

KEAAU MIDDLE SCHOOL – CLASSROOM BUILDING
DAGS JOB NO. Q00032-06
LOCATED AT KEAAU, HAWAII, HAWAII

DRAFT ENVIRONMENTAL ASSESSMENT

I. GENERAL INFORMATION

A. Condition which triggered EIS Law:

Use of State Land and Funds

B. Applicant:

State of Hawaii

Department of Education (DOE)

1151 Punchbowl St. Room 431

Honolulu, Hawaii 96813

Contact: Cheng-Hsin Chang, Project Coordinator

TEL: (808) 586-0481 FAX: (808) 586-0532

EMAIL: Cheng-Hsin_Chang/FacilDev/HIDOE@notes.k12.hi.us

MAILING ADDRESS:

State of Hawaii

Department of Education

Facilities Development Branch

P.O. Box 2360

Honolulu, HI 96804

C. Recorded Fee Owner:

State of Hawaii

Department of Education

1151 Punchbowl St. Room 501

Honolulu, Hawaii 96813

Contact: Duane Kashiwai, Branch Director

TEL: (808) 586-0430 FAX: (808) 586-8223

EMAIL: Duane_Kashiwai@notes.k12.hi.us

D. Agent:

Architecture Plus Inc.

438 Hobron Lane #303

Honolulu, Hawaii 96815

Contact: Gary K. Kawakami

TEL: (808) 945-2311 FAX: (808) 955-6830

EMAIL: architectureplus@hawaiiantel.net

E. Tax Map Key: Zone, Section, Plat, and Parcel(s).

1 – 6 – 03: 059

F. Lot Area: Acreage or square footage.

10.596 Acres

G. Approving Agency:

State of Hawaii

Department of Education

1151 Punchbowl St. Room 501

Honolulu, Hawaii 96813

Contact: Duane Kashiwai, Branch Director

TEL: (808) 586-0430 FAX: (808) 586-8223

EMAIL: Duane_Kashiwai@notes.k12.hi.us

H. Anticipated Determination:

Finding of No Significant Impact

I. Agencies Consulted in Making Assessment: Indicate Federal, State, and County

State of Hawaii:

Hawaii State Department of Education (DOE)

Department of Land and Natural Resources (DLNR)

DLNR, Historic Preservation Division

DOH, Office of Environmental Quality Control

Office of Hawaiian Affairs

Office of State Planning

County of Hawaii:

Department of Environmental Management

Department of Planning

Department of Public Works

Department of Water Supply

Hawaii County Police Department

Hawaii County Fire Department

Puna Community Development Plan Action Committee

United States Federal Government:

US Fish and Wildlife

Public and Non-Governmental Organizations:
Roman Catholic Church of Hawaii

II. DESCRIPTION OF THE PROPOSED ACTION

A. General Description:

(1) Brief narrative description of proposed project:

The State of Hawaii Department of Education (DOE) is proposing to construct a new 2-story classroom building. The new facility will alleviate a shortage of specialized science and computer technology classrooms and instructional support space presently being experienced by the school.

The construction of a new classroom building has been determined to be the best alternative based on input from the school and community and preliminary planning/design studies. The proposed new classroom facility will provide the necessary specialized science and computer technology space and features needed that the existing school facilities cannot.

Four existing portable classroom buildings (P-5, 6, 7, & 8) will be relocated elsewhere within the campus to make room for the new classroom building. The proposed relocation site is between existing Buildings I and O.

The proposed new classroom building will be constructed of concrete, steel, metal decking and roofing, and interior finishes of various types. It will provide approximately 21,700 sf. The structure will be designed to conform with 1991 UBC requirements, as amended by Hawaii County, and Seismic Zone 4.

The proposed new classroom building will house a general classroom, 6 science classrooms, a computer resource room, a special education room, a faculty work center and supporting spaces including technical equipment rooms, storage rooms, offices, restrooms, etc.. The proposed structure will be approximately 43 feet high at the main roof structure with skylights to allow for enhanced natural daylighting. Please refer to Attachment A for plans and photos which describe the location, orientation, dimensions, architectural features and character of the proposed new classroom building.

No significant socio-economic, health, safety, vehicular, cultural, historic or environmental impacts are anticipated by proceeding with the proposed relocation of the the existing portable classroom buildings and construction of the new classroom building. In addition to the various mitigative measures outlined in the following, DOE has directed consultants to design the new facility with the goal

of meeting an equivalent of LEED (Leadership in Energy and Environmental Design) Silver Certification.

Various community groups and government agencies are being solicited for comments and participation and there is strong support for this action. Addition of this building was requested some time ago to address the campus space shortage and to keep students current with advancing technology.

(2) Location map:

See attached (Attachment A).

B. Technical Characteristics:

(1) Use characteristics:

Use will remain consistent with existing which is as a public facility, educational use.

(2) Physical characteristics - layout drawing showing property lines, lot size, elevations, existing structures:

See attached (Attachment A).

The KMS campus sits on two separate Tax Map Keys (TMK 1 – 6 – 03: 059 and 1 – 6 – 02:001) but the new classroom building will be entirely on TMK 1 – 6 – 03: 059 (see attached topographic survey of Attachment A).

(3) Construction characteristics including demolition, removal, or modification of existing parking and sidewalk construction, clearing, grubbing, grading, filling, new structure height and design:

See attached (Attachment A) for description of existing portable relocation, proposed structure and extent of grading and filling.

(4) Utility requirements (water, electricity, gas, etc.):

Existing public utilities are available on-site and will include use of county water system, electricity and telephone and/or cable services.

(5) Liquid waste disposal (municipal sewer system, septic tanks, or injection wells):

A private septic tank and leach field system will be provided, similar to facilities installed for other buildings on the property.

(6) Solid waste disposal (includes refuse):

Existing solid waste disposal service will remain as existing, public contract. The existing school collection area will service solid waste generated by the new classroom building.

(7) Access to site:

Access will remain through existing public roadway (Keaau – Pahoa Road)

(8) Parking:

The existing parking lot on site contains 217 standard size stalls. The County Land Zoning Code requires 68 standard size, off-street parking stalls for students and 4 additional stalls for the office floor area added by the new classroom building. There is a surplus of existing parking on campus.

(9) Fire Protection:

A paved fire access lane is proposed to be added between the existing gym and the new classroom building. In addition, a new fire hydrant will be added at the end of the access lane to comply with fire protection standards of Hawaii County Fire Department. Existing water pressure is expected to be adequate to serve the new fire hydrant. The proposed classroom facility will not be fire sprinkled.

(10) Other pertinent information: None

C. Economic and Social Characteristics:

(1) Estimated cost and time phasing of construction:

Estimated cost: \$ 10,900,000

Time Phasing: Start construction September 2010, complete construction November 2011.

(2) Social Characteristics: Providing the additional classroom space and facilities incorporating current technology will allow KMS to provide a higher quality of public education.

(3) Other pertinent information: Keaau is a growing community that views this new facility as a way to offer better conditions and opportunities for the education of the community's youth.

D. Environmental Characteristics:

(1) Soils:

- a. Gravel over stiff, clayey silt (of volcanic ash) of high compressibility with basalt encountered at depths from 6.5 to 15.5 feet below, based on soil samples taken and analyzed in the Foundation Investigation, Keaau Middle School – 8 Classroom Building, DOE Job No. Q00032-06 provided by Hirata & Associates, Inc., dated August 21, 2009.
- b. The site is former agricultural land (sugar cane) and residual arsenic is present in soil located on the proposed classroom building site. The arsenic is residue from the use of arsenical herbicides applied to sugar cane fields in the time period 1915 to 1950.
 - 1. The level of arsenic contamination at the project site has been assessed and is consistent with soil arsenic levels observed in other former sugar cane cultivation areas in the vicinity of the town of Keaau. Total arsenic levels average 100-300 mg/kg in shallow soils, and the arsenic contamination extends to depths of 3-4 feet below grade level.
 - 2. The soil arsenic levels do not present a hazard for short-term exposure during implementation of the construction project, and no unusual mitigation efforts are required beyond typical mitigation controls for stormwater runoff and dust dispersion.
 - 3. Excavated soils containing arsenic, not re-used on site as subgrade backfill, will be disposed at a permitted landfill facility in accordance with State and Federal solid waste regulations.
 - 4. All soil containing arsenic above Hawaii Department of Health Environmental Action Levels within the project site, which are exposed during construction activities, will be covered by clean soils and revegetated.

- (2) Topography (indicate relationship to major topographic features such as mountains, headlands, valleys, streams, channels, springs, marshes, etc.):

The site is in a moderately urbanized location, with a slight slope and elevation change of approximately 4' - 0" down towards an eastward direction. Significant topographic features are denoted in the Topographic Survey Map, Keaau Middle School – 8 Classroom Building, DOE Job No. Q00032-06 provided by Controlpoint Surveying, Inc.

- (3) Surface runoff, drainage, and erosion hazard:

Surface drainage to remain on-site with existing patterns. There is no history of erosion problems related to the site and it is not anticipated that the new facility will introduce any erosion hazard to the site or its surroundings. Surface water generated by the new facility will be

collected, stored and dissipated on site or removed through existing drainage patterns.

- (4) Federal FIRM Zone, LUO Flood Hazard District, other geological hazards:

FIRM Zone X; No other special districts, areas or geological hazards.

III. AFFECTED ENVIRONMENT

- A. *A brief description of subject site in relation to surrounding area and the description of surrounding area. Include considerations and information on existing land uses; General Plan and Development Plan land use designations; zoning; unique features:*

State Land Use Plan:	Urban District
County of Hawaii General Plan Land Use Allocation Guide Map:	Low Density Urban (LDU)
Puna Community Development Plan:	Residential
County of Hawaii Zoning:	RS-15 Residential
Zoning of Adjacent Properties:	RS-10 Residential CV-10 Village Commercial

The parcel is not within a Special Management Area.

The Keaau Middle School is surrounded by neighborhoods consisting of single-family housing, large and small-scale commercial development (Keaau Village Market) and a church, Queen of the Holy Rosary Roman Catholic Church. The proposed classroom building is situated on a State-owned parcel of land and has been developed as a public school facility since 1902. As a State facility and located on State land, it is considered a “public use and structure” and permitted in the RS-15 zoning district, in accordance with the County of Hawaii County Code, Chapter 25, Zoning Code.

By constructing the proposed classroom building in the proposed location, this project will help the County of Hawaii meet goals and objectives of its Puna Community Development Plan (CDP) pertaining to population, energy, physical development and urban design, health / education, and culture / recreation. This project will allow Keaau Middle School to continue serving an existing and well established community, encourage full development of the CDP and promote and enhance the social and physical character of the community.

There are no known unique archeological features at the site or in the immediate surrounding areas.

- B. *Project site in relation to publicly owned or used beaches, parks and recreation areas; rare, threatened, or endangered species and their habitats; wildlife and*

wildlife preserves; wetlands, lagoons, tidal lands and submerged lands; fisheries and fishing grounds; other coastal/natural resources:

The proposed location of the new classroom building will be adjacent to the school's open playfield on the Keaau Middle School campus and will partly occupy an area in which 4 portable classrooms currently stand, and which will be relocated (Attachment A). The building footprint will not reduce the playfield area. No other impacts to publicly owned beaches or recreation areas, endangered species and/or habitats, wildlife and wildlife preserves, wetlands, lagoons, tidal lands and submerged lands, fisheries and fishing grounds, or other coastal/natural resources are anticipated.

C. *Relation to historic, cultural, and archaeological resources:*

Keaau Middle School has no previous history of or indication that there are any significant historic, cultural or archeological sites present. The school was constructed in 1901, and shortly thereafter, the surrounding community was developed for commercial, residential and agricultural uses. No impact is anticipated. Previous construction projects at the school have not involved discovery or disturbance of any known archeological sites.

D. *Coastal views from surrounding public viewpoints and from the nearest coastal highway across the site to the ocean or to coastal landform:*

The site is located approximately 3.90 miles inland from the shoreline and on relatively flat terrain. Therefore, there is no coastal view nor does the existing facility obstruct any coastal view. No impact is anticipated.

E. *Quality of receiving waters and ground water (including potable water) resources. Describe effects on the groundwater recharge cycle within the groundwater control area; show existing and proposed well locations with pumping estimates. Describe effects on receiving waters streams and ocean waters:*

Excavation for the proposed classroom facility is anticipated to be limited in depth for the building in general and not expected to impact groundwater resources. The proposed finish floor elevation is expected to be close to and slightly above the existing finish grade elevation. While drilled pier foundations will be used, there are no existing or proposed well locations in the vicinity nor is the new classroom facility within a watershed area or expected to affect the groundwater recharge cycle.

Surface runoff generated by the facility will be stored with use of drywells on site as part of the design concept to reduce demand on the existing surface drainage system. No other impacts are anticipated.

- F. *Include suitable location and site maps. (Dated aerial, low-oblique, or ground-level photographs should be used whenever location and site maps are not sufficient to adequately describe the project.):*

See attached (Attachment A).

IV. PROJECT IMPACTS:

- A. *Identify impacts of the project:*

No impacts, or negligible impacts, are anticipated. The following assessments are made to determine whether the anticipated effects constitute a "significant effect":

- (1) The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource.

The general location of this action is contained completely within an area that has already been developed for use as a public middle school for over 100 years. There are no existing significant trees on the proposed project site.

The school was consulted regarding any possible current cultural use of the proposed site of this facility. As the entity which manages the day to day use of the property, they have indicated that there is no present use of the school grounds for cultural purposes but community activities and use of the new facility may at times constitute contemporary cultural use.

- (2) The proposed action will not curtail the range of beneficial uses of the environment.

The site of the proposed action is not on or near any significant natural feature utilized normally by the general public for recreation, worship or commercial activity. The proposed site is the present site of Keaau Middle School.

- (3) The proposed action will not conflict with the long-term environmental policies of the State.

In recognition of the state policy to conserve natural resources and enhance the quality of life, mitigating measures as described in Part V following will be implemented. In addition, the DOE has committed to achieving the equivalent of a LEED Silver Certification for the proposed facility.

- (4) The proposed action will not substantially adversely affect the economic or social welfare of the community or State.

The DOE has budgeted for this facility and has secured construction funds for the project. Aside from the initial cost of obtaining the facility and future maintenance, any adverse economic impact is anticipated to be minimal and outweighed by positive impacts that an improved classroom facility will bring to the community. This action will not only provide construction jobs Statewide but also within Keaau as area businesses will benefit from this construction activity. The positive economic and social impact to the State and the Keaau community will be in providing a facility that enhances the Keaau Middle School's ability to provide the community with an increased level of school support services and educational opportunities. The action will also provide a meeting facility that will allow increased community interaction and greater positive social and cultural opportunities for the Keaau community.

- (5) The proposed action will not involve substantial secondary impacts, such as population changes or effects on public facilities.

