

EXECUTIVE SUMMARY

BACKGROUND

This Maui County Civic Center Master Plan is an update to the Wailuku Municipal Service Center Master Plan Report (February 2004) and the Wailuku Campus Space Study (January 2009). The drive for this Maui County Civic Center Master Plan update comes from three major drivers:

1. To reduce County's expenditure in lease rent;
2. To consolidate 18 County department offices from various private lease arrangements into existing and new sustainable and purpose-built office facility in Wailuku and to address employee parking demands; and
3. To improve County government service delivery with greater efficiency.

In keeping with the Mayor's vision to keep seat of Maui County government in Wailuku, the Maui County Civic Center Master Plan proposes to create a Civic Center "campus" to consolidate and centralize Maui County government offices at the current location. The Master Plan also provides a united vision for the future redevelopment of key municipal properties: the existing Maui County office buildings, the Wailuku Municipal Parking Lot, and the Kaohu Street Baseyard, which reflect and enhance the unique identity of historic downtown Wailuku.



Master Plan Project Area Location Map

RECEIVED AT BF MEETING ON 11-1-16
Submitted by BF Committee Chair (BF-51)

OVERVIEW OF FINDINGS

Conceptual Framework

The Maui County strives to provide government services in the most up to date manner, technologically and systemically, with convenience and efficiency.

The Master Plan's conceptual framework is to create a campus by centralizing County offices and parking and creating civic open spaces that enhance civic pride and venues for public ceremonies and celebrations.

Off-campus parking options were considered at the Wailuku Municipal Parking Lot and the Kaohu Street Baseyard, among other potential uses.

Existing Building Analysis

An existing building analysis for the Kalana O Maui and Kalana Pakui buildings was conducted to assess building conditions and potential for reuse.

Kalana O Maui - Kalana O Maui structure appears to be in fairly good condition and no signs of building settlement. The main problems appear to be water infiltration and spalling. Precast panels should be reskinned or replaced with a new energy efficient glazing system. Existing stairways are currently non-conforming and, may need to be brought up to code during renovation. Plumbing fixtures should be modernized for water efficiency and to meet latest Americans with Disabilities Act (ADA) requirements. Original asbestos tiles and electrical distribution system should also be replaced.

Kalana Pakui - The building is on the National Historic Register. The Kalana Pakui structure is in good condition except for areas with localized termite damage. An additional survey to determine the extent of the termite damage/repair needs is recommended. Roof eave vents need to be sealed to mitigate mold

problems. Mildew on roof eaves and walls should be cleaned and repainted. Second floor should be renovated to comply with ADA requirements. The temporary structure should be removed. Water damage at the ground floor offices needs to be addressed. An energy audit and review should be done to address efficiency. Plumbing fixtures should be modernized for water efficiency and to latest ADA requirements.

The Rough Order of Magnitude (ROM) budgets estimated for the major repair for Kalana O Maui and Kalana Pakui is just over \$1 million for short-term (0-3 years) and around \$4 million for long-term (3-5 years).

Space Analysis

Several County employment growth projection scenarios were explored to develop future space requirements. The likely scenario is an annual growth projection rate at 50% of the historic employment growth rate. This results in the demand for approximately 191,000 square feet of office space in 2030.

Accommodating Office Space Need

The space analysis helped plan for future space needs through detailed layouts of the 18 County departments allocated within the Civic Center campus. To consolidate current employees from 18 departments and accommodate year 2030 projected employees growth, three existing buildings on campus will be reused (Kalana O Maui, Kalana Pakui, and the County Courthouse) and two new office buildings: Office Building 1 and Office Building 2 are being proposed.

These new constructions will not only help decrease employees' travel time between departments, but begin to help reduce the millions spent annually on lease expenses.

As for the existing buildings, most of the exterior shells would remain intact with needed renovations timed with the proposed project phasing. Spaces within the three existing buildings will be reconfigured to meet space standards and functional requirements such as meeting agency's adjacency/connectivity requirements, and locating public functions for convenient access. For instance, the Water department bill payments will relocate to the main level of Kalana O Maui, which will also help reduce elevator traffic and in turn save costs in efficiency.

