

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

REF:SP-YS

DEC 19 1991

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

MANABU TAGOMORI  
Dan Kochi

AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS  
CONSERVATION AND RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE LAND MANAGEMENT  
STATE HISTORIC PRESERVATION  
STATE PARKS  
WATER AND LAND DEVELOPMENT

RECEIVED

'91 DEC 20

OFC. OF ENVIRONMENTAL QUALITY CONTROL  
Ref. No. 91SW-184

Mrs. Winona E. Rubin  
Director  
Department of Human Resources  
State of Hawaii  
Honolulu, Hawaii 96813

Subject: Environmental Assessment for Weinberg Villages Malaekahana Project, Oahu  
Tax Map Key No. 5-6-1: Portions of 47 & 64

Dear Director Rubin:

We have reviewed the environmental assessment for Weinberg Villages Malaekahana Project which was recently obtained from the Office of Environmental Quality Commission. We note that the environmental assessment made no reference to federal regulation governing the use of the park which was financed with federal funds under the Land and Water Conservation Fund Act. As you may be aware, the federal regulation detailing the requirements for approving conversion of the park land for the proposed housing project provides that approval of the use conversion is contingent upon a showing that:

- (1) All practical alternative to the proposed conversion have been evaluated.
- (2) The fair market value of the property to be converted has been established and the property proposed for substitution is of at least equal fair market value as established by a State approved appraisal (prepared in accordance with uniform federal standards) excluding the value of structures or facilities that will not directly enhance its outdoor recreation utility.
- (3) The property proposed for replacement is of reasonably equivalent usefulness and location as that being converted.
- (4) The property proposed for substitution meets the eligibility requirements for Land and Water Conservation Fund assisted acquisition.
- (5) In the case of assisted sites which are partially rather than wholly converted, the impact of the converted portion

FILE  
22

235

Ms. Winona E. Rubin  
Page 2

DEC 19 1991

- on the remainder shall be considered. If such a conversion is approved, the unconverted area must remain recreational viable or be replaced as well.
- (6) All necessary coordination with other federal agencies has been satisfactorily accomplished.
  - (7) The guidelines for environmental evaluation have been satisfactorily completed and considered by the National Park Service during its review of the proposed action.
  - (8) Intergovernmental Review System (E.O. 12372) review procedures have been adhered to if the proposed conversion and substitution constitute significant changes to the original Land and Water Conservation Fund project.
  - (9) The proposed conversion and substitution are in accord with the State Comprehensive Outdoor Recreation Plan.
  - (10) Staff consideration of the above points reveals no reason for disapproval and the project files are so documented.

As sponsor of the proposed housing project, your agency will need to prepare the information and reports relative to the items listed above. We will work with the National Park Service to satisfy the procedures for the conversion of the park land for non-recreation use.

Very truly yours,

/S/ WILLIAM W. PATY

WILLIAM W. PATY

cc: Office of Environmental Quality Control

1991-10-23-OA-FBA-

**FILE COPY**

(FINAL)  
SPECIAL MANAGEMENT PERMIT AND  
ENVIRONMENTAL ASSESSMENT for the

**WEINBERG VILLAGES MALAEKAHANA**  
Tax Map Key: 5-6-1: Portions of 47 & 64  
Island of Oahu, Hawaii

SEPTEMBER 1991

PREPARED FOR:

Department of Human Services  
State of Hawaii

CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF LAND UTILIZATION

650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."  
~~PLEASE ASK FOR THESE INSTRUCTIONS.~~

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.

*Please print legibly or type the required information.*

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Agricultural Cluster                   | <input type="checkbox"/> Park Dedication             | <input checked="" type="checkbox"/> Special Management Area Permit/Assessment |
| <input type="checkbox"/> Cluster Housing                        | <input type="checkbox"/> Plan Review Use             | <input type="checkbox"/> State Special Use Permit                             |
| <input type="checkbox"/> Country Cluster                        | <input type="checkbox"/> Planned Development-Housing | <input type="checkbox"/> Subdivision  |
|   | <input type="checkbox"/> Shoreline Setback Variance  | <input type="checkbox"/> Sunlight Reflection                                  |
|   | <input type="checkbox"/> Site Plan Review            | <input type="checkbox"/> Variance from LUO Sec.(s): _____                     |
| Conditional Use Permits:  |  |   |
| <input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 |  |   |
| <input type="checkbox"/> Existing Use                           | <input type="checkbox"/> Site Development Plan       | <input type="checkbox"/> Waiver (public uses/utilities)                       |
| <input type="checkbox"/> Flood Hazard Variance                  | <input type="checkbox"/> Special District: _____     | <input type="checkbox"/> Zero Lot Line  |
|   | (Indicate District)                                  | <input type="checkbox"/> Zone Change, From _____ to _____                     |
|   |  | <input type="checkbox"/> Zoning Adjustment, LUO Sec.(s): _____                |

TAX MAP KEY(S): TMK No. 5-6-1: Portions of 47 & 64

LOT AREA: Parcel 47: 5.85 acres; Parcel 64: 3.23 acres

ZONING DISTRICT: R-5 Residential STATE LAND USE DISTRICT: Urban

STREET ADDRESS/LOCATION OF PROPERTY: 6/10 mile past Malaekahana State Park.

RECORDED FEE OWNER:

Name State Dept. of Land & Natural Resources  
Mailing Address 1151 Punchbowl Street  
Honolulu, HI 96813  
Phone Number 548-6550  
Signature William M. Paty, Jr.

APPLICANT:

Name State Dept. of Human Services (DHS)  
Mailing Address 1390 Miller Street  
Honolulu, Hawaii 96813  
Phone Number 586-4997  
Signature Winona Rubin, Director

PRESENT USE OF PROPERTY/BUILDING:

Six (6) vacation homes leased to Network Enterprises for about 4 years or more.

AUTHORIZED AGENT/CONTACT PERSON:

Name Robert Stauffer, Dept. of Human Svcs  
Mailing Address 1390 Miller Street  
Honolulu, Hawaii 96813  
Phone Number 586-4993  
Signature Robert A. Stauffer

PROJECT NAME (if any): Weinberg Villages Malaekahana

PROJECT PROPOSAL (Briefly describe the proposed activity or project): Construct transitional housing units to accommodate not more than 55 homeless families; 35 family units, 20 single/couple units, 5 admin/child care units, 3 laundry units & 60 parking stalls. Upon completion, DHS will contract a non-profit agency to manage the units. The homeless village will be maintained for not more than 5 years from construction completion. State and private funds will be utilized.

FOR DEPARTMENT USE ONLY

FILE NO. \_\_\_\_\_

Submitted Fee Amount: \$ \_\_\_\_\_

State Application Accepted: \_\_\_\_\_ Accepted By: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Approved                                  | <input type="checkbox"/> Denied for reason(s) given below. |
| <input type="checkbox"/> Approved with conditions indicated below. | <input type="checkbox"/> Exempt project.                   |

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

Signature

Title

Date

The above approval does not constitute approval of any other required permits, such as building permits.

SPECIAL MANAGEMENT AREA USE PERMIT  
SUPPLEMENTAL INFORMATION

INTRODUCTION

This supplement addresses the filing requirements for a Special Management Area Use Permit (SMP) of the City and County of Honolulu

PROJECT OVERVIEW

The State Department of Human Services (DHS) proposes to develop the "Weinberg Villages Malaekahana" project with the assistance of the City and County of Honolulu and the Weinberg Foundation. The project is a Government Assistance Program under Chapter 201E-210, HRS, and therefore eligible for certain government exemptions.

The project will provide transitional housing for not more than 55 families, consisting of 35 family units, 20 single/couple units, and 5 administrative/child care units. The village will consist of 5 "clusters," consisting of living units fronting a courtyard made up of tot lots, barbecue grills, and picnic benches. Three of the five clusters will have laundry facilities.

PROJECT LOCATION

The Weinberg Villages Malaekahana is located on Tax Map Key 5-6-5: Portions of 47 and 64. The village site is located in the northeast area of the Island of Oahu at the southern edge of Kahuku Town, approximately 6/10 mile north of Malaekahana State Park.

DEVELOPMENT SCHEDULE

Upon receipt of necessary permits and development approvals in the third quarter of 1991, site preparation and construction will begin, with occupancy expected in the last quarter of 1991 or the first quarter of 1992.

ENVIRONMENTAL, ECONOMIC AND SOCIAL IMPACTS

There will be no impacts on the recreational, historical, open space, economic, environmental and coastal resources within the area.

- ▶ **Recreational Resources.** The proposed development is located about 6/10 mile north of Malaekahana State Park. The site is zoned R-5 and was intended for 6 vacation homes. As such, the project will not impede access to Malaekahana Beach.
- ▶ **Historical Resources.** According to the Historic Preservation Division of the State Department of Land and Natural Resources, the site has been surveyed for historic sites, and cores were taken to test for the possibility of subsurface historic sites. No sites were found. Thus, village construction will have "no effect" from the historical resources perspective.

- ▶ **Open Space Resources.** As stated in the discussion regarding recreational resources, the project site was intended for the development of vacation homes. Thus, the proposed villages project is in keeping with the planned residential use of the site thereby maintaining existing open space resources in adjacent areas.
- ▶ **Economic Impact.** The proposed development will result in a temporary delay in the lessee's (Network Enterprises') plans to build vacation homes on the site. However, the temporary shelter project is going to be in operation for a limited 5-year period, thus allowing for future use of the site and not foreclosing any planning options. Further, the State will be paying for the water source development and sewer system hookup costs for the proposed project. Because of this, any future development on the site will be benefiting from the fact that infrastructure systems will already be in place.
- ▶ **Environmental Resources.** The proposed Villages project will not have any significant adverse environmental impacts on the site. The proposed development is a temporary use which will be removed in 5 years, thus allowing for future use of the site for public recreation (as possible State Park expansion) or for vacation homes, and not foreclosing any planning options that may be detrimental to existing environmental resources.
- ▶ **Coastal Resources.** While the site is 500 feet away from Malaekahana Beach and the ocean, no major grading is proposed, so that drainage and surface runoff systems are not anticipated to have any major impact on coastal waters. Additionally, infrastructure improvements will be installed to City and County Standards.

JOHN WAIHEE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES

WINONA E. RUBIN  
DIRECTOR

LYNN N. FALLIN  
DEPUTY DIRECTOR

LESLIE S. MATSUBARA  
DEPUTY DIRECTOR

September 12, 1991

Mr. Brian Choy  
Director  
State Office of Environmental Quality Control  
220 South King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Choy:

**Negative Declaration for:  
Weinberg Villages Malaekahana  
TMK No: 5-6-1: Portions of 47 & 64**

We are hereby submitting four (4) copies of the Special Management Area (SMA) Use Permit application package for the Weinberg Villages Malaekahana, TMK No. 5-6-1: Portions of 47 and 64, located on the Island of Oahu. The project proposal is to construct transitional housing units to accommodate 55 homeless families at the Malaekahana location for a 5-year period.

Upon our review and analysis of the conditions and impacts presented in the attached Environmental Assessment (presented herein as a supplement to the SMA permit package), we have concluded that the proposed project will not have a significant cumulative impact on the environment. Therefore, we are issuing a Negative Declaration for the subject project.

We are requesting that this Negative Declaration be published in the OEQC Bulletin. Please do not hesitate to call Bob Stauffer at 586-4993 or me should you have any questions regarding this matter. Thank you in advance for your attention to this request.

Sincerely,

Handwritten signature of Winona E. Rubin in cursive script.

WINONA RUBIN  
DIRECTOR

Enclosure

AN EQUAL OPPORTUNITY AGENCY

ENVIRONMENTAL ASSESSMENT for the

WEINBERG VILLAGES MALAEKAHANA

Tax Map Key: 5-6-1: Portions of 47 & 64  
Island of Oahu, Hawaii

SEPTEMBER 1991

PREPARED FOR:

Department of Human Services  
State of Hawaii

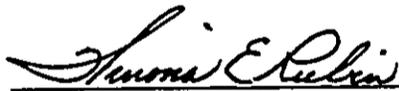
ENVIRONMENTAL ASSESSMENT  
FOR  
WEINBERG VILLAGES MALAEKAHANA PROJECT  
ISLAND OF OAHU, HAWAII  
TAX MAP KEY NO: 5-6-1: Portions of 47 & 64

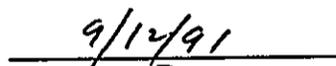
This document was prepared pursuant to Chapter 343, HRS

PROPOSING AGENCY:  
Department of Human Services  
State of Hawaii  
Liliuokalani Building  
1390 Miller Street  
Honolulu, Hawaii 96813

SEPTEMBER 1991

RESPONSIBLE OFFICIAL:

  
\_\_\_\_\_  
Winona Rubin, Director

  
\_\_\_\_\_  
Date

## TABLE OF CONTENTS

	<u>Page</u>
SUMMARY INFORMATION	1
SECTION 1 - BACKGROUND AND PURPOSE	2
1.1 Background	2
1.2 Purpose	4
SECTION 2 - DEVELOPMENT PROPOSAL	7
2.1 Location	7
2.2 Project Description	7
2.3 Development Schedule	10
2.4 Estimated Development Costs	10
2.5 Disposition of the Village After 5-Year Transition Period	10
SECTION 3 - ENVIRONMENTAL CONDITIONS AND PROJECT IMPACTS	11
3.1 Existing and Surrounding Uses	11
3.2 Physiography	11
3.3 Climate	12
3.4 Geology and Soils	12
3.5 Surface Water and Drainage	12
3.6 Natural Hazards	12
3.7 Hydrology	13
3.8 Visual Character	13
3.9 Air Quality	13
3.10 Noise Impact	14
3.11 Flora and Fauna	14
3.12 Historic, Cultural and Archaeological Resources	15
SECTION 4 - PUBLIC FACILITIES AND SERVICES AND PROJECT IMPACTS	16
4.1 Water System	16
4.2 Drainage System	17
4.3 Wastewater System	17
4.4 Circulation	17
4.5 Solid Waste	17
4.6 Power and Communication	17
4.7 Police and Fire Protection	18
4.8 Schools and Hospitals	18

	<u>Page</u>
<b>SECTION 5 - SOCIO-ECONOMIC CONDITIONS AND PROJECT IMPACTS</b>	19
5.1 Social Considerations	19
5.2 Economic Considerations	19
<b>SECTION 6 - LAND USE POLICIES</b>	20
6.1 State Land Use Policies	20
6.2 County Plans and Programs	21
6.3 Development Plan	21
6.4 Zoning	21
6.5 Special Management Area	22
6.6 Subdivision Requirements	22
6.7 Land Use and Development Standards	22
6.8 Permitting and Development Standards	22
6.9 Summary of Required Land Use Permits and Approvals	22
<b>SECTION 7 - ALTERNATIVES</b>	23
7.1 No Action Alternatives	23
7.2 Alternative Sites	23
7.3 Alternative Concepts	24
7.4 Alternative Building Designs	24
<b>SECTION 8 - DETERMINATION</b>	25
8.1 Determination	25
8.2 Findings and Reasons Supporting Determination	25
APPENDIX A - Honolulu City Council Resolution 91-172	
APPENDIX B - Honolulu City Council Resolution 91-206	
APPENDIX B - Outline Specifications	

LIST OF FIGURES

Figure No. 2-1	Location Map
Figure No. 2-2	Vicinity Map
Figure No. 2-3	Site Plan
Figure No. 2-4	Cluster Plan
Figure No. 2-5	Family Unit
Figure No. 2-6	Couples Unit
Figure No. 2-7	Large Family Unit
Figure No. 2-8	Admin./Child Care/Study Hall
Figure No. 2-9	Laundry
Figure No. 2-10	Exterior Elevations
Figure No. 2-11	Building Sections
Figure No. 6-1	Land Use Designations

SUMMARY INFORMATION

Project: Weinberg Villages Malaekahana:  
Homeless Families Kokua Program,  
New Villages Project

Proposing Agencies: State of Hawaii:  
- Department of Human Services  
- Department of Land and Natural Resources  
City and County of Honolulu  
- Department of Housing and Community Development  
- Department of Land Utilization  
- Department of Parks and Recreation

Accepting Authority: Department of Human Services  
State of Hawaii

Tax Map Key No. and Area: 5-6-1: Portions of 47 & 64  
Parcel 47: 5.85 acres  
Parcel 64: 3.23 acres

Owner(s): State of Hawaii

Land Use Designations: SLUC: Urban  
City/County DP: Parks and Recreation  
Zoning: R-5 (Residential)

Existing Use(s): Existing Use(s): 6 vacation homes leased to Network  
Enterprises for  $\pm$ 4 years more. 6/10 mile past Malaekahana  
State Park.

SECTION 1  
BACKGROUND AND PURPOSE

1.1 Background

The State Department of Human Services (DHS) proposes to develop the "Weinberg Villages Malaekahana" project with the assistance of the City and County of Honolulu and the Weinberg Foundation. The project is a Government Assistance Program under Chapter 201E-210, HRS, and therefore eligible for certain governmental exemptions.

The project is targeted to meet the needs of homeless families in Hawaii by providing transitional shelter units. According to the State's contracted survey on homelessness in Hawaii ("Hawaii's Homeless" by SMS Research, June 1990), there were approximately 8,000 homeless people of whom 3,000 were children of approximately 1,200 families. Private agencies report that the actual figures may be higher for families with children.

The most successful local programs addressing this social emergency are the transitional shelters developed by the City and County of Honolulu, operated by non-profit agencies with partial operational support from the State. These programs, however, are only providing help to fewer than 200 homeless families.

Governor John Waihee and Mayor Frank F. Fasi, in December 1990 therefore, initiated this project to develop transitional units for another 500 homeless families. The New Villages Project is a part of the Homeless Families Kokua Program. The Program is an integrated approach to addressing the problem of homelessness. The New Villages Project began with an idea of building a single site for all the units. Discussions with experienced non-profit agencies in January and February 1991 resulted in a modified plan of "villages" approximately 55 families, spread around the island, with no site having more than two villages.

In early 1991, the State, with City assistance, seriously considered 55 sites and informally reviewed perhaps another 20. DHS released the list of the 55 sites to the media in March 1991. In selecting these sites, DHS has followed technical criteria in line with the policy of equality to ensure site locations in a mix of neighborhoods, rural and urban, with social economic mix of affluent and moderate income communities. The selection mechanism was a process of elimination. Since then seven (7) sites have been selected.

The criteria used for selecting sites are as follows:

1. The site must have a minimum of five acres of land (later modified to two acres);
2. The land must not be currently developed;
3. The land must be owned by the State, City, Federal government, or by a private owner willing to lease or otherwise convey it to the State for a nominal sum;
4. The land must be available for about five years for use as a village;
5. The land must be close to existing infrastructure (water, wastewater, electricity, roads);
6. The land must be generally flat and suitable for buildings; and
7. The land must not present a threat to public health or safety.

On September 5, 1991, the Honolulu City Council passed the Resolution No. 91-206 to grant various exemptions from certain requirements for villages at Koko Head, Haleiwa, and Malaekahana (see the attached Resolution, Appendix B). An earlier Resolution (No. 91-172 on August 7, 1991) authorized exemptions, from certain development requirements for the Manoa, Waimanalo, Waianae, and Ewa sites. Subsequent to the passage of the Resolution, the Manoa site has been eliminated from the future village development. DHS then submitted three additional sites to the City Council as alternate sites to replace the original Hauula, Hawaii Kai and Haleiwa sites and obtain the similar exemptions from certain

requirements. The Council granted the exemptions for these three alternate sites as indicated on September 5, 1991.

The following is a list of villages:

- Ewa-Fort Barrette (TMK: 9-1-16:2,21,22 & 24): City land.
- Haleiwa (TMK: 6-2-6:6 & 7): Private land.
- Koko Head Park (TMK: 3-9-12: portion of 1): City land.
- Malaekahana (TMK: 5-6-1: portion of 47 & 64): State land.
- Waianae (TMK: 8-5-3:21): Private land.
- Waimanalo (TMK: 4-1-15:15): State land.

