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GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
DIVISION OF PUBLIC WORKS  
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Mr. Brian J. J. Choy  
Director  
Office of Environmental  
Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Hamilton Library, Phae III  
Addition and Renovation  
University of Hawaii at Manoa

Attached for your appropriate action are the following:

1. OEQC Form for Publication of EIS Documents in the OEQC Bulletin.
2. Four copies of the Negative Declaration.

If there are any questions, please have your staff call Mr. Mark Yamabe of the Planning Branch at 548-7660.

Very truly yours,

TEUANE TOMINAGA  
State Public Works Engineer

MY:bk  
Attachments

1991-09-23 - GA-#EA

Environmental Assessment

**FILE COPY**

**\* Hamilton Library**

Addition and Renovation  
Phase III  
University of Hawaii \*

For the:  
State of Hawaii  
Department of Accounting and General Services

DAGS Job No. 12-31-3334

Prepared by  
Matsushita/Saito and Associates, Inc. and  
Environmental Communications, Inc.

September, 1991

## TABLE OF CONTENTS

<b>SECTION</b>	<b>PAGE</b>
I. SUMMARY	1
II. PURPOSE AND OBJECTIVES	3
A. PURPOSE	3
B. OBJECTIVES	3
III. PROJECT DESCRIPTION	5
A. TECHNICAL CHARACTERISTICS	5
B. ENVIRONMENTAL CHARACTERISTICS	5
C. SOCIAL CHARACTERISTICS	6
D. PHASING AND FUNDING	6
IV. AFFECTED ENVIRONMENT	7
A. PROJECT LOCATION	7
B. EXISTING SITE CONDITIONS	7
C. ENVIRONMENTAL CHARACTERISTICS	7
1. Geographical Characteristics	7
a. Topography	7
b. Soils	7
2. Hydrological Characteristics	7
a. Drainage	7
b. Flood Plain Management	8
c. Biological Characteristics	8
d. Historic/Archaeological Characteristics	8
V. IMPACTS AND MITIGATION MEASURES	9
A. ENVIRONMENTAL DESIGN AND IMPLEMENTATION CONSIDERATIONS	9
B. CONSTRUCTION RELATED IMPACTS AND MITIGATION MEASURES	9
1. Noise	9
2. Air Quality	9
3. Water Quality	9
4. Social Impacts	10
C. UTILITIES AVAILABILITY AND REQUIREMENTS	10
1. Electrical Service	10
2. Telephone Service	10

3.	Potable Water Demand	10
4.	Sewerage Demand	11
5.	Drainage	11
6.	Solid Waste/Refuse	11
VI.	ALTERNATIVES CONSIDERED	12
A.	PLANNING ASSUMPTIONS	12
VII.	DETERMINATION, FINDINGS AND REASONS SUPPORTING DETERMINATION	13
VIII.	APPLICABLE PERMITS REQUIRED	14
IX.	LIST OF PREPARERS	15

## LIST OF FIGURES

FIGURE	DESCRIPTION
1	PROJECT LOCATION
2	CAMPUS SITE PLAN
3	PROJECT SITE MAP

## I. SUMMARY

### CHAPTER 343, HRS ENVIRONMENTAL ASSESSMENT

**Type of Action:** Agency  
State of Hawaii  
Department of Accounting  
and General Services

**Project Name:** Hamilton Library, Addition and  
Renovation, Phase III  
University of Hawaii  
DAGS Job. No. 12-31-3334

**Project Description:** The project consists of a new library addition to the existing library facilities. The existing facility was built in two phases, with the initial phase consisting of four stories and built in 1965. Phase II was completed in 1975 and consists of a six story addition that is attached along the north face of Phase I, matching the floor elevation at adjoining levels. The new Phase III building will also be six stories and will connect to the existing Phase II building on its' west side. Floor to floor heights will match the existing floor levels. Also included as part of this Phase III work schedule, will be renovations to both the Phase I and II interiors, utilities and mechanical systems. These are further identified in Section III, A.

