

MAUI COUNTY CIVIC CENTER MASTER PLAN

SPACE ANALYSIS OPTIONS

JUNE 2013



 **GROUP 70**
INTERNATIONAL

RECEIVED AT BF MEETING ON 7/11/17
submitted to Mayor Arakawa

County of Maui Wailuku Campus
Employee Projection Growth

AS OF JUNE 30TH OF EACH YEAR

Department	10 years Employment Historic Data											Employee Projection Growth																		
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Civil Defense	3	3	4	4	4	3	4	4	4	6	6	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Corporate Counsel	25	24	22	25	26	29	25	34	34	34	34	37	37	37	38	38	38	39	39	40	40	40	41	41	43	43	44	44	46	
County Clerk	6	6	6	7	7	7	5	12	9	9	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Council Services	17	15	17	18	17	21	20	21	21	21	20	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	
County Council	26	25	25	25	26	26	30	31	30	33	35	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	
Environmental Mgmt.	34	34	34	34	34	34	34	34	38	41	40	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	
Finance	29	29	29	31	30	29	34	33	34	35	36	38	39	39	39	41	41	41	41	43	43	43	43	43	44	44	45	45	46	
Human Concerns	51	54	58	60	59	57	56	54	58	61	60	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	
Liquor	17	18	19	20	21	20	21	19	19	19	21	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	
Management	17	20	24	20	29	31	32	38	39	43	43	52	53	54	56	58	59	61	62	65	66	68	69	71	73	75	76	78	79	
Mayor's Office	27	27	29	31	32	30	32	44	43	44	44	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	
Personnel	12	12	11	12	12	14	14	15	17	18	17	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	
Planning	27	28	32	35	43	50	51	59	65	64	65	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	
Prosecuting Attorney	68	68	65	67	65	74	73	77	74	76	77	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	
Public Works	82	80	79	76	83	83	79	83	85	89	89	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	
Water	58	55	57	58	58	61	59	63	65	68	66	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	
Total Employees	499	498	511	523	546	569	569	621	635	661	663	749	751	752	755	759	760	763	764	770	771	773	775	777	782	784	786	789	791	796

Department	10 years Employment Historic Percentage Data											Average Growth	50% Average Growth
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
Civil Defense	0.00%	33.33%	0.00%	0.00%	-25.00%	33.33%	0.00%	0.00%	50.00%	0.00%	9.17%	4.58%	
Corporate Counsel	-4.00%	-8.33%	13.64%	4.00%	11.54%	-13.79%	36.00%	0.00%	0.00%	0.00%	3.90%	1.95%	
County Clerk	0.00%	0.00%	16.67%	0.00%	0.00%	-28.57%	140.00%	-25.00%	0.00%	11.11%	11.42%	5.71%	
Council Services	-11.76%	13.33%	5.88%	-5.56%	23.53%	-4.76%	5.00%	0.00%	0.00%	-4.76%	2.09%	1.05%	
County Council	-3.85%	0.00%	0.00%	4.00%	0.00%	15.38%	3.33%	-3.23%	10.00%	6.06%	3.17%	1.59%	
Environmental Mgmt.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	11.76%	7.89%	-2.44%	1.72%	0.86%	
Finance	0.00%	0.00%	6.90%	-3.23%	-3.33%	17.24%	-2.94%	3.03%	2.94%	2.86%	2.35%	1.17%	
Human Concerns	5.88%	7.41%	3.45%	-1.67%	-3.39%	-1.75%	-3.57%	7.41%	5.17%	-1.64%	1.73%	0.86%	
Liquor	5.88%	5.56%	5.26%	5.00%	-4.76%	5.00%	-9.52%	0.00%	0.00%	10.53%	2.29%	1.15%	
Management	17.65%	20.00%	-16.67%	45.00%	6.90%	3.23%	18.75%	2.63%	10.26%	0.00%	10.77%	4.31%	
Mayor's Office	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Personnel	0.00%	-8.33%	9.09%	0.00%	16.67%	0.00%	7.14%	13.33%	5.88%	-5.56%	3.82%	1.91%	
Planning	3.70%	14.29%	9.38%	22.86%	16.28%	2.00%	15.69%	10.17%	-1.54%	1.56%	9.44%	0.34%	
Prosecuting Attorney	0.00%	-4.41%	3.08%	-2.99%	13.85%	-1.35%	5.48%	-3.90%	2.70%	1.32%	1.38%	0.69%	
Public Works	-2.44%	-1.25%	-3.80%	9.21%	0.00%	-4.82%	5.06%	2.41%	4.71%	0.00%	0.91%	0.45%	
Water	-5.17%	3.64%	1.75%	0.00%	5.17%	-3.28%	6.78%	3.17%	4.62%	-2.94%	1.37%	0.69%	

