

DEPARTMENT OF THE ARMY
HEADQUARTERS, US ARMY GARRISON HAWAII
SCHOFIELD BARRACKS, HAWAII 96857-5000

USAG-HI Regulation
Number 210-15

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Installations
DISPOSITION OF TEMPORARY WORLD WAR II-ERA WOODEN BUILDINGS

This publication addresses the United States Army Garrison, Hawaii, policy and procedures pertaining to implementing the Command Facility Reduction Program (Building Down).

1. **PURPOSE.** This regulation establishes procedures for demolition of temporary facilities, especially those identified as World War II (WW II) temporary, wooden buildings. The Department of the Army (DA) defines WW II temporary buildings as "all temporary facilities built between 1938 and 1946 similar to those constructed for troop mobilization before, during, and after WW II."

2. **REFERENCES.**

a. **Related Publications.**

- (1) AR 200-1, Environmental Protection and Enhancement, 13 Dec 07.
- (2) AR 210-20, Master Planning for Army Installations, 16 May 05.
- (3) AR 405-70, Utilization of Real Property, 12 May 06.
- (4) AR 405-90, Disposal of real Estate, 10 May 85.
- (5) Public Law 100-77, section 501, Stewart B. McKinney Homeless Assistance Act.
- (6) Title V, 42 U.S. Code, Section 11411, Stewart B. McKinney Homeless Assistance Act.
- (7) The 1991 Programmatic Memorandum of Agreement among the United States Department of Defense, the Advisory council on Historic Preservation, and the National Conference of State Historic Preservation Officers, as amended.

b. **Referenced Form.** DA Form 4283, Facilities engineering Work Request, Sep 03.

*This regulation supersedes 25th ID(L) & USARHAW Regulation 210-15, Disposition of Temporary World War II-Era Wooden Buildings, 31 July 2000, which is obsolete.

3. **APPLICABILITY.** This regulation applies to all organizations and activities occupying structural space and land areas under the control of United States Army Garrison, Hawaii (USAG-HI).

4. **RESPONSIBILITIES.**

a. The Director of Public Works (DPW), USAG-HI.

(1) Accountable to the Commander, USAG-HI, for the assignment and management of all building space and land areas under the control of USAG-HI.

(2) Coordinates with the Commander, USAG-Oahu, and the Commander, USAG-Pohakoloa Training Area (PTA) on the same within the scope of their command responsibilities.

(3) Plans for the disposal of facilities which are determined structurally unsound, dilapidated, obsolete, or no longer needed.

(4) Identifies and implements adjustments to the space utilization program for all USAG-HI installations that concurrently reflect changes to the Installation Master Plan and the status of real property on Army installations.

b. **Tenant Activities.** Commanders and heads of tenant activities on USAG-HI installations shall:

(1) Designate in writing a unit point of contact (POC) or custodian to serve as liaison between the activity and the Real Estate Section, DPW for any and all space-related and/or demolition issues for their assigned facilities. It shall be the responsibility of each tenant activity to, upon change in POC, re-designate a replacement in writing immediately after the departure of his or her predecessor.

(2) At planned intervals, assess the use of their assigned facilities, focusing on transferring operations from temporary, wooden facilities into permanent facilities already assigned to them.

(3) At planned intervals, review the facilities they occupy to ensure that efficient and economic tenancy is in effect. Relevant occupancy data shall be submitted to the Real Estate Branch, DPW, upon request.

(4) Report any and all assigned space that becomes excess to originally assessed needs to the Real Estate Branch, DPW.

(5) Ensure that the Real Estate Branch, DPW, is notified prior to making any internal space assignments or exchanges of space assignments with other user activities.

(6) Prepare and submit DA Form 4283, Facilities Engineering Work Request, for repairs to pre-WW II and WW II-Era temporary buildings for reasons relating to health, safety, and security to the Work Management Section, DPW, 656-1275. Repairs or renovations for any other reasons shall be submitted to the Real Estate Section, DPW. No work shall commence without first securing the approval of that office.

5. PROCEDURES.

a. One square foot of disposal for each square foot of construction is required. Planned construction projects are reviewed by the Real Estate Branch, DPW, in order that the "one-for-one" rule is enforced. Facilities selected for disposal or demolition shall be identified in all project documents within 6 months of the beneficial occupancy date of the new facility. Annual demolition targets in square feet shall be determined by the Major Army Command (MACOM), Installation Management Command-Pacific (IMCOM-PAC).

b. The DPW will identify facilities for disposal which will include those facilities that are vacant or previously scheduled for demolition. Demolition priorities shall be as follows:

(1) Priority 1: Buildings in the path of new construction.

(2) Priority 2: Excess, installation WW II temporary buildings on a "worst first" basis taking into consideration that not all WW II, temporary buildings will be identified as excess, or "worst."

(3) Priority 3: All other installation WW II buildings on a "worst first" basis.

c. The DPW shall closely scrutinize each DA Form 4283 submitted by users of temporary WW II facilities to allow only minimal maintenance costs involving repair of emergency items, e.g., broken water lines, windows, doors, etc.

d. The DPW shall conduct space utilization studies to validate the requirements of the user. In the event study results show that tenant organizations in permanent facilities are occupying more space than allowances permit, personnel occupying temporary buildings will be moved to, or co-located with personnel in, other facilities in order to permit the disposal of temporary buildings. In order to validate continued occupancy of temporary buildings, space utilization studies must conclude that the facilities are fully utilized in dispensing unit/activity mission functions.


6. **WAIVERS.** The Commander, USAG-HI, is the approving authority for waiver requests to retain temporary facilities. The DPW, in coordination with the Commander, USAG-Oahu, and the Commander, USAG-PTA, will recommend that retention be in the best interests of the Army as substantiated by conclusions documented in the most recent space utilization study.

7. **SPECIFIC GOALS.** The Facilities Reduction Program, which encompasses the disposition of temporary WW II-era wooden buildings, has four (4) Headquarters, Department of the Army (DA)-directed major elements:

- a. Improvements in space utilization.
- b. Renovation of current facilities to improve the amount of existing, usable space.
- c. Consolidation of activities into the best facilities.
- d. Disposal of excess facilities.

(IMPC-HI-PW)

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