The DOE's intent for the proposed action is not to accommodate an increase in the number of students but to accommodate the existing number that are presently overcrowding the existing facilities, and to increase the level of instruction opportunities. The school will benefit from an increase in specialty instructional and school support space.

During the construction phase, alternate instruction space will be offered at alternate locations throughout the campus. The school will experience for a limited time the loss of a small portion of their open area to construction needs (see Attachment A).

- (6) The proposed action will not adversely impact public health.

By providing the additional space, overcrowded classroom conditions will be alleviated. The community will benefit overall through a positive learning and social environment which is shown to improve general health and welfare. In addition to LEED building practices, building materials, methods and processes will be according to all County, State and Federal regulations meant to control and prevent adverse impacts on public health.

By letter of April 6, 2010, the State of Hawaii, Department of Health - Wastewater Branch advises that "The subject project is located in the non-critical wastewater disposal areas as determined by the Hawaii County Wastewater Advisory Committee." All County and State requirements for sanitation in this project shall be met.

By letter of April 26, 2010, The County of Hawaii, Department of Water Supply advises "Please be informed that the existing 16-inch waterline within Keaau-Paho Road is adequate to provide 2,000 gallons per minute for fire protection, as required per the Department's Water System Standards for schools."

Levels of arsenic detected in the existing soil will be abated and handled according to all State and Federal requirements.

- (7) The proposed action will not involve a substantial degradation of environmental quality.

The mass of the proposed facility will be treated as best possible to be consistent in scale with the surrounding campus. The design of the building will be treated visually and spatially to integrate with existing adjacent buildings. Building materials, methods and processes again will be according to LEED building practices and all County, State and Federal regulations meant to control and prevent adverse impacts on environmental quality.

- (8) The proposed action will not substantially affect any historic sites or buildings.

The proposed building is sited with the approval of Keaau Middle School and DOE. Historic sites or buildings are not present on campus or in the immediate vicinity so none will be affected by this project.

- (9) The proposed action will not substantially affect any rare, threatened, or endangered species of animal or plant, or habitat.

The proposed site is within a significantly developed suburban area and the site has been developed as a public school for over 100 years. It is not adjacent to the shoreline or within or near any wetlands, forested area, or sensitive habitat. The existing campus flora includes non-invasive, non-native decorative grass, weeds and canopy trees.

The United States Fish and Wildlife Service stated in a letter of April 19, 2010 (attached) that "...there are no threatened or endangered species or critical habitat on the proposed project site. However, the endangered Hawaiian hawk (*Buteo solitarius*) has been observed in the vicinity of the proposed project."

- (10) The proposed action will not detrimentally affect air or water quality or ambient noise levels.

Temporary construction noise and dust is anticipated due to necessary construction procedures. Dust and noise barriers will be provided as required to minimize disturbances to adjacent properties as much as possible. Construction specifications shall require contractor to comply with State of Hawaii, DOH standards and to address and resolve noise and dust complaints. Permits and processes required by the State of Hawaii, DOH Clean Water Branch and the City and County of Honolulu shall be

applied for should dewatering, hydrostatic testing or other release of water into storm drain system be required.

- (11) This project will not have a major impact on public access or rights of ways.

During the initial demolition, excavation and structural work, there will be intermittent interruptions in traffic flow throughout campus on a typical workday for the delivery and removal of materials and heavy equipment. Project specifications shall provide requirements and restrictions for moving heavy equipment and deliveries so as not to coincide with peak traffic hours (i.e. beginning and end of school hours, etc.).

- (12) The proposed action will not likely suffer damage beyond that of any other structure or similar facility within the Keaau area.

The proposed building site is not located in or near a flood plain, tsunami zone, beach, or erosion prone area. The area is, however, located in a Lava Flow Hazard Zone 3, according to the USGS Lava Flow Hazard Zone Map. It is also located within a Seismic Zone 4, Uniform Building Code, 1991 Edition.

- (13) The proposed action will not affect any scenic vistas and viewplanes identified by the State or County.

The proposed site is not within any special zoning district or land use district that may require such vistas or viewplanes. Side and front yard setbacks are maintained according to County zoning regulations or a waiver will be applied for with anticipated approval. In addition, the height and scale of the proposed facility is consistent with existing adjacent buildings.

- (14) The proposed action will not require a substantial increase in energy consumption relative to the standard classroom building constructed over the last 25 years in Hawaii, despite that the facility will also utilize an air conditioning system.

DOE is making an effort to provide an optimum classroom facility that balances cost, available land area, and staff/student comfort level, which translates directly to the level of education and quality of experience. All reasonable efforts will be made to provide this building with a sustainable and environmentally responsible design which achieves an equivalent LEED Silver Certification.

V. MITIGATION MEASURES:

- A. *Indicate proposed mitigation measures, if any:*

All improvements will include measures to avoid, minimize, or mitigate any impacts the project may have, including:

- (1) Temporary construction noise and dust shall be controlled with dust barriers and walls. Excessive noise and offensive odors generated by necessary construction procedures will be monitored to meet State and Federal regulations according to standard DOE procedures specified in the contract documents.
- (2) The new building is set back from property lines as much as possible, given the program area required by DOE, with open space and landscape buffers to minimize scale and visual impact. A variance application will be submitted requesting to allow the building height to exceed the zoning code maximum height requirement of 35' by 8' for an overall height of 43'. Approval is anticipated as other existing adjacent buildings (ie. cafeteria at 34' and gym at 37') are similar in height. Design character of the building will generally be in harmony with the existing character of the rest of the campus. Landscaping (ie. palms or other plants with vertical emphasis) will be used to soften the impact of the proposed classroom building's increased height and mass.
- (3) Fire protection elements will be included with site improvements to comply with current Hawaii County Fire Department fire protection requirements. All points of the proposed classroom building should be within 150 feet of a proposed fire hydrant.
- (4) Existing site surface drainage will be maintained and new surface on-site drywells will be provided to contain storm water run-off.

A National Pollutant Discharge Elimination System (NPDES) permit is not required because the area of work is less than 1 acre. However, as part of the Erosion Control Plan required by the County of Hawaii grading permit approval, certain Best Management Practices (BMPs) will be included. Pending the actual configuration and design, these measures may include installing fabric silt barriers along the construction area perimeter and at adjacent drain inlets, installation of a construction access pad, regular inspection and cleaning of construction equipment and accessways, establishing temporary groundcover and permanent landscaping as soon as possible, providing retention/silt ponds or drainage control features (temporary or permanent) and installing them as soon as possible, and requiring that contractor designate an individual responsible for erosion and sediment control.

- (5) Construction of proposed classroom building is not meant to accommodate an increase in the number of staff or students and therefore should not impact traffic flow or street parking in the surrounding neighborhood. The proposed facility is meant to relieve overcrowding of existing spaces which offer a less than ideal educational environment.

Existing parking facilities provide parking in excess of that required by the County of Hawaii and DOE standards.

- (6) Interruptions to traffic flow will be minimized as much as possible by requiring that the contractor strictly adhere to a schedule that is coordinated with known periods of heavy traffic. Delivery and movement of heavy equipment on public roads, entrances and parking areas will be restricted during peak traffic hours. Known school day peak hours are 7:15 to 8:15 am and 1:45 to 2:45 pm – generally 30 minutes before and after the day’s release time. The restrictions shall also apply to any other periods of increased traffic due to a school or other activity affecting traffic in the immediate area.
- (7) Excavation work shall conform to Section 6E-46.6, Hawaii Revised Statutes (HRS) and Chapter 13-300 Hawaii Administrative Rules (HAR) regarding discovery of significant cultural deposits or human skeletal remains. None are expected but should any discovery of such items occur, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD) shall be contacted.
- (8) As part of the incorporation of concepts with the goal of achieving an equivalent to LEED Silver Certification, a broad range of measures shall be implemented from the various LEED strategies available. A few of which may include:
 - a. Demolition and new construction waste management with the intention of diverting a minimum of 50% of the project’s waste material that would normally go to landfill by monitoring, specifying demolition procedures and specifying new materials that are re-used, rapidly renewable, of recycled content; and of certified manufacturers.
 - b. Minimizing stormwater runoff and maximizing retention of storm water.
 - c. Reducing the heat island effect of roof and non roof components by selecting reflective or low-heat gain materials
 - d. Reducing light pollution by providing shields and reflectors on exterior light fixtures.
 - e. Utilizing native and/or water efficient landscaping.
 - f. Optimizing energy performance through design of AC and lighting systems.
 - g. Improving indoor environmental quality by providing a construction management plan, specifying low emitting materials,

providing daylight for 75 % of spaces and views for 90% of spaces, etc..

- h. Use of recyclable building materials or materials of recycled content.
- (9) Levels of arsenic detected in the existing soil will be abated and handled according to all State and Federal requirements. The construction requirements at this project include measure to remove, re-use, or return all affected and non-affected soils in compliance with the State of Hawaii, Dept. of Health, including review and consultation of construction testing and required handling.
- (10) The proposed structure will be designed to meet requirements of Seismic Zone 4, Uniform Building Code, 1991 Edition.
- (11) The existing portable classroom buildings (P-5, 6, 7, & 8) will be relocated and installed at the site located between existing Buildings I and O prior to the start of the proposed classroom building construction. Students using that classroom space will be displaced for the short period required for relocation and are expected to be temporarily accommodated elsewhere on campus.

VI. ALTERNATIVES CONSIDERED:

A. *Discuss alternatives considered:*

- (1) Renovation of existing classroom space on campus to provide the intended specialty classrooms and support spaces would not provide relief for the present shortage of classroom space.
- (2) Alternate locations within the campus were considered but due to issues related to student traffic, parking, fire access, space required for septic system, need to preserve open space, etc., the proposed site appeared to be the best alternative.

VII. FINDINGS:

A. *Discuss findings and reasons supporting the agency anticipated determination:*

- (1) There is presently a significant need for more specialized classroom space (ie. science and technology rooms) and support facilities to keep students up with current technology and achieve educational goals of the school/State of Hawaii.

- (2) There are no significant adverse socio-economic, cultural or environmental impacts anticipated on the community as indicated in previous sections of this document.
- (3) The Keaau community strongly supports this action and is looking forward to a new educational facility which will better serve their community needs.

VIII. PERMITS REQUIRED:

A. *List all required permits and approvals (State, County, Federal):*

- (1) Federal: None
- (2) State of Hawaii:
 - a. Letter of Document Review: Disability and Communication Access Board
 - b. Form 1, AC & V Permit: Dept. of Health, Noise and Radiation Branch, Environmental Health Services Division
 - c. Review of Plans and Specifications (Elevator): Dept. of Labor and Industrial Relations, Hawaii Occupational Health and Safety Division, Boiler and Elevator Inspection Branch
 - d. Construction Dewatering and/or Hydrostatic Testing (as necessary according to needs posed by existing conditions)
 - e. Approvals: Comptroller, Public Works Administrator, DOE Facilities Development Branch Director
- (3) County of Hawaii:
 - a. Building Permit: Department of Public Works
 - a. Zoning Variance: Planning Department
 - b. Grading, Sewer Connection: Department of Public Works
 - c. Review of Plans for Conformance, Cross Connection Control and Backflow Prevention review/approval: Department of Public Works
 - d. Erosion Control Plan Approval: Department of Public Works

IX. WRITTEN COMMENTS & RESPONSES:

A. *List all written comments and responses to the comments under the early consultation provisions of HAR sections 11 200 9(a) (1), 11 200 9(b) (1), or 11 200 15.*

- (1) See attached letters of request for comments.
- (2) See attached letters of response to request for comments.

While comments were solicited via letters sent to all parties as indicated by copy of “request for comment” letters included for record, not all parties responded. We assume that a non-response from these parties indicates there is no comment at this time. Record of responses will be attached.

Comments will be incorporated into the Draft Environmental Assessment. Where they were not incorporated or it was necessary to further clarify for the commenting party, responses are provided.

End of Draft Environmental Assessment



1. South side of proposed classroom building site.



2. East side of proposed classroom building site. Existing walkway / portables to be



3. South side of proposed classroom building site. Existing walkway to be removed.



4. North side of proposed portable classroom relocation site

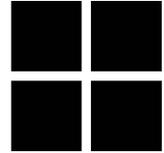


5. South side of proposed portable classroom relocation site.

AGENCY CONSULTATION

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii
Department of Education
Kau-Keaau-Pahoa Complex
75 Aupuni St. Room 203
Hilo, HI 96720-4253

Attention: Ms. [Mary](#) Correia
Superintendent
Kau-Keaau-Pahoa Complex

Dear Ms. Correia:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. **Should you have any comments at this time, please send them to our office no later than April 20, 2010** to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100224

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

Attention: Ms. Laura Theilen
Chairperson

Dear Ms. Theilen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

Sincerely,

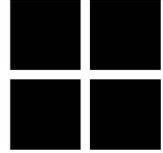
Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100224

Architecture Plus Inc.

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Interiors
Graphics
Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii
Office of Hawaiian Affairs
711 Kapi`olani Blvd., Ste. 500
Honolulu, HI 96813

Attention: Mr. Clyde Namuo
Director

Gentlemen:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

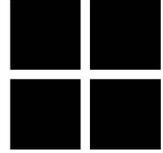
GKK:bff

Attachments

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AP Project No. 06012.01

March 24, 2010

County of Hawaii
Department of Planning
Aupuni Center, 101 Pauahi Street, Suite 3,
Hilo, HI 96720

Attention: Ms. Bobby Jean Leithed-Todd
Director

Dear Ms. Leighed-Todd,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiintel.net). Thank you for your assistance.

Sincerely,

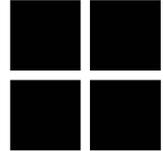
Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff

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Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii
Department of Parks and Recreation
Aupuni Center, 101 Pauahi Street, Suite 6,
Hilo, HI 96720

Attention: Mr. Robert A. Fitzgerald
Director

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami
Principal

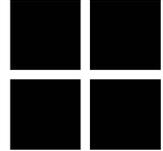
Architecture Plus Inc.

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AP Project No. 06012.01

March 24, 2010

County of Hawaii
Fire Department
25 Aupuni St,
Hilo, HI 96720

Attention: Mr. Darryl J. Oliveira
Fire Chief

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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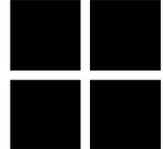
Gary K. Kawakami
Principal
Architecture Plus Inc.

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AP Project No. 06012.01

March 24, 2010

County of Hawaii
Department of Water Supply
345 Kekuanaoa St., Suite 20
Hilo, HI 96720

Attention: Mr. Milton Pavao
Manager and Chief Engineer

Gentlemen,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

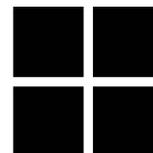
Gary K. Kawakami
Principal
Architecture Plus Inc.