Each "village" will house approximately 55 homeless families in transitional housing units for not more than five (5) years. Management of the village, once developed by DHS, will be contracted to qualified non-profit corporation(s) by DHS. A subsidy to the non-profit managers for the operation of the sites will be paid by DHS.

#### 1.2 Purpose

This environmental assessment is prepared in accordance with Chapter 343, Hawaii Revised Statutes (HRS) and the rules and regulations of the Office of Environmental Quality Control (OEQC).

The purpose of the environmental assessment is to provide information to public officials and members of the community on the nature of the subject action; to assess existing environmental conditions of the properties and surrounding areas; to evaluate potential impacts that may result from development of the project and to propose mitigation measures for those impacts; and to consider alternatives to the proposed action.

The Weinberg Villages Malaekahana will be developed by DHS with the assistance of the City and County of Honolulu. The project is a Government Assistance Program under

§201E-210, HRS, and therefore eligible for City assistance and certain City Council exemptions.

To the extent that the development of the project is non-conforming to various regulations, including Chapter 343, HRS, DHS seeks exemption of the project therefore under the provisions of §201E-210, HRS, which requires, among other things, the prior approval of the project's preliminary plans and specifications by the Council. The City and County of Honolulu enjoys the powers of 201E-210, HRS, under the provisions of §46-15.1, HRS.

To the degree that Chapter 343, HRS, requires permits or other actions that would prevent the development of this project, DHS requested exemption of such permits or actions. Pursuant to §§46-15.1 and 201E-210, HRS, therefore, DHS considers the project to be exempted from applicable portions of Chapter 343, HRS, contingent on City Council approval.

Further, under §11-200-8(f), Hawaii Administrative Rules (HAR), the normal requirements for an Environmental Assessment and such other regulations under Chapter 343, HRS, for any project may be waived if the Governor declares an emergency.

It is therefore the position of DHS that Chapter 343, HRS, does not apply to this project under exemptions from §11-200-8(f), HAR, and §§46-15.1 and 201E-210, HRS, and that this Environmental Assessment has been voluntarily prepared for the purposes above. Also, that preparation of this EA and its subsequent submission to OEQC, does not suggest an acknowledgement that this project is bound by Chapter 343, HRS.

Finally, it is the position of DHS that if exemption of this project from Chapter 343, HRS, is held by a court of competent jurisdiction to be invalid, then this Environmental Assessment and its subsequent filings shall be construed thereafter by DHS to be done in accordance with Chapter 343, HRS.

On September 5, 1991 the Honolulu City Council authorized certain exemptions for the Malaekahana Villages Project (see Appendix B, Resolution No. 91-206). Specific to the Malaekahana site, the City Council authorized it to be exempt from Chapter 32 of the Revised Ordinances of Honolulu (ROH), as amended, Development Plans, to allow the project to be constructed on lands designated Parks and Recreation on the Development Plan maps. The Council also authorized the site to be exempted from Sections 21A-5.10-1, 21A-5.20-5, 21A-5.40, 21A-7.90, and Table 21-G of the Land Use Ordinance in the ROH, Uses and Development Standards, to waive uses and development standards for the Weinberg Villages.

SECTION 2  
DEVELOPMENT PROPOSAL

2.1 Location

The Weinberg Villages Malaekahana is located on Tax Map Key number 5-6-1: Portions of 47 and 64.

The village site is located in the northeast area of the Island of Oahu at the southern edge of Kahuku Town, approximately 6/10 mile north of Malaekahana State Park. Figure 2-1, shows the general location of this proposed Homeless Villages site. Figure 2-2, details the location of the Malaekahana facility and its immediate vicinity. The proposed site is adjacent to Malaekahana State Park Phase II.

2.2 Project Description

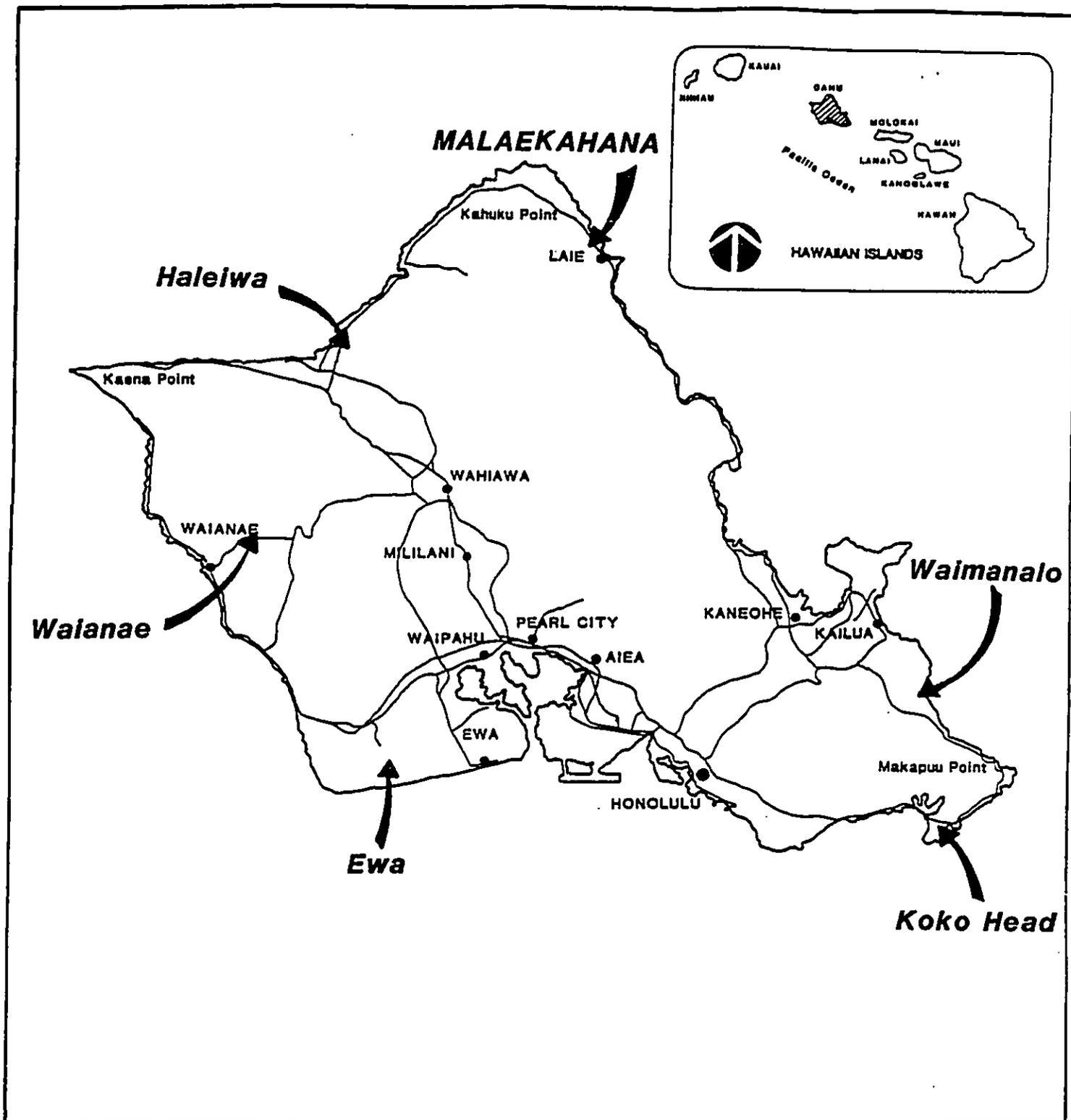
The village will provide transitional housing units for not more than 55 families; consist of 35 family units, and 20 single couple units, 5 administration/child care units. The units will be arranged in 5 "clusters" (see Figure 2-3). Each "cluster" will consist of living units looking into a courtyard made up of a tot lot, bar-b-que grills and picnic benches. Each cluster will consist of living units and one administration/child and infant care/study hall building. Three of the five clusters will have a laundry building. See Figure 2-4 for a general "cluster" arrangement plan.

2.2.1 Building Plans

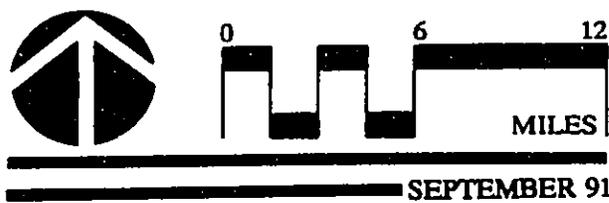
Each cluster will include a mix of three types of living units: family, single couple, and large family. See Figures 2-5, 2-6 and 2-7.

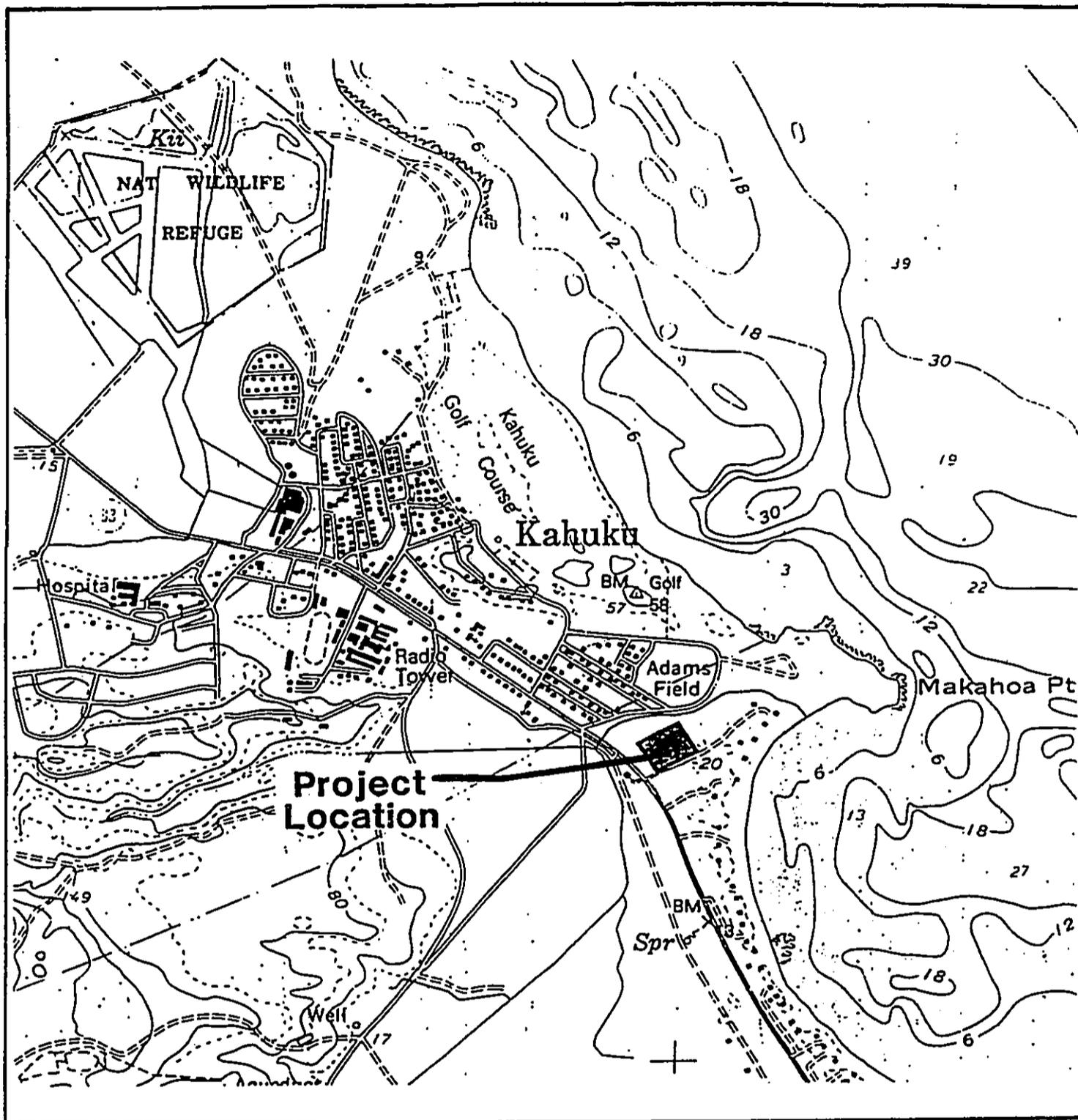
A. Family Unit

A "family unit" will consist of two rooms of 96 square feet each (8 feet by 12 feet) and a small bathroom of 24 square feet (8 feet by 3 feet). This family unit will have two exterior doors and a central partition with interior door.



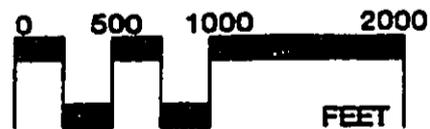
**FIGURE 2-1**  
**LOCATION MAP**  
**HOMELESS VILLAGES PROJECT**  
**Weinberg Villages Malaekahana**  
**State of Hawaii**



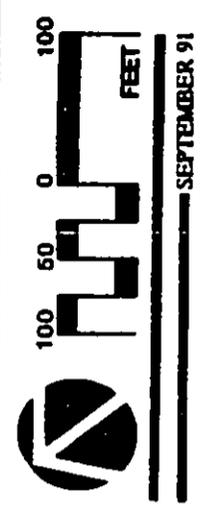
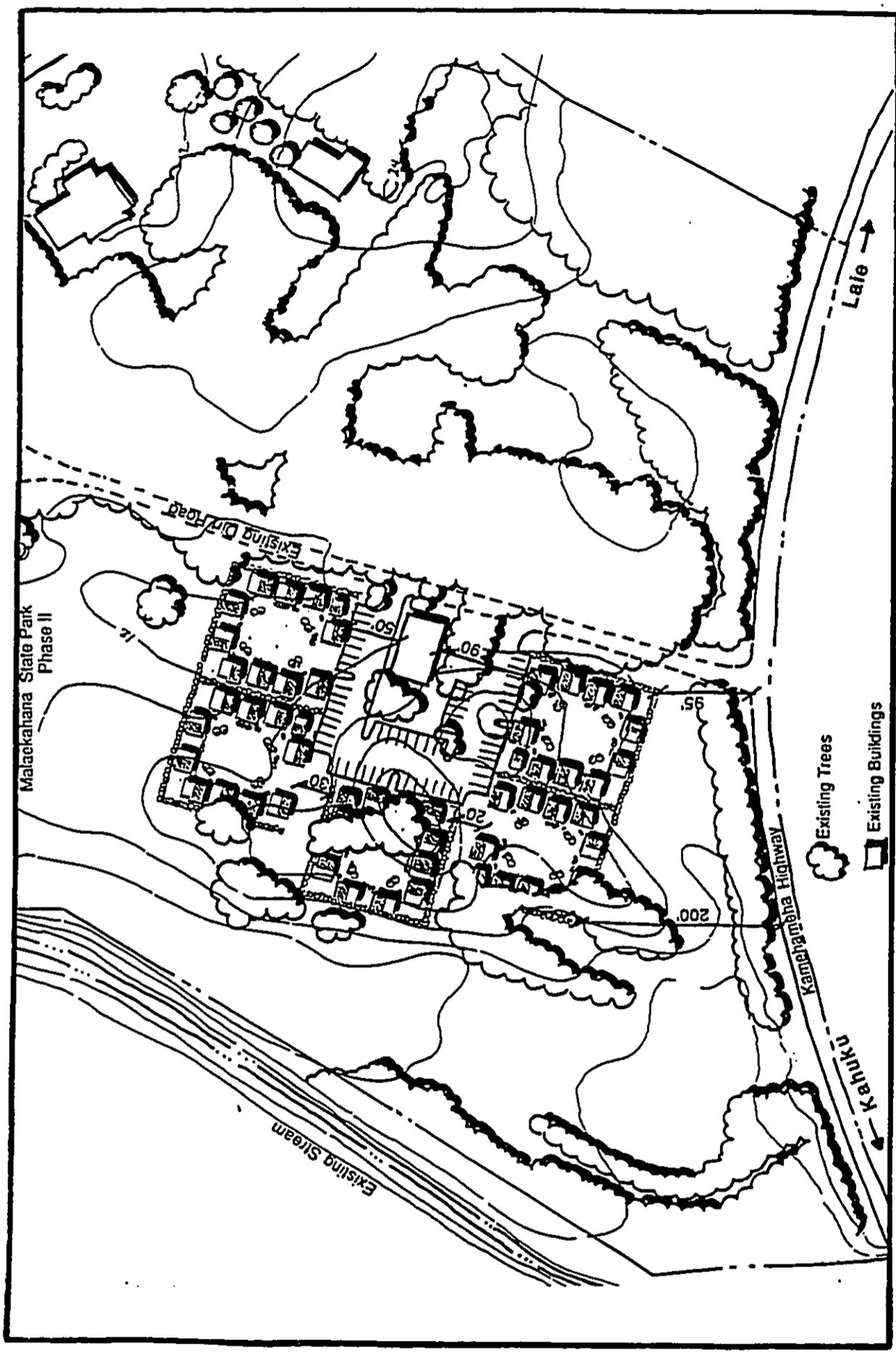


**FIGURE 2-2**  
**MALAEKAHANA FACILITY - VICINITY MAP**  
**TEMPORARY HOUSING FACILITIES FOR THE HOMELESS**

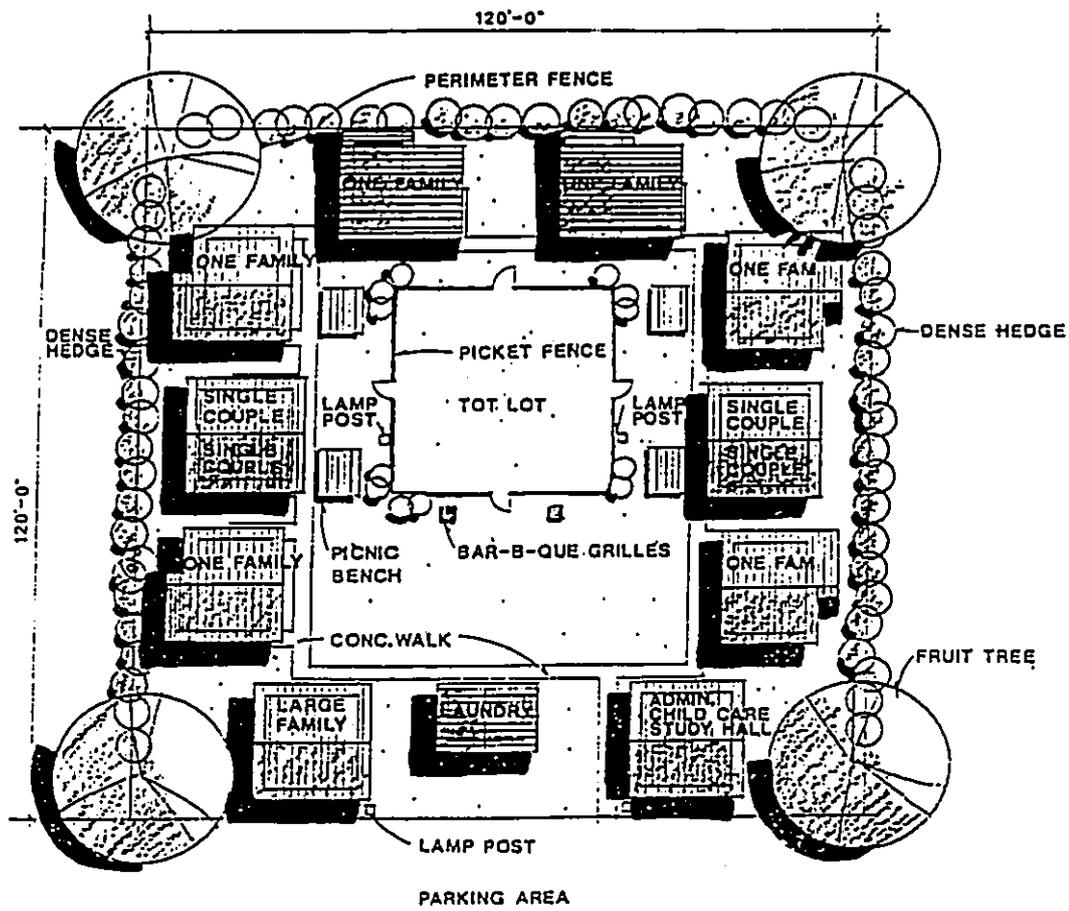
DEPARTMENT OF HUMAN SERVICES  
 STATE OF HAWAII



SEPTEMBER 91

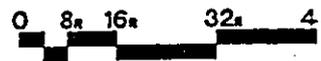


**FIGURE 2-3**  
**MALAEKAHANA FACILITY - SITE PLAN**  
**TEMPORARY HOUSING FACILITIES FOR THE HOMELESS**  
 DEPARTMENT OF HUMAN SERVICES  
 STATE OF HAWAII