Library space needs projected to the year 2015 indicate a total gross square footage (GSF) requirement of 535,806 GSF. At the present time, 370,333 GSF is available in Hamilton and Sinclair Libraries. The additional 165, 473 GSF needed will be provided in Phase III and by enclosing an existing lanai in Phase I.

**Project Location:** The existing Hamilton Library is situated on the University of Hawaii , Manoa campus (Figure 1) between University Park, Maile Way, the existing snack bar, Edmondson Hall, and McCarthy Mall. It is proposed that Phase III be sited in the area presently occupied by the snack bar

(Figure 2). The existing snack bar will be demolished and a new food service facility constructed between Hamilton Library and Moore Hall .

<b>Tax Map Key:</b>	2-8-23: 3 & 12
<b>Landowner:</b>	State of Hawaii
<b>State Land Use Classification:</b>	Urban
<b>Development Plan Designation:</b>	Public Facility
<b>County Zoning Designation:</b>	R-5
<b>Agencies Consulted:</b>	Department of Accounting & General Services University of Hawaii, Facilities Planning City Department of Land Utilization

## II. PURPOSE AND OBJECTIVES

### A. PURPOSE

This Environmental Assessment is prepared pursuant to Chapter 343, HRS and in accordance with the rules and regulations pursuant to Chapter 200, Title 11, Administrative Rules.

The proposed project will involve the use of both State funds and lands within the University of Hawaii campus. This environmental assessment has been developed to provide information to public officials, members of the affected community, as well as the general public on the nature of the proposed action.

### B. OBJECTIVES

Hamilton Library, Phase III is designed to provide badly needed space for additional shelving and seating areas as well as to accommodate the expected growth in book collections to the year 2015. Current conditions at Hamilton Library fall far short of the space needs and has inadequate shelf space for the growing book collection, has temperature and humidity conditions which are detrimental to the collection, and has inadequate reading, study, and seating areas for users. The planned Phase III addition to the Hamilton Library is in accordance with the University's Long Range Development Plan and will provide approximately 166,233 square feet additional space. Ultimately, the Phase III construction and renovation of Phases I & II, in conjunction with renovation, upgrade and reconfiguration of services at the Sinclair Library, will meet UH-Manoa library needs through the year 2015. Total seating will be provided for 2850 patrons, or 15% of the projected 19,000 student population. Adequate storage and stacks will be provided for the current collection of 2.4 million volumes plus anticipated growth of 70,000 volumes per year through 2015.

This library facility is the single academic component of the University System which serves and is indispensable to both campus student population and community at large. It is the only major research library within a 2000 mile radius. It serves as a resource to other libraries within the U.H. system and is used by the business and professional community throughout the State. Researchers from all areas of the Pacific Rim and the Mainland United States also are frequent users of the facility. Finally, Hamilton Library is the principal repository of the government documents collection which houses the official public documents of the U.S. government and many inter-governmental organizations.

### III. PROJECT DESCRIPTION

Hamilton Library, Phase III will consist of six floors and will have a gross floor area of 153,840 square feet. An additional GSF of approximately 12,393 will be realized with the enclosure of the existing Phase I Lanai. The new addition is proposed to be built on the existing Snack Bar site, and will be connected to the existing Library on the west side of the Phase II building. Connecting floors will match up with corresponding floors to insure a continuing and efficient interior traffic flow pattern. The architectural character of the Phase III addition shall be consistent with the architectural character of the existing library, and shall appear as an extension of the existing library.

#### A. TECHNICAL CHARACTERISTICS

This proposed library expansion will provide additional floor space of 166,233 GSF which will enable the Hamilton Library to house 1,750,000 additional books using compact stacking shelves. Additional designated seating areas for 2050 students will also be provided in addition to the existing seating areas for 800 students. The expansion will permit increased flexibility for other areas of Library use such as classrooms and administrative space for the School of Library and Information Studies, office space, a central computer room, microfilm storage and viewing space, and a rare books vault. It is anticipated that renovations to existing Phase I and II will also be included as part of the expansion program. These will include an improved fire protection system, air circulation and humidity control systems, telephone and communications, a new upgraded electrical power control system with an emergency generator capability, and reconfiguration of existing spaces.

