D.
INTERIM DIRECTOR

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Oct 26 2 24 PM '73

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STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
OFFICE OF THE GOVERNOR
550 HALEKAUWILA ST.
ROOM 301
HONOLULU, HAWAII 96813

October 17, 1973

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UH AT MANOA
CHANCELLOR'S OFFICE

To: *Murako* PLEASE
File: *Richard* Return
Date: *10-25-73*
Party: *9*
Check File: *10-25-73* on findings
Arrange copy made re this on
Date: *10-25-73* Draft reply
Date: *10-25-73*

*Sauat. pls call me when
mission accomplished
Sumi 7837*

MEMORANDUM

TO: Dr. Wytze Gorter, Chancellor
University of Hawaii

FROM: Richard E. Marland, Interim Director
Office of Environmental Quality Control *Richard E. Marland*

SUBJECT: DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR GENERAL
INSTRUCTIONAL AND RELATED FACILITIES, UNIVERSITY OF
HAWAII, MANOA CAMPUS, OAHU

We have reviewed the subject draft environmental impact statement which you submitted to this Office on June 21, 1973, pursuant to the Governor's Executive Order. Comments were received from the agencies and organizations listed in Attachment 1. Review and evaluation of comments and the draft statement indicate the following major concerns:

Relation of Project to Long-Range Plan

The Manoa Campus master plan and the long-range development plan are mentioned in the draft statement. There should be elaboration on how the proposed facility will relate to such long-range plans in terms of academic programs, space requirements, and capital expenditures. For example, what are the present and future facility requirements for the programs which are to be housed in the proposed facility. What is the anticipated allocation of space to various programs? It is stated that the project will serve as a "surge facility"; what does this concept mean and how will it work? Finally, how will space requirements of the programs listed in Exhibit "E" be affected by fiscal restraints place on the University? For example, one respondent noted that the Economic Research Center will be terminated due to the fiscal crisis.

Federal Participation

The final statement should discuss the participation of the Federal government in the proposed project. The responsible agency, authorization, and coordination efforts should be identified. Also, the status of A-95 requirements should be clarified.

Impact on Water Quality

The draft statement concludes that there will be no adverse effects on any pond or waterway. However, the Army Corps of Engineers expressed concern that the Quarry Pond should not be adversely affected by dry well disposal of runoff from the roofs and interior courts. The draft statement also notes that drainage patterns within the project site will be modified and designed to connect with an existing drainage system which discharges into Manoa Stream. In the final statement, there should be elaboration of the present drainage system and planned improvements to the system. Also, the effect of any new surface runoff on water quality, especially with respect to the Quarry Pond, should be addressed.

Alternatives

In addition to the three basic alternatives offered in the draft statement, non-construction alternatives could be included. For example, off-campus leasing, using presently under-utilized State owned facilities (portable classrooms, public school rooms), television teaching through ETV facilities, and reallocation of existing space on campus are several alternatives which may deserve discussion.

Effect on Manoa Campus Operations

The Environmental Center questioned whether the new facility would have a "negative effect on the overall level of maintenance and housekeeping" while the Honolulu Department of General Planning noted the probable impact on facility and other personnel requirements. In this regard, the maintenance and operational capabilities of the Manoa Campus should be discussed together with the possible consequences of creating additional workload during a period of financial difficulties.

Summary

In summary, the draft statement does not fully set forth the relationship of the proposed facility to the long-term development plans for the Manoa Campus. Specifically, there should be additional discussion of present and future space requirements of the activities listed in Exhibit "E". Also, basic non-construction alternatives should be considered and evaluated to assure a balanced discussion of all reasonable alternatives, including the alternative of no action.

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October 17, 1973

We hope that the above comments will be useful to you in preparing a final statement. Individual comments should be addressed or incorporated in the final statement. We recommend that you respond to those agencies and individuals which offered substantive comments. Please send a carbon copy to this Office also. Thank you for the opportunity to review and evaluate the draft statement.

