

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii RECEIVED
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311 00 SEP 27 P2:35

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

September 22, 2000

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

A handwritten signature in cursive, likely belonging to Genevieve Salmonson.

Subject: Final Environmental Assessment and Finding of No Significant Impact, Kawananakoa Hall Demolition and Reconstruction

The Hawaii County Department of Parks and Recreation has reviewed and responded to the comment letters received during the 30-day public comment period which began on 8 November 1999. The agency has determined that this project will not have significant environmental effects and has issued a Finding of No Significant Impact (FONSI). Please publish this notice in the next edition of the *OEQC Environmental Notice*.

Enclosed are four copies of the Draft EA, a publication notice for the OEQC Environmental Notice, and a distribution list for the Final EA. Our consulting team has e-mailed the summary to your office. Please contact Glenn Miyao of my staff at 961-8313 if you have any questions.

A handwritten signature in cursive, reading "Juliette Tulang".
Juliette Tulang, Director

attachments: OEQC Environmental Notice Publication Form
Distribution List for Final EA
Four copies of Final EA

c: Ron Terry (w/o attachments)

OCT 8 2000
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2000-10-08-HI-*FEA*-

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT
(KAWANANAKOA HALL
DEMOLITION AND RECONSTRUCTION)**

TMK (3rd): 2-1-23:120 (por.); 2-1-20:01 (por.)
South Hilo District, Hawaii Island, State of Hawaii

October 2000

County of Hawaii
Department of Parks and Recreation
25 Aupuni Street
Hilo Hawaii 96720

**FINAL ENVIRONMENTAL ASSESSMENT
AND FINDING OF NO SIGNIFICANT IMPACT
KAWANANAKOA HALL DEMOLITION AND RECONSTRUCTION**

TMK (3rd) 2-1-23:120 (por.);2-1-20:01 (por.)
South Hilo District, Island of Hawaii, State of Hawaii

**PROPOSING/ACCEPTING
AGENCY:**

Hawaii County Department of Parks and Recreation
25 Aupuni Street
Hilo, Hawaii 96720

CONSULTANT:

Ron Terry Ph.D.
HC 2 Box 9575
Keaau, Hawaii 96749

CLASS OF ACTION:

Use of State land and State and County funds

This document is prepared pursuant to:

the Hawaii Environmental Protection Act,
Chapter 343, Hawaii Revised Statutes (HRS), and
Title 11, Chapter 200, Hawaii Department of Health Administrative Rules (HAR).

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SUMMARY OF PROJECT, ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Project Summary

The project, which has arisen out of community planning efforts, would demolish the existing Kawanānakoā Hall in Keaukaha and build a new gymnasium/community center. The facility would contain: 8,400 sq. ft. of athletic court space for volleyball, basketball, etc.; a storytelling room; two community rooms; a weight room; men's and women's locker rooms; four restrooms (two men's and two women's); administrative, mechanical, electrical, and janitorial space; a stage for presentations; a children's play area; landscaping; and 95 parking spaces. The facility would be compliant with the standards of the Americans with Disabilities Act. Cost would be approximately \$3.58 million, with \$1.33 million from State appropriations and \$2.25 million County funds. Community volunteer groups and donations are expected to help provide additional value. The project would begin construction in late 2000 and would be complete by mid-2001.

Short Term Impacts

Demolition Activities: The structure contains hazardous materials, including asbestos, lead paint, and arsenic.

Mitigation Measure: The County of Hawaii will notify the Hawaii State Department of Health, Indoor Air Quality Branch, at least 10 days prior to demolition, in conformance with 40 CFR 61, NESHAPS. The County of Hawaii will ensure that specifications to the demolition contractor will contain instructions for proper demolition techniques, awareness training, protective equipment, air monitoring, collection, and disposal.

Construction Impacts: Landclearing and construction activities will produce short-term impacts to noise, air quality, traffic, access and scenery.

Mitigation Measure: During any construction with the potential to cause sedimentation or other pollution, the County of Hawaii will require its contractor to adhere to Best Management Practices to avoid such impacts. All runoff will be required to be retained on site.

Long Term Impacts

No sensitive natural resources are present and no adverse long-term impacts to natural resources are expected to result from the project.

Resolution of Unresolved Issues from Draft EA

At the time the Draft EA for the project was issued (November 1999), the issue of impacts and mitigation to historic sites was an unresolved issue. The State Historic Preservation Division had preliminarily determined that demolishing the Hall would have an "adverse effect" on significant historic site resources. The Hawaii County Department of Parks and Recreation disputed this determination. This Environmental Assessment (EA) served as part of the process to resolve this disagreement and determine the appropriate course of action and mitigation. The results of consultation, correspondence for which is reproduced in Appendix 1C, has resulted in the resolution of the issue.

After reviewing all the evidence concerning the nature of the impacts upon the historic sites value of Kawanānakoā Hall, P&R has concluded that no significant impacts would occur with proper mitigation, as listed below.

Mitigation Measures

- o *Photodocumentation:* P&R will submit 4 X 5-inch negatives from a photoset that has been approved by SHPD, and will also submit 8 x 10-inch prints of certain photos that have been selected by SHPD for enlargement and printing. This photoset will reside in the SHPD archives, and a separate set of contact prints and selected enlargements will be used for a display at the new Kawanānakoā Gymnasium.
- o *Oral History.* P&R commissioned an oral history project of the gym that will be conducted to the standards specified by the Oral History Center at UH-Manoa by volunteers under the supervision of a consultant. It is expected that the project, which is already underway, will take four to six months to complete.
- o *Preservation plan for Additional Gyms.* In consultation with SHPD, P&R determined that the Papaaloa, Paauilo and Mt. View Gyms all had the appropriate combination of historical and architectural value, facility use patterns, condition, and community context that would merit consideration for formal preservation plans. SHPD will nominate each of these structures for listing on the National and State Registers of Historic Places, and P&R will cooperate and prepare specific maintenance and management plans at the appropriate time during the listing process.

PART 1: PROJECT BACKGROUND

1.1 Project Location, Ownership and Purpose and Need

Location and Ownership

Kawananakoa Hall is located on Baker Avenue in Keaukaha Hawaiian Home Lands, about two miles east of the center of Hilo town, on a portion of TMK 2-1-23-120 (Figs. 1-2).

The property is owned by the Hawaii State Department of Hawaiian Home Lands (DHHL). The land is under license to the Hawaii County Department of Parks and Recreation, which operates the facility. Kawananakoa Hall was built in the late 1930s on the makai side of Kalaniana'ole Street just west of Puhi Bay (see Fig. 1). The 1946 tsunami pushed it off its foundation and moved it onto Kalaniana'ole Street. Community members moved it in sections to its current location, where it was reassembled and partially reconstructed. It has been slightly renovated on several occasions and in the 1990s a new office was appended to its east side.

Purpose and Need

The purpose of the project is to provide a functional gymnasium and community center for the residents of Keaukaha. There is a high demand for recreation facilities in this community, which is isolated from the main part of Hilo by several miles of industrial facilities associated with the port and airport (see Fig. 1).

The heavily used facility has a number of deficiencies which severely restrict its usefulness to the Keaukaha community. First, it is dilapidated, with surface and structural damage from termites and other sources. The cost of replacing these materials would be very high. Second, the gym is inadequately sized to accommodate regulation volleyball or basketball games. The wall is one foot away from the foul line, leaving no areas for maneuvering outside the court. The gym affords no space for coaches, players on the bench, or spectators. The roof is too low for volleyball, as the ceiling rafters are repeatedly hit by balls. This unsatisfactory arrangement allows only limited use.

Restrooms for the facility are outmoded and overutilized. During busy periods at the gym and the adjacent ballfield, it is common for nearby churches and even residents to make their restrooms available for public use.

Furthermore, the hall is structurally deficient and may soon be unusable. Termite damage and dry rot affect a substantial proportion of its structural members and walls, floors and ceilings. It does not meet current standards for structural reinforcement and fire safety, and would pose a hazard to adjacent buildings in a hurricane.

1.2 Summary of Regulatory Requirements

This Environmental Assessment (EA) process was conducted in accordance with Chapter 343 of the Hawaii Revised Statutes (HRS). This law, along with its implementing regulations, Title 11, Chapter 200, of the Hawaii Administrative Rules (HAR), is the basis for the environmental impact process in the State of Hawaii. According to Chapter 343, an EA is prepared to determine impacts associated with an action, to develop mitigation measures for adverse impacts, and to determine whether any of the impacts are significant according to thirteen specific criteria. Part 5 lists these criteria and the preliminary findings of the County of Hawaii regarding significance. If no impacts are considered significant, then the agency implementing or approving the action will issue a Finding of No Significant Impact, or FONSI.

Accordingly, if this study concludes that no significant impacts would occur from implementation of the proposed action, a FONSI will be prepared and the action will be permitted to occur. If this study finds that significant impacts are expected to occur as a result of the proposed action, then an Environmental Impact Statement (EIS) will be prepared.

1.3 Public Involvement and Agency Coordination

The following agencies, organizations and individuals have been consulted during the Environmental Assessment Process:

County:

Planning Department
County Council

Public Works Department

State:

Department of Land and Natural Resources, Historic Preservation Division
Department of Health, Hawaii District Environmental Health Program

- o two community rooms (about 1,800 sq. ft. total);
- o a weight room;
- o men's and women's locker rooms;
- o four restrooms (two men's and two women's);
- o administrative, mechanical, electrical, and janitorial space;
- o a stage for presentations;
- o a children's play area; and
- o landscaping and 95 parking spaces

These improvements are further described and illustrated in Appendix 3, which contains the site plans, architectural specifications, elevations, and renderings. The facility would be compliant with the standards of the Americans with Disabilities Act. It should be emphasized that the precise size and configuration has yet not been finalized, but these would not affect the environmental impacts of the project.

The proposed project would cost approximately \$3.58 million, with \$1.33 million from State appropriations and \$2.25 million in County funds. Community volunteer groups and donations are expected to help provide additional value. The project would begin construction in late 2000 and would be complete by mid-2001.

2.2 No Action

Under the No Action Alternative, the Kawanakoa Gym would not be replaced. No temporary construction-related disturbance would occur, and the existing building would not be destroyed. None of the benefits to public recreation expected as a result of the project would occur. This EA considers the No Action Alternative as the baseline by which to compare environmental effects from the project. For most categories of impact, the No Action Alternative would result in no impacts. Therefore, unless explicitly mentioned, discussion of impacts and mitigation relates to the Proposed Project Alternative only.

2.3 Alternatives Evaluated and Dismissed

Consultation with the State Historic Preservation Division, which has initially evaluated the structure as potentially worthy of preservation as a significant historic site, has led to development of other Alternatives that would preserve the structure yet still address the project's purpose and need. The following conceptual options were preliminarily identified:

- A. Renovate Gymnasium
- B. Find an Alternative Site for the New Gymnasium
- C. Relocate Existing Kawanakoa Hall to Another Site
- D. Build New Gymnasium Adjacent to Existing Hall

A. *Renovate Gymnasium.* This alternative was evaluated and soon dismissed from further consideration. The existing gym is beyond renovation - at least if it is to retain its identity as a gym - for several reasons. First, it is dilapidated, with surface and structural damage from termites and other sources. The cost of replacing these materials would be very high. Second, the gym is inadequately sized to accommodate normal volleyball or basketball games. The wall is one foot away from the foul line, leaving no areas for maneuvering outside the court, much less benches, coaches, equipment or spectators. This is an unsafe and unsatisfactory arrangement, allowing only limited use. The roof is too low for volleyball, as the ceiling rafters are constantly hit by balls. Theoretically the walls could be set back and the roof could be elevated, but as the material is extensively damaged and would require replacement, one would essentially be demolishing the structure anyway. Renovation for use as a facility with a different function - as part of a community center for example - is possible. However, the exterior, ceilings and fixtures contain hazardous materials (see App. 4), complicating and raising the price of renovation for any purpose. In any case, the primary need at Hualani Park is a gymnasium.

2. *Alternate Sites.* Keaukaha is surrounded by an airport, an industrial area, pasture lands and marshes owned by Kamehameha Schools, and a shoreline park (Fig. 1). These lands form barriers to movement and expansion, but also serve to provide the community with a strong identity. Inside these boundaries the land use is 100 percent Hawaiian homesteads, with all lots owned by beneficiaries. The only exception is the 4-acre parcel containing Hualani Park, with its ballfields and Kawanakoa Hall, along with the adjacent parcels containing Keaukaha School and the Kamehameha School offices (Fig. 1). There are potential alternative sites in Hilo; for example, on vacant County and Bishop Estate land in Waiakea. However, several miles and busy highways separate these sites from the Keaukaha community, making them inaccessible to children on foot or bicycle. After consideration of alternative sites, the County of Hawaii determined that in order for the gymnasium to serve the residents of Keaukaha, it must be located within Keaukaha. Furthermore, if it is to be built within Keaukaha, it must be within Hualani Park. Therefore, the idea of an alternate site for the gym was dismissed.

3. *Relocate Existing Kawanakoa Hall to Another Site.* Another potential alternative is to move the old gym out of Keaukaha. However, the hazardous materials it contains would require extensive safety precautions for all preparation, relocation and even rudimentary renovation activities. These safety precautions would be more burdensome

than those required for on-site renovation. The cost of moving the gym under these conditions (not including renovation for use as a gym, which, as discussed above, is essentially infeasible) would be very high, probably over \$250,000, based on similar operations. Furthermore, there does not appear to be a location that could accommodate the structure, as it represents more of a liability than an asset for any prospective host. An unsuccessful search for prospective hosts was conducted after the Draft EA was published. Documentation is contained in Appendix 1C.

4. *Build New Gymnasium Adjacent to Existing Hall.* The County Parks and Recreation Department and the project architects attempted to develop a site plan that accommodated both the new gym and old gym on the same site (see App. 1, letter from P&R to SHPD, 11 August 1999, "Sheet 3" attachment). One small advantage to this plan is that it would supply somewhat more indoor recreational area. However, there are considerable disadvantages. The number of parking spaces would be reduced to 35 - well below the minimum required and practical level of 95 (one stall per 200 square feet of gross recreational area, plus ten ballfield parking spaces). As a result, during everyday use attendees would be required to park on Baker Street, which has a narrow right-of-way, lacks curbs and sidewalks, and generally does not accommodate safe parking. The County would also be required to maintain not one facility but two, the older of which would be costly to maintain and of marginal benefit. Also, the structures would be obliged to straddle two parcels - TMK 2-1-23:120 and 2-1-20:1 (used by Keaukaha Elementary School) - as well as the 25-foot wide alley separating them, which was not acceptable to the landowner, DHHL. Finally, the visual and functional integrity of the recreational complex would be compromised by the presence of two structures of clashing design spaced closely together on a small site.

After consideration of all these alternatives, the County concluded that demolishing the old gym and building a new one was the only alternative that could reasonably meet the purpose and need of the project, which is to provide a fully functional recreational facility for the residents of Keaukaha.

PART 3: ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

3.1 Basic Geographic Setting

The project site is about 1,800 feet from the ocean on a level area about 18 feet above mean sea level (Fig. 1). The surface geology is basalt lava flows from Mauna Loa (Wolfe and Morris 1996). The soil is classified as Keaukaha extremely rocky muck. This thin soil is permeable above the pahoehoe layer (typically located at about 8 inches in depth) but very slowly permeable below. Runoff is medium and erosion hazard is slight. Annual rainfall averages about approximately 130 inches (Giambelucca et al 1986).

Located in the middle of the Keaukaha Hawaiian Home Lands residential neighborhood, the project site is part of a complex of public uses that occupy an entire block. Hualani Park takes up the largest area and includes the existing Kawananakoa Hall, a small playground, a ballfield, and parking area (Fig. 1). Also on this block are Keaukaha Elementary School and the temporary Hilo campus of the Kamehameha Schools.

3.2 Physical Environment

3.2.1 Drainage and Water Quality

Environmental Setting

The project site is designated "X", defined as areas outside the 500 year flood plain, on the Flood Insurance Rate map (FIRM) prepared September 16, 1988 by the Federal Emergency Management Agency (FEMA). No streams, wetlands, or other aquatic sites are present on or near the site.

Impacts and Mitigation Measures

As the project site is already level and in use as a parking lot or park lawn, no major impact to drainage is expected. The following mitigation measures is proposed:

The County of Hawaii shall require provisions during the construction grading and earthwork to minimize the potential for soil erosion and off-site sediment transport. Best Management Practices (BMPs) such as standard soil erosion and sediment control shall be implemented, as described in the Erosion and Sediment Control Guide for Hawaii (USSCS 1981). All runoff will be required to be retained on site.

3.2.2 Lava Flow and Earthquake Hazards

Environmental Setting

The entire Big Island is subject to geologic hazards, especially lava flows and earthquakes. The project site is located in Lava Flow Hazard Zone 3 (on a scale of ascending risk 9 to 1). Zone 3 is considered "less hazardous than [Z]one 2 [which is adjacent to and downslope of active risk zones] because of greater distance from recently active vents and/or because the topography makes it less likely that flows will cover these areas" (Heliker 1990). As such, there is some risk of lava inundation over relatively short time scales.

In terms of seismic risk, the entire Island of Hawaii is rated Zone 4 Seismic Probability Rating (Uniform Building Code, Appendix Chapter 25, Section 2518). Zone 4 areas are at risk from major earthquake damage, especially to structures that are poorly designed or built.

The area is basically level, and is not anticipated to pose any problems in site design and preparation.

Impacts and Mitigation Measures

In general, geologic conditions impose no constraints on the project. Although the project is located in an area exposed to geologic hazard, any facilities that would service residents of this area must be located within such an area, and there are thus no reasonable alternatives. The gymnasium will be designed in conformance with the provisions of the Uniform Building Code appropriate to its Zone 4 Seismic Probability Rating.

3.2.3 Flora and Fauna, Wetlands, and Threatened and Endangered Species

The project site was inspected for biological resources in June of 1999. All vegetation is part of maintained landscaping, principally lawn (Fig. 2) No streams, wetlands, or other aquatic sites are present on or near the site. No listed, candidate or proposed endangered animal or plant species were found or would be expected to be found in the corridor. In terms of conservation value, no botanical or zoological resources requiring special protection are present.

Impacts and Mitigation Measures

Because of the lack of native ecosystems or threatened or endangered plant species, no adverse impacts would occur as a result of clearing and improvements.

3.2.4 Air Quality, Noise, and Scenic Resources

Environmental Setting

Air pollution in the Hilo area from manmade sources is minimal. Volcanic emissions of sulfur dioxide convert into particulate sulfate which causes a volcanic haze (vog) to blanket the area during occasional episodes when trade winds are not present, especially during winter.

When the site is in use, ambient noise at the site is high, mainly derived from children at play. Motor vehicles entering and exiting, outdoor sporting events, music and the occasional barking dog also elevate noise.

The Hawaii County General Plan contains Goals, Policies and Standards intended to preserve areas of natural beauty and scenic vistas from encroachment. This part of Keaukaha is not especially scenic, and the General Plan does not contain any references to this area.

Impacts and Mitigation Measures

The project would not affect air quality, scenery or noise levels, except for minor and brief effects during construction.

3.2.5 Hazardous Substances, Toxic Waste and Hazardous Conditions

Based on site inspection and information on file, it appears that this area is not subject to hazards from explosive or flammable fuels, other hazardous chemicals or radioactive materials.

However, the project involves demolition and disposal of materials that potentially contain lead and/or asbestos. Therefore, pursuant to federal and state laws and

regulations¹, a survey to identify lead-based paint and asbestos was conducted by an environmental engineer and industrial hygienist. Appendix 4 contains the full report, which is summarized below.

As expected in public structures built during this period, the survey identified non-friable asbestos and lead-based paint on several materials. Based on onsite inspection and information on file, no areas outside the gymnasium itself appear to have hazardous or toxic substances or any other hazardous conditions.

Asbestos was found in the kitchen sink undercoating and in the second floor linoleum floor covering. The area of non-friable asbestos does not exceed the minimum threshold of 160 square feet that requires notification of the Hawaii State Department of Health under the NESHAPS (National Emission Standard for Hazardous Air Pollutants) program. However, such notification is required at least 10 days prior to any demolition activity. Proper handling of asbestos will include adherence to specifications that require removal of asbestos containing material prior to demolition of the entire structure, NESHAPS notification, and disposal of material at an approved landfill.

Lead-based paint was identified on the exterior paint in concentrations between 0.018 and 1.6 percent content by dry weight. If improperly handled during demolition, this paint may expose construction workers to lead, produce lead dust, or generate waste stream material with high lead concentrations. It is therefore important to adhere strictly to specifications for lead paint removal during demolition.

In addition, arsenic-containing material (canec ceiling) was also identified. During the demolition process the contractor should utilize appropriate disposal methods for the canec material in accordance with state and federal laws and regulations.

The following mitigation measure will be employed: The County of Hawaii will notify the Hawaii State Department of Health, Indoor Air Quality Branch, at least 10 days prior to demolition, in conformance with 40 CFR 61, NESHAPS. The County of Hawaii will ensure that specifications to the demolition contractor will contain instructions for proper demolition techniques, awareness training, protective equipment, air monitoring, collection, and disposal.

¹ For asbestos: 40 CFR 61.145; 29 CFR 1926.5, and Hawaii Administrative Rules, Title 12, Chapter 145.1; for lead: 29 CFR 1910.1025, and HAR Title 12, Chapter 148.1.

3.3 Socioeconomic and Cultural

3.3.1 Land Ownership and Land Use, Designations and Controls

Existing Environment

The property is owned by the Hawaii State Department of Hawaiian Home Lands and is under license to the County of Hawaii. The site is within the Urban State Land Use District, is zoned Open by the County of Hawaii and is designated as Open on the Hawaii County General Plan Land Use Allocation Guide Map. The site is outside the Special Management Area (SMA). The proposed project is an appropriate and permitted use within the Urban District. The Hawaii County Planning Department has no jurisdiction on Hawaiian Home Lands, and therefore the requirements of the Zoning Code do not apply to this project. However, P&R will submit the plans for the facility to the Planning Department for Plan Approval review and will obtain a Building Permit.

Land use in and around the facility is recreation - including adjacent soccer and baseball fields also within Hualani Park - and education, at Keaukaha Elementary School and the temporary campus of Kamehameha Schools. Surrounding this are residential lots.

Impacts

The impacts to land use are beneficial. The proposed project is consistent with and would support the recreational, educational, and residential land uses. As part of the project, some parking for the facility will require use of DHHL land used by Keaukaha Elementary School, which has been consulted and will benefit from the shared parking facilities.

3.3.2 Socioeconomic Characteristics

Existing Environment

The project occurs within and would both affect and benefit the district of South Hilo, and particularly the Keaukaha neighborhood. Table 1 provides information on the socioeconomic characteristics of Census Tract 206, which includes the Keaukaha community as well as the Panaewa Hawaiian Home Lands and several other smaller neighborhoods, along with those of South Hilo and Hawaii County as a whole for comparison.

Impacts

The project would have no substantial socioeconomic impacts other than the beneficial impacts associated with recreation (discussed below). It should be noted that community groups have been active and vocal in supporting the proposed project for several decades (see Appendix 6, which contains selected meeting minutes, news clippings and other documents of project history).

Table 1
Selected Socioeconomic Characteristics

CHARACTERISTIC	GEOGRAPHIC AREAS		
	Hawaii Island	South Hilo	Tract 206
Total Population	120,317	39,537	3,902
Average Household Size	2.86	2.80	2.86
Percent Caucasian	39.9	26.7	23.9
Percent Asian	37.0	59.4	23.0
Percent Hawaiian	20.0	12.6	49.8
Percent Under 18 Years	28.7	27.2	27.0
Percent Over 65 Years	12.6	14.7	12.6
Percent Who Lived in State of Hawaii in 1985	84.5	91.4	91.4
Percent Over 25 Years With High School Diploma	77.7	78.4	81.3
Percent Adults in Labor Force	64.2	62.1	64.0
Median Family Income	\$33,186	\$35,579	\$20,964
Percent in Poverty	14.2	14.3	12.2
Median Home Price	\$113,000	\$110,800	\$79,200

Source: U.S. Bureau of the Census: 1990 Census of Population and Housing. STF 1-A, STF 3-A. Tract 206 includes Keaukaha and other portions of Panaewa east of Kanoelehua Avenue.

3.3.3 Recreation

Existing Environment

As mentioned in Section 1.1 in the context of Purpose and Need for the project, there is a high demand for recreation facilities in Keaukaha, which is isolated from the main part of Hilo by several miles of industrial facilities associated with the port and airport. The Hualani Park complex, which includes several playing fields as well as the gymnasium, has been identified during several years as *the most used County recreational facility in the State of Hawaii*. Appendix 7 contains annual usage summaries for Hualani Park from fiscal years 1997 and 1998 that show usage of 297,685 and 337,091 persons, respectively. In other words, approximately 1,000 people per day use the gymnasium and/or ballfields. Most participants are involved in organized sports, casual play or special events.

As discussed in Section 1.1, the current gym is dilapidated and inadequately sized, and lacks adequate restrooms and other essential accessories. During busy periods at the gym and the adjacent ballfield, it is common for nearby churches and even residents to make their restrooms available for public use. In addition to Keaukaha and Hilo residents and sports teams, Keaukaha School and Kamehameha School also use the facility.

As far back as the mid-1970s, a group of local residents began planning and lobbying for funding. The Kawanakoa Hall Community Action Group was formed in 1993 to bring the project to final way towards fruition. Over one hundred volunteers in the community have contributed to the community-based design for the project.

Impacts

In general, the proposed project would benefit the recreation and social environment of the Keaukaha community. A number of community groups have expressed official support for the project, including the local neighborhood association, the Keaukaha Hawaiian Homesteads Community Association. There are no known opponents to the project. The project would disrupt recreational activities during the estimated eight months of construction. There is an interim plan that will provide activities at Keaukaha School, field activities, and at beach parks.

3.3.4 Archaeology and Historic Sites

[Note: Section 3.3.4 has been extensively revised to reflect the continued consultation
[and resolution of the historic sites issue.

Environmental Setting and Impacts

According to local informants and a published oral history, Kawanānakoā Hall was built with Territorial funds in 1938 or 1939 on the makai side of Kalanianaʻole Avenue, a site later occupied by the former sewage treatment plant. The building was named after Princess Kawanānakoā, who in 1938 was the Special Commissioner in charge of Keaukaha (Akoi 1989:45). It supported various uses through the years, including schools, a nursery school, a medical clinic, and a gym. During World War II it housed soldiers. The 1946 tsunami, which devastated much of coastal Waiākea and downtown Hilo, tore the hall off its foundation and moved it onto Kalanianaʻole Street. Community members moved it in pieces from there to its current location on Baker Street, several blocks inland. The Baker Street site was overgrown and was machine-graded prior to relocating and reassembling the structure. Since that time the hall has been slightly renovated on several occasions, and in the 1990s a new office was added on to its east side (see photographs in Appendix 5).

Because the structure is older than 50 years and potentially has special architectural, community or cultural value, P&R began consultation with the State Historic Preservation Division (SHPD) by letter on July 7, 1999 (see App. 1A). This consultation was in conformance with the requirements of Chapter 6E, Hawaii Revised Statutes, which are triggered by use of State funds and potential effect to significant historic sites. SHPD responded in a letter of July 23, 1999:

“We believe the structure is a significant historic site and would meet the criteria to be eligible for the Hawaii and National Register of Historic Places. We believe that the proposed demolition would have ‘an adverse effect’ on the structure” (see App. 1A for full text of letter).

SHPD requested a detailed site plan of existing and proposed conditions, an evaluation of alternatives, and evaluation of the existing structural condition of the Hall, and photographs and history of the Hall.

P&R responded to the letter by partially fulfilling the requested analyses and material (see letter of 11 August 1999, App. 1), the remainder of which was reproduced in the Draft EA.²

In discussions with the SHPD, the P&R indicated that it did not concur with the determination by SHPD that Kawananakoa Hall qualifies for placement on the National and State Historic Registers. According to Chapter 6E, potential sites are eligible only if they meet one or more of five criteria. These criteria are paraphrased below in the context of the evaluation of P&R with respect to their applicability in this case:

- o Kawananakoa Hall does not have an association with events that have made an important contribution to the broad patterns of our history;
- o It is not associated with famous people or Hawaiian deities;
- o In the judgement of P&R, the hall is a rather typical, and not necessarily excellent, example of a 1930s era social and recreational facility;
- o It has not yielded and is not likely to yield important information for research in history and prehistory;
- o It does not have traditional cultural significance to an ethnic group.

The Draft Environmental Assessment process was used to continue the consultation with the State Historic Preservation Division and allow public comment on the proposed actions and the preliminary determinations of both SHPD and P&R. At the point of publication of the Draft EA (November 1999), the issue of impacts and mitigation to historic sites was still an unresolved issue.

Subsequent to the Draft EA, consultation continued. The correspondence for this consultation is contained in Appendix 1C. At SHPD's request, P&R performed an Historic Architectural Assessment of the structure, which is contained in Appendix 8. The assessment concluded that because "the hall is architecturally significant and has played an important role in the history of the community," it may be considered a significant historic site under the criteria of the National Register of Historic Places (see App. 8, p. 9).

In the interest of mitigating effects to this potential historic site in the least disruptive way, P&R explored various options for facility redesign, for relocating the building, and

² Section 2 contains a discussion of alternatives and use; Section 1.1 discusses the existing hall's structural condition, this Section provides a history of the structure, and Appendix 5 includes an historic resources inventory form and accompanying photographs.

for alternate site layouts that could preserve the building. Unfortunately, none of these efforts was successful. It was determined after extended consultation and study that the only feasible alternatives were to: 1) demolish the facility and construct a new one, or 2) to leave the site as-is. As the second alternative was incompatible with the recreational needs of the community, and as public comment before, during and after the Draft EA demonstrated universal support for the demolition/reconstruction alternative (e.g., see comment letters in App. 1B), P&R decided to proceed with demolition and construction, and seek to mitigate any adverse effects. After reviewing all the evidence concerning the nature of the impacts upon the historic site, P&R has concluded that no significant impacts would occur with proper mitigation, as listed below.

Mitigation Measures

In a letter of August 1, 2000, the State Historic Preservation Division essentially consented to supply its concurrence with P&R's planned action by prescribing several actions that could mitigate the adverse effects:

- o Photodocumentation
- o Oral History
- o Preservation Plans for Additional County Gymnasiums

In a letter of September 4, 2000, P&R agreed to these terms. The mitigation will be accomplished as follows:

- o *Photodocumentation:* P&R will submit 4 X 5-inch negatives from a photoset that has been approved by SHPD, and will also submit 8 x 10-inch prints of certain photos that have been selected by SHPD for enlargement and printing. This photoset will reside in the SHPD archives, and a separate set of contact prints and selected enlargements will be used for a display at the new Kawananakoa Gymnasium..
- o *Oral History.* P&R commissioned an oral history project of the gym that will be conducted to the standards specified by the Oral History Center at UH-Manoa by volunteers under the supervision of a consultant. It is expected that the project, which is already underway, will take four to six months to complete.
- o *Preservation plan for Additional Gyms.* In consultation with SHPD, P&R determined that the Papaaloo, Paauilo and Mt. View Gyms all had the appropriate combination of historical and architectural value, facility use patterns, condition, and community context that would merit consideration for formal preservation plans. SHPD will nominate each of these structures for listing on the National and State Registers of Historic Places, and P&R will cooperate and prepare

specific maintenance and management plans at the appropriate time during the listing process.

3.4 Public Facilities

Hualani Park is served by public roads, electrical, telephone and CATV service, water lines and sewer lines. No direct or indirect impact to these services is expected as a result of the project.

3.5 Secondary and Cumulative Impacts

The proposed project will not involve any secondary impacts, such as population changes or effects on public facilities.

Cumulative impacts result when implementation of several projects that individually have limited impacts combine to produce more severe impacts or conflicts in mitigation measures. The adverse effects of the project – very minor and temporary disturbance to air quality, noise, and visual quality during construction - are very limited in severity, nature and geographic scale. There are no projects being undertaken nearby which would combine in such a way as to produce adverse cumulative effects or involve a commitment for larger actions. In terms of potential loss to the inventory of public architecture from the early 20th century, there are many examples (e.g., the gyms and community centers in at least a dozen plantation towns in East Hawaii) that contain finer and better preserved examples of this genre. As part of mitigation for this project, the County gyms at Papaaloa, Paauilo and Mt. View will be nominated for listing on the National and State Registers of Historic Places, facilitating their preservation. There would therefore be no cumulative impact to historic site resources.

3.6 Required Permits and Approvals

Construction of the facility will involve the following:

County of Hawaii:

Plan Approval
Building Permit

3.7 Consistency With Government Plans and Policies

3.7.1 Hawaii State Plan

The Hawaii State Plan was adopted in 1978. It was revised in 1986 and again in 1991 (Hawaii Revised Statutes, Chapter 226, as amended). The Plan establishes a set of goals, objectives and policies that are meant to guide the State's long-run growth and development activities. The proposed project is consistent with State goals and objectives that call for improving public health and safety and expanding recreational opportunities for a broad segment of Hawaii's population.

3.7.2 Hawaii County General Plan

The General Plan for the County of Hawaii is a policy document expressing the broad goals and policies for the long-range development of the Island of Hawaii. The plan was adopted by ordinance in 1989. The General Plan is organized into thirteen elements, with policies, objectives, standards, and principles for each. There are also discussions of the specific applicability of each element to the nine judicial districts comprising the County of Hawaii. Among the goals, policies and standards for recreation and historic sites are the following:

K. Recreation. Policies:

- o The County of Hawaii shall improve existing public facilities for optimum public usage.
- o The County shall provide facilities and a broad recreational program for all age groups, with special considerations for the handicapped, the elderly, and young children.

E. Historic Sites. Goals

- o Protect and enhance the sites, buildings and objects of significant historical and cultural importance in Hawaii

Discussion: The proposed project satisfies relevant goals, objectives, and courses of action related to recreation and historic sites (see Section 3.4 for discussion of resolution of issues related to historic sites).

PART 4: DETERMINATION

The Hawaii County Department of Parks and Recreation has determined that impacts from the proposed project will be minimal and that the project will not significantly alter the environment. It has therefore issued a Finding of No Significant Impact (FONSI), which means that an Environmental Impact Statement is not warranted and will not be prepared.

PART 5: FINDINGS AND REASONS

Chapter 11-200-12, Hawaii Administrative Rules, outlines those factors agencies must consider when determining whether a project has significant effects:

1. *The proposed project will not involve an irrevocable commitment or loss or destruction of any natural or cultural resources.* No valuable natural or cultural resource would be involved, committed or lost. With specified mitigation of photodocumentation, oral history, and preservation plans for other gymnasiums, no significant impacts to historic sites will occur, and the net effect will be beneficial in terms of historic sites.
2. *The proposed project will not curtail the range of beneficial uses of the environment.* No restriction of beneficial uses would occur.
3. *The proposed project will not conflict with the State's long-term environmental policies.* The State's long term environmental policies are set forth in Chapter 344, HRS. The broad goals of this policy are to conserve natural resources and enhance the quality of life. A number of specific guidelines support these goals. No aspect of the proposed project conflicts with these guidelines. The project is environmentally benign and is consistent with all elements of the State's long-term environmental policies.
4. *The proposed project will not substantially affect the economic or social welfare of the community or State.* The only marked effect of the project will be a beneficial one - to improve recreation for residents of South Hilo in general and specifically Keaukaha.
5. *The proposed project does not substantially affect public health in any detrimental way.* The project improves public health by providing better restroom facilities in an area where current facilities are inadequate.
6. *The proposed project will not involve substantial secondary impacts, such as population changes or effects on public facilities.* No secondary effects are expected.

7. *The proposed project will not involve a substantial degradation of environmental quality.* The project would not contribute to environmental degradation.

8. *The proposed project will not substantially affect any rare, threatened or endangered species of flora or fauna or habitat.* No rare, threatened or endangered species of flora or fauna are known to exist on the project site, and none would be affected by any project activities.

9. *The proposed project is not one which is individually limited but cumulatively may have considerable effect upon the environment or involves a commitment for larger actions.* The project is not related to other activities in the region in such a way as to produce adverse cumulative effects or involve a commitment for larger actions.

10. *The proposed project will not detrimentally affect air or water quality or ambient noise levels.* No substantial effects to air, water, or ambient noise would occur. Brief, temporary effects would occur during construction.

11. *The project does not affect nor would it likely to be damaged as a result of being located in environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal area.* Although the proposed project is located in zone exposed to earthquake and volcanic hazard, there are no reasonable alternatives that would avoid such exposure.

12. *The project will not substantially affect scenic vistas and viewplanes identified in county or state plans or studies.* No County or State plan, including the Hawaii County General Plan, identifies important views in this area.

13. *The project will not require substantial energy consumption.* Negligible amounts of energy input will be required for construction.

For the reasons above, the proposed project will not have any significant effect in the context of Chapter 343, Hawaii Revised Statutes and section 11-200-12 of the State Administrative Rules.

REFERENCES

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- University of Hawaii at Manoa, Dept. of Geography. 1983. *Atlas of Hawaii*. 2nd ed. Honolulu: University of Hawaii Press.
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APPENDIX 1A

COMMENT LETTERS

FROM AGENCIES AND ORGANIZATIONS

IN RESPONSE TO PRE-CONSULTATION

BENJAMIN J. CAYETANO
GOVERNOR



Bruce S. Anderson, Ph.D., M.P.H.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 918
HILO, HAWAII 96721-0918

July 9, 1999

Mr. Ron Terry, Ph.D.
HC2 Box 9575
Keaau, Hawaii 96749

Dear Ron,

Thank you for allowing the Department of Health to make comments to the proposed project. The following comments are shared with you:

The subject lot is located in the Critical Wastewater Disposal Area. The Department of Health would support any sewer requirements made by the County of Hawaii. If it is determined that the sewer line is not accessible, any developments on this lot would require all wastewater be disposed into a Septic Tank System.

As a demolition and renovation activity, the Federal Register, 40 CFR Part 61, National Emission Standard for Hazardous Air Pollutants, Asbestos NESHAP Revision; Final Rule, November 20, 1990, requires the owner/operator to inspect the affected areas to determine whether asbestos is present.

Under the Asbestos School Hazard Abatement Response Act (ASHARA), all persons who conduct inspections (i.e. perform sampling and assessment of suspected asbestos-containing material) in schools or public and commercial buildings must have an active Asbestos Hazard Emergency Response (AHERA) certificate-of-training from an accredited training provider.

Under NESHAP's regulation, the owner/operator would be required to file with the Department of Health, Noise, Radiation, and Indoor Air Quality Branch, an Asbestos Demolition/Renovation notification 10 working days prior to demolition of each building or the disturbance of regulated asbestos-containing material. All regulated quantities and types of asbestos-containing materials would be subject to emission controls, proper collection, containerizing, and disposal at a permitted landfill.

Under a renovation project, if the amount of friable or non-friable material rendered friable is less than 160 square feet, the project would not be subject to the NESHAP requirements. However, the persons who conduct activities related to abatement and/or disturbances to friable material greater than three square feet or three linear feet, must have an active AHERA certificate of

Mr. Ron Terry, Ph.D.
July 9, 1999
Page 2

training from an accredited provider for that specific discipline (i.e., project designer, abatement supervisor and worker).

If you have any further questions, please feel free to contact Mr. Robert H. Lopes at (808) 586-5800.

Construction activities must comply with the provisions of Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control."


- a. The contractor must obtain a noise permit if the noise levels from the construction activities are expected to exceed the allowable levels of the rules.
- b. Construction equipment and on-site vehicles requiring an exhaust of gas or air must be equipped with mufflers.
- c. The contractor must comply with the requirements pertaining to construction activities as specified in the rules and the conditions issued with the permit.

Should there be any questions on this matter, please contact Donn Hashimoto at 933-0917.

Underground Injection Systems (Ph. 586-4258) which receive wastewater or storm run-offs from the proposed development need to address the requirements of Chapter 23, Hawaii State Department of Health Administrative Rules, Title 11, "Underground Injection Control."

A copy of the completed EA is appreciated. Please feel free to call me at 933-0917 if there is a need for discussion.

Sincerely,



Aaron Ueno
District Environmental Health Program Chief

Stephen K. Yamashiro
Mayor



Jiro A. Sumada
Deputy Chief Engineer

County of Hawaii
DEPARTMENT OF PUBLIC WORKS
25 Aupuni Street, Room 202 · Hilo, Hawaii 96720-4252
(808) 961-8321 · Fax (808) 961-8630

July 15, 1999

GEO METRICIAN
HC 2 BOX 9575
KEAAU HAWAII 96749

SUBJECT : DRAFT ENVIRONMENTAL ASSESSMENT
Reconstruction of Kawananako Hall
TMK: 2-1-23: 120


We acknowledge receipt of your letter concerning the subject matter, and provide you with our comments as follows:

1. Any building construction shall conform to all requirements of code and statutes of the County of Hawaii.
2. All development generated runoff shall be disposed on site and shall not be directed toward any adjacent properties.
3. All earthwork and grading shall be in conformance with Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
4. The subject property is found within Flood Zone "X", according to the Flood Insurance Rate Map dated September 16, 1988.
5. Sewer line connections shall conform to the rules and regulations of the County of Hawaii, Wastewater Division.
6. Improvements should be located beyond the future road widening setback established by the Planning Department.

DRAFT EA
July 15, 1999
Page 2 of 2

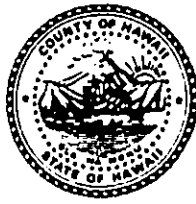
7. The roadways within the Keaukaha community are under the jurisdiction of the Department of Hawaiian Home Lands (DHHL). Comments and requirements concerning this roadway should be directed to the DHHL.
8. We do not need to receive a copy of the environmental assessment when it is completed.

Should there be any questions concerning this matter, please feel free to contact Mr. Casey Yanagihara in our Engineering Division at (808)961-8327.


Galen M. Kuba, Division Chief
Engineering Division

CKY

Stephen K. Yamashiro
Mayor



Wayne G. Carvalho
Police Chief

James S. Correa
Deputy Police Chief

County of Hawaii
POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-2702

July 15, 1999

Mr. Ron Terry, Ph.D.
Geo Metrician
HC 2 Box 9575
Keaau, HI 96749

Dear Mr. Terry:

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR PROPOSED DEMOLITION AND RECONSTRUCTION OF KAWANANAKOA HALL (TMK 2-1-23:120)

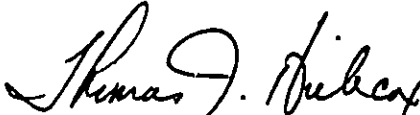
This acknowledges your letter of July 7, 1999, requesting our comments on any special environmental conditions or impacts related to the above-referenced project.

Staff has reviewed your request and has no comments or objections to offer at this time.

Thank you for the opportunity to comment.

Sincerely,

WAYNE G. CARVALHO
POLICE CHIEF


THOMAS J. HICKCOX
ASSISTANT POLICE CHIEF
FIELD OPERATIONS BUREAU

FHR:lk



GEO METRICIAN

Ron Terry, Ph.D.

HC 2 Box 9575
Keaau, Hawaii 96749
(808) 982-5831

July 7, 1999

Don Hibbard, Administrator
State Historic Preservation Division
601 Kamokila Blvd, Room 555
Kapolei HI 96707
Attn: Carol Ogata

Dear Mr. Hibbard:

Subject: Environmental Assessment for Proposed Demolition and Reconstruction of Kawananako Hall (TMK 2-1-23:120)

I am in the process of preparing a Draft Environmental Assessment for a proposed activity in compliance with Chapter 343, HRS, and Title 11, Chapter 200, HAR.

The Hawaii County Department of Parks and Recreation proposes to demolish the existing Kawananako Hall/Gymnasium in Keaukaha and to build a new facility on the same site using State and County funds. The demolition is necessary because of extensive surficial and structural deficiencies and the inability of the facility to accommodate the heavy use it experiences. The project originated within the Keaukaha community and has been planned with extensive community participation.

The areas of investigation in the Environmental Assessment will include but not be limited to the following: hazardous materials disposal; water quality assurance; wastewater treatment; flora, fauna, and ecosystems; traffic impacts; geology, soils, and hazards; flooding and drainage impacts; social and community impacts; historic sites; and economic impacts.

We would appreciate your comments on any special environmental conditions or impacts related to the development. We note that the building is not listed on the State or National Registers of Historic Places. Although the structure is greater than 50 years old, the County of Hawaii does not believe that the structure is a significant historic site and will seek your concurrence with this determination as part of the EA process. However, in recognition that the building does have some historic value, the EA will also include an historic resources inventory form, photodocumentation with a view camera (4x5" negatives), and a brief history of the structure based on written and oral accounts. Please contact me at 982-5831 if you have any questions or require clarification. Kindly indicate whether you wish to receive a copy of the EA when completed.

Sincerely,



Ron Terry

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES
JANET E. KAWALO

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
501 Kamohala Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

July 23, 1999

Ron Terry, Ph.D.
Geo Metrician
HC 2 Box 9575
Keaau, Hawaii 96749

LOG NO: 23825
DOC NO: 9907co15
Architecture

Dear Dr. Terry:

**SUBJECT: Environmental Assessment for Proposed Demolition and
Reconstruction of Kawanakoa Hall
TMK 2-1-23:120, Keaukaha, Hawaii**

Thank you for the letter dated July 7, 1999, regarding the proposed demolition of the Kawanakoa Hall, in Keaukaha. We believe that the structure is a significant historic site and would meet the criteria to be eligible for the Hawaii and National Register of Historic Places. We believe that the proposed demolition will have 'an adverse effect' on the structure. .

We are not familiar with the boundary of the site and request that a site plan be submitted of the existing conditions and proposed (if available). The requirements in terms of size, etc. for the proposed facility, also parking, etc.; alternatives which are being considered, or have been considered and the reasons they were not selected; an evaluation of the existing structural condition of the Hall; current and proposed functions, possible other functions which could be housed there; and photographs and a history of the structure should be submitted, but at this time will not be considered as mitigative measures.

Thank you for the opportunity to comment. Should you have any questions please contact Carol Ogata at 692-8032.

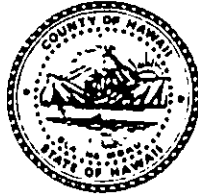
Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

August 11, 1999

Don Hibbard, Administrator
State Historic Preservation Division
601 Kamokila Blvd, Room 555
Kapolei HI 96707

Attn: Carol Ogata

**Subject: Chapter 6E Consultation for Demolition/Reconstruction of
Kawananakoa Hall (TMK 2-1-23:120)**

We received your letter of July 23, 1999, to our consultant, Dr. Ron Terry, in which you stated that you believe Kawananakoa Hall is a significant historic site and that our proposed demolition would have an adverse effect on it in the context of Chapter 6E, HRS. You also requested a site plan and a discussion of alternatives that are being considered, along with a description of current, proposed and possible uses for the site, and a history of the structure with photographs. We have instructed our consultant to include these in the EA.

At this point we would like to continue our consultation with your office so that perhaps we can reach a mutually agreeable solution or at least fully understand each other's position. We would like to provide you with our views on three major aspects of the project:

1. *Kawananakoa Hall as a Significant Historic Site.* Our understanding of the criteria by which sites are listed to the State and National Historic Register does not lead us to the conclusion that the site is eligible for the register. According to our analysis:

1. It does not have an association with events that have made an important contribution to the broad patterns of our history;
2. It is not associated with famous people or Hawaiian deities;
3. In our opinion, it is a rather typical, and not necessarily excellent, example of a 1930s era social and recreational facility;
4. It has not yielded and is not likely to yield important information for research in history and prehistory;

5. It does not have traditional cultural significance to an ethnic group - which is obvious from the apparently unanimous support of the community to demolish it and build a new gym.