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Attachments

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Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii
Department of Health,
1250 Punchbowl Street
Honolulu, HI 96813

Attention: Ms. Chiyome Fukino
Director of Health

Dear Ms. Fukino,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiintel.net). Thank you for your assistance.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

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Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
Kakuhihewa Building, 601 Kamokila Blvd., Suite 555
Kapolei, Hawai'i, 96707

Attention: Ms. Pua Aiu
Administrator

Dear Ms. Aiu,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

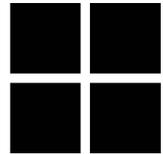
Gary K. Kawakami
Principal
Architecture Plus Inc.

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AP Project No. 06012.01

March 24, 2010

State of Hawaii
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Attention: Ms. Katherine Puana Kealoha, Esq.,
Director

Dear Ms. Kealoha,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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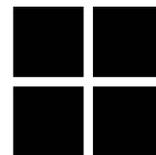
Gary K. Kawakami
Principal
Architecture Plus Inc.

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AP Project No. 06012.01

March 24, 2010

Puna Community Development Plan Action Committee
c/o Mr. Larry Brown
County of Hawaii, Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720

Attention: Ms. Barbara Bell
Chairperson

Dear Ms. Bell,

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

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AP Project No. 06012.01

March 24, 2010

State of Hawaii
Department of Education
Keaau Middle School
15-565 Keaau-Pahoa Rd.
Keaau, Hawaii 96749

Attention: Mr. Ken Watanabe
Principal

Dear Mr. Watanabe:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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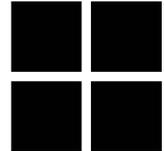
Gary K. Kawakami
Principal
Architecture Plus Inc.

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AP Project No. 06012.01

March 24, 2010

County of Hawaii
Police Department
349 Kapiolani Street, Hilo, HI 96720

Attention: Chief Harry S. Kubojiri
Chief
Police Department

Dear Chief Kubojiri:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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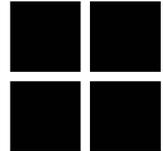
Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

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AP Project No. 06012.01

March 24, 2010

County of Hawaii
Mass Transit Agency
630 E. Lanikaula Street, Hilo
HI 96720

Attention: Mr. Tom Brown
Administrator

Dear Mr. Brown:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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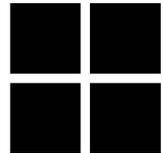
Gary K. Kawakami
Principal
Architecture Plus Inc.

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Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii
Department of Public Works
Aupuni Center, 101 Pauahi Street, Suite 7
Hilo, HI 96720-4224

Attention: Mr. Warren H.W. Lee, P.E.
Director

Dear Mr. Lee:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We

would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. Should you have any comments at this time, please send them to our office no later than April 20, 2010 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

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Industrial



AP Project No. 06012.01

March 24, 2010

County of Hawaii
Department of Environmental Management
25 Aupuni Street,
Hilo, HI 96720

Attention: Mr. Lono Tyson
Director

Dear Mr. Tyson:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a

Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

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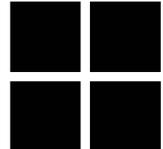
Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

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Industrial



AP Project No. 06012.01

March 24, 2010

US Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

Attention: Ms. Patrice Ashfield

Dear Ms. Ashfield:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a

Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control. Specifically, we are requesting information for threatened and endangered species and federally designated critical habitat that may occur within the project site.

We will be filing this draft Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. Should you have any comments at this time, please send them to our office no later than April 20, 2010 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

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Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

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Architecture Plus Inc.

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Industrial



AP Project No. 06012.01

March 24, 2010

Roman Catholic Church of Hawaii
Diocese of Honolulu
Chancery Office
1184 Bishop Street
Honolulu, HI 96813

Attention: Most Reverend Clarence Silva
Bishop of Honolulu

Gentlemen:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building,

Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

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Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

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Graphics
Industrial



AP Project No. 06012.01

March 24, 2010

State of Hawaii
Office of Planning
State Office Tower
235 South Beretania Street, Room 600
Honolulu, HI 96813

Attention: Ms. Abbey Seth Mayer

Dear Ms. Mayer:

Attached for your information are a project summary and plans that we intend to include in a Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. Based on initial planning, design and consultation with Keaau Middle School and the Department of Education, a Finding of No Significant Impact or Negative Declaration determination is anticipated. We would appreciate your assistance in reviewing these documents and providing comment before they are formally filed with the Office of Environmental Quality Control.

We will be filing this draft Environmental Assessment for publication in the May 8, 2010 edition of the *OEQC Bulletin*. Should you have any comments at this time, please send them to our office no later than April 20, 2010 to allow time for changes, if necessary, and so that we can meet the publication submittal deadline.

You may transmit your comments to our office, attention to Gary K. Kawakami, by telephone (945-2311), by mail (Architecture Plus Inc., 400 Hobron Lane, #303, Honolulu Hawaii 96815), by FAX (955-6830) or email (architectureplus@hawaiiantel.net). Thank you for your assistance.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100224

AGENCY COMMENT

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME LEINAALA FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:
EMD / WB

LUD-H1 6 003 059
Keaau Middle School
ID#359

April 6, 2010

Mr. Gary K. Kawakami, Principal
Architects Plus Inc.
400 Hobron Lane #303
Honolulu, Hawaii 96815

RECEIVED
APR 12, 2010

Dear Mr. Kawakami:

Subject: Project Summary for a Draft Environmental Assessment for
Keaau Middle School, Classroom Building,
16-565 Keaau Paho Road, Keaau, HI 96749
TMK (3) 1-6-003: 059

Thank you for allowing us the opportunity to review the above subject project which offers a project summary and plans for the intended Draft Environmental Assessment for the Keaau Middle School – Classroom Building. We have the following comments and information on the above subject property:

The subject project is located in the non-critical wastewater disposal area as determined by the Hawaii County Wastewater Advisory Committee. The use of individual wastewater systems such as septic tank systems will only be allowed if the total flow of the proposed development does not exceed 15,000 gallons per day. Otherwise, a private wastewater treatment plant will be required for this project.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at telephone 586-4294.

Sincerely,

MARSHALL LUM, P.E., ACTING CHIEF
Wastewater Branch

c: DOH's Environmental Planning Office (EPO 1-3115)
Mr. Jerry Nunogawa, WB Engineer, Hilo

William P. Kenoi
Mayor



Harry S. Kubojiri
Police Chief

Paul K. Ferreira
Deputy Police Chief

County of Hawaii

POLICE DEPARTMENT

349 Kapiolani Street • Hilo, Hawaii 96720-3998
(808) 935-3311 • Fax (808) 961-8865

April 7, 2010

RECEIVED
APR 9 2010

Mr. Gary K. Kawakami
Principal
Architecture Plus, Inc.
400 Hobron Lane, #303
Honolulu, HI 96815

Dear Mr. Kawakami:

Subject: Draft Environmental Assessment – Keaau Middle School
Department of Education Job No. Q0032-06, Tax Map Key: 1-6-03:59

Staff reviewed your letter of March 24, 2010, and the attached CD attachments regarding the project summary for Keaau Middle School and does not anticipate any significant impact to traffic and/or other public safety concerns.

Thank you for allowing us the opportunity to comment.

If you have any questions or concerns, please contact Captain Steven Guillermo of the Puna District at 966-5835.

Sincerely,


DEREK D. PACHECO
ASSISTANT POLICE CHIEF
AREA I OPERATIONS BUREAU

SG/lii

William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

County of Hawai'i

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
Phone (808) 961-8288 • Fax (808) 961-8742

April 5, 2010

Mr. Gary K. Kawakami
Architecture Plus, Inc.
400 Hobron Ln., #303
Honolulu, Hawai'i 96815

RECEIVED
APR 12, 2010

ARCHITECTURE PLUS, INC.

Dear: Mr. Kawakami:

**SUBJECT: Draft EA for the Kea'au Middle School – Classroom Building
Department of Education; Job No. Q0032-06
Tax Map Key 1-6-03:059**

This is in response to your letter dated March 24, 2010 to Ms. Barbara Bell, Chairperson of the Puna Community Development Plan Action Committee (PCDP-AC) requesting review and comment on the subject DEA by the PCDP-AC.

While your thoughtful consideration in requesting input from the Puna community via the PCDP-AC is appreciated, I am declining to forward your request to Ms. Bell as our CDP Action Committees are advisory to the Planning Director. Therefore, it is the responsibility of the Planning Department to review a DEA for consistency with our Zoning Code, General Plan and all Community Development Plans.

Our CDP Action Committees are citizen volunteers with little time or resources available to accept the potentially onerous task or having to review and comment environmental studies and development project proposals.

Should you have questions, please feel welcome to contact Larry Brown of my staff at 961-8135.

Sincerely,

Handwritten signature of BJ Leithead Todd in cursive.

BJ LEITHEAD TODD
Planning Director

LMB:cs

P:\wpwin60\Larry\EA-EIS Comments\Architecture Plus re Keaau MS Clsrm Bldg for PCDP-AC.doc

cc: Ms. Barbara Bell, Chairperson
Puna CDP Action Committee

Hawai'i County is an Equal Opportunity Provider and Employer

Mr. Gary K. Kawakami, Principal
Architecture Plus, Inc.
Page 2
April 5, 2010

Thank you for the opportunity to comment on this DEA. Should you have questions, please feel welcome to contact Dana Okano of my staff at 961-8288.

Sincerely,



BJ LEITHEAD TODD
Planning Director

DO:cs
P:\wpwin60\Dana\EA - EIS\DEA Keaau Middle School.doc



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088



In Reply Refer To:
2010-TA-0237

Mr. Gary K. Kawakami
Architecture Plus Incorporated
438 Hobron Lane, Number 303
Honolulu, Hawaii 9 6815

APR 19 2010

Subject: Technical Assistance for the Preparation of a Draft Environmental Assessment for the Keaau Middle School, Island of Hawaii

Dear Mr. Kawakami:

Thank you for the opportunity to provide comments for the development of the Draft Environmental Assessment (DEA) for the Keaau Middle School Classroom Building in Keaau, on the Island of Hawaii. The State of Hawaii Department of Education is proposing to construct a new two-story classroom building. We received your letter dated March 24, 2010, on March 26, 2010.

The proposed building will be 43 feet high and cover an area of 21,700 square feet. The footprint of the project will be located in an area already developed for use as a public middle school.

You requested our assistance in determining whether there are any proposed or listed threatened or endangered species, or proposed or designated critical habitat within the proposed project site. We have reviewed the information you provided and pertinent information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and there are no threatened or endangered species or critical habitat on the proposed project site. However, the endangered Hawaiian hawk (*Buteo solitarius*) has been observed in the vicinity of the proposed project.

We hope this information assists you in developing a thorough and complete DEA. If you have questions regarding these comments, please contact Jodi Charrier, Fish and Wildlife Biologist, (phone: 808-792-9400, fax: 808-792-9581).

Sincerely,

for Loyol Mehrhoff
Field Supervisor

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 20, 2010

Architecture Plus Inc.
400 Hobron Lane #303
Honolulu, Hawaii 96815

Attention: Mr. Gary K. Kawakami, Principal

Ladies and Gentlemen:

Subject: Draft Environmental Assessment for the Keau Middle School-Classroom Building

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR), Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Division of Aquatic Resources, Land Division-Hawaii District, Engineering Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Historic Preservation will be submitting comments through a separate letter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Charlene Unoki".

Charlene Unoki
Assistant Administrator

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 31, 2010

MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division –Hawaii District/Barbara

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

2010 APR 13 P 2:27

RECEIVED
LAND DIVISION

10 APR 31 PM 03:03 ENGINEERING

FROM: Morris M. Atta
SUBJECT: Draft Environmental Assessment for Keaau Middle School Classroom Building
LOCATION: Island of Hawaii
APPLICANT: Architecture Plus Inc. on behalf of Department of Education

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 17, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed:
Date: 4/13/10

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LM/MorrisAtta
REF.: DEA for Keaau Middle School Classroom Building
Hawaii.006

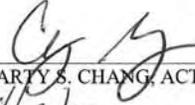
COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The Flood Insurance Program does not have any regulations for developments within Zone X.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Department of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.
- () Additional Comments: _____
- () Other: _____

Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed: 
CARTY S. CHANG, ACTING CHIEF ENGINEER

Date: 4/13/10

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 31, 2010

2010 APR -1 P 12:19

MEMORANDUM

TO: **DLNR Agencies:**
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division - Hawaii District/Barbara

RECEIVED
LAND DIVISION
2010 APR 14 A 9:58
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM: Morris M. Atta
SUBJECT: Draft Environmental Assessment for Keaau Middle School Classroom Building
LOCATION: Island of Hawaii
APPLICANT: Architecture Plus Inc. on behalf of Department of Education

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 17, 2010.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: *[Signature]*
Date: 4.12.10

William P. Kenoi
Mayor



Darryl J. Oliveira
Fire Chief

Glen P. I. Honda
Deputy Fire Chief

County of Hawai'i
HAWAII FIRE DEPARTMENT
25 Aupuni Street • Suite 2501 • Hilo, Hawai'i 96720
(808) 932-2900 • Fax (808) 932-2928

April 15, 2010

Mr. Gary Kawakami
Architecture Plus Inc.
400 Hobron Lane #303
Honolulu, Hawai'i 96815



ARCHITECTURE PLUS, INC.

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
PROJECT: KEA'AU MIDDLE SCHOOL-CLASSROOM BUILDING
DOE PROJECT NO. Q0032-09
TMK: 1-6-03:59

In regards to the above-mentioned environmental assessment, the following shall be in accordance:

Fire apparatus access roads shall be in accordance with UFC Section 10.207:

"Fire Apparatus Access Roads

"Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of this section.

"(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

"EXCEPTIONS: 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).



Hawai'i County is an Equal Opportunity Provider and Employer.

"3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

"More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

"For high-piled combustible storage, see Section 81.109.

"(c) **Width.** The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

"(d) **Vertical Clearance.** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

"**EXCEPTION:** Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

"(e) **Permissible Modifications.** Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

"(f) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities." (20 tons)

"(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief." (45 feet)

"(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

"(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

"(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief." (15%)

Gary Kawakami
April 15, 2010
Page 3

"(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

"(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both."

Water supply shall be in accordance with UFC Section 10.301(c):

"(c) **Water Supply.** An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

"Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

"The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.


DARRYL OLIVEIRA
Fire Chief

GA:lpc



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

April 26, 2010

Mr. Gary K. Kawakami
Architecture Plus, Inc.
400 Hobron Lane #303
Honolulu, HI 96815

**PRE-ENVIRONMENTAL ASSESSMENT CONSULTATION
KEA'AU MIDDLE SCHOOL – CLASSROOM BUILDING
TAX MAP KEY 1-6-003:059**

This is in response to you Pre-Environmental Assessment Consultation dated March 24, 2010.