These new sustainable purpose-built office facilities and reconfigured existing buildings would accommodate projected space requirements, achieve desired functional relationships, and be located within the Civic Center campus to support the overall Master Plan visions in terms of providing convenient services, an efficient government, and prominent civic spaces.

Accommodating Parking Need

Currently, there is a target goal for a total of 720 off-street parking stalls for public and employee use. As a result of this concept study, the majority of the Maui County parking can be accommodated within the Civic Center campus. This in turn will help alleviate traffic and give back parking in the surrounding neighborhoods and the County would become a better neighbor to the Wailuku community.

The proposed parking structures at Office Building 1 and Office Building 2 in Phase 1 will provide a total of 294 parking stalls. Acquisition of TMK (2) 3-4-008:040, in combination with reconfiguration of the Napua Street parking lot, can increase parking capacity of the Napua Street parking lot from 45 stalls to 94 stalls plus 14 tandem parking.

In Phase 2 Option A the development of the Civic Green along South High Street will result in the loss of some existing on-grade parking stalls within the Civic Center campus. The total parking stalls based on this conceptual plan is 685 spaces (including 128 stalls at the Wailuku Municipal Parking Lot).

The proposed parking structure at the Wailuku Municipal Parking Lot would add additional stalls to reach the target goal of 720 stalls. However, it should be noted that the 557 parking stalls provided in Phase 2 within the Civic Center campus alone already exceeds code requirement (346 stalls) by 197 stalls.

Phase 2 Option B and C with the proposed Office Building 2 parking structure expansion over TMK (2) 3-4-008:040 and Napua Street lots will result in a total of 787 and 797 parking stalls respectively (including 128 stalls at the Wailuku Municipal Parking Lot).

In terms of off-campus parking, Wailuku Municipal Parking Lot would continue to provide 128 off-campus parking stalls for County employees. A parking structure could be constructed and would provide 400 parking stalls for County and adjacent commercial uses. The Kaohu Street Baseyard site would be able to provide 321 off-campus parking stalls after some building demolitions and parking lot reconfiguration.

Financial Overview

The County plans to fund the proposed development in Phase 1A through a government bond. It is anticipated that the lease cost with escalation would exceed debt service of the development in Phase 1A in two years based on current bond rates.

Additional key factors for the financial feasibility of with Phase 1A are:

- 1) Once 20 year bond is paid, the County will own an asset that has value. The Asset lifetime expectancy is much greater than the 20 year debt service.
- 2) Enhances keeping the seat of government in Wailuku and adds to the campus "front door" and centralization of services for the public accessibility and convenience.
- 3) Reduction of commute time between offices in County leased spaces and County campus provides cost efficiency in county employee manhours.
- 4) Opportunity to add off street parking for visitors and employees.

Phasing and Cost Estimates

Implementation of the Civic Center campus development is proposed to occur in two phases. The first phase of the project is designed to accommodate short- and medium-term office and parking space demand. Phase 1A is anticipated to be completed by 2015 and includes demolition of the Old Wailuku Post Office building and construction of a new 6-



Civic Center Campus Master Plan Concept

story Office Building 1 over a parking structure. Phase 1B includes construction of a new 2-story Office Building 2 over a parking structure; completion of an Art Garden Terrace; Main Civic Green; High Street parking lot reconfiguration; Kalana O Maui photovoltaic panel installation; and TMK (2) 3-4-008:040/Napua Street parking lot acquisition and improvement. Phase 1B could be completed by 2017. Construction costs are estimated at \$24 million for Phase 1A and \$24 million for Phase 1B (2-story option).

Phase 2 improvements are dependent on employee growth and other space needs. Option A, if additional office space is not needed by 2025, would include renovation and reskinning of Kalana O Maui; and other considerations such as the completion of the Main Civic Green and Kaohu Street parking improvement.

If additional office space is needed by 2025, then Option B or C improvements would satisfy such demands. Option B or C includes all of the improvements in Option A except

reskinning of the Kalana O Maui building. Instead Kalana O Maui would be expanded to provide additional office space. The office expansion options include approximately 32,000 square feet of office space on the makai side (Option B) or 55,000 square feet of office space on the mauka side (Option C) of Kalana O Maui. Costs are estimated at \$35 million to complete Phase 2 Option A. Costs to complete Phase 2 are estimated at \$46 million for Option B and \$60 million for Option C.