

LINDA CROCKETT LINGLE  
Mayor  
TELEPHONE 243-7855



OFFICE OF THE MAYOR  
COUNTY OF MAUI  
WAILUKU, MAUI, HAWAII 96793

RECEIVED

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January 22, 1991

UFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Mr. Bruce Anderson, Director  
Office of Environmental Quality Control  
465 S. King Street Room 104  
Honolulu, Hawaii

Dear Mr. Anderson:

SUBJECT: OFFICE TRAILER AND SIDEWALK IMPROVEMENTS AT THE  
MITCHELL PAUOLE CENTER, TMK: 5-3-02: 5,  
Kaunakakai, Molokai.

Pursuant to the requirements of Hawaii Revised Statutes  
Section 343-3, we are submitting the enclosed negative  
declaration for your processing. We will not be requiring an  
Environmental Impact Statement for the above project.

If you have any questions, please do not hesitate to  
contact Mr. Jeff Chang, Capital Improvements Program  
Coordinator, at 243-7855.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Linda Crockett Lingle".

LINDA CROCKETT LINGLE  
Mayor, County of Maui

cc: Jeff Chang

1991-02-08-MO-FEA Mitchell Pauole Center office  
Trailer

NEGATIVE DECLARATION

OFFICE TRAILER  
TMK: 5-3-02: 5  
KAUNAKAKAI, MOLOKAI, HAWAII

- (1) IDENTIFICATION OF APPLICANT: COUNTY OF MAUI
- (2) IDENTIFICATION OF APPROVING AGENCY: OFFICE OF THE MAYOR  
COUNTY OF MAUI
- (3) IDENTIFICATION OF AGENCIES CONSULTED IN MAKING ASSESSMENT:  
DEPARTMENT OF LAND AND NATURAL RESOURCES, STATE OF HAWAII;  
DEPARTMENT OF PUBLIC WORKS, COUNTY OF MAUI;  
DEPARTMENT OF WATER SUPPLY, COUNTY OF MAUI; and  
OFFICE OF THE MAYOR, COUNTY OF MAUI
- (4) GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC,  
SOCIAL, and ENVIRONMENTAL CHARACTERISTICS:

A. General Project Description

The applicant would like to install an office trailer behind the existing County office building at the Mitchell Pauole Center, Kaunakakai, Molokai. The temporary trailer would provide additional office space for additional County personnel on Molokai. The applicant would also like to install sidewalk additions and utility hookups. The office trailer would be located in downtown Kaunakakai between the County office building and the gym at the Mitchell Pauole Center. The parcel contains 212,942 square feet.

A copy of the project's plans including a site location map; floor plans, and building specifications are enclosed herein as a supplement to the negative declaration.

B. Technical Background

(i) Access. Vehicular traffic will enter and exit at the two driveways along Ainoa Street. Parking will be provided at the existing parking lot in the Mitchell Pauole Center complex. A sidewalk addition will be created to provide access to the new office trailer.

(ii) Water. There is a 6-inch water line on Ala Malama Street and an 8-inch water line on Kolapa Place.

(iii) Wastewater Disposal. The County has a 10-inch sewer line along Ala Malama Street and an 8-inch line on Kolapa Place.

(iv) Telephone and Electrical. Both telephone and electrical service is available from overhead lines on Ainoa Street and Ala Malama Street.

(v) Traffic. The installation of a 12' x 56' trailer and related improvements is not anticipated to have a significant impact on traffic at the Mitchell Pauole Center complex.

C. Economic and Employment Considerations

The proposed project will give the County more office to situate its staff in.

D. Social Considerations

(i) Police Protection. The Molokai office of the Maui Police Department is located at the Mitchell Pauole Center.

(ii) Fire Protection. The fully manned Kaunakakai Fire Station is located at the Mitchell Pauole Center.

(iii) Government Services - This office trailer addition will increase the amount of office space for the County of Maui.

E. Environmental Considerations

(i) Solid Waste.

Solid waste will be handled under contract with private refuse collection companies for hauling and disposal at the County operated landfill.

(ii) Drainage. Surface runoff from the project site is minimal since the project calls for the installation of a 12' x 56' office trailer and sidewalk.

(iii) Theoretical Flood Inundation. According to the "Flood Insurance Rate Map" (FIRM) Community Panel #150003-0085B, the proposed project site is located in area designated "Zone C." Zone "C" is an area of minimal flooding. Therefore, the project is not subject to the "Flood Hazard District Ordinance", Chapter 19.62 of the Maui County Code.