1. Water is available from an existing 16-inch waterline within Kea'au-Pāhoa Road fronting the subject parcel. Prior to issuing a water commitment for the proposed project, the Department will request estimated maximum daily water usage calculations, prepared by a professional engineer licensed in the State of Hawai'i, for review and approval. After review of the calculations, the Department will determine if the existing meter serving Kea'au Middle School is adequate to support the additional water demand or if a larger or additional meter will be required. Should the water demand for the new classroom building exceed the original water allocation for the school, additional facilities charges may also apply.
2. Please be informed that the existing 16-inch waterline within Kea'au-Pāhoa Road is adequate to provide 2,000 gallons per minute for fire protection, as required per the Department's Water System Standards for schools.
3. Any meter(s) serving the proposed project will require the installation of a reduced principle type backflow prevention assembly within five feet of the meter on private property. The Department must inspect and approve the installation prior to commencement of water service. Construction plans showing the proposed water system improvements must also be submitted for review and approval.

Should there be any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,

Milton D. Pavao, P.E.
Manager

FM:dfg

Water, Our Most Precious Resource . . . Ka Wai A Kāne . . .

The Department of Water Supply is an Equal Opportunity provider and employer.

AGENCY COMMENT RESPONSE

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

April 29, 2010

County of Hawaii
Department of Planning
Aupuni Center, 101 Pauahi Street, Suite 3,
Hilo, HI 96720

Attention: Ms. Bobby Jean Leithed-Todd
Director

Dear Ms. Leighthed-Todd,

Thank you for your letter of April 5, 2010 which includes your comments in regards to the Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The draft was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100429

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

April 29, 2010

County of Hawaii
Department of Water Supply
345 Kekuanaoa St., Suite 20
Hilo, HI 96720

Attention: Mr. Milton Pavao
Manager and Chief Engineer

Dear Mr. Pavao:

Thank you for your letter of April 26, 2010 which includes your comments in regards to the Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The draft was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. We will also assure that required calculations and construction plans that are prepared by a professional engineer licensed in the State of Hawaii are submitted for the Department's review. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100429

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

April 29, 2010

County of Hawaii
Fire Department
25 Aupuni St,
Hilo, HI 96720

Attention: Mr. Darryl J. Oliveira
Fire Chief

Dear Chief Oliveira,

Thank you for your letter of April 15, 2010 which includes your comments in regards to the Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The draft was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. We will also assure that the project conforms with requirements of the UFC as noted in your letter. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100429

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

April 29, 2010

State of Hawaii
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

Attention: Ms. Laura Theilen
Chairperson

Dear Ms. Theilen,

Thank you for your letter of April 20, 2010 which includes various agency comments in regards to the Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The draft was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100429

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

April 29, 2010

State of Hawaii
Department of Health,
1250 Punchbowl Street
Honolulu, HI 96813

Attention: Ms. Chiyome Fukino
Director of Health

Dear Ms. Fukino,

Thank you for Clean Water Branch/Mr. Alec Wong's letter of April 15, 2010 and Wastewater Branch/Mr. Marshall Lum's letter of April 6 which include comments in regards to the Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The draft was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken comments into consideration and made revisions to the draft EA to incorporate applicable elements. We will also assure that requirements outlined in the letters are verified and that the project complies with those that apply. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100429

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

April 29, 2010

US Fish and Wildlife Service
Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

Attention: Mr. Loyal Merhoff

Dear Mr. Merhoff:

Thank you for your letter of April 19, 2010 which includes your comments in regards to the Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The draft was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. We understand that there are no threatened or endangered species or critical habitat on the proposed project site. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100429

Architecture Plus Inc.

Architecture
Planning
Interiors
Graphics
Industrial



AP Project No. 06012.01

April 29, 2010

County of Hawaii
Department of Planning
Aupuni Center, 101 Pauahi Street, Suite 3,
Hilo, HI 96720

Attention: Ms. Bobby Jean Leithed-Todd
Director

Dear Ms. Leighthed-Todd,

Thank you for your letter of April 5, 2010 which includes your comments in regards to the Draft Environmental Assessment for the Keaau Middle School – Classroom Building, Department of Education Job No. Q0032-06 TAX MAP KEY 1-6-03: 59. The draft was submitted for publication and it should be published in the May 23, 2010 issue of the *OEQC Bulletin*. We have taken your comments into consideration and made revisions to the draft EA to incorporate applicable elements. Where there were no changes made in response to a particular comment and if it was necessary to clarify certain subjects, we have included them in this response.

Sincerely,

Gary K. Kawakami
Principal
Architecture Plus Inc.

GKK:bff
Attachments

100429

DRAWINGS

KEAAU MIDDLE SCHOOL CLASSROOM BUILDING

TAX MAP KEY: 1 - 6 - 03: 59
KEAAU, HAWAII, HAWAII

FOR & BY THE

DEPARTMENT OF EDUCATION
HAWAII SCHOOL DISTRICT
STATE OF HAWAII

JOB NO.: Q00032-06

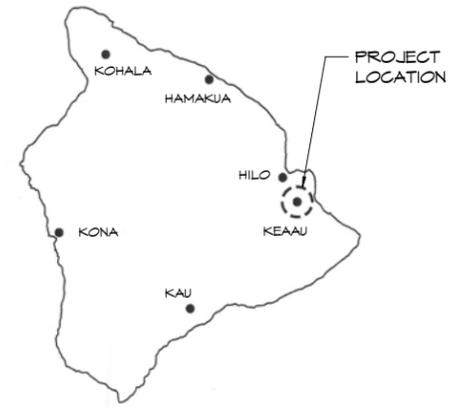
ARCHITECTURE PLUS INC.
HIDA OKAMOTO & ASSOCIATES INC.
SHIGEMURA LAU SAKANASHI HIGUCHI & ASOCIATES INC.
MECHANICAL ENGINEERS OF HAWAII CORP.
ECS INC.
JOHN K. MOSSMAN DESIGN INC.
ERNEST K. HIRATA & ASSOCIATES
CONTROLPOINT SURVEYING INC.

ARCHITECTS
CIVIL ENGINEERS
STRUCTURAL ENGINEERS
MECHANICAL ENGINEERS
ELECTRICAL ENGINEERS
LANDSCAPE ARCHITECTS
GEOTECHNICAL ENGINEERS
TOPOGRAPHIC SURVEYORS

C.H.C.

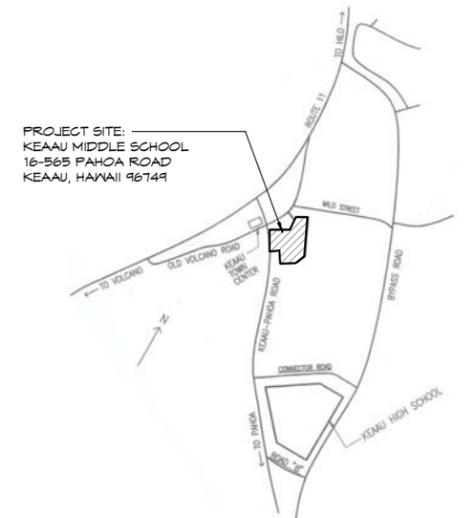
ISLAND OF HAWAII

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



APPROVALS

FACILITIES DEVELOPMENT BRANCH DIRECTOR
DEPARTMENT OF EDUCATION
STATE OF HAWAII

DATE

THE OBSERVATION OF CONSTRUCTION WILL BE UNDER A LICENSED ENGINEER, ARCHITECT, OR LANDSCAPE ARCHITECT OF THE DEPARTMENT OF ACCOUNTING & GENERAL SERVICES, STATE OF HAWAII, IN ACCORDANCE WITH SECTION 464-4, HRS



This work was prepared by me or under my supervision.

Expiration 4/30/10

REVISION NO.	SYMBOL	DESCRIPTION	SHEET OF	DATE	APPROVED
DEPT. OF EDUCATION STATE OF HAWAII					
KEAAU MIDDLE SCHOOL CLASSROOM BUILDING					
KEAAU, HAWAII, HAWAII					
TITLE, LOCATION, VICINITY MAPS, APPROVALS					
ARCHITECTURE PLUS INC.			JOB NO.	DRAWING NO.	
DESIGNED BY: GKK	CHECKED BY: GKK		Q00032-06	T-1	
DRAWN BY: BFF	APPROVED BY: GKK	DATE	1/6/10	SHEET	
SCALE 1 1/2" = 1'-0"				OF SHEETS	

FILE DRAWER FOLDER



4 REAR - BASE BID
T-4



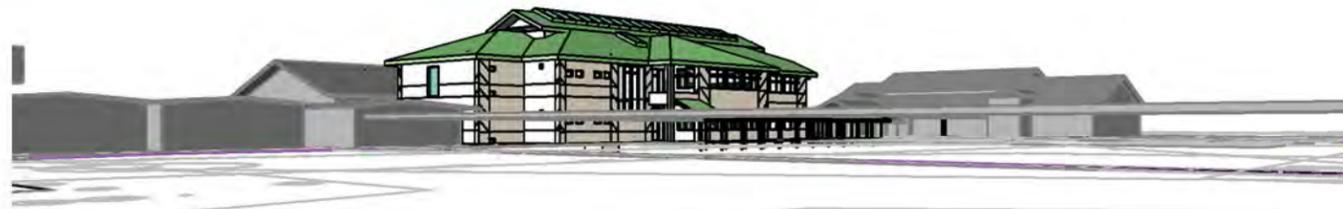
3 REAR - ADDITIVE ALTERNATE
T-4



1 FRONT - BASE BID
T-4

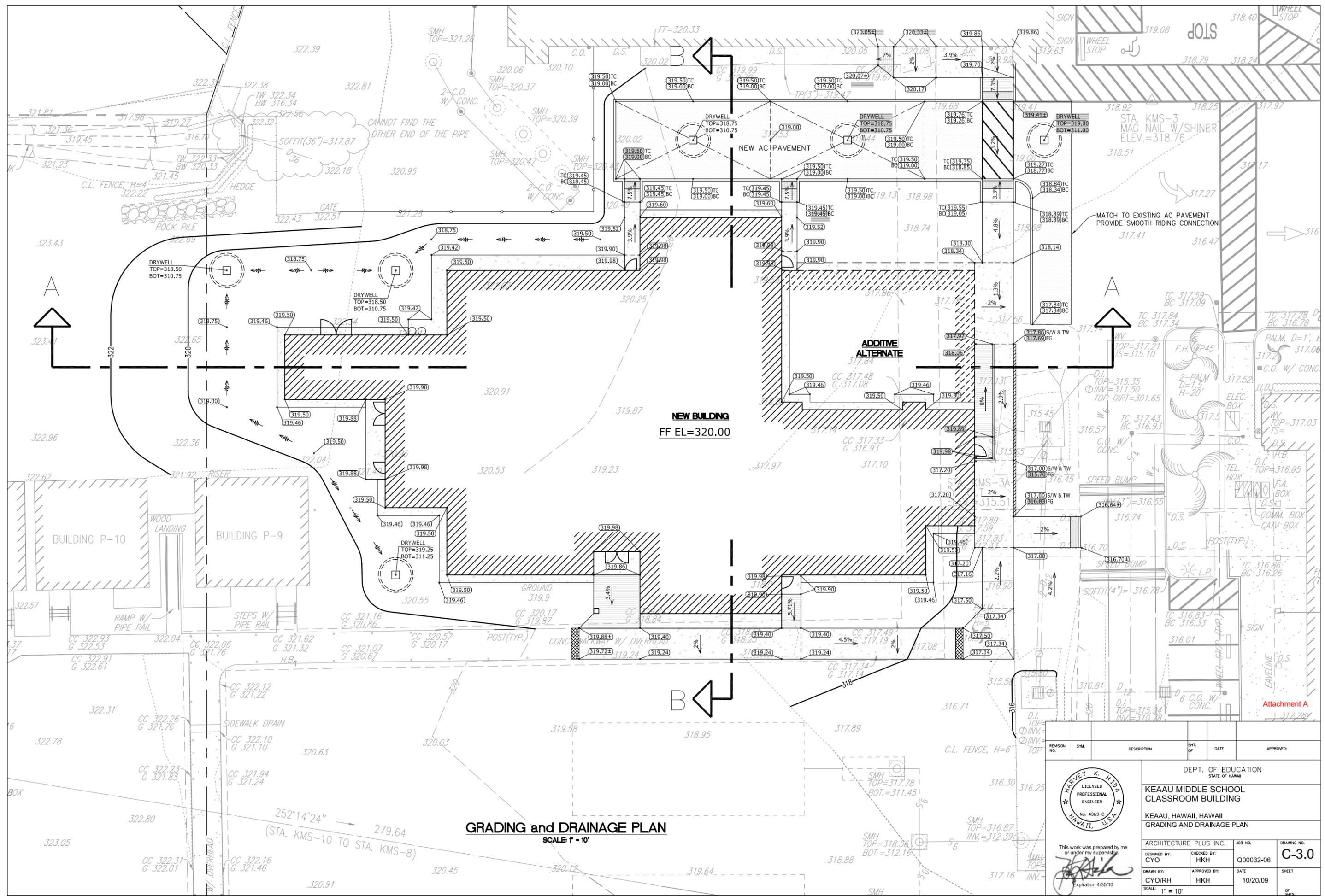


2 FRONT - ADDITIVE ALTERNATE
T-4



5 FRONT GROUND LEVEL2 - ADDITIVE ALTERNATE
T-4

REVISION NO.	SYL.	DESCRIPTION	SHT. OF	DATE	APPROVED:
DEPT. OF EDUCATION STATE OF HAWAII KEAAU MIDDLE SCHOOL CLASSROOM BUILDING KEAAU, HAWAII, HAWAII PERSPECTIVES					
 This work was prepared by me or under my supervision. Expiration 4/30/10		ARCHITECTURE PLUS INC. DESIGNED BY: GKK DRAWN BY: BFF SCALE:		JOB NO. Q00032-06	DRAWING NO. T-4 SHEET OF SHTS.
		CHECKED BY: GKK APPROVED BY: GKK	DATE 1/6/10	FILE DRAWER FOLDER	



GRADING and DRAINAGE PLAN
SCALE: 1" = 10'

REVISION NO.	SYM.	DESCRIPTION	SHT. OF	DATE	APPROVED:

		DEPT. OF EDUCATION STATE OF HAWAII KEAAU MIDDLE SCHOOL CLASSROOM BUILDING GRADING AND DRAINAGE PLAN	
ARCHITECTURE PLUS INC. DESIGNED BY: CYO DRAWN BY: CYO/RH SCALE: 1" = 10'	JOB NO. Q00032-06 CHECKED BY: HKH APPROVED BY: HKH DATE: 10/20/09	JOB NO. Q00032-06 DRAWING NO. C-3.0 SHEET OF SHEETS	This work was prepared by me or under my supervision. Expiration 4/30/10