**11 FAMILIES**  
**14,400 S.F. = 0.33 ACRE**

FIGURE 2-4  
**CLUSTER PLAN**



**TEMPORARY HOUSING FACILITIES FOR THE HOMELESS**

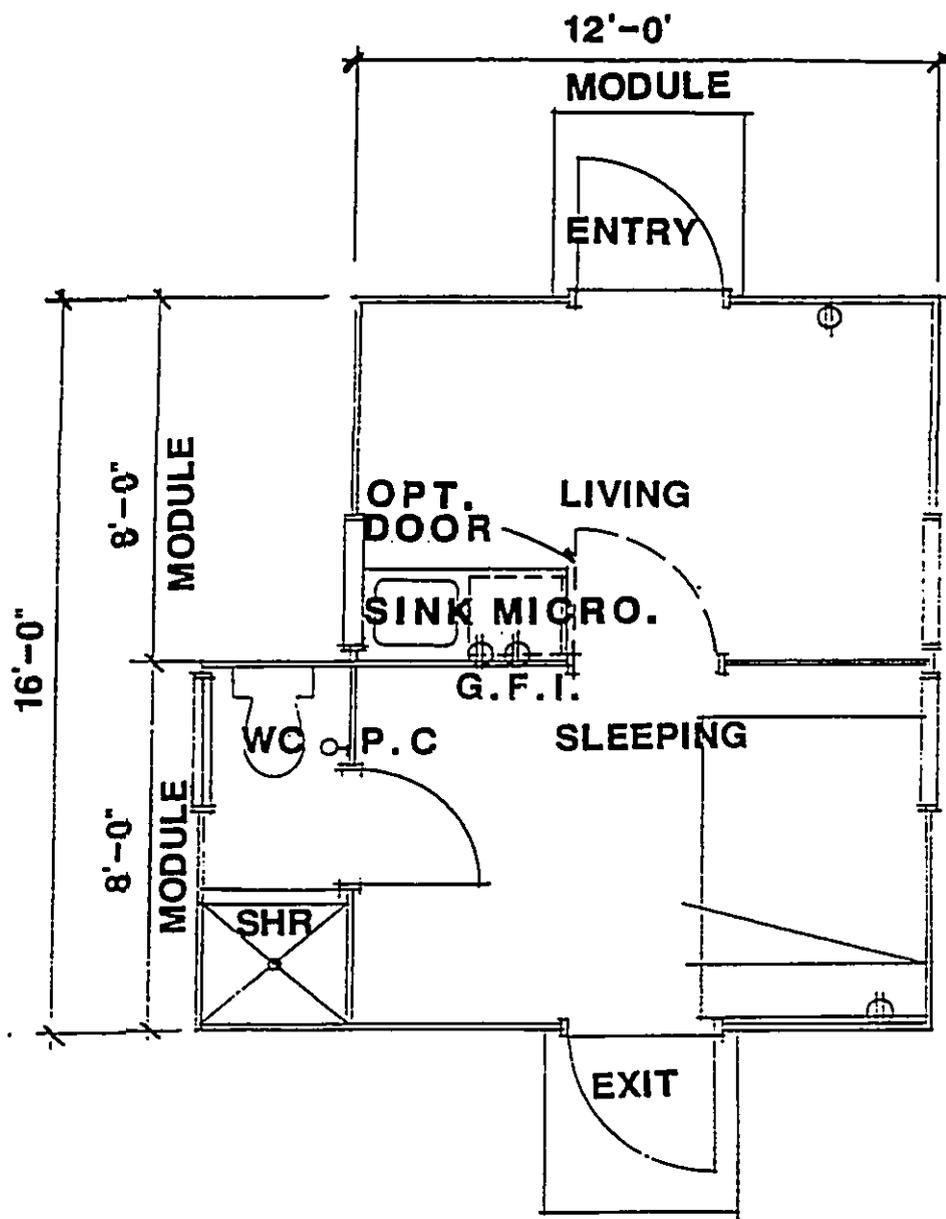
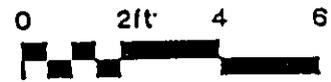


FIGURE 2-5  
FAMILY UNIT



TEMPORARY HOUSING FACILITIES FOR THE HOMELESS



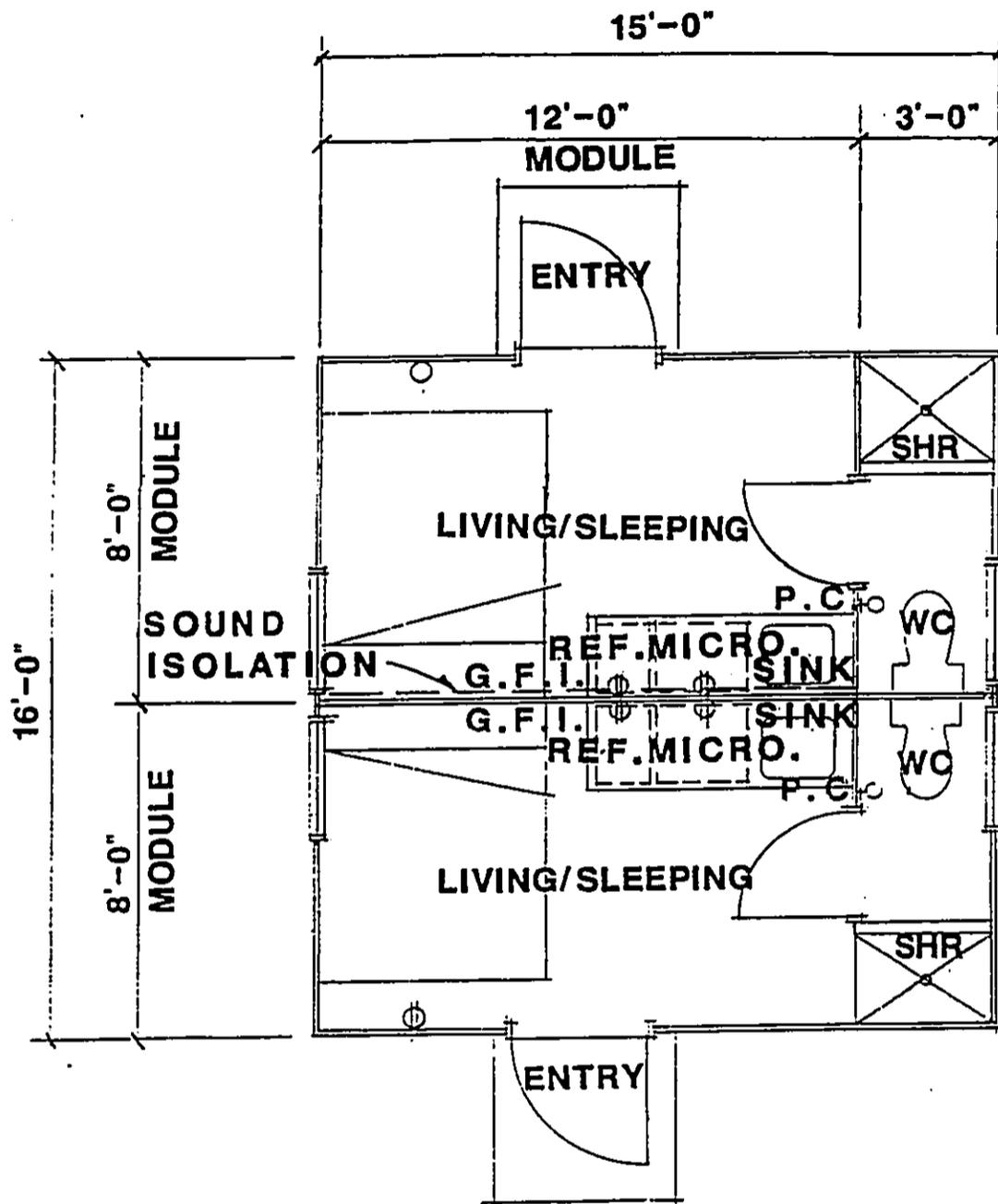
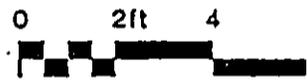


FIGURE 2-6  
COUPLES UNIT



TEMPORARY HOUSING FACILITIES FOR THE HOMELESS

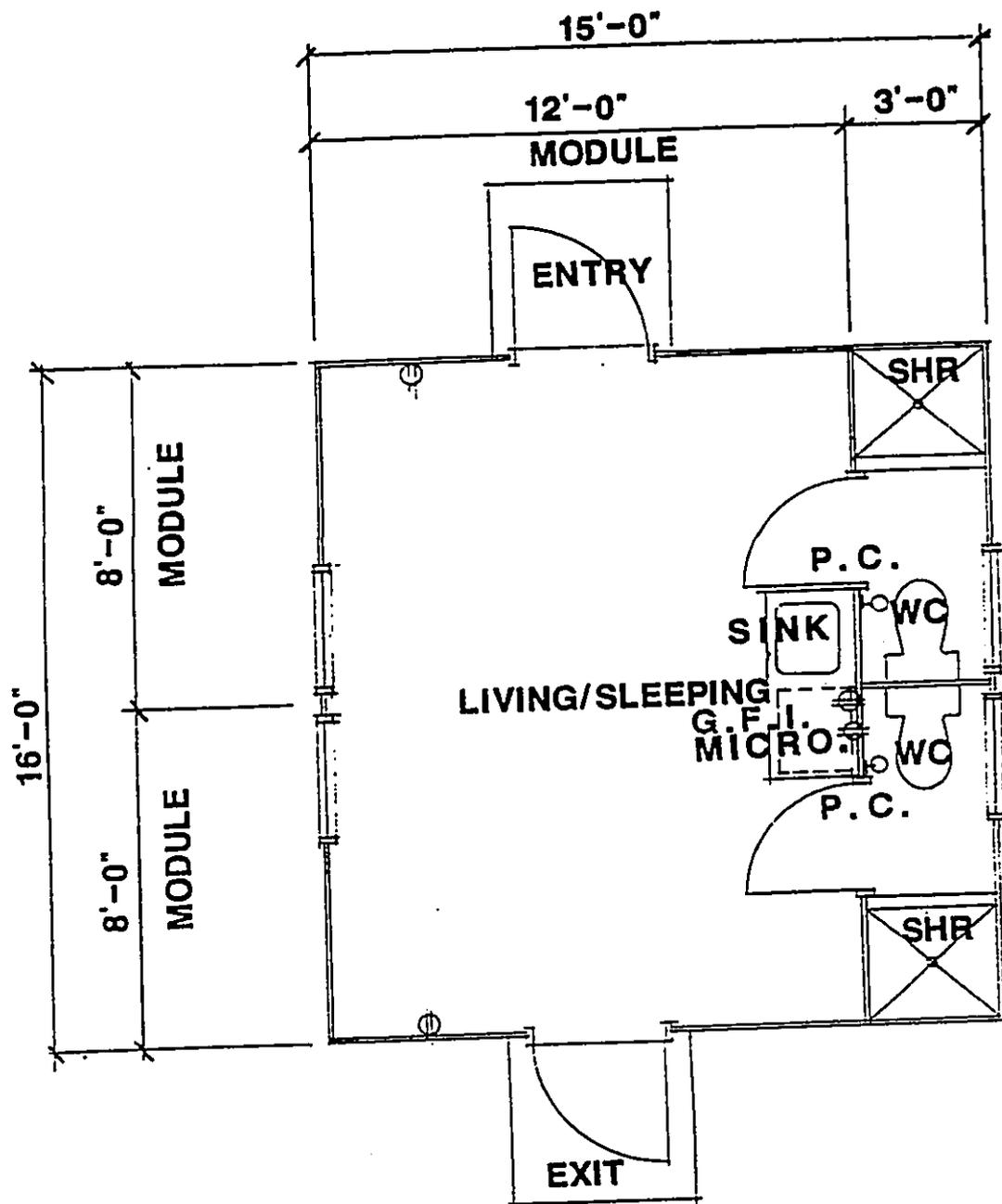
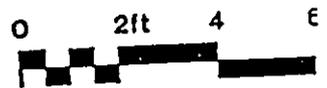


FIGURE 2-7  
**LARGE FAMILY UNIT**



**TEMPORARY HOUSING FACILITIES FOR THE HOMELESS**

The unit will have a small kitchen consisting of a sink and counter with a small refrigerator, microwave oven, and rice cooker. This unit is designed for a family of three or four members. See Figure 2-5.

B. Couples Unit

The second type of living unit in a cluster is the "couples unit." One building will consist of two living units. Each living unit consists of one room of 96 square feet (8 feet by 12 feet) with its own small bathroom of 24 square feet (8 feet by 3 feet). Each unit has its own exterior door with a central partition between the two living units for sound isolation. Each living unit also has its own small kitchen as above, consisting of a sink and counter with a small refrigerator, microwave oven, and rice cooker. Each of these small living units is designed for a family of two members. See Figure 2-6.

C. Large Family Unit

The final type of living unit in a cluster is the "large family unit." This consists of one large room of 192 square feet (16 feet by 12 feet) and two small bathrooms of 24 square feet each (8 feet by 3 feet each). This unit will have two exterior doors. The unit will also have a small kitchen as described above, with a sink and counter with a small refrigerator, microwave oven, and rice cooker. This unit is designed for families of up to five members with infants. See Figure 2-7.

Families with more members will be given more than one living unit within the cluster.

D. Administration/Child Care Unit

Each cluster will also include one building used in about half the clusters for administration purposes and in the other half as an infant/child care and study hall building. The administration building(s) will be used for office space for

the non-profit management corporation running the village, including the corporation's social services personnel. The infant/child care buildings will double as a study hall for the school age children in the evenings.

Each administration or child and infant care/study hall building will use the same design which consists of one room (which may be partitioned) of 192 square feet (16 feet by 12 feet) and two small bathrooms of 24 square feet each (8 feet by 3 feet each) with a sink and counter area. This unit will have two exterior doors. See Figure 2-8.

E. Laundry Unit

Three clusters will also include a laundry building. This consists of one room of 96 square feet (8 feet by 12 feet). It includes approximately three washers, three dryers, and a counter area. See Figure 2-9.

F. Building Specifications

All units will use the same basic modular construction of 8 feet by 12 feet, with bathrooms being an additional module of 8 feet by 3 feet. As such, the specifications for all structures will be based on these modules and will be the same. Figures 2-10 and 2-11 give the specifications of the units through an exterior elevation and a section drawing.

An outline specification, listing the types of material to be used in the project is attached as Appendix C.

2.2.2 Operation and Management

Management of the Weinberg Villages Malaekahana, once developed by DHS, will be contracted to qualified non-profit corporations by DHS. A subsidy to the non-profit managers for the operation of the sites will be paid by DHS.

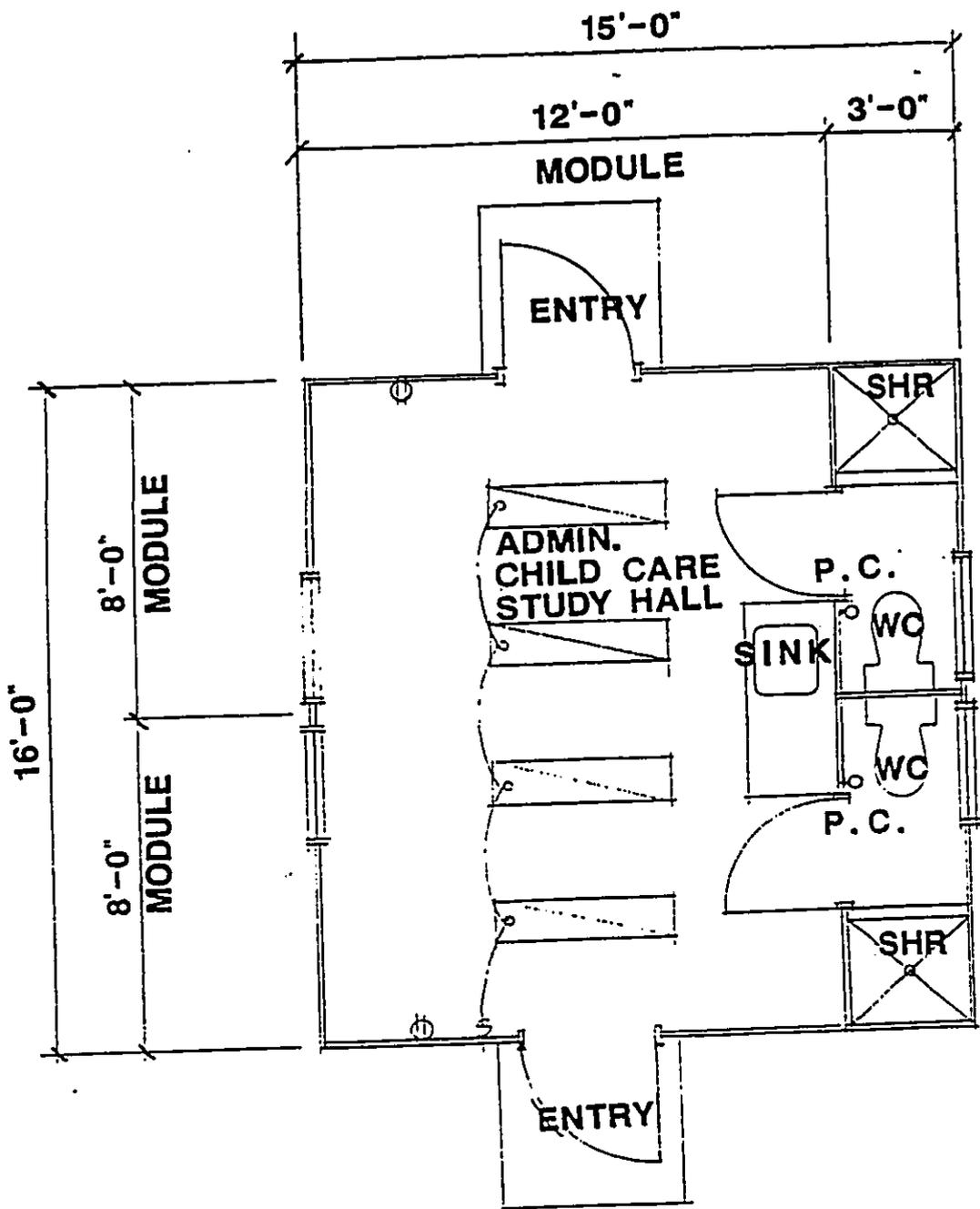
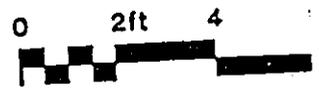