* Management based on 2.5% growth rate

* Mayor's Office based on 0% growth rate

* Planning will have the same growth rate as Public Works per conf call with Wendy T., Oct. 26, 2012

SPACE ANALYSIS

CIVIL DEFENSE

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Civil Defense	3	3	4	4	4	3	4	4	4	6	6	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8

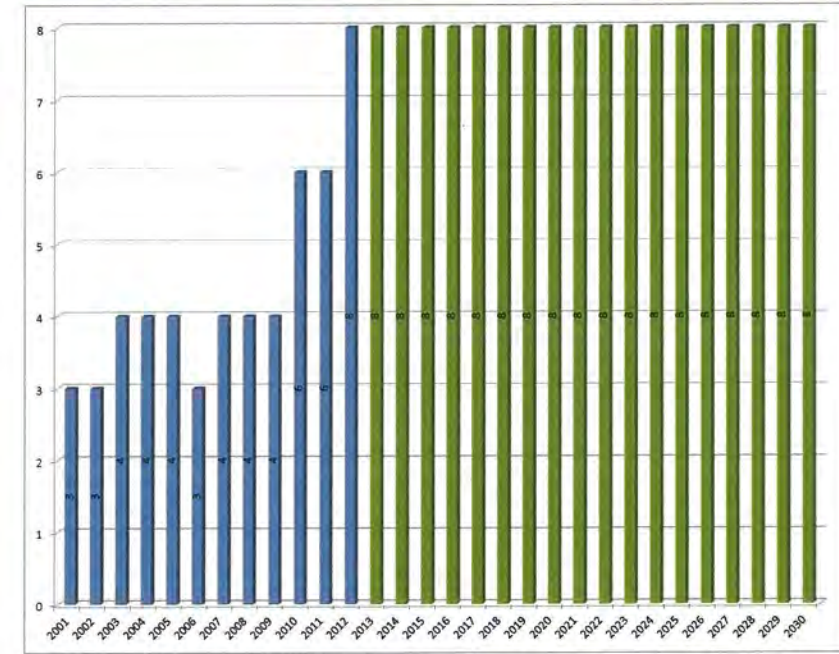
Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	9.17%	4.58%	
Civil Defense	0.00%	33.33%	0.00%	0.00%	-25.00%	33.33%	0.00%	0.00%	50.00%	0.00%			

CIVIL DEFENSE Year Personnel Types Employee Count Percentage Ratio Total employees	Munekiyo Report March 2008			CURRENT 2012			County Employee Projection (2)											
	S	T	E/P	S	T	E/P	2015			2020			2025			2030		
	6	2	2	3	4	1	3	4	1	3	4	1	3	4	1	3	4	1
	60.00%	20.00%	20.00%	37.50%	50.00%	12.50%	37.50%	50.00%	12.50%	37.50%	50.00%	12.50%	37.50%	50.00%	12.50%	37.50%	50.00%	12.50%
Total employees			10			8			8			8			8			8
Current SQ FT/EMPLOYEE	97.00	160.00	160.50	97.00	160.00	160.50												
Total Current SQ FT	582.00	320.00	321.00	291.00	640.00	160.50												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁵⁾ Ideal SQ FT - Director/Council Member																		
⁽⁵⁾ Ideal SQ FT - Deputy Director																		
⁽⁵⁾ Ideal SQ FT - Division Head									140.00			140.00			140.00			140.00
⁽⁵⁾ Ideal SQ FT - EM																		
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31									80.00			80.00			80.00			80.00
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24									64.00			64.00			64.00			64.00
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19																		
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14									48.00			48.00			48.00			48.00
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁵⁾ Ideal SQ FT - CS CLERK																		
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																		
Office							144.00	288.00	140.00	144.00	288.00	140.00	144.00	288.00	140.00	144.00	288.00	140.00
Total Office SQ FT									572.00			572.00			572.00			572.00
Circulation (25% Efficiency)									1,223.00			1,091.50			1,91.00			1,91.00
Men's & Women's Bunking			696.00			696.00			1,200.00			1,200.00			1,200.00			1,200.00
Meeting Rooms			810.00			810.00			810.00			810.00			810.00			810.00
Off Eqm't & Work Spaces			321.00			321.00			621.00			621.00			621.00			621.00
File Storage			60.00			60.00			80.00			80.00			80.00			80.00
General Storage			480.00			480.00			480.00			480.00			480.00			480.00
Offsite Storage			0.00			0.00			0.00			0.00			0.00			0.00