Attachment A

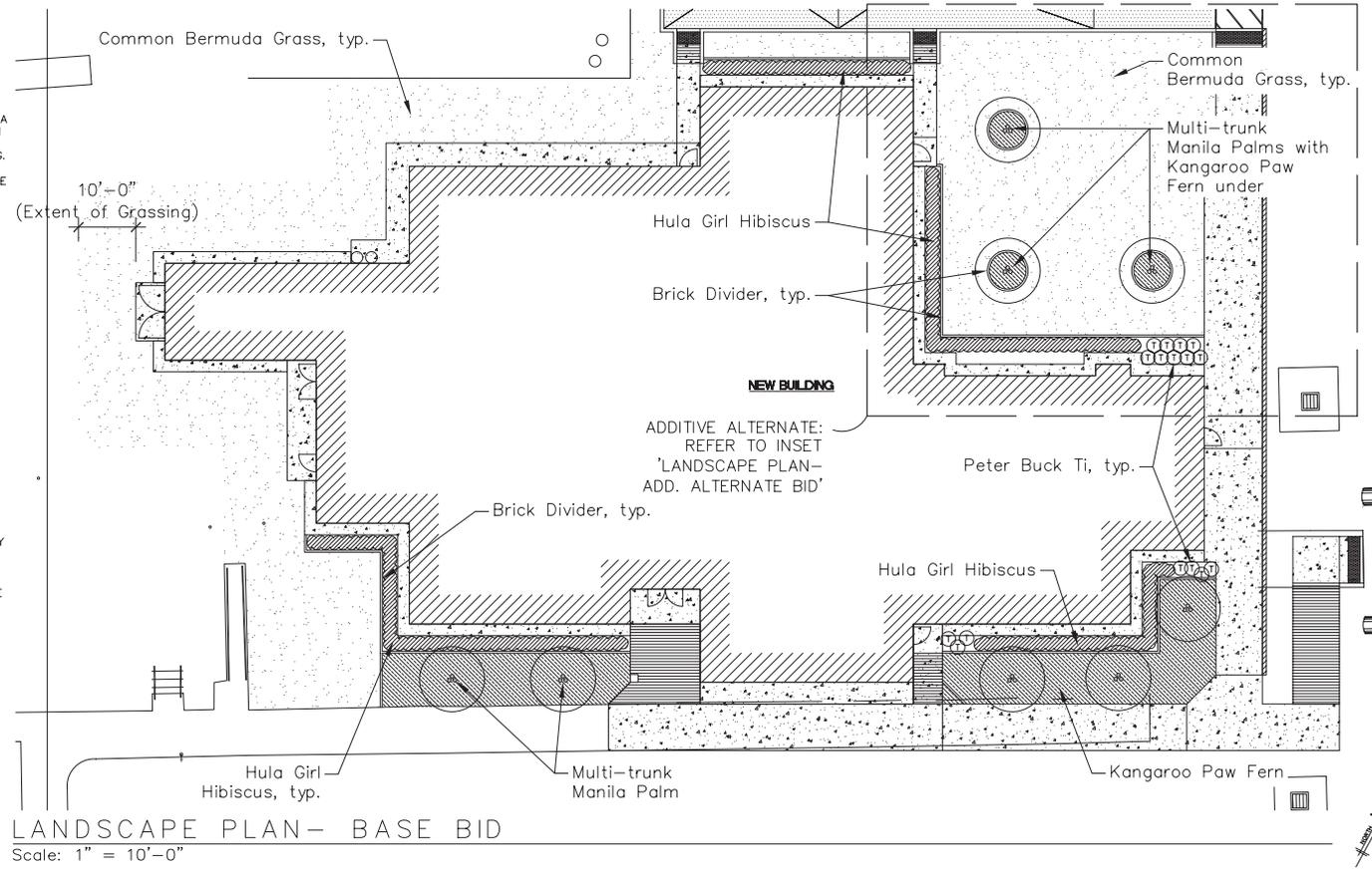
PLANTING NOTES:

1. THE CONTRACTOR SHALL CONTACT THE CONTRACTING OFFICER TO ARRANGE AN ON-SITE MEETING TO DISCUSS PROJECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE APPROXIMATE ONLY AND SERVE AS A GUIDELINE FOR THE CONTRACTOR. PLANTS SHALL BE FURNISHED BY THE CONTRACTOR IN QUANTITIES AS REQUIRED TO FULLY COVER THE AREAS INDICATED ON THE DRAWINGS AT THE SPACING NOTED. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO BIDDING.
3. BACKFILL MIX SHALL CONSIST OF THREE (3) PARTS OF IMPORTED SCREENED SOIL TO ONE (1) PART ORGANIC SOIL AMENDMENTS (SEE SPECIFICATIONS). ADD ONE (1) POUND OF 13-13-13 FERTILIZER TO ONE (1) CUBIC YARD OF BACKFILL MIX. MIX THOROUGHLY ON PROJECT SITE PRIOR TO ANY PLANTING OPERATIONS.
4. PLANTING TABLETS FOR TREES, PALMS, AND SHRUBS SHALL BE AS FOLLOWS:

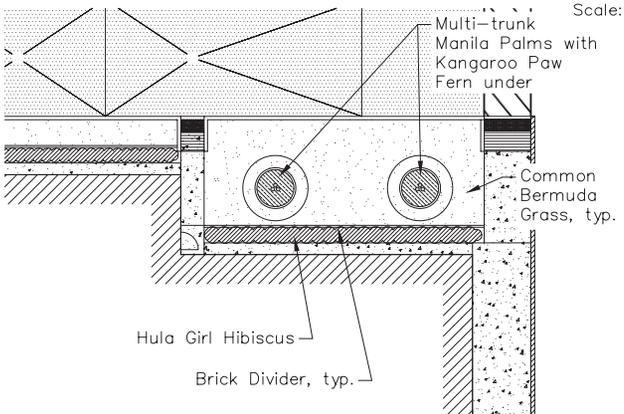
A. FIELD SPECIMEN.....	12 TABLETS
B. 25 GALLON.....	8 TABLETS
C. 15 GALLON.....	5 TABLETS
D. 5 GALLON.....	3 TABLETS
E. 3 GALLON.....	2 TABLETS
F. 1 GALLON.....	1 TABLET
5. TOP-DRESS ALL NEWLY PLANTED SHRUB/GROUNDCOVER AREAS (EXCLUDE LAWNS) WITH COMPOST AT THE FOLLOWING RATE: 4 C.F. / 100 S.F. CONTACT CONTRACTING OFFICER AT TIME OF PLACEMENT TO VERIFY WORK BEING DONE.
6. CONTRACTOR SHALL REPAIR ALL EXISTING LAWN AREAS DAMAGED AS A RESULT OF CONSTRUCTION. REPLANT WITH COMMON BERMUDA GRASS SEED (CYNODON DACTYLON).

NOTE:

1. ALL NEWLY PLANTED LAWN AREAS SHALL BE MAINTAINED AND TEMPORARILY IRRIGATED (ON-GRADE SPRINKLER WITH BATTERY OPERATED CONTROLLER) FOR A PERIOD OF NINETY (90) DAYS FROM PRELIMINARY ACCEPTANCE BY CONTRACTING OFFICER/ D.O.E. REPRESENTATIVE.
2. ALL NEWLY PLANTED 'BEDDING AREAS' (PALMS, SHRUBS, AND GROUNDCOVERS) SHALL BE MAINTAINED FOR A PERIOD OF NINETY (90) DAYS FROM PRELIMINARY ACCEPTANCE BY CONTRACTING OFFICER/ D.O.E. REPRESENTATIVE, AND SHALL BE TEMPORARILY IRRIGATED (ON-GRADE SPRINKLER WITH BATTERY OPERATED CONTROLLER) FOR A PERIOD OF ONE (1) YEAR FROM PRELIMINARY ACCEPTANCE BY CONTRACTING OFFICER/ D.O.E. REPRESENTATIVE.



LANDSCAPE PLAN- BASE BID
Scale: 1" = 10'-0"



LANDSCAPE PLAN- ADD. ALTERNATE BID
Scale: 1" = 10'-0"

PLANT LIST					
(SEE PLANTING NOTE #2 FOR PLANT QUANTITIES)					
SYMBOL	BASE BID QUANTITY	ALT. BID QUANTITY	COMMON NAME/ BOTANICAL NAME	SIZE	
TREES					
MA	8	7	MANILA PALM/ VETCHA MERRILLI	25 GAL, 6" OVERALL TRUNK HT, MULTI TRUNK (3 STALKS MINIMUM)	
SHRUBS					
H	147	134	HULA GIRL HIBISCUS/ HIBISCUS SP.	3 GAL, 2" HT, 1-6" SPD, FULL AND FLOWERING AT 18" O.C.	
T	16	7	PETER BUCK TI/ CORDYLINE TERMINALIS PETER BUCK	3 GAL, 2" STALK HT, 2 STALKS MINIMUM	
K	100	70	KANGAROO PAW FERN/ MICROSORUM SP.	QUARTS, 3-5 LEAVES MINIMUM AT 12" O.C.	
MISCELLANEOUS					
	5000 SF	3430 SF	COMMON BERMUDA GRASS/ CYNODON DACTYLON	HYDROSEED	
	125 LF	100 LF	BRICK DIVIDER	4x8x2" GRAY CINDER	

REVISION NO.	DATE	DESCRIPTION	SHT. OF	DATE	APPROVED

This work was prepared by me or under my supervision.

Jason K. Mossman
Expiration 4/30/10

DEPT. OF EDUCATION

KEAAU MIDDLE SCHOOL CLASSROOM BUILDING

KEAAU, HAWAII, HAWAII

LANDSCAPE PLAN

ARCHITECTURE PLUS INC.

DESIGNED BY: JKJM

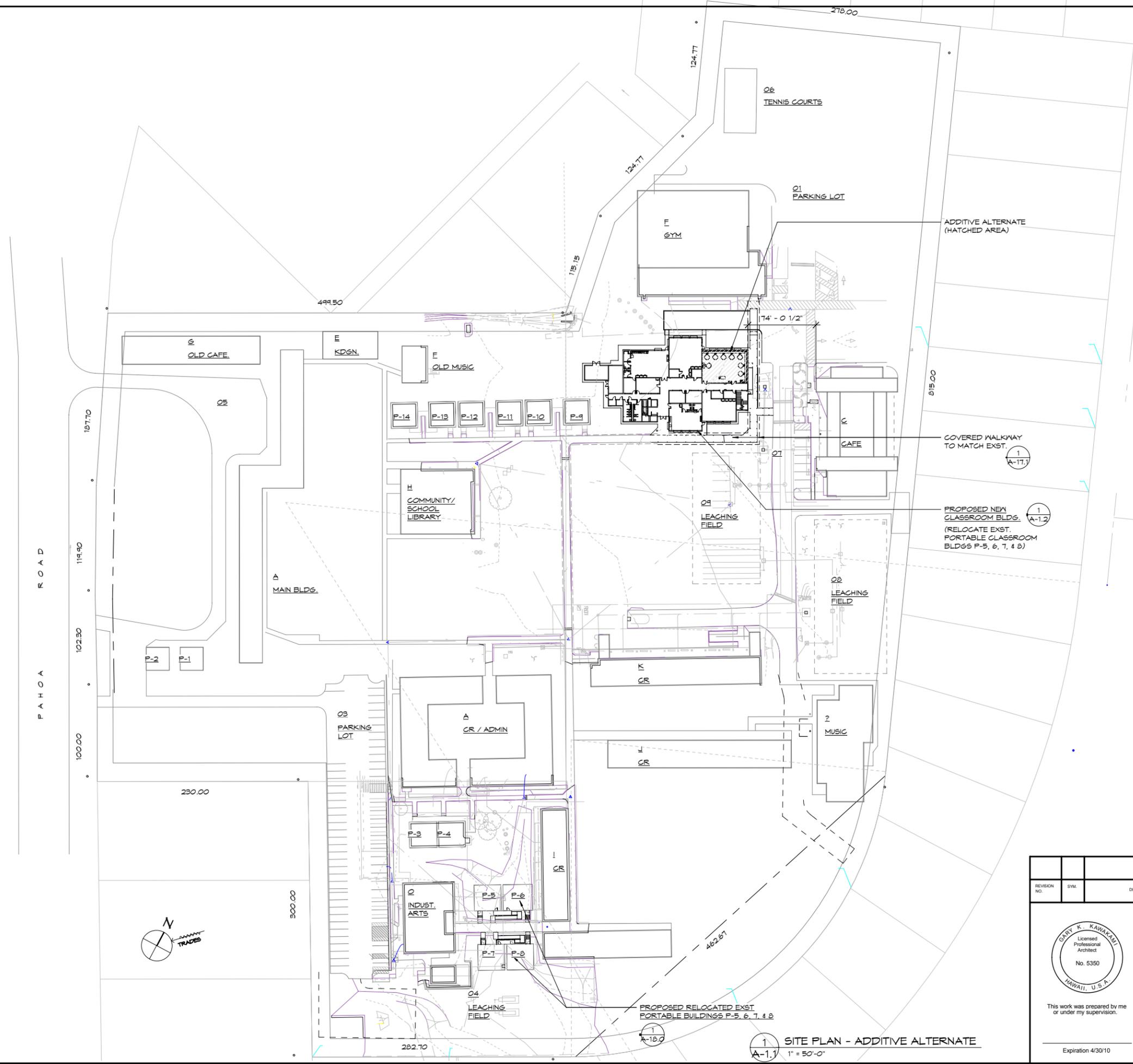
DRAWN BY: JKMEAR

SCALE: 1" = 10'-0"

JOB NO. Q00032-06

DATE: 01/06/10

SHEET: L-1



PAHOA ROAD



PROPOSED RELOCATED EXIST. PORTABLE BUILDINGS P-5, 6, 7, & 8

ADDITIVE ALTERNATE (HATCHED AREA)