(iv) Soils. The soils of the site are classified as Mala Silty Clay (MmA) by the Soil Conservation Service of the United States Department of Agriculture. Permeability is rapid and runoff is slow. The hazard of water erosion is slight.

(v) Vegetation. Vegetation at the site consists of bermuda grass and a few trees on the periphery. No endangered specie of flora was found on site.

(vi) Animal Life. No rare or endangered species of animal life is found on the project site.

(5) SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT, INCLUDING SUITABLE AND ADEQUATE LOCATION AND SITE MAPS:

The Mitchell Pauole Center is situated on a 212,942 square foot parcel of land. The Mitchell Pauole Center complex includes the County office building, the police station, fire station, gym, Molokai Youth Center, the meeting hall, Parks and Recreation office, the swimming pool, and parking lot.

(6) IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND ALTERNATIVES CONSIDERED, IF ANY:

A. Air Quality.

Although short term degradation of air quality can be expected during the initial clearing and grading operation, this will be minimized by appropriate construction methods and control as specified in the County's grading ordinance.

B. Water Quality.

This project will not have any effect on coastal water quality. The addition to surface runoff will be minimal as a result of the project.

C. Noise.

An increase in noise levels is anticipated during the installation of the sidewalk. These short term impacts, however will be limited to normal working hours. Once the project, the amount of noise would not be significantly increased from what currently exists.

D. View Corridors and Vistas.

Views of the coastline from the site are generally obstructed by the County office building at the Mitchell Pauole Center. Mauka views are obstructed by the gym. The development will have a minimal effect on the existing views in the area.

E. Beach Access.

This project is not along the shoreline, thus there is no affect on beach access.

F. Historical, Archaeological, or Cultural

There are no significant historical, archaeological, or cultural resources known to exist on the site.

(7) PROPOSED MITIGATION MEASURES, IF ANY:

A. Traffic Access. Vehicular traffic will enter and exit at two points along Ainoa Street as it currently does. Parking will be provided from the existing Mitchell Pauole Center parking lot.

B. Water. Domestic water service and fire protection will be available from either the 6-inch line on Ala Malama Street or the 8-inch line on Kolapa Place.

C. Theoretical Flood Inundation. The project is within Zone C of the Flood Insurance Rate Map and outside any flood plains. Zone C designated areas are subject to minimal flooding.

D. Soils. To mitigate wind erosion, all exposed areas will be grassed as soon as the sidewalks are installed.

E. Air Quality. Short term impacts on air quality caused by construction of the sidewalks will be mitigated as specified in the County's grading ordinance.

F. Noise. Increased noise level during construction will be mitigated by limiting construction to normal daylight working hours.

G. Historical, Archaeological, Cultural. No significant resources have been discovered on the property.

(8) DETERMINATION:

It is hereby determined that with incorporation of the above-described mitigation measures, the proposed project will not have a significant impact on the environment as defined by Chapter 343, Hawaii Revised Statutes, and the Environmental Impact Statement (EIS) Rules of the Department of Health, State of Hawaii, and that an environmental impact statement should not be required.

(9) FINDINGS AND REASONS SUPPORTING DETERMINATION:

Under laws enacted by the Hawaii State Legislature and by the SMA Rules and Regulations of the Molokai Planning Commission of the County of Maui, the following objectives for the use, protection and development of special management areas were established.

A. Provide coastal recreational opportunities accessible to the public.

The project is located within Kaunakakai, Molokai, which is under the jurisdiction of the County of Maui. This facility, like other existing and planned facilities in Kaunakakai will not inhibit coastal recreational opportunities.

- B. Protect, preserve, and where desirable restore those natural and man-made historic and prehistoric resources and man-made historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

No archaeological, historical, or cultural sites were found on the project site.

- C. Protect, preserve, and where desirable, restore, or improve the quality of coastal scenic and open space resources.

The project is located mauka of the southern coastline of Molokai. The project is bordered on the south side by Ainoa Street, the Kaunakakai Ball Park, and other developments beyond the school.

- D. Provide valuable coastal ecosystems from disruption and minimize adverse impacts of all coastal ecosystems.

There is no evidence to indicate that the proposed development will have an adverse impact on the offshore ecosystem.

