

RICHARD T. BISSEN, JR.
Mayor

JOSIAH K. NISHITA
Managing Director

ERIN A. WADE
Deputy Managing Director



DEPARTMENT OF MANAGEMENT
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov

October 29, 2025

Honorable Richard T. Bissen, Jr.
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

 10-29-25
Mayor Date

For Transmittal to:

Honorable Yuki Lei K. Sugimura, Chair
Budget, Finance, and Economic Development Committee
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Sugimura:

**SUBJECT: BILLS 136 (2025) AND 137 (2025), RELATING TO THE
RENOVATION OF 60 SOUTH CHURCH STREET, WAILUKU,
HAWAII (BFED-8)**

This transmission is in response to your subject letter dated October 23, 2025, regarding Bills 136 (2025) and 137 (2025) pertaining to a budget amendment request for the 60 South Church Street Building Renovations Project.

1. Confirm that the appropriations in Bills 136 and 137 will fund the remainder of the current renovation scope.

Response: Confirmed.

2. Provide an updated schedule with milestone dates for substantial completion, final completion, furniture and technology installation, and occupancy.

Response: The contractor is expected to reach substantial completion in late-December 2025. Furniture installation on the second floor (ITSD) is scheduled to begin mid-

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December and finish by mid-January. Technology installations on the third floor (MEMA) will begin in early January and complete by early February 2026.

3. Provide a move-in list sequenced by department and floor. Please also identify any dependencies that could delay the move-in.

Response: ITSD will occupy most of the second floor, which will be ready for move-in in mid-January 2026. MEMA will occupy the entire third floor and four offices on the second floor. The third floor will be ready for move-in in early February 2026.

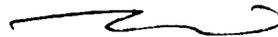
Aside from unforeseen issues such as material or equipment delays, one item that could cause further delays is the retrofit work required for the main electrical distribution panels on the first floor of the three-story building, which is needed for energizing the new electrical service on the second and third floors. These retrofits will require two shutdowns by HECO of the high-voltage electrical service entering the building. The scheduling of these shutdowns is out of the County's control, so any potential delays will directly impact the rest of the overall construction schedule.

4. Describe the plan to protect the equipment rooms of the existing tenant, including leak prevention and liability management until the building envelope risks are resolved.

Response: To protect tenant equipment rooms, improvements to the building envelope such as roof replacement – including replacement of roof drains and roof slope adjustments, exterior wall joint repairs, and repainting of the building exterior with an elastomeric paint should prevent further leaks into those areas.

Should you have any questions or concerns, please do not hesitate to contact me at extension 7855.

Sincerely,



JOSIAH K. NISHITA
Managing Director

Attachments

BFED Committee

From: Michelle L. Santos <Michelle.Santos@co.maui.hi.us>
Sent: Wednesday, October 29, 2025 3:42 PM
To: BFED Committee
Cc: Cynthia E. Sasada; Didi A. Hamai; Erin A. Wade; Josiah K. Nishita; Kelii P. Nahooikaika
Subject: MT#11278 BILL 136 (2025) AND 137 (2025), REALTING TO THE RENOVATION OF 60 SOUTH CHURCH STREET, WAILUKU, HAWAII
Attachments: MT#11278-BFED Committee.pdf