Enclosures

ATTACHMENT 1

Responses Received

State Agencies

Department of Transportation (July 27, 1973)*
Department of Health (August 15, 1973)*
Department of Agriculture (July 26, 1973)*
Department of Land and Natural Resources (July 25, 1973)*
Environmental Center, University of Hawaii (August 6, 1973)
Dr. R. H. F. Young, University of Hawaii (July 23, 1973)

County Agencies

Department of Transportation Services (July 31, 1973)*
Board of Water Supply (August 2, 1973)*
Department of General Planning (July 31, 1973)

Federal Agencies

U. S. Air Force (August 13, 1973)*
U. S. Army Corps of Engineers (August 17, 1973)


Note: File copies of responses from the following agencies/organizations were requested on October 1, 1973:

Department of Planning and Economic Development (July 23, 1973)
Conservation Council for Hawaii (August 13, 1973)
Life of the Land (August 17, 1973)

*No comments or objections

May 14, 1975

TO: Jerry M. Johnson
Environmental Center, MW10

FROM: Walter K. Muraoka 

SUBJECT: General Instructional and Related Facilities
Phases I and II
University of Hawaii, Manoa Campus

This is a belated reply to your memorandum of August 6, 1973 to the State Office of Environmental Quality Control relative to the Draft Environmental Impact Statement, June 1973, for the subject project. The project was deferred shortly after the issuance of the Draft E.I.S. when the University was advised by the Consultants that due to unanticipated inflationary costs of construction, it would not be possible to implement the project without substantial additional appropriation of funds.

The additional appropriations (\$2,299,000) were finally secured from the 1975 State Legislature and the University is once again seeking approval of the E.I.S. so that the construction of the project can be commenced. The following changes have been made to the project which will be reflected in the Final E.I.S.

1. The scope of the project has been reduced approximately 20% - the gross area having been reduced from approximately 125,000 s. f. to 101,000 s. f.
2. The number of departments to be housed in the building has been reduced with the elimination of the Pacific Urban Studies and Planning Program, Economic Education and Economic Research Center.
3. The total project cost has been increased from \$5,770,191 to \$8,419,191 including \$350,000 for equipment to be included in a Future CIP Budget.

4. The project schedule has been revised to reflect the long delay--to indicate that the construction of the project is now scheduled to be completed in May 1977 with occupancy scheduled for September 1977.

In response to your specific remarks, we offer the following comments:

"1. On page 2 of the document, under section B.1., "Employment," the authors state that additional personnel and services will be required to properly maintain the buildings. Considering the present economic plight of the University, can such new resources be realistically expected to be provided in the foreseeable future? If not, would not the project have a negative effect on the overall level of maintenance and housekeeping within the Manoa Campus?"

The funds required for additional personnel and services to properly maintain the buildings have been included in the University's FY 1975-77 Budget which was passed by the 1975 State Legislature. It is expected, therefore, that when the facilities are first occupied in September 1977, the level of maintenance will be proper..

"2. No provision seems to have been made for the relocation and/or disposal of items presently stored in the buildings to be demolished. Storage facilities on the campus are already inadequate. An accumulation in, for example, passageways, would create a campus health hazard and a violation of State and Federal codes and regulations."

The programs now utilizing the buildings to be demolished were allowed to do so with the full knowledge and understanding of the temporary nature of the arrangement because of the impending construction of the project. The programs have been notified to vacate the premises and most have already complied to the request.

While storage facilities on the campus were grossly inadequate at one time, the situation has much improved with the construction of additional buildings. It is doubtful that the small amount of materials temporarily stored there would create health hazards when stored elsewhere.

Section II, B, 5 of the E. I. S. will be amended to include the aforementioned comment to recognize the need to properly store various materials.

"3. On page 4 under section C. 3. b. entitled "Fire Protection", no mention is made of the fire protection hardware and signs which are required under the National Occupational Safety and Health Administration's Occupational safety and health standards (Chapter XVII of Title 29 of the Code of Federal Regulations, Part 1910.157 Portable Fire Extinguishers)."

"4. Additional occupational safety and health standards which are required by the same code of Federal Regulations deal with walking and working surfaces, means of egress, occupational health and environmental control, general environmental controls and medical and first aid. These OSHA requirements are not considered under II. A. 1., "Public Safety" on page 4 of the EIS document."

The project will be designed to meet the requirements of the National Occupational Safety and Health Administrations occupational safety and health standards.

Section II, A, 1, of the E. I. S. will be amended to include the aforementioned requirement.