We are sure you would agree that only certain buildings from former times are imbued with significant historic attributes. In our opinion, Kawanakoa Hall is an ordinary, rather than outstanding, building of its era and one which has become quite dilapidated with time. We are interested in learning your rationale for declaring the building eligible for the registers.

As government agencies entrusted with maintaining public property, we have no interest in demolishing structures that have a useful public role to play. Therefore, as explained below, we have carefully considered whether the structure can remain where it is and effectively serve the Keaukaha community. We have decided that it cannot and that a new structure must take its place.

2. *Alternate Sites or Site Plans.* It is important to briefly review the geography of Keaukaha to in order to understand the factors that constrain the breadth of alternatives for the project. Keaukaha is surrounded by an airport, an industrial area, pasture lands and marshes owned by Kamehameha Schools, and a shoreline park (see attached map). These lands form barriers to movement and expansion, but also serve to provide the community with a strong identity. Inside these boundaries the land use is 100 percent Hawaiian homesteads, with all lots owned by beneficiaries. The only exception is the 4-acre parcel containing Hualani Park and its gym, and the adjacent parcels containing Keaukaha School and the Kamehameha School offices (see attached site plan 1, Existing Conditions). Hualani Park is reportedly the most-used community recreation facility in the State of Hawaii, with more than 300,000 users each year.

It is clear that in order for the gymnasium to serve the residents of Keaukaha, it must be located within Keaukaha. If it is to be built within Keaukaha, it must be within Hualani Park.

With this in mind, there are several possible alternatives: a) Renovate the existing gym; b) demolish the old gym and build a new one; c) build a new gym beside the old gym; d) move the old gym outside of Keaukaha and build a new gym.

A) The existing gym is beyond renovation - at least if it is to retain its identity as a gym - for several reasons. First, it is extensively dilapidated, with a large amount of surface and structural damage from termites and other sources. The cost of replacing these materials would be very high. Second, the gym is inadequately sized to accommodate normal volleyball or basketball games. The building's exterior wall is one foot away from the foul line, leaving no areas for maneuvering outside the court and leaving no areas for benches, coaches, equipment or spectators, who must peer in through the doors. This is an unsafe and unsatisfactory arrangement, allowing only limited use. The roof is too low for volleyball, although volleyball is played under very adverse conditions. Theoretically, the walls could be set back and the roof could be elevated, but as the building is extensively dilapidated and would require extensive replacement of walls and roof, one would essentially be demolishing the structure.

B) The proposed project would demolish the gym and build a new one. The space currently taken up by the old gym would provide badly needed recreational area for the new gym. There is just enough space on the parcel to accommodate *minimum* parking needs (see Site Plan 2, Proposed Work). The design of the gym, which has arisen out of community planning, would be functional, and the recreational complex as a whole would have a fine integrity of design.

C) Site Plan 3, Alternate Proposed Work, shows how the new gym and old gym could be accommodated on the same site. One small advantage to this plan is that it would supply somewhat more indoor recreational area. In our view, this is greatly outweighed by the disadvantages. Parking would be reduced well below minimum required levels and, during everyday use, attendees would be required to park on the street, which has a narrow right-of-way, lacks curbs and sidewalks, and generally does not accommodate safe parking. The County would also be required to maintain not one facility but two, one of which is costly to maintain. Finally, the visual and functional integrity of the recreational complex would be compromised by the presence of two structures of clashing design huddling cheek-by-jowl on a small site.

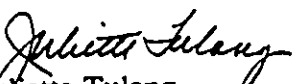
D) The last alternative is to move the old gym out of Keaukaha. Be aware that the building contains hazardous materials, and all preparation, relocation and even rudimentary renovation activities would require safety precautions similar to, but more burdensome than, those required for demolition. We have not estimated the cost for all this, but we anticipate a minimum of \$250,000 based on similar operations. Furthermore, we would have to identify a location that could accommodate the dilapidated structure. Frankly, it would be as much a liability as an asset for the prospective host.

After consideration of all these alternatives, the County concluded that demolishing the old gym and building a new one was the most reasonable alternative.

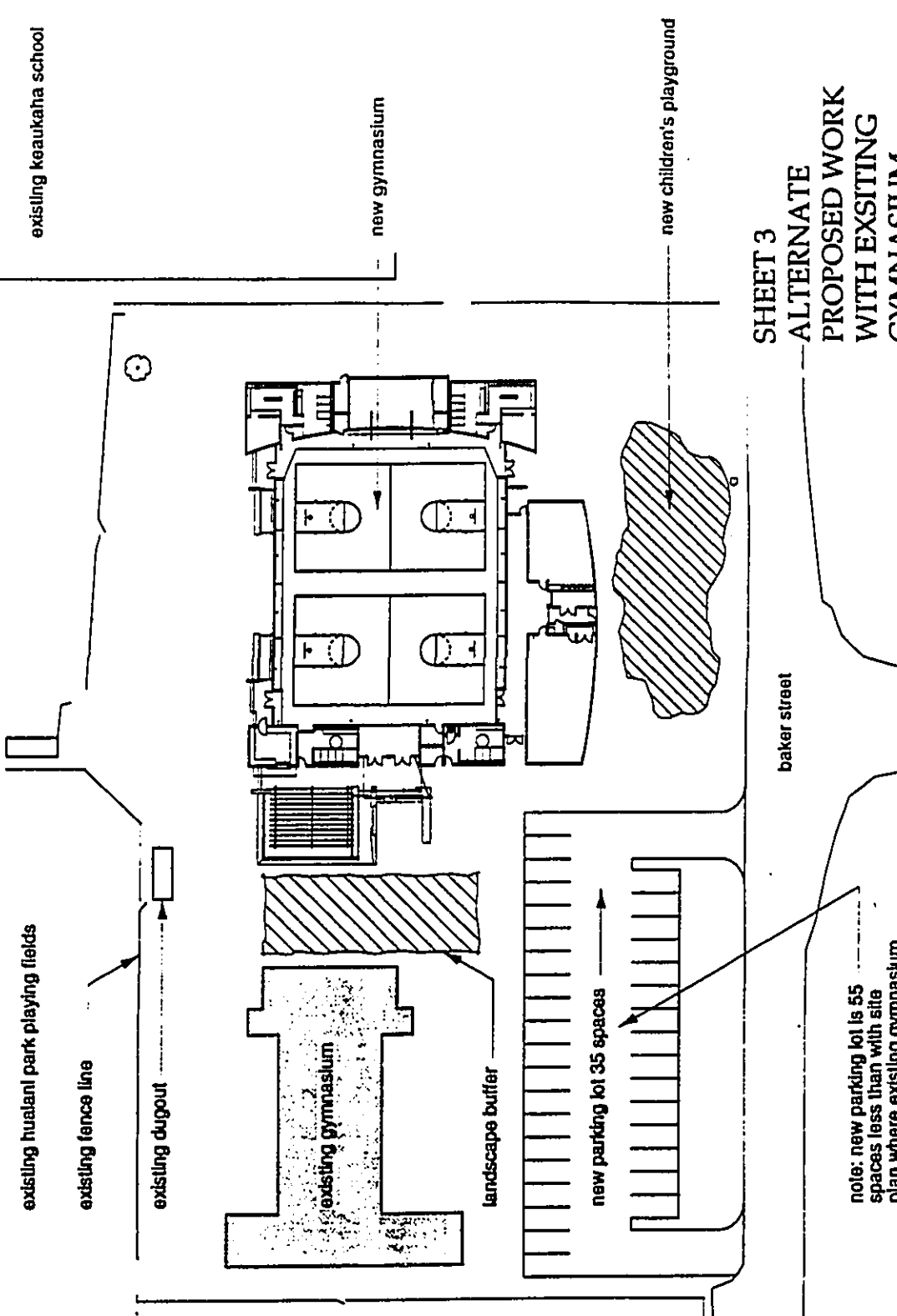
3. *The Project is a Community Endeavor.* While we realize that your agency has only limited discretion to weigh such factors as community sentiment in your decisions, we must emphasize that this project has been a grass-roots effort of this Native Hawaiian settlement from the very beginning. As far back as the mid-1970s, Auntie Abby Napeahi and others began planning and lobbying for funding. For twenty years, as a number of governors and legislators came and went and as some strong advocates for the project passed on, the kupuna never gave up their struggle to bring quality recreation to their children. The Kawanakoa Hall Community Action Group was formed in 1993 to get the project on its way towards fruition. Since then, dedicated volunteers in the community have worked tirelessly on the project. A Native Hawaiian architect from Los Angeles has made many trips to Hilo and donated countless hours to facilitate the community-based planning effort. The Keaukaha Hawaiian Homesteads Community Association has expressed full support for the plans. Although we are certain that the community is fond of their hall, we know of no one who objects to its demolition, if a new gym is built in its place.

We invite your response to these thoughts. We also invite you to visit Keaukaha and formally or informally consult with the community. We believe you will experience a wonderful example of community planning.

Sincerely,


Juliette Tulang
Director

encls



note: new parking lot is 55 spaces less than with site plan where existing gymnasium is removed see sheet 2

**SHEET 3
ALTERNATE
PROPOSED WORK
WITH EXSITING
GYMNASIUM**

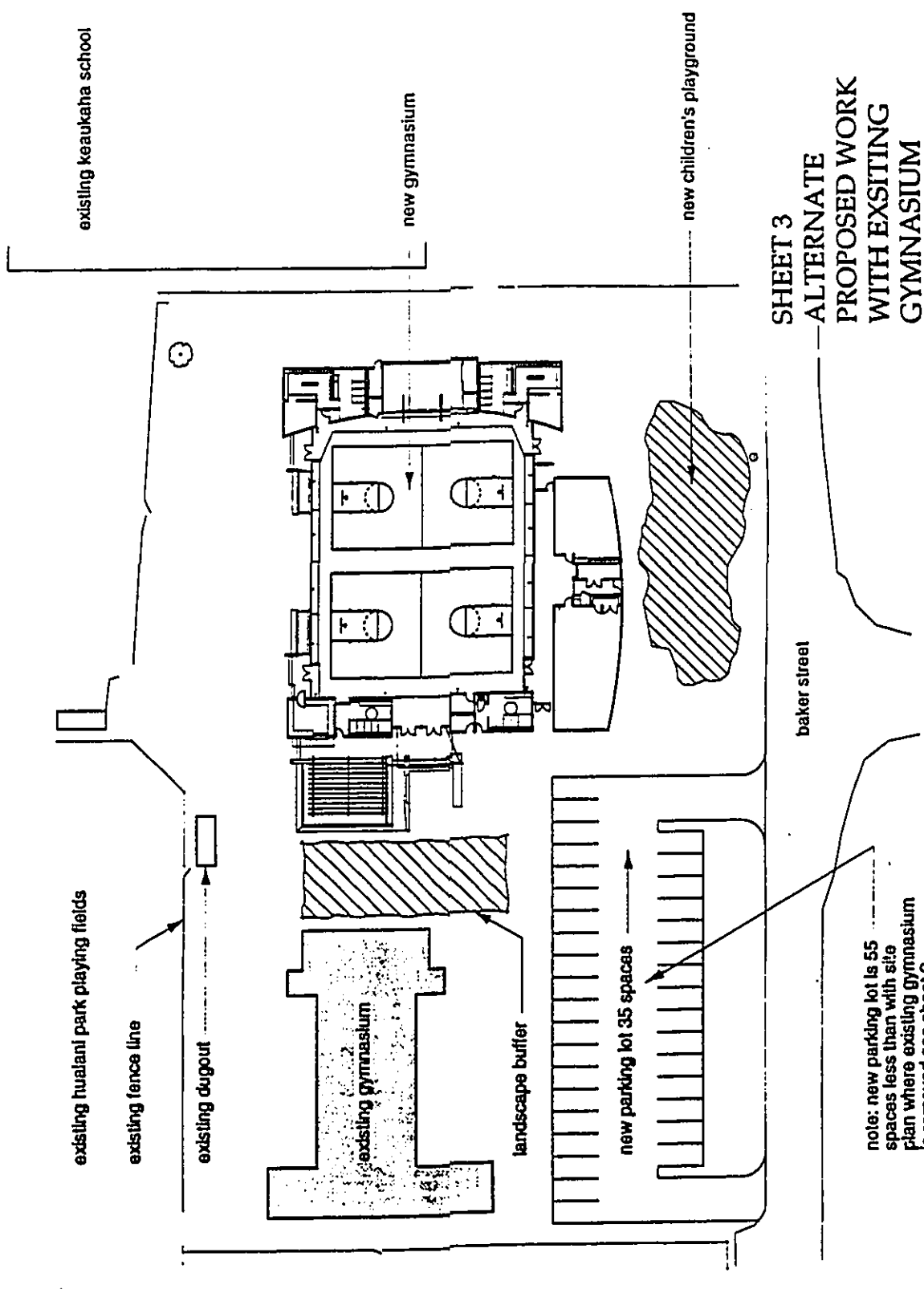
Kawanakoa Hall TMK 2-1-23: 120, Hilo, Hawaii

Riehm Owensby Planners Architects

SCALE: 1"=60'-0" 8 4 99

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

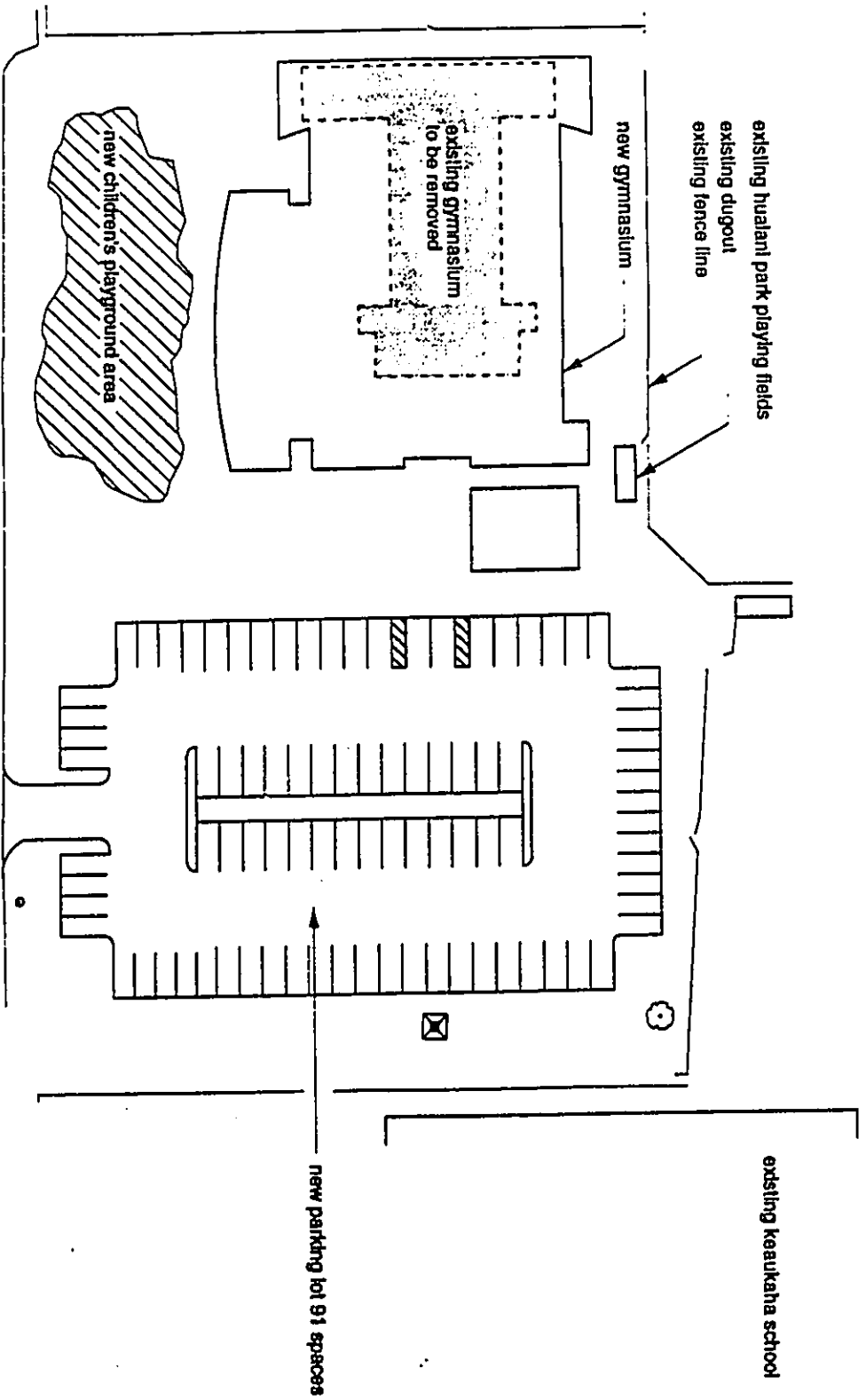


**SHEET 3
ALTERNATE
PROPOSED WORK
WITH EXISTING
GYMNASIUM**

Riehm Owensby Planners Architects

SCALE: 1"=60'-0" 8/99

Kawanakoa Hall TMK 2-1-23: 120, Hilo, Hawaii



Kawananakoa Hall

TMK 2-1-23: 120, Hilo, Hawaii

SCALE: 1"=40'-0" 8.4.99

SHEET 2
PROPOSED WORK

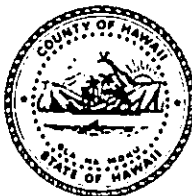
Ridm Owensby Planners Architects

APPENDIX 1B

COMMENT LETTERS TO DRAFT EA

AND RESPONSES

Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

November 17, 1999

PLANNING DEPARTMENT
25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

Dr. Ron Terry, Ph.D.
GeoMetrician Associates
HC 2 Box 9575
Keaau, HI 96749

Dear Dr. Terry:

Draft Environmental Assessment for the Kawanakoa
Hall Demolition and Reconstruction Project
TMK: 2-1-23: Portion of 120; Waiakea, South Hilo, Hawaii

Thank you for your letter dated November 5, 1999, transmitting a copy of the above-described draft environmental assessment for our review and comment.

We have completed our review and have no comments and/or objections to the information contained within the document relative to land use nor the anticipated Finding of No Significant Impact (FONSI).

We appreciate being given the opportunity to review the draft environmental assessment. We look forward to receiving a copy of the Final Environmental Assessment-Notice of Determination upon its submittal to the Office of Environmental Quality Control.

Please contact Daryn Arai of this office should you have any questions.

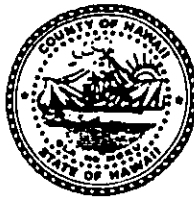
Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

DSA:gp
P:\wp60\Ch343\1999\L.Kawanakoa01.doc

c: County, P&R
OEQC

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Virginia Goldstein, Director
Hawaii County Planning Department
25 Aupuni Street, Room 109
Hilo, HI 96720

Dear Ms. Goldstein:

Thank you for your letter of November 17, 1999, acknowledging receipt of the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project. We will be happy to send you a copy of the Final EA, as requested.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette Tulang".

Juliette Tulang, Director

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186

November 22, 1999

Juliette Tulang
Hawaii Department of Parks & Recreation
25 Aupuni Street
Hilo, HI 96720

Attention: Glenn Miyao

Dear Ms. Tulang:

Subject: Draft Environmental Assessment (EA) for Kawananako Hall,
Keaukaha

The proposed facility will be larger than the existing one. How much additional noise will the increased activity generate, and how will this affect the nearest residences? What mitigation measures are planned?

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in cursive script, appearing to read "Genevieve Salmonson".

GENEVIEVE SALMONSON
Director

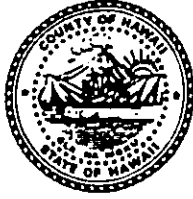
c: Ron Terry

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NOV 22 1999

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Dear Ms. Salmonson:

Thank you for your letter of November 22, 1999, commenting on the Draft Environmental Assessment for the Kawanakoa Hall Demolition and Reconstruction project. The following are detailed responses to your individual comments.

1. *Quantity of Noise Increase/Mitigation.* We have not estimated the amount of additional noise that might be generated by the facility, but we do not expect it to be substantially different from current levels. The gym sits on a complex of public use facilities that comprises two schools and two ballfields, all of which generate noise. We are not aware that gymnasium noise is currently perceived as a problem by surrounding residents. As is evident from the unanimous support expressed in the comment letters on the EA, the community is clearly in favor of constructing a new gym. If at some future time noise becomes a problem, we would consider noise mitigation barrier walls and/or time restrictions on the use of the facility. Currently, however, we do not anticipate any problems in this regard.

Again, thank you for your comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Juliette Tulang".

Juliette Tulang, Director

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



RAYNARD C. SOON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

JOBIE M. K. M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

December 15, 1999

Ms. Juliette Tulang, Director
County of Hawaii
Department of Parks and Recreation
25 Aupuni Street, Room 201
Hilo, Hawaii 96720

Dear Ms. Tulang:

Subject: Draft Environmental Assessment for Proposed Demolition
and Reconstruction of Kawananakoa Hall, Keaukaha,
Hawaii, Tax Map Key No. (3) 2-1-23:120

Thank you for allowing the Department of Hawaiian Home Lands
(DHHL) to comment on the draft Environmental Assessment for the
proposed demolition and reconstruction of Kawananakoa Hall.

The Kawananakoa Hall and the adjacent Hualani Park are licensed
to the County of Hawaii, Department of Parks and Recreation,
under DHHL License Agreement No. 44. DHHL supports the
community planning efforts to create a community center/sports
facility for the Keaukaha community.

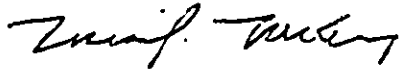
Due to its close proximity to the Hilo International Airport,
the project will be impacted by the airport noise. Any design
should take into consideration sound attenuation treatment. The
Department of Transportation, Airports Division, is currently
reviewing its noise compatibility program for the Hilo
International Airport. You should arrange to have a meeting
with the Airports Division and its consultant. They may be able
to help with the design and funding of the sound attenuation
treatment portion of the project. Enclosed is an excerpt from
its Working Paper No. 2 on sound attenuation treatment for
buildings in the surrounding area.

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COUNTY OF HAWAII
DEC 16 11 15 AM '99

Ms. Juliette Tulang
December 15, 1999
Page 2

Should you have any questions, please call Linda Chinn, Acting
Land Management Branch Manager, at 587-6432.

Aloha,



Mike McElroy, Administrator
Land Management Division

Enc.



Airports Division
DEPARTMENT OF TRANSPORTATION
STATE OF HAWAII

HILO
INTERNATIONAL
AIRPORT
MASTER PLAN

NOISE SENSITIVE
AREAS

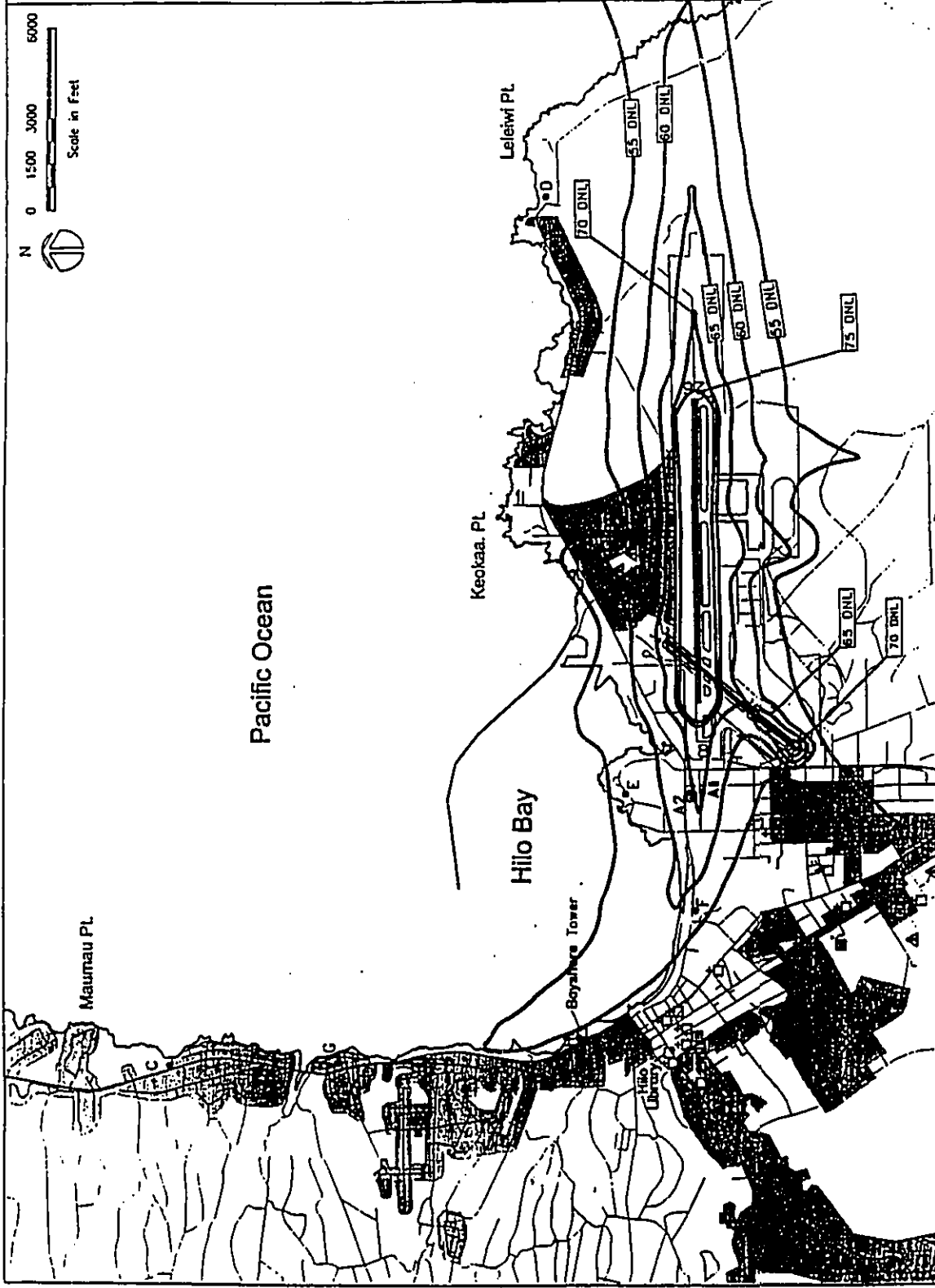
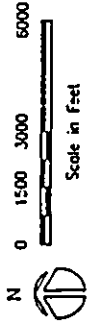
Legend

- ☐ Church
- ☐ School
- ☐ Health Facility
- ☐ Residential Area

11:AR 2005 NOISE
CONTOURS -
ALTERNATIVE F
HILO INT'L AIRPORT

Prepared by:
WILSON OKAMOTO
& ASSOCIATES, INC.
ARIES CONSULTANTS LTD.
Y. EBISU & ASSOCIATES

FIGURE 3-6



COPY

**HILO INTERNATIONAL AIRPORT
FAR PART 150
NOISE COMPATIBILITY PROGRAM
WORKING PAPER NO. 2
Summary of Noise Compatibility
Program Alternatives**

Hilo International Airport, Hilo, Hawaii



Prepared for:

**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION**

Prepared by:

**Wilson Okamoto & Associates, Inc.
Y. Ebisu & Associates
Aries Consultants Ltd.**

September 1999

using the displaced threshold are also available under Alternative C. For these reasons, Alternative B was not recommended for inclusion into the FAR Part 150 Program. Alternative C was examined in more depth in respect to its benefits and costs when compared to the other alternatives for its noise reduction benefits as well as its potential to reduce the amount of lands with 75+ DNL exposure levels outside the airport boundaries.

3.3.3 Airport Noise Monitoring System

An airport noise monitoring system is useful for collecting continuous data of aircraft noise as well as for identifying possible deviations from normal flight patterns. Installation of a noise monitoring system would not result in a significant reduction of noise levels in the sideline areas where the greater concentration of incompatible land uses is located. A permanent noise monitoring system is not recommended at the Airport at this time because it will not contribute to a significant reduction in the airport noise contours at Hilo International Airport.

3.4 OFF-AIRPORT CONSTRUCTION OR ACQUISITIONS

3.4.1 Land Purchases or Exchanges

One of the goals of the FAR Part 150 Program is for the airport proprietor (in this case, the Hawaii State DOT, Airports Division) to obtain ownership or control of all lands within the 75 DNL contour. Lands with aircraft noise levels greater than 75 DNL are not normally considered to be compatible for non-airport uses by the FAA. Hilo International Airport's forecast 75 DNL contour for Year 2005 extends beyond the airport boundary at locations on the west, north, and east sides of the Airport. Consequently, acquisition of additional lands (or avigation and noise easements) may be required to meet this goal of the FAR Part 150 Program.

In addition to the goal of controlling all lands within the 75 DNL contour, the other goals of the FAR Part 150 Program are to achieve and maintain compatible land uses within the 65 and 60 DNL contours. The Airport's 60 and 65 DNL noise contours cannot be reduced sufficiently by operational measures to eliminate all existing land use incompatibilities without severely restricting both daytime and nighttime operations at the Airport, and/or banning Stage 2 jet aircraft operations. The short distances and physical relationships between the Airport's runways and the surrounding community tend to limit the effectiveness of operational changes or on-site Airport construction improvements towards the elimination of the land use incompatibilities which are located within the 60 or 65 DNL contours of the Base Year or 5-Year Noise Exposure Maps. Off-airport land purchases and/or exchanges are another means of achieving compatible land uses within the 65 and 60 DNL contours. The Year 2005 "No Mitigation Scenario" noise contours, which are forecast to represent the worst case condition at Hilo International Airport, should be used to define the limits of land purchases or exchanges for achieving compatible land uses.

Relocation of residents in high-noise areas and conversion of the existing residential uses to other non-noise sensitive uses is the only certain means of converting the incompatible uses to compatible uses. However, much of the noise-impacted area in the vicinity of Hilo International

Airport is entrusted to the Department of Hawaiian Home Lands for the benefit of native Hawaiians and their descendants. Department of Hawaiian Home Lands administrators have indicated that purchases, land exchanges, and relocation of affected tenants will be difficult, if not, impossible, where Hawaiian Home Lands are involved. This suggests that other noise mitigation measures may be required to reduce the existing land use incompatibilities in the Keaukaha Tract 1 area to the north of the Airport. It also highlights the importance of preventing the development of additional residences and other noise sensitive uses on the Department of Hawaiian Home Lands Keaukaha Tract 2 area on the eastern side of the Airport. For these reasons, the 1992 FAR Part 150 Program recommended that the State DOT study the possibility of land exchange options with the Department of Hawaiian Home Lands. The possibility of providing off-site residences to tenants on Hawaiian Home Lands designated for agricultural use was also recommended to be investigated. FAA approved this recommendation for study purposes only.

Other possible options, such as those described previously in Section 3.2, could significantly increase air transportation costs and/or decrease the availability of transportation system services. The remaining options, described in subsequent Sections 3.4.2 and 3.4.3, incur risks of occupant dissatisfaction with the total closure and air conditioning of their homes, increased electricity costs, and risks of continued sleep interference. For these reasons, the State DOT could provide existing residents who are located within the 60 DNL contour of the Year 2005 "No Mitigation" Scenario Noise Exposure Map, with offers to purchase their residences at fair market value. In this way, those residents who wish to relocate away from the Airport may do so. Relocation of residents on Department of Hawaiian Home Lands with individual purchase offers is not possible, since the lands do not belong to the residents. However, the exchange (between the State DOT and the Department of Hawaiian Home Lands) of noise-impacted residential lots with other suitable (or improved) residential lots away from the Airport is possible.

The acquisition and/or exchange of lands are available means of meeting the 75 DNL contour containment goal and the goals of achieving and maintaining compatible land uses within the 65 and 60 DNL contours. These possible measures are candidates for comparative cost and feasibility analysis within the current FAR Part 150 Program, and were examined in greater depth with the other candidate alternatives.

3.4.2 Sound Attenuation Treatment of Public Buildings

The Waiakea Health Center, a public use building which is directly under the final approach track to Runway 8, is currently impacted by aircraft noise and will continue to be within the 65 DNL contour for the foreseeable future. The Base Year exterior noise level at this facility is approximately 70 DNL, with forecast noise levels of approximately 71 DNL. Because most of its interior and courtyard spaces are naturally ventilated, interior noise levels currently exceed 60 DNL, with single event (Lmax) levels in the order of 90 dB. A minimum exterior-to-interior noise level reduction of 30 dB is required for the sound attenuation treatment. As a result of the 1992 FAR Part 150 Program, the State DOT (with FAA approval) offered to provide funding assistance to the State Department of Health for sound attenuation treatment of the facility. This

funding assistance was declined, and no further assistance for this facility is included in the current FAR Part 150 Program.

The Bay Clinic, a private facility moved into a 1950s-era wood frame building north of Kalanianaʻole Avenue in the Spring of 1992. The building, which is naturally ventilated, is close to the 70 DNL contour on the Base Year Noise Exposure Map. Forecast 2005 "No Mitigation" noise levels are slightly higher. The clinic's staff indicated that aircraft noise does interfere with their day-to-day operation. Because the clinic moved to the structure after the first (1991) Noise Exposure Map report was published, the 1992 FAR Part 150 Program did not recommend sound attenuation treatment of the Bay Clinic.

Five churches and two elementary schools in the Keaukaha Tract 1 subdivision north of the Airport are within the 5-Year "No Mitigation Scenario" 60 DNL contour, at exterior noise levels ranging from 60 to 70 DNL. One of the schools (East Hawaii Campus of the Kamehameha Schools Bernice/Pauahi Bishop Estate) is presently air conditioned and does not require additional sound attenuation treatment. Sound attenuation treatment (in the form of closure and air conditioning) is presently under design for the second school (Keaukaha Elementary) in Keaukaha Tract 1, and it should not require additional sound attenuation measures.

If a sound attenuation barrier is not constructed between the subdivision and the Airport, closure and air conditioning of the five churches in Keaukaha Tract 1 will ultimately be required. If a 30 foot high noise barrier is constructed, the number of churches qualifying for sound attenuation treatment is reduced from five to two. If a 15 foot high noise barrier is constructed, the number of churches qualifying for sound attenuation treatment is reduced from five to four. The 1992 FAR Part 150 Program recommended sound attenuation treatments for the Keaukaha Elementary School and all churches in Keaukaha Tract 1 which were located within the 60 DNL contour. This recommendation was approved by the FAA if no barrier is constructed between the subdivision and the Airport. The 1992 FAR Part 150 Program recommendations regarding sound attenuation treatments to remaining public use structures in Keaukaha Tract 1 are also recommended for inclusion into the current program.

One church in the Waiakea community lies within the 2005 "No Mitigation" Scenario 60 DNL contour. Sound attenuation treatment may ultimately be required for this church unless the FAR Part 150 Program includes other recommendations to reduce aircraft noise in the Waiakea area west of the Airport. The current FAR Part 150 Program recommendations should include sound attenuation treatments for public use structures in Waiakea which are enclosed by the final 5-Year Noise Exposure Map's 60 DNL contour.

3.4.3 Sound Attenuation Treatment of Private Dwellings

The State DOT, Airports Division, should assume current and future noise abatement responsibility under the FAR Part 150 Noise Compatibility Program for all existing incompatible land uses which do not conform to the Land Use Compatibility criteria shown in Table 2-6, and which are within the 60 DNL contour of the 5-Year Noise Exposure Map for Hilo International Airport. Priority for off-airport noise abatement projects is normally given to preexisting

noise-sensitive uses which are predicted to be newly enclosed by the 60 DNL noise contour as a result of: (i) forecast increases in aircraft operations or aircraft noise or (ii) as a result of changes to Airport facilities or operations. Second highest priority would normally be given to preexisting noise sensitive properties which were within the 60 DNL noise contour during the Base Year and will probably continue to be within it in the future. Lowest priority is normally given to preexisting noise sensitive properties which are developed or acquired following disclosure of incompatible aircraft noise levels. Also, those noise sensitive structures which were constructed after October 1, 1998 do not qualify for sound attenuation treatments under current FAA noise mitigation policy.

By FAR Part 150 requirements, aircraft noise levels within residential structures should not exceed 45 DNL. The exterior-to-interior sound attenuation required to meet this interior standard ranges from 15 dB for homes which are inside the 60 DNL contour to 35 dB for homes which are inside the 75 DNL contour. In order to achieve these levels of sound attenuation, closure and air conditioning of the homes within the 60 DNL contours will be required. Retrofitting existing homes to obtain 15 to 20 dB of sound attenuation should not require major rework of the existing structures, but will probably require replacement of existing ventilation openings, windows, and doors, and the addition of air conditioning. Retrofitting of existing homes to achieve 25 to 35 dB of sound attenuation may be much more difficult, and may require installation of new ceilings and furred-out walls in addition to treatment of ventilation openings, windows, and doors. In any event, the use of a design goal of reducing interior noise levels to 45 DNL or less by sound attenuation treatment should produce parity between the interior noise levels within the treated home and the interior noise levels within a home which is outside the 60 DNL contour.

Even if an interior level of 45 DNL is achieved following sound attenuation treatment to a dwelling, risks of sleep interference may not be reduced to zero. It is generally agreed that variables which influence the auditory thresholds of awakening during sleep include such factors as: the intensity of the sound stimulus, the energy (or Sound Exposure Level) content of the sound stimulus, the sleep stage (Rapid Eye Movement 1,2,3, or 4) and age of the subject, prior habituation of the subject to the sound stimulus, the meaningfulness or familiarity of the sound stimulus to the subject, the accumulated sleep time of the subject after first going to sleep, and the amount of prior sleep deprivation prior to first going to sleep.

In addition to the complexity of sleep disturbance processes associated with acoustical stimulus, other non-acoustical stimuli must also be considered when attempting to determine the cause of a sleep disturbance or awakening (e.g., ambient air temperature, and biological needs such as using the bathroom at night). In fact, when counting all of the occurrences of sleep disturbances, the frequency of sleep disturbances from non-acoustical factors can be higher than those associated with acoustical factors for average exterior aircraft noise levels as high as 70 Leq, where Leq represents the average noise level when averaged over a specified period of time, such as the sleeping period. The sleep research results show responses to noise vary widely from individual to individual. Even within the higher noise exposure levels of 65 to 70 DNL, the frequency of sleep disturbances due to non-acoustical factors can be higher than the frequency of sleep disturbances due to aircraft noise.

Sound attenuation treatment of dwellings may not be acceptable to all residents because it requires total closure of the dwelling in order to be effective. Sound attenuation treatment of dwellings also does not improve the acoustical environment outside the home. Sound attenuation treatment of bedrooms can reduce the frequency of sleep interference to reasonable levels of 0 to 12 percent, but cannot reduce the frequency to zero for all individuals. In addition, for some homes which are located in the high noise zones, major reconstruction of the dwelling may be required to achieve the higher sound attenuation results of 25 to 35 dB, and this degree of reconstruction may not be economically feasible when compared to relocation costs. For these reasons, the relocation option may be offered first to residents within the high noise zones of the Airport's Noise Exposure Map. For those residents who chose to not relocate under a land purchase or exchange component of the recommended program, and following complete disclosure of the advantages and disadvantages of sound attenuation treatments, sound attenuation treatment of their homes is the remaining alternative which must be included in the FAR Part 150 Program to achieve land use compatibility.

The 1992 FAR Part 150 Program included recommendations for sound attenuation treatment of dwellings which were anticipated to be exposed to levels of 60 DNL or higher. FAA disapproved this recommendation "pending the submission of sufficient information to determine that sound attenuation will reasonably contribute to the compatibility of residential uses in view of Hawaii's climate, residential construction, and lifestyle." FAA was concerned about the recommendation's technical and financial feasibility, community acceptance, and the lack of minimum sound attenuation performance standards in local Building Codes. However, for preexisting dwellings and other noise sensitive structures which remain within the 60 DNL contour of the 5-Year Noise Exposure Map after all other noise abatement measures (including offers of relocation) are applied, sound attenuation treatment to the dwellings typically remains as the only remaining mitigation measure left for consideration. Although closure and air conditioning are not typical of other homes in Hilo, the relatively high aircraft noise levels experienced by some residents are also not typical of other residences in Hilo. The advantages of being able to reduce the risks of sleep interference at night, when closure and air conditioning may be less objectionable and expensive (from an operating cost standpoint), as well as the flexibility of being able to close out the aircraft noise as required during the daytime, outweigh outdoor and lifestyle considerations when no other alternatives are available for reducing interior aircraft noise levels. In addition, in order to not exceed the 45 DNL interior noise levels in dwellings which has been identified as an unacceptable level by the U.S. Environmental Protection Agency (EPA, Reference 5), closure and air conditioning will be required for homes within the 60 DNL contour. Therefore, for those residents who are willing to accept sound attenuation treatment of their homes, in spite of the inherent disadvantages of closure, the lack of improvement to the outdoor noise environment, and the costs for operating and maintenance of the air conditioning equipment, this alternative should be made available to them as one of the possible means of achieving land use compatibility. For these reasons, the sound attenuation treatment of homes alternative was included as a candidate for comparative cost and feasibility analysis within the current FAR Part 150 Program.

3.4.4 Purchase of Rights Or Easements

The outright purchase or exchange of incompatible lands within the 60 DNL contour may not be

practical or possible, particularly in the case of the Department of Hawaiian Homes Lands north of the Airport. This is particularly true if tenants who are presently located on these lands do not wish to relocate and are willing to consider the sound attenuation treatment option. Under these circumstances, the State DOT should negotiate with the landowner to obtain the First Right of Refusal to purchase or lease the property in the future. If the sound attenuation treatment option is selected, the State DOT should attempt to obtain avigation and noise easements in respect to the affected properties in exchange for sound attenuation treatment and/or cash settlements. The acquisition of rights or easements on noise sensitive lands remaining within the 60 DNL contour of the 5-Year Noise Exposure Map was included as a candidate for comparative cost and feasibility analysis within the current FAR Part 150 Program.

Acquisition of property and/or relocation of existing occupants will probably not be cost effective for the affected residential areas which are primarily within the 65 to 60 DNL exposure zone. In this noise zone, the use of sound attenuation treatment may be the most cost effective alternative, and the acquisition of easements in exchange for sound attenuation treatments should be considered. For those residential areas which are in the 65+ DNL exposure zone, acquisition or exchange of property may be warranted, and the use of easements becomes unnecessary.

3.5 PLANNING EFFORTS RELATED TO FUTURE LANDSIDE DEVELOPMENTS

3.5.1 Recommendations to State Land Use Commission and County Agencies

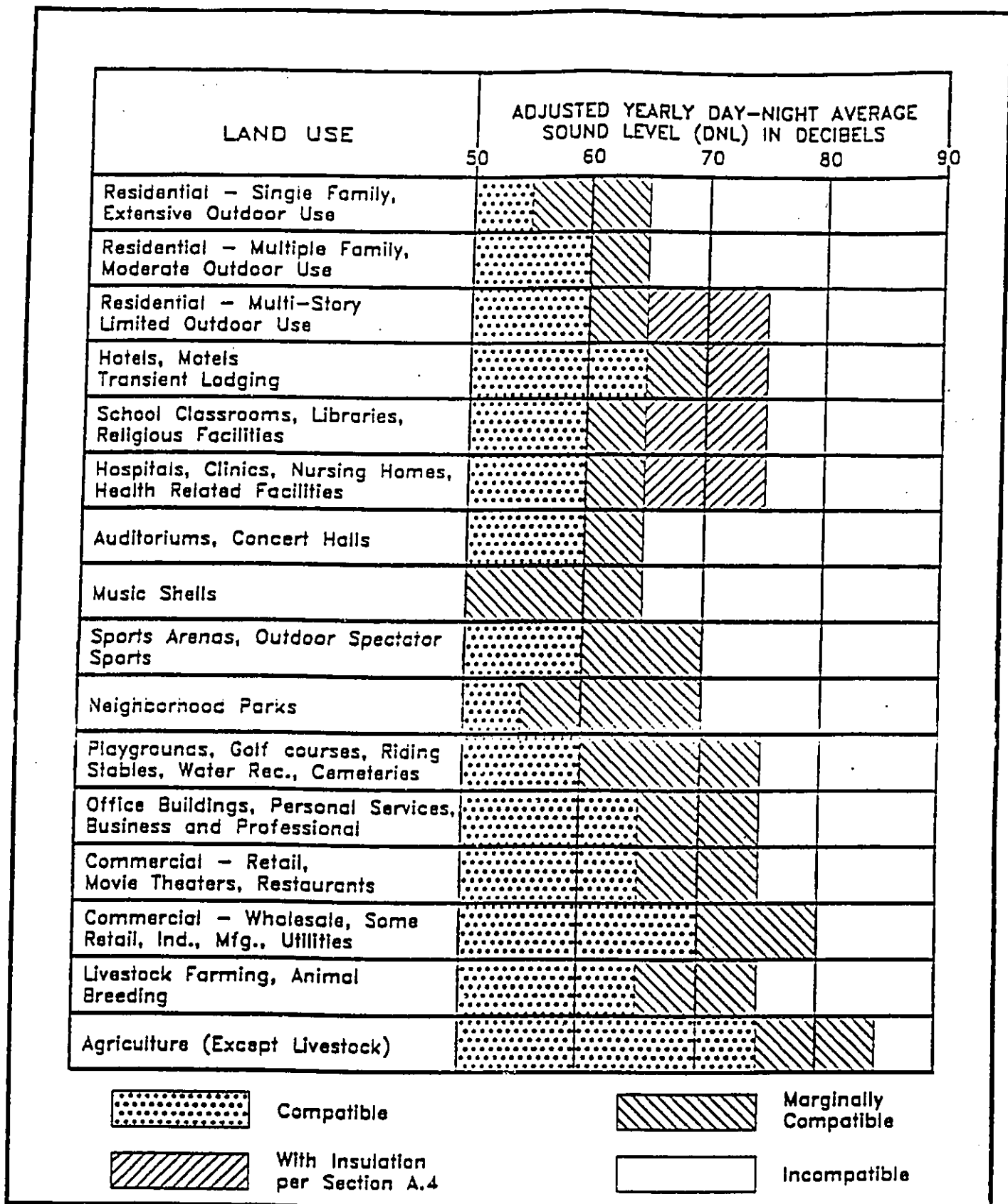
In conjunction with the FAR Part 150 projects, the State DOT, Airports Division, has determined that a single noise level of 60 DNL should be uniformly applied in all land use compatibility determinations related to residential, apartment, resort, educational, public use, and other noise sensitive land uses throughout the state. Proposed land uses as described above should be discouraged when it can be accurately and/or reasonably demonstrated that aircraft noise levels do or can be expected to exceed 60 DNL. The State DOT, Airports Division, should not oppose proposed land use changes where it can be accurately and/or reasonably demonstrated that aircraft noise levels do not and will not exceed 60 DNL in the foreseeable future. A planning level of 60 DNL is believed to be a reasonable compromise between that used by federal agencies and that required to insure the health and welfare of the public.