- E. Provide public or private facilities and improvements important to the State's economy in suitable locations.

The project is consistent with the policies of the State and County government in that it will provide additional office space for the increase in County personnel.

- F. Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, and subsidence.

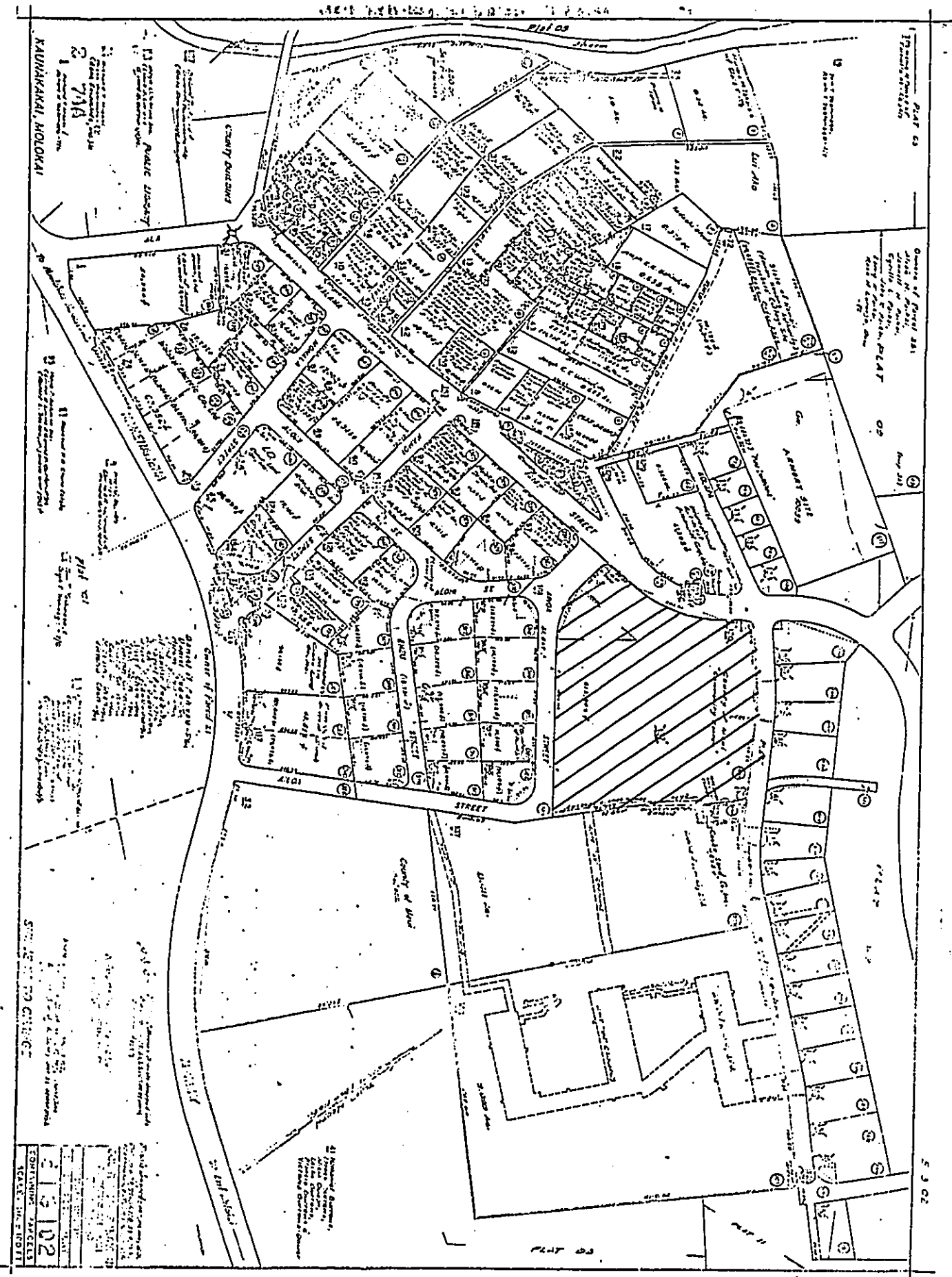
As stated earlier, according to U.S. Army Corps of Engineers' Flood Insurance Rate Maps, the project site is not in a high hazard zone.

- G. Improve the development review process communication, and public participation in the management of coastal resources and hazards.