FIGURE 2-8  
**ADMIN.  
 CHILD CARE  
 STUDY HALL**



**TEMPORARY HOUSING FACILITIES FOR THE HOMELESS**

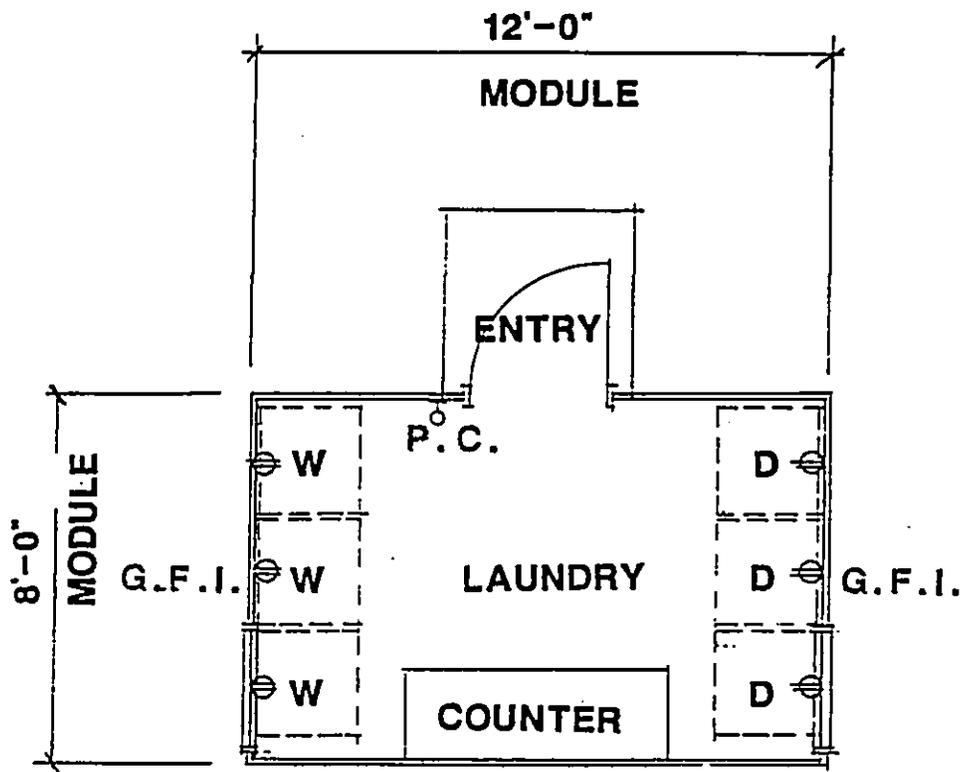


FIGURE 2-9  
LAUNDRY



TEMPORARY HOUSING FACILITIES FOR THE HOMELESS



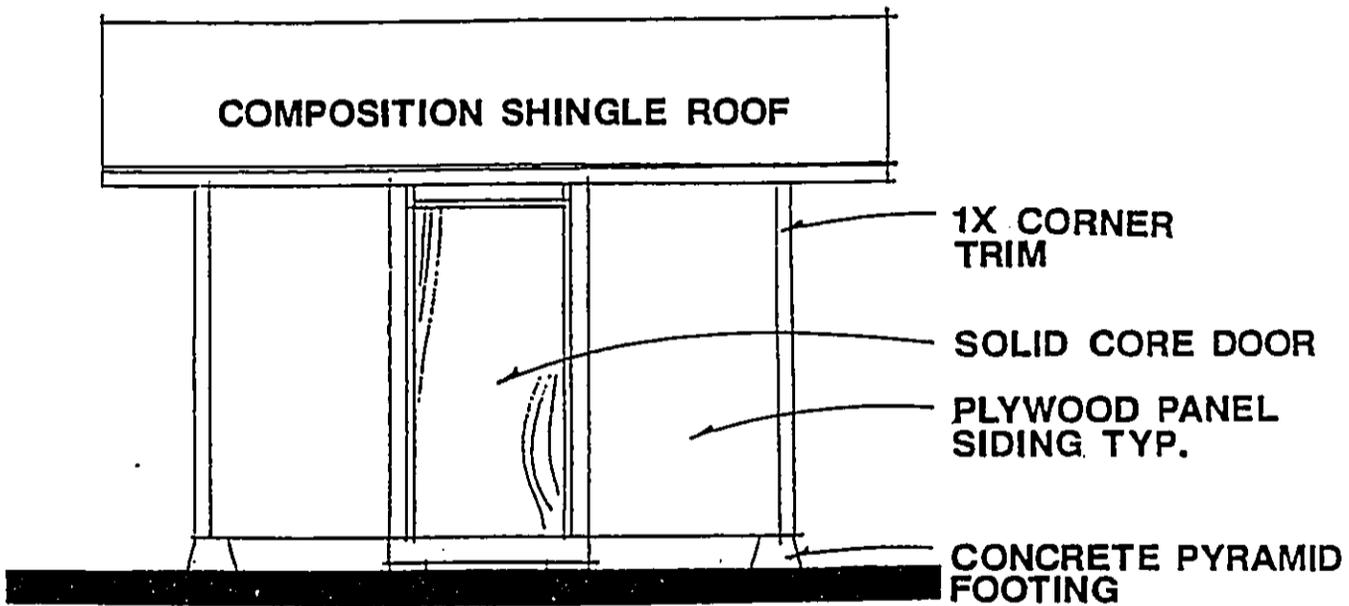
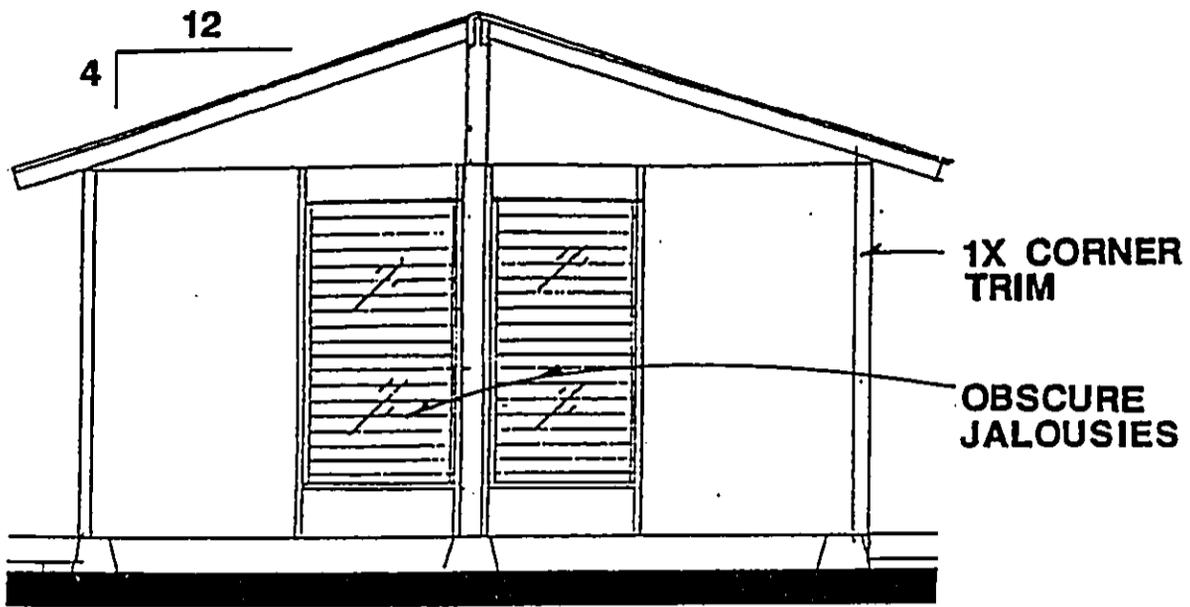
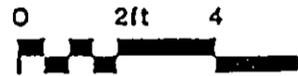


FIGURE 2-10

EXTERIOR ELEVATIONS



TEMPORARY HOUSING FACILITIES FOR THE HOMELESS



COMPOSITION SHINGLE ROOFING  
 W/5/8" DOUGLAS FIR PLYWOOD  
 SHEATHING AND 2X4 RAFTERS  
 AT 24" O.C.

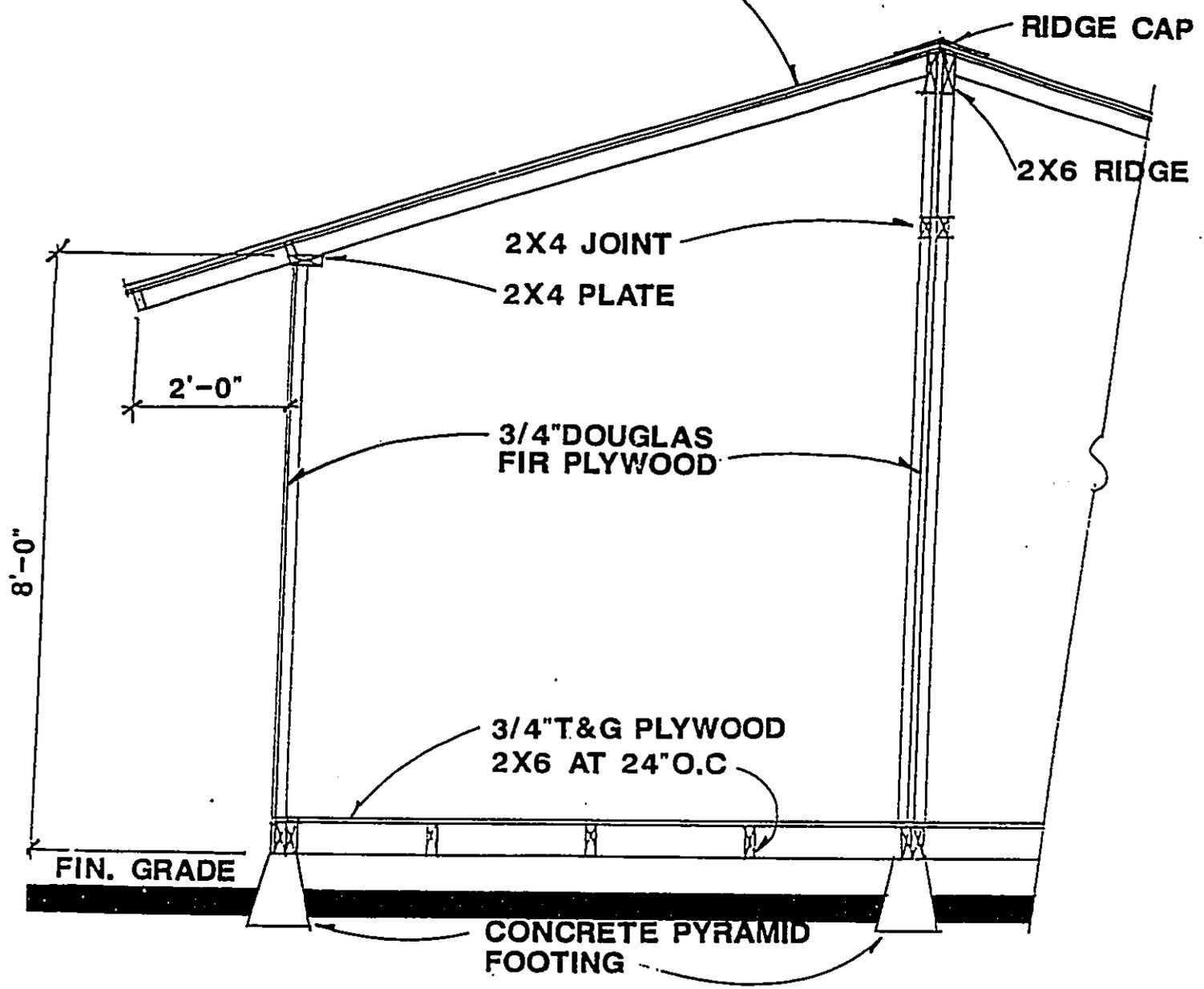
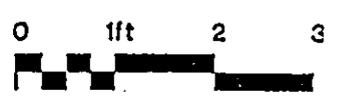


FIGURE 2-11  
 SECTION



TEMPORARY HOUSING FACILITIES FOR THE HOMELESS

The non-profit agencies selected by DHS will be experienced in administering these programs. The Weinberg Villages Malaekahana will be operated as transitional facilities, with case management social services to address the individual needs of the tenant families.

The maximum length of stay in the village is 18 months. Most families in other similar programs, according to a social services provider, move to more permanent housing units or alternate living arrangements with their improved family situations and having secured better jobs. The social service providers help the families find more suitable housing, but are not themselves responsible for finding units.

### 2.3 Development Schedule

Upon receipt of necessary permits and development approvals in the third quarter of 1991, site preparation and construction will begin, with occupancy expected in the last quarter of 1991 or the first quarter of 1992.

### 2.4 Estimated Development Cost

Exclusive of off-site infrastructure improvements, the estimated development cost for a village of 55 families is \$1.6 million.

### 2.5 Disposition of the Village After 5-Year Transition Period

The Malaekahana Village site is a portion of two parcels; parcel 47 has a total area of 5.85 acres, and parcel 64 has a total area of 3.23 acres. Both parcels are owned by the State of Hawaii. At the end of the 5-year period, the property will be returned to the State Department of Land and Natural Resources (DLNR) for future expansion of the Malaekahana State Park.

SECTION 3  
ENVIRONMENTAL CONDITIONS AND PROJECT IMPACTS

3.1 Existing and Surrounding Uses

The project site is vacant and currently leased to Network Enterprises for 6 vacation homes for  $\pm 4$  years to the year 1995. Immediately north of the project site are Adams Field recreational area, the Kahuku Golf Course, and beach residential properties. Kamehameha Highway forms the site's western boundary. Mauka of Kamehameha Highway are pasture/grazing lands, Kahuku High and Elementary School complex, and residential development.

Existing overgrowth along the perimeter will be retained as buffers. Fencing will be used for the project, and landscaping will be provided internally for the project and also to help screen views onto the site from surrounding properties. The cabin structures will generally "fit in" with the rural setting of the Laie and Kahuku communities, and of its neighboring Malaekahana Beach Park.

No adverse impacts on the existing land use are anticipated in the long term, since the proposed projects will utilize the site for no more than five years after completion of development. Upon closure of the project site for its village use, the structures will be moved to other locations, thereby releasing the land for intended park expansion.

3.2 Physiography

The project site is situated on the north shore of Oahu on the Kahuku Plain, which is characterized as a coastline with little or no cliff along the shoreline. The site sits on a small knoll.

The proposed project will not significantly alter the physiography of the land since the sites will be minimally graded and the structures will be single story buildings on concrete pyramid

footings. The proposed project will involve trenching for utilities connections, but all finished grades will be close to if not the same as the original grades.

### 3.3 Climate

The climate of the Kahuku area is sub-tropical. The project site generally receives abundant sunshine during most of the year. The northeasterly tradewinds are the prevailing winds during most of the year. The average annual rainfall for Oahu is approximately 24 inches while the average annual rainfall for Haleiwa is approximately 45 inches. The average daily temperature ranges between the high 70's to the high 80's. The project is not expected to have any effect on the existing climatic conditions.

### 3.4 Geology and Soils

The geology of the proposed project site consists of coral reef. Soils of this area are generally described as Entisols, which are weakly developed soils found in Hawaii on old beach sand, or recent alluvial deposits. No adverse impact on geology and soils is anticipated because no new fill material will be used.

### 3.5 Surface Water and Drainage

The project site is located on the top of a small knoll. Surface flows are handled as sheet flows into the adjacent park area. Drainage for this site will be accommodated by allowing sheet flows off the site and into the surrounding area.

### 3.6 Natural Hazards

Flood: The Malaekahana site is located in Flood Zone X. Flood Zone "X" is defined as an area of moderate or minimal hazard from the principal source of flood in the area. However, buildings in this zone could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Development of this site will be possible with the proposed drainage system improvements. The surrounding area will be cleared and properly maintained to absorb the surface drainage sheet flows.

Tsunami: The Malaekahana property is located at the western edge of an inundation area as identified on Map 11: Malaekahana to Sunset Beach (Civil Defense Tsunami Evacuation Maps, 1991). While the facility will be vulnerable during the 5-year occupancy period, the residential structures will be located off the ground on concrete pyramid footings, thus elevating the floors approximately 24 inches above grades.

Earthquake: All of the island of Oahu is rated as seismic Zone 2A, according to standards established in the 1988 Uniform Building Code (UBC). There are four zones (1 through 4) in this range, with Zone 1 as the rating given to areas least prone and Zone 4 as the most prone to earthquake hazards.

The proposed project is not expected to be susceptible to earthquakes.

### 3.7 Hydrology

The proposed project is not expected to adversely impact the underlying groundwater sources of Oahu since no drilling for wells is proposed.

### 3.8 Visual Character

At present the proposed project site is vacant except for the existence of scattered iron wood, coconut, and kamani trees. The proposed project will have no adverse impacts on existing views in this neighborhood as the proposed cabin-like structures will be in character with the rural Kahuku setting. The village will be set back a minimum 95 feet from Kamehameha Highway, and will be screened from the highway by existing trees along the mauka boundary of the site.

### 3.9 Air Quality

Temporary adverse impacts on air quality will occur during the utility system improvements construction period. Heavy construction equipment that will be used during the construction phase will emit exhaust and airborne particulates. The construction work will also produce dust. These impacts will be reduced through the use of approved mitigative measures

discussed in Section 8. No adverse impacts on ambient air quality are anticipated for the occupancy phase.

### 3.10 Noise Impacts

Temporary adverse noise impacts on adjacent residential properties will also occur during the construction of the proposed project. Noise impacts created by construction equipment such as backhoes and dump trucks will be reduced through the use of approved mitigative measures discussed in Section 8. Further, construction activities will be limited to daytime hours so as to avoid inconveniences to residents along Kamehameha Highway.

Traffic-induced noise will result from the project. There may be as many as 60 vehicles (the number of parking spaces available) entering and leaving the project site on any given day. The single access off Kamehameha Highway for the project site will be located to prevent excessive queuing on major roadways in proximity of the site. Strictly enforced tenancy rules for the residents in the villages, such as "quiet hours," will also keep impacts to a minimum.

### 3.11 Flora and Fauna

According to the Forestry and Wildlife staffs of the State Department of Land and Natural Resources, probably no rare Hawaiian plants are still present on the project site, but native Hawaiian plants, present in the adjoining Makahoa Point area (southeast of site), will be subject to increased exposure by future Village residents. The off-shore islands are wildlife sanctuaries for sea bird nesting. Seasonally fledglings leave their nesting grounds to fly out to sea. Additional lights created by a concentrated area like the village may be detrimental to these birds as they may become disoriented and attracted to the lights.

To minimize these potentially adverse impacts on existing botanical and wildlife conditions in the vicinity the following measures will be taken:

- The Village complex will be fenced to demarcate the residential area from the public recreational and refuge areas. This will also enhance the security to the residents of the transitional shelter.
- Lighting for the Village complex will be oriented into the project thereby minimizing the distraction or possibility of disorienting birds from the off-island wildlife sanctuaries.

The development is proposed as a temporary use that will be removed in 5 years, thus allowing for future use of the site for other intended uses thereby not foreclosing any planning options.

Site development will be coordinated with the State Department of Land and Natural Resources and if any endangered resources are found arrangements will be made to notify that department to do whatever follow up is necessary. However, given the proposed preservation of existing vegetation on site for screening and low cost landscaping, it is not anticipated that there will be any significant impact on botanical or wildlife resources. Further, because this area has little rainfall during the year, fire prevention will be emphasized during the five-year duration of the project.

### 3.12 Historic, Cultural and Archaeological Resources

According to the State Historic Preservation Division of the State Department of Land and Natural Resources, the Malaekahana site has no known historic or archaeological sites of significance. This parcel was surveyed for historic sites and cores were taken to test for the possibility of subsurface historic sites. No sites were found. Hence, it has been concluded that village construction will have "no effect" on historic sites.

Site development will be coordinated with the State DLNR. Further, given the temporary nature of the project and the minimal amount of grading proposed, it is not anticipated that there will be any significant impact on historic, cultural or archaeological resources.

SECTION 4  
PUBLIC FACILITIES AND SERVICES AND PROJECT IMPACTS

Water requirements will be met by the addition of another well once connection to the existing municipal Kahuku line is made. Sewer and drainage requirements will, as a whole, entail connections to existing utility systems.

4.1 Water System

It is estimated that water demand for 55 families is 39,000 gallons per day. The Board of Water Supply has determined that the existing off-site water system is presently unable to accommodate the proposed project.

The Board of Water Supply (BWS) will put in another well to bring capacity up to handling the project's requirements once the tie into the municipal line is achieved. The water line will be large enough to accommodate eventual hookup by Kahuku lots along Kamehameha Highway, and park use (and beach house use) at Malaekahana.