In order to minimize possible adverse health and welfare effects attributable to aircraft noise among the populace not previously exposed to or aware of the effects of aircraft noise, the State DOT should recommend that aircraft noise disclosure to potential owners be required prior to all transfers of real property and improvements where it can be accurately and/or reasonably demonstrated that aircraft noise levels do or can be expected to exceed 55 DNL in the foreseeable future. Additionally, the State DOT, Airports Division, should provide informational inputs as required for adequate disclosure during its review of environmental assessments involving proposed noise sensitive uses of lands within the 55 DNL aircraft noise contours of the state's airports.

The following were considered in developing the 60 DNL recommendation for noise sensitive

land use controls around the state's airports:

- Health and Welfare Effects: The U.S. EPA has identified 55 DNL as the level at which an adequate margin of safety exists in respect to adverse health and welfare effects from exterior noise. EPA has also identified 45 DNL as the corresponding acceptable level for interior noise. FHA/HUD (U.S. Federal Housing Administration, Housing and Urban Development) recognizes that 55 DNL is a desirable goal for outdoor noise exposure, and also recognizes that 45 DNL is a desirable goal for interior noise exposure.
- Federal Noise Standards: Residential development is considered to be Normally Unacceptable when outdoor noise levels are greater than 65 DNL. This level was established after consideration of cost, feasibility, and program objectives, as well as adverse health and welfare effects. This level is applied uniformly across the nation by federal agencies such as FHA/HUD, VA (Veterans Administration), FAA, and DOD (Department of Defense). The FHWA (Federal Highway Administration) uses the Leq (Equivalent Sound Level) noise descriptor in administering its highway noise standards.
- FAR Part 150 Noise Standards: Noise compatibility standards contained within FAR Part 150 regulations allow for residential, school, and other noise sensitive land uses when noise levels are less than 65 DNL. An exterior-to-interior noise level reduction of 20 dB is assumed for typical residential construction, which would provide for a 45 DNL (65 DNL minus 20 dB) maximum interior noise level when the FAR Part 150 standard is met.
- American National Standard (ANSI S12.9-1998) Informational Land Use Compatibility Matrix: Three levels of compatibility are used in the ANSI matrix (see Figure 3-10). Below 55 DNL, low density, residential uses are "Compatible." Above 65 DNL, low density, residential uses are considered "Incompatible." Between 55 and 65 DNL, low density, residential uses are considered "Marginally Compatible." Medium to high density residential uses, schools, and public use facilities are considered "Compatible" below 60 DNL.
- Hawaii State Department of Health (DOH) Noise Regulations: State DOH noise regulations do not apply to aircraft in flight, but are applicable on the island of Hawaii. DOH property line noise limits for residentially zoned lands are approximately equivalent to 55 DNL. For lands which are zoned for apartment and hotel uses, DOH noise limits are approximately equal to 60 DNL.
- City and County of Honolulu Land Use Ordinance (LUO) Noise Regulations: Honolulu LUO noise regulations do not apply to aircraft in flight, and only apply to the island of Oahu. However, LUO noise limits applicable at all properties where dwellings are permitted are approximately equivalent to 57 DNL.
- Local Construction and Natural Ventilation: The majority of noise sensitive structures (dwellings, schools, and other public use facilities) in Hawaii utilize natural ventilation rather than air conditioning. Typical, naturally ventilated facilities have average exterior-



LAND USE COMPATIBILITY WITH YEARLY AVERAGE DAY-NIGHT AVERAGE SOUND LEVEL (DNL) AT A SITE FOR BUILDINGS AS COMMONLY CONSTRUCTED.
 (Source: American National Standards Institute S12.9-1998/Part 5)

FIGURE 3-10

to-interior noise level reductions of only 10 dB, rather than the 20 dB assumed in FAR Part 150, or the 15 dB determined by EPA in its survey of the nation's dwellings. This is due to the open windows and doors under conditions of natural ventilation, which also allow for noise leaks through the building envelope. Unless structures are sealed or sound treated, 45 DNL will not be attainable indoors at outdoor levels of 65 or 60 DNL.

- Impact on Developable Lands: The land area exposed to aircraft noise levels of 60 to 55 DNL is usually significantly greater than that exposed to 65 to 60 DNL. For this reason, a 55 DNL planning criteria level for noise sensitive uses may place an unfair financial burden on land owners and developers.
- Range of Possible Policy Recommendations is Between 65 to 55 DNL: It is unlikely that a policy level higher than 65 DNL would be acceptable to federal or local agencies because of the weight of scientific evidence, existing federal standards, existing local noise regulations, and the lower sound attenuation characteristics of local dwellings and public use structures. It is also unlikely that a policy level lower than 55 DNL would be acceptable to federal agencies or local agencies because of the authoritative 55 DNL recommendation of the EPA Levels Document, and the equivalence of the State DOH noise limits to 55 DNL for residences.

The recommended 60 DNL local planning level represents a compromise at a level which is midway between the lower welfare/health level of 55 DNL and the higher federal regulatory (cost/benefit) level of 65 DNL. It also represents a way of sharing the future liability in respect to future aircraft noise impacts among all those parties who had or should have had constructive knowledge of the health and welfare effects of the noise levels around the state's airports. It is considered to be the simplest level of compromise among the following special interests:

- The public health and welfare responsibilities of the state and county governments in protecting the public against the adverse effects of aircraft noise.
- The interests of the State DOT, Airports Division, in minimizing risks of future litigation from property owners, who may feel they are being damaged or injured by aircraft noise.
- The interests of the landowners and developers, who may feel they should be able to provide housing at affordable costs, without being bound by covenants or admissions of future liability for aircraft noise.
- The interests of the airlines and other airport users who serve the state and pay part of the operating and facilities costs, and would like to minimize the impact of noise abatement measures on their operations and budgets.
- The interests of the traveling public, tourist industry, farmers, and others who benefit from a healthy air transportation system.

3.5.2 Recommendations for Building Codes

In addition to preventive measures of discouraging the development of noise sensitive land uses within the airport Noise Exposure Map, minimum sound attenuation requirements may be placed on noise sensitive structures constructed within the Noise Exposure Map. Because of the desirability of maintaining the open, island lifestyle, and because of the initial and operating costs associated with providing sufficient sound attenuation for achieving acceptable interior noise levels when the exterior noise levels exceed 60 DNL, it is preferable to minimize future development of noise sensitive properties within the 60 DNL contours.

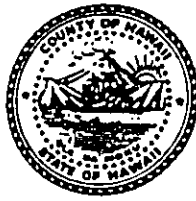
At the present time, the FAA's noise mitigation policy is to not allow for sound attenuation treatment of new noise sensitive structures (or additions to preexisting structures) if the new structures or additions were constructed within the Airport's FAR Part 150 Noise Exposure Maps after October 1, 1998. For this reason, the inclusion of minimum sound attenuation performance standards to the Hawaii County Building Code is recommended for noise sensitive dwellings constructed within the 60 DNL contour of the Airport's FAR Part 150 Noise Exposure Maps. The minimum performance standard should require that aircraft noise levels within new noise sensitive dwellings, schools, churches, or other public facilities where the general public congregates, including habitable additions to these structures, do not exceed 45 DNL. Closure and air conditioning of the structures will be required to achieve the 45 DNL level inside.

Due to cost considerations and the more effective results (outdoors as well as indoors) from the use of preventive measures, the inclusion of minimum sound attenuation performance standards for habitable structures in local Building Codes is not a panacea. This is particularly true in the case of Department of Hawaiian Homes Lands which are technically exempt from local codes. In addition, where the airport noise contours continue to expand due to significant increases in operations and/or due to other significant changes at the airport, the burden for sound attenuation treatments to noise sensitive structures constructed after October 1, 1998 may have to be borne solely by the airport proprietor (State DOT) without FAA participation. For this reason, the inclusion of sound attenuation performance standards to the Hawaii Building Code should not take the place of preventive measures such as compatible land use planning and zoning around the Airport.

3.5.3 Recommendations for Airport Noise Disclosures

Disclosures of airport noise are recommended for all transfers of real estate situated within the 55 DNL contour of the Hilo International Airport Base Year and 5-Year Noise Exposure Maps. The proper vehicle for this disclosure are Tax Maps on which the noise contour lines of the Airport's Base Year and 5-Year Noise Exposure Maps are shown as provided under Chapter 508D, Hawaii Revised Statutes, "Mandatory Seller Disclosures in Real Estate Transactions" (Reference 4). It is recommended that the State DOT provide all of the necessary assistance to the State Real Estate Commission and landowners to insure that the Hilo International Airport Noise Exposure Maps and noise exposure zones are properly represented on the applicable tax maps.

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

January 5, 2000

Mike McElroy, Administrator
Land Management Division
Hawaii State Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu HI 96805

Dear Mr. McElroy:

Thank you for your letter of December 15, 1999, commenting on the Draft Environmental Assessment for the Kawanakoa Hall Demolition and Reconstruction project, in which you stated your support for the project and updated us on the airport noise issues in Keaukaha..

We have taken your comment about the noise implications of the project's proximity to the Hilo International Airport into consideration. Our consultant discussed the situation with the Airports Division of the Hawaii State Department of Transportation and its consultant, Wilson Okamoto. He was informed that calculation of the projected location of the noise contours - which will form the basis for developing policies and programs to attenuate sound - has not yet been fully completed. Our office has subsequently written to the Airports Division, requesting to be kept apprised of the situation. We will require the architect for the project to continue coordination with the Airports Division to help determine which, if any, sound attenuation features should be incorporated in the new structure and to what extent the Airports Division may be able to assist in design and funding.

Sincerely,

Juliette Tulang, Director

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

January 5, 2000

Jerry Matsuda, Airports Administrator
Airports Division, Dept of Transportation
Honolulu International Airport
400 Rodgers Blvd., Suite 700
Honolulu, HI 96819


Re: Hilo International Airport Noise Compatibility Program and Proposed Demolition
and Reconstruction of Kawananakoa Hall (TMK: (3) 2-1-23:120)

Dear Mr. Matsuda:

The Hawaii County Department of Parks and Recreation proposes to replace the existing Kawananakoa Hall/Gymnasium in Keaukaha. Replacement of the existing facility is necessary due to extensive surface and structural deficiencies and the inability of the existing facility to accommodate the heavy use it experiences. We circulated a Draft EA to various community groups and public agencies in November 1999 and neglected to send you a copy. We apologize for this oversight and have enclosed a copy of your review.

We received a copy of the Hilo International Airport FAR Part 150 Noise Compatibility Working Paper No. 2 and our consultant, Dr. Ron Terry, contacted Lynn Becones of your staff and was informed that the final noise contours and mitigation program have yet to be determined. We would like to be kept apprised of the findings and recommendations of your study and to inquire whether there are any resources available to the County for assistance with sound attenuation measure design or funding, if such mitigation measures are required.

Sincerely,


Juliette Tulang
Director

Encl-Kawananakoa Hall Draft EA

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWALO
LINNELL NISHIOKA

RECEIVED
13 DEC 20 11 51
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
COUNTY OF HAWAII
HISTORIC PRESERVATION DIVISION
Kakuhikewe Building, Room 555
501 Kamokila Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

December 2, 1999

Mr. Glen Miyao, Planner
Hawaii County
Department of Parks & Recreation
25 Aupuni Street
Hilo, Hawaii 96720

LOG NO: 24519
DOC NO: 9912co02
Architecture

Dear Mr. Miyao:

SUBJECT: Kawananakoa Hall Demolition and Reconstruction
TMK 2-1-23:120(por), Keaukaha, Hawaii

Thank you for the document dated November 9, 1999, regarding the Draft Environmental Assessment for the proposed project. Our letter of September 14, 1999, requested additional information regarding the determination of significance.

Should the original gymnasium be determined to be significant, the County may wish to take advantage of the opportunity to have more usable space under roof. The alternate site plan appears feasible to implement. It would retain the original and add the new gym. It could be adjusted to provide more parking, allow for the needed new facilities and maintain the original for meeting rooms or exercise. When designing a new building adjacent to an old one, the new one should take the original into consideration for compatibility.

Thank you for the opportunity to comment. If you have any questions please have your staff contact Carol Ogata at 692-8032.

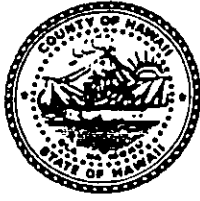
Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

January 5, 2000

Don Hibbard, Administrator
State Historic Preservation Division
Kakuhihewa Bldg.
601 Kamokila Blvd, Room 555
Kapolei HI 96707

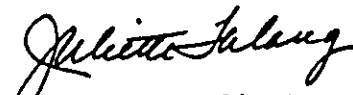
Dear Mr. Hibbard:

Thank you for your letter of December 2, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project.

We note your preference for the alternative of retaining the old hall and building a new gym beside it. After careful study during the formulation of the Environmental Assessment, we had rejected this alternative as not being capable of meeting the purpose and need of the project, which was to provide quality facilities that could meet the high demand for additional recreational space in Keaukaha. We agree that your suggestion of scaling back the new gym would yield a little extra space, which might compensate for the inability to provide new parking space that would occur if the old gym were retained. We also agree that the old gym could meet certain recreational purposes, such as meeting rooms and exercise space, at least for the time being. However, we would note that this "solution" ignores the considerable existing problems with Kawananakoa Hall: heavy structural damage, many layers of lead paint, and unsuitable design for those activities that are in high demand.

In conformance with the request in your letter of September 2, 1999, to provide additional information to assist in evaluating the significance of Kawananakoa Hall, we have contracted Mason Architects. The results of this study should help clarify the issue of whether the building is a significant historic site. After we have reached an agreement with your office about the significance, we hope to work with your office to determine what mitigation, if any, is required.

Sincerely,


Juliette Tulang, Director

gm

RECEIVED
NOV 30 PM 4 10
PARKER
COUNTY

November 10, 1999

Mr. Raphael "Suki" Kaupu
WHIO CARES SOFTBALL TEAM ORG.
273 Baker Avenue
Hilo, HI 96720

Dear Ms. Julie Tulang:

Please accept this letter of recommendation on behalf of our baseball team in support of the new Keaukaha Gymnasium. Our sports organization has been holding baseball leagues and tournaments two or three times annually for the past 10 years minimum.

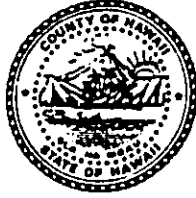
We stand firmly behind this project as we know that a new facility will greatly enhance the many many programs already being held in our community. We also realize that the greater Hilo area will also benefit from a long awaited new facility.

We hope you agree. Thank you for your time.

Sincerely,
Raphael "Suki" Kaupu

Raphael "Suki" Kaupu
Team President

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

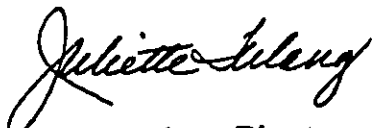
December 23, 1999

Mr. Raphael Kaupu
"Who Cares" Softball Team Organization
273 Baker Avenue
Hilo HI 96720

Dear Mr. Kaupu:

Thank you for your letter of November 10, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project, in which you stated your support for the project. Please be assured that your comment will be taken into consideration by the Department of Parks and Recreation.

Sincerely,


Juliette Tulang, Director

4/11 - JWC

November 9, 1999

Ms. Abbie Napeahi
Hui Ho'omau O Keaukaha Panaewa
171 King Avenue
Hilo, Hawaii 96720

Dear Director Julie Tulang:

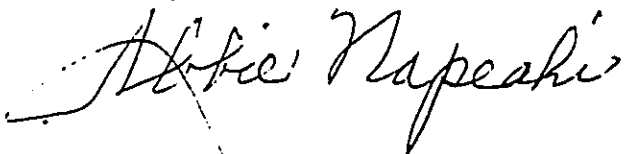
We hope this letter finds you in good health. It has been my honor to serve my association, our keaukaha community, and the general public at large as well.

Since 1993, several keaukaha community groups have been working hand in hand with the Kawanana-koia-Hall Community Action Group to secure funding in its efforts to build a larger more modern facility to replace our aging Kawanana-koia Hall.

I, myself, have had several meetings with the Honorable Mayor Steve Yamashiro to facilitate the process. He has assured me several times that nothing would hold up or stop this project.

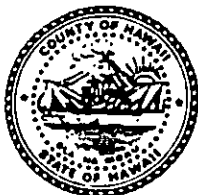
Please be informed that I support the building of the new gymnasium in the Keaukaha community as soon as possible as promised by our Mayor.

Sincerely,



Abbie Napeahi

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Ms. Abbie Napeahi
Hui Ho'omau O Keaukaha Panaewa
171 King Avenue
Hilo HI 96720

Dear Ms. Napeahi:

Thank you for your letter of November 9, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project, in which you stated your support for the project. Please be assured that your comment will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette Tulang".

Juliette Tulang, Director

4th file

November 10, 1999

COUNTY OF HAWAII
Juliette M. Tulang, Director
Department of Parks & Recreation
25 Aupuni Street, Room 210
Hilo, Hawaii 96720

KEAUKAHA SPORTS
Nashtene "Tene" McShane
Team Sports Volunteer Coordinator
186 Lyman Avenue
Hilo, Hawaii 96720

Dear Director:

In reference to the draft environmental assessment prepared by Mr. Ron Terry PH.D., it is my opinion after careful review that the Keaukaha community & surrounding hilo communities would be better served by the removal and construction of the new Keaukaha gymnasium as proposed.

After serving the Keaukaha Sports program for the past many years, I can testify that the tremendous growth in participants annually in the sports programs alone is becoming difficult to manage. The new facility planned would definitely be a very welcome relief in the management of all our indoor court sports. It would also provide our area finally with the opportunity to participate in P&R Sports Leagues at our own facility.

Thank you for your time.

Truly yours,



Nashtene McShane
Teams Coordinator

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Nashtene McShane
Team Sports Volunteer Coordinator
186 Lyman Avenue
Hilo HI 96720

Dear Ms. McShane:

Thank you for your letter of November 10, 1999, commenting on the Draft Environmental Assessment for the Kawananako Hall Demolition and Reconstruction project, in which you stated your support for the removal and reconstruction of the hall. Please be assured that your comment will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

Juliette Tulang, Director

November 10, 1999

NOV 17 1999
COUNTY OF HAWAII

COUNTY OF HAWAII
Juliette M. Tulang, Director
Department of Parks & Recreation
25 Aupuni Street, Room 210
Hilo, Hawaii 96720

KEAUKAHA ATHLETIC CLUB
Mr. Ronald Harpo Saiki, Advisor
Keaukaha Warriors Football/Cheerleading-Pop Warner
2284 Kalaniana'ole Street
Hilo, Hawaii 96720

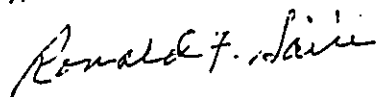
Dear Director Julie Tulang:

In review of the Draft Environmental Assessment for Kawananakoa Hall, I believe that it is with full confidence that I can say that the our Keaukaha Pop Warner Football Organization of 316 parents, 158 players/cheerleaders, 27 coaches, and 4 officers wholeheartedly support the removal/construction of the new gymnasium facility as proposed.

Consideration of any other available option is nil as well as unacceptable. After speaking with many community members, the general consensus appears that a new facility is long overdue for this community & Hilo. Please consider this humble request of many.

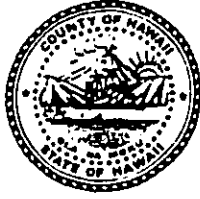
Thank you very much,

Sincerely,



Ronald H. Saiki
Advisor/Member
Big Island Pop Warner Board Commissioner

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Mr. Ronald Harpo Saiki, Advisor
Keaukaha Athletic Club
2284 Kalaniana'ole Street
Hilo HI 96720

Dear Mr. Saiki:

Thank you for your letter of November 10, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project, in which you stated your support for the removal and reconstruction of the hall. Please be assured that your comment will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette Tulang".

Juliette Tulang, Director

November 10, 1999

COUNTY OF HAWAII
Juliette M. Tulang, Director
Department of Parks & Recreation
25 Aupuni Street, Room 210
Hilo, Hawaii 96720

KEAUKAHA ATHLETIC CLUB
Jacob Hanohano, President
Keaukaha Warriors Football/Cheerleading-Pop Warner
2284 Kalaniana'ole Street
Hilo, Hawaii 96720


Dear Director Julie Tulang:

In review of the Draft Environmental Assessment for Kawanānakoā Hall, I believe that it is with full confidence that I can say that the our Keaukaha Pop Warner Football Organization of 316 parents, 158 players/cheerleaders, 27 coaches, and 4 officers wholeheartedly support the removal/construction of the new gymnasium facility as proposed.

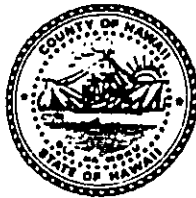
Consideration of any other available option is nil as well as unacceptable. After speaking with many community members, the general consensus appears that a new facility is long overdue for this community & Hilo. Please consider this humble request of many.

Thank you very much,

Sincerely,


Jacob Hanohano
President

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Jacob Hanohano, President
Keaukaha Athletic Club
2284 Kalaniana'ole Street
Hilo HI 96720

Dear Mr. Hanohano:

Thank you for your letter of November 10, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project, in which you stated your support for the project. Please be assured that your comment will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette Tulang".

Juliette Tulang, Director

921- file

November 9, 1999

Isiah "Frank" Feary
Resident
Keaukaha Community
1182 Kalaniana'ole Street
Hilo, Hawaii 96720

Dear Director Julie Tulang:

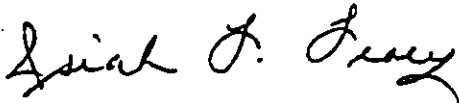
I am writing to you in support of the proposed gymnasium in Keaukaha. As you are aware, the current building is in no way able to satisfy the needs of the community at large.

Recent information obtained also indicates that for the last several decades, the structure has been a definite health safety problem for the children as well as the general public at large. I can see that the immediate construction of the new facility would solve many different problems.

I request that you carefully consider this positive proposal. Your involvement on behalf of the Department of Parks & Recreation as well as the Mayor may make all the difference in the world. The possible prevention of future county liability may prove important.

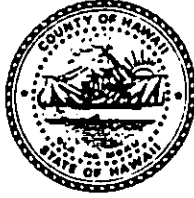
With warm personal regards,

Very truly yours,



ISIAH "FRANK" FEARY

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Isiah "Frank" Feary
1182 Kalaniana'ole Street
Hilo HI 96720

Dear Mr. Feary:

Thank you for your letter of November 9, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project, in which you stated your support for the removal and reconstruction of the hall. Concerning health and safety issues, we agree that the structure as-is poses certain health and safety problems that will only increase in the future, and this is one of the reasons we have proposed replacing it.

Thank you again for your letter, and be assured your comments will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette Tulang".

Juliette Tulang, Director

November 17, 1999

Ms. Julie Tulang
County of Hawaii
Parks & Recreation
25 Aupuni St.
Hilo, HI 96720

Dear Ms. Tulang:

This letter is being sent in an effort to urge you to support the new gym project in Keaukaha.

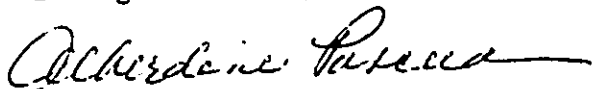
The existing building, Kawananakoa Hall, has served the immediate community as well as many other various clubs and organizations outside of our local vicinity, for many decades.

I attended Keaukaha School in the early 1960's and remember using this hall for school PE classes, after school activities, volleyball team practices and received health check-ups at the public health clinic here. My parents have used this facility in their youth and now my son has activities there. It's current size, building design, and physical condition served its purpose back then but as a result of the extensive termite damage, flea infestation and outdated plumbing in the restroom, this building is now a health hazard. The growing population of youth and adults using this deteriorating facility, supports the urgency to complete the initiated plans for a new gym. Thousands of dollars have already been spent on research and designing this facility, therefore, from a financial standpoint, it would be a travesty not to follow through with this project.

To emphasize how far-reaching the benefits of this facility are, Special Olympics Hawaii-East Hawaii has used this gym for the organization's winter basketball training program for the past two years. Families from Pahoa, Mt. View, Waiakea, Keaukaha and Laupahoehoe currently bring their athletes to this gym for training. The need for a facility, such as this one, is desperate, especially since there is a shortage of County recreational facilities available to the public. All the more reason why this larger facility, with a planned variety of recreational and sport opportunities, should be built.

Please reconsider your position on the support of this project and help us all to see these new gym plans materialize into reality.

Best regards and aloha,

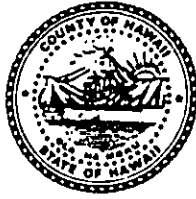


Alberdine "Dina" Pascua
Keaukaha Resident
Special Olympics Hawaii-East Hawaii Volunteer

cc: Mayor Steven Yamashiro

9/17
file

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Alberdine Pascua
162 Nahale'a Avenue
Hilo HI 96720

Dear Ms. Pascua:

Thank you for your letter of November 17, 1999, commenting on the Draft Environmental Assessment for the Kawanakoa Hall Demolition and Reconstruction project, in which you stated your support for the removal and reconstruction of the hall. We agree with your observations concerning the need for the project. Please be assured that your comment will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette M. Tulang".

Juliette Tulang, Director

gm —

November 19, 1999

NOV 23 1999
HAWAII COUNTY

Ms. Julie Tulang
County of Hawaii
Parks and Recreation
25 Aupuni St.
Hilo, Hi 96720

Dear Ms. Tulang:

I am writing in support of a new gym project in Keaukaha. The efforts to repeat this issue are way over due. I was Chairman of a group in 1970 on the same project and we had full support from our legislators, only to watch our efforts get diverted to other areas of concern.

I am a life long resident of Keaukaha and have participated in activities in Kawananakoa Hall through out my young life and carried on as a volunteer. I now feel that the building poses a health hazard. I was here long before the 1946 Tidal wave, so I have watched Kawananakoa-Hall being located from Kalaniana'ole Avenue to its present sight and watched it deteriorate.

•
I am a volunteer weight lifting coordinator on leave at Kawananakoa - Hall. We do weight lifting on the second level and I feel it is very dangerous because of the building being circa 1940, its termite eaten, electrical and plumbing is out of date.

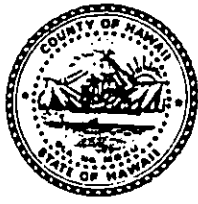
With all humility and concern for this community I ask you to please consider this request.

Aloha pumehana,

Kahoali'i Kalani Calles

Kahoali'i Kalani Calles

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Kahoali'i Kalani Calles
340 Desha Avenue
Hilo HI 96720

Dear Ms. Calles:

Thank you for your letter of November 19, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project, in which you stated your support for the removal and reconstruction of the hall. Concerning health and safety issues, we agree that the structure as-is poses certain health and safety problems that will only increase in the future, and this is one of the reasons we have proposed replacing it.

Thank you again for your letter, and be assured your comments will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette Tulang".

Juliette Tulang, Director

gm —

November 18, 1999

NOV 21 11 3 32

To: Julie Tulang

From: Kauai Wakita

RE: New Keaukaha Gym

Dear Mrs. Tulang,

I am writing in concern with the decisions on whether our community needs a new gym. I strongly feel that we do need this new asset.

First, let me introduce myself. I was born and raised in Keaukaha, attended college, traveled overseas for four years, and now I'm back. I'm a graduate of Hilo High School and University of Manoa. An athletic letter winner from both schools for four years, I traveled to Australia to play women's professional basketball. Since I was five years old, I have participated in various sports including volleyball and basketball, which used Kawananakoa Hall. Besides the beach, this gym has been a second home to me along with many other athletes. I continued training in that gym throughout high school and college and still use it today.

When I was young, I didn't see the problems that I see today. So therefore, today's kids may not be aware of them until they grow older as I did.

The gym is too small

- There is not enough room for spectators.
- The walls are too close which may cause a lot of injuries.
- Not enough room available with the amount of athletes participating for practice.

The gym is old - it's easy to see how old it is.

With the amount of sports programs and teams that Keaukaha have produced throughout the many years, I would think that the community surely deserved a new facility. There are many outside teams who also use the gym. Today, Kawananakoa Hall is booked solid nearly everyday and night. There are a lot of times that teams can't get use because it's already taken.

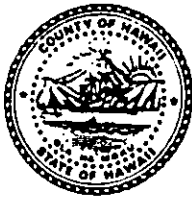
In our community, it's the beach or the park. Children and young adults spend a lot of their free time, participating in team practices or free play. To have a new facility would not only decrease some of the old problems but may even encourage more sports participation. Having a bigger place to go may help prevent children and teenagers from venturing elsewhere.

Thank you,



Ms. Kauai Wakita

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Kaui Wakita
King Street
Hilo HI 96720

Dear Ms. Wakita:

Thank you for your letter of November 18, 1999, commenting on the Draft Environmental Assessment for the Kawanakoa Hall Demolition and Reconstruction project, in which you stated your support for the removal and reconstruction of the hall. Concerning the problems associated with the size and condition of the facility, these are of course among the main reasons we have proposed replacing it.

Thank you again for your letter, and be assured your comments will be taken into consideration by the Department of Parks and Recreation..

Sincerely,

A handwritten signature in black ink, appearing to read "Juliette Tulang".

Juliette Tulang, Director

171 King Ave.
Hilo, Hi. 96700
Nov. 17, 1989

Mr. Julie Taylor, Director,
Dept. of Parks and Recreation
County of Hawaii
25, Kapaemahu Dr. Hilo, Hi. 96700

Dear Mr. Taylor,

Kaunakakai looks forward to the year 2000 as being very significant for the fact that soon we shall indeed see the new Kawananakoa Recreational and Community Center become a representation of years of real community concern voiced and heard at many meetings and acted on at the fruition of a structure that shall incorporate a greater part of our needs. Surely, we shall watch our present Kawananakoa fall fall and feel a real tug at our hearts, but, knowing that at Long Point Hilo shall have another sports center adequate to fill the requirements of sports events with proper viewing bleachers and adequate support facilities to accommodate personal comfort and restaurant make our people more appreciative of having been a part of the struggle to replace our former "friend".

In the early years of Kawaraukoo's long service to us, her facilities were quite adequate. Today, with the high cost of the annual attendance of people utilizing Kawaraukoo last year of 337,000+, our "friend" needs to be replaced.

Attendance this year has been greater and Kawaraukoo cannot provide a safe environment for all. The bathroom facilities are terrible. If this were in another area, the people there would surely have complained long ago.

We have voiced our concerns for many years - our voices just fly with the wind.

Safety has not been the concern of the County here in Kawaraukoo. We had said this many years. Now we ask the question

What is keeping the gym from being actually on the "go" list?

We have waited since the 1970s for this - over twenty years. Whatever is in the way, please don't wait for an unwanted event to occur before Kawaraukoo can be a reality.

We earnestly look forward to the day of Kawaraukoo's new life and hope to be part of her activities. We had hoped for space for Kupuna and younger children to be available for programs.

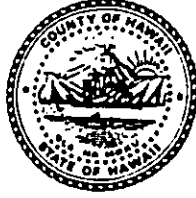
and activities they can enjoy and participate
in. Social gatherings for the group and others
they would have and can invigorate and
energize anyone in a program which is
compatible to the ages.

Knowing that the plan may include
later addition give hope for more ^{initiatives} ~~initiatives~~

For the present we know Kawarunha
needs to be replaced. It will be hard to say
Alaka to an old friend, but knowing that
a safer, better, curator replacement shall be
the reality, looking forward to it is great.
We need it now! Just knowing that
the wheels are turning will be a good
sign. The question then is: When?

Sincerely,
Diana H. Hanson, President
(Kueyuan)
Hui Hanson O. Kuantaka Pansera

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Ms. Eleanor Ahuna, President
Hui Hoomau O Keaukaha-Panaewa
171 King Avenue
Hilo HI 96720

Dear Ms. Ahuna:

Thank you for your letter of November 17, 1999, commenting on the Draft Environmental Assessment for the Kawanakoa Hall Demolition and Reconstruction project, in which you stated your support for the removal and reconstruction of the hall. Please be assured that your comment will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette Tulang".

Juliette Tulang, Director

Nov. 18, 1999

Mrs. Julie Tulang
Director of County Parks and Recreation
Hilo
Hawaii

Aloha Mrs. Tulang:

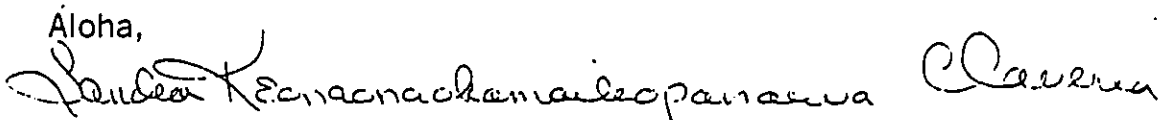
I am writing this letter as a resident of the community of Keaukaha and as a concerned citizen of this Island and State. The issue of Kawananaoia Gym was brought to my attention at a recent community meeting. It is my understanding that you feel that the residents of Keaukaha are not really concerned about the building of the new **GYM** or too, that you don't feel it is priority.

My name is Sandra K. Claveria and I have lived in Keaukaha for 50 years. I am a teacher in Hilo High School and know the importance of having sports as a part of any person's life. This building has been a part of the community even before I used it as my Nursery School. Throughout all of my life living in Keaukaha I have seen it used by a variety of people for a variety of reasons. I believe I speak for the silent majority who come from a culture that do not really express themselves even if the issue affects them. I have 2 sisters who live with their families in Keaukaha and another who live in Panaewa (transplanted) who have expressed their feeling to me about the issue of the Gym. I have numerous nieces and nephews who still utilize the "old gym"(as they call it). There are many more families that are a part of this "silent majority" who trust that there are honest people in public office who will make the right decisions for them.

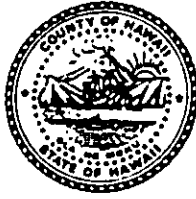
It is with much humility that I share my concerns about the issue of the building of the new Kawananaoia Gym. I ask that you search your heart and hear my plea as well as many that sit in silence for a swifter decision in making this a reality. Our community is growing and the need is now if not sooner. Please consider this.

Mahalo for your precious time. If you have any questions, you can call me at 961-9665 (msg) or my address is 454 Todd Ave., Hilo, Hawaii.

Aloha,


Sandra Keonaokamaileopanaewa Claveria

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

December 23, 1999

Ms. Sandra Claveria
454 Todd Avenue
Hilo HI 96720

Dear Ms. Claveria:

Thank you for your letter that we received on November 24, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project, in which you stated your support for the project. Please be assured that your comment will be taken into consideration by the Department of Parks and Recreation.

Sincerely,

A handwritten signature in cursive script, appearing to read "Juliette Tulang".

Juliette Tulang, Director

APPENDIX 1C

HISTORIC PRESERVATION CORRESPONDENCE

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 565
601 Kamohala Boulevard
Kapolei, Hawaii 98707

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

July 23, 1999

Ron Terry, Ph.D.
Geo Metrician
HC 2 Box 9575
Keaau, Hawaii 96749

LOG NO: 23825
DOC NO: 9907co15
Architecture

Dear Dr. Terry:

**SUBJECT: Environmental Assessment for Proposed Demolition and
Reconstruction of Kawananakoa Hall
TMK 2-1-23:120, Keaukaha, Hawaii**

Thank you for the letter dated July 7, 1999, regarding the proposed demolition of the Kawananakoa Hall, in Keaukaha. We believe that the structure is a significant historic site and would meet the criteria to be eligible for the Hawaii and National Register of Historic Places. We believe that the proposed demolition will have 'an adverse effect' on the structure. .

We are not familiar with the boundary of the site and request that a site plan be submitted of the existing conditions and proposed (if available). The requirements in terms of size, etc. for the proposed facility, also parking, etc.; alternatives which are being considered, or have been considered and the reasons they were not selected; an evaluation of the existing structural condition of the Hall; current and proposed functions, possible other functions which could be housed there; and photographs and a history of the structure should be submitted, but at this time will not be considered as mitigative measures.

Thank you for the opportunity to comment. Should you have any questions please contact Carol Ogata at 692-8032.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

BENJAMIN J. CAYSTANO
GOVERNOR OF HAWAII

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PARKS & RECREATION
COUNTY OF HAWAII



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kekuhihewa Building, Room 888
601 Kaniolu Boulevard
Kapolei, Hawaii 96707

September 14, 1999

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

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CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

Ms. Juliette M. Tulang, Director
Department of Parks & Recreation
County of Hawaii
25 Aupuni Street, Rm. 210
Hilo, Hawaii 96720

LOG NO: 24101
DOC NO: 9908CO04
Architecture

Dear Ms. Tulang:

**SUBJECT: Chapter 6E Consultation for Demolition/Reconstruction of
Kawananakoa Hall TMK 2-1-23:120, Keaukaha, Hawaii**

Thank you for the letter dated August 11, 1999, regarding the proposed demolition of the Kawananakoa Hall. We appreciate that the project has been in the planning stages for a long time and that it is an excellent example of community planning and the need for a new gymnasium. However, this does not mean that the Kawanankoa Hall is not historic or that its demolition would not be an 'adverse effect.'

We believe that more information is needed to determine if the Kawananakoa Hall is eligible for the Hawaii and National Register of Historic Places. We believe that in addition to the history, which should cover the various events associated with the hall and the various people (Kawananakoa, etc.), a study of the other examples of 1930s social and recreational facilities on Hawaii Island should be included, especially as your office believes that the structure is typical of its period. This work should be undertaken by a qualified architectural historian, the County or applicant is responsible for providing this information. The information should be reviewed by your office and ours to come to a mutual agreement or be submitted to the Hawaii Register of Historic Places Review Board for an official determination.

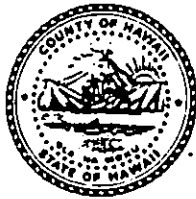
Once the significance of the building has been determined, the County's alternative solutions can be addressed. Thank you for the opportunity to comment. If you have any questions, please have your staff contact Carol Ogata at 692-8032.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

Stephen K. Yamashiro
Mayor



Juliette M. Tulang -
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

March 13, 2000

Ray Soon, Chairman
Hawaii State Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu HI 96805

CC: Ed Andrade
DHHL East Hawaii District
160 Baker Ave.
Hilo HI 96720

Dear Mr. Soon:

Subject: Kawananakoa Hall Demolition and Reconstruction Project

The County of Hawaii Parks and Recreation Department (P&R) operates the Kawananakoa Hall gymnasium and community center on Baker Avenue at TMK 2-1-23-120 in Keaukaha, under a license from your department. The structure has a number of deficiencies that severely restrict its use as a gym and community center. We have completed a Draft EA for the demolition of the existing gym and construction of a larger and more modern facility that would provide a functional gym and community center for the residents of Keaukaha. As your department would be aware, there is a high demand for recreation facilities in Keaukaha, which is isolated from the main part of Hilo by several miles of industrial facilities associated with the port and airport. The proposed facility's design has been a collaborative community effort.

After reviewing our plans, the State Historic Preservation Division determined that Kawananakoa Hall is a significant historic site that would meet the criteria to be eligible for the Hawaii and National Registers of Historic Places. They have stated that demolition would have an adverse effect that could not be mitigated by any data recovery activities, and they will therefore require preservation of the site. Barring an appeal to the Governor, the County of Hawaii must comply with this determination, as long as demolition of the existing facility is part of the proposed County project using State and County funds. Ideally, both buildings could be accommodated on the same site, or an alternative site on which to move Kawananakoa Hall

could be found. However, we have so far been unable to identify alternative sites, and we can envision no site layout that can accommodate both buildings in the area of our current license.

Our design, as originally planned, involved paving a portion of DHHL property currently being used by Keaukaha Elementary School for use as a shared parking lot (see attached site plan). The parking lot would stretch across portions of three separate DHHL lots. We understood that this was acceptable to both your department and Keaukaha Elementary School because: 1) all structures would be confined to the area currently under license to P&R; 2) no structures would straddle lot lines; and 3) parking would be advantageous to both the school and the recreational facility. With the need to both preserve Kawanānakoā Hall and accommodate the new facility, these assumptions have changed.

We would like to request your department to consider allowing the County to use a portion of the area that is currently under license to the Department of Education in order to accommodate the new proposed gym, along with adequate parking to serve both the gym and the proposed DOE facilities.

We should also inform you that community members brought up the alternative of relocating Kawanānakoā Hall to another Keaukaha parcel that is leased by a church. We fully support this option, which would give us maximum use of the currently licensed site and a portion of the DOE site, in order to accommodate parking and the other features associated with the new facility.

Please call me at 961-8420, or planner Glen Miyao of my department at 961-8313, to discuss our options. We are looking forward to finding a solution that can help meet the recreational needs of the Keaukaha community.

Sincerely,


Juliette Tulang, Director

cc: Ron Terry, Ph.D.

attachments: Alternative Site Plans
 Architectural Evaluation Report
 SHPD Letters

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWELO
LINNEL NISHIOKA

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STATE OF HAWAII

PARCS DEPARTMENT OF LAND AND NATURAL RESOURCES

COUNTY OF HAWAII
HISTORIC PRESERVATION DIVISION
Kakuhikawa Building, Room 555
601 Kamohala Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
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CONVEYANCES
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HISTORIC PRESERVATION
LAND
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WATER RESOURCE MANAGEMENT

December 2, 1999

Mr. Glen Miyao, Planner
Hawaii County
Department of Parks & Recreation
25 Aupuni Street
Hilo, Hawaii 96720

LOG NO: 24519
DOC NO: 9912co02
Architecture

Dear Mr. Miyao:

SUBJECT: Kawananakoa Hall Demolition and Reconstruction
TMK 2-1-23:120(por), Keaukaha, Hawaii

Thank you for the document dated November 9, 1999, regarding the Draft Environmental Assessment for the proposed project. Our letter of September 14, 1999, requested additional information regarding the determination of significance.

Should the original gymnasium be determined to be significant, the County may wish to take advantage of the opportunity to have more usable space under roof. The alternate site plan appears feasible to implement. It would retain the original and add the new gym. It could be adjusted to provide more parking, allow for the needed new facilities and maintain the original for meeting rooms or exercise. When designing a new building adjacent to an old one, the new one should take the original into consideration for compatibility.

Thank you for the opportunity to comment. If you have any questions please have your staff contact Carol Ogata at 692-8032.

Aloha,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

January 5, 2000

Don Hibbard, Administrator
State Historic Preservation Division
Kakuhihewa Bldg.
601 Kamokila Blvd, Room 555
Kapolei HI 96707

Dear Mr. Hibbard:

Thank you for your letter of December 2, 1999, commenting on the Draft Environmental Assessment for the Kawananakoa Hall Demolition and Reconstruction project.

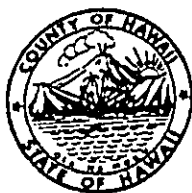
We note your preference for the alternative of retaining the old hall and building a new gym beside it. After careful study during the formulation of the Environmental Assessment, we had rejected this alternative as not being capable of meeting the purpose and need of the project, which was to provide quality facilities that could meet the high demand for additional recreational space in Keaukaha. We agree that your suggestion of scaling back the new gym would yield a little extra space, which might compensate for the inability to provide new parking space that would occur if the old gym were retained. We also agree that the old gym could meet certain recreational purposes, such as meeting rooms and exercise space, at least for the time being. However, we would note that this "solution" ignores the considerable existing problems with Kawananakoa Hall: heavy structural damage, many layers of lead paint, and unsuitable design for those activities that are in high demand.

In conformance with the request in your letter of September 2, 1999, to provide additional information to assist in evaluating the significance of Kawananakoa Hall, we have contracted Mason Architects. The results of this study should help clarify the issue of whether the building is a significant historic site. After we have reached an agreement with your office about the significance, we hope to work with your office to determine what mitigation, if any, is required.

Sincerely,

Handwritten signature of Juliette Tulang in cursive script.
Juliette Tulang, Director

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii

DEPARTMENT OF PARKS AND RECREATION

25 Aupuni Street, Room 210 · Hilo, Hawaii 96720-4252
(808) 961-8311

June 13, 2000

Don Hibbard, Administrator
State Historic Preservation Division
Kakuhihewa Bldg.
601 Kamokila Blvd, Room 555
Kapolei HI 96707
Attn: Carol Ogata

Dear Mr. Hibbard:

**Subject: Demolition/New Construction of Kawananakoa Gymnasium, Hilo,
Island of Hawaii; TMK 2-1-23:120**

This letter is to review our progress in attempting to resolve the problem of preserving the existing Kawananakoa Hall, in conformance with your determination that it is a significant historic site meeting the criteria to be eligible for the Hawaii and National Registers of Historic Places, while still fulfilling our mission to provide adequate recreational facilities for the Keaukaha community.

The physical site over which the County of Hawaii has control - a portion of TMK 2-1-23:120 - is about one acre (see attached map). Our original plans called for demolition of the old hall and construction of a new gym within this property. Under any conceivable layout, this site can fit only a few of the 90 parking spaces that we calculated to be the minimum number required by the zoning code. We therefore entered into discussion with Department of Hawaiian Home Lands (DHHL) and Keaukaha Elementary School about the use of portions of two other properties under DHHL's control. One property is TMK 2-1-20:1, which is used by Keaukaha Elementary School, and the other is a 25-foot wide alley separating TMK 2-1-23:120 from TMK 2-1-20:1. As these agencies felt it would benefit their uses, we were able to reach conceptual agreement about allowing the parking to straddle the three properties. We would note that zoning laws do not allow structures to be built across property lines.

As the planning process moved along and we became aware that your agency might determine the hall to be a significant historic site, we examined some alternatives that could accommodate both structures. As the map clearly indicates, both buildings could not be accommodated on the

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWELO
LIMNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuihewa Building, Room 555
601 Kamakila Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

March 17, 2000

Ron Terry, Ph.D.
Geometrician
HC 2 Box 9575
Keaau, Hawaii 96749

LOG NO: 25105
DOC NO: 0003co10
Architecture

Dear Dr. Terry:

**SUBJECT: Historic Architectural Survey and
Assessment for Demolition/new Construction of
Kawananakoa Gymnasium
TMK 2-1-23:120, Keaukaha, Hawaii**

Thank you for the letter dated February 22, 2000, and the report for Kawananakoa Gymnasium. We concur with the determination that the structure is both historically and architecturally significant. We understand that there are various options for the parcel and that you are exploring alternatives to the demolition of the original gymnasium. Please understand that we are not opposed to the construction of the new facility, and would like to see all options for retention of the original gymnasium explored before demolition is considered.

Thank you for the opportunity to comment. If you would like to meet with us let us know. Should you have any questions, please have your staff contact Carol Ogata at 692-8032.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

CO:jk

c: Juliette M. Tulang, Director, Department of Parks & Recreation, County of Hawaii, 25
Apuhi Street, Rm. 210, Hilo, Hawaii 96720
Joe Chu, Hawaiian Homelands

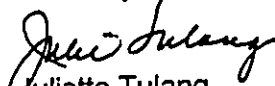
area within our control. As we considered the total unoccupied area available for improvements on all three parcels, no arrangement that satisfied either an acceptable site layout or the needs of the other parties could be arrived at. There is clearly no way to accommodate both buildings on the site.

Therefore, in March 2000, we began serious investigation of whether there might be some other location to which the existing Kawananako Hall could be relocated. We discussed the situation with DHHL, which was open to the option of one of its lessees accepting the hall. We looked at several parcels under lease to non-profit groups and only one, Haili Congregational Church, had sufficient undeveloped area to accommodate the hall. The church's board of directors considered the offer of the hall, mainly out of concern for aiding in the construction of the new gym, but declined to accept the offer (see attached letter). As we have explained before, there are few if any prospective hosts who would be willing to accept the dilapidated hall with its structural deficiencies and hazardous material liabilities.