S = Support
T = Technical
E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

Emergency Operation Center (EOC) is inadequate
 Emergency Management Center (EMC) join with IT, Police and Fire
 If Civil Defense to remain on campus, it will remain on the ground level. (Require Emergency Power)



SPACE ANALYSIS

MANAGEMENT

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Management	17	20	24	20	29	27	32	38	39	43	43	52	53	54	56	56	59	61	62	65	66	68	69	71	73	75	76	78	79	81

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	10.77%	4.31%	
Management	17.65%	20.00%	-16.67%	45.00%	6.90%	3.23%	18.75%	-2.63%	10.26%	0.00%			

MANAGEMENT Year	Munekiyo Report			CURRENT			Current											
	March 2008			2012			2015			2020			2025			2030		
Personnel Types	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P
Employee Count	5	9	27	12	36	4	14	38	4	16	45	4	61	10	2	23	54	4
Percentage Ratio	12.20%	21.95%	65.85%	23.08%	69.23%	7.69%	23.08%	69.23%	7.69%	23.08%	69.23%	7.69%	23.08%	69.23%	7.69%	23.08%	69.23%	7.69%
Total employees	41			52			56			65			73			81		

Current SQ FT/EMPLOYEE	91.67	146.67	122.74	91.67	146.67	122.74												
Total Current SQ FT	458.33	1,320.00	3,314.00	1,100.00	5,280.00	490.96												