The BWS service to the site, however, is premised as follows:

1. If a 3-inch or larger meter is required, the construction drawings showing the installation of the meter should be submitted for BWS review and approval.
2. The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.
3. All piping after the master meter should be kept private and installed by the State agency developing the homeless shelter site.
4. Landscaping should utilize xeriscape principles to reduce irrigation requirements.

#### 4.2 Drainage System

Because the site sits on a small knoll, surface flows will be directed into the adjacent areas which are at a lower elevation.

#### 4.3 Wastewater System

The sewer capacity is near its top at the Kahuku plant. Thus, an extension of an approximately .75 mile length will be constructed to provide the necessary service to this Village. The necessary improvements will be constructed primarily through donated labor and equipment.

#### 4.4 Circulation

Access into and out of the proposed site will be via a single existing access road that connects with Kamehameha Highway. No upgrades or street improvements are proposed for Kamehameha Highway. This access road will be improved using asphaltic concrete or bitumen and gravel seal, to ameliorate any air quality health concerns (dust particulates). Traffic on the streets surrounding the site will be slightly disrupted during construction activities. A traffic control plan shall be prepared and approved by the City and County to minimize any traffic impacts. The additional 60 vehicles on surrounding roadways during the 5-year project period are not expected to significantly affect the area's traffic circulation.

Landscaping will be placed in locations where it will not obstruct vehicular sight lines.

#### 4.5 Solid Waste

Refuse collection service will be provided by the City and County of Honolulu. Three cubic yard containers at each site will be furnished by the user or non-profit operator.

#### 4.6 Power and Communication

Electricity will be provided to the site through existing Hawaiian Electric Company service facilities. Telephone service to the administrative buildings will be established and pay phones will be installed in the laundry buildings for tenants' use.

4.7 Police and Fire Protection

Village residents will be trained and hired to provide security services. The City and County Police Department will be asked to assist in establishing a Neighborhood Security Watch Program. There will be a resident manager for each village. Additional security personnel will be hired as needed. Adequate on-site parking, lighting in the parking lot, a single entry point and other design features will enhance security.

Adequate fire protection for the project will be furnished by way of development of water facilities including hydrants and fire hoses.

4.8 Schools and Hospitals

Nearby public schools and health care facilities will be available to the residents of the transitional shelter sites. Nearby public schools are Kahuku Elementary (497 students/484 capacity), and Kahuku High and Intermediate (1,750 students/1,595 capacity). The existing schools are over capacity at present. Hence, in order to accommodate the village students at these schools, DHS will coordinate the expansion of services with the State Department of Education.

Health care services are available to Malaekahana Village residents at Kahuku Community Hospital.

SECTION 5  
SOCIO-ECONOMIC CONDITIONS AND PROJECT IMPACTS

5.1 Social Considerations

"Hawaii's Homeless," a study prepared by SMS Research (July 1990), estimates that between 7,023 and 8,369 individuals are homeless in Hawaii on any given day. In any given week, the estimate ranges from between 7,874 and 9,417. While these estimates may be questioned, the data is "the most definitive data available at this time," and is acknowledged as a useful first step in addressing the problems of the homeless in Hawaii.

Data indicate that only 13 to 15 percent of homeless individuals and families are sheltered on any given day. The vast majority of the homeless are living in parks, on beaches, in vans and cars, under viaducts, and in caves.

The overall proposed project will provide 500 transitional housing units, with Malaekahana providing 55, to help mitigate the shelter problems of the homeless in Hawaii. The transitional facility will provide a wide range of support services to assist the families in their movement toward permanent and stable living situations.

5.2 Economic Considerations

The development cost for the proposed project is estimated at \$8 million, excluding cost of off-site infrastructure improvements. While much of the labor and materials will be donated, it will be a minor source of employment during certain phases of the construction period. It will also be a source of income for those that supply materials for the project construction.

SECTION 6  
LAND USE POLICIES

6.1 State Land Use Policies

The Malaekahana site is designated Urban on the State Land Use Map (see Figure 6-1). The proposed residential use on Urban designated lands is consistent with the State Land Use law.

6.2 County Plans and Programs

The City and County of Honolulu has land use control jurisdiction over the sites. The following are land use policies that affect the project sites.

General Plan

The General Plan Objectives and Policies of the City and County of Honolulu that apply are as follows:

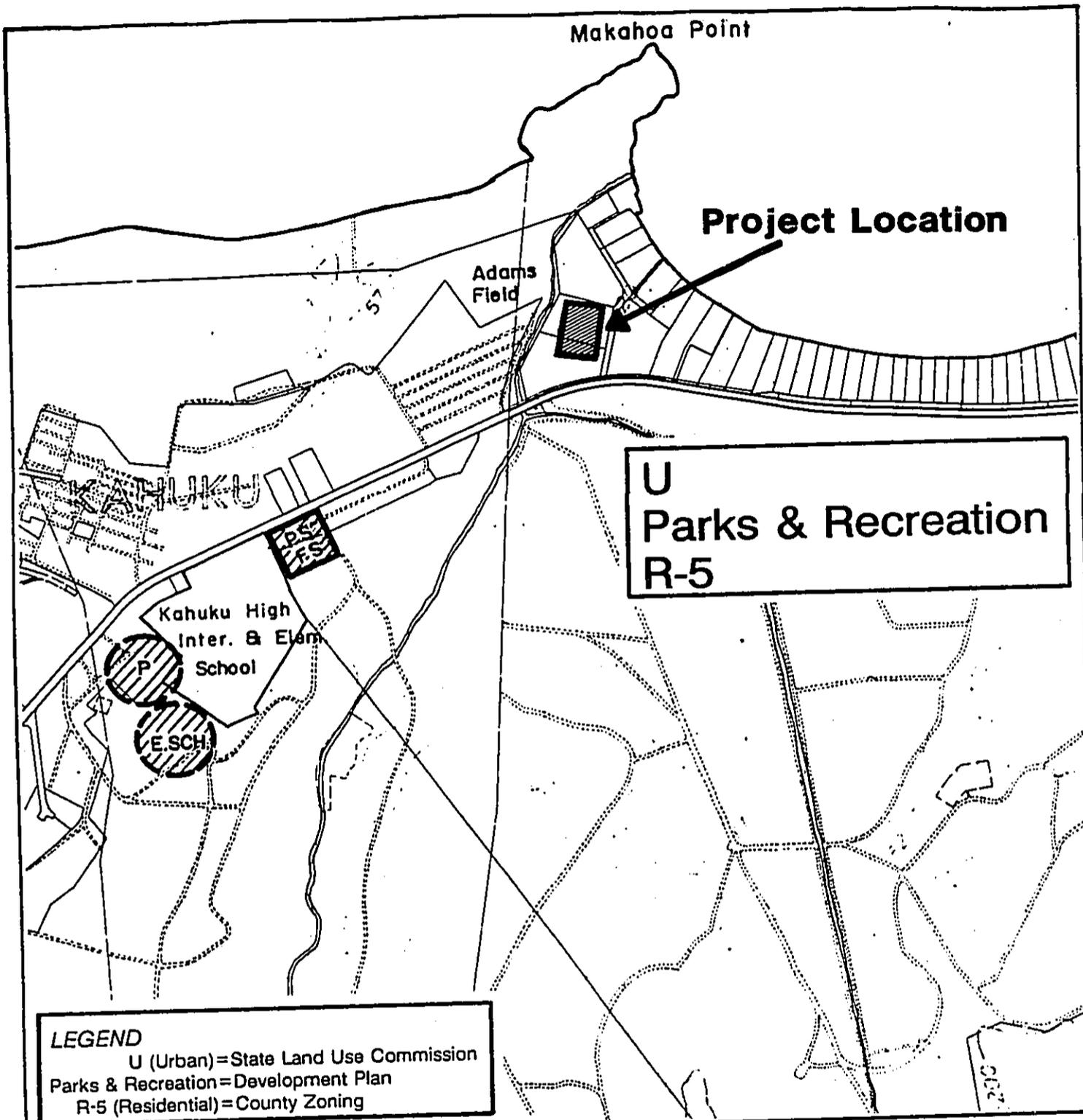
*HOUSING*

*Objectives*

*To provide decent housing for all the people of Oahu at prices they can afford. To provide... a choice of living environments which are reasonably close to employment, recreation, and commercial centers and which are adequately served by public utilities.*

*Policies*

*Develop programs and controls which will provide decent homes at the least possible cost. Encourage innovative residential development which will result in lower costs, added convenience and privacy, and the more efficient use of streets and utilities.*



**FIGURE 6-1**  
 Land Use Designations  
 HOMELESS VILLAGES PROJECT  
 Weinberg Villages Malaekahana  
 State of Hawaii

The proposed project is consistent with the General Plan's Objectives and Policies. The proposed transitional shelters project will provide decent temporary housing to homeless families until additional permanent affordable rental units are developed.

6.3 Development Plan

The Malaekahana project site is designated Parks and Recreation on the Development Plan Land Use Map. The proposed residential land use is not consistent with the Development Plan land use designation for the site. However, exemptions from the Development Plan amendment process were approved by the City Council Resolution 91-206 (see Appendix B).

6.4 Zoning

The Land Use Ordinance (LUO) map designates the Malaekahana site as R-5 (General Agricultural district). The proposed density of 22 units per acre is not consistent with the allowed density under the parcel's existing zoning designation. Exemptions from the zoning change requirements were approved by the City Council Resolution 91-206 (see Appendix B).

6.5 Special Management Area

The site is located within the Special Management Area (SMA) as defined by Chapter 205A, Hawaii Revised Statutes. The City and County of Honolulu has jurisdiction over the SMA-designated areas on the island of Oahu. The objectives and policies of the SMA program are to assure management and protection of the island's shoreline, views, and other historic and natural resources within the SMA. Thus, a Special Management Area (SMA) Use Permit will be sought for the temporary use of land within the SMA for the proposed project.

The proposed project will not adversely impact the offshore marine environment.

6.6 Subdivision Requirements

DHS will ask for the right to file subdivision maps with the Land Court or the Bureau of Conveyances under Chapter 201E-210(a)(3)(c), but may not exercise such subdivision rights.

6.7 Land Uses and Development Standards

The City Council approved joint development of the project on more than one lot.

6.8 Permitting and Development Standards

The City Council Resolution 91-172 allowed exemption of the Malaekahana site from Chapter 21A, Article 4, Revised Ordinance of Hawaii (ROH) Conditional uses, to waive permitting requirement and development standards.

6.9 Summary of Required Land Use Permits and Approvals

The proposed action is exempt from development controls under Chapters 343 and 205A, HRS, and Chapter 33, ROH, as well as land-use laws and subdivision standards and controls, all subject to approval of such exemptions by the City Council, pursuant to §§46-15.1 and 201E-210, HRS. A consolidated 201E application package encompassing these proposed exemptions, was prepared and submitted to the City Council for its review and approval. Most of the exemptions were approved on August 8, 1991 by the Honolulu City Council Resolution 91-172. For further details please refer to Appendix A.

## SECTION 7 ALTERNATIVES

### 7.1 No Action Alternative

This alternative would not provide 55 transitional shelters to homeless families and would help perpetuate the social problems associated with homelessness in Hawaii. This alternative would have no construction cost, but the absence of shelter for the homeless and presence of homelessness and poverty would continue to grow if left unattended. This alternative would not be a viable solution because it would result in an increase in the homeless population and poverty, and thus, further degradation of Hawaii's quality of life.

### 7.2 Alternative Sites

DHS considered other sites around the island. Most were rejected because of unsuitable size, topography, tenure (ownership), or lack of infrastructure. The Weinberg Villages Haleiwa site is one of six (6) sites that meet the criteria for the project.

### 7.3 Alternative Concepts

The original plan was to place about 500 homeless families in a single facility. Potential adverse impacts on the existing utility and public school system, and the surrounding community - not to mention the tenants - necessitated the redesign of the concept. This led to the revised focus of villages of 45 living units and 55 families.

Another alternative concept that was considered was a public subsidy to homeless families to pay for camping costs in public parks. This was rejected for several reasons. Foremost was the threat to public health for children to be living in such circumstances for any length of time. Secondary concerns were the lack of social services necessary to transition these families to being self supportive; and the loss of public park use to the general public.

#### 7.4 Alternative Building Designs

Three design concepts were evaluated for use as structures in the project.

Tents of various sizes and types were similar in price to the stick-built structures finally selected, with some tents surprisingly being more expensive. The tent design concept was rejected, however, because of public health concerns as well as secondary concerns of privacy.

Prefabricated units, including trailers, were significantly more expensive than the stick-built structures finally decided upon. This was partially due to the lack of donors of prefabricated units, whereas material and labor donors existed to make the stick buildings significantly cheaper.

The stick-built modular units were adopted as the most inexpensive concept while providing healthy, safe, and reasonably private living units for the tenants in the proposed project. Secondly, this type of structure involves broader participation of community members in its construction and development.

SECTION 8  
DETERMINATION

8.1 Determination

The development concept of village clusters on six scattered sites around the island has been selected for this project. This assessment indicates that the proposed Haleiwa project will have no significant adverse impact on the environment and an Environmental Impact Statement is not required. Therefore, in accordance with the provisions of Chapter 343, Hawaii Revised Statutes, a Negative Declaration is determined to be in order.

8.2 Findings and Reasons Supporting Determination

The impacts generated by construction of the proposed project are temporary. These impacts are minor in scale and will cause some inconvenience to the neighborhood during the period of construction. The use of mitigative measures will reduce or eliminate these impacts.

Adequate dust control measures will be utilized during construction to minimize airborne particles. Adherence to approved erosion control plans and the use of mitigative measures such as water sprinkling will reduce the potential for adverse impact on air quality.

Construction equipment will emit some air pollutants in the form of engine exhausts. With proper maintenance, emissions from these equipment will be minimized. Prevailing tradewinds will also help in dispersing the airborne pollutants.

Utilities improvement construction activity will create a temporary increase in noise levels. Heavy equipment used for excavation will be a source of noise. Mitigating measures such as the use of mufflers and limiting construction to daylight hours will be employed. Noise levels will comply with the State Department of Health noise regulations.

Traffic on the streets surrounding the project sites will be temporarily disrupted. A traffic control plan that will be approved by the City and County will be used to minimize impact on traffic circulation. The impact on public transport may necessitate the addition of extra buses on routes serving the project site. The access road to the site will have to be improved through the application of asphaltic concrete or bitumin and gravel seal.

"HOMELESS VILLAGES" PROJECT PARTICIPANTS

The following individuals and firms have donated their time and expertise to making this project possible:

Belt Collins Associates  
Calvin Kim Associates  
Design Partners Incorporated  
Lacayo Planning  
Phillips Brandt Reddick  
R. M. Towill Corporation

APPENDIX A

Honolulu City Council Resolution 91-172

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAIINo. 91-172  
FD-1**RESOLUTION**

AUTHORIZING AND DENYING TEMPORARY EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE DEVELOPMENT OF THE WEINBERG VILLAGES PROJECT.

WHEREAS, it is currently estimated that on Oahu, there are about 8,000 homeless persons on any given day of which 3,000 are children; and

WHEREAS, many more people are expected to be displaced from their homes and become homeless in the years to come; and

WHEREAS, families with children are the fastest growing segment of the homeless population; and

WHEREAS, the State Department of Human Services (DHS), with assistance from the Mayor of the City and County of Honolulu and his Administration and several private corporations, is proposing in D-641 (1991) to develop "villages" where temporary transitional housing units and social services will be provided for homeless families on the properties identified as TMK: 2-9-25: Portion of 1 ("Manoa"), TMK: 3-9-10: Portion of 1 ("Hawaii Kai"), TMK: 4-1-15: Portion of 15 ("Waimanalo"), TMK: 5-4-4: Portion of 21 ("Hauula"), TMK: 6-2-1: Portion of 1 ("Haleiwa"), TMK: 8-5-3: Portion of 21 ("Waianae"), and TMK: 9-1-16: Portions of 2, 21, 22, 24 ("Ewa"), Oahu, to be known collectively as the Weinberg Villages (the "Project"); and

WHEREAS, subsequent to the submission of the originally proposed sites, as a result of community review and input, alternative sites identified as TMK: 6-2-6: 6, 7 ("Haleiwa Alternative"), TMK: 5-6-1: Portion of 55 ("Malaekahana"), and TMK: 3-9-12: Portion of 1 ("Koko Head Park") were proposed and recommended by the area communities, and DHS subsequently studied and indicated that these sites were suitable and appropriate; and

WHEREAS, the City Council is empowered to authorize exemptions from statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of land, and the construction of units thereon pursuant to Sections 46-15.1 and 201E-210 of the Hawaii Revised Statutes (HRS); and

WHEREAS, the Project is consistent with the housing goals and objectives of the City; and

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-172

FD-1

**RESOLUTION**

WHEREAS, the City finds that the granting of exemptions is necessary for the timely and successful implementation of the Project; and

WHEREAS, the City finds that the exemptions do not adversely affect the public health, safety and welfare; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it authorize the following exemptions from certain requirements for the Project at TMK: 2-9-26: Portion of 1 ("Manoa"), TMK: 4-1-15: Portion of 15 ("Waimanalo"), TMK: 8-5-3: Portion of 21 ("Waianae") and TMK: 9-1-16: Portions of 2, 21, 22 24 ("Ewa"), as may be applicable:

1. Exemptions from the Department of General Planning Procedures for the Amendment of State Land Use Boundaries for Parcels of Fifteen Acres or Less to allow the Project to be constructed on lands classified Agricultural on the State Land Use Map as it applies to the Waianae and Ewa sites.
2. Exemptions from Chapter 32 of the Revised Ordinances of Honolulu (ROH), as amended, Development Plans, to allow the Project to be constructed on lands designated Agricultural, Preservation, Parks and Recreation and Agricultural on the Development Plan maps.
3. Exemptions from Sections 21A-5.10-1, 21A-5.20-5, 21A-5.40, 21A-7.90, and Table 21-G of the Land Use Ordinance in the Revised Ordinances of Honolulu (ROH), Uses and Development Standards, to waive uses and development standards for the Weinberg Villages.
4. Exemptions from Sections 21A-5.10-1 and 21A-5.20-5, ROH, Uses and Development Standards, to allow joint development of the Project on more than one lot, as it applies to the Ewa site.
5. Exemptions from Chapter 21A, Article 4, ROH, Conditional Uses, to waive permitting requirements and development standards, as it applies to the Ewa site.
6. Exemptions from Table 1, Section 21A-3.70, ROH, Off-Street Parking, to allow provisions for only 1 parking stall per unit plus 10 stalls for the administrative offices and child care uses for the Project.

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-172  
FD-1

**RESOLUTION**

7. Exemptions from Section 21A-6.30, ROH, Site Development Plan, to waive the requirement to process the Project under the procedures for Cluster Housing, Planned Development-Housing or Subdivisions.
8. Exemptions from the following sections of Chapter 22, ROH, relating to the subdivision of land and applicable sections of the Subdivision Rules and Regulations of the Department of Land Utilization, as it applies to the Project:
  - a. Section 22-2.3, relating to the Installation and Energizing of Street Lighting Systems to allow overhead systems.
  - b. Article 5, relating to the construction of underground utilities to allow overhead utilities.
  - c. Article 7, relating to Parks and Playgrounds to allow picnic facilities and tot play areas in each cluster to satisfy park dedication requirements.
9. Exemptions from Section 25-4.3, ROH, Housing Code of the City and County of Honolulu, Revised 1987, to allow construction of units containing 120 to 240 square feet as shown in the preliminary house plans and outline specifications of the Project.
10. Exemptions from Section 2516(c)(2), as amended, Uniform Building Code, 1988 (Chapter 16, Article 1, ROH) to allow all Project structures to be less than 20 inches off the ground, but not less than six inches.
11. Exemption from the payment of building permit fees required under Section 18-6.1, ROH, for the Project.
12. Exemption from the payment of grading permit fees required under Section 23-2.4, ROH, for the Project.
13. Deferral of Wastewater System Facility Charges and Water Development Fees for five years pursuant to applicable rules of the Department of Public Works and the Board of Water Supply.