We believe that we have exhausted all practical courses of action that would avoid the need to demolish the hall. All our contacts with the public indicate unanimous and strong support for demolishing the hall and proceeding with construction of the new gym, which the community needs and has worked hard for years to achieve. Considering these circumstances, we request that your agency determine that no practicable alternative to demolition exists and work with us to determine acceptable mitigation, such as photo-documentation and additional historical research.

Please call me at 961-8420 or planner Glenn Miyao of my department at 961-8313 to discuss our options. We sincerely appreciate your patience and understanding on this difficult issue and we look forward to finding a solution that meets the interests of the Keaukaha community.

Sincerely,


Juliette Tulang
Director

Encls-Haili Congregational Church letter of May 10, 2000
Site plan

Cc Ed Andrade, DHHL
Ron Terry, Ph.D.



FOUNDED IN 1824
HAILI CHRISTIAN SCHOOL
FOUNDED IN 1978

HAILI CHURCH

(Congregational)

211 Haili Street
Hilo, Hawaii 96720
808 / 935-4847

711-
JV

"Holding forth the
Word of Life"
Philippians 2:16

May 10, 2000

RECEIVED
MAY 12 11 00 AM '00
COUNTY OF HAWAII

Juliette Tulang, Director
County of Hawaii
Dept. of Parks and Recreation
25 Aupuni Street
Hilo, HI 96720-252

Dear Ms. Tulang:

At our May 9, 2000 meeting, the Board of Trustees voted to reject your offer of the donation and relocating of Kawananakoa Hall to our Kuhio Chapel property on Desha Avenue.

We are truly sorry that we are unable to help the community of Keaukaha with their dilemma, but we felt this would not be a prudent decision on our part given the present condition of the gymnasium.

It is our hope to someday erect a play area for our parishioners and the community of Keaukaha to enjoy.

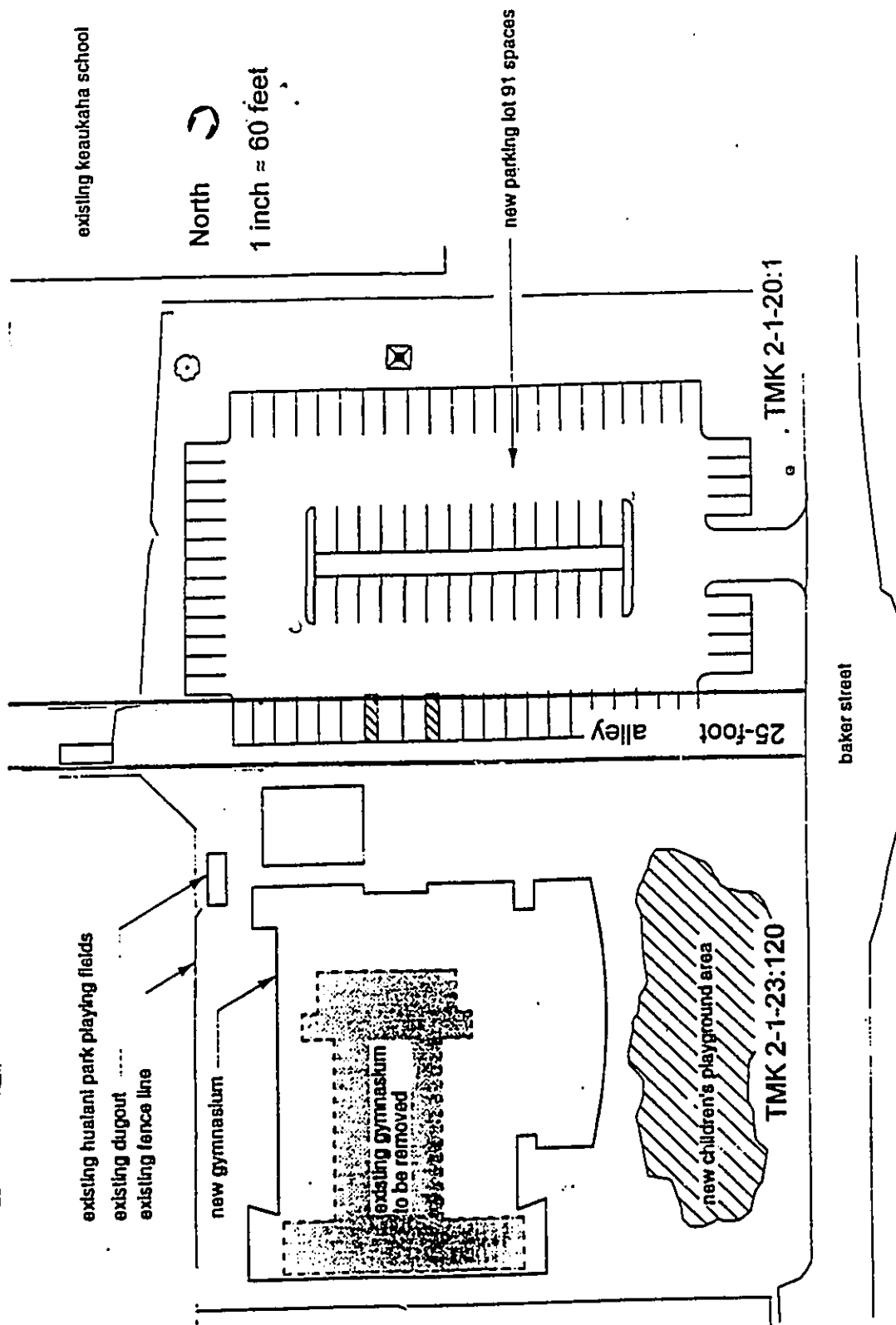
In His Service,

David K. Osorio
President
Board of Trustees

cc: Kawananakoa Hall Action Group
DHHL East HI District Supervisor (Ed Andrade)

Figure 3

Site Layout



Stephen K.
Yamashiro



Juliette M.
Tulang

C. Kenneth
Sowden

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

April 6, 2000

David Osorio
65 Makeala St.
Hilo, HI 96720

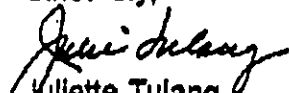
Dear Mr. Osorio:

The County of Hawaii and the Keaukaha community, represented by the Kawananakoa Hall Action Group, have been planning the construction of a new gymnasium to replace Kawananakoa Hall. Because of the limited area at Hualani Park, it would not be possible to retain Kawananakoa Hall and to construct a new gymnasium within the confines of the park.

An alternative to demolishing Kawananakoa Hall would be to relocate the hall to another site within the Keaukaha community. It is our understanding that the Halli Congregational Church owns a site (TMK: 2-1-20:07) in Keaukaha and that the Kawananakoa Hall Action Group has initiated discussion with you regarding the possibility of the hall being donated and relocated to the site owned by the Church. The County would be amenable to bearing the cost of relocating the hall to the Church's property if this alternative is acceptable to the Church.

I would appreciate you presenting this proposal to the trustees of Halli Congregational Church. If necessary, I will be available to meet with the trustees to further discuss this matter. Please call me at 961-8420 if such a meeting can be arranged.

Sincerely,


Juliette Tulang
Director

cc Kawananakoa Hall Action Group
/ DHHL (attn: Ed Andrade)

BENJAMIN J. CAYENANO
GOVERNOR OF HAWAII



TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
DEPUTIES
JANET E. KAWELO

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kaunihewa Building, Room 555
801 Kamehameha Boulevard
Honolulu, Hawaii 96813

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES
ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

August 1, 2000

Juliette Tulang, Director
County of Hawaii
Department of Parks & Recreation
25 Aupuni Street, Room 21
Hilo, Hawaii 96720-252

LOG NO: 25950
DOC NO: 0007co21
Architecture

Dear Ms. Tulang:

**SUBJECT: Demolition of Kawananakoa Hall
TMK 2-1-23:120, Keaukaha, Hawaii**

Thank you for your letters dated June 15 and July 13, 2000, regarding the demolition of Kawananakoa Hall. We are saddened that there is no way the County and the community could find to preserve an important community historic resource.

Item 1. We concur that photo documentation should be done and an oral history, based on standards for oral history by the Oral History Center at the University of Hawaii would greatly contribute to the documentation of the building.

Item 2. We request the County provide a preservation plan for at least one of the remaining Gymnasiums on the Island Of Hawaii. We understand that Ookala and Waiakea Uka are other good examples. The commitment of the County for preservation and maintenance of one or both of these will help to mitigate the adverse effect of the demolition of Kawananakoa Hall. Please provide us verification on which other(s) gymnasiums will be preserved, prior to the removal of Kawanankoa Hall.

Thank you for the opportunity to comment. Should you have any questions please contact Carol Ogata at 692-8032.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

CO:an

Stephen K. Yamashiro
Mayor



Juliette M. Tulang
Director

C. Kenneth Sowden
Deputy Director

County of Hawaii

DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 · Hilo, Hawaii 96720-4252
(808) 961-8311

September 7, 2000

Don Hibbard, Administrator
State Historic Preservation Division
Kakuhihewa Bldg.
601 Kamokila Blvd, Room 555
Kapolei HI 96707
Attn: Carol Ogata

Dear Mr. Hibbard:

**Subject: Mitigation for Demolition/New Construction of Kawananakoa
Gymnasium, Hilo, Island of Hawaii; TMK 2-1-23:120**

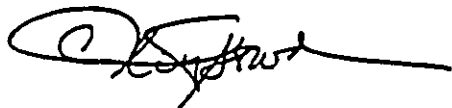
Thank you for your letter of August 1, 2000, in which you outlined the mitigation steps that would be required to gain your concurrence on the project, and also for your field visit of August 30, 2000, during which the specifics of these steps were finalized. Let me first of all state that we too regret that we are required to demolish Kawananakoa Hall in order to meet the recreational needs of the community. We cherish our older structures, not only for their architectural and historic interest but also for the community memories that they symbolize. In the case of Kawananakoa Hall, our regret is tempered somewhat by the knowledge that this action is sincerely desired by the Keaukaha community. We believe that our agreement to preserve some of the more outstanding gyms, assisted by your office, will yield a positive net outcome in terms of both historic preservation and community need. Regarding the individual mitigation items:

1. *Photodocumentation.* We will submit a full set of negatives of the photos which our consultant shared with you during the field trip, as well as 8 x 10-inch prints of those photos that you selected for prints. We will have them to your office with a few weeks. For your information, the concrete on the ramp at Kawananakoa Hall was not grooved or scored in the manner you mentioned, and we will therefore not take additional photographs.

2. *Oral History.* We have commissioned an oral history project of the gym that will be under the supervision of our consultant Ron Terry, with the assistance of our staff and several Keaukaha residents. We have instructed him to conduct the report to the standards specified by the Oral History Center at UH-Manoa, and he has already contacted them and obtained their assistance to begin the project. We expect this project to take four to six months. We will furnish your office and the Oral History Center with the report when it is complete, and will supply progress reports as requested.
3. *Preservation plan for Additional Gyms.* I understand that the consensus of you, the consultant, and my staff was that Papaaloo, Paauilo and Mt. View Gyms all had the appropriate combination of historical and architectural value, facility use patterns, condition, and community context that would merit consideration for formal preservation plans. There was also consensus that the other gymnasium facilities in the area lacked one or more of these key characteristics for developing appropriate and realistic preservation plans. As far as implementing the plans, it was agreed that the best method of ensuring this was first to list these structures on the National and State Registers of Historic Places. We agree to this nomination, with the understanding that your office will handle the paperwork. We also agree to specify maintenance and management plans at the appropriate time during the listing process.

With these mitigation commitments in place, we are ready to issue a Finding of No Significant Impact (FONSI) and proceed with the project. We trust you agree with this determination. We will continue to coordinate with your office as we proceed. Please feel free to call me at 961-8420, or planner Glenn Miyao of my department at 961-8313, if there are any questions. As we have stated before, we appreciate your patience and understanding throughout this process, and we look forward to implementing the project and its mitigation in order to best serve all interests of our community.

Sincerely,



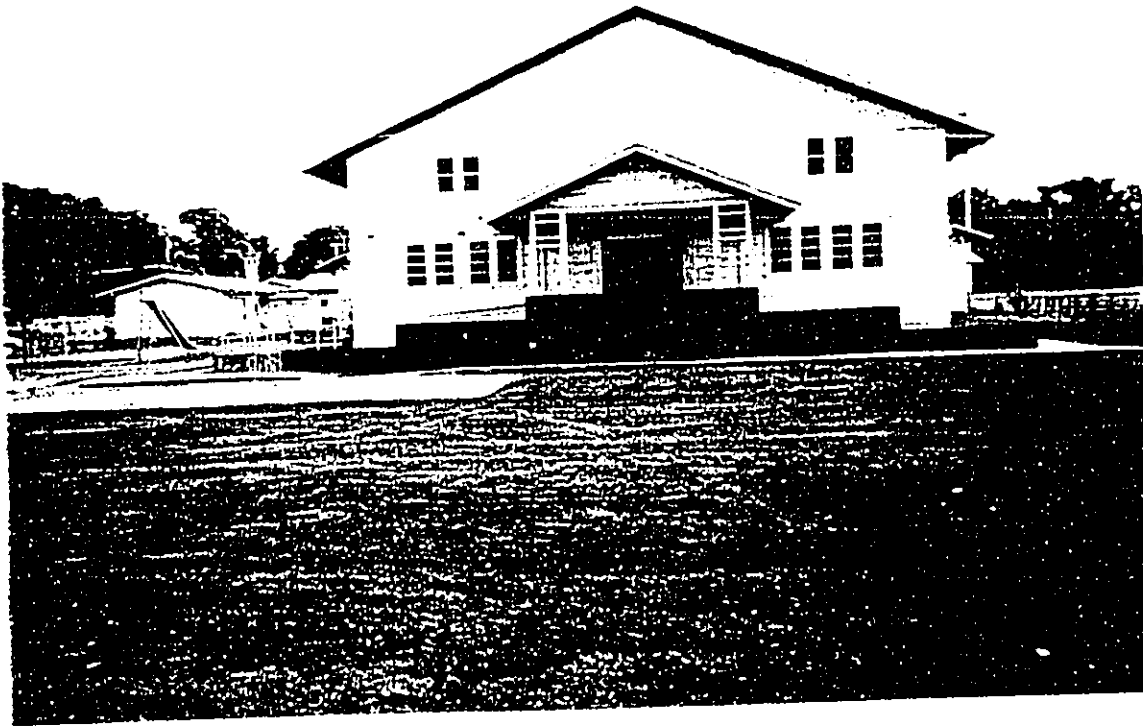
Juliette Tulang, Director

cc: Ron Terry, Ph.D.

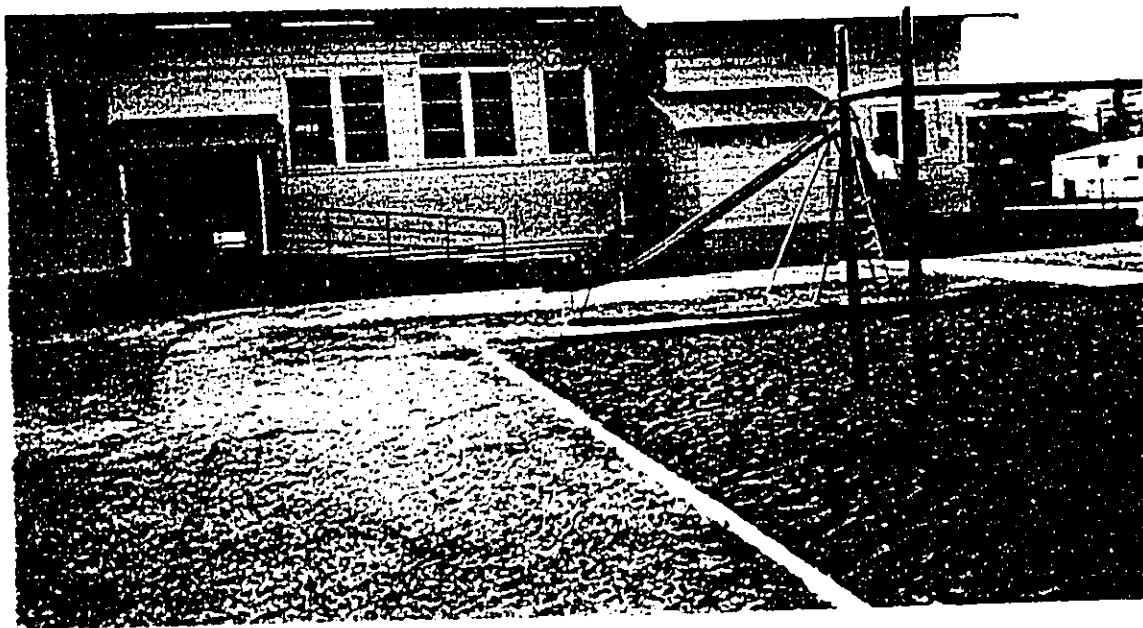
APPENDIX 2

FIGURES

Figure 2
Photographs of Kawananakoa Hall and Surrounding Area



Hall Entrance. Showing Parking Lot (Front) and Playground (Left)



East Wall of Gym. With Playground in Foreground

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

Figure 1
 Kawananakoa Hall Location Map
 TMK 2-1-23:120 (por.) Hilo, Hawaii

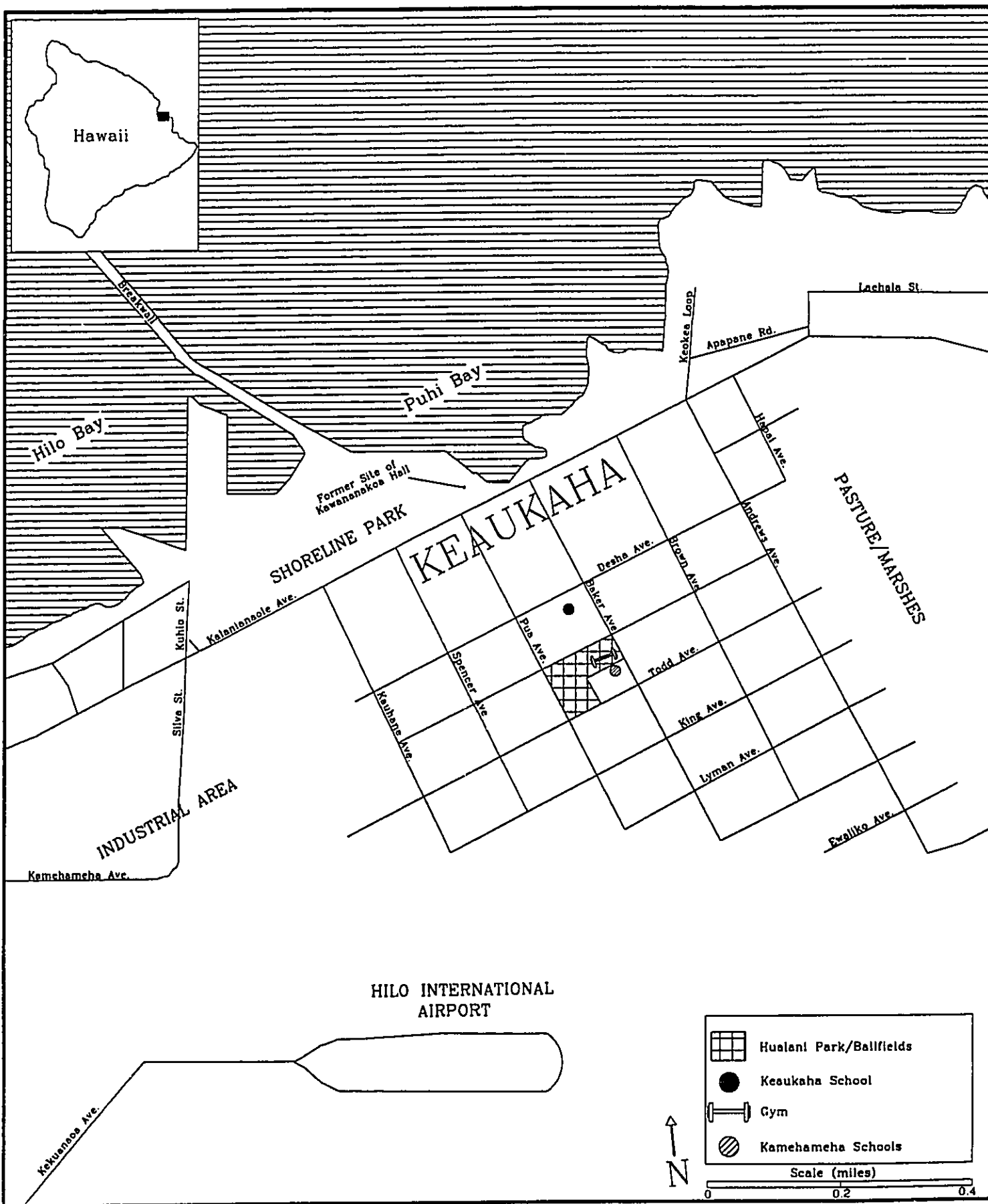
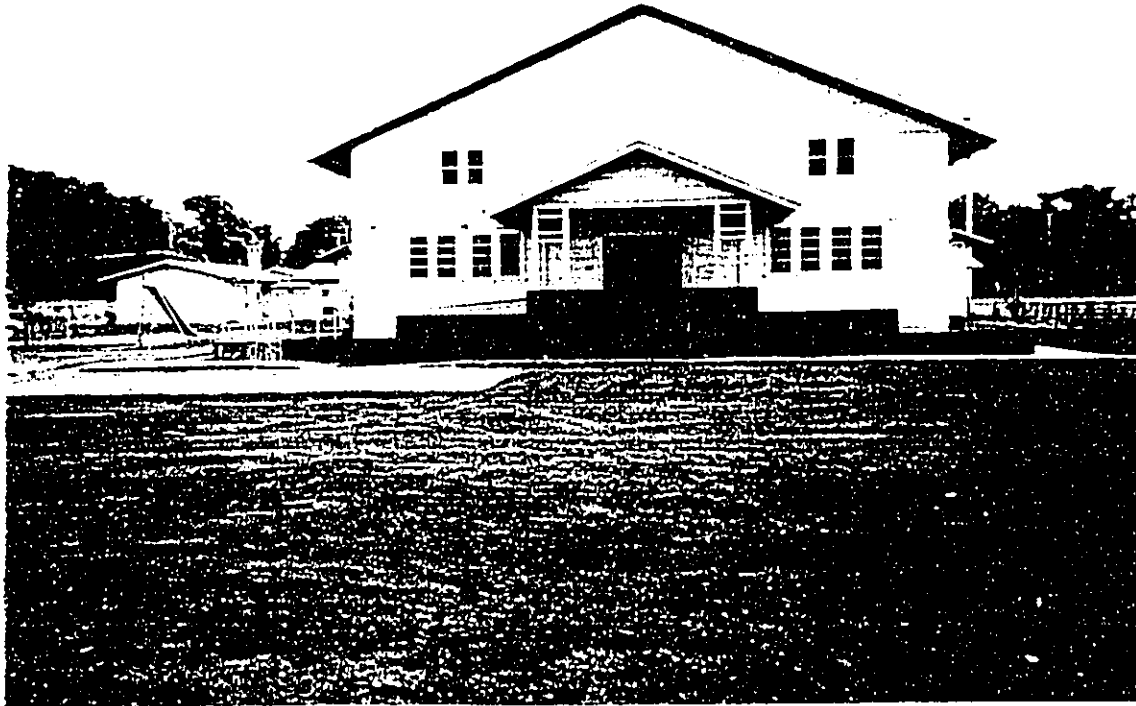
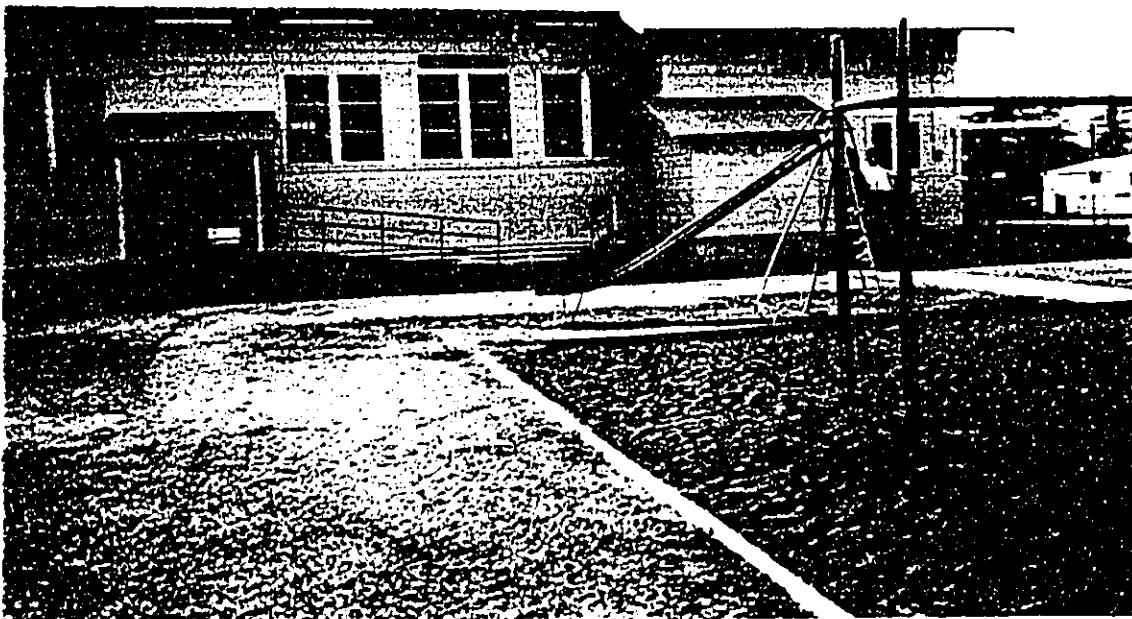


Figure 2
Photographs of Kawananakoa Hall and Surrounding Area



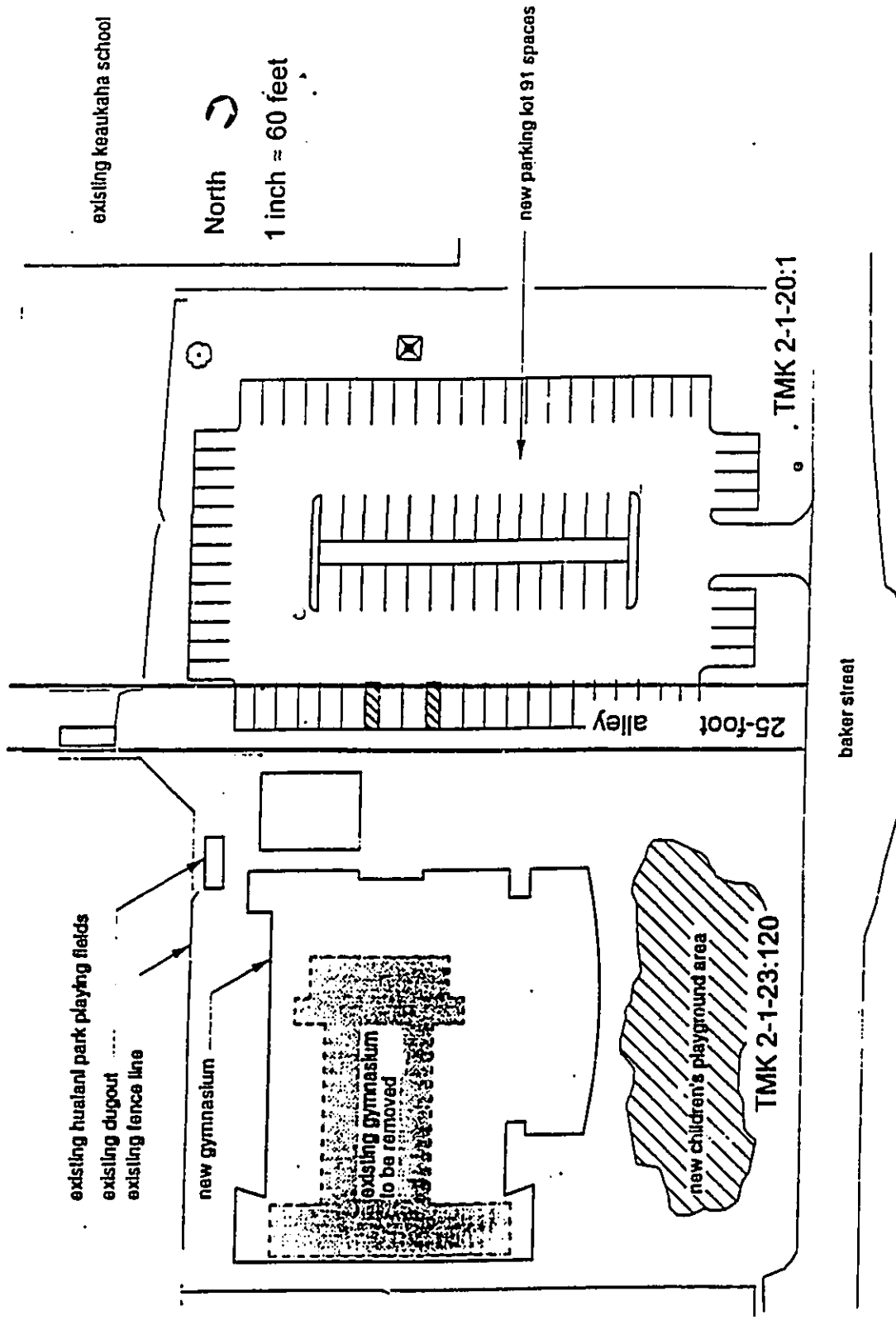
Hall Entrance. Showing Parking Lot (Front) and Playground (Left)



East Wall of Gym. With Playground in Foreground

Figure 3

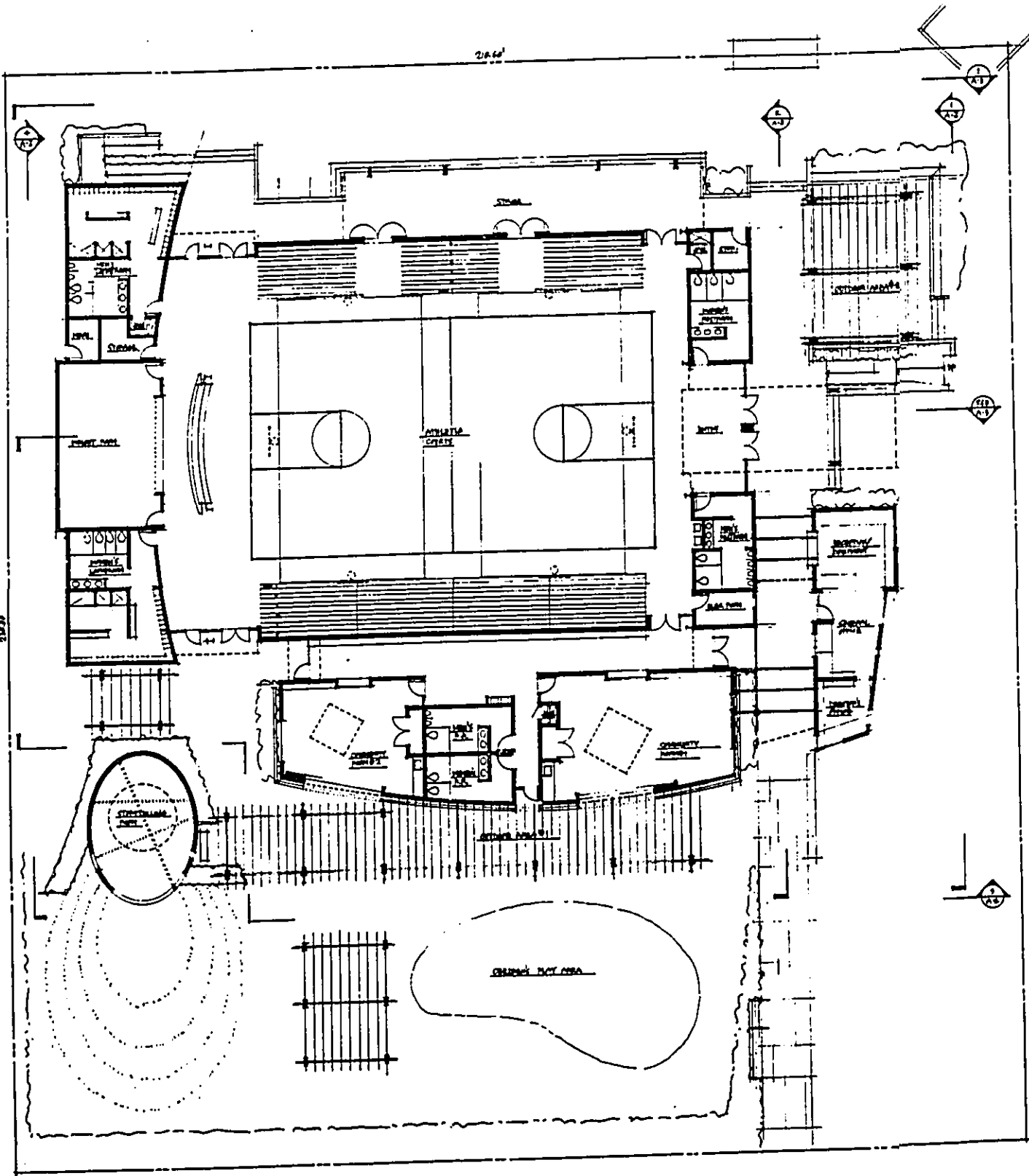
Site Layout



APPENDIX 3

**ARCHITECTURAL SPECIFICATIONS, SITE PLAN,
ELEVATIONS, AND RENDERINGS**

Note: Design shown in all plans, drawings and renderings is preliminary



KAWANAKIA HALL
 HONOLULU, HAWAII

GROUND FLOOR PLAN



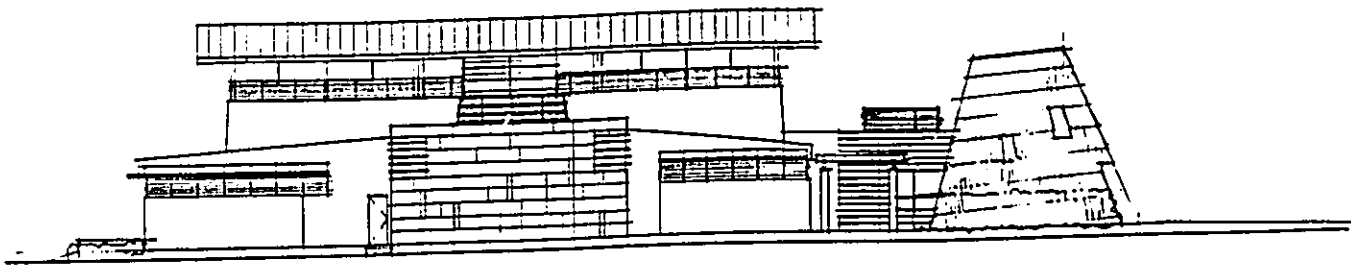
DUNBAR AVENUE

DATE: 12-1-58

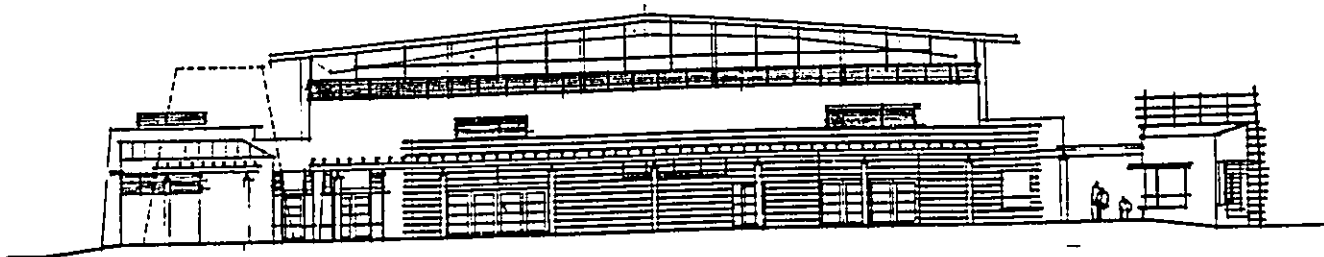


CHEET No. A-1

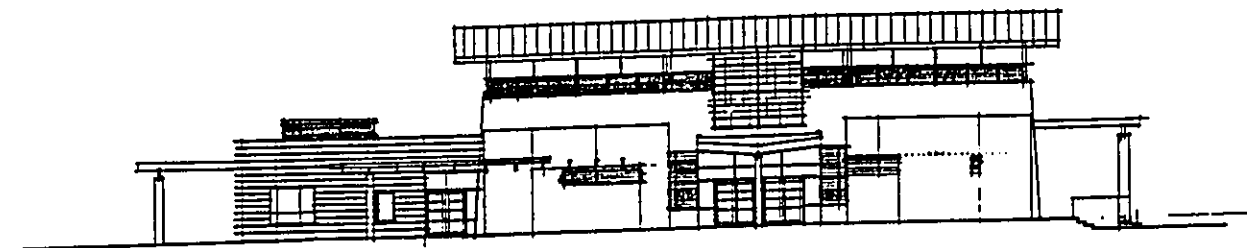




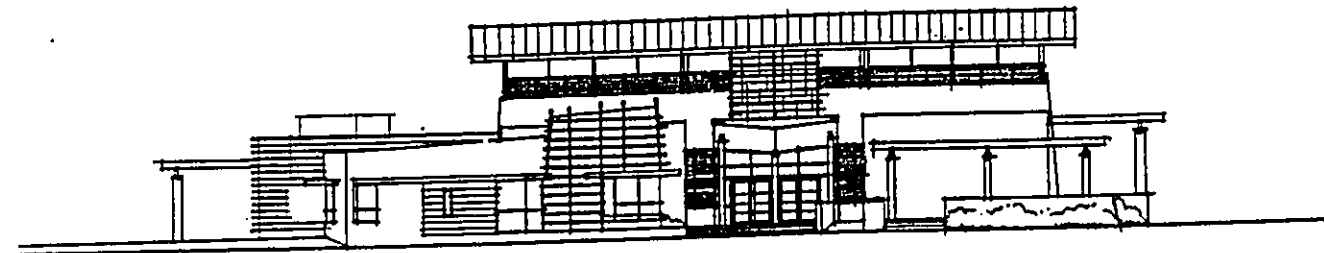
SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH SECTIONAL ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

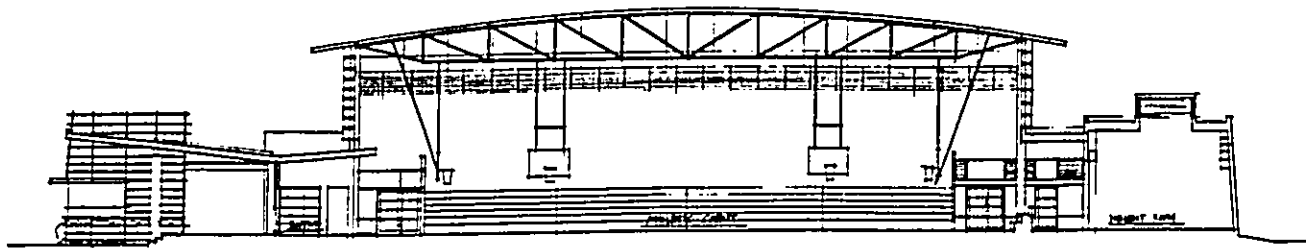


KAYANAKAY TALL
KAYANAKAY, OMAHA
ELEVATIONS / SECTION

DATE: 11-11-10

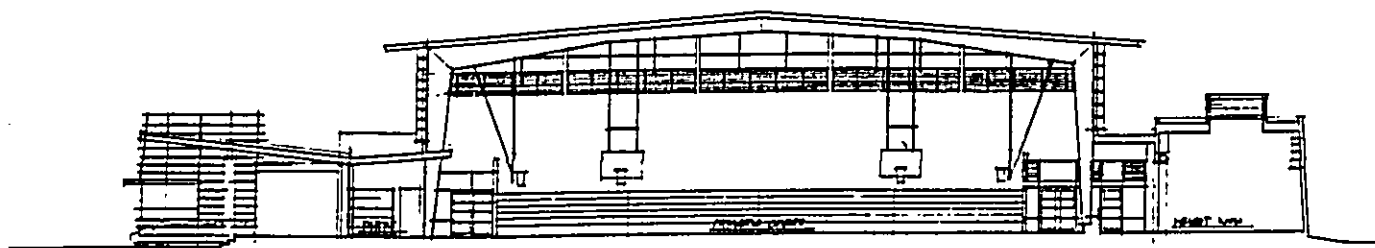
SHEET NO. A-2





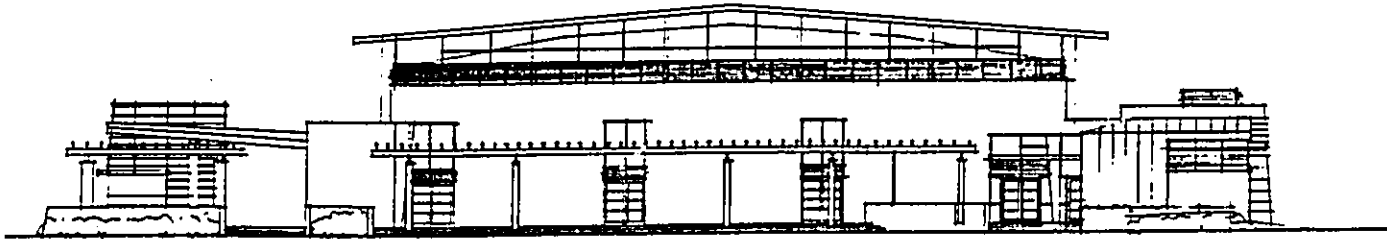
ALTERNATE LONGITUDINAL SECTION
1/2" = 1'-0"

1/2"



LONGITUDINAL SECTION
1/2" = 1'-0"

1/2"



WEST ELEVATION
1/2" = 1'-0"

1/2"

KAWANANAKOA HALL
ELEVATIONS / SECTIONS © 1990

DATE 07-21-90



SHEET NO. A-3



5 August 1998

New Kawanakoa Hall Building Program
Keaukaha, Hawai'i

Schematic Phase Areas:

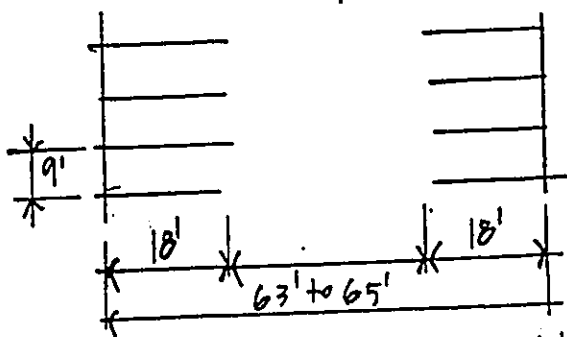
Entry	320 sf	
Athletic Courts	8400 sf	
Storage	180 sf	
Locker Rooms	1150 sf	
Men's @ 590 sf		
Women's @ 560 sf		
Weight Room	790 sf	
Community Rooms	1770 sf	
1 @ 1060 sf		
1 @ 710 sf		
Storytelling Room	560 sf	
Restrooms	930 sf	
1 men's @ 270 sf		
1 women's @ 270 sf		
1 men's @ 190 sf		
1 women's @ 200 sf		
Administration	760 sf	
Mechanical	70 sf	
Electrical	100 sf	
Janitorial	90 sf	
Circulation	1710 sf	
Total - Interior	16830 sf	16830 sf
Stage	1250 sf	
Trellis Areas	3400 sf	
Outdoor Area #1 @2500 sf		
Outdoor Area #2 @900 sf		
Children's Play Area	5300 sf	
Exterior Circulation	4230 sf	
Total - Exterior	14180 sf	14180 sf
Landscape, Grass, Gravel, misc.	17290 sf	17290 sf
<hr/>		
Overall Site (210'x230') = 48300 sf		48300 sf



PARKING REQUIREMENTS

67% Standard = 8'-6" min. x 18'-0" } excluding ADA requirements
33% Compact = 7'-6" min x 16'-0"

Standard Layout

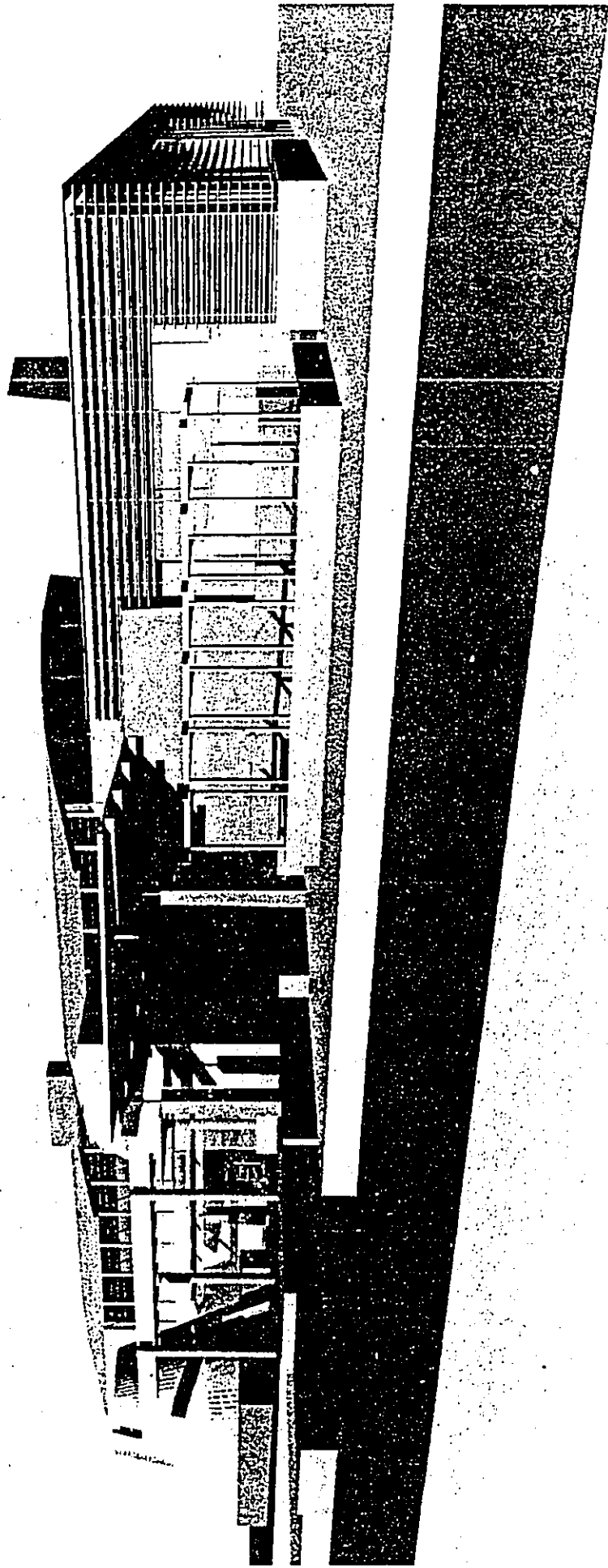


Classified as: Major outdoor Amusement & Recreation Facilities
- 1 space / 200 SF gross flr area of enclosed bldg.
- 1 space / 3 persons that outdoor area is designed to accommodate.