#### B. ENVIRONMENTAL CHARACTERISTICS

As proposed, Phase III will increase the service capacity of Hamilton Library and in the process, will require additional sewerage, water, and utilities demand. It is anticipated that with the increase in floor area space of 166,233 GSF, sewerage and water demand will increase an additional 52,000 gallons per day (gpd).

The existing snack bar will be demolished to make room for the proposed addition. The site is not considered an important wildlife habitat since all species known to exist on the site are exotic or introduced varieties. Inspection of the site indicated that there are no federally protected endangered species on the project site. ( Telephone contact with DLNR, Division of Forestry and Wildlife, 6/3/91).

Landscaping will be included in the overall expansion planning so that the exterior campus character of trees and vegetated walkways will not be compromised.

View plane aesthetics shall be maintained to the degree practicable, taking site constraints, and the Long Range Development Plan into consideration. A minimum distance of forty (40) feet between Hamilton Library, Phase III and Edmondson Hall shall be maintained.

#### C. SOCIAL CHARACTERISTICS

Social impacts that may accrue as the result of the proposed project are considered to be for the most part, positive in nature. The temporary disruption of student library services that may occur during the construction phase will be offset by the increased capabilities of the expansion program. The availability of increased book stacks, increased seating areas, improved physical plant facilities, and the expansion of the ancillary library services will meet the demands of a growing Manoa campus student body.

#### D. PHASING AND FUNDING

The preliminary design and construction schedule is planned to commence in June, 1992 and be completed by May, 1997. The approximate cost of the planned construction is estimated to be \$34,000,000.00 in 1990 dollars. Onsite costs for the structure will be \$30,500,000 and offsite improvements for utilities relocation, landscaping, and expanded sewer and water lines will add \$3,500,000.

#### IV. AFFECTED ENVIRONMENT

##### A. PROJECT LOCATION

The proposed project site fronts on Maile Way and is located adjacent to the existing Hamilton Library.

##### B. EXISTING SITE CONDITIONS

The site is , occupied by the snack bar and this facility will be demolished. It has been urbanized for student use and is subject to high density traffic, pedestrian and vehicular.

##### C. ENVIRONMENTAL CHARACTERISTICS

###### 1. Geographical Characteristics

###### a. Topography

As stated previously, the existing site is occupied by the snack bar and is flat with a 0-3 percent slope.

###### b. Soils

The soils at the project site are classified as MIA, Makiki stony clay loam. "This soil is almost entirely in urban use and is well-drained and generally found on alluvial fans/terraces. Annual rainfall is 30-60" and occurs most between November-April." *Soil Conservation Service, U.S. Department of Agriculture. "Foundation Investigation, Hamilton Library - Phase 3, University of Hawaii, Manoa Campus D.A.G.S. Job No. 12-31-3334, Ernest K. Hirata & Associates, March 22, 1991."*

###### 2. Hydrological Characteristics

###### a. Drainage

There will be no significant impact on drainage by the development of Hamilton Library, Phase III. The added hard surfaces of the extended building will potentially increase surface runoff; however, the existing campus drainage system will accommodate the anticipated increase in volume. A drainage report, if required, will be prepared for submission to the City and County of Honolulu, Department of Public Works, at the time of building permit processing.

b. Flood Plain Management

According to the National Flood Insurance Program Flood Insurance Rate Map by the Federal Emergency Management Agency, the project site is designated Zone X, "Areas determined to be outside 500 year flood plain."

c. Biological Characteristics

The site as presently occupied by the snack bar, has been part of the University campus since the 1970s when extensive on-campus development and construction marked the emergence of the Manoa campus as the major institution of higher learning in the Pacific. Most recently, the campus has developed a character of increased density and in the process, the resident fauna has become increasingly scarce. There are no known endangered or protected species of flora or fauna on the project site. (DLNR, Division of Forestry and Wildlife, 6/3/91; Dr. Charles H. Lamoureux, UH/Manoa Botany Department).

d. Historic/Archaeological Characteristics

There are no known historic or archaeological features on the project site. In the event that during site preparation, sites are uncovered, the standard policy of halting work and notifying the State Historic Preservation Office at the Department of Land and Natural Resources will be observed. (Mr. Tom Dye, Oahu Historic Sites Coordinator, DLNR, Historic Preservation Division, 6/3/91).