The project will be reviewed by the public and appropriate agencies in accordance with the provisions of State law and regulations of the County of Maui Planning Department and the Molokai Planning Commission.

COUNTY OF MAUI

By   
LINDA CROCKETT LINGLE  
Its Mayor



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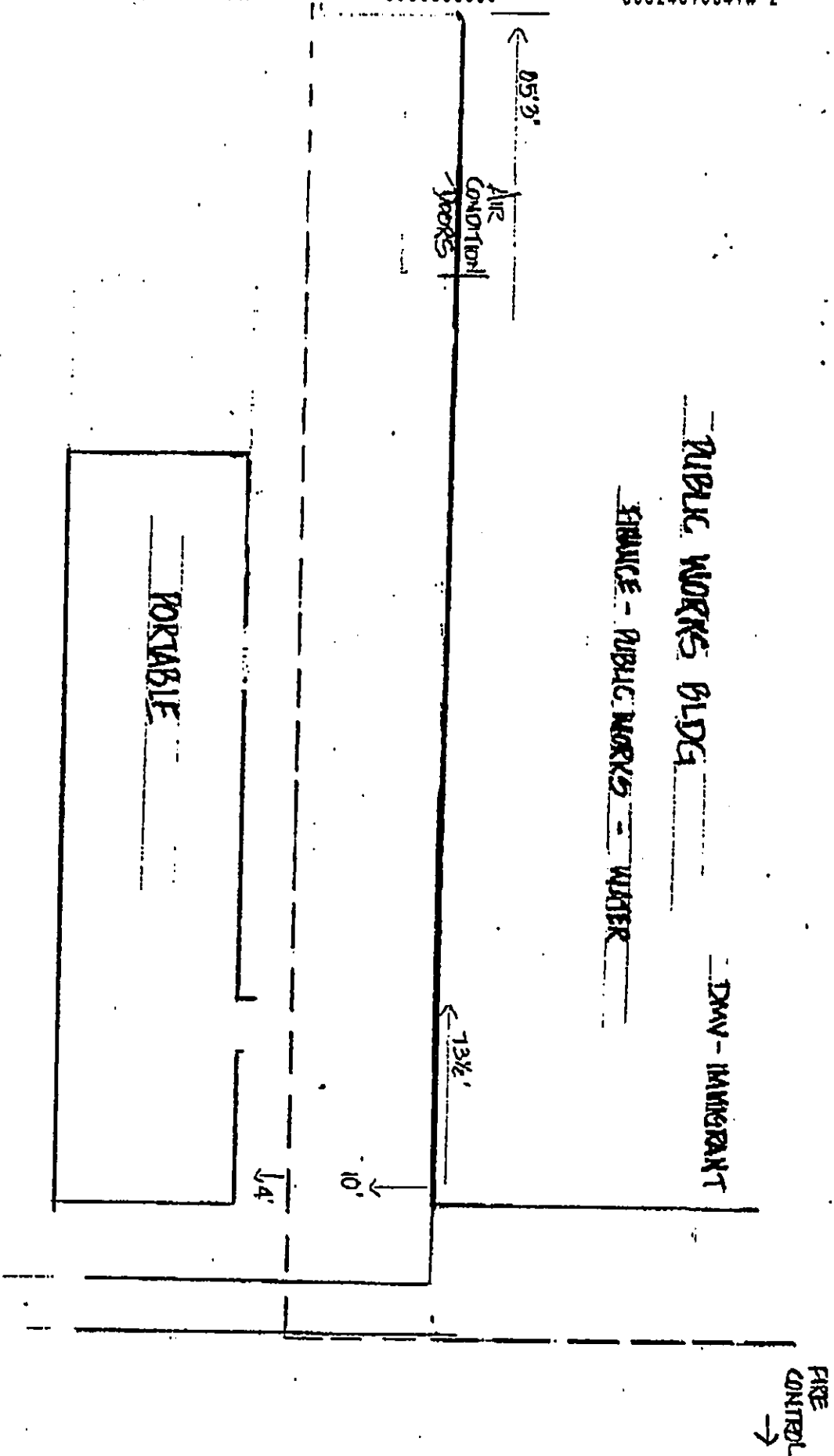
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\* WILE

GRM

1/2" = 5'