Enclosed Bldg. $16,830 \text{ sf} / 200 = 85 \text{ spaces}$

Per softball field: $15 \times 2 = 30 \text{ persons} / 3 = 10 \text{ spaces/field}$

9
10
11



ENTR 1.1.1. GARDEN TRELLIS AND CLASSROOM

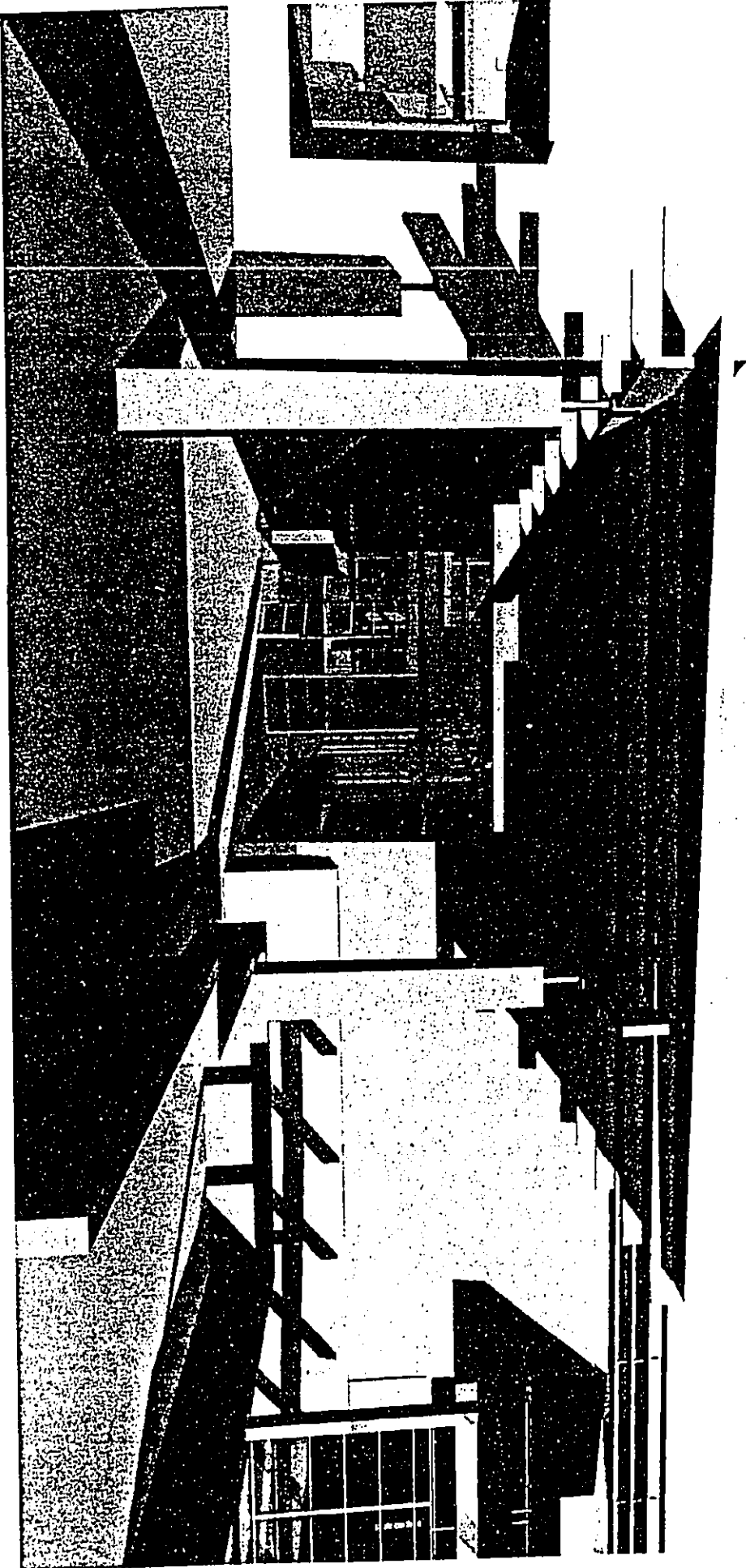
(1)

012

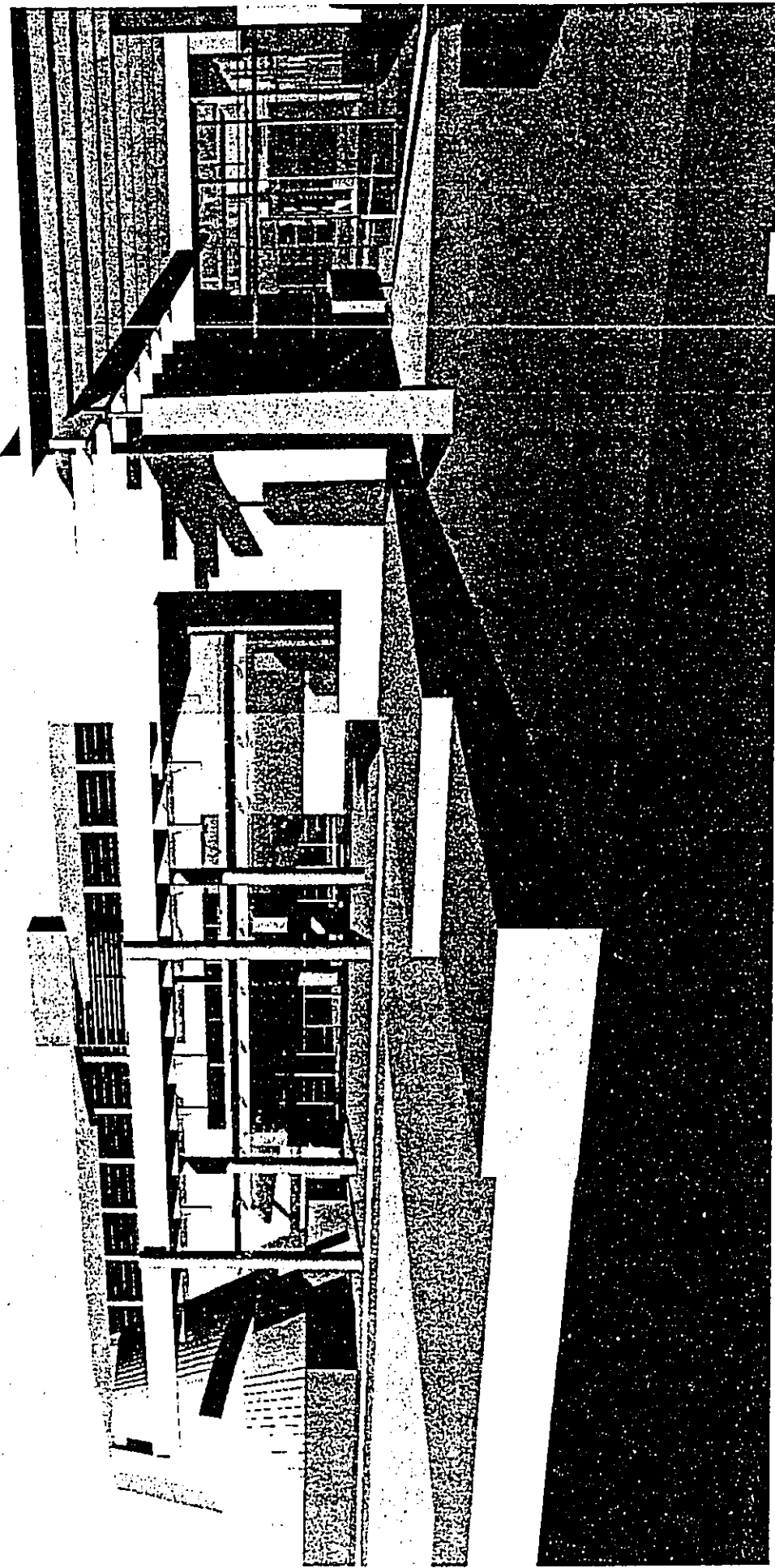


576

①



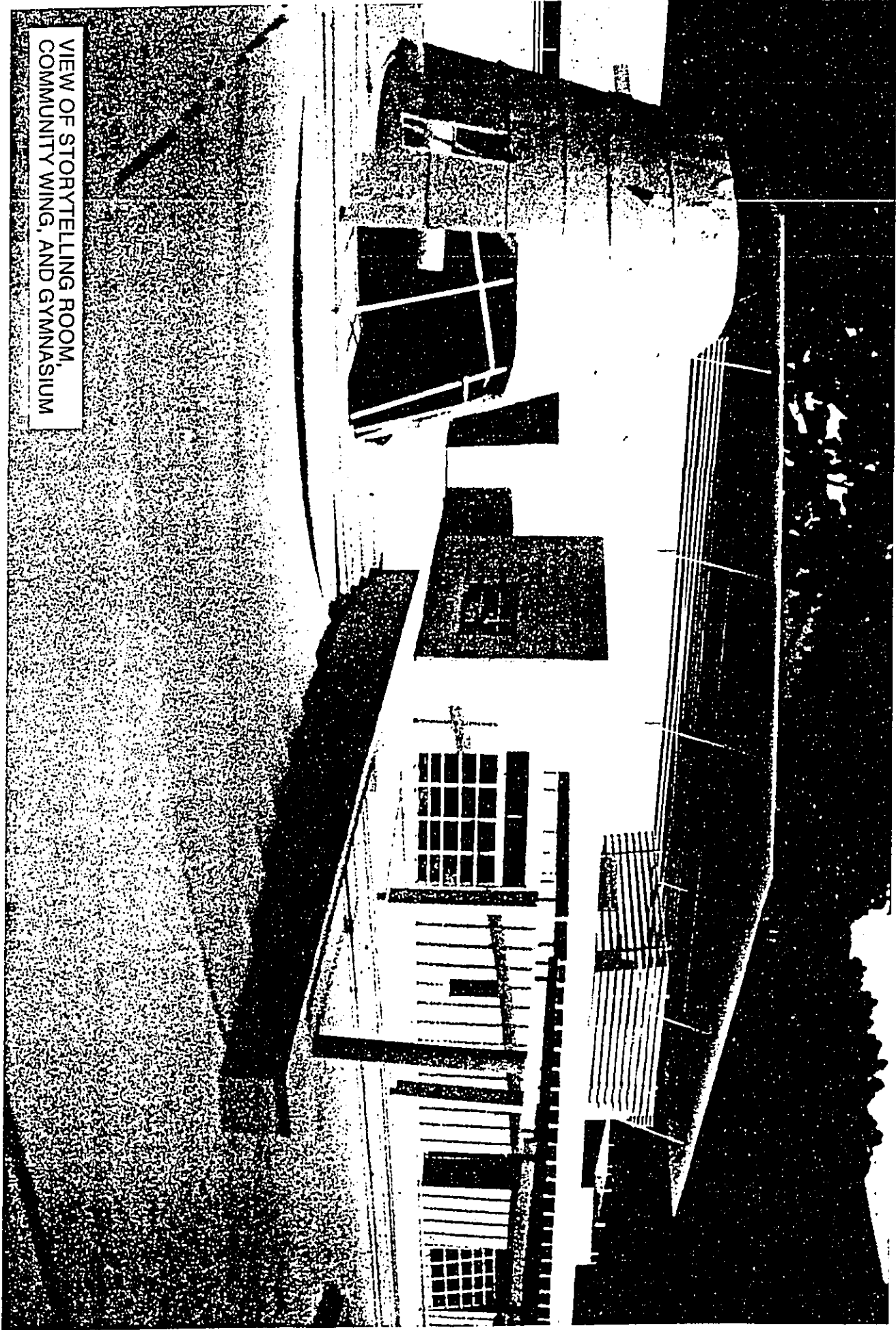
VIEW OF FRONT ENTRY



FRONT ELEVATION 1:1 ENTRANCE/RECEPTION

①

VIEW OF STORYTELLING ROOM,
COMMUNITY WING, AND GYMNASIUM



APPENDIX 4

LEAD PAINT AND ASBESTOS SURVEY

**Lead-Based Paint and Asbestos Survey
Kawananakoa Hall
Hilo, Hawaii**

October 1999

Prepared for: Geometrician

Prepared by: Convard Consulting
963 Honokahua Pl. Honolulu, Hawaii
Telephone: (808) 396-7403; Fax: (808) 546-4684

SIGNATURE PAGE

The asbestos-containing material and lead-based paint survey described in this report was completed by me or under my direction and conforms to applicable NESHAPs, AHERA, and EPA lead regulations.



Nancy S. Convard, R.E.A.
Project Manager

Date: October 4, 1999



Joana L. Taba, CIH
AHERA Inspector/Project Designer
(California) Lead-Related Construction
Inspector/Assessor/Project Designer

Date: October 4, 1999

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2	SURVEY ACTIVITIES	1
	2.1 Visual Survey	3
	2.2 ACM Sampling and Analysis	3
	2.2 Lead Sampling and Analysis	4
	2.3 Canec Ceiling	4
3	ANALYTICAL RESULTS	4
	3.1 Asbestos	4
	3.2 Lead	6
	3.3 Arsenic	7
4	DISCUSSION AND RECOMMENDATIONS	7
	4.1 Discussion	7
	4.2 Summary of Recommendations	9
5	LIMITATIONS	11

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Table 2: Summary of Lead Analytical Results	7

LIST OF APPENDICES

Appendix A	AHERA and CIH Certifications
Appendix B	Asbestos Analytical Results
Appendix C	Lead Analytical Results
Appendix D	Hazardous Materials Specifications
Appendix E	Lead Specifications

1 INTRODUCTION

Geometrician contracted Convard Consulting to complete a lead-based paint (LBP) and asbestos survey of the Kawanakoa Hall, Hilo, Hawaii. Figure 1 identifies the location of this building. The purpose of the survey was to identify asbestos-containing material (ACM) and materials coated with LBP so that these materials are properly managed during planned demolition activities. This report describes the activities, results, and conclusions of that survey.

The asbestos survey was performed to investigate issues pertaining to National Emissions Standards for Hazardous Air Pollutants (NESHAPS) 40 CFR 61.145, OSHA regulations 29 CFR 1926.5, Construction Industry Standard for Asbestos, and Hawaii Occupational Safety and Health (HIOSH) regulation Title 12, Subtitle 8, Chapter 145.1 - Asbestos.

The LBP survey investigated issues pertaining to Occupational Health and Safety Administration (OSHA) regulations 29 CFR 1910.1025, Construction Industry Standard for Lead, and Hawaii HIOSH regulation Title 12, Subtitle 8, Chapter 148.1 - Lead. Housing and Urban Development regulations¹ regarding LBP do not directly apply to this project since the structure is being demolished and not intended for future occupation. The statute definition² for LBP of 1 milligram per square meter (mg/m²) or 0.5 percent (%) by dry weight was used as the screening level to determine potential exposures to construction workers and disposal options.

Project personnel included a qualified inspector with current Asbestos Hazard Emergency Response Act (AHERA) Inspector/Management Planner/Project Designer certificates. Personnel have also completed training in LBP inspections and abatement planning. Appendix A includes the appropriate certificates.

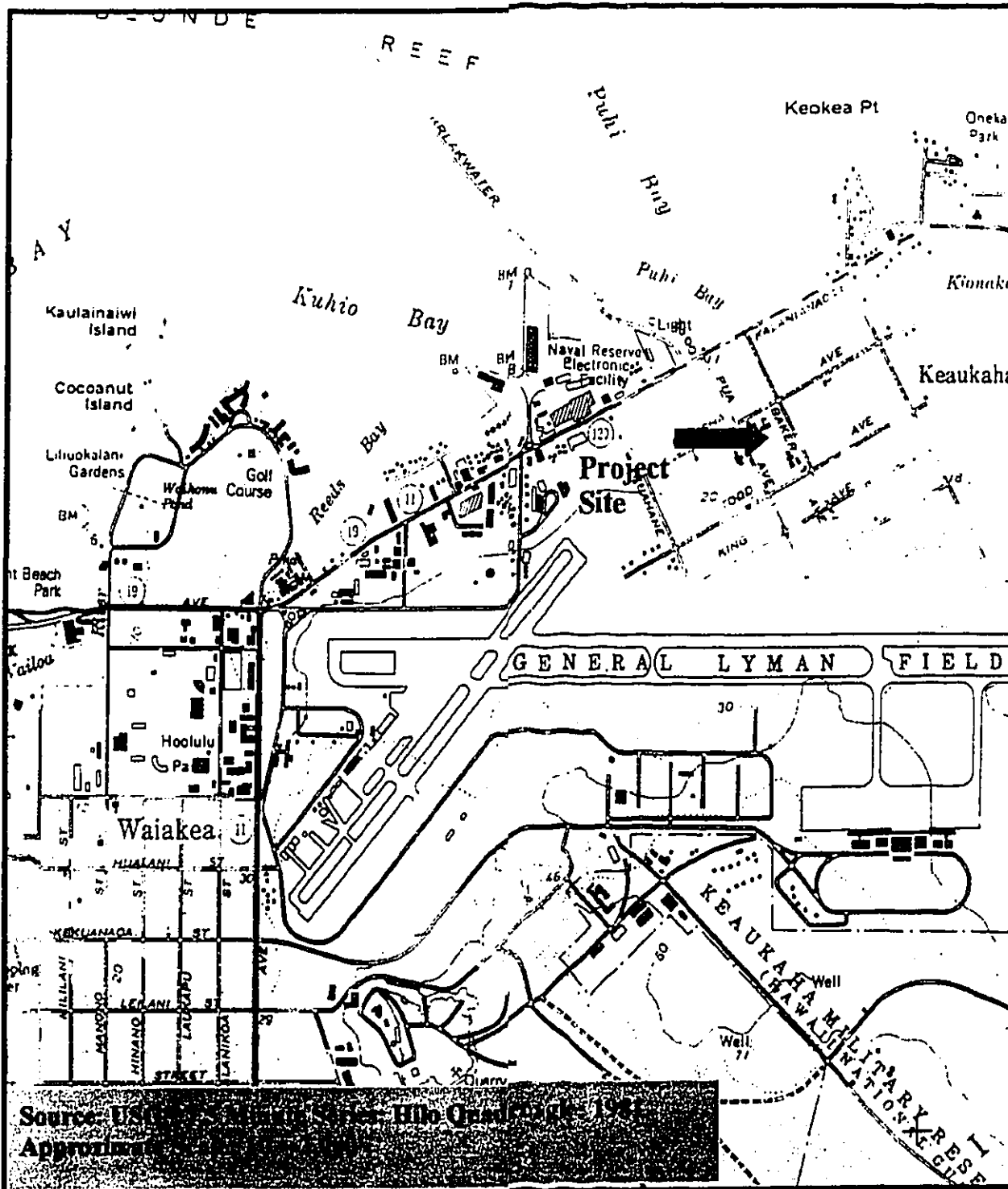
2 SURVEY ACTIVITIES

Inspectors surveyed the HFCC building on July 10, 1999. Survey activities included:

- a visual inspection of interior and exterior portions of the building
- sampling of potential asbestos containing materials
- sampling of painted surfaces on interior and exterior of the building

¹Lead-Based Paint Hazard Reduction Act, Title X

²60 FR 47248, September 1995



Keaukaha Gym
Lead and Asbestos Survey

Figure 1
Project Location Map

NORTH

2.1 Visual Survey

Gemetrician personnel accompanied the Convard Consulting inspectors, Ms. Nancy Convard and Ms. Joana Taba, CIH on the initial visual inspection of the building. The intent of the initial visual inspection was to familiarize project personnel with the site and planned demolition activities, identify potential ACM and LBP materials, and determine if access to all suspected materials was feasible. This visual inspection confirmed that the entire structure was to be demolished and that access to potential ACM and LBP building materials was feasible.

The visual survey identified the following categories of materials as suspect ACM:

- floor tile
- floor tile mastic
- sink undercoatings
- canec ceiling panels
- floor linoleum

The inspectors determined that the roofing material was not suspect ACM due to the metallic appearance, thinness, and metallic sound when struck.

Due to the age of the building, all painted surface were considered suspect LBP coated paints.

2.2 ACM Sampling and Analysis

Inspectors collected two to three samples of each suspected material for bulk asbestos analysis. A total of five samples were collected. The samples were collected and immediately placed in a plastic sample bag, and labeled with the sample identification number, sample location, and date and time of collection. Sampling was completed in general compliance with AHERA guidance.

The samples were shipped via Federal Express to Environmental Hazards Services in Richmond Virginia, for bulk sample analysis by EPA Method 600/M-4-82-020.

2.2 Lead Sampling and Analysis

Inspectors collected paint samples from each dissimilar paint surface and paint color found in the former HFCC. A total of 10 samples were collected. Figure 2 shows the sample locations. Samples were collected by scraping approximately two (2) square inch of all layers of paint down to the base surface directly into a ziplock bag. Lead sampling followed guidance issued by the HUD in its most recent guidance, which is consistent with EPA guidance in 60 FR 47248.

The lead samples were shipped via Federal Express to Environmental Hazards Services, LLC, of Richmond, Virginia, for total lead analysis by EPA Method 6010. Based on the results for total lead, a second sample of HP11, which had 1.6 percent (%) was collected by Geometrician on August 24, 1999, for Toxic Characteristic Leaching Procedure (TCLP) testing. The second sample could not be obtained from the same location, but was taken from a similar paint and substrate material. This sample was also shipped via Federal Express to Environmental Hazards Services, LLC, of Richmond, Virginia.

2.3 Canec Ceiling

During the visual ceiling material believed to be either composed of ACM or canec material was sampled. When asbestos results indicated non-ACM material; the sample was re-analyzed for arsenic.

3 ANALYTICAL RESULTS

This section summarizes the analytical results for asbestos and lead sampling. As noted above, one sample was submitted for arsenic analysis. Tables 1 and 2 summarize the location, type of material, and concentrations for positive results.

3.1 Asbestos

The analytical results identified asbestos in the kitchen sink undercoating material and in the second floor beige and brown linoleum floor covering. Asbestos is characterized as friable (hand crushable) and non-friable (non-hand crushable). The Environmental Protection Agency recognizes friable asbestos as hazardous to human health and the environment. Both asbestos materials discovered at the HFCC are considered non-friable in their current condition. Non-friable asbestos must still be handled according to OSHA standards and double-wrapped for disposal at permitted landfills. The following table summarizes the results of the asbestos sampling. Appendix B presents the laboratory analytical reports.

Table 1: Summary of Asbestos Results

Sample ID	Sample Location	Results
HA1	brown fibrous-ceiling canec material	none detected 96% cellulose; 5% Non-fibrous
HA2 (a)	grey vinyl tile 12 inch floor tile in Kitchen	none detected 100% Non-fibrous
HA2b	yellow mastic adhesive; mastic of floor tile in Kitchen	2% cellulose 98% Non-fibrous
HA3	white powdery undercoating of sink in Kitchen	2% Chrysotile 2% Total asbestos 98% Non-fibrous
HA 3-b	white powdery; brown fibrous wall board in Lunch Room	25% Cellulose 75% Non-fibrous

3.2 Lead

Analytical Results for Lead indicate that LBP is present on several building materials. The concentrations of lead on the samples ranged from less than 0.018 percent (%) to 1.6% content by dry weight. The sample with 1.6% lead concentration, which was a sample of the exterior paint, requires special consideration as it may represent a disposal issue as well as an occupational exposure concern. The appropriate actions are described on the Discussion and Recommendations section of this report. The results for lead analysis are summarized in Table 2 below. The laboratory report for lead analysis is presented in Appendix C.

Table 2: Summary of Lead Analytical Results

Sample ID No.	Sample Description	% Lead by Dry Weight
HP5	Interior Gym	<0.21
HP6	Office Doorway Frame	<0.018
HP7	Gym Door to Lunchroom-Frame (Kitchen Side)	0.52
HP8	Upstairs Wall Paint	<0.024
HP10	Upstairs Ceiling Paint	0.15
HP9	Floor paint-Storage Area	0.20
HP11	exterior-blue/grey paint	1.6
HP12	Exterior Steps-Gym Door (Playground Equipment Side)	0.029
HP13	Ramp Railing-red	0.033
HP14	Ramp Railing-Yellow	0.028
TCLP Analysis	Sample Description	TCLP Concentration (mg/l)
E01	exterior-blue/grey paint	1.5

3.3 Arsenic

Only one sample was collected and analyzed for arsenic analysis by Toxicity characteristic Leaching Procedure (TCLP). This sample yielded arsenic at 96 milligrams per liter (mg/l).

4 DISCUSSION AND RECOMMENDATIONS

The following paragraphs discuss the results above and provide recommendations for management of the hazardous building materials during construction.

4.1 Discussion

The survey identified the presence of non-friable asbestos and LBP on several materials. The area of non-friable asbestos does not exceed the "*de minimus*" quantity of 160 square feet of asbestos materials. NESHAPS notifications to the Department of Health (DOH), Indoor Air

Quality Branch, however, are required for all demolition activities. The NESHAPS notification must be made at least 10 days prior to the demolition activities.

The concentration of lead in the exterior paints is considered high and warrants particular consideration. LBP with high lead content (greater than 0.5%) concentrations, such as the dark grey paint with 1.6 % lead may be considered hazardous. Separated from their substrate materials these paints must be disposed of as hazardous waste. The Environmental Protection Agency (EPA) regulations, however, recognizes that the total waste stream in considering whether or not LBP materials are considered hazardous wastes. That is, the potential hazard can be assessed by TCLP sampling or calculating the percentage of additional sampling of the LBP lead concentrations in the total waste stream, including substrate and other materials co-disposed with the waste. The TCLP testing of the suspect paint and its substrate material indicates that the whole material is not hazardous.

Based on these findings, demolition activities will need to address the following issues:

Lead Issues

- potential lead exposures to construction personnel
- potential lead dust releases
- intact disposal of LPB with substrate material and avoidance of generating waste streams with high concentrations of lead

Asbestos Issues

- Removal of ACM prior to demolition of the entire structure
- NESHAPS notifications to the Department of Health (DOH), Indoor Air Quality Branch
- potential asbestos exposure to construction personnel
- disposal of ACM at permitted landfill

Canec Ceiling (Arsenic Issues)

The canec ceiling material contains arsenic at levels that may warrant special handling. A toxic characteristic leaching procedure (TCLP) should be run on a representative sample of the total waste stream to determine appropriate disposal requirements for the construction debris. Alternatively, the material may be considered hazardous and removed separately, containerized, transported and disposed of at an approved mainland facility. Several Hawaii contractors are familiar with this process.

Each of these issues can be effectively managed through appropriate planning of demolition activities. The procedures and requirements to be followed should be outlined in the specifications included with demolition contract documents. These specifications outline applicable environmental and worker safety laws and regulations and the associated procedures to be followed by the selected contractor. The following paragraphs describe the issues to be

addressed in ACM and LBP specifications. The detailed specifications for general hazardous material management and lead based paint management are provided in Appendix D and E, respectively.

Specifications for LBP

Specifications for LBP will address the above cited issues through the following:

- specification of general demolition procedures (i.e that LBP will not be removed from substrate materials)
- requirements for a water spray during demolition of exterior building areas
- requirements for LBP awareness training of construction workers
- requirements for specific personal protective equipment for construction workers
- requirements for air monitoring
- requirements for the collection and proper disposal of paint chips

4.2 Summary of Recommendations

Lead-Based Paint

Specifications should be included with contract documents to require the management of LBP appropriately to avoid occupational exposure to lead, minimize generation of hazardous materials, and require proper disposal of construction debris.

Additional LBP sampling that includes the substrate material should be conducted to confirm the LBP when adhered to the construction material and considered with the total waste stream is not considered hazardous. Since initial screening indicates that the material may be considered non-hazardous, this sampling may be done post-demolition and just prior to disposal. It is recommended that this be included in the demolition contract.

Asbestos

Specifications should be included with contract documents to require the management of ACM appropriately to avoid occupational exposure to asbestos, minimize generation of asbestos waste, and require for proper disposal of construction debris. The contractor should be given the option of specific methods to be used for ACM removal, provided that all applicable federal and state regulations are followed.

Canec (Arsenic)

It is recommended that the contractor utilize appropriate disposal methods for hazardous waste. The contractor should, in accordance with the contract specifications and applicable federal and state regulations, arrange for and complete disposal of the canec material.

5 LIMITATIONS

This hazardous building materials survey is based on the review of available information and reasonable field sampling efforts. These activities were conducted in accordance with the requirements of the scope of work and practices and procedures generally accepted in the environmental consulting field.

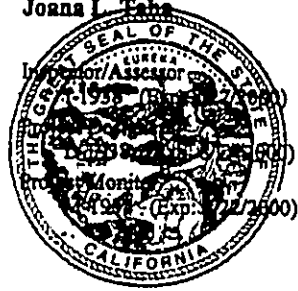
The report represents Convard Consulting's professional opinion and judgement, which are dependent on information obtained during survey services.

All opinions and recommendations presented in this report apply to site conditions existing at the time of performance of services. Convard Consulting is unable to report or accurately predict events that may affect the site following completion of the described services. Convard Consulting assumes no responsibility for conditions it is not authorized to investigate or conditions not recognized as generally unacceptable at the time services are performed. Convard Consulting is not responsible for revisions in applicable environmental standards, practices, or regulations following the performance of services.

APPENDIX A

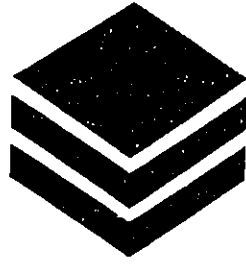
AHERA AND CIH CERTIFICATIONS

Joana I. Taha



State of California
Department of Health Services
Lead-Related Construction
Certificate





M·E·T·A
 Mayhew Environmental Training Associates
I N C O R P O R A T E D

Certificate # 7ME06109904PDR004

This is to certify that

Joana L. Taba

*has on 06/10/99, in HONOLULU, HI
 completed the requirements for asbestos accreditation under Section 206 of TSCA, Title II, 15 U.S.C. 2646*

AHERA Asbestos Project Designer Recertification Course

*as approved by the U.S.E.P.A. under 40 C.F.R. 763 (AHERA)
 on 06/10/99 - 06/10/99 and passed the associated examination on 06/10/99
 with a score of 70% or better*

CM =



James P. Sabatino
 Instructor

R. B. [Signature]
 President

Soc. Sec #: 576-32-7119
 Accreditation Expires: 06/10/00

M.E.T.A. - P.O. Box 786 - Lawrence, KS 66044 - 800-444-6382



M·E·T·A

Mayheru Environmental Training Associates

I N C O R P O R A T E D

Certificate # 7ME060999041R007

This is to certify that

Joana L. Taba

*has on 06/09/99, in HONOLULU, HI
completed the requirements for asbestos accreditation under Section 206 of TSCA, Title II, 15 U.S.C. 2646*

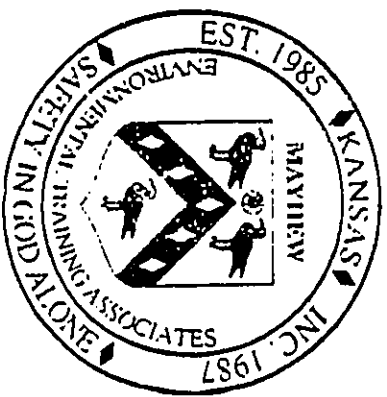
AHERA Asbestos Inspector Recertification Course

*as approved by the U.S.E.P.A. under 40 C.F.R. 763 (AHERA)
on 06/09/99 - 06/09/99 and passed the associated examination on 06/09/99
with a score of 70% or better*

CM =


Instructor

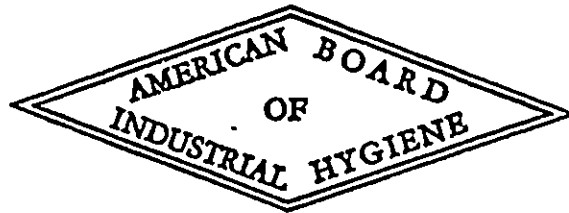

President



Soc. Sec #: 576-32-7119
Accreditation Expires: 06/09/00

M.E.T.A. - P.O. Box 786 - Lawrence KS 66044 - 800-444-6382

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE
INCORPORATED



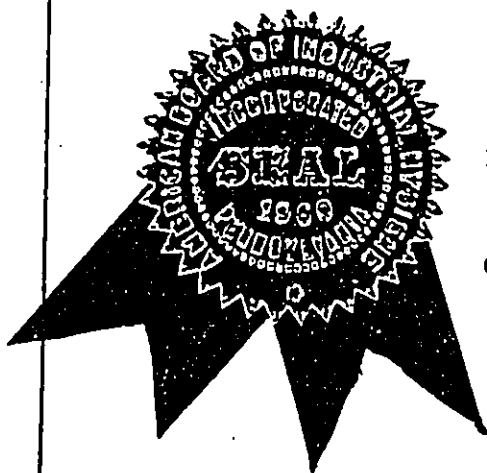
Organized to improve the practice and educational standards
of the profession of Industrial Hygiene.

This is to certify that

Joana L. Taba

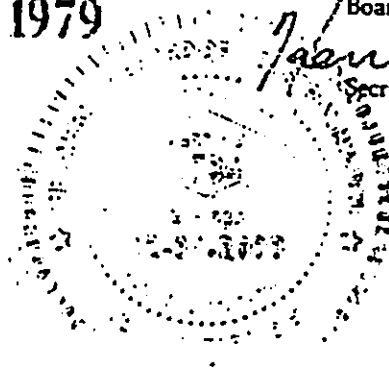
has met the requirements of this Board through her education, experience,
and professional ability, and is hereby certified in the

CHEMICAL ASPECTS
of
INDUSTRIAL HYGIENE



Date
October 31, 1979
Certificate Number
1734

Newell E. Bolton
Chairman of the
Board of Directors
James J. Harshbarger
Secretary



APPENDIX B

ASBESTOS ANALYTICAL DATA

ENVIRONMENTAL HAZARDS SERVICES, L.L.C.

7469 WHITE PINE ROAD - RICHMOND, VA 23237
804-275-4788 FAX 804-275-4907

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: J&J Consultants
41-525 Flamingo St.
Waumanalo, HI 96795

DATE OF RECEIPT: 14 JUL 1999
DATE OF ANALYSIS: 14 JUL 1999
DATE OF REPORT: 15 JUL 1999

CLIENT NUMBER: 12-3416
EHS PROJECT #: 07-99-1496
PROJECT: Hilo-Keaukaha Gym

EHS SAMPLE #	CLIENT SAMPLE #/ LABORATORY GROSS DESCRIPTION	% ASBESTOS	OTHER MATERIALS
01	HA1/ Brown Fib.	NAD	95% Cellulose 5% Non-Fibrous
02A	HA2(a)-Tile/ Gray Vinyl	NAD	100% Non-Fibrous
02B	HA2(b)-Mastic/ Yellow Adhes.	NAD	2% Cellulose 98% Non-Fibrous
03	HA3/ White Powdery	2% Chrysotile 2% Total Asbestos	98% Non-Fibrous
04	HA3/ White Powdery; Brown Fib.	NAD	25% Cellulose 75% Non-Fibrous

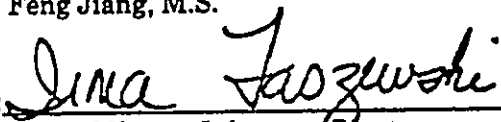
QC SAMPLE: M11990-4

REPORTING LIMIT: 1% Asbestos

METHOD: Polarized Light Microscopy, EPA Method 600/R-93/116

ANALYST: Feng Jiang, M.S.

Reviewed By Authorized Signatory:


Howard Verner, Laboratory Director
Irma Faszewski, Quality Assurance Coordinator
David Xu, MS, Senior Chemist
Feng Jiang, MS, Senior Geologist

Results represent the analysis of samples submitted by the client. Sample location, description, area, volume, etc., was provided by the client. This report cannot be used by the client to claim product endorsement by NVLAP or any agency of the U.S. Government. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C. California Certification #2319

Environmental Hazards Services, L.L.C. recommends reanalysis by point count (for more accurate quantification) or Transmission Electron Microscopy (TEM), for enhanced detection capabilities) for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by polarized light microscopy (PLM). Both services are available for an additional fee.

LEGEND NAD = no asbestos detected
SCF = suspected ceramic fibers

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-- PAGE 01 of 01 -- END OF REPORT --

ENVIRONMENTAL HAZARDS SERVICES, L.L.C.
7469 Whitepine Road Richmond, Virginia 23237 Phone (804) 275-4788 Fax (804) 275-4907
CHAIN OF CUSTODY FORM

HP

Company Name: J + J CONSULTANTS
 Address: 41-525 FLAMINGO ST.
 City, State, Zip: WAIMANALO HI 96795
 EHS Client Account # 12-3416
 Phone#: (808) 259-5050 Fax#: 808 259-5050
 Date: 07/12/99
 Contact Name: JOANA L. TARRA
 Sampler Name: JOANA L. TARRA
 Project #: H110 - KEAUKAHA GYM
 P.O. #: _____

Sample Number	Sample Date	Asbestos				Lead				Other Metals		DESCRIPTION Air-Volumes (L) OR Wipe Area (ft ²) OR Scrape Area (cm ²)	Comments				
		Bulk ID by PLM	Asbestos Wipe	Fiber Count (PCM)	TEM Air	TEM Chatfield (Bulk)	Air	Paint	Soil	Wipe	TCLP (Pb)			Waste Water	TCLP RCRA 8	(Specify metals below)	
H A 1	07/10/99	X										X		ASBESTOS / TCLP ARSENIC			
H A 2																	
H A 3																	
H A 4														12" F.T. - KITCHEN SINK UNDERCAB - KITCHEN WALL BERRNS			
Released by: <u>Joana L. TARRA</u>		Signature: <u>Joana L. TARRA</u>		Date: <u>7/12/99</u>		Released by:		Signature:		Date:		Released by:		Signature:		Date: <u>7/14/99</u>	

APPENDIX C
LEAD ANALYTICAL DATA

ENVIRONMENTAL HAZARDS SERVICES, L.L.C.

7469 WHITE PINE ROAD - RICHMOND, VA 23237
804-275-4788 FAX 804-275-4907

LEAD IN PAINT ANALYSIS SUMMARY

CLIENT: J&J Consultants
41-425 Flamingo Street
Waimanalo, HI 96795

DATE OF SAMPLING: 10 JUL 1999
DATE OF RECEIPT: 14 JUL 1999
DATE OF ANALYSIS: 14-15 JUL 1999
DATE OF REPORT: 15 JUL 1999

CLIENT NUMBER: 12-3416
EHS PROJECT #: 07-99-1495
PROJECT: Hilo-Keaukaha Gym

<u>EHS SAMPLE#</u>	<u>CLIENT SAMPLE#</u>	<u>SAMPLE WEIGHT (g)</u>	<u>CONCENTRATION (% BY WEIGHT)</u>
01	HP5	0.120	<0.021
02	HP6	0.143	<0.018
03	HP7	0.113	0.52
04	HP8	0.108	<0.024
05	HP9	0.129	0.15
06	HP10	0.139	0.20
07	HP11	0.189	1.6
08	HP12	0.177	0.029
09	HP13	0.124	0.033
10	HP14	0.123	0.028

QUALITY CONTROL DATA

BATCH#:	071599P1-3
INCLUSIVE EHS SAMPLE NUMBERS:	01-10
Continuing Calibration Verification 10 (10.0ppm Pb)	103% Recovery
Continuing Calibration Verification 5 (5.00ppm Pb)	99.2% Recovery
Laboratory Control Standard	111% Recovery
Matrix Spike	98.5% Recovery
Duplicate Relative Percent Difference	0.00 RPD
Reporting Limit	25.0ug
Method Detection Limit	4.95ug


ENVIRONMENTAL HAZARDS SERVICES, L.L.C.

CLIENT NUMBER: 12-3416
EHS PROJECT #: 07-99-1495
PROJECT: Hilo-Keaukaha Gym

PREPARATION METHOD: EPA 600/R-93/200
ANALYSIS METHOD: EPA SW846 7420

ANALYST: Aubrey Simonds

Reviewed By Authorized Signatory:


Howard Varner, Laboratory Director
Irma Faszewski, Quality Assurance Coordinator
David Xu, MS, Senior Chemist
Feng Jiang, MS, Senior Geologist

This method has been validated for sample weights of 0.020g or greater. When samples with a weight of less than that are analyzed those results fall outside of the scope of accreditations.

Sample results denoted with a "less than" (<) sign contain less than 25.0ug total lead, based on a 50ml sample volume.

Results represent the analysis of samples submitted by the client. Sample location, description, area, volume etc., was provided by the client. This report shall not be reproduced, except in full, without the written consent of Environmental Hazards Services, L.L.C. California Certification #2319

LEGEND g = gram ug = microgram ppm = parts per million
 ml = milliliter Pb = lead

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-- PAGE 02 of 02 -- END OF REPORT --

1-800-99-1495

ENVIRONMENTAL HAZARDS SERVICES, L.L.C.
 7469 Whitepine Road Richmond, Virginia 23237 Phone (804) 275-4788 Fax (804) 275-4907

CHAIN OF CUSTODY FORM

(Paint)

Company Name: J J J CONSULTANTS Date: 7/12/99
 Address: 41-525 FLAMINGO ST Contact Name: JOANA TABA
 City, State, Zip: WAIMANALO HI 96795 Sampler Name: JOANA TABA
 EHS Client Account # 12-3416 Project #: HILC-KEAUKAHA GYM
 Phone#: (808) 259-5050 Fax#: 808-259-5050 P.O. #:

Sample Number	Sample Date	Asbestos				Lead				Other Metals (Specify metals below)			Air Volume (L) OR Wipe Area (ft ²) OR Scrape Area (cm ²)	Comments	
		Bulk ID by PLM	Asbestos Wipe	Fiber Count (PCM)	TEM Air	TEM Chatfield (Bulk)	Air	Paint	Soil	Wipe	TCLP (Pb)	Waste Water			TCLP RCRA 8
1 HP5	7/10/99														
2 HP6															
3 HP7															
4 HP8															
5 HP9															
6 HP10															
7 HP11															
8 HP12															
9 HP13															
10 HP14															
Released by:	<u>Joana Taba</u>											Date:	<u>7/12/99</u>		
Received by:												Date:			
Released by:												Date:			
Received by:												Date:			

ENVIRONMENTAL HAZARDS SERVICES, L.L.C.

7469 WHITE PINE ROAD - RICHMOND, VA 23237
804-275-4788 FAX 804-275-4907

TCLP (LEAD) ANALYSIS SUMMARY

CLIENT: Convard Consulting
963 Honokahua Pl.
Honolulu, HI 96825

DATE OF RECEIPT: 26 AUG 1999
DATE OF ANALYSIS: 27 AUG 1999
DATE OF REPORT: 28 AUG 1999

CLIENT NUMBER: 12-4033
EHS PROJECT #: 08-99-3255
PROJECT: 99-100

EHS SAMPLE #	CLIENT SAMPLE # LABORATORY GROSS DESCRIPTION	SAMPLE WEIGHT (g)	INITIAL pH	CONCENTRATION PPM (mg/L)
01	Eφ/ Unlabeled Sample/ Wood	14.8	3.50	1.5


QUALITY CONTROL DATA

BATCH#:	082799T-1
INCLUSIVE EHS SAMPLE NUMBERS:	01
Initial Calibration Verification (5.00ppm Pb)	102% Recovery
Continuing Calibration Verification 5 (5.00ppm Pb)	103% Recovery
Laboratory Control Standard	101% Recovery
Matrix Spike	103% Recovery
Duplicate Relative Percent Difference	0.00 RPD
Regulatory Limit	5.00mg/L
Reporting Limit	0.500mg/L
Method Detection Limit	0.057mg/L

METHOD: SW846 1311/3010A/7420

ANALYST: Aubrey Simonds

Reviewed By Authorized Signatory:


Howard Varner, Laboratory Director
Irma Faszewski, Quality Assurance Coordinator
David Xu, MS, Senior Chemist
Feng Jiang, MS, Senior Geologist

Method EPA SW846 1311 recommends 100g for analysis.

Results represent the analysis of samples submitted by the client. Sample location, description, area, volume etc., was provided by the client. This report shall not be reproduced, except in full, without the written consent of Environmental Hazards Services, L.L.C. California Certification #2319

LEGEND g = gram ug = microgram ppm = parts per million
ml = milliliter Pb = lead mg/L = milligrams per liter

tcippb1.1dot/01 APR 1999/ dpb

- PAGE 01 of 01 - END OF REPORT -

APPENDIX ~~A~~ C2

ARSENIC ANALYTICAL DATA

ENVIRONMENTAL HAZARDS SERVICES, L.L.C.

7469 WHITE PINE ROAD - RICHMOND, VA 23237
804-275-4788 FAX 804-275-4907

METAL TCLP ANALYSIS SUMMARY

CLIENT: J&J Consultants
41-425 Flamingo Street
Waimanalo, HI 96795

DATE OF SAMPLING: 10 JUL 1999
DATE OF RECEIPT: 14 JUL 1999
DATE OF ANALYSIS: 14-16 JUL 1999
DATE OF REPORT: 16 JUL 1999

CLIENT NUMBER: 12-3416
EHS PROJECT #: 07-99-1497
PROJECT: Hilo-Keaukaha Gym

EHS SAMPLE #: 07-99-1497-01
CLIENT SAMPLE #: HA1
LAB. GROSS DESCRIPTION: Ceiling Tile

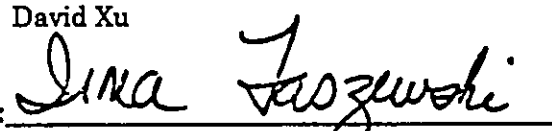
SAMPLE DATE: 10 JUL 1999
TCLP INITIAL pH: 3.35
SAMPLE WEIGHT (g): 21.0

ANALYTE	RESULT (mg/L)	REPORT LIMIT (mg/L)	MDL (mg/L)	METHOD	REGULATORY LIMIT (mg/L)
ARSENIC (As)	96	0.20	0.038	SW 846 1311/3010A/6010B	5.00

QUALITY CONTROL ANALYTE	SPIKE RECOVERY	DUPLICATE RELATIVE PERCENT DIFFERENCE (RPD)
ARSENIC (As)	100%	0.00%

ANALYST: David Xu

Reviewed By Authorized Signatory:


Howard Varner, Laboratory Director
Irma Faszewski, Quality Assurance Coordinator
David Xu, MS, Senior Chemist
Feng Jiang, MS, Senior Geologist

Method EPA SW846 1311 recommends 100g for analysis.

Results represent the analysis of samples submitted by the client. Sample location, description, area, volume etc., was provided by the client. This report shall not be reproduced, except in full, without the written consent of Environmental Hazards Services, L.L.C. California Certification #2319

LEGEND g = gram ug = microgram ppm = parts per million MDL = method detection limit
ml = milliliter Pb = lead mg/L = milligrams per liter

tclpmt2.dov10MAY1999/KMP

APPENDIX D

HAZARDOUS MATERIALS SPECIFICATIONS

SECTION SP 001 REMOVAL AND DISPOSAL OF HAZARDOUS MATERIALS AND DEBRIS

SP 01.1 GENERAL

Certain materials existing on the site, shown on the Drawings, or identified herein, are known or suspected to be hazardous materials. The purpose of this provision is to define Contractor notification handling and disposal of materials and debris. Nothing in this specification is to be interpreted to modify, limit, or contradict applicable state, federal, or local law or regulations.