BE IT FURTHER RESOLVED that the above exemptions are authorized subject to the following conditions:

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-172  
FD-1

**RESOLUTION**

1. The exemptions granted only apply to this Project for the purpose of developing transitional shelters and providing support services for homeless families, using units constructed as described in D-641, 1991, and configuring such units into Village clusters as described therein.
2. The exemptions granted will only be in effect for five years after initial occupancy in each Village.
3. DHS and the nonprofit corporations hired to operate the Project shall work with the affected neighborhood boards in the management and operation of the Project and shall attempt to resolve their major concerns, to the extent practical.
4. Deferred water and sewer development fees will be payable by the State of Hawaii if permanent structures or uses are developed.
5. All existing mature trees must be retained.
6. The Project shall conform to the requirements of Chapters 205A and 343, HRS, relating to shoreline management and environmental review regulations.
7. Beginning five years after the date of initial occupancy at each site, all structures, including fencing, must be removed within 6 months. Landscaping elements may remain.
8. The exemptions authorized herein shall be of no further force and effect if satisfactory work progress, as provided in Section 18-5.4, ROH, has not been made on the Project within one year of the date of this Resolution's adoption.

BE IT FURTHER RESOLVED that if conditions 1 through 8, stated above, are not met, exemptions 1 through 13, stated above, shall be void.

BE IT FURTHER RESOLVED that in addition to the above conditions, the following special conditions shall also apply to the following sites:

Manoa: The applicant shall not apply for building permits for the Manoa Village until October 1, 1991. However, if

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-172  
FD-1

## RESOLUTION

the University of Hawaii notifies DHS and the Council in writing prior to October 1, 1991, that it has encumbered planning monies of not less than \$500,000 for faculty rental housing at the Manoa site, then the applicant shall not apply for the permits for the Manoa Village until December 1, 1991. If the University applies prior to December 1, 1991, for the necessary permits pursuant to Act 15, SLH 1988, to develop the faculty housing, then the exemptions authorized herein shall be void for that site.

Waimanalo: The applicant shall not apply for building permits for the Waimanalo site until December 1, 1991. DHS shall work with the elected officials from Waimanalo to establish a pilot, community-based "ohana", "hanai", or "backyard" alternative program in Waimanalo to provide services to and house the homeless. If DHS notifies the Council in writing prior to December 1, 1991, that such a program has been established pursuant to the Homeless Families Assistance Act of 1991, the exemptions authorized herein shall be void for that site.

Ewa: The applicant shall locate the Village structures at the Ewa site toward the southern property boundary, as practical, to increase the setback and screening from highway traffic and reduce noise and dust for Village tenants. The applicant shall also coordinate construction and operation of the Village so as to not interfere with the development and operation of new park lands in Kapolei.

BE IT FURTHER RESOLVED that the above exemptions are denied and the Project is disapproved for TMK: 3-9-10: Portion of 1 ("Hawaii Kai"), TMK: 5-4-4: Portion of 21 ("Hauula"), and TMK: 6-2-1: Portion of 1 ("Haleiwa").

BE IT FURTHER RESOLVED that after reviewing the original sites herein disapproved and the alternative sites subsequently proposed, DHS may submit plans for new proposed sites, including those disapproved herein, pursuant to §46-15.1 and §201E-210, HRS, and based on the comments by the affected communities for each new site.

BE IT FURTHER RESOLVED that prior to the issuance of any building permits for the sites approved herein:

1. DHS shall propose to the Council at least one substitute site for each site disapproved. The substitute site may be a site disapproved herein. The

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-172  
FD-1

---

## RESOLUTION

---

substitute site shall be within the same Neighborhood Board area as the site disapproved; and

2. The Council shall have approved exemptions from City development requirements necessary for each substitute or resubmitted site pursuant to the authority of §46-15.1 and §201E-210, HRS.

BE IT FURTHER RESOLVED that the Council commends the Governor, the Mayor, DHS, DHCD, the participating public and private agencies, and the affected communities for forming a working partnership in moving the Weinberg Villages Project forward and for their continuing efforts on behalf of the homeless.

BE IT FURTHER RESOLVED that the preliminary plans and specifications for the Project may be modified as necessary to accommodate existing site conditions, such as topography, significant trees and other vegetation.

BE IT FURTHER RESOLVED that except as authorized herein, the final plans and specifications for the Project shall not substantially deviate from the preliminary plans and outline specifications submitted to the Council.

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the plans and specifications or in granting these exemptions.

BE IT FURTHER RESOLVED that if any provision of this Resolution, or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100

APPENDIX B

Honolulu City Council Resolution 91-206

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-206  
FD-1

FM  
MK  
AT

**RESOLUTION**

**AUTHORIZING TEMPORARY EXEMPTIONS FROM CERTAIN REQUIREMENTS  
RELATING TO THE DEVELOPMENT OF THE WEINBERG VILLAGES PROJECT AT  
KOKO HEAD, HALEIWA, AND MALAEKAHANA, OAHU.**

WHEREAS, on August 7, 1991, the Council of the City and County of Honolulu adopted Resolution No. 91-172, FD-1, which authorizes exemptions, with conditions, from certain development requirements to allow construction of temporary transitional housing units where shelter and social services will be provided for homeless families, known as the Weinberg Villages (the "Villages") on the properties identified as TMK: 2-9-26: Portion of 1 ("Manoa"), TMK: 4-1-15: Portion of 15 ("Waimanalo"), TMK: 8-5-3: Portion of 21 ("Waianae"), and TMK: 9-1-16: Portion of 2, 21, 22 and 24 ("Ewa"), Oahu; and

WHEREAS, by Resolution No. 91-172, FD-1, the City Council requires the State Department of Human Services (DHS) to propose to the Council substitute sites for the development of Villages in the Hawaii Kai, Hauula (Koolauloa) and Haleiwa Neighborhood Board areas; and

WHEREAS, DHS has located three substitute sites for possible development of the Weinberg Villages on properties identified as TMK: 3-9-12: Portion of 1 ("Alternative Hawaii Kai"), TMK: 6-2-6: Portions of 6 and 7 ("Alternative Haleiwa"), and TMK: 5-6-1: Portion of 47 and 64 ("Malaekahana"), Oahu, ("Alternate Sites") and the Department of Housing and Community Development (DHCD) has submitted preliminary plans and outline specifications for development of the Villages at the alternate sites (the "Project") as described in Departmental Communications 733, dated August 14, 1991, and 787, dated September 5, 1991, pursuant to Sections 46-15.1 and 201E-210 of the Hawaii Revised Statutes (HRS); and

WHEREAS, pursuant to Sections 46-15.1 and 201E-210, HRS, the City Council is empowered to authorize exemptions from statutes, ordinances, charter provisions and rules of any governmental agency relating to planning, zoning, construction standards for subdivision, development and improvement of land and the construction of units; and

WHEREAS, the Project is consistent with the housing goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Project; and

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-206  
FD-1

---

**RESOLUTION**

WHEREAS, the exemptions do not adversely affect the public health, safety and welfare; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it authorize exemptions from certain requirements to allow construction of the Weinberg Villages at the Alternative Hawaii Kai, Alternative Haleiwa, and Malaekahana sites as follows:

1. Exemptions from the Department of General Planning Procedures for the Amendment of State Land Use Boundaries for Parcels of Fifteen Acres or Less to allow the Villages to be constructed on lands classified Agricultural on the State Land Use Map as it applies to the Alternative Haleiwa site.
2. Exemptions from Chapter 32 of the Revised Ordinances of Honolulu (ROH), as amended, Development Plans, to allow the Project to be constructed on lands designated Preservation, Agricultural and Parks and Recreation on the Development Plan maps as it applies to all alternate sites.
3. Exemptions from Sections 21A-5.10-1 and 21A-5.20-5, and Table 4-A of the Land Use Ordinance in the Revised Ordinances of Honolulu (ROH), Permitted Uses, to allow the Project to be constructed on lands zoned Restricted Preservation and Restricted Agricultural, as it applies to the Alternative Hawaii Kai and Alternative Haleiwa sites, respectively.
4. Exemptions from Section 21A-6.30, ROH, Site Development Plan, to waive the requirement to process the Project under the procedures for Cluster Housing, Planned Development-Housing or Subdivisions, as it applies to all alternate sites.
5. Exemptions from Sections 21A-5.10-1 and 21A-5.20-5 and Table 4-B, ROH, Uses and Development Standards, to waive development standards for the Villages as it applies to the Alternative Hawaii Kai and Alternative Haleiwa sites.
6. Exemptions from Section 21A-5-20.5, ROH, Development Standards, to allow joint development of the Villages on more than one lot, as it applies to the Alternative Haleiwa site.

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAIINo. 91-206  
FD-1**RESOLUTION**

7. Exemptions from Chapter 21A, Article 4, ROH, Conditional Uses, to waive permitting requirements and development standards, as it applies to the Alternative Haleiwa site.
8. Exemptions from Section 21A-7.90 and Table 21-G, ROH, Haleiwa Special District, to waive the development standards as they apply to the Alternative Haleiwa site.
9. Exemptions from Section 21A-8.30, ROH, Application Procedures, to waive the Special District permitting procedures as it applies to the Alternative Haleiwa site.
10. Exemption from the State of Hawaii Land Use Commission State Land Use District Regulations, Section 3-4, Permissible Uses Within the "C" Conservation District, which incorporates the implementing rules of the State of Hawaii Department of Land and Natural Resources Conservation District regulations, to allow the Project to be constructed on land designated Conservation as it applies to the Alternative Hawaii Kai site.
11. Exemptions from Table 1, Section 21A-3.70, ROH, Off-Street Parking, to allow provision of a total of 60 parking stalls at the Alternative Hawaii Kai site, 75 parking stalls at the Alternative Haleiwa site and 55 parking stalls at the Malaekahana site.
12. Exemptions from the following sections of Chapter 22, ROH, relating to the subdivision of land and applicable sections of the Subdivision Rules and Regulations of the Department of Land Utilization, as it applies to all alternate sites:
  - a. Section 22-2.3, relating to the Installation and Energizing of Street Lighting Systems to allow overhead systems.
  - b. Article 5, relating to the construction of underground utilities to allow overhead utilities.
  - c. Article 7, relating to Parks and Playgrounds to allow picnic facilities and tot play areas in each cluster to satisfy park dedication requirements.

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-206  
FD-1

**RESOLUTION**

13. Exemptions from Section 25-4.3, ROH, Housing Code of the City and County of Honolulu, Revised 1987, to allow construction of units containing 120 to 240 square feet as shown in the preliminary house plans and outline specifications, as it applies to all living units at all alternate sites.
14. Exemptions from Section 2516(c)(2), as amended, Uniform Building Code, 1988, Chapter 16, ROH, Article 1, to allow all structures to be less than 20 inches off the ground, but no less than six inches, at all sites, depending upon the topography of each alternate site.
15. Exemption from the payment of building permit fees required under Section 18-6.1, ROH, for the Project.
16. Exemption from the payment of grading permit fees required under Section 23-2.4, ROH, for the Project.
17. Deferral of Wastewater System Facility Charges required pursuant to Section 11-10.1, ROH, for five years for the Project.
18. Deferral of Water Development Fees for five years pursuant to applicable rules of the Board of Water Supply.

BE IT FURTHER RESOLVED that the above exemptions are authorized for the alternate sites subject to the following conditions:

1. The exemptions granted only apply to the development of the Villages which will be used exclusively as a transitional shelter for homeless families as described in D-733, 1991, the request from DHCD to the City Council dated August 12, 1991.
2. The exemptions granted will only be in effect for five years after initial occupancy in each Village.
3. DHS and the nonprofit corporations hired to operate the Villages shall work with the affected neighborhood boards in developing the program and shall attempt to resolve their major concerns, to the extent practical.

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-206  
FD-1

---

**RESOLUTION**

4. Deferred water and sewer development fees will be payable by the State of Hawaii if permanent structures or uses are developed.
5. All existing mature trees must be retained.
6. Shoreline Management Area permits must be obtained where applicable prior to the issuance of building permits.
7. Beginning five years after the date of initial occupancy at each site, all structures, including fencing, must be removed within six months. Landscaping elements may remain.
8. The exemptions authorized herein shall be of no further force and effect if satisfactory work progress, as provided in Section 18-5.4, ROH, has not been made on the Project within one year of the date of this Resolution's adoption.

BE IT FURTHER RESOLVED that if conditions 1 through 8, stated above, are not met, exemptions 1 through 18, stated above, shall be void.

BE IT FURTHER RESOLVED that in addition to the above conditions, the following special conditions shall also apply to the following site:

Alternative Hawaii Kai: The applicant shall not apply for building permits for the Hawaii Kai site until December 1, 1991. DHS shall work with the elected officials from Hawaii Kai, churches, community associations and service clubs, charitable organizations, and all available resources to establish a pilot, community-based alternative program to provide services to and house not less than fifty homeless families with children. If DHS notifies the Council in writing prior to December 1, 1991, that such a program has been established pursuant to the Homeless Families Assistance Act of 1991, the exemptions authorized herein shall be void for that site.

BE IT FURTHER RESOLVED that the preliminary plans and specifications may be modified as necessary to accommodate existing site conditions, such as topography, significant trees and other vegetation.

**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 91-206  
FD-1

---

**RESOLUTION**

BE IT FURTHER RESOLVED that except as authorized herein, the final plans and specifications for the Project shall not substantially deviate from the preliminary plans and outline specifications submitted to the Council.

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the preliminary plans and outline specifications or in granting these exemptions.

BE IT FURTHER RESOLVED that if any provision of this Resolution, or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable.



APPENDIX C  
Outline Specifications



---

OUTLINE SPECIFICATIONS

---

TEMPORARY HOUSING FACILITIES  
FOR  
THE HOMELESS

FOR

DEPARTMENT OF HUMAN SERVICES  
STATE OF HAWAII



Design  
Partners  
Incorporated

Architects  
Interior Designers

---

JUNE 1991

Q

TABLE OF CONTENTS

DIVISION 1 - GENERAL REQUIREMENTS

01001 General Conditions  
01340 Submittals and Substitutions  
01560 Environmental Protection  
01710 Cleaning

DIVISION 2 - SITEWORK

02100 Site Preparation  
02200 Excavating, Filling and Grading  
02280 Termite Soil Treatment  
02444 Chainlink Fence  
02480 Landscape Planting  
02870 Site Furnishing  
02513 Asphaltic Concrete Paving

DIVISION 3 - CONCRETE

03300 Concrete

DIVISION 6 - WOOD AND PLASTICS

06100 Rough Carpentry  
06200 Finish Carpentry  
06230 Hardboard Siding  
06311 Preservative Treatment for Wood

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07310 Composition Shingle Roofing  
07600 Sheet Metal Work  
07920 Sealants

DIVISION 8 - DOORS AND WINDOWS

08200 Wood Doors  
08527 Jalousies  
08710 Finish Hardware

DIVISION 9 - FINISHES

09650 Resilient Flooring  
09900 Painting

TEMPORARY HOUSING FOR THE HOMELESS

CONTENTS  
1

DIVISION 10 - SPECIALTIES

10800 Bath Accessories

DIVISION 11 - EQUIPMENT

11450 Appliances

DIVISION 12 - FURNISHINGS

12300 Kitchen Cabinets

DIVISION 15 - MECHANICAL

15400 Plumbing

DIVISION 16 - ELECTRICAL

16050 Electrical Work

SECTION 01001 - GENERAL CONDITIONS

PART 1 - GENERAL

1.01 AIA Document A201 "General Conditions of the Contract for Construction," 1987 Edition is herein made a part of these specifications.

\*\*\*\*\*

HOUSING FOR THE HOMELESS

General Conditions  
01001-1

SECTION 01340 - SUBMITTALS AND SUBSTITUTIONS

1.01 REQUIREMENTS

- A. Review, stamp approval and submit as to cause no delay of work:
  - 1. Shop Drawings
  - 2. Product Data
  - 3. Samples
  - 4. Substitutions

SECTION 01560 - ENVIRONMENTAL PROTECTION

1.01 REQUIREMENTS

- 1. Comply with requirements listed below.
- 2. Comply with all applicable laws, regulations, and ordinances.

1.02 See General Requirements

1.03 RUBBISH DISPOSAL

- A. No burning at site.
- B. Haul debris and waste materials to legal dump area.
- C. Keep area clean.

1.04 DUST & NOISE

- A. Conform to Dept. of Health, Public Health Regulations at all times.

1.05 EROSION

- A. Maintain grade to preclude damage to adjoining properties from water eroding soil; by providing berms, ditches, etc.

1.06 OTHERS

- A. Trucks and vehicles shall not carry materials onto pavement.
- B. Trucks shall be covered, per PUC regulations.
- C. Waste water shall not be discharged into existing streams. Waterwasp or drainage system, unless treated per Dept. of Health regulations.

- D. No dumping of concrete or paint at job site.
- E. Vehicle refueling and maintenance away from jobsite except emergencies.

SECTION 01710 - CLEANING

1.01

- A. Keep site free from accumulation of waste, debris and rubbish.

SECTION 02100 - SITE PREPARATION

1.01 WORK:

- A. The Contractor shall clear the premises of all obstacles and obstructions, the removal of which will be necessary for the proper reception, construction, execution and completion of other work included in this Contract.
- B. Within the clearing and grading limited and where indicated on the Drawings, grub entire ground surface of all grass, weeds, and plants which are not indicated to remain.
- C. The Contractor shall preserve and protect all structures, utilities, sidewalks, curbs, gutters, pavements, etc., which are to remain. Contractor shall immediately repair all existing improvements damaged by his work.
- D. Dispose of all debris and waste materials accumulated.

SECTION 02200 - EARTHWORK

1.01

- A. Excavate for footings, foundations, etc.
- B. Filling and backfilling as required.
- C. Finish grading.
- D. Cushion fill under slabs on grade.
- E. Construction layout.

SECTION 02280 - TERMITE SOIL TREATMENT

- 1.01 Treat soil for termite control in accordance with Hawaii Pesticide Law.

SECTION 02480 - LANDSCAPE PLANTING

PART 1 - GENERAL

1.01 SCOPE OF WORK:

- A. Provide landscape plantings in the areas shown on the Drawings with plants in a healthy, vigorous growing condition. All work indicated on the Drawings or by notes shall be provided whether or not specifically mentioned in this Standard or the Specifications. Any items not specifically shown in the Drawings or specified, but normally required to conform with such intent, are considered part of the work.
- B. The work of this Section includes but is not limited to the following:
  - 1. Clearing and grubbing.
  - 2. Pre-planting weed control.
  - 3. Installation of backfill mix.
  - 4. Soil preparation.
  - 5. Fine grading.
  - 6. Planting operations.
  - 7. Maintenance
  - 8. Warranty.

1.02 CODES AND STANDARDS: Perform work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State, and local authorities in furnishing, transporting, and installing materials.

1.03 SUBMITTALS:

- A. Substitutions: Substitutions shall not be permitted unless authorized by the Owner. Approval of proposed substitutions is at the sole discretion of the Owner. The Owner is under no obligation to approve substitution requests for any reason.

B. **Construction Schedule:** At the pre-construction meeting, provide a written projected planting schedule noting the estimated completion date, number of working days required and any special coordination requirements.

C. **Selection, Tagging and Ordering Plant Material:**

1. Submit a request for inspection and documentation to Landscape Architect at least one month prior to start of work under this Section that all plant material has been ordered.
2. Plants shall be subject to inspection and rejection by Landscape Architect at place of growth and after delivery for conformity to Specifications.
3. Plants identified as specimen, field grown, field stock, and all palms with a trunk greater than 10 ft. will be inspected at place of growth by the Landscape Architect.

1.04 **JOB CONDITIONS:**

- A. **Acceptance of Previous Work:** Inspect and accept the condition of the site relative to this Section before commencing with the work covered herein. If the condition of the site is not acceptable, notify the Owner. By proceeding with the work under this Section, the Contractor indicates his acceptance of all previous related work.
- B. **Meet on Site:** Prior to commencing work, meet with the Landscape Architect and all other concerned parties on the site to review the work under this Section. Request this meeting five (5) working days prior to the desired meeting date.
- C. **Underground Utilities and Obstructions:** Verify the location of all underground utilities and other obstructions that may affect the work. Repair all damage to any utilities or other underground obstruction.