"5. The Manoa Campus master plan mentioned on page 6 under Section IV, C. 1., "Resite Project" is not referenced in the EIS document. A copy of that document should be available for review and its location cited in the EIS."

The Manoa Campus master plan is the Long-Range Development Plan, University of Hawaii, Manoa Campus, February 1963 prepared for the University by John Carl Warnecke and Associates. Copies of the plan are available for review in the Manoa Campus Library System or in the Office of Physical Planning and Construction.

Section IV, C, of the E. I. S. will be amended to include the aforementioned information.

"6. Although trash containers will be provided, there is no provision for a trash collection point which is essential for the routine maintenance of the building (page 5, Section II. C. 8. a.)."

Although there is no area specifically set aside as a trash collection point for the project, a convenient location on the kokohead side of the building, off Pope Road, opposite the central utility core which contains the elevators, will be utilized as a central trash collection point.

Mr. Johnson
Page 4
May 14, 1975

Section II, C, 2, of the E. I. S. will be amended to include the
aforementioned statement which describes the probable loca-
tion for central trash collection.

Thank you for your comments on the Draft E. I. S.

WKAR:jz

cc: Dr. Marland, CEQC

August 6, 1973

TO: Richard E. Marland
FROM: Jerry M. Johnson
SUBJECT: Draft EIS for General Instructional and Related
Facilities, University of Hawaii, Manoa Campus

Allen Gilmore, Facilities Management, assisted the Center in the review of this document.

Our comments are as follows:

1. On page 2 of the document, under section B.1.b., "Employment," the authors state that "additional personnel and services will be required to properly maintain the buildings." Considering the present economic plight of the University, can such new resources be realistically expected to be provided in the foreseeable future? If not, would not the project have a negative effect on the overall level of maintenance and housekeeping within the Manoa Campus?
2. No provision seems to have been made for the relocation and/or disposal of items presently stored in the buildings to be demolished. Storage facilities on the campus are already inadequate. An accumulation in, for example, passageways, would create a campus health hazard and a violation of State and Federal codes and regulations.
3. On page 4 under section C.3.b. entitled "Fire Protection," no mention is made of the fire protection hardware and signs which are required under the National Occupational Safety and Health Administration's occupational safety and health standards (Chapter XVII of Title 29 of the Code of Federal Regulations, Part 1910.157 Portable Fire Extinguishers).
4. Additional occupational safety and health standards which are required by the same code of Federal Regulations deal with walking and working surfaces, means of egress, occupational health and environmental control, general environmental controls and medical and first aid. These OSHA requirements are not considered under II.A.1., "Public Safety" on page 4 of the EIS document.
5. The Manoa Campus master plan mentioned on page 6 under Section IV, C.1., "Resite Project" is not referenced in the EIS document. A copy of that document should be available for review and its location cited in the EIS.

Richard E. Marland

2

August 6, 1973

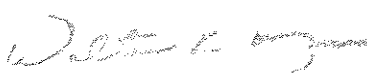
6. Although trash containers will be provided, there is no provision for a trash collection point which is essential for the routine maintenance of the building (page 5, Section II.C.8.a.).

Jerry M. Johnson
Acting Director

cc: A. Gilmore

May 14, 1975

TO: Reginald Young
Water Resources Research Center
Holmes 204

FROM: Walter K. Muraoka 

SUBJECT: General Instructional and Related Facilities
Phases I and II
University of Hawaii, Manoa Campus

This is a belated reply to your memorandum of July 23, 1973 to the State Office of Environmental Quality Control relative to the Draft Environmental Impact Statement, June 1973, for the subject project. The project was deferred shortly after the issuance of the Draft E. I. S. when the University was advised by the Consultants that due to unanticipated inflationary costs of construction, it would not be possible to implement the project without substantial additional appropriation of funds.

The additional appropriations (\$2,200,000) were finally secured from the 1975 State Legislature and the University is once again seeking approval of the E. I. S. so that the construction of the project can be commenced. The following changes have been made to the project which will be reflected in the Final E. I. S.

1. The scope of the project has been reduced approximately 20%--the gross area having been reduced from approximately 125,000 s. f. to 101,000 s. f.
2. The number of departments to be housed in the building has been reduced with the elimination of the Pacific Urban Studies and Planning Program, Economic Education and Economic Research Center.
3. The total project cost has been increased from \$5,770,191 to \$8,419,191 including \$350,000 for equipment to be included in a Future CIP Budget.