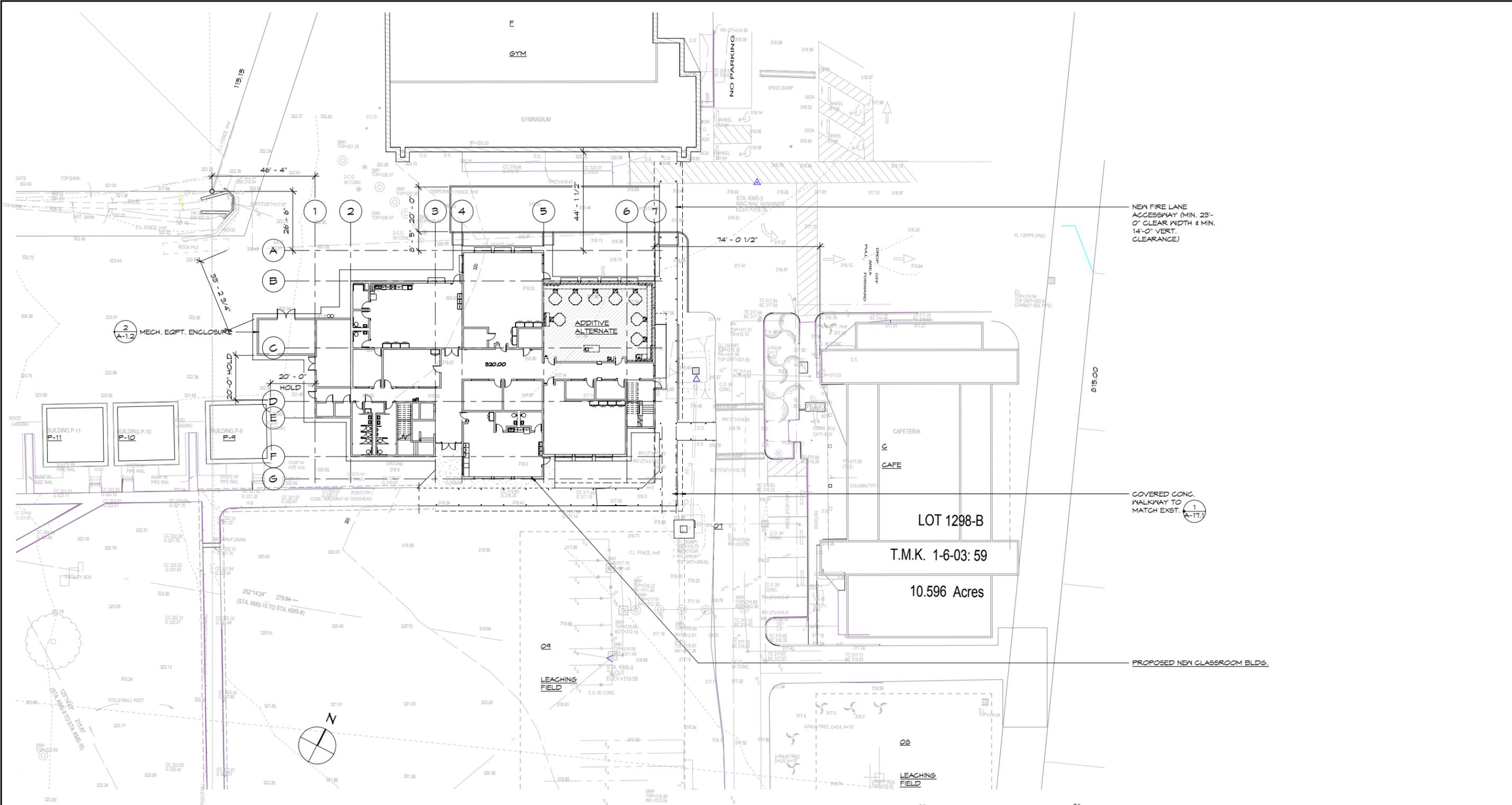
COVERED WALKWAY TO MATCH EXST.

PROPOSED NEW CLASSROOM BLDG. (RELOCATE EXST. PORTABLE CLASSROOM BLDGS P-5, 6, 7, & 8)

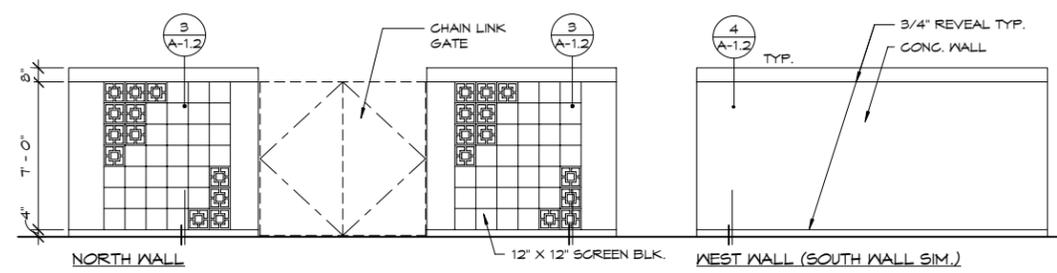
1 SITE PLAN - ADDITIVE ALTERNATE
1" = 50'-0"

REVISION NO.	SYMBOL	DESCRIPTION	SHT. OF	DATE	APPROVED:

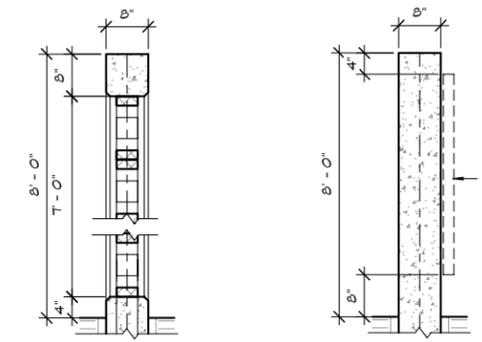
		DEPT. OF EDUCATION STATE OF HAWAII KEAAU MIDDLE SCHOOL CLASSROOM BUILDING KEAAU, HAWAII, HAWAII SITE PLAN - ADDITIVE ALTERNATE	
ARCHITECTURE PLUS INC. DESIGNED BY: GKK DRAWN BY: BFF SCALE: 1" = 50'-0"		CHECKED BY: GKK APPROVED BY: GKK DATE: 1/6/10	JOB NO.: Q00032-06 DRAWING NO.: A-1.1 SHEET OF SHTS.
This work was prepared by me or under my supervision. Expiration 4/30/10		FILE DRAWER FOLDER	



1 PARTIAL CLASSROOM BUILDING SITE PLAN - ADDITIVE ALTERNATE
 A-1.2 1" = 20'-0"



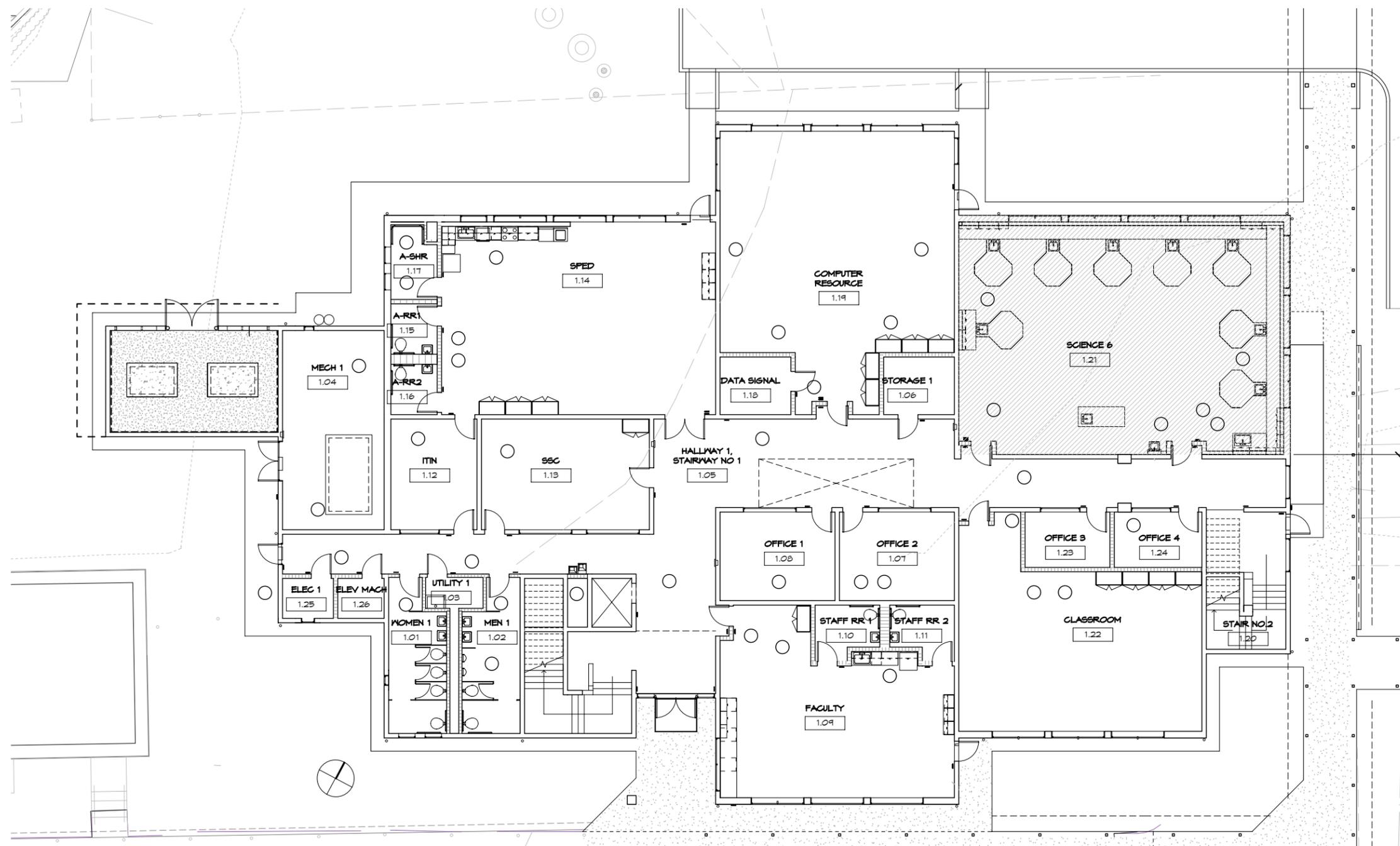
2 SCREEN WALL ELEVATIONS
 A-1.2 1/4" = 1'-0"



3 SCREEN WALL DETAIL 1
 A-1.2 3/4" = 1'-0"

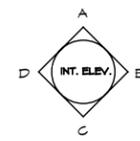
4 SCREEN WALL DETAIL 2
 A-1.2 3/4" = 1'-0"

REVISION NO.	SYMBOL	DESCRIPTION	SHEET OF	DATE	APPROVED:
DEPT. OF EDUCATION STATE OF HAWAII KEAAU MIDDLE SCHOOL CLASSROOM BUILDING KEAAU, HAWAII, HAWAII PARTIAL CLASSROOM BUILDING SITE PLAN - ADDITIVE ALTERNATE ARCHITECTURE PLUS INC.					
DESIGNED BY: GKK		CHECKED BY: GKK		DATE: 1/6/10	
DRAWN BY: BFF		APPROVED BY: GKK		JOB NO.: Q00032-06	
SCALE: As indicated				DRAWING NO.: A-1.2	
Expiration 4/30/10				SHEET OF	



1 1ST FLOOR PLAN - ADDITIVE ALTERNATE
 A-2.1 1/8" = 1'-0"

FOR PARTITION TYPES SEE SHT. A-7.1



Room Schedule (Net area)				
Bid Status	Number	Name	Program	Area
BASE	1.01	WOMEN 1	0 SF	186 SF
BASE	1.02	MEN 1	0 SF	186 SF
BASE	1.03	UTILITY 1	35 SF	66 SF
BASE	1.04	MECH 1	0 SF	460 SF
BASE	1.05	HALLWAY 1, STAIRWAY NO 1	0 SF	1908 SF
BASE	1.06	STORAGE 1	0 SF	92 SF
BASE	1.07	OFFICE 2	0 SF	231 SF
BASE	1.08	OFFICE 1	0 SF	231 SF
BASE	1.09	FACULTY	840 SF	837 SF
BASE	1.10	STAFF RR 1	70 SF	72 SF
BASE	1.11	STAFF RR 2	70 SF	72 SF
BASE	1.12	ITIN	330 SF	217 SF
BASE	1.13	SSC	330 SF	422 SF
BASE	1.14	SPED	1400 SF	1186 SF
BASE	1.15	A-RR1	70 SF	53 SF
BASE	1.16	A-RR2	70 SF	53 SF
BASE	1.17	A-SHR	70 SF	73 SF
BASE	1.18	DATA SIGNAL	0 SF	92 SF
BASE	1.19	COMPUTER RESOURCE	1200 SF	1284 SF
BASE	1.20	STAIR NO 2	0 SF	231 SF
ALT NO 1	1.21	SCIENCE 6	1800 SF	1674 SF
BASE	1.22	CLASSROOM	0 SF	453 SF
BASE	1.23	OFFICE 3	0 SF	107 SF
BASE	1.24	OFFICE 4	0 SF	110 SF
BASE	1.25	ELEC 1	0 SF	46 SF
BASE	1.26	ELEV MACH	0 SF	42 SF
1ST FLR, EL. 320.00': 26			6285 SF	10889 SF

BASE	2.01	WOMEN 2	0 SF	186 SF
BASE	2.02	MEN 2	0 SF	186 SF
BASE	2.03	UTILITY 2	35 SF	66 SF
BASE	2.04	MECH 2	0 SF	562 SF
BASE	2.05	HALLWAY 2	0 SF	2098 SF
BASE	2.06	STORAGE 2	0 SF	167 SF
BASE	2.07	SCIENCE 1	1800 SF	1689 SF
BASE	2.08	SCIENCE 2	1800 SF	1697 SF
BASE	2.09	SCIENCE 3	1200 SF	1199 SF
ALT NO 1	2.10	SCIENCE 4	1800 SF	1671 SF
BASE	2.11	SCIENCE 5	1200 SF	1165 SF
BASE	2.12	ELEC 2	0 SF	46 SF
BASE	2.13	STOR 3	0 SF	42 SF
Level 2: 13			7835 SF	10712 SF
Grand total: 34			14120 SF	21661 SF