**D. Protection:**

1. Provide necessary safeguards and exercise caution against injury or defacement of existing site improvements. Prevent vehicles of any kind from passing over sidewalk, curbs, etc., unless adequate protection is provided. Do not store materials or equipment, or operate equipment near or under the branches of any existing plants that are to remain, except as actually required for construction in those areas.
2. Return damaged areas to their previous undisturbed conditions.

**E. Clean Up:** Keep all areas of work clean, neat and orderly at all times. Clean all construction areas at the end of each day.

**F. Samples and Tests:** The Owner reserves the right to take and evaluate samples of materials for conformity to Specifications at any times. Furnish samples upon request by the Owner. Rejected materials shall be immediately removed from the site.

**G. Pre-Maintenance Inspection and Final Inspection:**

1. At the completion of all landscape planting operations and prior to the beginning of the formal maintenance period, the Pre-Maintenance Inspection shall be held. At the completion of the formal maintenance period, the Final Inspection shall be held.
2. Request these inspections of the Owner five (5) working days prior to the completion of work in order that a mutually agreeable time for inspection may be arranged.
3. The Landscape Architect, Contractor, and Owner, or their representatives, shall be present at the inspection.
4. At the time of inspection, the Contractor shall have all the areas under the Contract free of weeds, dead leaves and trash, neatly cultivated and raked. All stakes guys and plant basins shall be in good order. At the Final Inspection, lawns shall be neatly cut and all clippings removed.

5. If, after the Pre-Maintenance Inspection, the Landscape Architect and the Owner are of the opinion that all work has been performed in accordance with the Drawings and Specifications, written notice of preliminary acceptance will be given. This report will note any items which must be corrected, and state the date of commencement and completion of the formal maintenance period.
6. If, after the Final Inspection, the Landscape Architect and the Owner are of the opinion that all work has been performed in accordance with the Drawings and Specifications, written notice of acceptance and completion of the Project will be given. If all or certain portions of the work are not acceptable under the terms and intent of the Drawings and Specifications, a reasonable amount will be retained and the final payment and the formal maintenance period for the unaccepted work and any related items shall be extended at no cost to the Owner until the defects in the work have been corrected and the work is accepted by the Landscape Architect and the Owner.

1.05 WARRANTY:

A. Plant Material:

1. Plant materials furnished or relocated under this Section shall be warranted in writing, from a period of 3 months from the date of final acceptance against improper installation, defective, unsound, or diseased conditions that may appear.
2. Upon receipt of written notice from the Owner the death of any warranted plant materials during the Warranty Period, the subject plant materials shall be promptly replaced with the same species as originally planted, and shall be of a size closely approximating the size of the plant if normal growth had occurred since the original planting. Replacement shall be subject to all requirements of the Specifications.
3. When plants are replaced, advise the Owner, in writing of the necessary establishment maintenance which must be performed. If this information is not provided, the Contractor will be liable for total cost of replacement should the replaced plant die.

4. The expense of replacement shall be borne by the Contractor if replacement is necessary during the maintenance period, or shall be evenly shared by the Owner and the Contractor if replacement is necessary after the maintenance period but during the remainder of the warranty period.

5. Contractor shall not be held liable for loss of plant materials after final acceptance due to lack of care, vandalism, acts of God, or accident. The Owner must show that the plants have been maintained properly.

B. **Liability:** The liability under the warranty shall include the repair of damage to the work of other contractors, or damage to the Owner's property caused by the failure of the work performed under this Section. All of the provisions of this Section apply to work performed to satisfy the requirements of the warranty.

## **PART 2 - PRODUCTS**

### **2.01 FERTILIZER:**

A. N-P-K as recommended by soil analysis, uniform in composition, free-flowing and suitable for application with approved equipment, delivered to the site in un-opened containers, each fully labeled, conforming to the applicable fertilizer laws, and bearing the name or mark of the manufacturer.

B. Plant Tablets: 'Grow Power' 7 gram tablet (12-8-8)

### **2.02 ORGANIC SOIL AMENDMENT:**

A. Redwood Shavings: Nitrogen stabilized and passing through a  $\frac{1}{4}$ " screen.

B. 'Grow-Power Plus'

### **2.03 PRE-PLANTING HERBICIDE: "Round-Up" or equal.**

### **2.04 PRE-EMERGENT WEED CONTROL: "Ronstar-G", "Treflan", "Eptam", "Vegitex" or equal.**

2.05 PLANT MATERIAL:

- A. **Quantities:** Provide sufficient quantities of plant materials needed to complete the work as shown on the Planting Plans and indicated in the Drawings. Quantities indicated on the Plant List are approximate only and are provided for the convenience of the Contractor. The Planting Plans shall have precedence over the Plant List.
- B. **Nomenclature:** Names of plants shall conform with names generally accepted in the local nursery trade, and as interpreted by the Landscape Architect.
- C. **Condition:**
1. All trees, shrubs, vines and ground covers shall have a normal habit of growth and shall be sound, healthy, vigorous and free from insect infestations.
  2. The minimum acceptable size of all palms and shrubs measured after pruning, with branches in normal positions, shall conform to the measurements specified on the Plant List.
  3. Caliper measurements shall be taken at a point on the trunk 6" above natural ground line for trees up to 4" in caliper and at a point 12" above the natural ground line for trees over 4" in caliper.
  4. Plants that meet the measurements specified, but do not possess a normal configuration or balance of height and spread will be rejected.
  5. Trees and shrubs larger in size than specified may be used, but the use of larger plant materials will make no change in the Contract price.
  6. Trees and shrubs shall have been grown in containers of the size stated on Drawings, and shall have sufficient roots to hold the root ball together after removal from containers without being rootbound.
  7. Specimen, field grown and field stock palms shall have a root ball of sufficient size to support the plant's recovery from transplanting. Palms delivered with small or inadequate root balls will be rejected.

- 8. Any tree or shrub with weak, thin trunk not capable of supporting itself when planted in the open will be rejected.
- 9. Trees will be straight and of uniform shape without damaged, crooked, or multiple leaders, unless specified. Trees with abrasions of the bark, sunscalds, disfiguring knots, or fresh cuts or limbs over 1/4" which have not been pruned and painted or completely calloused, will be rejected.
- 10. Rooted cuttings shall be healthy, vegetative material with well-established roots at two or more nodes.
- 11. Sprigs shall be healthy vegetative material obtained from nursery grown stock free from other foreign grasses. Coarse grass and groundcover stolons shall be minimum 4" long.

2.06 WATER: Unless noted otherwise, non-potable water will be readily available to the Landscape Contractor at no expense to the Landscape Contractor.

2.07 MISCELLANEOUS MATERIALS:

- A. Wood Stakes: 2x2x8 ft. rough construction grade redwood or eucalyptus with no paint or stain.
- B. Hose and Wire Ties: 5/8" diameter hose with #12 ga. galvanized iron wire.
- C. Guy Wire: #9 ga. galvanized iron.
- D. Rebar: #4 24" minimum length for 15 and 25 gal. trees. #7 30" minimum length for Field Stock trees.
- E. Marker: Plastic surveyor tape. Bright color, minimum 18" long.
- F. Tree Paint: Cabot Tree Seal or equal.
- G. Backfill Mix for Coconuts: Backfill all coconuts with clean coral sand.
- H. Backfill Mix: Mix thoroughly prior to placing:
  - 4 parts imported screened soil
  - 1 part clean coral sand
  - 1 part organic soil amendment
  - 15 lbs. Grow Power per C.Y. of mix.

TEMPORARY HOUSING FOR THE HOMELESS

Landscape Planting  
02480-7

**PART 3 - EXECUTION**

**3.01 CLEARING**

- A. Clear all planting areas of existing vegetation not specified to remain and all other debris and foreign material considered a hindrance to planting operations and/or unsightly in appearance.
- B. Maintain previously established grades and swales.

**3.02 PRE-PLANTING WEED CONTROL:**

- A. Apply pre-planting herbicide to all visible weeds, before and after soil placement.
- B. Protect all existing plants from damage.

**3.03 SOIL PREPARATION:**

- A. Uniformly distribute a 1" layer of redwood shavings, and Gro-Power fertilizer (at 75 lbs per 1,000 per Sq. Ft.) over all planting areas.
- B. Roto-till the top 4" of all planting areas to evenly incorporate the amendments into the soil.

**3.04 FINE GRADING:**

- A. Perform finish grading as necessary and as indicated on the drawings. Grades shall be smooth and even on a uniform plane with no abrupt changes or pockets, and shall slope away from all buildings. Verify the surface drainage of all planting areas, and notify the Owner of any discrepancies, obstructions, or other conditions considered detrimental to proper execution of the work. Materials used for fill in mounded areas shall be porous and free draining, and shall be approved by the Owner prior to installation.
- B. Landscape work shall be tied to existing controls such as existing trees and landscape features, revetments, utility lines, pavement and curbs, etc. Finished grades shall bear proper relationship to such controls. Adjust all new work as necessary to meet existing controls.
- C. Immediately prior to planting operations, all planting areas shall be cleaned of weeds, rocks over 1" in diameter, and clumps of earth that will not break up.

3.05 SOIL AND DRAINAGE CONDITIONS:

- A. Notify Owner of all soil or drainage conditions encountered during planting operations which the Contractor considers detrimental to growth of plant material. Provide a cost proposal for the correction of the problem for approval before proceeding with planting work.
- B. If drainage conditions of plant pits appear unsatisfactory, test drainage by filling with water. Conditions permitting the retention of water in planting pit for an excessive period of time shall be brought to the attention of Owner.

3.06 PLANTING OPERATIONS:

- A. Handling Plants:
  - 1. Handle plants in a manner to avoid any damage to the plant.
  - 2. Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected, and adequately watered.
  - 3. All specimen, field grown and field stock palms shall be planted the same day they are delivered to the site.
- B. Plant Pits: All trees and shrubs shall be installed in round pits with vertical sides as shown on the planting details.
- C. Setting Container and Larger Plants:
  - 1. Plants shall be centered and set on compacted backfill mix that has been puddled and settled. Distribute  $\frac{1}{4}$  total planting tablets evenly around rootball.
  - 2. Plants shall be set with the soil level even with the finish grade and planted to give the best appearance in relationship to adjacent structures or surroundings.

3. Use appropriate backfill mix to continue filling plant pits. Set plant plumb and brace rigidly in position until backfill mix has been tamped solidly around rootball. When 3/4 of the pit is backfilled water thoroughly, saturating the rootball.
  4. Evenly distribute planting tablets per manufacturer's instructions. Continue filling pit to finish grade with backfill mix.
  5. When the plant pit is filled, form saucer berm around plants as noted on details.
  6. Water all plants immediately after planting.
- D. Staking and Guying: Immediately after planting, stake all 5 gal. and smaller trees. Guy all larger trees.
- E. Ground Cover: Install plant material in moist soil in the areas and at the spacings shown, in neat rows, insuring complete coverage of all planting areas including under and around palms and shrubs. Spacing shown in the Plant List or on the Drawings are triangular spacing, unless otherwise noted.
- F. Pre-Emergent Weed Control: Immediately after planting, apply pre-emergent weed control materials to all planted areas which will not be seeded.
- 3.07 PLANTING MAINTENANCE:
- A. Maintain all plants and planted areas in optimum growing condition and appearance.
- B. Maintenance, as specified below, shall coincide with the delivery of the first plant materials to the site and shall continue 90 days after commencement of the formal maintenance period or until the approval of the final inspection. Care of plant materials during installation is not considered part of the formal maintenance period.
- C. Maintenance shall include, but is not limited to:
1. Protect areas susceptible to traffic by erecting barricades immediately after planting.
  2. Irrigate planting areas as required to insure active growth keeping areas moist but not saturated. Regulate irrigation as necessary to avoid erosion and gulying.

3. Fertilize as needed in accordance with the manufacturer's recommendations and five days prior to final inspection. Exercise proper caution and take measures necessary to avoid plant burn.
4. Keep planting areas free of weeds and undesirable grasses through daily weeding if required. Remove the entire root system. Dispose of all weeds in appropriate trash containers.
5. Inspect all plants for disease or insect damage weekly. Treat affected material immediately.
6. Remove damaged or diseased growth from trees and shrubs. Treat cuts larger than 1/4" diameter with specified tree paint.
7. Immediately remove any dead or dying plants not in a vigorous thriving condition. Replacement shall be the same species and size as originally planted.
8. Restake, tighten, repair guys, and reset to proper grades or upright position any plants that are not in their proper growing position.
9. As it becomes evident that certain groundcovers have not uniformly or properly established, replant the areas immediately with the same plants and quantity as specified for the initial planting and maintain as specified for 90 percent coverage of healthy, actively growing groundcovers for approval during the final inspection.

\* END OF SECTION \*

726CS\_3\_.W51

TEMPORARY HOUSING FOR THE  
HOMELESS

Landscape Planting  
02480-11

SECTION 02870 - SITE FURNISHINGS

PART 1 - GENERAL

1.01 DESCRIPTION OF WORK

- A. The general provisions as specified in Section 01010 are a part of this Section and is incorporated herein.
- B. Work Included: Furnishing and installing all exterior site furniture including picnic tables, barbecue grills and related work.

1.02 RELATED REQUIREMENTS

- A. Section 02480 - Landscape Planting
- B. Related work by others:
  - 1. Earthwork and drainage by Civil.

1.03 SUBMITTALS

- A. Product data, samples, testing data, and shop drawings required.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Picnic Tables as manufactured by Iron Mountain Forge, Famington, Missouri 63640, phone (314) 756-4591, Model No. 238-86T or approved equal.
- B. Barbecues as manufactured by Iron Mountain Forge, Famington, Missouri 63640, phone (314) 756-4591, Model No. 210 or approved equal.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Locate picnic tables and barbecue grills within central open area as shown on plans and provide concrete footing as required.
- B. Pitch finished grade beneath so as not to accumulate water.

\* END OF SECTION \*

726CS\_4\_.W51

TEMPORARY HOUSING FOR THE  
HOMELESS

Site Furnishings  
02870-1

SECTION 02513 - ASPHALTIC CONCRETE PAVING

- 1.01 Provide asphaltic concrete paving as indicated, including:
  - A. Final preparation of subgrade.
  - B. Soil sterilization of area to be paved.
  - C. Aggregate base course.
  - D. Asphalt surfacing material.
  - E. Placing asphaltic concrete.
- 1.02 Standard specifications for Public Works Construction of the City & County of Honolulu shall apply except measurement and payment.
- 2.01
  - A. Weed killer "Polybor - Chlorate".
  - B. Aggregate base course - 6".
  - C. Asphalt surface pavement - 2".

SECTION 02444 - CHAINLINK FENCE

- 1.01 Provide chain link fence and gates, complete with required items as indicated.
- 2.01 Fence fabric shall be No. 9 W&M gauge, 2" mesh, conforming to ASTM A392, hot dip galvanized. Top and bottom selvages to twisted and knuckled.
- 2.02 Posts shall be Schedule 40 or Tuf 40, hot dip galvanized, 2" diameter with galvanized malleable cast iron eye tops.
- 2.03 Set posts in concrete.
- 2.04 Top and bottom rails shall be Schedule 40, 1-5/8"d, 2.27 lb./lf.
- 2.05 Gates shall be welded construction with catch, stops, hinges, padlocking mechanisms and center rest. Padlock by others.

3.0 INSTALLATION

- A. Install at location indicated.
- B. Posts shall be plumb, in-line and rigidly set in concrete. Provide bracing as necessary.
- C. Install fabric.

SECTION 03300 - CONCRETE

1.01 Provide all concrete work including:

- A. All formworks, reinforcing mesh and steel.
- B. Concrete placement and finishing.
- C. Installation of anchors, plates, slabs, etc.

2.01

- A. Concrete: Ready-mixed per ASTM C-94, maximum 4" slump; 2,500 psi at 28 days, per ACI 301 and 318.
- B. Wire fabric - ASTM A-185 6x6 10/10.
- C. Cold joint - Burke keyed cold joint.
- D. Expansion joint. Burke Fiber E.J., 1/2" thick.

3.01

- A. Set formwork per ACI 347.
- B. Place reinforcement per CRSI 63.
- C. Deposit continuously or provide construction joints per ACI 309.
- D. Deposit near final location to avoid segregation due to handling.

3.02 SLAB FINISH

- A. Trowelled Finish for surfaces to receive floor covering or carpet.
- B. Broom Finish - Exterior slabs except lanai and patio.

3.03 CURING

- A. Water cure or use curing compounds.

3.04 CLEANING

- A. Remove all excess concrete from site.

SECTION 06100 - ROUGH CARPENTRY

1.01 WORK

- A. Complete all rough carpentry work as indicated or required. Work shall include layout, sills, posts, studs, floor framing, beams, plates, blocking, and backing, roof framing, rafters, ridge, fascia, plywood siding, and plywood roof deck, and other items as required.
- B. All lumber and plywood to be preservative treated per Section 06311.

2.01 MATERIALS

- A. Framing Lumber: Douglas Fir or Hem/Fir, nominal dimensions, S4S, WPA grading:
1. Studs - "Stud" or "Standard" - (10 feet maximum).
  2. Light Framing - "Standard" (posts).
  3. Structural Joists, Rafters, Beams - No. 2 or better (joists, rafters, beams, stringers).
- B. Plywood
1. Roof sheathing: APA rated sheathing, 32/16, 5/8", exposure 1, exterior glue.
  2. Subfloor: APA Sturd-1-Floor, 24" o.c., 3/4", exposure 1, exterior glue.
  3. Exterior Siding: APA-303-6. Siding, rough sawn exterior; sanded interior (studs at 24" o.c.), 48"x96"x3/4", ship-lapped vertical edges.
- C. Related Materials
1. Rough Hardware - nails, bolts, screws, etc. -- hot-dip galvanized.

2. Framing Accessories - Simpson "Strong Tie" or "Silver", galvanized.
3. Moisture Protection: 30 lb. asphalt saturated felt between wood and concrete.
4. Foundation Blocks -- precast pyramid concrete footing blocks as detailed.

3.0 EXECUTION

- A. Nailing: Per UBC 1988, as amended by City & County of Honolulu.
- B. Framing shall be plumb, in line, straight, and braced as necessary.
- C. Provide anchorage to foundations as indicated to preclude uplift due to wind load.
- D. Remove all debris from upon completion of subcontractor's work.

SECTION 06200 - FINISH CARPENTRY

1.01 WORK

- A. Furnishing and installing of finish carpentry, millwork, and related items.
- B. Install exterior and interior trims, caps, etc.
- C. Install:
  1. Wood Door Frames
  2. Finish Hardware
  3. Bath Accessories
  4. Manufactured Cabinets
  5. Provide all rough hardware

2.01 MATERIALS

- A. Wood trim - Douglas Fir, S4S - "Standard" or better.
- B. Nails, bolts, screws: steel, galvanized.
- C. Door frame for prehung doors: Clear Douglas Fir.

3.01 INSTALLATION

- A. Install items plumb, level, square, true to line, securely anchored.
- B. Nails and screws, neatly set.
- C. Exterior trim to be secured with common nails, head flush with surface, suitable for finishing.
- D. Interior trim to be secured with finishing nails.
- E. Set pre-hung door frames plumb, in line and firmly anchored.
- F. Install finish hardware.
- G. Install manufactured cabinets level, plumb, and securely anchored.

3.02 CLEANING

- A. Remove rubbish and debris daily.
- B. Clean-up area after completion.

SECTION 06311 - PRESERVATIVE TREATMENT OF WOOD

- 1.01 Provide preservative treatment of all wood used in project.
- A. Comply with "AWPB Approval" requirement and "AWPB LP-2" for plywood.
  - B. Use Wolman CCA or OSMOSE CCA system.

SECTION 07310 - COMPOSITION SHINGLE ROOFING

1.01 WORK

- A. Provide asphalt shingle roofing as indicated and specified herein.
- B. Sheet metal work is specified in Section 07600.
- C. Vent Pipe flashing in Section 15400.