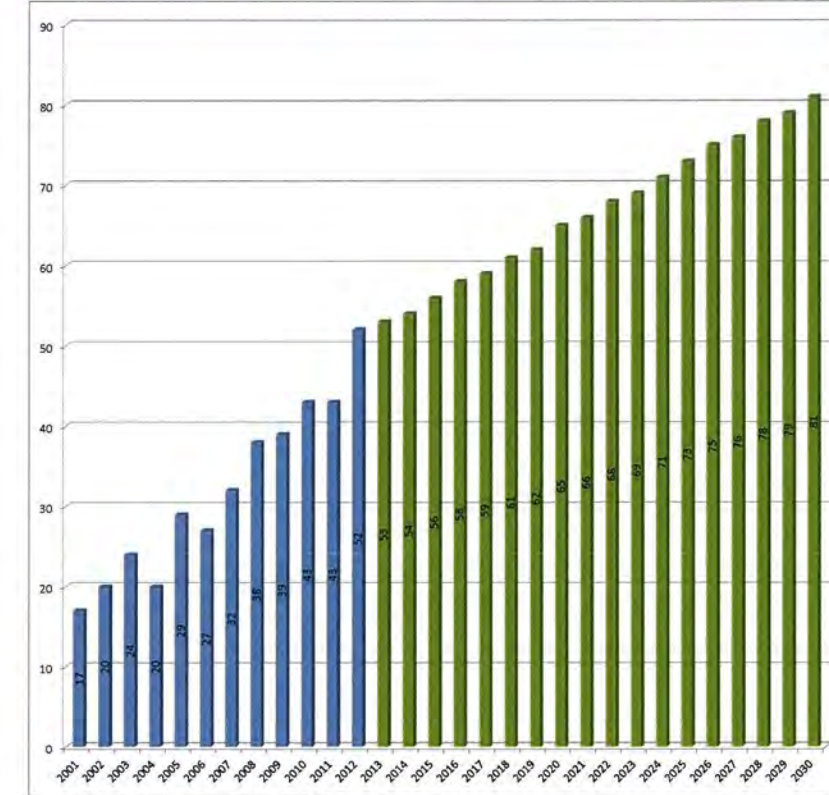
⁽¹⁾ Ideal SQ FT - Mayor/Council Chair																			
⁽¹⁾ Ideal SQ FT - Director/Council Member									220.00				220.00				220.00		
⁽¹⁾ Ideal SQ FT - Deputy Director									180.00				180.00				180.00		
⁽¹⁾ Ideal SQ FT - Division Head									140.00				140.00				140.00		
⁽¹⁾ Ideal SQ FT - EM											120.00						120.00		
⁽¹⁾ Ideal SQ FT - SR-25 TO SR-31											100.00						100.00		
⁽¹⁾ Ideal SQ FT - SR-20 TO SR-24											80.00						80.00		
⁽¹⁾ Ideal SQ FT - SR-15 TO SR-19								64.00					64.00				64.00		
⁽¹⁾ Ideal SQ FT - SR-10 TO SR-14								48.00					48.00				48.00		
⁽¹⁾ Ideal SQ FT - SR-04 TO SR-09																			
⁽¹⁾ Ideal SQ FT - ATTORNEY																			
⁽¹⁾ Ideal SQ FT - CS SUPERVISOR																			
⁽¹⁾ Ideal SQ FT - CS LEGIS ANALYST																			
⁽¹⁾ Ideal SQ FT - CS SUP. CLERK																			
⁽¹⁾ Ideal SQ FT - CS CLERK																			
⁽¹⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																			
⁽¹⁾ Ideal SQ FT - COLLEGE INTERN																			
Office								848.00	3,280.00	680.00	976.00	3,840.00	680.00	1,104.00	4,320.00	680.00	1,424.00	4,560.00	680.00
Total Office SQ FT																			
Circulation (25% Efficiency)																			
Meeting Rooms																			
Off Eqm't & Work Spaces																			
File Storage																			
General Storage																			
Offsite Storage																			

S = Support
T = Technical
E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

wendy - 20121018

mgmt exec, gis, mayor oed & cdbg on 8th flr
mis 6th
mis storage 400 sq ft



SPACE ANALYSIS

MAYOR'S OFFICE

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

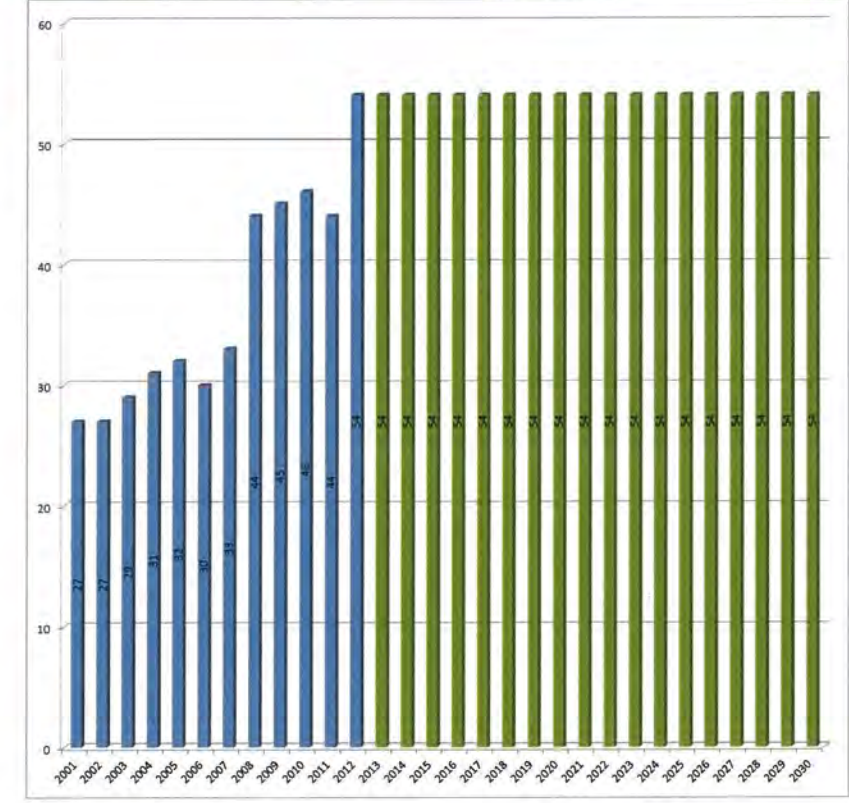
Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Mayor's Office	27	27	29	31	32	30	33	44	45	46	44	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	0.00%	0.00%	
Mayor's Office	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	