Base Bid Area Schedule (Gross Building)		
BID STATUS	Name	Area

BASE	1 - 1ST FLR, BASE BID	9999 SF
BASE	1 - 2ND FLR, BASE BID	9223 SF
BASE: 2		19222 SF
Grand total: 2		19222 SF

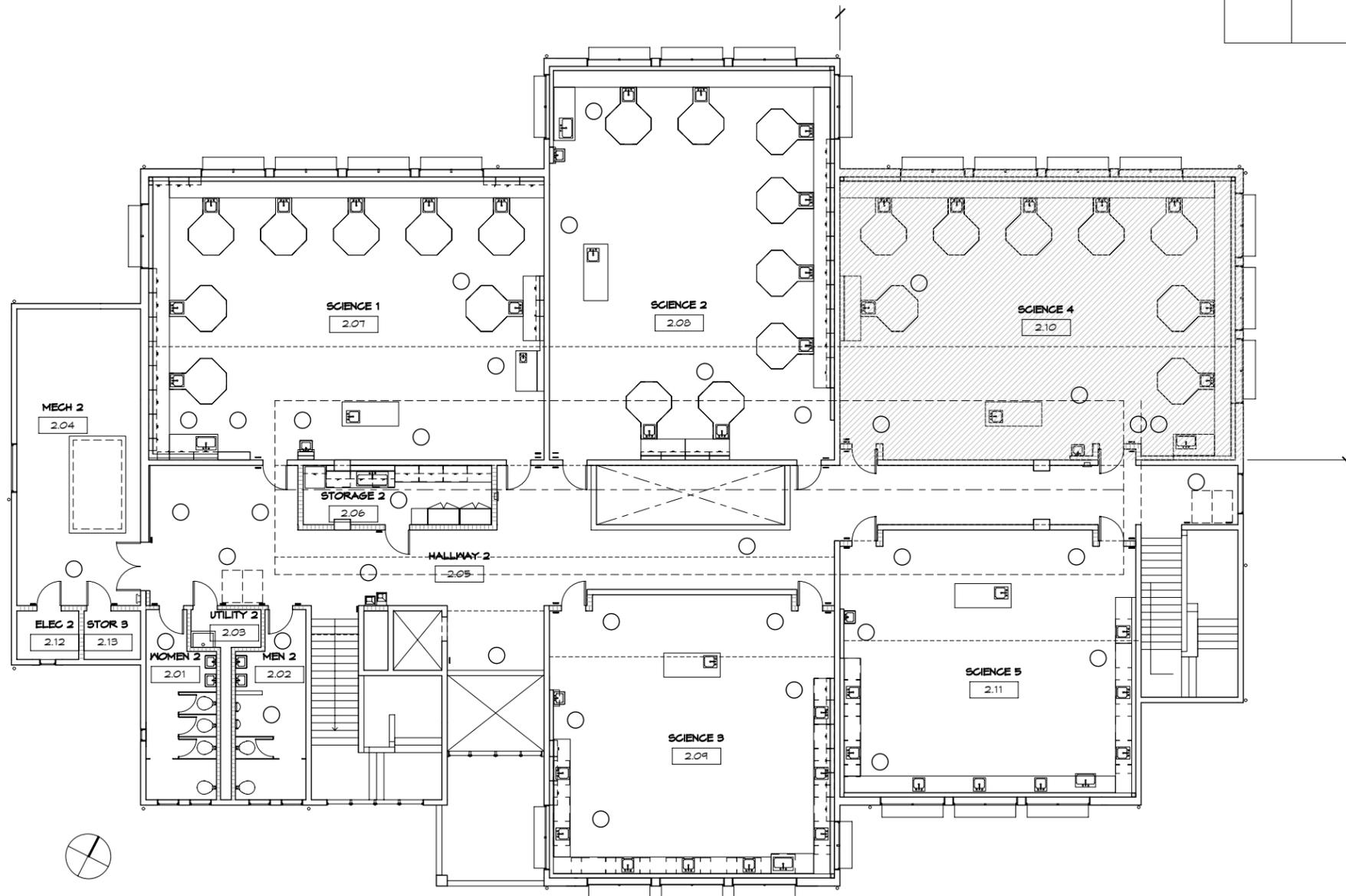
Area of Additive Alternate (Gross Building)		
BID STATUS	Name	Area

ALT NO 1	1 - 1ST FLR ALTERNATE	1800 SF
ALT NO 1	1 - 2ND FLR ALTERNATE	1800 SF
1: 2		3600 SF
Grand total: 2		3600 SF

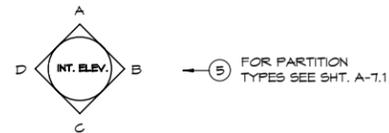
Area Schedule w/ Additive Alternate (Gross Building)		
BID STATUS	Name	Area

ALT NO 1	1 - 1ST FLR ALTERNATE	1800 SF
ALT NO 1	1 - 2ND FLR ALTERNATE	1800 SF
ALT NO 1: 2		3600 SF
BASE	1 - 1ST FLR, BASE BID	9999 SF
BASE	1 - 2ND FLR, BASE BID	9223 SF
BASE: 2		19222 SF
Grand total: 4		22822 SF

REVISION NO.	SYL	DESCRIPTION	SHT OF	DATE	APPROVED:
DEPT. OF EDUCATION STATE OF HAWAII KEAAU MIDDLE SCHOOL CLASSROOM BUILDING KEAAU, HAWAII, HAWAII FIRST FLOOR PLAN - ADDITIVE ALTERNATE					
		ARCHITECTURE PLUS INC.		JOB NO.	DRAWING NO.
		DESIGNED BY: GKK	CHECKED BY: GKK	Q00032-06	A-2.1
This work was prepared by me or under my supervision. Expiration 4/30/10		DRAWN BY: BFF APPROVED BY: GKK	DATE: 1/6/10	SHEET OF SHTS.	
FILE		DRAWER		FOLDER	

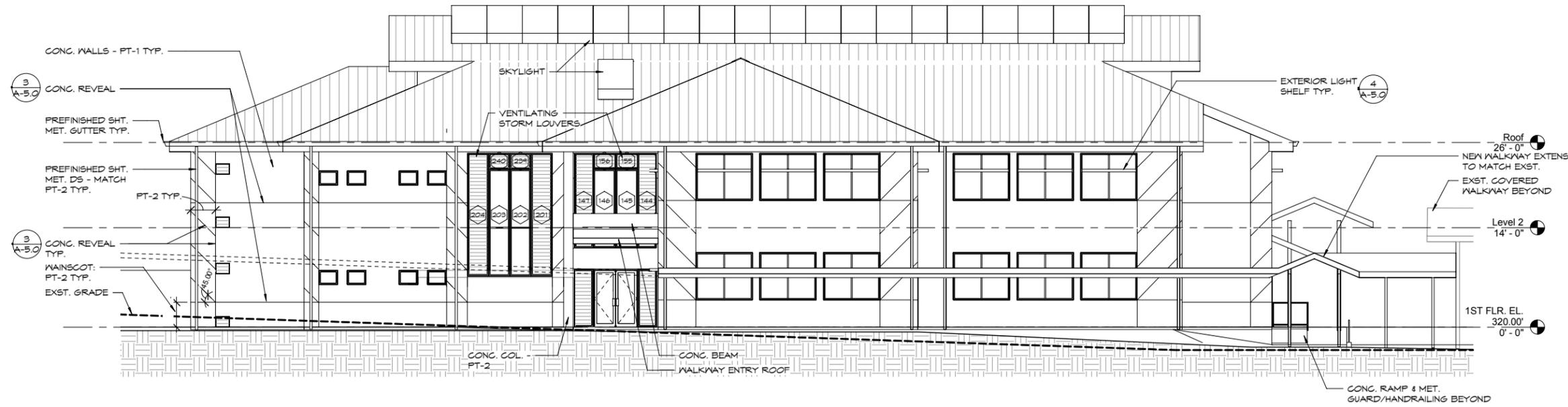


1 2ND FLOOR PLAN - ADDITIVE ALTERNATE
 A-2.3 1/8" = 1'-0"

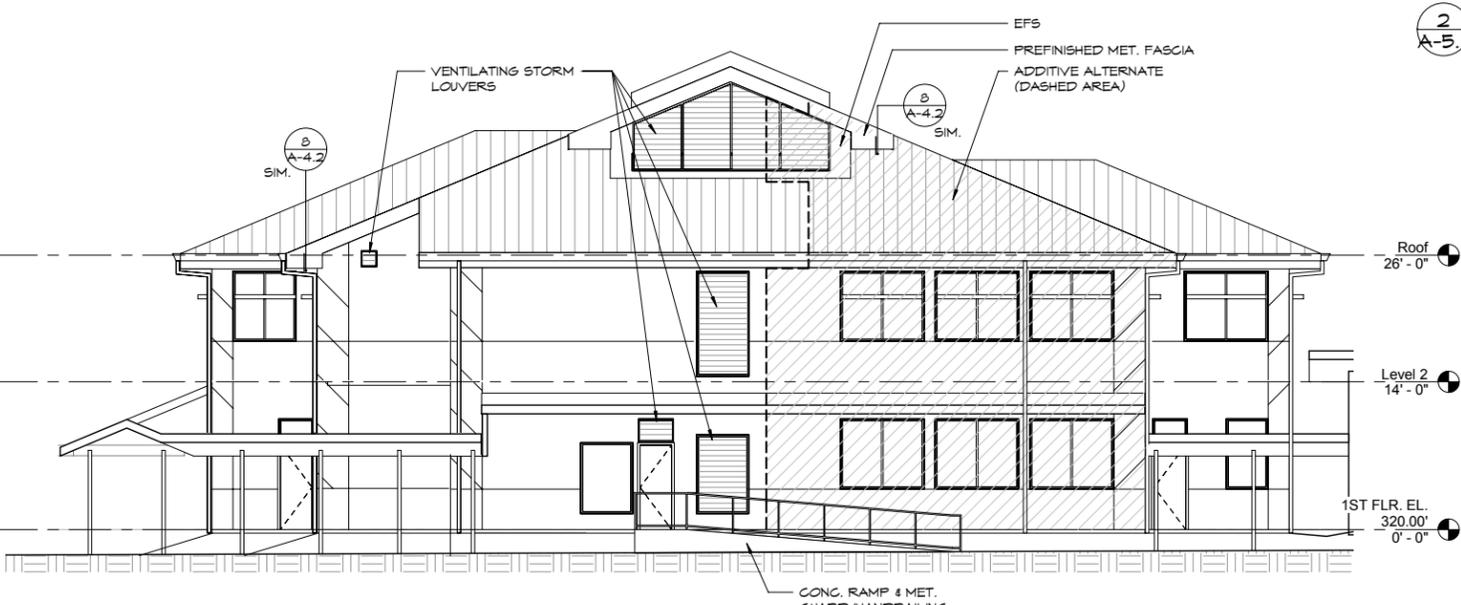


REVISION NO.	SYMBOL	DESCRIPTION	SHEET OF	DATE	APPROVED:
DEPT. OF EDUCATION STATE OF HAWAII					
KEAAU MIDDLE SCHOOL CLASSROOM BUILDING					
KEAAU, HAWAII, HAWAII SECOND FLOOR PLAN - ADDITIVE ALTERNATE					
		ARCHITECTURE PLUS INC.		JOB NO.	DRAWING NO.
		DESIGNED BY: GKK	CHECKED BY: GKK	Q00032-06	A-2.3
This work was prepared by me or under my supervision. Expiration 4/30/10		DRAWN BY: BFF	APPROVED BY: GKK	DATE 1/6/10	SHEET OF SHEETS

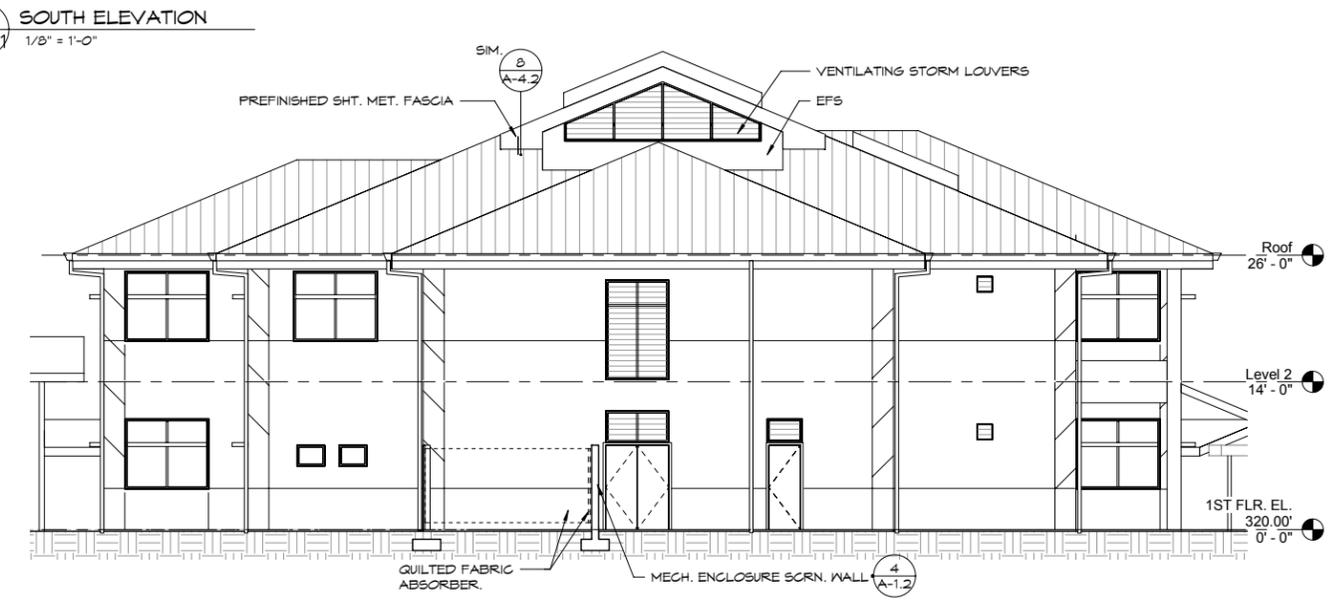
- PAINTING NOTES:
1. PAINT ALL ROOF MOUNTED EQUIPMENT & ROOF ACCESSORIES TO MATCH PREFINISHED MET. ROOFING
 2. PAINT ALL COVERED WALKWAY ROOF SURFACES & STRUCTURAL COMPONENTS TO MATCH EXST. WALKWAY TO CAFETERIA (IE, INCLUDING BUT NOT LIMITED TO: YELLOW COLUMN MAINSCOT, PAVEMENT/SIDENALK/CURB MARKINGS, ETC.)