## V. IMPACTS AND MITIGATION MEASURES

### A. ENVIRONMENTAL DESIGN AND IMPLEMENTATION CONSIDERATIONS

1. Design compatibility with the existing Hamilton Library structure is vital to the maintenance of visual aesthetics. The Phase III addition will be designed to complement the existing structure.
2. Landscaping will be incorporated to minimize the visual impact of the Phase III addition. The use of plant material which is compatible to the landscaping found throughout the site will help to blend the new structure into the existing campus.
3. Renovations for the existing Library exteriors and interiors will improve and restore the functional efficiency of the Library overall. These would be in the areas of utilities, where age and obsolescence has rendered existing equipment ineffective. Cosmetic repairs to exterior surface areas will also restore the building's appearance.

### B. CONSTRUCTION RELATED IMPACTS AND MITIGATION MEASURES

#### 1. Noise

Noise impacts due to construction will be noticeable and unavoidable to current users of Hamilton Library and the adjacent buildings. Scheduling if practicable, will be encouraged so as to minimize the construction related noise to students, faculty, and staff. Noise permits will be obtained from the State Department of Health during the construction phase. These permits will be for those periods when construction equipment or other devices exceed allowable noise levels.

#### 2. Air Quality

Fugitive Dust control will be the responsibility of the general contractor in charge of the Phase III construction. As such, the control of fugitive dust will be in conformance with Chapter 60-Air Pollution Control, State Department of Health Regulations.

#### 3. Water Quality

There are no anticipated significant impacts to sediment into streams or drainage ways from this project. Site preparation will consist essentially of clearing the snack bar, foundation work, and structural construction of a six story addition.

#### 4. Social Impacts

The Manoa campus represents at the present time, a community that is diverse in makeup and extensive in numbers. The Hamilton Library is the focal point for research and study for the undergraduate and graduate student communities. Also, the evening and non-credit student population places increased demands on the Library facilities, which in turn has resulted in this planned expansion. It is felt that with the completion of the Phase III addition, the new space and expanded facilities will provide a continuing service to the campus.

### C. UTILITIES AVAILABILITY AND REQUIREMENTS

#### 1. Electrical Service

Analysis of the current electrical power demand indicates that the addition of Phase III will place additional load requirements on the current system. Phase III expansion will provide upgraded capacity for the increased lighting and power loads. The present load on the existing 12.47 KV feeders is estimated at 4500 KVA (5900 KVA connected at 75% demand factor) on circuit M-3 (350 MCM 6000 KVA capacity) and 3000 KVA (5900 KVA connected at 50% demand factor) on circuit M-4 (500 MCM 8000 KVA capacity). Existing primary circuit M-3 is inadequate for projected additional load and will be upgraded to accommodate new building addition demand. Emergency power is not presently provided to the Hamilton Library. With the increased usage of computer systems, microfilm areas, special collections (rare books), and elevators, a separate emergency power generation source will be included.

#### 2. Telephone Service

An expanded telecommunication system will be included in the Phase III expansion.

#### 3. Potable Water Demand

The Board of Water Supply indicated in their comments on the approved Planned Review Use Application for the Five Year

Master Plan (August,1989), that their practice is to review each water request application at time of submittal, determining at that time, the availability of potable water. Fire protection demand will also be reviewed upon completion of building utilities design for overhead sprinkler system and hydrant location.