Mr. Young
Page 2
May 14, 1975

4. The project schedule has been revised to reflect the long delay--to indicate that the construction of the project is now scheduled to be completed in May 1977 with occupancy scheduled for September 1977.

In response to the specific remarks in your letter, we offer the following comment:

"It should be noted that the Economic Research Center is one of the research units that will be terminated due to the current fiscal crisis. The project description, plans, etc., should reflect the changes caused by that situation."

Your concern for the inclusion of spaces for the Economic Research Center, a program then scheduled to be terminated, was well taken and its spaces were the first to be eliminated when a reduction in the scope of work was imposed.

Section I, F, and Exhibit "E" of the E.I.S. will be amended to delete any reference to the Economic Research Center as well as to the Pacific Urban Studies and Planning Program and the Economic Education Program.

Thank you for your comments on the Draft E.I.S.

WKM:jz

cc: Dr. Marland, OEQC

July 23, 1973

MEMO TO: Richard E. Harland
Interim Director, OEQC

FROM: Reginald H. F. Young

SUBJECT: Draft EIS, General Instructional and Related Facilities, UHM

It should be noted that the Economic Research Center is one of the research units that will be terminated due to the current fiscal crisis. The project description, plans, etc., should reflect the changes caused by that situation.

RHFY:jan

May 13, 1975

Mr. Robert Way,
Chief Planning Officer
Department of General Planning
650 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Way:

SUBJECT: General Instructional and Related Facilities
Phases I and II
University of Hawaii, Manoa Campus

This is a belated reply to your memorandum of July 31, 1973 to the State Office of Environmental Quality Control relative to the Draft Environmental Impact Statement, June 1973, for the subject project. The project was deferred shortly after the issuance of the Draft E. I. S. when the University was advised by the Consultants that due to unanticipated inflationary costs of construction, it would not be possible to implement the project without substantial additional appropriation of funds.

The additional appropriations (\$2,299,000) were finally secured from the 1975 State Legislature and the University is once again seeking approval of the E. I. S. so that the construction of the project can be commenced. The following changes have been made to the project which will be reflected in the Final E. I. S.

1. The scope of the project has been reduced approximately 20%-- the gross area having been reduced from approximately 125,000 s. f. to 101,000 s. f.
2. The number of departments to be housed in the building has been reduced with the elimination of the Pacific Urban Studies and Planning Program, Economic Education and Economic Research Center.
3. The total project cost has been increased from \$5,770,191 to \$8,419,191 including \$350,000 for equipment to be included in a Future CIP Budget.

May 13, 1975

4. The project schedule has been revised to reflect the long delay-- to indicate that the construction of the project is now scheduled to be completed in May 1977 with occupancy scheduled for September 1977.

In response to the specific remarks in your letter, we offer the following comments:

2. "It is noted that the project will be supported in part by federal funds; however, no mention is made as to the specific federal program or public law under which financial aid will be sought."

The specific program under which the Federal funds were sought is P.L. 88-204, Title I, Section 104, Higher Education Facilities Act of 1963, As Amended.

Section II, B, 4, b of the EIS will be amended to include this information.

"It should be pointed out that for Oahu projects covered by OMB Circular A-95, the applicant (in this case, the University of Hawaii) will need to submit their notice of intent or application for financial assistance to the Metropolitan Clearinghouse for review and comment."

The original application for grant for the project was filed on December 12, 1968 prior to the Planning Department being designated as a Metropolitan Clearinghouse and a Letter of Intent to Apply for Federal Grant Assistance was not filed with the department.

The University has submitted a Letter of Intent on all applicable University projects covered by OMB Circular A-95.

3. "The cutback of funds and subsequent reduction of instructional positions and services will no doubt have an impact on many programs of the University. In this regard, there should be some discussion of the impact, if any, of this project on facility and other personnel requirements and expenses."

The spaces allocated to each program assigned are based on analyses of future facilities requirements of the programs. The assignments are subject to final review prior to occupancy of the facility so that appropriate changes can be made to the space allocation to account for current reductions or increases in staff and services. Since only about 50% of the permanent spaces to be ultimately constructed on the campus

has been built to date, any reduction in space allocation in the building for a particular program will result in the spaces being promptly assigned to others.

