

**Shall the Authority Authorize the Interim Executive Director to
Expend an Amount Not to Exceed \$25,000.00 from the Hawaii
Community Development Revolving Fund, Leasing and Management
Subaccount, for an Archaeological Monitoring Plan and Report as
Required by the State Historic Preservation Division for the Historic
Ala Moana Pump Station Renovation?**

Staff Report
February 3, 2016

Background: The historic Ala Moana Pump Station (HAMPS) is recognized as a historic resource in the Makai Area Plan. The HAMPS is listed on the State as well as the National Register of Historic Places. Along with the 1900 Pump Station are two other structures on the site.

In June of 2014, the Hawaii Community Development Authority (HCDA) executed Contract No. 63034 with the Pacific Gateway Center (PGC) for a total of \$1,000,000.00 for the rehabilitation of the 1900 Pump Station building and land immediately adjacent to the building.

The \$1,000,000.00 provided to the PGC was provided through a grant-in-aid made pursuant to Act 164, of the Session Laws of Hawaii (SLH) 2011 as subsequently amended by Act 106, SLH 2012 and Act 134, SLH 2013. This grant award specifies the funds be used for plan, design and construction of a community resource center.

In February of 2015, the HCDA accepted the Finding of No Significant Impact for the Final Environmental Assessment (FEA) prepared for the renovation of the HAMPS. Subsequently in May of 2015, a Special Management Area (SMA) Permit was secured. Both the FEA and SMA are limited to work on the 1900 Pump Station building and surrounding landscaped area.

In July 2015, the Authority authorized the Executive Director or his designee to negotiate and execute a 5-year lease of the HAMPS with options to extend for a total of 25 years with the PGC.

In January 2016, the HCDA and PGC executed the lease. Design has been completed and a building permit is currently pending.

Discussion: In a letter to the HCDA dated February 2015, the State Historic Preservation Division (SHPD) required the preparation of an Archaeological Inventory Survey (AIS) for the project in order to make a determination that no archaeological subsurface historic properties will be adversely impacted by the proposed project.

In June 2015, the HCDA issued a notice to proceed to Cultural Surveys Hawaii to prepare an AIS; a draft AIS was submitted to SHPD for review and approval in July 2015. The SHPD responded in January 2016 that the AIS report was accepted however, they required that detailed mitigation plans in the form of an Archaeological Monitoring Plan (AMP) be submitted for their review and approval prior to any commencement of ground disturbing and construction related activities.

Once the AMP is carried out, documentation in the form of a completion report will be submitted to SHPD for acceptance. The AMP and completion report must be developed for SHPD's review and acceptance by a licensed archaeologist as required by Hawaii Administrative Rules Chapter 13-284.

Due to the expiration date of the grant funds, construction must be completed by December 2016, and time is of the essence. An AMP must be prepared immediately in order for a timely completion of the project without jeopardizing funding.

Staff anticipates the AMP and completion report can be prepared for a fee that will not exceed \$25,000.00 and if authorized, staff would proceed with an appropriate procurement for these services from a licensed archaeologist.

Recommendation: Staff recommends that the Authority authorize the Interim Executive Director to expend an amount not to exceed \$25,000.00 from the Hawaii Community Development Revolving Fund, Leasing and Management Account, for an archaeological monitoring plan and report as required by the State Historic Preservation Division for the Historic Ala Moana Pump Station renovation.