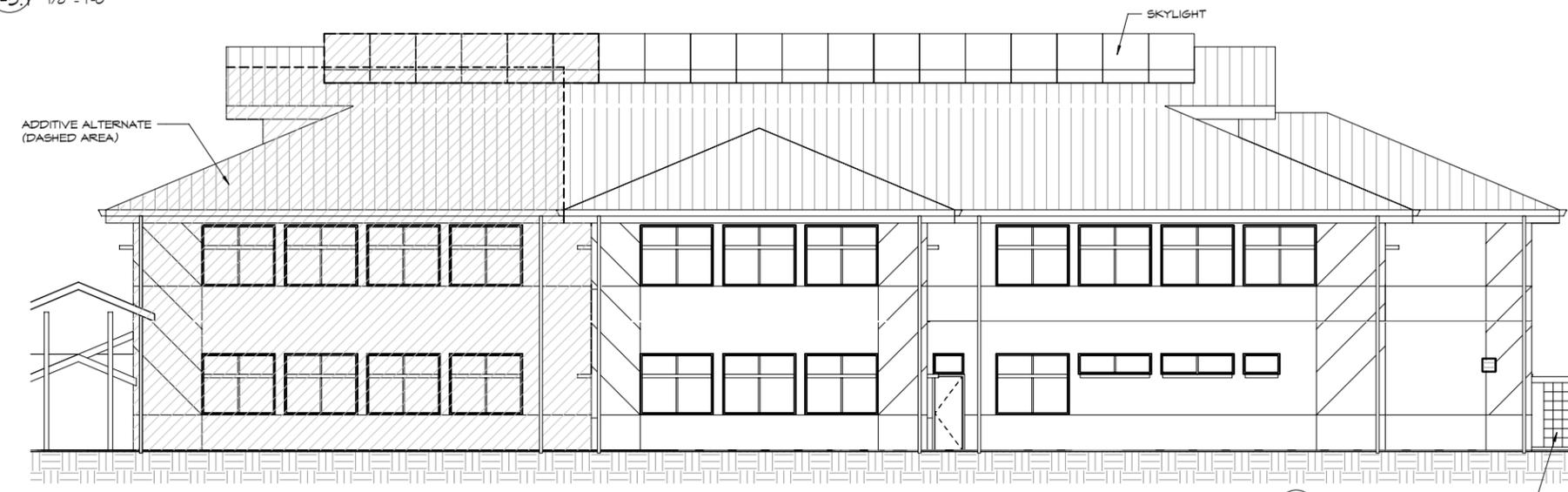
2 SOUTH ELEVATION
A-5.1 1/8" = 1'-0"



4 EAST ELEVATION
A-5.1 1/8" = 1'-0"



3 WEST ELEVATION
A-5.1 1/8" = 1'-0"



1 NORTH ELEVATION
A-5.1 1/8" = 1'-0"

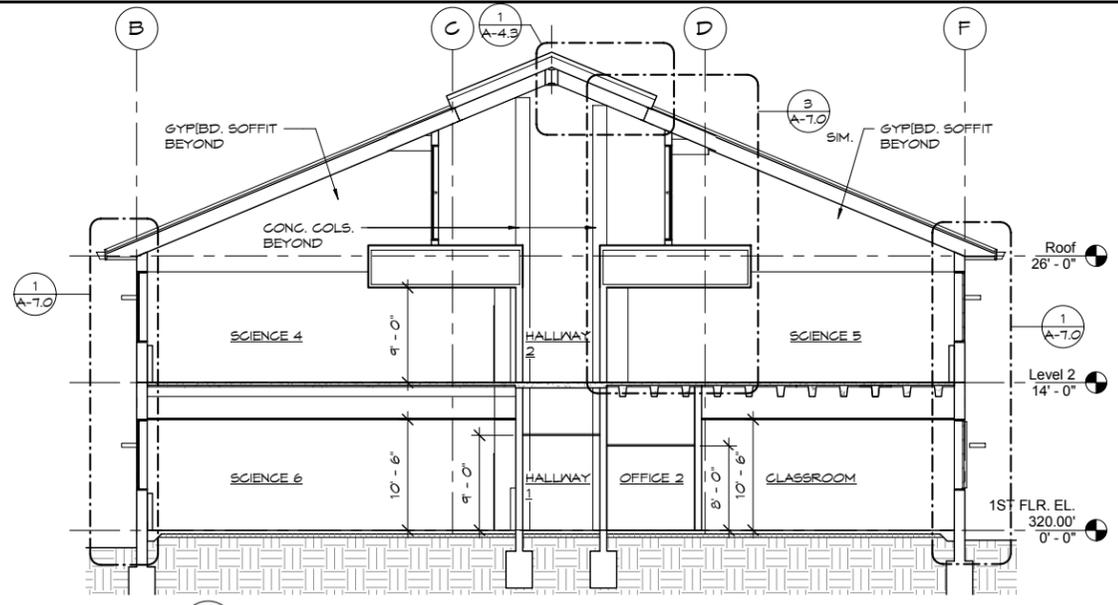
REVISION NO.	SYL.	DESCRIPTION	SHT. OF	DATE	APPROVED:
<p>DEPT. OF EDUCATION STATE OF HAWAII</p> <p>KEAAU MIDDLE SCHOOL CLASSROOM BUILDING</p> <p>KEAAU, HAWAII, HAWAII ELEVATIONS - ADDITIVE ALTERNATE</p>					
<p>DESIGNED BY: GKK</p>		<p>CHECKED BY: GKK</p>		<p>DATE: 1/6/10</p>	
<p>DRAWN BY: BFF</p>		<p>APPROVED BY: GKK</p>		<p>JOB NO.: Q00032-06</p>	
<p>SCALE: 1/8" = 1'-0"</p>				<p>DRAWING NO.: A-5.1</p>	
<p>Expiration 4/30/10</p>				<p>SHEET OF SHTS.</p>	



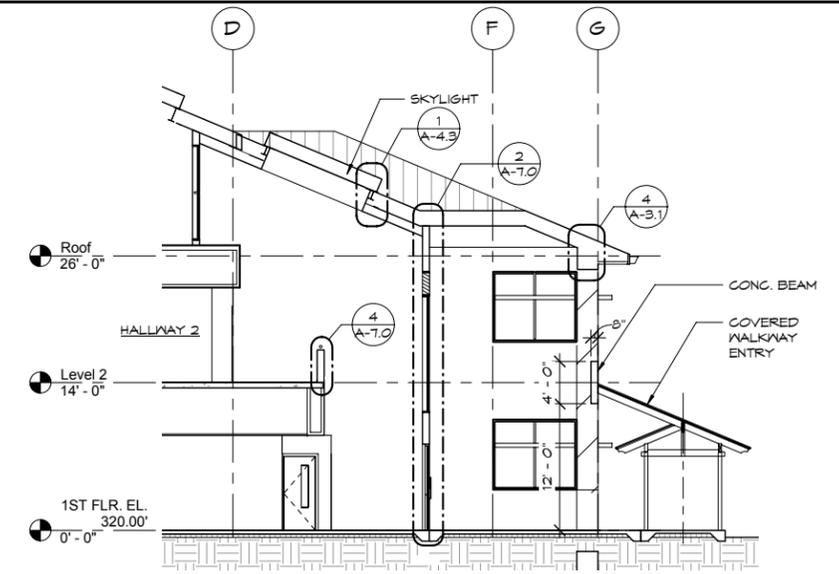
This work was prepared by me or under my supervision.

ARCHITECTURE PLUS INC.
JOB NO. Q00032-06
DRAWING NO. A-5.1

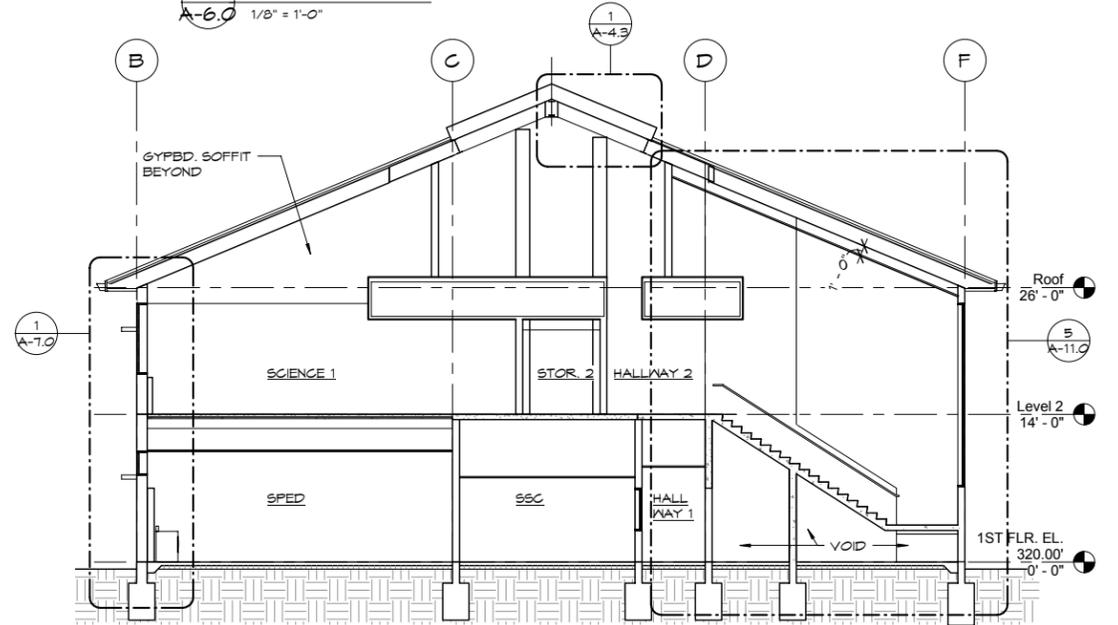
FILE DRAWER FOLDER



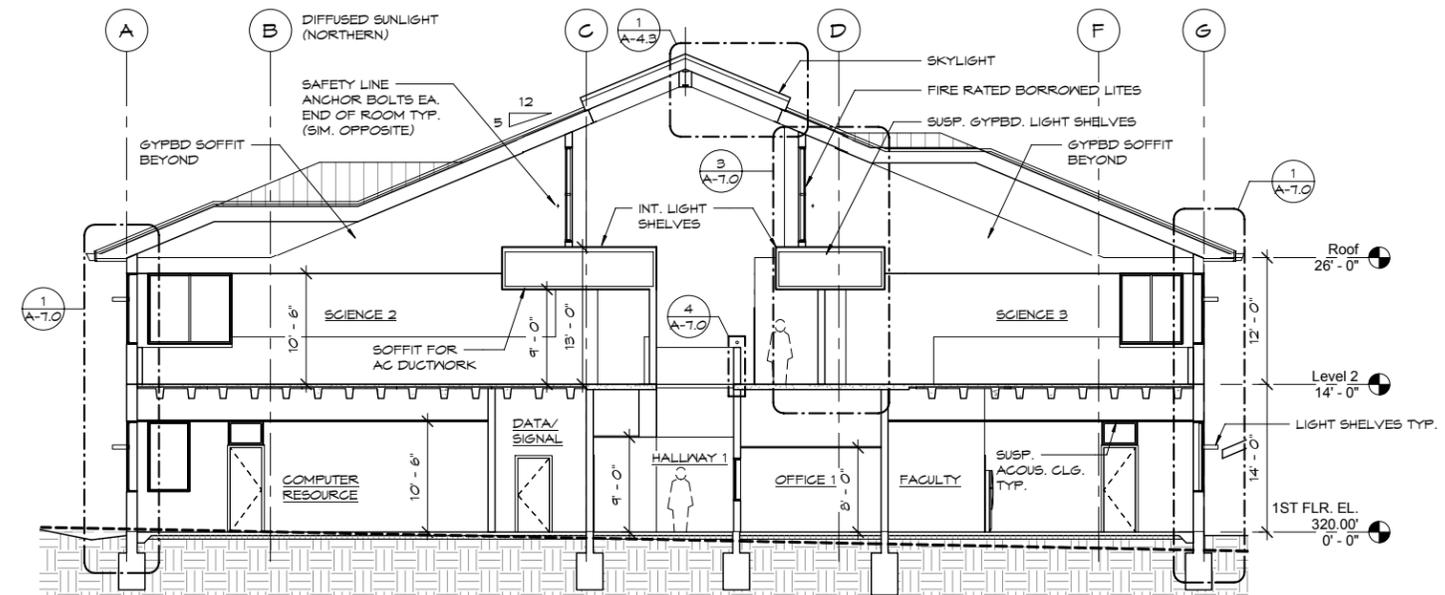
1 CROSS SECTION 1
A-6.0 1/8" = 1'-0"



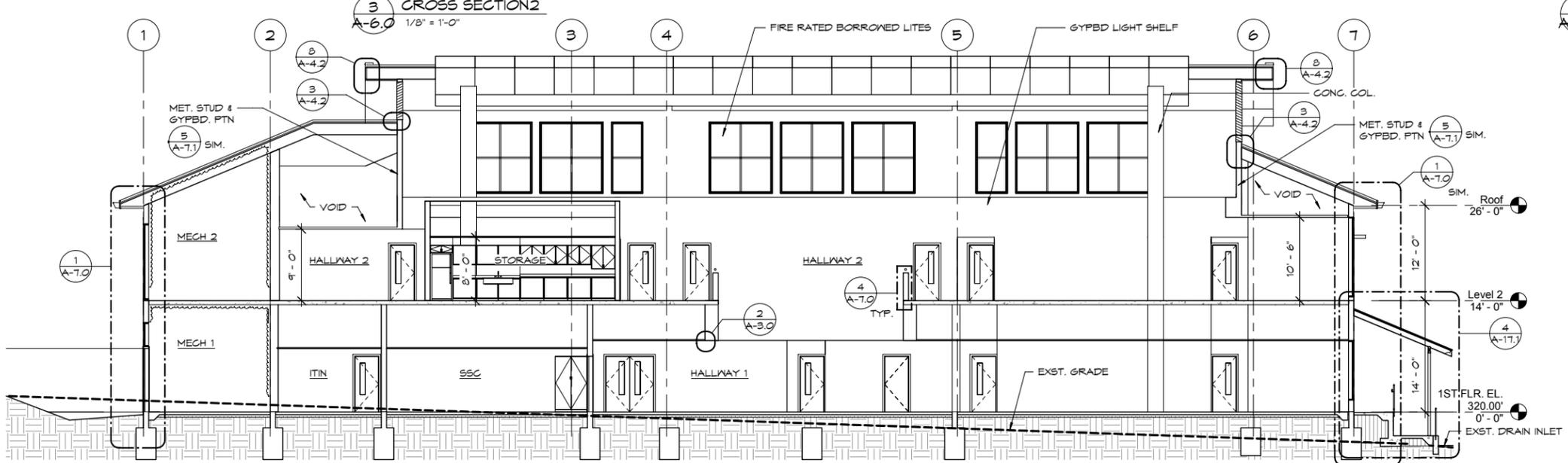
2 ENTRY SECTION
A-6.0 1/8" = 1'-0"



3 CROSS SECTION 2
A-6.0 1/8" = 1'-0"



4 CROSS SECTION
A-6.0 1/8" = 1'-0"



5 LONGITUDINAL SECTION
A-6.0 1/8" = 1'-0"

REVISION NO.	SYMBOL	DESCRIPTION	SHT. OF	DATE	APPROVED:
DEPT. OF EDUCATION STATE OF HAWAII KEAAU MIDDLE SCHOOL CLASSROOM BUILDING KEAAU, HAWAII, HAWAII BLDG. SECTIONS					
		ARCHITECTURE PLUS INC. DESIGNED BY: GKK DRAWN BY: BFF SCALE: 1/8" = 1'-0"		JOB NO.: Q00032-06 CHECKED BY: GKK APPROVED BY: GKK DATE: 1/6/10	DRAWING NO.: A-6.0 SHEET: OF SHTS.
		This work was prepared by me or under my supervision. Expiration 4/30/10			FILE DRAWER FOLDER