Section I, Project Description and Need, of the EIS will be amended by the addition of the aforementioned item.

4. "The approximate timetable for construction (e. g., the estimated dates when bids will be advertised, awarding of the contract, start of construction, and completion of the project) would be beneficial for inclusion within that section of the EIS covering project costs."

The approximate timetable for construction is as follows:

Project Schedule

Advertise for Bids	May 27, 1975
Open Bids	July 3, 1975
Award Contract	Aug. 3, 1975
Notice to Proceed	Sept. 15, 1975
Completion Date	May 15, 1977
Occupancy	Sept. 1, 1977

Section II, B of the EIS will be amended to include this information.

5. "The impact, if any, on the even and uninterrupted flow of traffic over Dole Street owing to the increased movements of "cement-mixers" and "heavy trucks or trailers" to and from the project site during the construction period should be mentioned in the final EIS."

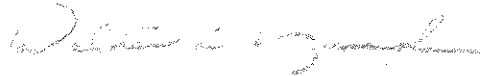
The increased movement of "cement-mixers" and "heavy trucks or trailers" to and from the project site during the construction period will somewhat disrupt the flow of traffic on Dole Street as has been the case with other construction projects. The contractor will be encouraged to schedule his work requiring the use of these heavy vehicles outside the peak periods of heavy University traffic to help alleviate this situation.

Section III of the EIS will be amended with the addition of the aforementioned paragraph.

Mr. Robert Way
Page 4
May 13, 1975

Thank you for your comments on the Draft EIS and your patience in awaiting our reply.

Sincerely yours,



Walter K. Muraoka
Director

WKM:jz

cc: Dr. Marland, OEQC

JUL 31 1973

MEMORANDUM

TO : DR. RICHARD E. MARLAND, INTERIM DIRECTOR
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

FROM : ROBERT R. WAX, CHIEF PLANNING OFFICER

SUBJECT: GENERAL INSTRUCTIONAL AND RELATED FACILITIES
PHASES I AND II, UNIVERSITY OF HAWAII MANOA CAMPUS
DRAFT ENVIRONMENTAL IMPACT STATEMENT

Thank you for this opportunity to review the above-captioned draft environmental impact statement (DEIS).

1. The project site is within an area designated for Public Facility (i.e., university) use and, therefore, is consonant with the adopted Detailed Land Use Map (DLUM) for the area.
2. It is noted that the project will be supported in part by federal funds; however, no mention is made as to the specific federal program or public law under which financial aid will be sought.

It should be pointed out that for Oahu projects covered by OMB Circular A-95, the applicant (in this case, the University of Hawaii) will need to submit their notice of intent or application for financial assistance to the Metropolitan Clearinghouse for review and comment.

The purpose of the review through the project notification and review system (PNRS) process is to determine whether the project is consistent with local, state, or federal areawide plans and programs. Normally, the PNRS is processed before the EIS if the project is covered by OMB Circular A-95.

3. The cutback of funds and subsequent reduction of instructional positions and services will no doubt have an impact on many

Dr. Richard E. Marland
JUL 31 1973
Page 2

programs of the University. In this regard, there should be some discussion of the impact, if any, of this project on facility and other personnel requirements and expenses.

4. The approximate timetable for construction (e.g., the estimated dates when bids will be advertised, awarding of the contract, start of construction, and completion of the project) would be beneficial for inclusion within that section of the EIS covering project costs.
5. The impact, if any, on the even and uninterrupted flow of traffic over Dole Street owing to the increased movements of "cement-mixers" and "heavy trucks or trailers" to and from the project site during the construction period should be mentioned in the final EIS.

ROBERT R. WAY
Chief Planning Officer

RRW:et

May 14, 1975

LTC Melvyn R. Brown
Deputy District Engineer
Honolulu District
U.S. Army Corps of Engineers
Building 309, Fort Shafter
APO 9803358

Dear LTC Brown:

SUBJECT: General Instructional and Related Facilities
Phases I and II
University of Hawaii, Manoa Campus

This is a related reply to your memorandum of August 17, 1973 to the State Office of Environmental Quality Control relative to the Draft Environmental Impact Statement, June 1973, for the subject project. The project was deferred shortly after the issuance of the Draft E.I.S. when the University was advised by the Consultants that due to unanticipated inflationary costs of construction, it would not be possible to implement the project without substantial additional appropriation of funds.