#### 4. Sewerage Demand

In order to maximize the use of the site for the Phase III addition, the 24" sewer and the 6' x 4' box storm drain that run through the area will be re-routed. The sewer and box drain will be routed west in Maile Way to the service drive between Hamilton Phase III and the new parking garage, south along this service drive, and then east between Phase III and Edmondson Hall, and reconnecting to the existing lines. At the time of design, plans will be submitted to the City Department of Public Works for review.

#### 5. Drainage

The existing drainage system on campus flows into an injection well on the Quarry floor near the parking structure. The additional anticipated storm runoff quantities will not significantly impact this system. As discussed above, the box drain will be designed to accommodate drainage from the new addition. Design plans will be submitted to the City for review.

#### 6. Solid Waste/Refuse

Refuse collection on the Manoa campus is managed by University personnel and the anticipated increase in refuse from this proposed addition (6.5 cubic yards) will be collected on campus and disposed of at the appropriate City facilities.

## VI. ALTERNATIVES CONSIDERED

### A. PLANNING ASSUMPTIONS

The alternatives that were considered in planning review for this project were for the most part, unrealistic. These were the "Do-nothing" alternative and the re-location alternative. Evaluating the needs for additional library space at Hamilton Library was predicated on increased demand by additional student population growth. Also, both alternatives considered are contrary to the Long Range Development Plan which has been approved by the City & County of Honolulu, Department of Land Utilization, Planned Review Use process.

To "Do-nothing" would have denied the demands of the library's customers, and this would not be acceptable to the University administration.

Relocation of the physical plant would not be cost-effective since: a) the location of Hamilton Library is critical in terms of centralization and convenience to the greatest number of students and library users, and b) to duplicate the entire Hamilton Library would result in enormous costs even if space on campus was available.

## VII. DETERMINATION, FINDINGS, AND REASONS SUPPORTING DETERMINATION

After completing an assessment of the potential environmental effects of the proposed project and consulting with other government agencies, it has been determined that an Environmental Impact Statement (EIS) is not required. Therefore, this document constitutes a Notice of Negative Declaration.

Reasons supporting the Negative Declaration determinations are as follows, using as the criteria, the policy, guideline, and provisions of Chapters 342, 343, and 344, Hawaii Revised Statutes.

1. Construction of the Phase III expansion of Hamilton Library will be the least significant in terms of negative impact due to physical parameters of Noise, Air Quality, and Surface runoff. This is especially true when compared to a total relocation at a site other than the proposed site. Permanent degradation to ambient standards of Air, Noise and Water Quality standards will not occur.
2. Planned expansion fulfills the demands of a projected increase in student population through the planning year of 2015.
3. There will be no increased traffic, utilities demand, and other social impacts to adjacent residential communities. The planned expansion is entirely on campus as an addition to the existing Hamilton Library.
4. There are no known endangered plant or animal species on the proposed project site. All species are exotic or introduced species.
5. There are no historic or archaeological sites within the project limits. If during excavation for the foundation work, sites are uncovered, work is to stop and the State Historic Preservation Office will be notified to determine the significance of any sites or finds that are uncovered.
6. Onsite grading will be limited to site preparation which will consist of the removal of the existing snack bar, relocation of existing sewer and water lines, electrical and telephone lines, and preparation of the foundation footings for the structure.
7. Secondary impacts (*those impacts that accrue as the result of increased development, i.e. those described in # 3*), due to the implementation of this planned expansion are not considered to be significant, and cumulative impacts will also be insignificant.

**VIII. APPLICABLE PERMITS REQUIRED**

1. City Building Permit
2. City Grading Permit
3. State Department of Health Noise Permit ( if required)

**IX LIST OF PREPARERS**

Matsushita - Saito and Associates Architects in association with  
WMFL, P.S., Architects & Engineers

Department of Accounting & General Services

Environmental Communications, Inc.