SP 01.2 IDENTIFIED HAZARDOUS MATERIALS

A survey of the site has been conducted for the Hawaii County Department of Public Works (DPW) and the results of the assessment are available to the Contractor in the "Lead-Based Paint and Asbestos Survey" prepared by Convard Consulting in September 1999 (Reference 1). This survey identified the presence of asbestos-containing materials (ACM), lead-based paint (LBP), and canec ceiling material containing arsenic. The survey of the site was limited to the identified materials: ACM, LBP, and arsenic-containing canec.

SP 01.3 ASBESTOS CONTAINING MATERIAL

ACM was identified as sink undercoating material in the kitchen. This material shall be handled and disposed of in accordance with applicable regulations.

SP 01.4 LEAD-BASED PAINT

LBP was identified in the locations indicated by Reference 1. This material shall be handled and disposed of in accordance with applicable specifications, particularly, Section 02091.

SP 01.5 ARSENIC-CONTAINING CANEC MATERIAL

Arsenic-Containing Canec Material was observed in the locations indicated by Reference 1. The Contractor shall provide the Contractor's selected approach to the handling and disposal of the canec material in the Hazardous Materials Handling and Disposal Plan described in SP 01.6. The Contractor's approach for the disposal of the cane material shall comply with applicable federal, state, and local law and regulation, including, but

not limited to: 40 Code of Federal Regulations (CFR) 260 et seq., and Hawaii Administrative Rules (HAR) 11-58.

SP 01.6 HAZARDOUS MATERIALS HANDLING AND DISPOSAL PLAN

The contractor shall prepare and submit to the DPW for its approval a hazardous material sampling/handling/disposal plan. This plan shall identify the Contractor approach, trained personnel, trained and appropriately licensed subcontractors under Hawaii Revised Statutes responsible for the identification, sampling, handling and disposal of hazardous materials occurring on the site. The plan also shall identify the proposed disposal facility for each material. The plan shall provide specific provisions for the canec material, ACM, and LBP. Where the specific specifications applicable to LBP and ACM provide for the management of these materials provide for material-specific management plans, the Hazardous Materials Handling and Disposal Plan may include this information by reference. Four (4) copies of the plan shall be submitted to the DPW.

SP 01.7 COMPENSATION

Identification, sampling and analysis, handling, and disposal of the hazardous materials described herein shall be included in the Contractor's basic bid.

APPENDIX E
LEAD SPECIFICATIONS

SECTION 02091 - LEAD-BASED PAINT MATERIAL DEMOLITION OF THE
Kawananakoa Hall Hall, HILO

PART 1 - GENERAL

1.01 GENERAL CONDITIONS

As specified in Section _____.

1.02 DESCRIPTION OF WORK

- A. The demolition of the Kawananakoa Hall Hall, Hilo, Hawaii, in a manner protective of demolition employees, the project site, and the immediate environment. This Section is being implemented so that demolition work can be accomplished in a safe manner.
- B. Whenever lead-based paint is indicated, this Section shall take precedence over others.
- C. All exterior walls, doors, door frames and molding, and window frames and molding surfaced with lead-containing paint shall be identified in advance so that the demolition work will be one continuous operation. Lead-based paint demolition and removal of construction debris shall be coordinated with any asbestos abatement, so that both lead demolition and asbestos removal can proceed either simultaneously or sequentially.
- D. The work consists of the demolition of the building, removal and disposal of the building debris after appropriate testing to determine the hazardous classification of the building debris, and cleanup of hazardous residue (lead paint chips and/or asbestos) remaining after removal of building debris.

1.04 WORK SPECIFIED IN THIS SECTION

Furnish all labor, materials, and equipment necessary to carry out the safe demolition, removal, and disposal of lead-based painted building materials at the project site. Testing of the building debris by a qualified third party hired by the Contractor, using the EPA Toxic Characteristic Leaching Procedure (TCLP), to determine the level of leachable lead in the debris, in order to classify the building as either hazardous waste or ordinary construction debris, and its subsequent disposal.

1.05 COORDINATION WITH OTHER SECTIONS

It is the Contractor's responsibility to bring to the attention of the Engineer, any discrepancies in the plans and specifications as soon as possible.

1.06 CONTRACTOR USE OF PREMISES

- A. General: The Contractor shall cooperate fully with the County during the project execution to minimize conflicts.

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- B. Pollution Control: The Contractor shall not contaminate the air, water, soil, or other items with hazardous materials, such as cleaning solutions, lead-containing paint debris and waste, etc. The Contractor shall immediately clean the contaminated area and dispose of the waste at his own expense, if determined by the Engineer to be contaminated. The Engineer shall have the authority to immediately stop the work and order the Contractor to clean the contaminated site.

1.07 COMMENCEMENT OF WORK

- A. The Contractor shall not commence work unless the following requirements have been met. These requirements must be met each time work that calls for the disturbance of lead-based painted building materials is to begin in a new work area.
- B. Submittals: All pre-treatment submittals, notifications, posting, and permits have been provided and are satisfactory to the Engineer.
- C. Equipment: All equipment for preparation, cleanup, and disposal are on hand.

1.08 SUBMITTALS

- A. General: All submittals shall be made to the Engineer no later than ten (10) consecutive calendar days from award date unless specified otherwise.
- B. Notification: At least 10 days before the commencement of any demolition, the Contractor must submit to the State Department of Health, a notification of demolition. This notification must be coordinated with the notification for asbestos work.
- C. Detailed Schedule: The Contractor shall submit a project schedule indicating the actual start and completion dates for each phase of the work. The Contractor shall also provide detailed information concerning:
1. Preparation of the work area (if any).
 2. Any personal protective equipment including respiratory protection and protective clothing, which must be approved by the Engineer.
 3. Employees who will participate in the project, including delineation of experience, training, mandatory certifications, and assigned responsibilities during the project.
 4. Decontamination procedures for the personnel, work area, and equipment.
 5. Work methods and procedures to be used during demolition of surfaces containing lead paint, including methods to suppress dust emissions during the disturbance of lead paint.

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6. Required air monitoring procedures and sampling protocols when the likelihood of airborne exposure of lead-containing dust and fumes are probable.
 7. Procedures for handling and transporting waste materials.
 8. Procedures for final decontamination and cleanup.
 9. A sequence of work and performance schedule in coordination with other trades.
 10. Emergency procedures.
- D. Samples: The Contractor shall submit samples for approval prior to ordering materials.
1. Six (6) copies and samples for each manufacturer supplied items shall include manufacturer's name, trade name, catalog number, size, specification reference, applicable federal and military specification references, and all other information necessary to establish contract compliance.
 2. Liquid sanders, encapsulants, and any other materials brought on-site that are considered hazardous materials under 29 CFR 1910.1200, shall include Materials Safety Data Sheets.
- E. The Engineer with the Contractor may inspect the work area wherein all associated activities will occur and submit a statement signed by both, agreeing on building and fixture condition prior to the commencement of work.
- F. Documentation for Instructions:
1. Submit documentation satisfactory to the Engineer that the Contractor's employees, including foremen, supervisors, and any other company personnel or agents who may be exposed to airborne leaded dust or who may be responsible for any aspects of lead-based paint removal/demolition activities, have received training in accordance with the Hawaii Department of Labor and Industrial Relations, Division of Occupational Safety and Health's (HIOSH) lead standard, Title 12, Chapter 148 (12-148), and are certified workers or supervisors under the EPA Model Accreditation Plan for Lead Worker Training.
 2. Submit to the Engineer, a written respiratory protection program meeting the requirements of 29 CFR 1910.134 (b) (d) (e) and (f), documentation that all employees using respirators have received the training specified in this Section, and documentation of respirator fit-testing for all Contractor employees and agents who must wear negative pressure respirators.
- F. Documentation From Physician: The Contractor shall submit documentation from a physician that all employees or agents who may be exposed to airborne lead-containing dust or fumes have been medically monitored to determine whether they are

physically capable of working while wearing the respirator required without suffering adverse health effects. In addition, the Contractor shall document that his personnel have received medical monitoring as required in the HIOSH lead standard (12-148).

1. Before exposure to lead dust or fumes, the Contractor will provide workers with a comprehensive medical examination as required by Part 8, Section 12-148, June 1993 of the HIOSH standards; and 29 CFR 1926.62, or whichever is stricter, for the operation being performed. This examination will not be required if adequate records show the employees have been examined within the last year, as required by the above mentioned regulations.
2. The Contractor shall provide information to the examining physician about unusual conditions in the work place environment that may impact on the employee's ability to perform work activities; a copy of 29 CFR 1926.62; HIOSH Section 12-148; a description of the affected employee's duties as they relate to the employee's exposure; the employee's representative exposure level or anticipated exposure level; a description of any personal protective and respiratory equipment used or to be used; and information from previous medical examinations of the affected employee that is not otherwise available to the examining physician.

1.09 GENERAL REQUIREMENTS

- A. The work specified herein shall include the preparation of the work area, abatement of lead-containing surfaces or areas or other special treatments, transportation and disposal as required of lead-containing and lead-contaminated materials, and subsequent cleaning of contaminated areas. This work shall be performed in compliance with all applicable federal, state, and local regulations by workers who are trained, competent, and EPA-certified in performing the work of this contract.
- B. The Contractor shall submit documentation within 10 consecutive calendar days of award, that employees have had instructions on the dangers of lead exposure, on respirator use, and on decontamination procedures.
- C. Applicable Standards and Guidelines: All work under this contract, and any other trade work conducted with the project, shall be performed in strict accordance with all applicable federal, state, and local regulations, standards, and codes governing the preparation, removal, disposal, treatment, transportation and disposal of lead-containing materials.
 1. The most recent edition of any relevant regulation, standard, document, or code shall be used in place of an older version.
 2. The Contractor shall have copies of all standards, regulations, codes, and other applicable documents available at the work site in an area assigned to the Contractor throughout the execution of this project.

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D. Specific Statutory and Regulatory Requirements:

1. State of Hawaii, Department of Labor and Industrial Relations, Division of Occupational Safety and Health (HIOSH) Standards: Title 12, Part 3, Chapter 148, *Lead Exposure in Construction*, June 1993.
2. Office of Lead-Based Paint Abatement and Poisoning Prevention, Department of Housing and Urban Development: *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, June 1995.
3. Title 29, Code of Federal Regulations, Part 1926.62, Safety and Health Standards (Lead Exposure in Construction, May 1993).
4. Title 29, Code of Federal Regulations, Part 1910.134, Respiratory Protection, April 8, 1998.
5. Title 40, Code of Federal Regulations, Part 261, Identification and Listing of Hazardous Waste.
6. Title 40, Code of Federal Regulations, Part 262, Standards Applicable to Generators of Hazardous Waste.
7. Title 40, Code of Federal Regulations, Part 263, Standards Applicable to Transporters of Hazardous Waste.

E. Alternative Procedures:

1. Requests for Alternative Procedure: Procedures described in this specification are to be used at all times. However, if specified procedures cannot be used, a request must be made in writing to the Engineer providing details of the problem encountered and recommended alternatives.
2. Requirements for Alternative Procedures: Alternative procedures shall provide equivalent or greater protection than the procedures that they replace.
3. Approval of Alternative Procedures: Any alternative procedure must be approved in writing by the Engineer before implementation.

1.10 DEFINITIONS

- A. Abatement: Procedure to control lead dust release from lead-based paint.

Removal: All herein specified procedures necessary to remove peeling, flaking and blistering lead-based paint in an acceptable manner.

- B. Action Level (AL): Employee exposure averaged over an 8-hour period, without regard to the use of respirators, to a particular airborne concentration. OSHA requirements become

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effective at this level. The action level for lead is 30 micrograms/cubic meter ($\mu\text{g}/\text{m}^3$).

- C. Air Monitoring: The process of measuring the content of a specific, known, volume of air in a stated period of time. For this project, NIOSH 7082 method for lead monitoring.
- D. Authorized Visitor: The Engineer, their representatives, air monitoring personnel, or representative of any regulatory or other agency having jurisdiction over the project.
- E. Contaminated Area: An area where unwanted toxic or harmful substances have been introduced.
- F. Fixed Object: A unit of equipment or furniture in the area which cannot be removed from the work area without dismantling.
- G. HEPA Filter: A High Efficiency Particulate Absolute filter capable of trapping and retaining 99.97% of particulates greater than 0.3 micron in length.
- H. HEPA Vacuum Equipment: Vacuuming equipment that utilizes a High Efficiency Particulate Absolute (HEPA) filter.
- I. Holding Area: A secure area used for the storage of properly contained lead-containing material before removal from the project site to an approved disposal site.
- J. Lead: Metallic lead, all inorganic lead compounds, and inorganic lead soaps. Excluded are all other organic lead compounds.
- K. Lead Control Area: An area where lead-based paint removal, demolition, treatment, and preparation operations are performed which is isolated by physical boundaries to prevent unauthorized entry of personnel and to prevent the spread of lead dust, paint chips, or debris.
- L. Permissible Exposure Limit (PEL): The airborne concentration of a substance to which, it is believed, nearly all workers may be exposed with no adverse effect. For lead, the PEL is 50 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) averaged over a 7- to 8-hour work shift of a 40 hour work week. This is also known as the PEL-time-weighted average, or PEL-TWA. The employer shall ensure that no employee is exposed to concentrations greater than the PEL-TWA without appropriate personal protection or engineering controls to reduce airborne lead concentrations.
- M. Personal Monitoring: Sampling of lead paint dust concentrations within the breathing zone of an employee to determine the 8-hour time-weighted average. The samples shall be representative of the employee's work tasks. The breathing zone shall be considered an area within 12 inches of the nose or mouth of an employee.
- N. Plasticizing: Procedures necessary to use polyethylene sheeting, adhesives and/or taping.

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- O. Certified Industrial Hygienist: Person qualified by the American Board of Industrial Hygiene. Person educated, trained, and certified in recognizing and evaluating work place hazards and stress (in this instance, lead-based paint removal and/or related work), and in providing methods and means of removing or correcting such hazards and stresses within the work environment.

1.11 ABBREVIATIONS

- A. ANSI - American National Standards Institute, Inc.
- B. CFR - Code of Federal Regulations
- C. EPA - U.S. Environmental Protection Agency
- D. HIOSH - State of Hawaii, Department of Labor and Industrial Resources, Division of Occupational Safety and Health
- E. NIOSH - National Institute for Occupational Safety and Health
- F. OSHA - Occupational Safety and Health Administration
- G. NESHAPS - National Emissions Standards for Hazardous Air Pollutants
- H. LBP - Lead-Based Paint

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Lead Prohibition: No lead-containing materials or equipment shall be used under this Section. The Contractor shall ensure that all materials and equipment used in the project are lead-free.
- B. Plastic Sheeting: Minimum thickness is 6-mil polyethylene film.
- C. Warning Labels and Signs: As required by HIOSH regulation 12-148 and HUD Guidelines, and as approved by the Engineer.
- D. Protective Clothing: The Contractor shall have all the necessary sets of coveralls required for this project prior to the start of work. There will be no time extension for the unavailability of coveralls or related equipment.
- G. Other Materials: Provide all other materials which may be required to properly prepare and complete this project.

2.02 PERSONNEL PROTECTION REQUIREMENTS

- A. The Contractor acknowledges that he alone is responsible for the instruction of and for enforcing personnel protection requirements, and that these specifications provide only a minimum acceptable standard. If other potentially hazardous

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materials are used, the Contractor shall comply with all applicable regulations that exist for that particular hazardous material to ensure worker safety and health.

- B. Respiratory Protection: During the period that an exposure assessment of airborne lead concentrations in the workplace is being performed, the Contractor shall provide all respiratory protection for workers in accordance with 29 CFR 1926.62 (d), and thereafter, in accordance with 29 CFR 1926.62 (f)(2), and Table 1.
- C. Protective Clothing:
1. Clothing: The Contractor shall provide clothing including head, hands, foot and full body protection consisting of material impenetrable to lead particulates, in sufficient quantities and adequate size for all workers and authorized visitors. Disposable or reusable clothing is acceptable, provided both types of clothing shall be treated in accordance with all federal, state and local regulations, in particular, 29 CFR 1926.62 (g).
 2. Miscellaneous safety equipment: The Contractor shall provide hard hats meeting the requirements of ANSI Standard Z89.1-1981, protective eye wear meeting the requirements of ANSI Standard Z87.1-1979, and disposable gloves to all workers. Safety shoes meeting the requirements of ANSI Standard Z41.1-1987 are required for demolition activities.
 3. Footwear: The Contractor shall require appropriate footwear for all workers.

PART 3 - EXECUTION

3.01 POTENTIAL LEAD HAZARD

- A. The disturbance or dislocation of lead-containing materials may cause lead-containing dust to be released into the atmosphere, thereby creating a potential health hazard to workmen, building occupants, and neighboring residences. Apprise all workers, supervisory personnel, subcontractors, and consultants who will be at the job site of the seriousness of the hazard and of proper work procedures which must be followed.
- B. Where, in the performance of the work, workers, supervisory personnel, subcontractors, or consultants may encounter, disturb, or otherwise function in the immediate vicinity of any identified lead-containing materials, take appropriate continuous measures as necessary to protect all project personnel from the potential hazard of exposure to respirable airborne leaded dust and ingestible lead-containing materials. Such measures shall include, at the minimum, the procedures and methods described herein, and compliance with regulations of applicable federal, state, and local agencies.

3.02 LEAD-CONTAINING MATERIALS

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- A. Lead-containing painted components known to be present at the work site are illustrated in the Asbestos and Lead Survey for the Kawanakoa Hall Hall, September 1999. If any other painted components are found which are suspected of containing lead, notify the Engineer immediately.
- B. This Section applies to lead-based painted components that will be disturbed during demolition as described herein. It does not apply to painted components that do not contain lead, nor lead-based paint that will not be disturbed in any manner during the work to be performed under this contract. The Engineer shall have the authority to require special engineering controls described under this Section for any lead-based painted components that are disturbed.

3.03 WORK AREA PREPARATION

- A. Posting of Caution Signs: The Contractor shall post caution signs in accordance with 29 CFR 1926.62 (m) at any location and approaches to a location where airborne concentrations of lead may exceed ambient background levels. The Contractor shall post signs at a distance sufficiently far enough away from the work area to permit an employee to read the sign and take the necessary protective measures to avoid exposure. Additional signs may need to be posted following construction of work place barriers.
- B. Dust Barriers: Dust Barriers shall be installed around the perimeter of the demolition area to protect the public, employees of the facility, and non-working personnel from lead dust. The dust barriers shall be of sufficient height and of such material to provide sufficient protection to the neighboring environment from lead-contaminated dust generated by demolition activities.
- C. Dust-reducing Mist: The Contractor shall provide a fine, aerosolized, continuous mist/spray during demolition of the building, in large enough volume to prevent lead-contaminated construction dust from leaving the premises. The volume of mist/spray must be such that run-off water is minimized and does not leave the premises.

If the Contractor's operation results in lead levels in the soil which exceed 400 parts per million, the Contractor shall pay for any County coordinated remediation and testing to clean up the soil to a lower lead concentration.

- D. Wind Conditions: To keep dust contamination of the neighborhood to a minimum, the Contractor shall not demolish the project building unless the average wind speed at the project site is no greater than 10 miles per hour. The Contractor shall suspend demolition operations if there are visible dust emissions beyond the project perimeter barricade, until he can control such emissions.

3.04 LEAD-BASED PAINT DEMOLITION PROCEDURES

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A. General:

1. Provide temporary utilities, security, safety, worker protection, cleanup and disposal of waste materials as described in this section and elsewhere in these specifications.
2. Isolating the work area: The Contractor shall isolate work area, with barricades and signs to prevent unauthorized persons from entering into the work area.

The Contractor shall post signs at a distance sufficiently far enough away from the work area to permit an employee to read the sign and take the necessary protective measures to avoid exposure. Additional signs may need to be posted following construction of work place barriers.

3. The Contractor shall at all times suppress dust emissions while disturbing any material containing lead-based paint. No visible emissions will be permitted.
4. Work area re-establishment: The work area can be turned over to other trades only after cleanup procedures have been completed, visual inspection by the County's consultant and the Contractor has been completed, and all cleanup work has been performed to the satisfaction of the Engineer and his consultant. Any variation from this shall be at the Engineer's discretion. Air samples shall not be taken to establish work area clearances.
5. Ground contamination of lead-based paint and other paint preparatory materials shall be remediated before the Contractor leaves the premises. The County's consultant or CIH may take soil samples to assess the level of soil contamination.

If the Contractor's operation results in lead levels in the soil which exceed 400 parts per million, the Contractor shall pay for any County coordinated remediation and testing to clean up the soil to a lower lead concentration.

- C. Demolition: The Contractor shall demolish the building using a continuous dust-suppressing mist-sprayer during demolition. The volume of mist-spray shall be sufficient to prevent visible emission of dust, but shall be controlled so there is no run-off of spray water from the premises.

D. Testing of Construction Debris

1. An independent third party consultant retained and paid by the Contractor shall collect a representative sample of the construction debris for TCLP testing. Alternatively, at the County's discretion, the Engineer's consultant or CIH may perform such sampling, which shall be paid by the Contractor. If the results of the TCLP testing shows that the combined debris is not a hazardous waste, then the Contractor shall transport the debris in covered vehicles to

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the landfill, after notifying the landfill of the volume of waste and TCLP testing result. The Contractor shall bring a copy of the TCLP result to the landfill, along with the debris. Receipts for the disposal of construction debris must be given to the Engineer or to his consultant within 5 days of disposal of debris.

2. If the results of the TCLP test show that the combined debris is a hazardous waste, then the Contractor shall notify the Engineer and await his instructions. If the debris must be transported to an approved hazardous waste disposal site (out of State), the Contractor is responsible for the packaging and land transportation portion of the shipping of the hazardous debris to the waste disposal site.

3.05 STORAGE AND DISPOSAL REQUIREMENTS

A. Storage Requirements: In the interim awaiting the results of TCLP tests, the Contractor shall store construction debris in a secured storage area. The debris shall be thoroughly wetted and covered by 6 mil plastic sheeting to prevent dust emission. The debris shall be kept wet by occasional spraying until TCLP results are completed.

1. Drummed waste material: If waste material is to be stored in drums, the Contractor shall use a secured storage area for this purpose. This storage area shall have gates that can be closed and locked to prevent vandalism. The Contractor shall store only waste material contained in drums or dumpsters in the secured area. The Contractor shall ensure that the drums in this secured storage area are not damaged. The Contractor shall post warning signs outside the secured storage area as specified in OSHA 29 CFR 1926.62.

B. Waste Disposal and Landfill Requirements:

1. Collection and testing of representative samples of demolition debris for lead leachability by TCLP testing shall be paid for by the Contractor. These samples shall be collected by the County's consultant or CIH or by a technician under the CIH's supervision, and shall be analyzed by an EPA-approved laboratory. If results are below the EPA limit for leachable lead, the materials shall be disposed of at a landfill approved for such purposes. The Contractor shall submit to the County documentation that the lead-containing waste material removed from the work area has been accepted by the landfill owner.
2. If lead leachability results are above the EPA limit, the materials shall be disposed of at an approved facility for receiving hazardous materials. The County shall pay for the actual disposal cost, not including packaging and local transportation fees.

C. Disposal of Non-Hazardous Lead-Containing Waste:

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1. Notifying landfill operator: If required by the landfill or its agents, the Contractor shall give the landfill operator sufficient advance notice of the quantity of material to be delivered.
2. Unloading: Upon reaching the landfill, the Contractor's trucks are to approach the dump location as close as possible for unloading the waste material.
 - a. The waste material shall be wetted before on-loading for transit to the landfill, and shall be transported while still in a wet condition.
 - b. The Contractor shall ensure that the waste material is wet before carefully unloading it at the landfill at the disposal site prepared for it. There shall be no visible emission of dust from the waste as it is off-loaded from the trucks.
3. Clean-up procedures:
 - a. Following the removal of all contaminated waste, the Contractor shall decontaminate the truck cargo area using HEPA vacuums and/or wet cleaning methods until no visible residue is observed. Polyethylene sheeting shall be removed and discarded as lead-contaminated waste material into containers at the disposal site, along with contaminated cleaning materials and protective clothing.

3.06 TESTING / AIR MONITORING

- A. Coordination of Testing and Air Monitoring: Air monitoring and testing consultants and inspectors for this project shall observe the testing and air monitoring requirements of Section 02091, in addition to any other scope of work or requirements they may be required to fulfill.
- B. Contractor Responsibilities:
 1. The Contractor shall perform personal monitoring for his employees, as required by OSHA 29 CFR 1926.62, HIOSH 12-148, and all other applicable regulations. The Contractor shall provide employee air monitoring data to the County's CIH within 48 hours from the time the sample(s) was(were) taken. The Contractor shall provide a summary report of personal monitoring records within 5 days of the conclusion of the lead abatement portion of this project to the County's CIH or Engineer. The Contractor shall provide any other records required by OSHA, HIOSH, EPA, or the State Department of Health (DOH), such as waste disposal receipts from the landfill or surface transportation records of hazardous construction waste, to the County's CIH or Engineer, within 5 days of the event(s).
 2. Area air monitoring and testing shall be conducted by the Contractor and shall be included in the Contractor's basic

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bid. Though paid by the Contractor, the Area Air Monitoring Inspector is responsible to the County DPW. However, area air monitoring and testing which becomes necessary because the Contractor's work was rejected for non-conformance with or violation of standards, codes, rules or regulations, for non-conformance to specifications and plans, or for failing clearance test requirements, shall be the responsibility of the Contractor. The full cost of additional monitoring and testing shall be borne by the Contractor, and shall be deducted from the final contract payment. Such additional costs borne by the Contractor may include extended working hours or double shifts to meet deadlines, longer working hours than stated in the accepted proposal, or working beyond the scheduled completion date.

C. Testing / Air Monitoring Inspector:

1. The Inspector will ensure that the applicable specifications are being followed using the methods and requirements of the applicable scope of work.
2. The Inspector shall have the authority of providing engineering control during the project.

END OF SECTION

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**KAWANANAKOA HALL ENVIRONMENTAL ASSESSMENT
APPENDIX 5
HISTORIC RESOURCES INVENTORY**

Site No. n/a
TMK (3rd): 2-1-23:120

IDENTIFICATION

- | | | |
|----|---------------------------------|---|
| 1. | Common Name: | Kawananakoa Hall |
| 2. | Historic Name, if known: | Kawananakoa Hall |
| 3. | Street or rural address: | Baker Avenue between Desha and Todd
Hilo HI 96720 (Hawaii County) |
| 4. | Present Owner: | Hawaii State DHHL, operated by
Hawaii County Parks and Recreation Dept. (Bldg)
25 Aupuni Street
Hilo, Hawaii 96720 |
| 5. | Ownership: | Public |
| 6. | Present Use: | Gymnasium |
| | Other Past Uses: | Nursery School, Medical Clinic, Barracks |

DESCRIPTION

- | | | |
|-----|-----------------------------------|---|
| 7. | Physical Appearance: | |
| | Style: | Typical of 20 th Century Plantation Public Bldgs. |
| | Primary Bldg. Mat. | Wood |
| | Additional Mat. | Lava Rock |
| | Roof: | Gabled |
| | Roofing Mat. | Galvanized Iron |
| | Roof Trim: | Wood |
| | Dormers: | None |
| | Porch: | Gabled, covered porches (main entrance, others) |
| | Doors: | Wood |
| | Other Features: | Community room and kitchen on back end,
restrooms/weight room (2 nd floor) on front |
| 8. | Approx. Prop. Size: | 209,417 sf total: with ballfields; 44,000 sf at gym |
| 9. | Is the feature: | <i>Altered</i> (remodeled, added-on)/Unaltered |
| 10. | Surroundings: | Recreational/educational/residential |
| 11. | Is the structure: | On its original site/ <i>moved</i> (1946-9)/unknown |
| 12. | Year of initial construc.: | 1938 or 1939 |
| 13. | Architect: | Unknown |
| 14. | Builder: | Unknown |
| 15. | Related Features: | [See photographs] |

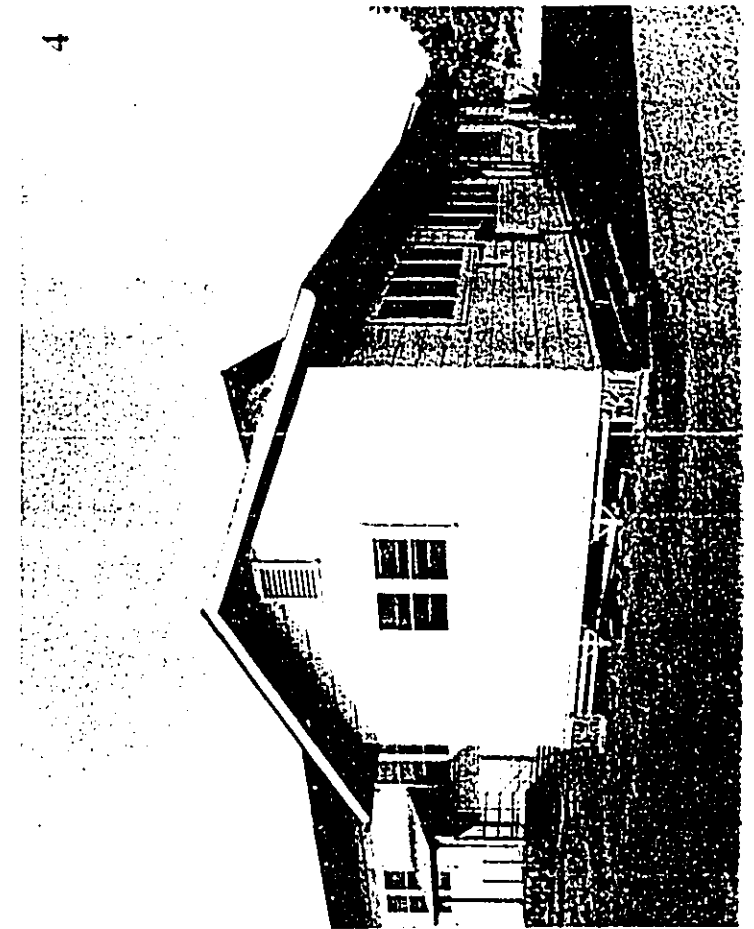
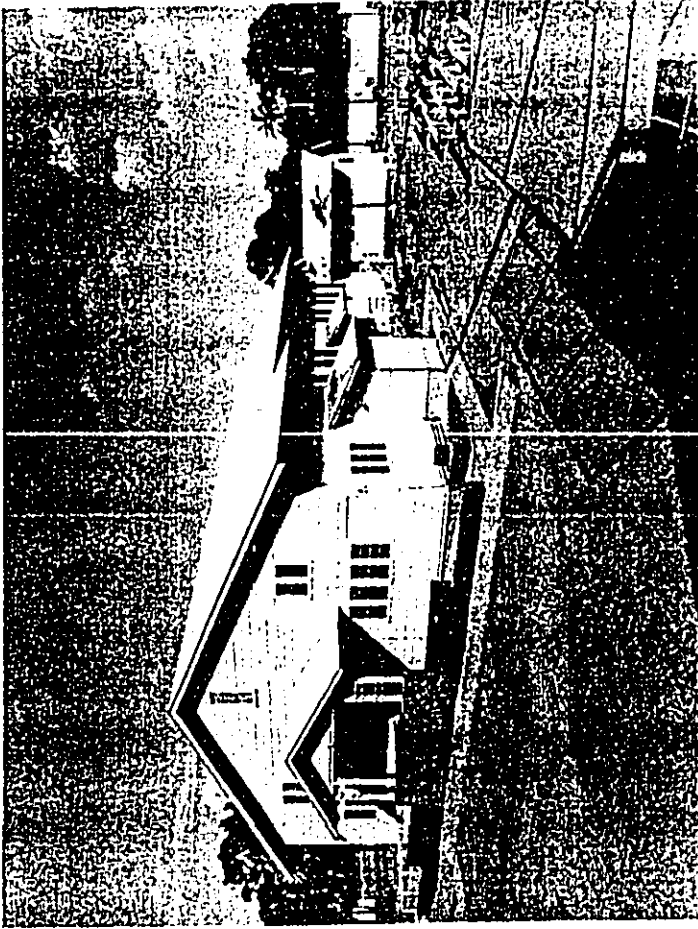
Significance: The structure has been preliminarily evaluated by the Hawaii County Department of Public Works as not significant in the context of Chapter 6E, HRS.

INDEX OF PHOTOGRAPHS
Kawananakoa Hall, Baker Avenue, Hilo, Hawaii
TMK: (3rd): 2-1-23:120

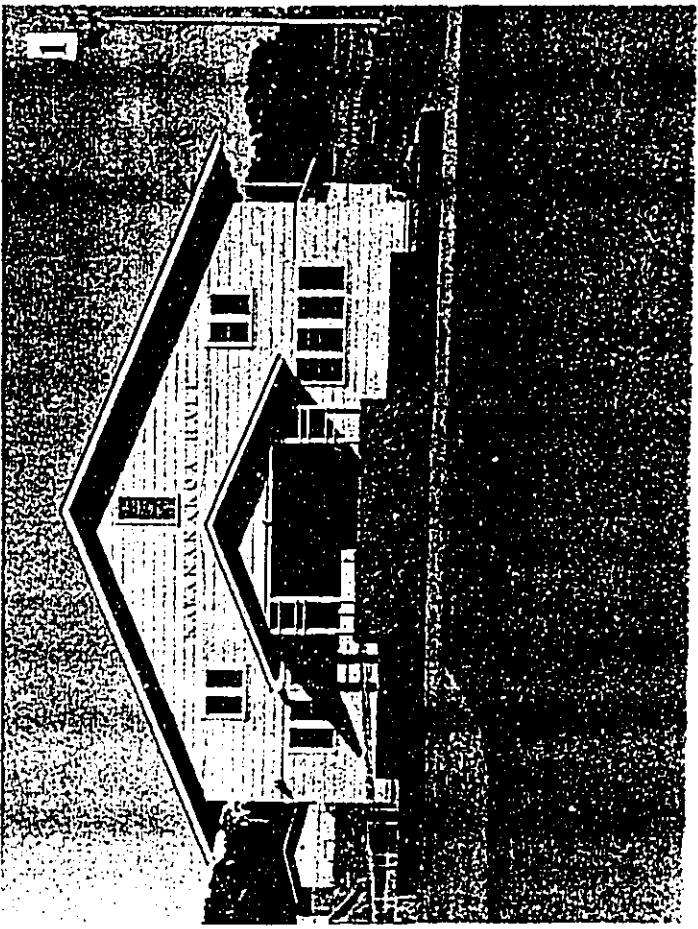
Photographer: Michael Shewmaker
Format: B&W; View Camera
Date of Photography: June 1999

<u>Photo#</u>	<u>View (facing)</u>	<u>Description of Features</u>
1	South	Front of hall, showing lava wall, covered porch
2	Southeast	Front and west exteriors visible (restrooms and kitchen extension visible; note baseball bleachers on west (right))
3	Southwest	Handicapped parking/ramp from mid-1990s
4	Northeast	Close-up of kitchen addition
5	Southwest	Handicapped ramp entrance to east side of gym
6	Southeast	Handicapped ramp entrance to west side of gym
7	Northwest	Handicapped ramp entrance to east side of gym
8	Up	Rafter/roof detail
9	South	Front porch detail, showing lava wall on ADA ramp
10	Southeast	Back office entrance
11	Interior	Gymnasium: basketball backboard with rafter details
12	Interior	Gymnasium: length of floor
13	Interior	Office
14	Interior	Office
15	Interior	Community room
16	Interior	Weight room
17	Interior	Weight room
18	Interior	Weight room

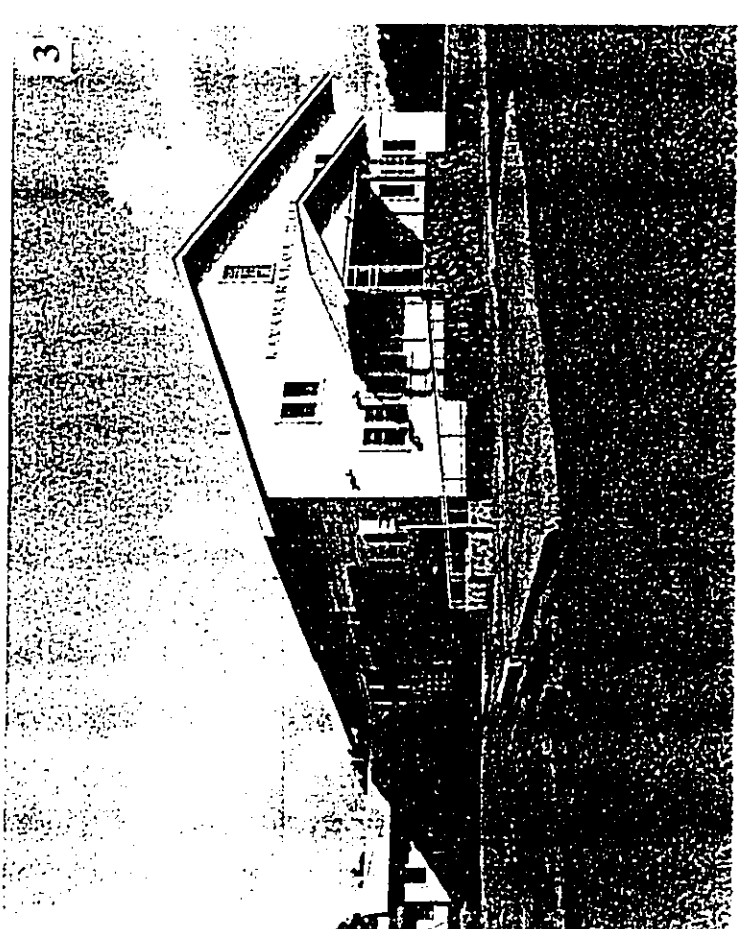
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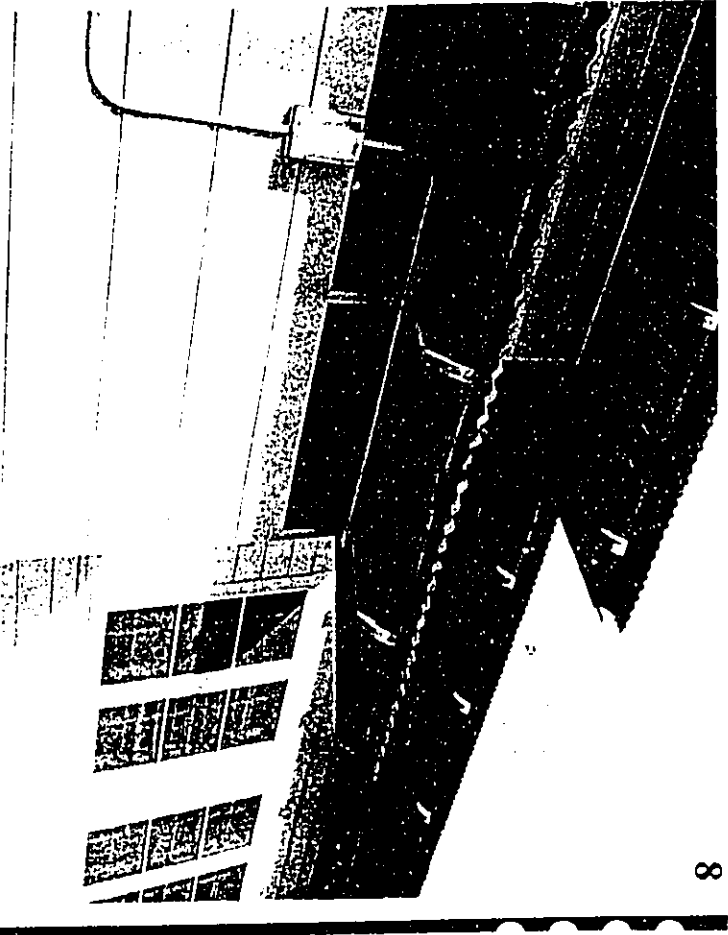
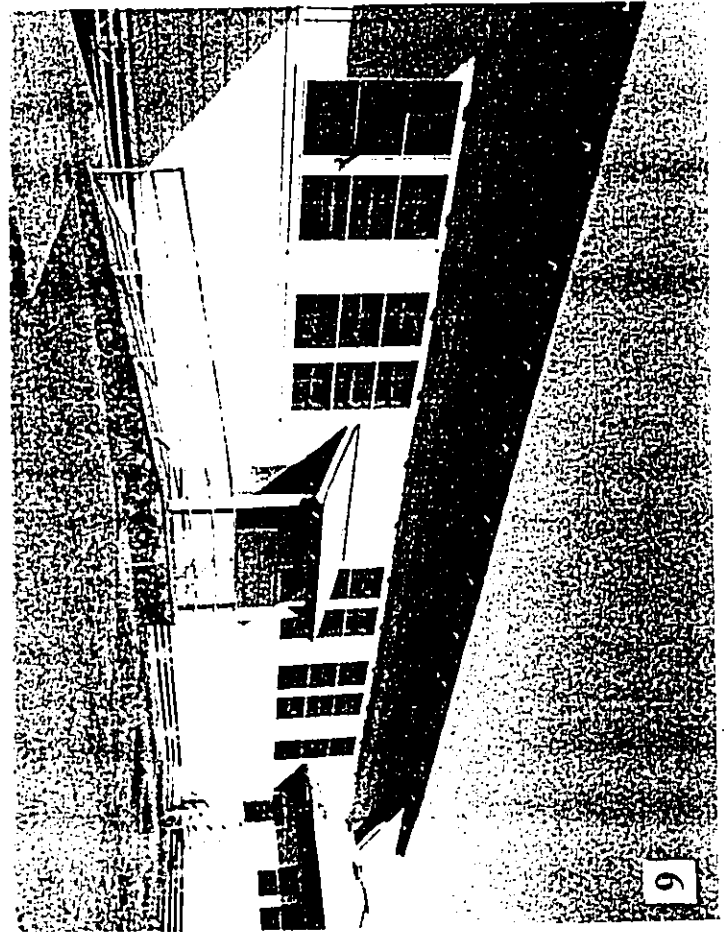
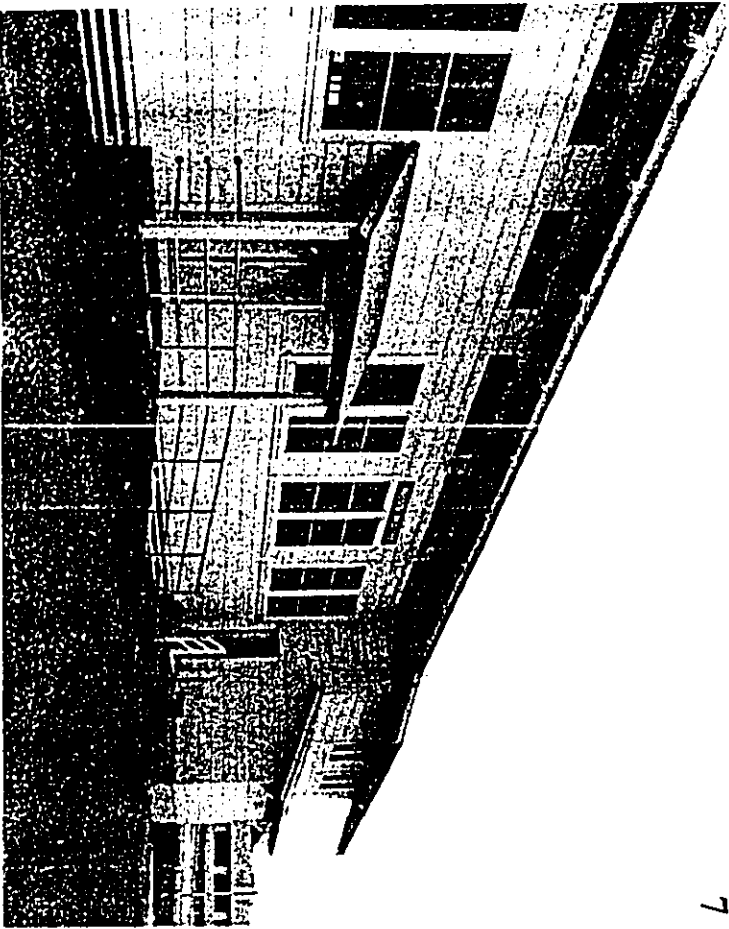
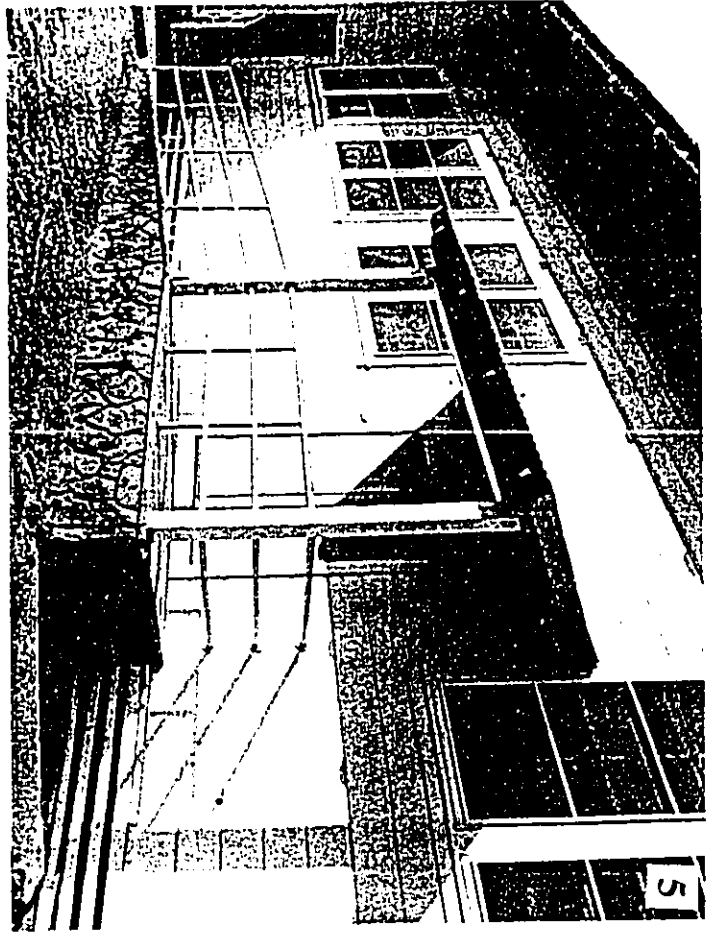
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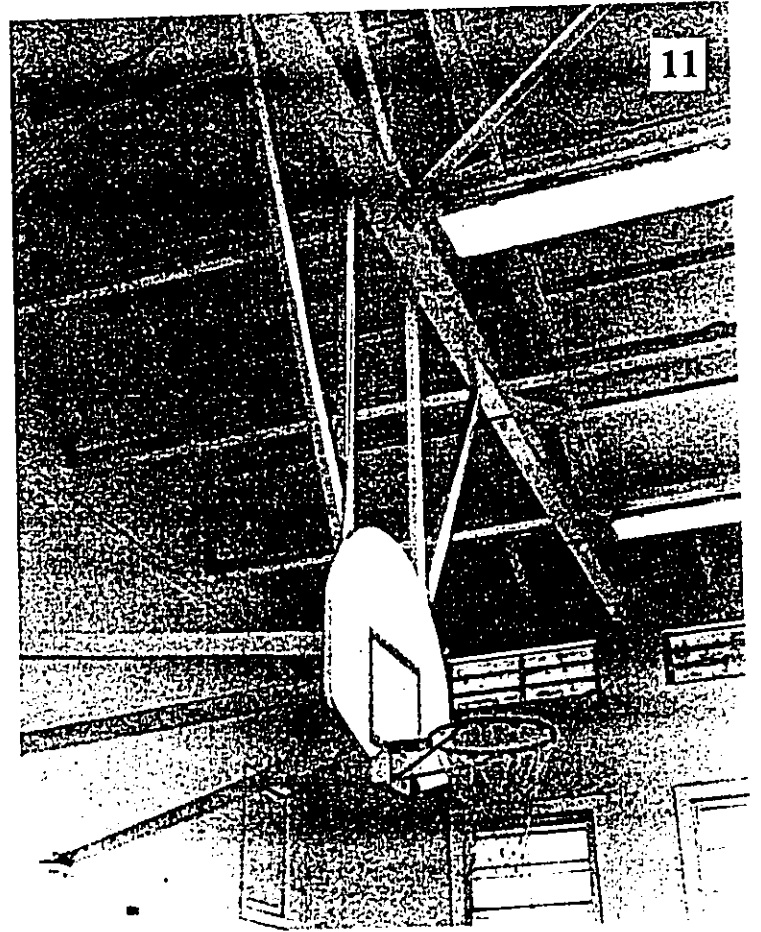
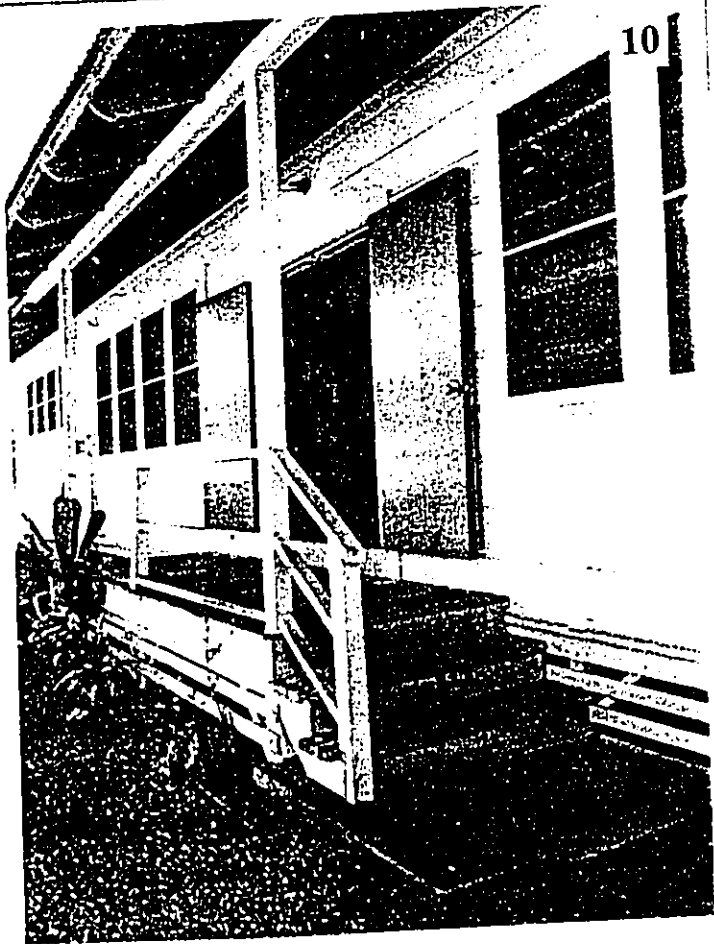