The additional appropriations (\$2,399,000) were finally secured from the 1975 State Legislature and the University is once again seeking approval of the E.I.S. so that the construction of the project can be commenced. The following changes have been made to the project which will be reflected in the Final E.I.S.

1. The scope of the project has been reduced approximately 20%--the gross area having been reduced from approximately 133,700 s.f. to 101,700 s.f.
2. The number of departments to be housed in the building has been reduced with the elimination of the Pacific Urban Studies and Planning Program, Economic Education and Economic Research Center.
3. The total project cost has been increased from \$5,770,191 to \$8,419,191 including \$350,000 for equipment to be included in a Future CIP Budget.

4. The project schedule has been revised to reflect the long delay--to indicate that the construction of the project is now scheduled to be completed in May 1977 with occupancy scheduled for September 1977.

In response to your specific remarks, we offer the following comments:

"1. The final EIS should state the planned permanent use of the proposed facility after the interim use as a 'surge facility.' Also, the meaning of the term 'surge facility' should be explained (ref. draft EIS:1)."

The term "surge facilities" was derived for the project during a period when the University was subjected to continuous large increases in enrollment and the need to construct facilities to accommodate this surge in enrollment became acute. While such increases have now leveled off, the building program has not yet caught up with the earlier surges in enrollment--thus the retention of the description "surge facilities."

The permanent use of the proposed facilities after their interim use as "surge facilities" is now seen as general classrooms and seminar rooms for the first two floors and office and support facilities for non-recurring type programs funded primarily by extramural funds for the upper two floors.

Section I of the E.I.S. will be amended to include the aforementioned information.

"2. The final EIS should demonstrate that water quality of the Quarry Pond (a spring-fed freshwater pond ecosystem and habitat which is nearly unique in the Hawaiian Islands) will not be adversely affected by the proposed method of storm water runoff disposal into dry wells (ref. draft EIS: 5-1E:7c, 7d)."

The drywells, located some 800 feet away from the Quarry Pond in the ewa direction, is not expected to affect the pond in any way. The distance of the drywells from the pond and the location of the drywells further away from the Manoa Stream makes it highly improbable that water from the drywells will affect the Quarry Pond.

The Quarry Pond was created by man during quarry operations many years ago. Although not a proven fact, the pond is believed to be fed from underground springs which in turn are fed by the waters from the Manoa Stream.

ITC Brown
Page 3
May 14, 1975

Section II, 7 of the E. I. S. will be amended to include the aforementioned statements.

Thank you for your comments on the Draft E. I. S.

Sincerely yours,



Walter K. Muraoka
Director

WKM:jz

cc: Dr. Marland, CEQC

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Q13
Belshe'

17 August 1973

PODED-P

CF
Fujii

Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control
State of Hawaii
550 Halekauwila Street
Honolulu, Hawaii 96813

n
Nichols

LTC Brown

MY
M&R

Dear Dr. Marland:

PODED-P, fil

We have reviewed the Draft Environmental Impact Statement for General Instructional and Related Facilities, University of Hawaii, Manoa Campus, and have the following comments:

a. Functional area of responsibility of Corps of Engineers. None.

b. Full disclosure aspects:

(1) The final EIS should state the planned permanent use of the proposed facility after the interim use as a "surge facility." Also, the meaning of the term "surge facility" should be explained (ref. draft EIS:1).

(2) The final EIS should demonstrate that water quality of the Quarry Pond (a spring-fed freshwater pond ecosystem and habitat which is nearly unique in the Hawaiian Islands) will not be adversely affected by the proposed method of storm water runoff disposal into dry wells (ref. draft EIS:5:II:7c, 7d).

Sincerely yours,

MELVYN R. BROWN
LTC, Corps of Engineers
Deputy District Engineer

R.N. = 73-072

ATP 8.2311

July 27, 1973

Dr. Richard E. Marland
Interim Director
Office of Environmental
Quality Control
550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Draft Environmental Impact Statement
General Instructional and Related Facilities,
University of Hawaii, Manoa Campus

We have reviewed the above subject statement and have no
comments to make as they relate to our transportation program.