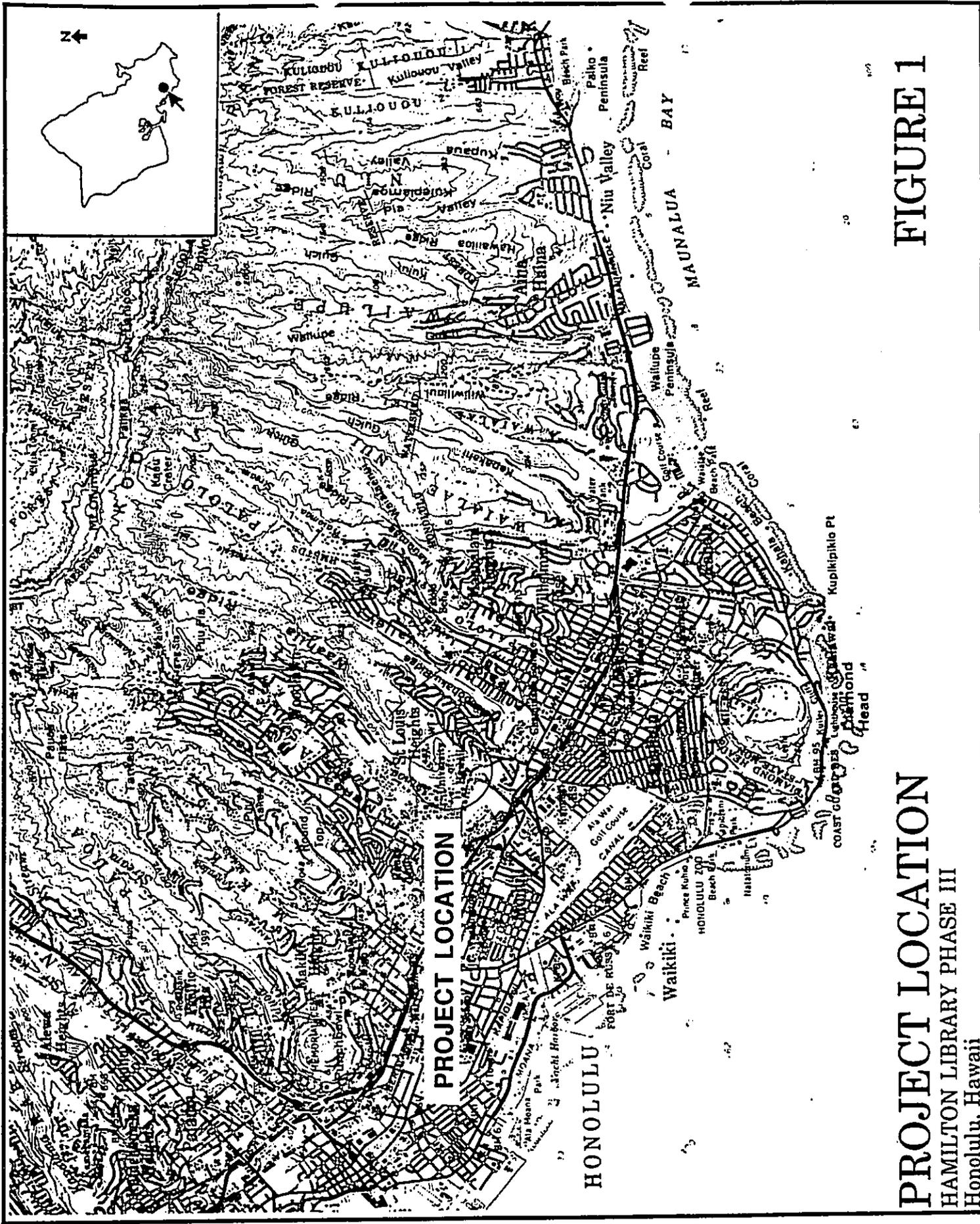