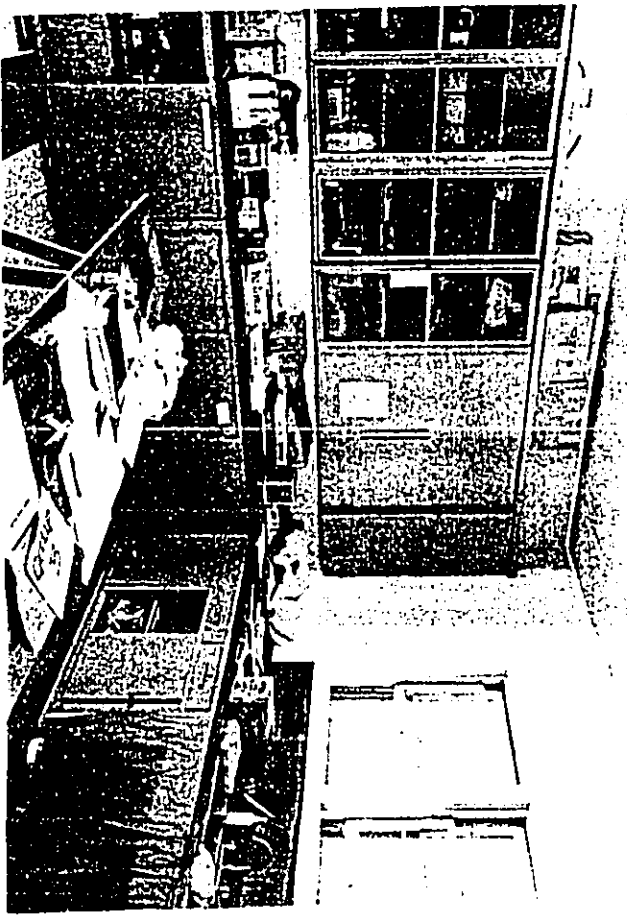
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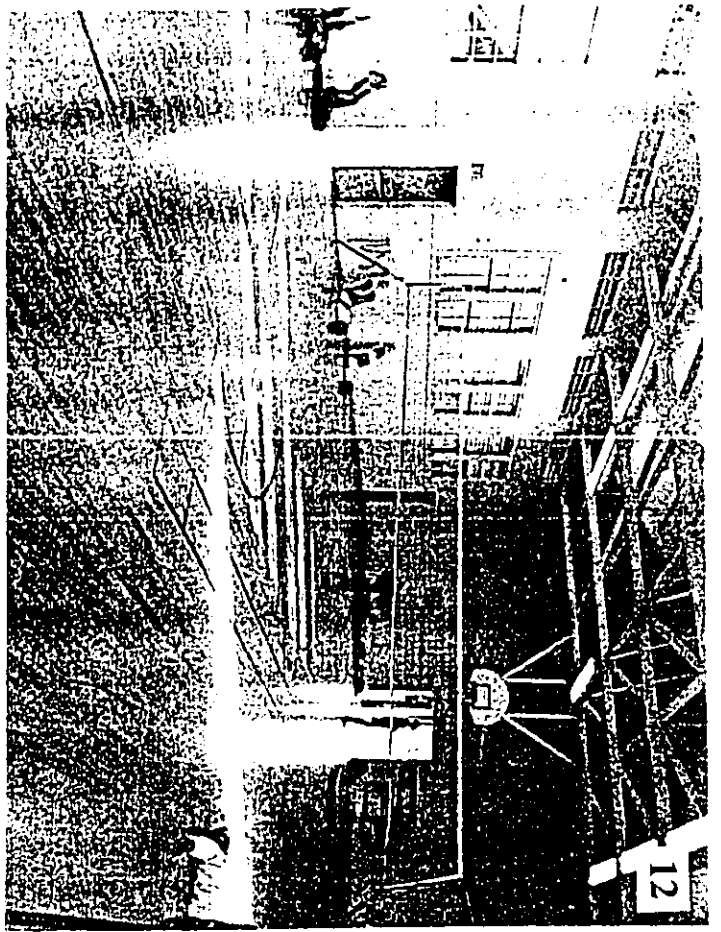
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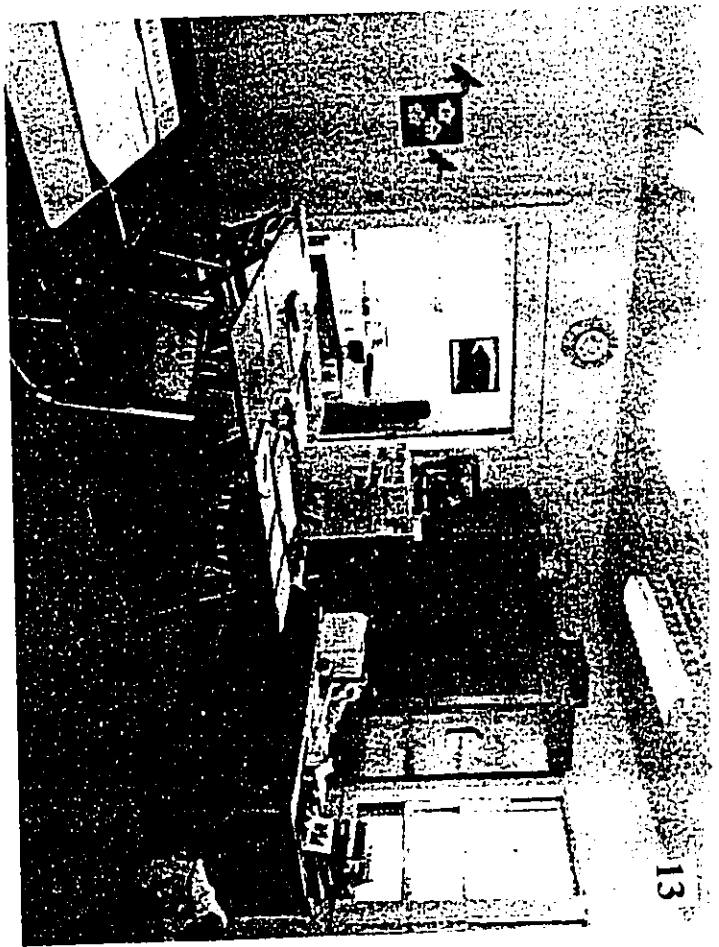
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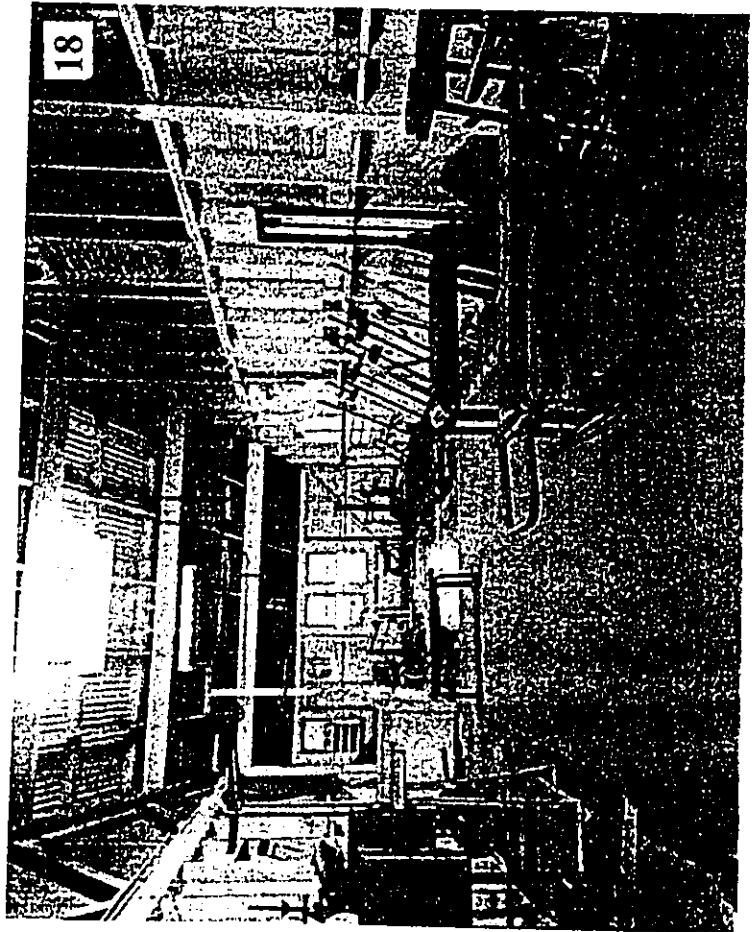
12



15



13



APPENDIX 6

PROJECT HISTORY CHRONICLE

PAPER WORK
REC'D FOR KEAUKAHA COMMUNITY ACTION COMMITTEE UTC.
1/3
JAN. 8, 1997 WED.



August 26, 1996
For immediate release

Keaukaha Community Action Committee
445 Todd Ave.
Hilo, HI 96720

PRESS RELEASE / NOTICE FOR
(9/3/96)
COMMUNITY MEETING / SEMINAR



Contact: Kawaileleo'hi'ilawe
Telephone - 935-0767

**Project: Kawananakoa Gymnasium
A Bold New Venture**

A meeting is scheduled for Tuesday, September 3, at 7:00 p.m. in Kawananakoa-Hall.

The agenda will address preliminary and future plans for a new gymnasium. The committee have met with different agencies (DHLL, County, State, OHA) in sharing our concerns.

Please come and share your concerns and ideas. **Together Everyone Achieves More.**

For additional information please call Kawaileleo'hi'ilawe at 935-0767 or the Kawananakoa-Hall at 961-8732.

EKOMOMAI!



KEAUKAHA COMMUNITY ACTION COMMITTEE

Kepakemapa 3, 1996, 7:00 p.m.

Kawananakoa Hall, Keaukaha

Present: Eleanor Ahuna, Ann Nathaniel, Jaime Kawauchi, Frank Feary, Luana Kawelu, Kalani Motta, Jeanette Hanui, Kathylyn Tuahalau, Dinah Kaikuana, Elroy Osorio, Smitty Kaleohano, Donnalyn Johns, Kawaileleo'ohi'ilawe Perez, Luella Aina, and Leimomi Shearer. (*E kala mai i'au no ka "wrong spelling" of na inoa*).

Pule: Given by Aunty Eleanor Ahuna at 7:05 p.m.

General Discussion: by Kawai, thanking those present for being here, giving a brief outlook why we are here and the status of *Project Kawananakoa Gymnasium*, and introducing those present who represented various organizations: Elroy Osorio, Councilman, Hawai'i County Council; Ann Nathaniel, Commissioner, Dept. Of Hawaiian Home Lands; Jaime Kawauchi, East Hawai'i Coordinator, Office of Hawaiian Affairs, Donnalyn Johns, candidate Hawai'i County Council. Also present was Luana Kawelu of Lili'uokalani Trust.

Purpose: By replacing the current Kawananakoa Hall with a gym that fits the needs of and for the community.

Status: A proposal requesting funds to build a gym was submitted to the 1995 Hawai'i State Legislature but failed. Failure does not mean defeat and this committee has resurrected their energies and resources and have committed themselves to persevere in this much needed project. The committee has taken a look at the failure and has learned from its lessons. Today, KCAC has submitted a general proposal to the Office of Hawaiian Affairs, has informed the Department of Hawaiian Home Lands, is working with our State representative Eric Hamakawa, and the County of Hawai'i fourth district's representative, Councilman Elroy Osorio. KCAC has also recruited community members who reside both in and outside of Keaukaha, and members of the community who are employed at various agencies (Police Department, Lili'uokalani Trust, etc.).

General Discussion:

- Frank Feary asked if we knew what was wrong with the proposal that failed so that we don't make the same mistakes.
- Luella discussed that they have received input from community adult members and are soliciting ideas about the type of gym from the youth of the community. She expressed that the summer fun kids drew pictures and submitted their mana'o regarding the gym.
- Leimomi asked what and when, plans are to be done?
- Luella responded by saying that the County has Norm Oleson who is doing the schematics and Keli'i Beck is doing a preliminary plan/design. Keli'i will arrive in Hilo in Oct. And should have plans completed by December. We do not know when Oleson

will be done.

- Using the Kona Gym as a picture example, Kawai and Luella discussed that this gym would not meet the needs of Keaukaha. Others present also agreed.
- All present felt that good communication was important for the success of this project. KCAC must keep good communication with KCAC members, community, those who use the facilities, school, agencies ie: County, State, OHA, and nearby churches.
- Luella stated that she sent a letter to Clayton Hee of OHA briefing him on this project.
- Ann Nathaniel suggested that KCAC write a letter requesting to be placed on the agenda of the Hawaiian Home Lands Commission meeting scheduled for October 29, 1996.

Makahiki: October 12, 1996 at Hualani Park. KCAC will work in conjunction with the Keaukaha Pop Warner Football League to host this event. KCAC will have a baked goods booth. Kathylyn will chair this booth. Proceeds from this activity will be used to pay Keli'i Beck for his service in designing the plan of the gym. (Up to \$1,500). Keaukaha Pop Warner (a non-profit group) offered KCAC the use of their non-profit number. Kenneth Keli'ipi'o is treasurer of KCAC and President of KPW. Flyer outlining the Makahiki event is attached.

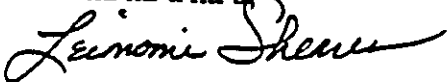
Interim Update: Councilman Elroy Osorio updated KCAC that he has received monies for upgrading Kawananakoa Hall. The contract should be awarded soon. Upgrades include making the bathroom facilities handicap accessible, ramp and paved parking for the handicap. Councilman Osorio has obtained matching funds from DHHL to complete additional room to be used as a study room for afterschool use. DHHL to purchase computers and equipment, County of Hawai'i to purchase materials and use their carpenters to build. The Council member also informed us that he has added an appropriation of \$250,000 for gymnasium plans for Keaukaha and Panaewa Parks to the County Capital Improvement Projects for FY 1996/97, contingent on the Administration's ability to float a Bond to cover the CIPs. He did state that he has received verbal support from Mayor Yamashiro.

Suggestions: Jaime from OHA suggested organizational chart, more in depth proposal that included design, pictures, costs, and who is providing what share of costs/responsibilities.

Next meeting: Scheduled for Okakopa 2, 1996 at 7:00 p.m.

Pule: closing pule done by Kathylyn.

Me ka ha'a ha'a



Leimomi Shearer, Kākau 'Ōlelo

Walking tall



Miguel Pliccio of the Hiccup Circus provides support for three young tightrope walkers taking their first unsteady steps. Seven-year-olds Heather Kakuana, left, Ashley Emerson-Palencia and Jean Bezilia were among the Saturday crowd at Hualani Park who

turned out to enjoy the food, games and free entertainment at the annual Aloha Keaukaha Makahiki. This year's Makahiki also celebrated the news that funds have been allocated for plans and design of the Kawanakoa Gymnasium to be built in the park.

T-H photo by William Ing

WHAT: COMMUNITY DESIGN WORKSHOP FOR THE NEW KAWANANAKOA HALL PROPOSAL

MAHA

WHY: THE PURPOSE IS TO IDENTIFY THE COMMUNITY'S DESIRES AND REQUIREMENTS FOR A NEW RECREATION CENTER. THESE DETERMINATIONS WILL BE THE STARTING POINT FOR A SERIES OF GROUP EXERCISES THAT WILL CONTRIBUTE TO THE DESIGN SUBMITTED WITH THE FINAL PROPOSAL.

WHERE: KAWANANAKOA HALL, RM #, STREET ADDRESS.

WHEN: 11 OCTOBER 1996 from 4:00 pm TO 10:00 pm

- 4:00 pm ARRIVAL
- 4:15 pm INTRODUCTION
- 4:30 pm FORM WORKING GROUPS
- 5:00 pm REVIEW SITE and RESTRICTIONS
- 5:15 pm IDENTIFY PROGRAM DESIRES
- 5:45 pm SELECT REQUIREMENTS
- 6:00 pm BREAK (SNACKS - bring your own or can we provide?)
- 6:30 pm DESIGN EXERCISE
- 8:30 pm BREAK
- 9:00 pm PRESENTATIONS AND REVIEW
- 9:45 pm CLOSING COMMENTS

*Aunty Lu.
IF you have any comments or questions please let me know. Not only would I welcome it I need it.*

K. Cohen

NOT ONLY IS IT IMPORTANT THAT THE PROPOSAL BE A TRUE COLLABORATION OF OUR ENTIRE COMMUNITY; IT IS EQUALLY IMPORTANT THAT IT BE AN ACCURATE REPRESENTATION OF WHAT WE ARE CAPABLE OF. PLEASE JOIN US IN THESE EFFORTS.

MAHALO.

(name and #.)

FOR MORE INFORMATION CONTACT: _____

FAX 961-3680

COUNTY OF HAWAII STATE OF HAWAII

RESOLUTION NO. 11 96

A RESOLUTION REQUESTING COOPERATION BETWEEN THE COUNTY OF HAWAII, THE STATE OF HAWAII, BISHOP ESTATE/KAMEHAMEHA SCHOOLS, QUEEN LIL'UOKALANI CHILDREN TRUST CENTER, THE OFFICE OF HAWAIIAN AFFAIRS AND THE DEPARTMENT OF HAWAIIAN HOME LANDS TO FINANCE THE PLANNING, DESIGN AND CONSTRUCTION OF A NEW MULTIPURPOSE GYMNASIUM AT KAWANANAKOA/HUALANI PARK IN KEAUKAHA.

WHEREAS, in early 1946, Kawananakoa Hall was rebuilt as a meeting hall and community center at its present site after being knocked off its foundation by the April 1946 tidal wave; and

WHEREAS, on July 5, 1978, the Keaukaha Association held a general meeting, at the Keaukaha Elementary School Cafeteria, concerning the inadequacy of the present Hall to meet the needs of the community and discussion began for the need to plan and build a new facility; and

WHEREAS, the original Hall still stands today and together with the park services approximately 124,000 people annually for many social and sporting events, yet the Hall is in constant need of repairs and continues to be inadequate for basketball and volleyball games; there is no paved driveway or parking area and the restroom facilities are insufficient for the number of people who may use the Hall and athletic fields simultaneously with the Keaukaha Elementary School children; and

WHEREAS, Kawananakoa Hall is a public facility, on Department of Hawaiian Home Lands, operated by the staff of the County of Hawaii, Department of Parks and Recreation and used not only by the immediate community of Keaukaha, but also by the children of the Keaukaha Elementary School, a State of Hawaii, Department of Education facility, and by the greater Hilo, Puna and Hamakua communities; and

BE IT FURTHER RESOLVED that the Council of the County of Hawaii pass a bill that will amend Ordinance No. 96-68, as amended, relating to Public Improvements and the Financing thereof, by adding the project Kawanakoa/Hualani Park Gymnasium in the amount of \$1,000,000.00 as its cooperative share toward the financing of this project, funds of which shall be provided from General Obligation Bonds and/or other sources.

BE IT FURTHER RESOLVED that the Clerk of the County of Hawaii transmit copies of this resolution to the Governor of the State of Hawaii, the Mayor of the County of Hawaii, the Director of the Department of Parks and Recreation, the Superintendent of Education, the Chairman of the Board of Trustees for the Office of Hawaiian Affairs, the Chairman of the Hawaiian Homes Commission, the Chairman of the Queen Lili'uokalani Children Trust Center and the Chairman of the Keaukaha Community Association.

Dated at Hilo, Hawaii, this _____ day of _____, 1996.

INTRODUCED BY:

Elroy Osmond

 COUNCIL MEMBER, COUNTY OF HAWAII

ETLO/eja

COUNTY COUNCIL
 County of Hawaii
 Hilo, Hawaii

I hereby certify that the foregoing RESOLUTION was by the
 as indicated to the right hereof adopted by the COUNCIL of
 County of Hawaii on _____

TEST:

COUNTY CLERK

CHAIRMAN & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
Arakaki				
Chung				
Leithead-Todd				
Ray				
Reynolds				
Santangelo				
Smith				
Tyler				
Yagong				

Reference C-13/FC

RESOLUTION NO. 11 96

COUNTY OF HAWAII STATE OF HAWAII

BILL NO. 2

ORDINANCE NO. _____

IN ORDINANCE AMENDING ORDINANCE NO. 96-68, AS AMENDED, RELATING TO PUBLIC IMPROVEMENTS AND FINANCING THEREOF FOR THE FISCAL YEAR JULY 1, 1996 TO JUNE 30, 1997.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Ordinance No. 96-68, as amended, relating to Public Improvements and financing thereof for the Fiscal Year July 1, 1996 to June 30, 1997, is hereby amended by adding the following project:

PARKS AND RECREATION	\$1,000,000.00
Kawananakoa/Hualani Park Gymnasium	
(Plans, Design and Construction)	

SECTION 2. Funds for this project shall be provided from:

General Obligation Bonds and/or Other Sources	\$1,000,000.00
---	----------------

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:



 COUNCIL MEMBER, COUNTY OF HAWAII

ETLO/eja

(Hilo, Hawaii
 Date of Introduction:
 Date of 1st Reading:
 Date of 2nd Reading:
 Effective Date:

REFERENCE: Comm. 13

KEAUKAHA HAWAIIAN HOMESTEAD COMMUNITY ASSOCIATION MEMBERS

ELECTION 1997-98 INFORMATION

WHAT: **MEET THE CANDIDATES NIGHT**
WHEN: THURSDAY, DECEMBER 12, 1996
TIME: 7:30 P.M. - 9:30 P.M.
WHERE: KEAUKAHA SCHOOL CAFETERIA

Aloha to everyone in our beautiful Keaukaha community!

We invite anyone and everyone to submit name(s) for officers and members of the Board of Directors. You don't need any experience, only the desire to serve. You may use the form below to inform us of your nominees. For your convenience, a nomination ballot box may be found at the Hawaiian Homes office or you may give it to any nominating committee member.

We ask for one favor. Please seek the approval of whomever you nominate before submitting their names. Also, please note your name and phone number should we need to contact you.

You may contact the following nominating committee members:

Jamie Hoopii - 935-3904 Alexander Lancaster - 961-0179
Tweeie Calles - 935-2405 Mike John - 935-3269 Kalani Motta - 934-7714

DIRECTOR(3) _____ KUPUNA _____

PRESIDENT _____ VICE PRESIDENT _____

TREASURER _____ CORRES. SEC. _____

RECORD. SEC. _____

WHAT: **ELECTION NIGHT**
WHEN: THURSDAY, DECEMBER 19, 1996
TIME: 7:30 P.M. - 9:30 P.M.
WHERE: KEAUKAHA SCHOOL CAFETERIA

LUCKY NAME DRAWINGS • ENTERTAINMENT • REFRESHMENTS

To vote, you must be a paid member for 1997-98.

We will be collecting membership dues of \$3.00 per adult, 18 years and older

WHAT: **FUTURE PLANS OF KEAUKAHA GYM**
PROJECT KOKUA
WHEN: **MONDAY, DECEMBER 2, 1996**
TIME: 7:00 P.M. - 9:30 P.M.
WHERE: KEAUKAHA SCHOOL CAFETERIA
SPEAKER: **KEATH BECK**

Please attend this very important meeting. We need ALL YOUR SUPPORT!

NOTICE FOR COMMUNITY MEETING

THANK YOU LETTER TO
MAYOR - CONFIRMATION MEETING

April 10, 1997

Honorable Stephen Yamashiro

Mayor, County of Hawai'i
25 Aupuni Street
Hilo, Hawai'i 96720

Aloha:

Thank you for meeting with us on April 1, 1997 to discuss a gymnasium to replace the current Kawanakoa Hall in Keaukaha. As you are aware of, the Keaukaha Community Action Committee has been meeting with community members and users of the city.

We have looked at various possibilities and understand that the best location for the gymnasium should be built where the Kawanakoa Hall currently sits.

It is our understanding from this meeting and your previous statements, that the County of Hawai'i will assist in the planning of the gymnasium. Also the community's input will be considered in the design and planning stages.

On behalf of KCAC, I thank you for your assistance in making this dream a reality.

Sincerely,

Kawailele'o'hi'ilawe

Kawailele'o'hi'ilawe
KCAC

c: Luella Aina



Luella

William G. Davis
Managing Director

Henry Cho
Deputy Managing Director

County of Hawaii

25 Kupuni Street, Room 215 • Hono, Hawaii 96720-4252 • (808) 961-6211 • Fax (808) 961-6553
KCNA, 75-5700 Kalia Highway, Suite 103 • Kailua-Kona, Hawaii 96740
(808) 329-5226 • Fax (808) 326-5663

August 21, 1997

**MAYOR'S LETTER OF
RELEASE TO GOVERNOR**

The Honorable Benjamin J. Cayetano
Governor, State of Hawaii
State Capitol
Honolulu, HI 96813

Dear Governor Cayetano:

I am writing to ask for the release to the County of Hawaii of the ~~_____~~ ~~_____~~ ~~_____~~ ~~_____~~ approved by the 1997 Legislature, ~~_____~~ ~~_____~~ ~~_____~~ for the plans, design, construction and equipment for Keaukaha Gymnasium in Hawaii County.

The County of Hawaii intends to move forward with the plans and design of this project. The Hawaii County Council has appropriated a total of \$1,250,000 for plans, design and construction.

It is intended that a new multi-purpose recreational facility be built on the present site of Kawanakoa Hall which would be torn down. The new facility would serve the Keaukaha Hawaiian Homestead area as well as the greater community. The project would consist of a new gymnasium with a spectator area that could also serve as a public meeting hall.

We see this project as a joint effort by the State, Hawaii County and other agencies that would benefit from this facility, including the Department of Hawaiian Home Lands, Kamehameha Schools/Bishop Estate and the Office of Hawaiian Affairs.

I believe that if the State and County demonstrate support for this project, we may be able to generate support from other agencies.

Thank you for your kind consideration of this matter.

Sincerely,

Stephen K. Yamashiro
MAYOR



HAWAII STATE LEGISLATURE
STATE CAPITOL
HONOLULU, HAWAII 96813

August 25, 1997

The Honorable Benjamin J. Cayetano
Governor
State of Hawaii
Executive Chamber
State Capitol
Honolulu, Hawaii 96813

1997 REQUEST FOR RELEASE OF FUNDS
FROM E. HANAKAWA & W. METCALF

Dear Governor Cayetano:

We write to respectfully request that you authorize the release of the \$1,000,000 for the plans, design, construction, and equipment for the Keaukaha Gymnasium in Hilo to replace the aging Kawananakoa Hall. The funds were appropriated by the Legislature this past session by way of H.B. No. 350, H.D. 1, S.D. 1, C.D. 1, enacted as Act 328, Session Laws of Hawaii 1997.

According to Mayor Stephen Yamashiro, the Hawaii County Council has appropriated \$1,250,000 for the gymnasium. The County of Hawaii is willing to move forward jointly with the State on the plans and design of this project.

Originally intended as a meeting hall, the Kawananakoa Hall is currently being used as a gymnasium. The Hall is over 50 years old and serves approximately 124,000 people annually for many social and sporting events. Its structural design prohibits the facility from being utilized for regulated basketball and volleyball games. Its court is by far too small for league basketball games and its ceiling is too low for volleyball matches. Add to this inadequacy, the absence of a paved driveway and parking. There is also the absence of handicap structural designs that would provide those who are physically challenged, equal access to the facility. The restrooms are inadequate for the number of people who use the Hall and the athletic field. Usage of the facility comes not only from the immediate community of Keaukaha, but also from the broader Hilo, Puna, and Hamakua communities.

This project is a key priority for the district and will benefit the residents of East Hawaii. Additionally, we see this project as a cooperative effort by the State and the County of Hawaii. For your convenience, enclosed is a copy of a letter from Mayor Stephen Yamashiro requesting that you release the funds for the project.

June 97
297,423

Letter to Governor Crayetano
August 26, 1997
Page 2 of 2

We would appreciate your most favorable consideration in this matter.

With warm personal regards,

Sincerely,



ERIC HAMAKAWA
Representative, 2nd House District



WAYNE MITCALF
Senator, 2nd Senatorial District

WM:gkk

Enclosure

KEAUKAHA HAWAIIAN HOMESTEAD COMMUNITY ASSOCIATION

135 Lyman Avenue
Hilo, Hawai'i 96720

September 9, 1997

The Honorable Stephen K. Yamashiro
Mayor, County of Hawai'i
25 Aupuni Street, Suite 215
Hilo, Hawai'i 96720-4252

THANK YOU + LETTER OF SUPPORT
1997 KEAUKAHA HH COMM. ASSOC.

RE: KAWANANAKOA HALL
AND THE CONSTRUCTION OF A NEW KAWANANAKOA GYMNASIUM


Dear Mayor Yamashiro:

May we express our sincere appreciation for your letter dated August 21, 1997 to Governor Benjamin J. Cayetano. It is with extreme gratitude that we present you this letter and applaud the County of Hawai'i's commitment to the above. We are very happy to hear of your intent to move forward beginning with the plans and design.

We have long awaited a safe and healthy environment for our children and elders to frequent. In an effort to raise community awareness and support, we have gathered signatures in the form of a petition. We, along with other associations and groups from our community present the attached copies of the petition. Many of the signatures are from the Keaukaha community, but we have also solicited support from other areas of our county.

Again, thank you for your commitment and continued support of our community and the County of Hawai'i at large. If you have any suggestions or if we can assist in anyway to further the construction plans and ensure its completion, please inform us of how we can kokua.

Sincerely yours,


Winona "Ipo" Hai-Kelly
President

September 12, 1997

THANK YOU + LETTER OF SUPPORT
1997 KEAUKAHA ACTION GROUP CONAL.

The Honorable Stephen Yamashiro, Mayor
County of Hawai'i
25 Aupuni Street
Hilo, Hawai'i 96720

RE: Kawanakoa Hall

Aloha Mayor Yamashiro:

The Keaukaha Community Action Committee appreciates your support of our endeavors to bring to our community a gymnasium that would meet the needs of the community. Your correspondence to Governor Cayetano introduces our goals at the Executive level.

We are here today, to continue to request your support of our goal to bring to Keaukaha a safer, updated gymnasium facility, that we have determined will benefit the community of Hilo as well as the Big Island.

We support all organizations and people who have signed the enclosed petition and we will continue to gather additional endorsements of this project. We strive to keep communications open with all agencies and we support community partnerships.

Thank you for your support.

Sincerely,



Luella Aina
Keaukaha Community Action Committee



Leimomi Shearer
Keaukaha Community Action Committee



DEPT. OF HAWAIIAN
HOME LANDS
OCT 1 12 27 PM '97

HAWAII STATE LEGISLATURE
STATE CAPITOL
HONOLULU, HAWAII 96813

September 16, 1997

Kali K. Watson
Chairman
Hawaiian Homes Commission
P.O. Box 1879
Honolulu, Hawaii 96805

1997 LETTER OF SUPPORT TO
DHL FROM E. HAMAKAWA, W. METCALF

Dear Chairman Watson:

We write in regards to the proposed new gymnasium in Keaukaha on the Big Island. I am enclosing for your information, a copy of Big Island Mayor Stephen Yamashiro's letter to the Governor as well as our letter to the Governor. The County of Hawaii estimates that the entire gym can be completed at a cost of \$3.2 million, to date, \$2.25 million are available. If the balance of \$950,000 can be obtained from sources such as the Office of Hawaiian Affairs, the Department of Hawaiian Home Lands, and possible Bishop Estate or the County of Hawaii or the State, this much needed project will hopefully come to timely fruition.

We understand that the Office of Hawaiian Affairs has in principle agreed to match, on a cash basis, dollar for dollar, one-third of the remaining \$950,000 if the Department of Hawaiian Home Lands also does.

We request that you carefully consider this proposal. Your involvement may well make all the difference.

With warm personal regards,

Very truly yours,

ERIC HAMAKAWA
Representative, 3rd District

WAYNE METCALF
Senator, 2nd District

WM:gkk

Enclosures

January 13, 1998

KAWANANAKOA-HALL COMMUNITY ACTION GROUP

PLACE: KAWANANAKOA-HALL
TIME: 6:00 PM

AGENDA:

- I. Call to Order
- II. Opening Prayer
- III. Chairman's report
- IV. Treasurer's report
- V. Old Business
 - A. Secured a checking account-
 - 1. American Savings & Loan
 - B. Progress report-
 - 1. August 21, 1997 - Mayor's letter to the Governor
 - 2. Sept. 9, 1997 - Keaukaha Homestead Comm. Assc.
letter of thank you to our Mayor
 - 3. Sept. 12, 1997 - Keaukaha Comm. Action Group
letter of thank you to our Mayor
 - 4. Sept. 16, 1997 - Letter to Kali Watson, DHHL from
Rep. Eric Hamakawa & Senator
Wayne Metcalf.
 - C. Comments from the Floor
- VI. New Business
 - A. Letter from Julie Tulang
 - 1. Up-to-date information on Kawananaoka Gym project
to be discussed.
 - B. Report from DHHL
 - C. Report from our State Representative
 - D. Report from our State Senator
 - E. Request for support from our State and County
officials to endorse Kealii Beck to be the Project
Consultant.
 - 1. Has been working with the community action group
& other community members in developing an
architectual design two years for the project.
 - 2. Has the community support.
 - 3. He is a "Keiki O' Ka Aina".
 - 4. He is on the list to be considered at the Dept.
of Public Works.

KEAUKAHA COMMUNITY ACTION GROUP
January 13, 1998 6:00 p.m.
Kawananakoa Hall, Keaukaha

Present: Kawailele o hi'ilawe (Pres.), Louella Aina (P&R Dept.), Michael M. John (Pres./NA KUPUNA O KEAUKAHA), Senator Wayne Metcalf (Legislative Representative/Senae), Edward Andrade (East Hawaii - DHHL District Mgr.), Luana Kawelu (Queen Liliuokalani Trust - Dist. Representative), Isiah "Frank" Feary (P&R Dept.).

Opening: President Kawailele o hi'ilawe started the community action group meeting with a call to order. Mrs. Aina then gave the opening prayer.

Old Business:

Secured Checking Account

President Kawailele o hi'ilawe informed members and invited guests that he had secured a new checking account at the American Savings & Loan Bank. Balance of the account are a matter of public record. Open information of amount is available upon request by group members or the public.

Progress Report

The copies of the following four (4) letters were given to committee members and invited guests as confirmation of updated verbal information; 1)- August 21, 1997 - Mayor's letter to the Governor, 2)- Sept. 9, 1997 - Keaukaha Homestead Comm. Assc. letter of thank you to the Mayor, 3)- Sept. 12, 1997 - Keaukaha Comm. Action Group letter of thank you to our Mayor, 4)- Letter to Kali Watson, DHHL, from Rep. Eric Hamakawa & Senator Wayne Hamakawa regarding funding available and funding balance.

Information provided showed letters of state and county public officials as well as keaukaha community organizations.

There were no comments from the floor as the letters were self explanatory.

New Business:

Letter from Julie Tulang, Deputy Director/P&R Dept. 10/29/97

Copies of the letter addressed to the Action Group were provided to invited guests and community members who attended the meeting. Also attached were the OHA documents for the grant application for the Kawananakoa Gym Project in which \$1,000,000 was requested. Extra copies are still available.

Continuation Page 2

Report from our State Senator, Wayne Metcalf

As several minutes passed for attendees to review the material, Wayne Metcalf then interjected that he would like to comment on the OHA application at this time. Related that he had previously discussed the matter with Representative Eric Hamakawa.

Mr. Metcalf then stated that since he knew OHA Chairperson, Ms. Frenchy Desoto, he had a meeting with her recently. He further related that at this time she did not think OHA would be able to contribute \$1,000,000 but perhaps a more reasonable figure of \$333,333.00. He understood that to be a commitment.

He also added that if need be, he and Representative Hamakawa would go back to the Legislature for an additional \$333,333.00 to complete the construction of the Kawanakoa Gym Project.

He further added that he was very concerned that approval for some of the funds is already close to two years. He then added that he would not like to see any of funding amount lapsed due to the three (3) year limitation.

Wayne further elaborated that he understands that at this time, the only contribution that DHHL could make would be the land due to an attorney general ruling in a past case ruling.

Report from our DHHL - District Mgr., Ed Andrade

Mr. Ed Andrade then related that the community action group should not give up their efforts at this time. He further stated that the action group & other community organizations should continue to pursue trying to get funding from the DHHL as well as other sources.

Ms. Leinani Aina then interjected that according to her understanding the Parks & Recreation Department is considering scaling down the rooms portion (deleting) of the plans submitted to Glen Miyao by Mr. Kealii Beck due to hearsay information received. Information indicated that after Bishop Estates/Kamehameha Schools vacates their Keaukaha campus the buildings would revert to DHHL & the community.

Mr. Andrade then stressed that at this time there is no concrete plans about what they will be doing with Bishop Estate buildings when they are vacated. Also at this time there is also no time frame (year) when that will be.

REQUEST for support from our State and County Officials

At this time the matter of support for our Kawanakoa-Hall Action Group volunteer architect, Mr. Kealii Beck was brought up by Mr. Michael John. Mrs. Aina pointed out to reasons listed on

Continuation Page 3

the agenda as part of the on-going effort to support his past work done.

Note: Historically, our volunteer architect has done a tremendous volume of pro bono work for the action group which includes; black & white still photographs, 8mm movie film footage, seminar workshop with community members to determine needs & design of the facility, a masters' degree thesis as part of a UCLA course whereby students came up with their own designs for the Kawanakoa Hall, etc.

This has all been documented.

When asked Mr. Wayne Metcalf stated that he did not see a problem with his supporting Mr. Beck as a consultant for the project.

Other members of the meeting expressed their concerns in support of the request.

Speaker
JOSEPH M. SOUKI
Speaker
PAUL T. OSHIRO
Minority Leader
TOM OKAMURA
Minority Floor Leader
MARCUS R. OSHIRO
Minority
NES. R. GARCIA

HOUSE OF REPRESENTATIVES
THE NINETEENTH LEGISLATURE

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813



February 6, 1998

DISTRICT REPRESENTATIVES

1st — DWIGHT Y. TAKAMINE
2nd — JERRY L. CHANG
3rd — ERIC G. HAMAKAWA
4th — ROBERT N. HERKES
5th — PAUL WHALEN
6th — DAVID A. TARNAS
7th — MICHAEL WHITE
8th — JOSEPH M. SOUKI
9th — BOB NAKASONE
10th — DAVID MORIHARA
11th — CHRIS HALFORD
12th — HERMINA MORITA
13th — EZRA R. KANOHO
14th — BERTHA C. KAWAKAMI
15th — DAVID D. STEGMAIER
16th — GENE WARD†
17th — BARBARA MARUMOTO
18th — CALVIN K.Y. SAY
19th — BRIAN Y. YAMANE
20th — SCOTT K. SAIKI
21st — GALEN FOX
22nd — TERRY NUI YOSHINAGA
23rd — ED CASE
24th — SAM AIONA
25th — NETH T. HIRAKI
26th — QUENTIN K. KAWANAKAOKA
27th — LEI AHU ISA
28th — DENNIS A. ARAKAKI
29th — FELIPE P. ABINSAY, JR.
30th — ROMY M. CACHOLA
31st — NATHAN SUZUKI
32nd — BOB McDERMOTT
33rd — TOM OKAMURA
34th — K. MARK TAKAI
35th — NOBU YONAMINE
36th — ROY M. TAKUMI
37th — NESTOR R. GARCIA
38th — MARILYN B. LEE
39th — RON MENOR
40th — MARCUS R. OSHIRO
41st — PAUL T. OSHIRO
42nd — MARK MOSES
43rd — MICHAEL PUAMAMO KAHIKINA
44th — MERWYN S. JONES
45th — ALEXANDER C. SANTIAGO
46th — COLLEEN MEYER
47th — TERRANCE W.H. TOM
48th — KEN ITO
49th — CYNTHIA HENRY THIELEN††
50th — DAVID A. PENDLETON
51st — KENNY GOODENOW

†Minority Leader

††Minority Floor Leader

1998 STATUS OF GYM
FUNDING SOURCES

Ms. Luella Aina
15 Paipai Street
Hilo, HI 96720

Dear Ms. Aina, *Luella*

Please find enclosed a copy of HB 3515, Relating to Capital Improvement Projects for the Third Representative District, which I have introduced for legislative consideration. This measure contains appropriations for the construction and equipment for the proposed Keaukaha Gymnasium. It was introduced to the House of Representatives and passed first reading on January 29, 1998.

The bill has been referred to the Finance Committee. I urge you to contact Representative Calvin Say, Chair of the Finance Committee, toll free at 974-4000 ext. 6-6200 to request consideration and inclusion of the Keaukaha Gym appropriation in the supplemental budget.

Please feel free to contact me if there are further concerns or questions toll free at 974-4000 ext. 6-8480.

Sincerely,

Eric G. Hamakawa

Eric G. Hamakawa
Hawaii State Representative
Third District

EGH: my



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

June 16, 1998

1998 STATUS OF GYM
FUNDING SOURCES

Ms. Luella Aina
15 Paipai Street
Hilo, Hawaii 96720

Dear Ms. Aina: *Luella*

Enclosed for your information, I am sending a copy of a letter sent by Juliette Tulang, Deputy Director of the County of Hawaii Department of Parks and Recreation, regarding the status of funding for Keaukaha Gymnasium.

If you have any questions regarding this matter, please feel free to contact me or my office manager, Sonia Shigehara, toll-free to Honolulu at 974-4000, extension 6-8480.

Sincerely,

Eric

Eric G. Hamakawa
Hawaii State Representative
Third District

EGH:ss
enclosure

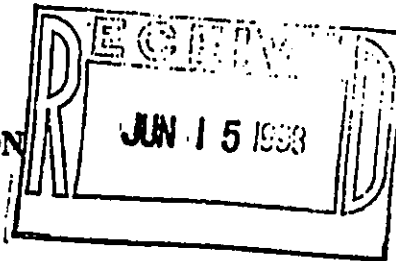
Ben K. Yamashiro
Mayor



George Yoshida
Director

Juliette M. Tulang
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311



June 10, 1998

1998 STATUS OF FUNDING
SOURCES - NEW GYM

A. Frenchy DeSoto, Chairperson
Board of Trustees
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 1250
Honolulu, Hawaii 96813

Dear Chairperson DeSoto:

Subject: Keaukaha Gymnasium—County of Hawaii Funding Request

This is to briefly update you on the status of government funding sources for the above-referenced project. This past year the State Legislature appropriated an additional \$330,000 to an existing appropriation of \$1,000,000 for plans, designs and construction of the project. In addition, the County has for FY1998-99 augmented prior appropriations for a total of \$2,250,000.

We hope that this information is helpful to you in determining the merits of our pending funding request to you in the amount of \$330,000.

Thank you for your consideration in the matter.

Sincerely,

JULIETTE M. TULANG
Deputy Director

cc: Senator Wayne Metcalf
✓ Representative Eric Hamakawa

BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

160 Baker Avenue
Hilo, Hawaii 96720

KALI WATSON
CHAIRMAN
HAWAIIAN HOMES COMMISSION
JOSE M.K.M. YAMAGUCHI
DEPUTY TO THE CHAIRMAN

July 9, 1998

Mr. Glenn Miyao, Park Planner/Adm. Officer
County Parks and Recreation Dept.
25 Aupuni Street
Hilo, HI 96720


Dear Glenn:

Subject: Kawananakoa Gym Project

The Keaukaha Community Action Committee has informed us that in order to continue the planning and eventual construction of a new gymnasium at the present Kawananakoa Hall site, the County of Hawaii needs to know if the parking area between the gym and Keaukaha School will be available to meet the gym's parking requirement.

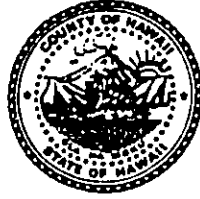
As you know, the area in question is licensed from DHHL by the Department of Education. In order for us to negotiate a joint use of this parcel with the DoE we need to have a written request from the County, which should include a plot plan of the proposed gym and the amount of land, from the DoE parcel, needed to fulfill the parking requirement.