2.01 MATERIAL

- A. U/L Class A, 20-year warranty, asphalt shingles.
- B. Firescreen Brigade or Genstar "Sentinel" or similar.

- C. Underlayment: #15 lb. asphalt felt.
- D. Fasteners - Hot-dip galvanized steel 10-1/2 to 12 gauge, 3/8" min. diameter head, of sufficient length.
- E. Plastic Cement: Bituminous product, designed for roofing applications.

3.01 INSTALLATION

- A. Verify that roof sheathing has been properly installed, smooth, clean and suitable to receive shingle.
- B. Apply roofing felt.
- C. Install shingle strictly in accordance with manufacturer's directions.
- D. Roofing shall be done by experienced workmen, approved by manufacturer.

3.02 CLEANING

- A. Remove all excess shingles and debris.
- B. Replace all damaged or improperly applied shingles.

SECTION 07600 - SHEET METAL WORK

1.01 WORK

- A. Supply and install sheet metal flashing and related items indicated or required.

2.01 MATERIALS

- A. 26 gauge galvanized steel sheet.
- B. Solder: 50% lead and 50% block tin.
- C. Flux: Muriatic acid.

3.01 INSTALLATION

- A. Install work watertight.
- B. Allow for expansion.
- C. Hem all edges.

- D. Conform to SMACMA recommendations and details.
- E. Lap vertical joints 3" minimum and apply sealant. Cleat folded drip edges.

3.02 CLEANING

- A. Leave work clean and free of scraps and debris.

SECTION 07920 - SEALANTS

1.01 WORK

- A. Provide sealant at joints as indicated or required.

2.01 MATERIALS

- A. Exterior - "Sikaflex-1a" by Sika Inc., "Dynamic" by Tremco, or similar.
- B. Back-up material - fiberglass or polyurethane foam.

3.01 INSTALLATION

- A. Verify that surface to receive sealant is free from dust, oil, grease, etc.
- B. Apply primer as recommended by manufacturer.

3.02 CLEANING

- A. Clean surfaces of excess sealants.

SECTION 08200 - WOOD DOORS

1.01 WORK

- A. Provide wood doors as indicated and specified herein.
- B. Installation in Section 06200 - FINISH CARPENTRY.
- C. Finish hardware in Section 08710.
- D. Panting in Section 09900.

1.02 Furnish 1 year written warranty.

2.01 DOORS

- A. All doors must be shop fabricated by a recognized manufacturer.

1. Exterior Doors: Solid core, flush panel; Lauan Mahogany Veneer, filled and primed; custom grade, 1-3/4" thick.
  2. Interior Doors: Hollow core, flush panel, Lauan mahogany veneer, filled and primed.
- 3.01 Fabricate in accordance with Industry Standard 1-76 or Commercial Standard CS171.
- 3.02 Doors may be prehung at option of Contractor.

SECTION 08527 - JALOUSIES

- 1.01 Provide jalousies as indicated.
- 2.01 PRODUCTS
- A. Jalousies shall be International Windows Corp., Series 600 or equal, nail on type.
  - B. Aluminum shall be natural aluminum, anodized.
  - C. Glazing 3/16" x 4" glass, clear or obscure as scheduled.
  - D. Hardware - factory lubricated rate - type.
  - E. Screens: Fiberglass in rolled formed aluminum frame.
- 3.01 INSTALLATION
- A. Install level, plumb, and square without distortion.
  - B. Properly caulk around frame to preclude leaks.

SECTION 08710 - FINISH HARDWARE

- 1.01 WORK
- A. Provide finish hardware as scheduled.
  - B. Installation in Finish Carpentry section.
  - C. Provide 4 keys per lock.

D. Hardware Schedule

HW-1

Typical Single Entry

1 1/2 pr.	Butts	RD741 4x4 1414P 4x4	P	Stanley McKinney
1	Lockset	F51N ORB	626	Schlage
1	Stop	SP7071	626	Stanley
1	Threshold	206 AV x length	ANOD	Pemko

Typical Interior Doors

1 pr.	Butts	RD741 3-1/2x3-1/2 1414P 3-1/2x 3-1/2		Stanley McKinney
1	Privacy	F40N ORB	626	Schlage
1	Stop	SP7092	626	Stanley

SECTION 09650 - RESILIENT FLOORING

1.01 Provide resilient flooring and base.

2.01 MATERIALS

- A. "Valuflor" by Congoleum, no wax sheet vinyl or equal.
- B. Vinyl Base: 2-1/2" x 1/8" coved base, Kentile or equal.
- C. Edge strip: 1/8" thick, homogeneous vinyl composition, bull-nose edge.
- D. Color to be selected from manufacturers standard samples.
- E. Adhesive - waterproof stabilized type as recommended by the flooring manufacturer.

3.01 INSTALLATION

- A. Verify that subfloor is properly installed without roughness, indentations and protrusions.
- B. Remove dust, oil, etc. from surface.
- C. Install flooring in strict accordance with manufacturer's printed instructions.
- D. Installation by experienced workmen.

3.01 CLEANING

- A. Remove all debris and rubbish.

SECTION 09900 - PAINTING

1.01 Complete preparation, painting, staining, and finishing of interior and exterior surfaces and materials as indicated as scheduled.

2.01 MATERIALS

- A. First quality materials from established manufacturers as approved may be used.

3.01 EXECUTION

- A. Verify that surfaces are properly prepared, clean, dry, and free from oil, grease, etc. before starting.
- B. Remove cover plates, light fixtures, etc. before painting.
- C. Application shall be experienced skilled workmen. Spread evenly without skips, sags, runs, drips, etc.

3.02 PAINTING SCHEDULE

A. Exterior

- |                        |   |
|------------------------|---|
| 1. Plywood Siding:     | 1 coat exterior primer<br>1 coat acrylic flat enamel            |
| 2. Wood Door and Trim: | 2 coats acrylic enamel, semi-gloss                              |
| 3. Ferrous Metal:      | 1 coat rust inhibiting primer<br>1 coat acrylic enamel glossy   |
| 4. Galvanized Steel:   | 1 coat galvanized metal primer<br>1 coat exterior enamel glossy |

B. Interior - (Painting limited to interior of Bathrooms and wall above Kitchen Counter only)

- |                                 |   |
|---------------------------------|---|
| 1. Bathrooms and Kitchen Walls: | 1 coat interior undercoat<br>1 coat interior alkyd semi-gloss |
| 2. Bathroom Door:               | same as above   |

3.03 CLEAN-UP

- A. Remove all unused materials, empty containers, etc. at completion.
- B. Remove splattered paint, spills, and drips.
- C. Reinstall items removed for painting.
- D. Touch-up paint.

SECTION 10800 - BATH ACCESSORIES\*

1.01 WORK

- A. Provide bath accessories as listed.
- B. Installation under Finish Carpentry.

2.01 ACCESSORIES LIST (All Chrome Plated)

- A. Toilet Paper Holder: Nutone "Tempo" HM-873.
- B. Towel Bars: Nutone "Tempo" HM-896-24.
- C. Soap Dish: Nutone HM-822.
- D. Robe Hook: Nutone HM-881.

SECTION 11450 - APPLIANCES

1.01 Provide and install appliances as listed:

2.01 APPLIANCES\*

- A. Refrigerator: 6.0 cubic feet, under counter. Acme BA603 or equal with enamelled metal finish on door, color white.  
(23-1/2"W x 34-1/2"H x 24"D)
- B. Microwave Oven: Whirlpool MW3500XS  
0.8 cubic feet, 99 min./99 sec. timer, midsize, 10 level cook control, 650 watts cooking power.
- C. Washers: GE WWA 7050G, large capacity with variable water levels, 4 wash cycles or equal.

- D. Dryers: GE DDE5700G, standard capacity, 125 minutes Time Control porcelain enamel drum, or equal.

\*Items listed are to set standard only.

SECTION 12300 - KITCHEN CABINET

- 1.01 Provide kitchen cabinet as indicated and specified herein.
- 1.02 Provide shop drawings indicating material, finish, hardware, and fabrication details.
- 2.01 PRODUCT
- A. Cabinet shall be Diamond "Rogue", or equal, economy type.
  - B. Cabinet doors shall be made of 5/8" medium density fiberboard faced with light finish wood grain polyester, with beveled edges covered with wood grain laminate.
  - C. Interior shall be covered with wood grain laminate.
  - D. Provide manufacturer's standard drawer guide and hinges.
  - E. Countertop and splash shall be manufacturer's standard economy type with coved back and anti-drip front. Plastic laminate color shall be selected from manufacturer's standard samples.
  - F. Installation included in Section 06300 - Finish Carpentry.

SECTION 15400 - PLUMBING

- 1.01 WORK
- A. Provide complete plumbing system as indicated on the drawings add specified herein, including: Excavation, backfill, sewer line, water service, furnishing and installing of kitchen sink, hot water heater, shower stalls with all faucets, trim, accessories, and all other items required for a complete and workable installation.
- 1.02 All work shall be completely installed and tested as required by the plumbing code.
- 1.03
- A. Provide shop drawings if required for building permit.

B. Provide catalog cuts of:

1. Plumbing fixtures and trim.
2. Shower stalls.

1.04 Provide 1 year guaranty against all defects in material on workmanship.

2.01 MATERIALS

A. All materials shall be new, free from defects, complying with applicable codes, and standard.

B. Waste and vent piping:

1. Lateral riser to grade: 4" No-hub system.
2. Soil waste and vent: ABS pipe and fittings.

C. Water Piping

1. "Quest" polybutylene by U.S. Brass with Quicksert I or II connections.
2. Service lines which exceeds 75 feet from meter to house shall be increased by 1".

D. Provide cleanouts as required.

E. Air Chamber: Provide air chamber at each water branch to a plumbing fixture, extending 12" minimum above fixture outlet.

F. Valve:

1. Gate valve at meter and at water heater shall have operating pressure of 125 p.s.i.g.
2. Pressure reducing valve #600 by Wilkins or Watt USB.

2.02 PLUMBING FIXTURES

A. Water Closets

Norris 516 (28-1/2" height) round front, 1.5 gal. flush, reverse trap closet, with matching Olsonite plastic seat. Provide flush/lever mechanism, and all fittings required. Color: White/Chrome.

B. Kitchen Sink

Elkay PSR-1517, 15" x 17-1/2" single compartment self-rim sink, 20 ga. undercoated stainless steel, 3 faucet holes, LK-35 duo strainer.

Price Pfister 35-021, 9" tubular spout, metal verb handles, plus all required supplies, P-trap, etc.

C. Shower Stall

Mustee "Durastall" Model 82, 32" x 32", fiberglass free standing stall complete with molded fiberglass reinforced non-slip shower floor with PVC floor drain assembly for 2" ABS sanitary drain pipe. Color: Bone White.

D. Shower Fittings: Price Pfister 01-911 tub shower combination less tub filler, polished chrome.

E. Laundry Tray

Fiat FL-6 or equal, single compartment, with tapered metal legs with Price-Pfister 71-221 faucet, and all required trap and fittings.

F. Water Heater:

1. Heater: ASHRAE approved, State Industries or equivalent Underwriter's Laboratories approved heaters as manufactured by A.O. Smith, National, or Ruud.

All heaters shall be manufactured with a glasslined tank tested to 300 psi pressure, baked enamel steel jacket, thermostat, inlet and outlet connections and bottom valved drain. Heaters shall meet the requirements of ASHRAE 90A-1980 standard for energy efficiencies.

2. Electrical Characteristics: 240 volt, single-phase, 60-Hertz service.
3. Vacuum Breaker and Relief Valve: Provide a Watts No. 36A vacuum breaker on cold water inlet and Watts No. 100XL temperature and pressure relief valve on each water heater.

G. Hose Bibb: Arrowhead 251-1/2" no hose kink faucet, with Watts 8A non-removable type backflow prevention device.

SECTION 16050 - ELECTRICAL WORK

PART 1 - GENERAL

1.01 DESCRIPTION

A. Work

1. The work under this Section of the Specifications includes all labor, materials, equipment and services necessary to complete electrical work as shown on the Drawings and herein specified including, but not limited to:

- a. Electrical services.
- b. Meter centers.
- c. Feeders and load centers.
- d. Branch circuits, devices and luminaires.
- e. Empty telephone system.
- f. Equipment connections.
- g. Record drawings.

B. Items of electrical equipment not furnished in other Sections of these Specifications, but necessary for a complete plant, shall be provided as part of the electrical work.

C. Related Work

1. Painting in PAINTING Section.

1.02 RELATED REQUIREMENTS

A. See DIVISION 1 - GENERAL REQUIREMENTS.

1.03 RULES AND REGULATIONS

A. The entire installation shall be made in compliance with the applicable provisions of the latest edition of the National Electrical Code, local Ordinances, Rules and Regulations of the Building Department. Permit charges shall be included in the bid. Obtain the electrical permit as required by local laws or rules. Arrange for periodic inspection by the local authorities as work progresses so that certificates of completion and inspection may be turned over to the Architect on the day scheduled for final inspection.

1.04 GUARANTY AND STANDARDS

- A. Guaranty all items of material and workmanship for a period of one year from the date of final acceptance by the Owner. Items requiring regular replacement after normal use, such as lamps, shall be guaranteed for 50% of their rated life.
- B. All materials shall be new, code-gauged and sized, and shall bear the UL label of approval for all items where standards have been established and label service is regularly furnished.

1.05 SUBSTITUTION

- A. Comply with requirements of SUBMITTALS AND SUBSTITUTIONS Section.
- B. Pre-approved apparatus manufacturers are General Electric, Westinghouse, Square D Co., ITE, and Cutler Hammer.
- C. Submit shop drawings and manufacturer's literature including catalog cuts for Architect's review and acceptance for:
  - 1. Lighting fixtures.
  - 2. Meter Centers, panelboards, breakers, switches.
  - 3. Time switch.
  - 4. Wiring devices.
  - 5. Cabinets, gutters.
- D. Request for substitution must be received by the Architect no later than ten (10) calendar days prior to bid opening. Refer to Section 01340 - SUBMITTALS AND SUBSTITUTIONS for further information.

1.06 DRAWINGS

- A. These Specifications are accompanied by floor plans of the building, architectural sections and elevations indicating locations of all outlets, switch control, and other electrical apparatus. These locations are approximate and before installing, study the adjacent architectural details and actually make the installation in the most logical manner. Any outlet may be relocated within 10 ft. before installation at the direction of the Owner without additional cost to the Owner. The layout is generally diagrammatic. Coordinate the installation of wiring runs, outlets, control devices, and power units as permitted by structural conditions and appropriately locate these units.

- B. Record plans consisting of one set of sepias and one set of prints shall be submitted in accordance with General Conditions. The Drawings and Specifications are complementary, each to the other, and what is called for by one shall be as binding as if called for by both.

1.07 PRODUCT HANDLING

- A. Take all means necessary to protect installed and stored materials from physical damage, corrosion, construction debris, and vandalism. No metallic conduit, apparatus, luminaires, wiring devices, and other construction material shall be stored in the open. All installed conduit, outlet boxes, and panelboard interiors shall be protected at all times against construction debris and water. All materials damaged or rusted in any way shall be removed from the job and replaced with new materials of equal quality at no cost to the Owner.

PART 2 - PRODUCTS

2.01 ELECTRICAL SERVICE CONDUIT

- A. Furnish PVC Schedule 40 conduit from Hawaiian Electric Co. service to meter center and from meter center to loadcenters. Burial shall be minimum 18". Trenching and backfilling per Hawaiian Electric or as indicated.
- B. Telephone Raceways: 3/4" empty minimum Schedule 40 raceways for telephone. Wire from junction box to locations as indicated on Drawings. Provide outlet boxes with telephone type cover plates.
- C. Underground Handholes/Pullboxes: Handholes/pullboxes shall consist of precast concrete sides and either precast concrete cover (electric) or steel plate (telephone and television).

2.02 WIRING SYSTEM

- A. NEC type NM cable shall be used for all branch circuiting installed in furred ceilings and drywalls. All cable runs through wood studs shall be run in the center of the stud. Notching is not permitted. BX cable is not acceptable.
- B. Exterior feeders shall be 600V, NBC type THW-USE or XLP-USE. Exterior branch circuits shall be type XHHW or THWN.
- C. Non-metallic outlet boxes shall be used for all NM cabling. Boxes must be of sufficient depth to accommodate all the conductors without overcrowding.

- D. Wiring splices for cabling system shall be made with UL listed, copper crimp connectors, taped with plastic electrical tape. Wiring splices for conduit system wiring shall be made with solderless pressure type wire nuts. All wiring splices shall be made in appropriate locations, such as junction boxes.
- E. When a branch circuit exceeds 70 ft. total length (one way) conductor sizes shall be increased one wire size.

#### 2.03 OUTLETS AND WIRING DEVICES

- A. Switches: 15 A, 120/277 V, quiet-type non-mercury, residential grade.
- B. Receptacles: 15 A, grounding-type, 2-pole, 3-wire, residential grade.
- C. Weatherproof Receptacles: 15 A, grounding-type duplex receptacle with gasketed spring-loaded cover plates. Bell #1960 or equal.
- D. Ground Fault Interrupter Receptacles: Feed-through type, duplex, with test button, 5 ma pick-up, GE "GTR" or equal.
- E. Device Cover Plates: Smooth plastic, Ivory, Sierra Co. Gangs as required.
- F. Telephone Outlets: One-gang boxes with single-gang cover with bushed hole.
- G. Outlets for luminaires shall be minimum 4" octagon by 1-1/2" deep.
- H. Switch and receptacle boxes, gangs as required, 1-1/2" deep.
- I. All surface boxes and boxes exposed to the weather shall be cast with gasket.
- J. Smoke Detectors: UL listed, Nutone S-180 or approved equal.

#### 2.04 LUMINAIRES

- A. Luminaires shall be provided complete with lamps. Fluorescent units shall have protected HPF ballasts with CBM and ETL labels. Where luminaires are installed outdoors, a gasket shall be provided between the outlet box and the fixture and also between the fixture hood and the globe or enclosure.

2.05 METER AND MAIN BREAKER

- A. Meter sockets shall be weatherproof, surface mounted, and approved by the utility company.

2.06 LOAD CENTERS

- A. Panelboards shall be as indicated, single phase, 3WSN application, one handle for multi-pole, 10,000 AIC interrupting rating, copper bussed, flush load centers, with doors and trims and typed circuit directory. Half width breakers not permitted. Westinghouse, Square D, General Electric, ITE, or approved equal.

Aluminum bussing may be used in place of copper.

PART 3 - EXECUTION

3.01 WORKMANSHIP

- A. All electrical work shall be neatly executed, workmanlike in appearance, symmetrical, plumb, uniform, properly aligned, and firmly secured in place. Dimensions and locations shown on the Drawings shall be verified in the field. Discrepancies and interferences with other work shall be immediately called to the attention of the Architect and corrections or adjustments shall be made as he directs. All cutting and patching necessary for electrical work shall be done by artisans skilled in the trade.

3.02 GROUNDING

- A. The neutral of the a.c. system and all metallic equipment and enclosures for conductors shall be grounded at the service locations. The grounding conductor shall be in a rigid metal conduit which shall serve as the equipment and enclosure ground. Both conductor and conduit shall be connected to the nearest cold water pipe that is part of a continuous metallic underground water piping system, with a clamp specifically designed and approved for the purpose. Duplex receptacles grounded to grounding system with jumper wire.

3.03 TESTING AND COMPLETION

- A. Provide the personnel and equipment to perform the following tests:

1. Insulation resistance tests in accordance with NEC Section 110-20, using a 500-volt megger. A record of the readings shall be submitted to the Owner for approval. Correct any defects.
2. Reconnect subfeeders at the meter centers as required until a nearly perfect balance is obtained on the single-phase, 3-wire, power supplies.
3. Request final inspection of the system by the local inspector. Test circuits and equipment for proper operation.
4. The entire electrical and auxiliary systems shall be in good working condition upon acceptance by the Owner.
5. Contractor shall test all smoke detectors for proper sensitivity, common alarm, and voltage stability.

\*\*\*\*\*