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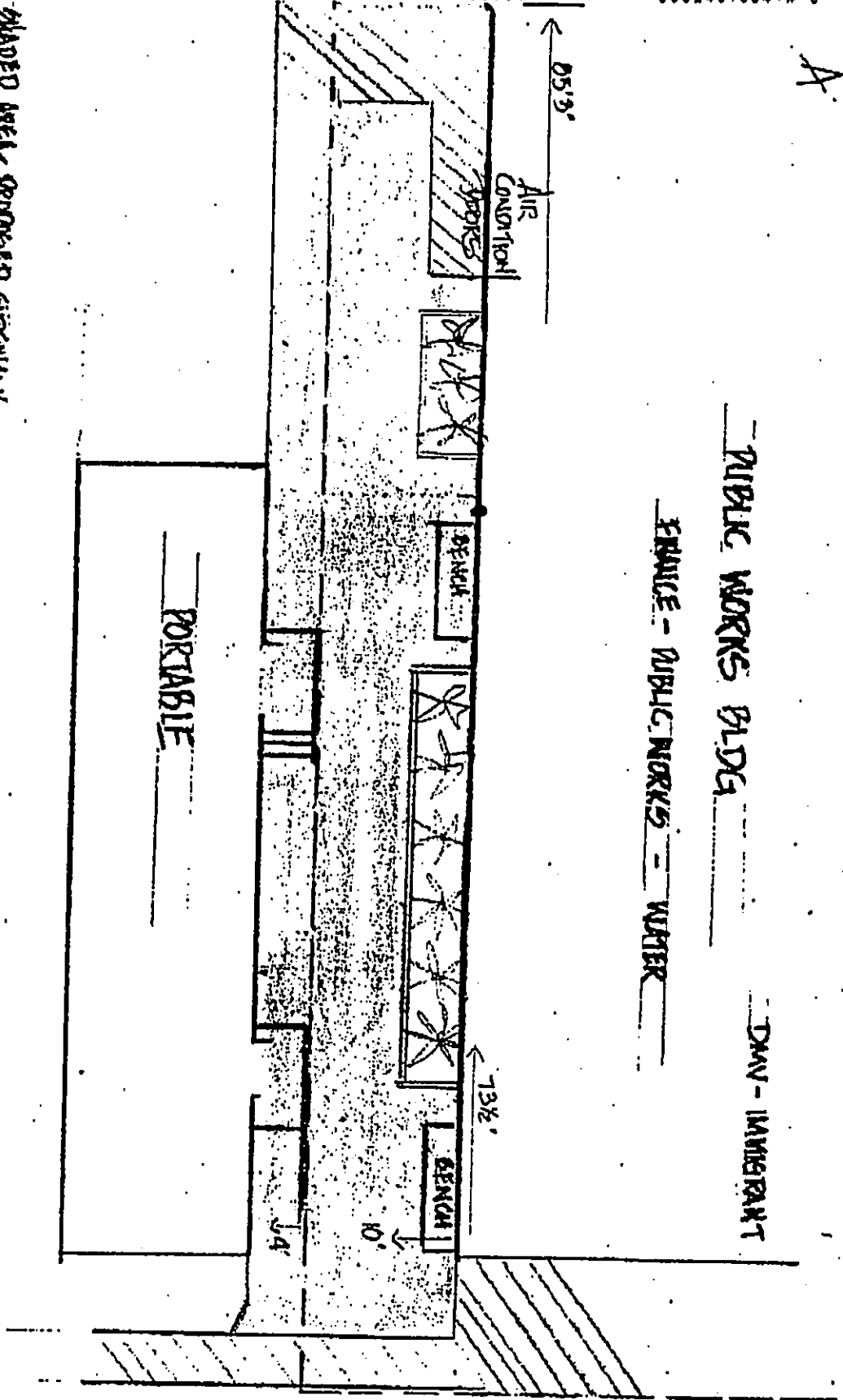
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A



SHADED AREA - PROPOSED SIDEWALK

● FOUNTAIN

EXISTING SIDEWALK

NEED TO PUT IN DRINKING WATER

\* POLE

HANDICAPP STALLS GYM PARKING LOT

GYM

1/2" = 5'