Very truly yours,

E. Alvey Wright

E. ALVEY WRIGHT ...
Director

ALK:ey

Enclosure

cc: ATP

August 15, 1973

EH-SE

To: The Honorable Richard E. Marland, Interim Director
Office of Environmental Quality Control

From: Director of Health

Subject: Draft Environmental Impact Statement (EIS) for General
Instructional and Related Facilities, University of Hawaii,
Manoa Campus

Thank you for allowing us to review and comment on the subject
EIS. Please be informed that we have no objections to this project.

We realize that the statements are general in nature due to
preliminary plans being the sole source of discussion. We, therefore
reserve the right to impose future environmental restrictions on the
project at the time final plans are submitted to this office for review.



WALTER B. QUISENBERRY, M.D.

DRL/mh

July 26, 1973

MEMORANDUM

TO: Dr. Richard E. Marland, Interim Director
Office of Environmental Quality Control

SUBJECT: Draft Environmental Impact Statement for General
Instructional and Related Facilities, University
of Hawaii, Manoa Campus

We have reviewed the subject application and foresee no significant impact on agricultural activities.

Thank you for the opportunity to comment on this matter.

FREDERICK C. ERSKINE
Chairman, Board of Agriculture

bcc: HDI
Milk
Plant

7.46.01

July 25, 1973

MEMORANDUM

TO: Dr. Richard E. Harland, Interim Director
Office of Environmental Control

FROM: Susuo Kido, Chairman
Board of Land and Natural Resources

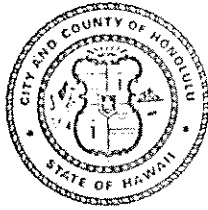
SUBJECT: Draft Environmental Impact Statement for General
Instructional and Related Facilities, University
of Hawaii, Manoa Campus, Oahu.

We have reviewed this Environmental Impact Statement covering the construction of two new concrete buildings to replace the old buildings on the recently acquired Pineapple Research Institute property.

We have no objections or comments to offer on this project.

SUSUO KIDO, Chairman

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU
CITY HALL ANNEX
HONOLULU HAWAII 96813



GEORGE C. VILLEGAS
DIRECTOR

ROY A. PARKER
DEPUTY DIRECTOR

FRANK F. FASI
MAYOR

PAUL DEVENS
MANAGING DIRECTOR

July 31, 1973

Dr. Richard E. Marland
Interim Director
Office of Environmental
Quality Control
Office of the Governor
550 Halekiauila Street
Toni Office Bldg., 3rd Floor
Honolulu, Hawaii 96813

Dear Dr. Marland:

Subject: Draft Environmental Impact Statement for
Instructional and Related Facilities,
University of Hawaii, Manoa Campus

In regard to the subject draft environmental impact statement, we have
no comments.

Sincerely,

A handwritten signature in cursive script that reads "George C. Villegas".

GEORGE C. VILLEGAS
Director

HHB:ek

✓ cc: K. Hirata

August 2, 1973

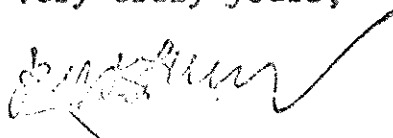
Dr. Richard E. Marland
Interim Director
Office of Environmental Quality Control
550 Halekauwila Street
Honolulu, Hawaii 96813

Dear Dr. Marland:

Thank you for sending us the "Draft Environmental Impact Statement for General Instructional and Related Facilities, University of Hawaii, Manoa Campus" for our review and comments.

The proposed facilities are not anticipated to adversely affect our present or future potable water resources and facilities in the area.

Very truly yours,



Richard W. K. Lum
Chief - Planning, Resources
and Research Division

DEEE

1 8 AUG 1973

Draft Environmental Impact Statement

Office of Environmental Quality Control
Office of the Governor
550 Halekauwila Street
Tani Office Building, Third Floor
Honolulu, Hawaii 96813

1. Reference is made to your letter of 12 July 1973, subject as above.
2. This office has no comment to render relative to the draft environmental impact statement for General Instructional and Related Facilities, University of Hawaii, Manoa Campus.

Original signed by

ALLAN M. YAMADA
Asst Dep Comdr for Civil Engrg

2 AUG 1973