Aloha,


Edward J. Andrade
East Hawaii District Supervisor

cc: Linda Chinn, Branch Manager, Land Management Division
Darrell Yogodich, Planner, Planning Office
Luella Aina, Keaukaha Community Action Committee

Stephen K. Yamashiro
Mayor



George Yoshida
Director

Juliette M. Tulang
Deputy Director

County of Hawaii
DEPARTMENT OF PARKS AND RECREATION
25 Aupuni Street, Room 210 • Hilo, Hawaii 96720-4252
(808) 961-8311

July 9, 1998

Edward Andrade
East Hawaii District Supervisor
Dept of Hawaiian Home Lands
160 Baker Avenue
Hilo, HI 96720

Subject: Kawanakakoa Gym Project

Dear Ed:

In response to your 7/09/98 letter, please be informed that we are awaiting the submittal of a scope of work/fee proposal from our consultant. Included in the scope of work is preparation of a plot plan indicating the area needed from the DOE parcel for parking.

Upon completion of the plot plan, a request for joint use of the affected DOE parcel will be submitted to your office.

Thank you for your anticipated support on this particular issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Miyao".

Glenn Miyao
Park Planner/Adm Officer

711 Kapi`olani Boulevard
Fifth Floor
Honolulu, Hawai`i 96813

Office of Hawaiian Affairs

DATE: August 31, 1998

TO: Julie Tulang
County of Hawai`i
961-8411

FROM: Sasha Springer Asato *Sasha* Grants Assistant

RE: Keaukaha Community Action Committee 98-61

Dear Ms. Tulang:

Per our telephone conversation on Friday, August 28th, I have received permission from my supervisor to release the panel reviewers recommendation on the grant proposal from County of Hawai`i ~ Keaukaha Community Action Committee. The results of the review are enclosed.

I hope that this will help to answer some of the questions. If there is anything more that I can do to help feel free to call me at 808 594-1986.

B-
Make copy for JT
for Oct. 29
i. King

10/1

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

REC'D
OCT 22 PM 3 11
PARKS & RECREATION
COUNTY OF HAWAII

October 20, 1998

Ms. Juliette Tulang, Deputy Director
County of Hawai'i
Department of Parks and Recreation
25 Aupuni Street, Room 210
Hilo, Hawai'i 96720-4252

Re: Kawanakoa Hall Grant Request 98-61

Dear Ms. Tulang:

Greetings. I am writing to you in response to your letter to the Office of Hawaiian Affairs on October 1, 1998 inquiring as to the status of your request for a grant from our office.

Your grant request was denied by the Board of Trustees on July 28, 1998 consistent with the evaluations of our staff and community reviewers who also recommended denial. A two-page letter explaining the reasons why your grant was denied was sent to you on August 31, 1998. We have not received a grant application for consideration from you during our next grant review period which closed on September 25, 1998 and thus do not have any proposals from you or your organization which are pending before our grant's department.

OHA's next deadline for grant applications is April 30, 1999. Although I cannot advise you as to your chances for future funding by the Board of Trustees, you may want to consider some of the comments of the staff and community evaluators who analyzed your previous grant request. For ease of reference, I have taken the liberty of enclosing Sasha Asato's August 31, 1998 letter for your review.

Please do not hesitate to contact me should you have any questions.

Sincerely,


Randall Ogata
Administrator

Enclosure

FEBRUARY 3, 1999

KAWANANAKOA-HALL COMMUNITY ACTION GROUP

PLACE: KAWANANAKOA-HALL, KEAUKAHA
TIME: 5:30 PM

1. Call to order.
2. Opening prayer.
3. Minutes of the last two meetings, 1/15,27/99.
4. Old business
 - a- Report by Leinani "Lu" Aina re: information obtained from Larry Mehau, & Glen Miyao. 1/15/97 mtg.
 - b- Report by Kalani Motta re: Aaron Chung. 1/15/97 mtg.
 - c- Report by Kawaileleo'hiilawe re: Letter to Andy Levin 1/15/97 mtg.
 - d- Report by Frank Feary re: Support letters to community and sports, facility user organizations; Keaukaha Elementary School, Kamehameha School/East Hawaii campus, Na Kupuna O Keaukaha, Hui Ho'omau O Keaukaha Panaewa, No Respect Softball Team, Who Cares Softball Team, Keaukaha Sports, Keaukaha Athletic Club, & Na Wahine O Hilo Volleyball Organization (non-profit).

Proposal request letters to the following; State Senator Norman Mizuguchi, State Senator David Matsuura, State Senator Eric Hamakawa, Weinburg Foundation, & Office of Hawaiian Affairs Trustees (2)
- 5- New Business
 - a- Finalize and detail Domestic non-profit purpose in order to complete it on form for the State Tax Office.

APPENDIX 7

ANNUAL USAGE SUMMARIES,

HUALANI PARK, FISCAL 1997 & 1998

Facility KAWANANAKOA HALL
Date June 30, 1997

Employee Leinani L. Aina
RECREATION DIRECTOR II

INDIVIDUAL FACILITY - ANNUAL ATTENDANCE
DATA REPORT

SPORTS/PHYSICAL FITNESS/PLAY

JULY 1, 1996-JUNE 30, 1997

Organized P&R Sports Games	3938
Organized Non-P&R Sports Games	70528
Organized Sports Practices	28279
P&R Sports Instruction	4804
Organized Physical Fitness	21269
Casual Play, Table Games, Others	23379
ARTS/CRAFTS	3259
MUSIC/DANCE	19707
DRAMA/STORYTELLING/PUPPETRY	246
OUTDOOR NATURE ACTIVITIES	310
SOCIAL ACTIVITIES	832
SPECIAL EVENTS	63974
MISCELLANEOUS	57160

TOTAL 297,685

7/1/96-6/30/97
FISCAL YEAR****

PREPARED BY: ISIAH "FRANK" FEARY
RECREATION TECHNICIAN II
DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

Facility KAWANANAKOA HALL
Date June 30, 1998

Employee Leinani L. Aina
RECREATION DIRECTOR II

INDIVIDUAL FACILITY - ANNUAL ATTENDANCE
DATA REPORT

SPORTS/PHYSICAL FITNESS/PLAY

JULY 1, 1997-JUNE 30, 1998

Organized P&R Sports Games	3760
Organized Non-P&R Sports Games	144226
Organized Sports Practices	36897
P&R Sports Instruction	5262
Organized Physical Fitness	32995
Casual Play, Table Games, Others	43132
ARTS/CRAFTS	1624
MUSIC/DANCE	5592
DRAMA/STORYTELLING/PUPPETRY	569
OUTDOOR NATURE ACTIVITIES	164
SOCIAL ACTIVITIES	9251
SPECIAL EVENTS	14056
MISCELLANEOUS	39563

TOTAL 337,091

7/1/97-6/30/98
FISCAL YEAR****

PREPARED BY: ISIAH "FRANK" FEARY
RECREATION TECHNICIAN II
DEPARTMENT OF PARKS & RECREATION
COUNTY OF HAWAII

APPENDIX 8

HISTORIC ARCHITECTURAL ASSESSMENT

**ENVIRONMENTAL ASSESSMENT
OF THE
EFFECTS OF THE PROPOSED
KAWANANAKOA HALL DEMOLITION AND RECONSTRUCTION
ON
HISTORIC ARCHITECTURAL RESOURCES**

Prepared by
Mason Architects, Inc.

For
GeoMetrician Associates

February 2000

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INTRODUCTION

Mason Architects prepared this historic architectural survey and assessment of the effects of the proposed Kawananakoa Hall Demolition and Reconstruction project under contract to GeoMetrician Associates of Hilo, Hawaii. Fieldwork was completed by Katharine Slocumb, AIA of Mason Architects in January 2000. The report was authored by Ms. Slocumb and Barbara Shideler, AIA (also of Mason Architects). Ms. Slocumb and Ms. Shideler are trained in architectural history and historic preservation, and are licensed architects in the State of Hawaii. Ms. Slocumb has a Master's Degree in Architecture and a Graduate Certificate in Historic Preservation, both from the University of Hawaii at Manoa. Ms. Shideler has a Bachelor's Degree in Architecture and a Graduate Certificate in Historic Preservation, also from the University of Hawaii at Manoa. They have had extensive course work in American architectural history and eight and ten years, respectively, of professional research experience in the field. They each meet the professional qualification standards under Historic Architecture and Architectural History outlined in 36 CFR 61, Appendix A.

METHODOLOGY

Survey Methods

The field checks included a visual survey of the present Kawananakoa Hall, as well as a study of other examples of 1930s social and recreation halls on the Island of Hawaii. The survey also included the collection of data on potential historic resources associated with the school. The original construction drawings for the building were not located, and may no longer exist. Drawings of past renovation projects and the existing building configuration for the hall were located at the Hawaii County, Department of Parks and Recreation plan files. The building was surveyed in the field to identify the present condition of the building, as well as note alterations and changes to the historic fabric. The structure was evaluated for its historic integrity and potential historic significance. Field photographs were taken with 35mm color print film, and notes made on the materials and condition of the structure.

The files of the Hawaii State Historic Preservation Office were checked to see if the Kawananakoa Hall was listed on the National Register of Historic Places or had been declared eligible for the Register. The Hawaii State Archives and Bishop Museum archives were searched for historic photos or other documentary articles. The State of Hawaii Library and the Alu Like-Native Hawaiian Library Project were also checked for archival materials. One of Keaukaha residents, who was also a resident at the time of the moving of Kawananakoa Hall to its current site, was interviewed.

Survey Results

The field checks confirmed that the building was built in 1938 in accordance with a report published that year by the Superintendent of Public Works. The building has received some alterations since it was originally constructed; these alterations are described in a later section of this report.

No historic materials associated with the building were located at the Hawaii State Historic Preservation Office, or the Bishop Museum archives. Historic photographs taken of the Hall in 1946 of the tidal wave damage, as well as the Public Works 1938 report were located at the Hawaii State Archives. Several newspaper articles concerning the development of the Keaukaha Hawaiian Homelands project were located at the State Library, although nothing specifically discussed the construction or use of the Kawananakoa Hall. A publication entitled *Kuu Home I*

Keaukaha, a collection of oral history testimony by *kupuna* from Keaukaha, was located at the Alu Like-Native Hawaiian Library.

EFFECTS OF THE PROJECT ON HISTORIC RESOURCES

For a Federal (or State) undertaking or an undertaking that involves Federal (or State) funds or land, the official evaluation of effects—adverse or otherwise—is done in consultation between the Agency proposing a project and the SHPD. The following are the opinions of the architectural historians who surveyed the architectural resource on the project site, and who are familiar with the history and context of the building. The consultation between Hawaii County and the SHPD, if they agree, will ultimately determine the effect of the undertaking on the historic properties, if any, in the project area.

Description of the Undertaking(s)

The proposed Kawanakoa Hall Demolition and Reconstruction project is intended to correct existing functional deficiencies within the present facility by:

1) Demolition of existing facilities:

As proposed, the new building will be located on the site of the present Kawanakoa Hall, thus requiring the demolition of the existing building.

2) Construction of new facilities to meet County standards:

The new facility will include:

- 8,400 sq. ft of athletic court space;
- detached story telling room;
- two community rooms;
- weight room;
- men's and women's locker rooms;
- four restrooms;
- administrative, mechanical, electrical and janitorial spaces;
- stage for presentations;
- children's play area
- landscaping and parking for 95 cars.

HISTORIC CONTEXT

Brief History of Kawanakoa Hall

The Hawaiian Homestead Act was established in 1910, however land was not obtained until 1921. With this Act, hundreds of thousands of acres of land was made available for settlement by Native Hawaiians on the islands of Molokai, Hawaii, Maui and Kauai. The Act was championed by Prince Jonah Kuhio Kalaniani'ole, Hawaii's first delegate to Congress.

In 1924, four hundred acres on Molokai were made available for homesteads. In December of that year, Rudolph Duncan, Executive Secretary of the Department of Hawaiian Homelands (DHHL) announced that the Keaukaha-Panaewa area on the island of Hawaii had been chosen as the next Hawaiian homestead tract. The Keaukaha Hawaiian Homelands Project opened on December 19, 1924. The settlement included approximately 2000 acres along the coastline about

two miles east of Hilo. Road construction and infrastructure improvements were completed incrementally with funds appropriated from the Territorial legislature. Lots 116 to 121 were set aside by the DHHL for a future park, later named Hualani Park (Hilo Tribune Herald, 12/17/24). In 1930, a primary school was constructed near the park land. By 1933, 1,300 residents had been placed on one-acre lots. The same year water service was finally made available (Akoi, p.45). In 1937-38, a second phase of house lots were made available for homesteading. This development was overseen by Princess Abigail Kawananakoa, who served on the Hawaiian Homelands Commission from 1936-38.

In 1938, the Territorial Legislature appropriated \$80,000 for the construction of a community hall and a beach pavilion at Keaukaha Beach Park along Kalaniani'ole Avenue. Contractor George E. Freitas was awarded a \$10,970 contract for the construction of the Hall. The building was named "Kawananakoa Hall" after Abigail Kawananakoa, who was then special commissioner in charge of the settlement. The hall was used for recreation and for general welfare purposes, but especially as a Nursery School. A clinic for maternal and infant hygiene was held there monthly. (Akoi, 1989, p.45)

The April 1946 tsunami pushed the Kawananakoa Hall off its foundations and moved it onto Kalaniani'ole Highway (figures 1 and 2). The building came to rest so that just enough room was available in front of the structure to allow cars to pass. In 1947-48, community members moved the building in sections to its present location at Hualani Park, where it was reassembled. According to a resident of Keaukaha, who also lived in the area at the time the hall was moved, the current recreation room at the back of the hall was originally the kitchen. When the structure was moved, rooms were built on either side of this back room, and the room on the north side was made into the kitchen. A sketch in the county tax records shows the room opposite the kitchen being used as a library, the room between as a meeting room, the room at the front at the northeast corner of the building as a recreation room, and the room at the southeast corner as a baby clinic. Since its relocation, the building has received minor repairs and renovations over the years, and in the 1990s a new office was appended to the east elevation.

Statement of Significance

Kawananakoa Hall is significant under National Register of Historic Places Criterion A for its "association with events that have made a significant contribution to the broad patterns of our history." Specifically, the building is closely associated with the Keaukaha-Panaewa Hawaiian Homelands project, which was the second major (and at the time, the largest) project by the Department of Hawaiian Homelands. The hall is significant as one of the first community buildings constructed in the settlement. In the oral history conducted of area kapuna residents, *Kuu Home I Keaukaha*, the building is mentioned numerous times, indicating the importance of the Hall and the community activities that occurred there to the people of the community. The Keaukaha resident interviewed as part of this report also expressed the affection of the Keaukaha residents for the building. Further, Kawananakoa Hall is named for Princess Abigail Kawananakoa, who was then special commissioner in charge of the Keaukaha Hawaiian Homeland settlement in 1936-38, and who personally lobbied for the funds to construct the building for the children of Keaukaha.

The building is also significant under Criterion C as a "property that embodies the distinctive characteristics of a type, period or method of construction..." Kawananakoa Hall is a representative example of a 1930s or 1940s-era community building. Its vernacular styling is compatible with other structures in the community.

The gymnasium structures built on the Island of Hawaii during the 1930s and 1940s share many architectural traits. These include the common use of vertical T&G siding (the original siding at

Kawananakoa is vertical), wood truss roof structure, screened ventilation openings along the top of the gym space walls, wood double-hung windows, wood panel doors (most often 5-panel), a recessed main entry, horizontal lattice at the building foundation, and a massing pattern with lower administrative, classroom, or storage type spaces serving as a visual transition to the large gymnasium space, particularly on the sides and back of the building.

Ookala Gym (figure 3), on the Hamakua Coast, was constructed in 1924, is similar to Kawananakoa Hall in several ways; a strong vertical front facade, a recessed front entry with double doors, transitional massing at the sides of the building, and ventilation openings along the top of the walls. Paahau Gym (figure 4) also has several architectural similarities to Kawananakoa Hall. These include the large gable roof with louvered attic vent, large double-hung, regularly spaced wood windows at the gym space, and similar massing.

Vertical wood T&G siding was the original exterior siding for Kawananakoa Hall, but this was covered over with horizontal wood siding after the move of the building in 1947-1948 to Hualani Park. Andrew's Gym in Hilo was constructed in 1951. It also has horizontal wood exterior siding, which appears to be more commonly used after the mid-1940s. Although the exterior siding was changed on Kawananakoa Hall from its original appearance, the change is representative of not only the new life of the building, but also the change in architectural materials at this time in history.

DESCRIPTION OF POTENTIALLY HISTORIC RESOURCES

Physical History

Date of Erection: 1938 at Keaukaha Beach Park; relocated to present site c. 1947-48.

Architect: unknown.

Original and subsequent owners: The property is owned by the Hawaii State Department of Hawaiian Home Lands and is leased to the Hawaii County Department of Parks and Recreation.

Builder, contractor, suppliers: George E. Freitas, contractor.

Original plans and construction: unknown

Alterations and additions: During 1947-48 the building was relocated and a room added to each side of the room at the back of the structure. These protruded out from the exterior wall of the original building. The original vertical T&G siding had a horizontal board, possibly acting as a girt, running at approximately every three feet around the building. When the building was reconstructed, these horizontal girt boards were removed and the current horizontal shiplap siding was installed on top of the original vertical boards; the vertical T&G siding is still visible at the building interior. It is unknown if the original building foundation perimeter and skirt/lattice was the same or similar to the existing.

Prior to 1977 - a small shower addition was constructed on each side of the building, protruding out from the existing shower rooms.

1990s - a new office was appended to the east elevation. This addition uses the same materials and design as the original structure. An accessible restroom was constructed within the structure on the south side, slightly altering the layout of a storage room and single bathroom.

Physical Description

Architectural character: Vernacular-style, wood-framed structure (figures 5-7).

Condition of fabric: Good, with minor termite damage at interior walls and floors.

Exterior:

Overall dimensions: "T-shaped" plan, approximately 115 feet by 64 feet. The gymnasium is 79 feet by 40 feet.

Foundations: Wood post and beam foundation. 4x6 post and girders; 2x6 joists at 30 inches on-center (some additional members added at an unknown date). Lava rock perimeter walls or piers are at front and center side entries, and at corners of 1947 additions at rear.

Exterior Walls, Siding and Structural System: Wood stud wall construction. Horizontal exterior siding (shiplap). Wood watertable.

Roof and Roof Framing: Wood truss structure, with a steel ridge truss. Rafters have rounded ends. Roofing is corrugated metal.

Lanai and Steps: Front entry has a ramp leading up from both sides, and is fronted by a stepped lava rock wall. Lower gable roof protrudes out from wall over front entry. Two central side entries, on either side of the court area, have concrete ramps with lava rock foundation walls and small shed roof above. Other entries have wooden steps and platforms.

Doorways and Doors: Most exterior doors have been replaced with modern flush wood doors. The remaining original exterior doors are wood five-panel doors with metal knobs. The front entry door frame has a decorative geometric pattern made of regularly-spaced small wood boards (figure 8). All other door frames are simple wood frames.

Windows: All original windows are wood-double hung windows with simple wood casing. The large windows at the gymnasium are 3-over-3, with the lights divided horizontally. Other windows are 2-over-2, also divided horizontally. Screened openings run along the top of the wall along both sides of the gymnasium space. The more recent office addition has jalousie windows.

Interior:

Floor Plan: The building is generally T-shaped in plan. The front entry has a central hallway that leads directly to the gymnasium. On either side of the hallway are rooms: the north side has a single storage room, probably originally serving as an office, and stairs leading to the second floor. The south side has a smaller hallway leading to two storage rooms, two closets, and the accessible bathroom.

The central gymnasium space (figure 9) has a door on each side near the front leading into the men's and women's restrooms. A double door at each side of the gym, near the middle of the room, leads outside. At the back wall, a door at each end leads into the recreation room. This room has a double door leading out to the back of the building, and a single door on each side: these lead into the kitchen on the north side of the building, and to the two offices on the south side.

The second floor space, located above the front section of the building only, in front of the gymnasium, currently contains the weight room (figure 10).

Flooring: Wood T&G, with composition tiles installed on top at the kitchen, and carpet installed on top in the office rooms.

Wall and Ceiling Finish: T&G at front and rear portion of building, canec at gymnasium. The second floor weight room has the exposed corrugated metal roofing at the ceiling.

Interior Doorways and Doors: The remaining original interior doors are wood five-panel doors with metal knobs. New interior doors are wood flush doors.

Mechanical Equipment:

Lighting: The gymnasium and weight rooms have modern pendant fluorescent lights. Other rooms have ceiling-mounted incandescent lights, except the recreation room, which has an older decorative fluorescent light.

FEDERAL REGULATIONS PERTAINING TO HISTORIC PROPERTIES

National Register of Historic Places Criteria

The National Register of Historic Places (NRHP), in title 36, part 60 of the Code of Federal Regulations (referred to as 36 CFR 60), defines the criteria for legally evaluating the significance of cultural resources as the following: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) that are associated with the lives of persons significant in our past; or
- C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) that have yielded, or may be likely to yield, information important in prehistory or history (U.S. Dept. of Interior; 1991: p. 37).

The National Register also includes a section called "Criteria Considerations" which explains that ordinarily properties that are less than fifty years old will not "be considered eligible for the National Register" unless they are "of exceptional importance." The Hawaii State Register of Historic Places utilizes the same criteria as the National Register. Properties listed on the Hawaii Register are afforded the same protection as those listed on the National Register.

National Register Integrity Criteria

The National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance." (U.S. Dept. of Int., 44). To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must retain its historic integrity. There are seven aspects of integrity mentioned in the National Register criteria: **location, design, setting, materials, workmanship, feeling, and association.** Many of these have to do with the physical characteristics of a historic resource. There is usually a close relationship between the physical features of an historic property and the significance of that resource. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (that is, convey their significance) or they do not. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

Section 106 of the National Historic Preservation Act of 1966, as amended:

Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties, including those actions they assist or license, and to afford the Advisory Council on Historic Preservation (Council) a reasonable opportunity to comment on such undertakings. The regulations are spelled out in the U.S. Code of Federal Regulations at 36 CFR Part 800. Instrumental in the Section 106 review process is the State Historic Preservation Officer (SHPO), who is the official appointed or designated pursuant to Section 101(b)(1) of the National Historic Preservation Act to administer the State historic preservation program. In Hawaii, the SHPO is appointed by the Governor of the state, and is generally the Director of the Department of Land and Natural Resources (DLNR). The SHPO has a staff supporting him in the State Historic Preservation Division (SHPD) of DLNR.

The Section 106 review process involves five basic steps:

Step 1: Identify and evaluate historic properties

The Federal agency responsible for an undertaking begins by identifying the historic properties the undertaking may affect. To do this, the agency first reviews background information and consults with the SHPO and others who may know about historic properties in the area. Based on this review the agency determines what additional surveys or other field studies may be needed, and conducts such studies.

If districts, sites, buildings, structures, or objects are found that may be eligible for inclusion in the National Register of Historic Places, but have not yet been included in the Register, the agency evaluates them against criteria published by the National Park Service, which maintains the Register. This evaluation is carried out in consultation with the SHPO, and if questions arise about the eligibility of a given property, the agency may seek a formal determination of eligibility from the Secretary of the Interior. If a property has already been included in the National Register further evaluation is not ordinarily necessary. Section 106 review process gives equal treatment to properties that have already been included in the Register and those that are eligible for inclusion.

Step 2: Assess effects

If properties are found that are included in, or eligible for inclusion in, the National Register, the agency then assesses what effect its undertaking will have on them. Again the agency works with the SHPO, and considers the views of others. The agency makes its assessment based on criteria found in the Council's regulations, and can make one of three determinations:

- 1) No effect: the undertaking will not affect historic properties;
- 2) No adverse effect: the undertaking will affect one or more historic properties, but the effect will not be harmful;
- 3) Adverse effect: the undertaking will harm one or more historic properties.

Step 3: Consultation

If an adverse effect will occur, the agency consults with the SHPO and others in an effort to find ways to make the undertaking less harmful. Others who are consulted, under various circumstances, may include local governments, Native American tribes, property owners, other members of the public, and the Council. Consultation is designed to result in a Memorandum of Agreement (MOA), which outlines measures agreed upon that the agency will take to reduce,

avoid, or mitigate the adverse effect. In some cases the consulting parties may agree that no such measures are available, but that the adverse effects must be accepted in the public interest.

If consultation proves unproductive, the agency or the SHPO, or the Council itself, may terminate consultation. The agency must submit appropriate documentation to the Council and request the Council's written comments.

Step 4: Council comment

The Council may comment during step 3, by participating in consultation and signing the resulting MOA. Otherwise, the agency obtains Council comment by submitting the MOA to the Council for review and acceptance. The Council can accept the MOA, request changes, or opt to issue written comments. If consultation was terminated, the Council issues its written comments directly to the agency head, as the agency had requested.

Step 5: Proceed

If an MOA is executed, the agency proceeds with its undertaking under the terms of the MOA. In the absence of an MOA, the agency head must take into account the Council's written comments in deciding whether and how to proceed. (Advisory Council on Historic Preservation, 1990, p.2)

SUMMARY FINDINGS AND RECOMMENDATIONS

Assessment of Significance

Kawananakoa Hall was examined and evaluated against the National Register of Historic Places criteria. The hall is architecturally significant and has played an important role in the history of the community. It appears to be eligible for the National Register under Criterion A for its "association with events that have made a significant contribution to the broad patterns of our history", specifically, for its associations with the Keaukaha-Panaewa Hawaiian Homelands project and with Princess Abigail Kawananakoa; and Criterion C as a "property that embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master..." as a representative example of a 1930s-era social/recreational building.

Assessment of Integrity

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

Although Kawananakoa Hall was moved from its original site, the Hall retains its integrity of location, since the structure has been located on its present site for more than fifty years (since c. 1947-48).

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system;

massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Kawananakoa Hall retains its integrity of design, since the "structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; and type, amount, and style of ornamental detailing" remain evident. Several changes in design, such the addition of ancillary structures, and the small office are either compatible in design or are reversible and therefore do not detract from the integrity of design criterion.

Setting is the physical environment of a historic property. Setting refers to the character of the place in which the property played its historical role. Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences. The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as topographic features, vegetation, simple manmade features (paths or fences), and relationships between buildings and other features or open space.

Kawananakoa Hall's setting has remained virtually unchanged since the building was relocated to the site in the late-1940s.

Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveals the preferences of those who created the property and indicate the availability of particular types of materials and technologies. A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved.

Generally, Kawananakoa Hall retains its key exterior materials dating from the period of significance. These significant materials include the exterior siding and trim, wood sash windows, and ornamental bracketing/rafters. Although the building has sustained some minor insect and water damage over time, it nonetheless retains enough of its original fabric to meet the integrity of materials criterion. The original vertical wood siding was covered with horizontal shiplap siding, changing the exterior look somewhat. The shiplap siding is typical of the 1940s period, and has remained unchanged since the relocation of the structure, so it has historic integrity from this period.

Workmanship is the physical evidence of the crafts of a particular people during any given period in history. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Kawananakoa Hall retains its integrity of workmanship, since the methods of construction and the level of detailing remain apparent. The hall features simple vernacular-style architectural elements, such as wood framing, wood doors and windows, and lava rock walls, which make this building representative of the period.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

Kawananakoa Hall retains its feeling as the social center of the community. Residents of the community that have lived there for some time, while recognizing its functional limitations, have an emotional attachment to the building resulting from memories of activities there throughout the years. Some residents even recall the relocation process and participated in moving the structure.

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle. Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.

Kawananakoa Hall's association with the Hawaiian community remains apparent. The building is still surrounded by Hawaiian homestead properties.

Summary Conclusions and Recommendations

The following are the opinions of the architectural historians who surveyed the architectural resources on the project site, and who are familiar with the history and context of the building. The consultation between Hawaii County and the SHPD, if they agree, will ultimately determine the effect of the undertaking on the historic properties, if any, in the project area.

As evaluated above, Kawananakoa Hall is both historically and architecturally significant, and thus potentially eligible for the National and/or Hawaii Registers of Historic Places. The demolition of this structure would have an adverse effect on an existing historic resource.

If it is ultimately determined that the existing structure cannot be preserved or adapted to accommodate current requirements for athletic facilities, and it is clear that all other reasonable options for retention of the structure have been considered, then it is recommended the structure should be documented prior to its demolition. The appropriate level of documentation would be determined by the SHPD.

Figure 1: Kawanakoa Hall in street after 1946 tidal wave



Figure 2: Kawananakoa Hall in 1946 after tidal wave

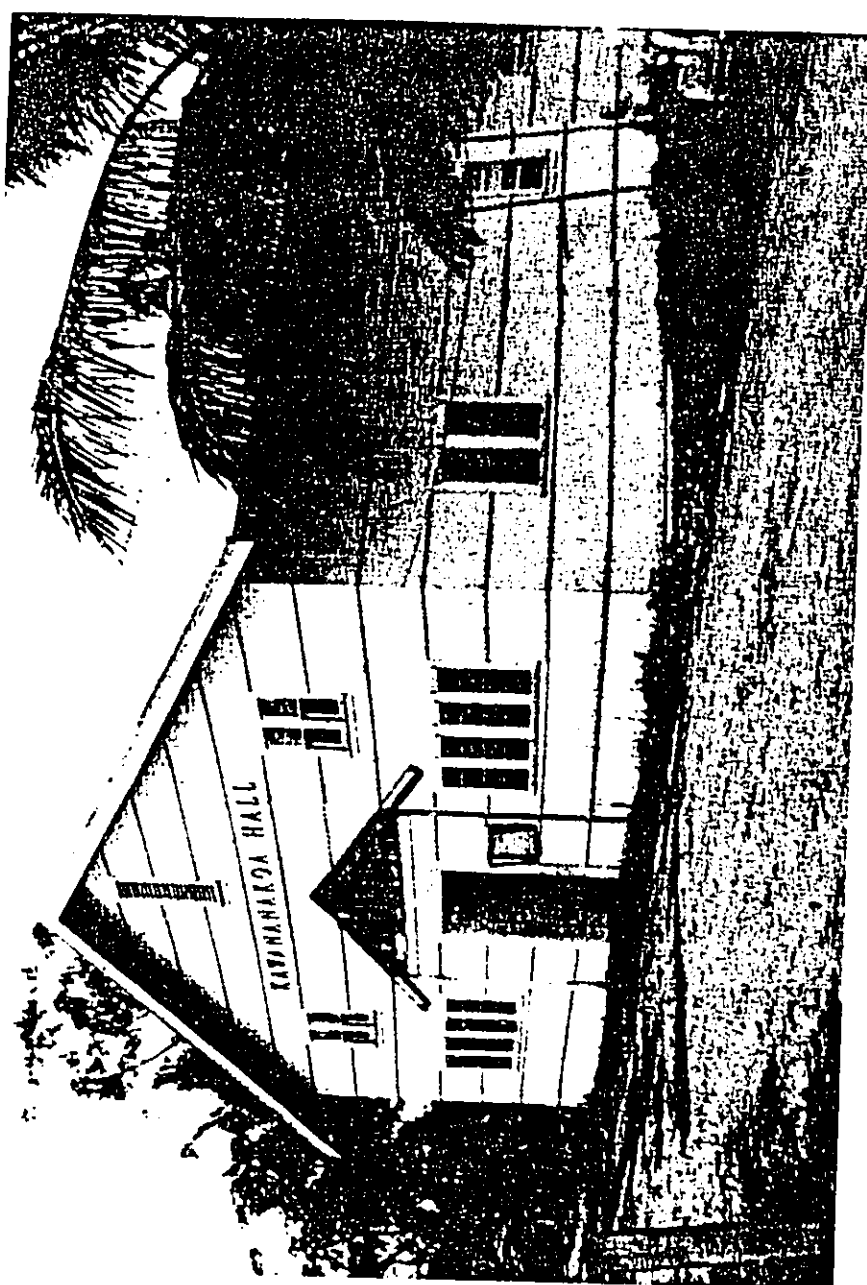
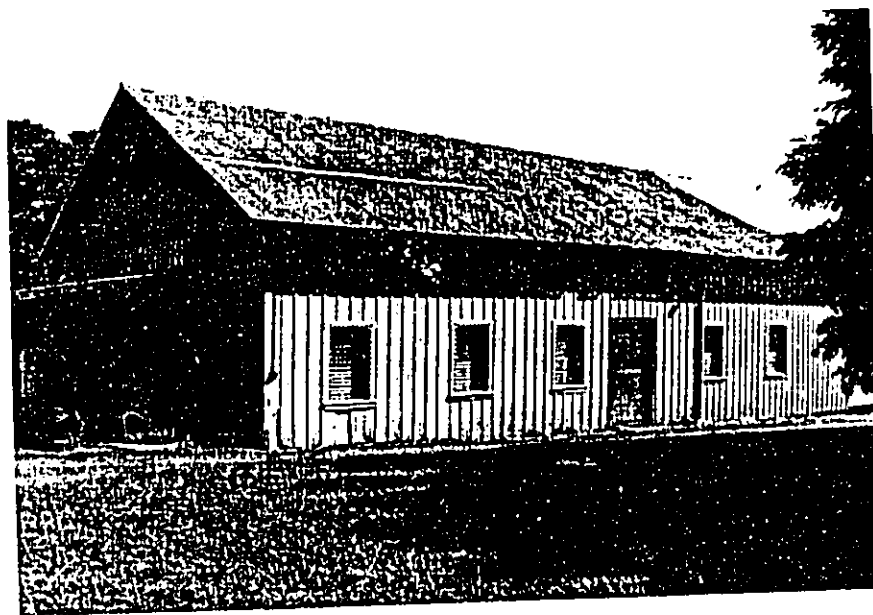
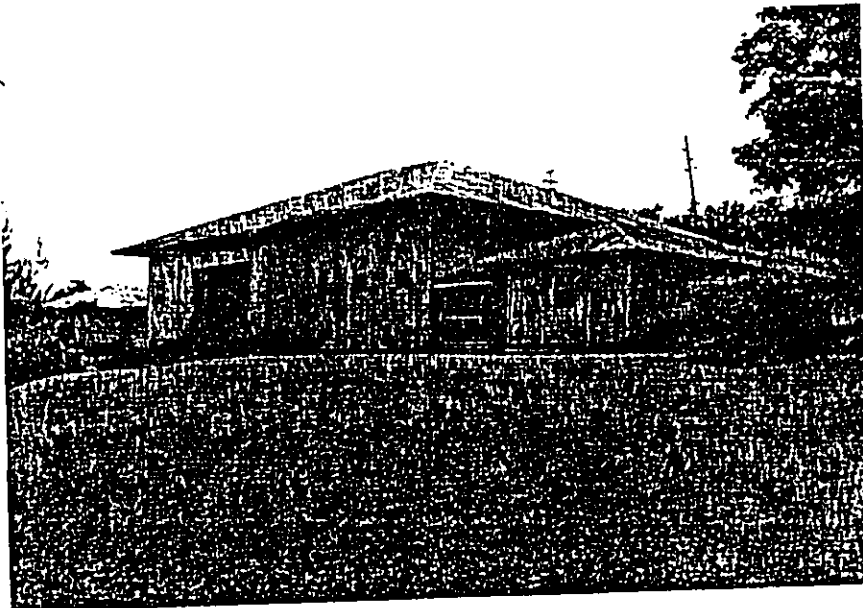


Figure 3 (top): Ookala Gym
Figure 4 (bottom): Paahau Gym



CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

Figure 3 (top): Ookala Gym
Figure 4 (bottom): Paahau Gym

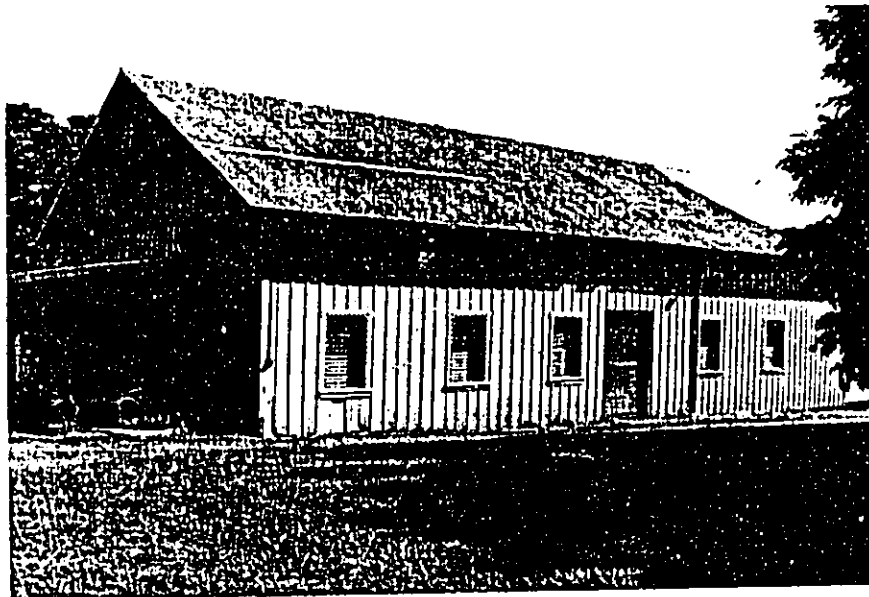
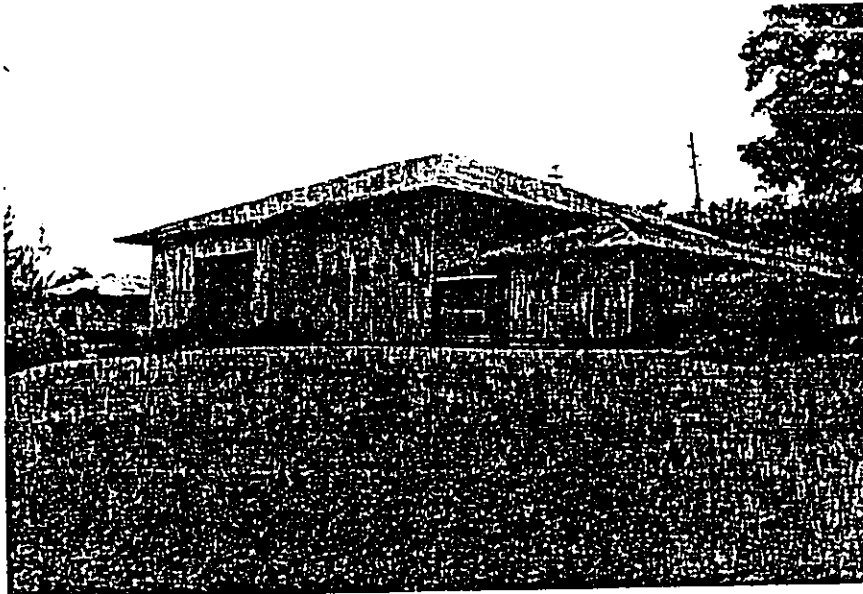


Figure 5 (top): front elevation
Figure 6 (Bottom): north side

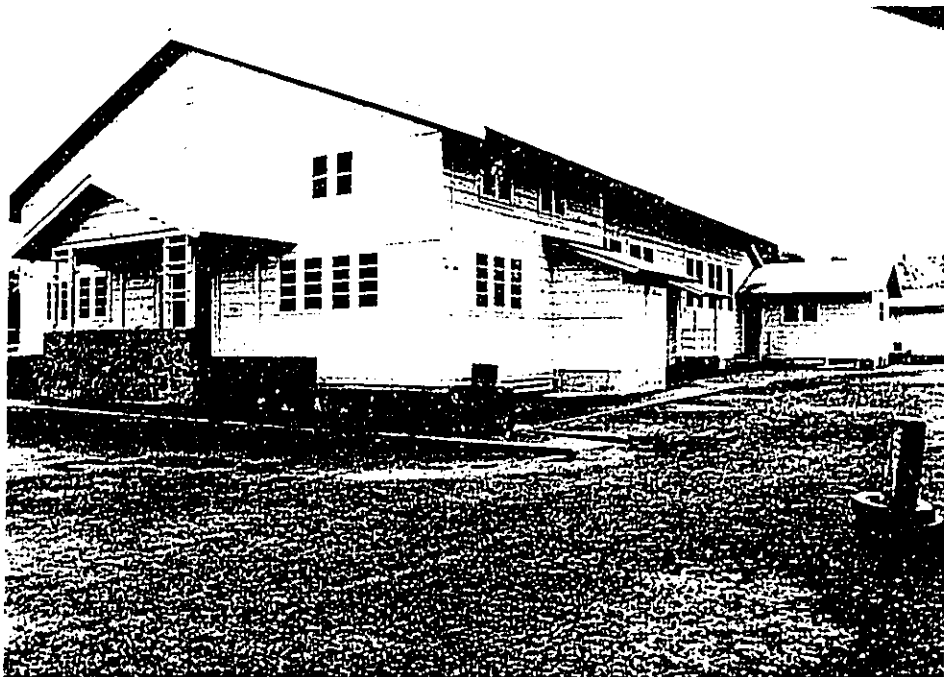


Figure 7 (top): south side, with office addition at left
Figure 8 (bottom): front entry door frame

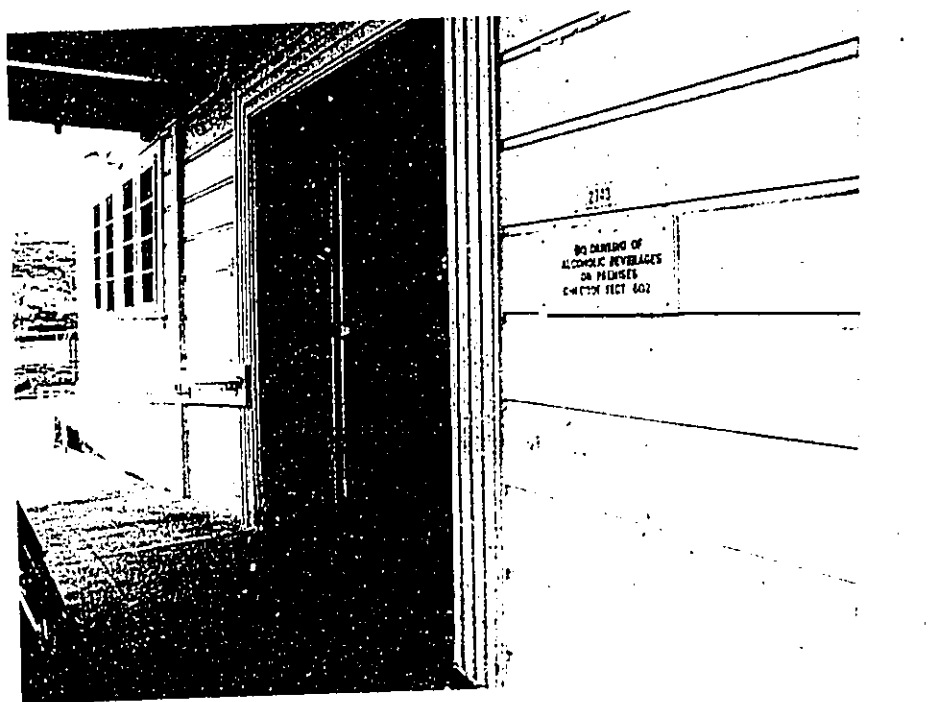
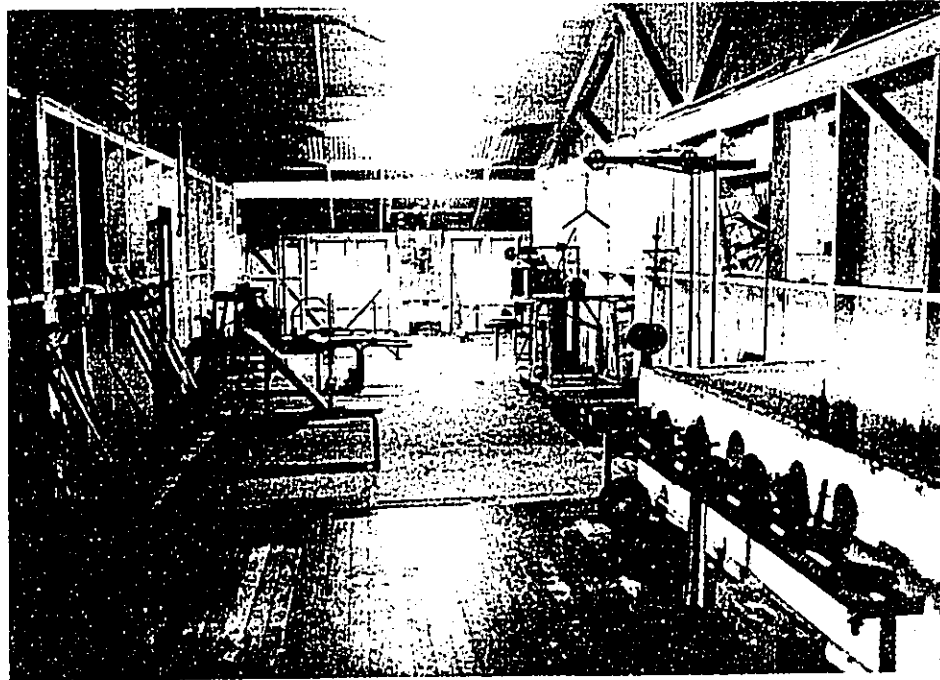
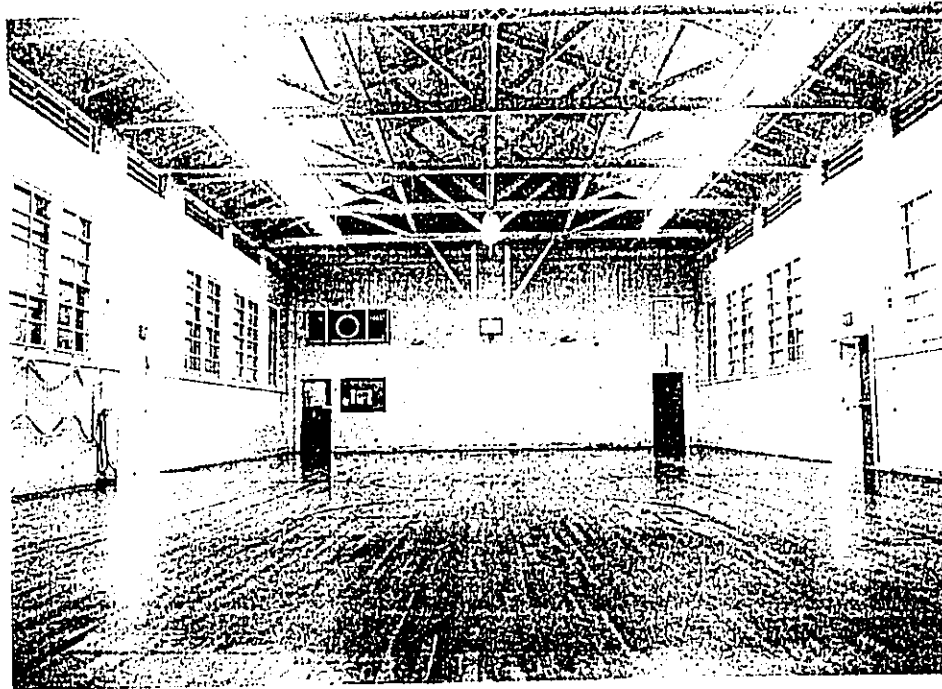


Figure 9 (top): gymnasium interior looking towards rear
Figure 10 (bottom): attic weight room interior



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