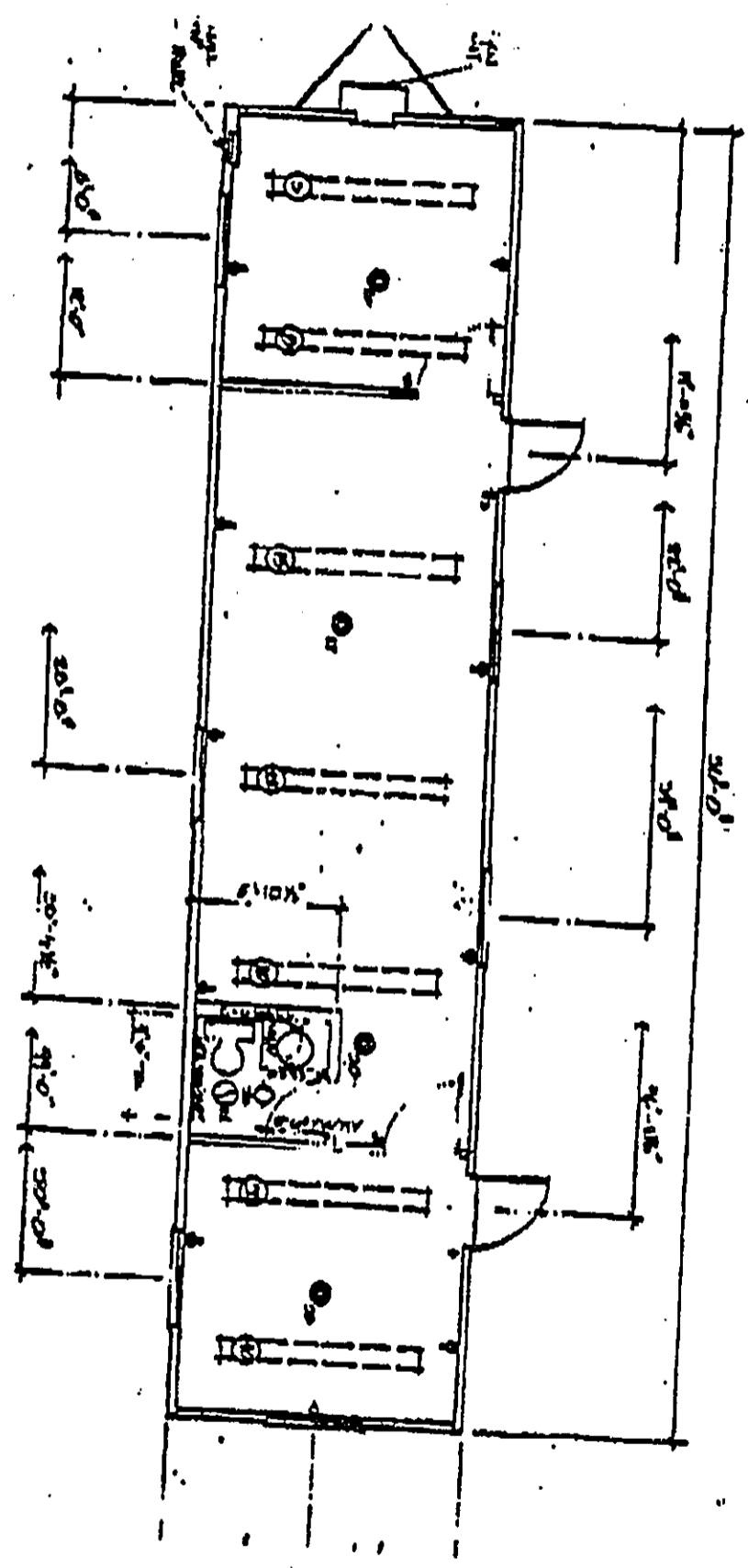
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FLOOR PLAN 12' x 56' w/ Rest room  
some 4' x 14'

Notes:

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CS  
For Finance Use Only

Date 11-26-90

APPROVED FOR TRANSMITTAL

MEMO TO: Director of Finance  
TRANSMIT TO: Corporation Counsel  
FROM: Louis Hao, County Administrator  
Requesting Dept. Authorizing Person/Extension  
SUBJECT: Office Trailer w/air plus Restroom #90-91/P-15  
Project Title, Job No.  
SCOPE OF WORK: Furnish and deliver (1) only Office trailer w/ air  
(Brief Description and REstroom 12'X56'

The following consultant/contractor has been selected for the above-referenced project:

NAME: Mokulua Consultants, Inc  
ADDRESS: 2144 B. Auiki Street  
Honolulu, HI

Consultant Selection Committee Approval/Number \_\_\_\_\_  
CONTRACT AMT: \$30,648.00 Contact Person: George L Nottingham/ 847-7002  
(with phone number)

- \_\_\_\_\_ Conduct bid review and return documents to sender with copy to Finance
- \_\_\_\_\_ Conduct bid review and if satisfactory, prepare contract and bond for execution
- \_\_\_\_\_ Prepare amendment to contract and bond (copy of existing contract and bond must be attached)

NOTE: Bond requirement: Pursuant to Section 103-34 Hawaii Revised Statutes contracted party is required to place 100% for construction projects; 50% for other projects.