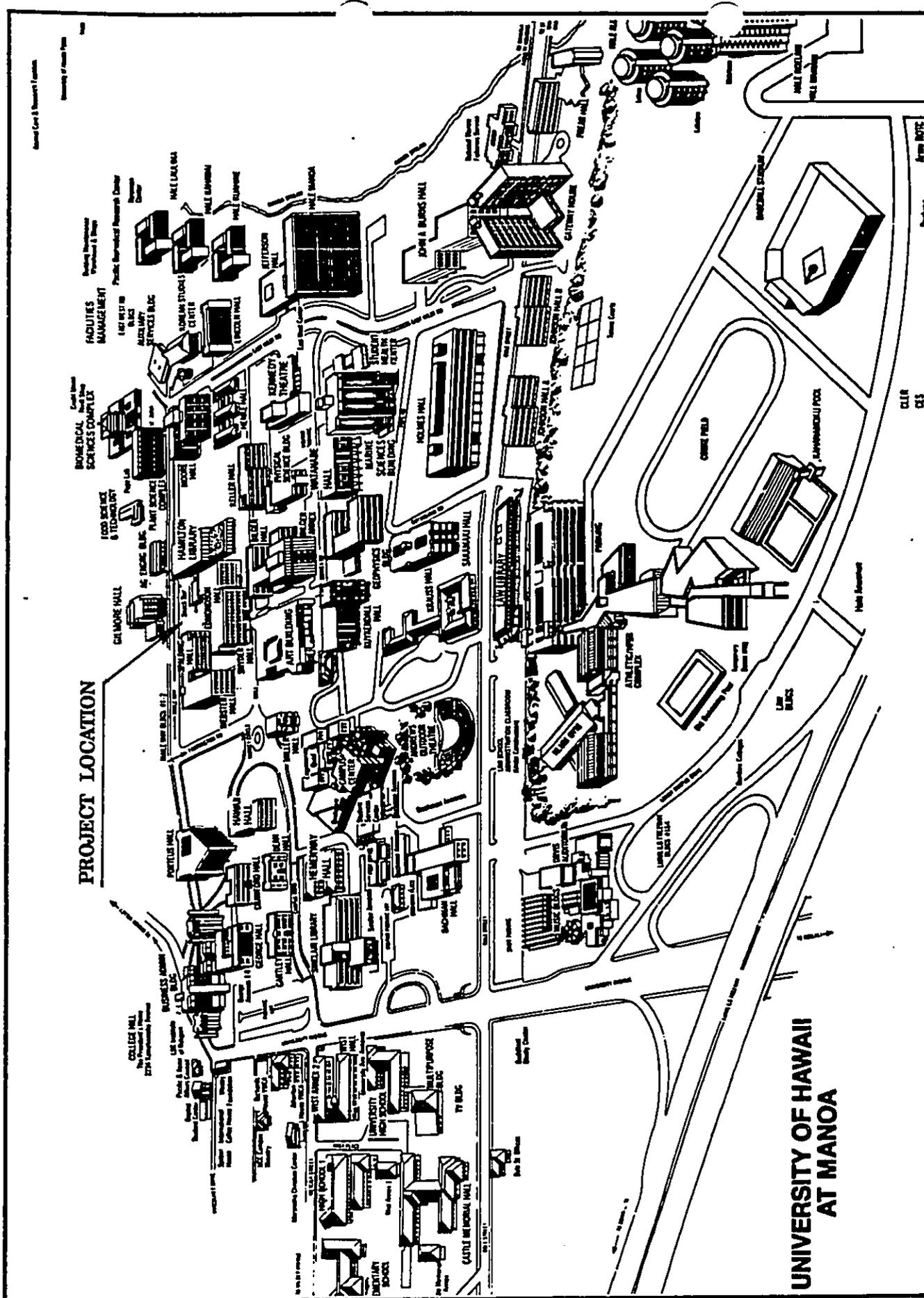