Attachments: \_\_\_\_\_ Bid Proposals \_\_\_\_\_ Consultant's Proposal  
\_\_\_\_\_ Specifications \_\_\_\_\_ Bid Summary

Source of Funds 363143 - \$50,000.00/County  
(Index code; indicate if Federal/State funding)

REMARKS/SPECIAL PROVISIONS: Furnish and delivery only; additional cost for installation, sewer connection, electrical hook up will be addressed through the administrator's office using existing funds.

*Rec'd 11-18-70*

FORMAL BID  
FURNISHING AND DELIVERY OF ONE (1) ONLY, OFFICE TRAILER W/AIR CONDITIONER AND RESTROOM  
TO THE ADMINISTRATOR OF COUNTY SERVICES - MOLOKAI, COUNTY OF HAWAII  
JOB NO. 90-91/P-15

\* Tentative Low Bidder  
Bid Opening: November

POB: KAUHAKAKAI DOCK, MOLOKAI  
HAWAII MODULAR CONSULTANTS  
SPACE INC. KOKULUA

OUTRIGHT PURCHASE PRICE . . . . . \$ 34,291.00 \$ 30,648.00 \* \$ \_\_\_\_\_  
DELIVERY [IN CALENDAR DAYS] . . . . . 60 days 75 days \_\_\_\_\_ days  
PROPOSAL GUARANTEE . . . . . Bid Bond \_\_\_\_\_ Bid Bond \_\_\_\_\_

Bid Summaries to:  
1. Managing Director  
2. Director of Finance  
3. Deputy Director of Finance  
4. Finance - Accounts Division  
5. Corporation Counsel  
6. Director of Public Works  
7. Molokai Administrator - L. Hao  
8. Council Chairman

Bid Documents to:  
Louis Hao - Molokai Administrator

Source of Funds:  
3631A3 - \$50,000

Award of contract within  
30 calendar days from  
date of bid opening

*Donald Fujii*  
DONALD FUJII  
Central purchasing Agent

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SPECIAL PROVISIONSOFFICE TRAILER WITH AIR CONDITIONER AND RESTROOM

1. The Furnishing and Delivery of One (1) Only, Office Trailer with Air Conditioner and Restroom [Job No. 90-91/P-15] to the Administrator of County Services - Molokai, County of Maui, F.O.B. Kaunakakai Dock, Molokai, shall be subject to the Minimum Specifications, Questionnaire, Special Provisions, Proposal and General Conditions (Bid Documents) in this order of priority.
2. Bid prices shall include all applicable taxes, except Federal Excise Tax from which the County is exempt, and delivery charges F.O.B. Kaunakakai Dock, Molokai.
3. Bidder must complete the proposal and questionnaire, enclosing current literature describing the office trailer furnished.
4. Office trailer must be delivered fully assembled and operational.
5. Prior to award of contract, the Director can increase or decrease the quantity anytime prior to award and supplier agrees not to claim loss of profit from this change.
6. The Director reserves the right to accept or reject any or all bids and to waive any minor or inadvertent discrepancy in the bid documents.
7. A contract will be awarded to the lowest responsible bidder based on the TOTAL OUTRIGHT PURCHASE PRICE. Incomplete, conditional and irregular bids shall be rejected.
8. A bid bond and performance bond will be required.
9. The Director reserves the right to withhold award of contract for a period of thirty (30) calendar days from the date of bid opening.
10. No withdrawal of bid will be allowed after bids are opened.
11. Manufacturer's warranty, if available, must be enclosed with the bid.
12. Bidder shall deposit his bid at the Division of Purchasing, Department of Finance, 2nd floor of the Kalana O Maui (County Building) in Wailuku, Maui, Hawaii.
13. Bids must be in our hands by 2:00 o'clock p.m. on the date designated for the bid opening. Bids mailed and postmarked earlier than the date and time specified for bid opening but received later will be rejected.
14. Delivery date shall be computed from the Official Commencement Date specified in the "Notice to Proceed" issued by the Director.
15. Any questions regarding this bid should be addressed to Mr. Louis Hao, at (808) 553-3221.

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MINIMUM SPECIFICATIONSONE (1) ONLY, OFFICE TRAILER  
WITH AIR CONDITIONING AND RESTROOM

**DIMENSIONS:** 12 feet x 56 feet minimum.

**CONFIGURATION:** The configuration of the office trailer shall be as shown on the attached drawing herein, unless otherwise approved by the Officer in charge or an authorized representative of the officer in charge.

**TRAILER CHASSIS:**

**FRAME:** 10' steel I-beams.

**AXLES:** Three (3) axles with brakes.

**HITCH:** Detachable type, with 2-5/16" ball coupler.

**WHEELS AND TIRES:** Manufacturer's standard wheels and tires for type of trailer office being offered.

**UNDERCOAT:** To be provided.

**FLOOR:**

**JOIST:** 2" X 8" @ 16" on center with 2" x 8" microlam perimeter rim joists.

**BOTTOM BOARD:** Class "A" material.

**INSULATION:** R-11 rating.

**DECKING:** 5/8" thick plywood, tongue and groove.

**FLOOR COVERING:** Commercial grade vinyl floor tile.

**WALL:**

**FRAMING:** 2" x 4" @ 16" on center, 90" height.

**INTERIOR FINISH:** 1/4" Birch Paneling, Colony Oak Trim.

**INSULATION:** R-11 rating, for insulation to exterior walls only.

**SHEATHING:** 3/8" wafer board.

**SIDING:** .010 iron metal siding with .019 aluminum trim, with stainless steel fasteners.

**ROOF:**

**FRAMING:** Bow truss @ 16" on center with x" x 6" microlam rim.

**CEILING:** Modulux, one continuous piece.

**INSULATION:** R-19 rating.

**ROOF (continued):**

**SHEATHING:** 3/8" wafer board.  
**ROOFING:** Galvanized with 1/4" x 1" stainless steel roof fasteners.  
**VENTING:** Four (4) 8" x 16" at gables.

**DOORS:**

**EXTERIOR:** 3' x 6', 8" steel door with aluminum frame and stainless steel screws.

**INTERIOR:** 3' x 6', 8" wooden doors.

**WINDOWS:** 46" x 39" dual glazed windows with aluminum frame and stainless steel screws.

**AIR CONDITIONING:** Two (2) ton wall hung air conditioning system.

**DUCTING:** Flex type.

**DIFFUSERS:** Round with damper.

**RETURN AIR:** Through rooms with 14" x 20" grilles.

**ELECTRICAL:**

**SERVICE:** Single phase, 240V.

**PANEL:** 100 amps.

**RECEPTACLES:** 15 amps., duplex type.

**LIGHTS:** 4' fluorescent overhead lights, recessed into the ceiling, evenly spaced through the ceiling.

**PLUMBING:**

**TOILET:** American Standard, white, regular size.

**SINK:** American Standard, white, 14" round.

**HOT WATER HEATER:** 2 gallon capacity.

**TUBING:** Manufacturer's standard soldered copper tubing, fresh water, ABS plastic, waste water, per N.P.C.

**EXTERIOR COLOR:** Polar white with blue trim or similar and acceptable to the Officer in Charge or an authorized representative of the Officer in Charge.

**ENTRY WAY STEPS WITH LANDINGS AND RAILS:** Shall be furnished and installed as shown on the attached drawing herein. Steps, landings and rails shall be either finished wood, metal or combination of both.



SENT BY: C OF MAUI MOLOKAI

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**OTHER EQUIPMENT:**

Any and all other items of equipment and components listed in the manufacturer's specifications and/or brochures as standard equipment, whether specified herein or not, shall be included.

**ELECTRICAL,  
PLUMBING AND  
SEWER HOOK UPS:**

The County of Maui shall be responsible for the actual electrical, plumbing and sewer hook ups to the office trailer.

**NOTE:**

ANY QUESTIONS RELATING TO THESE SPECIFICATIONS SHOULD BE DIRECTED TO MR. LOUIS HAO, ADMINISTRATOR COUNTY SERVICES - MOLOKAI. TELEPHONE NUMBER (808) 553-3221.

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