FIGURE 1

PROJECT LOCATION  
 HAMILTON LIBRARY PHASE III  
 Honolulu, Hawaii

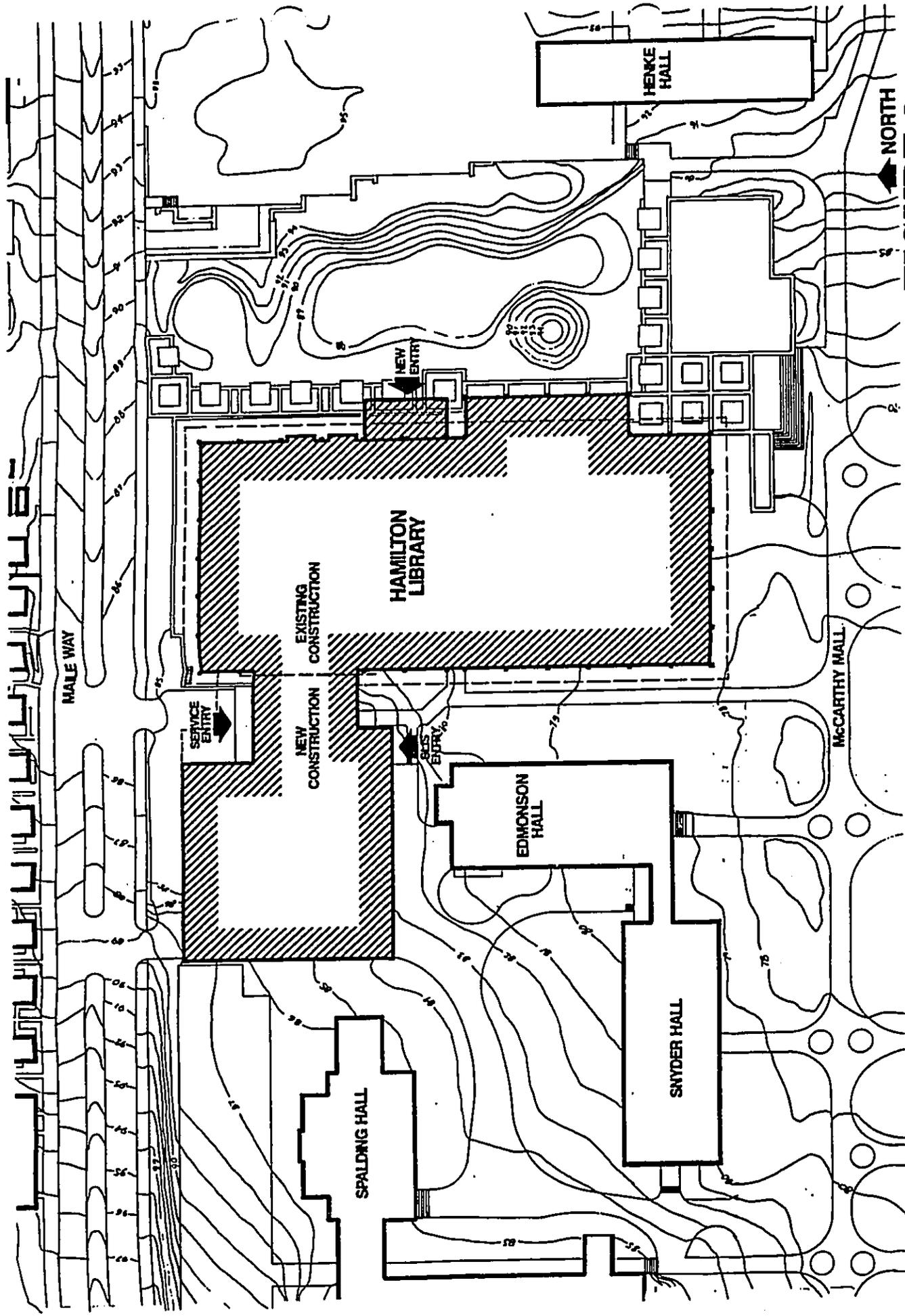


PROJECT LOCATION

UNIVERSITY OF HAWAII  
AT MANOA

CAMPUS SITE PLAN  
HAMILTON LIBRARY PHASE III  
Honolulu, Hawaii

FIGURE 2



**FIGURE 3**

**PROJECT SITE MAP**  
 HAMILTON LIBRARY PHASE III  
 Honolulu, Hawaii