MAYOR'S OFFICE Year	Munekiyo Report			CURRENT			Current														
	March 2008			2012			2015			2020			2025			2030					
	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P			
Personnel Types	12	13	19	19	30	5	19	30	5	19	30	5	19	30	5	19	30	5	19	30	5
Employee Count	27.27%	29.55%	43.18%	35.19%	55.56%	9.26%	35.19%	55.56%	9.26%	35.19%	55.56%	9.26%	35.19%	55.56%	9.26%	35.19%	55.56%	9.26%	35.19%	55.56%	9.26%
Percentage Ratio																					
Total employees	44			54			54			54			54			54			54		
Current SQ FT/EMPLOYEE	83.93	173.33	292.33	83.93	173.33	292.33															
Total Current SQ FT	1,007.14	2,253.33	5,554.33	1,594.64	5,200.00	1,461.67															
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair									400.00			400.00			400.00			400.00			400.00
⁽⁶⁾ Ideal SQ FT - Director/Council Member									220.00			220.00			220.00			220.00			220.00
⁽⁷⁾ Ideal SQ FT - Deputy Director																					
⁽⁸⁾ Ideal SQ FT - Division Head									140.00			140.00			140.00			140.00			140.00
⁽⁹⁾ Ideal SQ FT - EM									120.00			120.00			120.00			120.00			120.00
⁽¹⁰⁾ Ideal SQ FT - SR-25 TO SR-31									100.00			100.00			100.00			100.00			100.00
⁽¹¹⁾ Ideal SQ FT - SR-20 TO SR-24									80.00			80.00			80.00			80.00			80.00
⁽¹²⁾ Ideal SQ FT - SR-15 TO SR-19								64.00			64.00			64.00			64.00			64.00	
⁽¹³⁾ Ideal SQ FT - SR-10 TO SR-14								48.00			48.00			48.00			48.00			48.00	
⁽¹⁴⁾ Ideal SQ FT - SR-04 TO SR-09								24.00			24.00			24.00			24.00			24.00	
⁽¹⁵⁾ Ideal SQ FT - ATTORNEY																					
⁽¹⁶⁾ Ideal SQ FT - CS SUPERVISOR																					
⁽¹⁷⁾ Ideal SQ FT - CS LEGIS ANALYST																					
⁽¹⁸⁾ Ideal SQ FT - CS SUP. CLERK																					
⁽¹⁹⁾ Ideal SQ FT - CS CLERK																					
⁽²⁰⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																					
⁽²¹⁾ Ideal SQ FT - COLLEGE INTERN																					
Office							952.00	2,860.00	1,040.00	952.00	2,860.00	1,040.00	952.00	2,860.00	1,040.00	952.00	2,860.00	1,040.00	952.00	2,860.00	1,040.00
Total Office SQ FT									4,852.00			4,852.00			4,852.00			4,852.00			4,852.00
Circulation (25% Efficiency)			8,814.81			8,256.31			1,617.00			1,617.00			1,617.00			1,617.00			1,617.00
Meeting Rooms			1,281.00			1,281.00			1,681.00			1,681.00			1,681.00			1,681.00			1,681.00
Off Eqm't & Work Spaces			266.00			266.00			501.00			501.00			501.00			501.00			501.00
File Storage			193.00			193.00			193.00			193.00			193.00			193.00			193.00
General Storage			409.00			409.00			409.00			409.00			409.00			409.00			409.00
Offsite Storage			150.00			150.00			150.00			150.00			150.00			150.00			150.00

S = Support
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E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County



SPACE ANALYSIS

PERSONNEL

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Personnel	12	12	11	12	12	14	14	15	17	18	17	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19

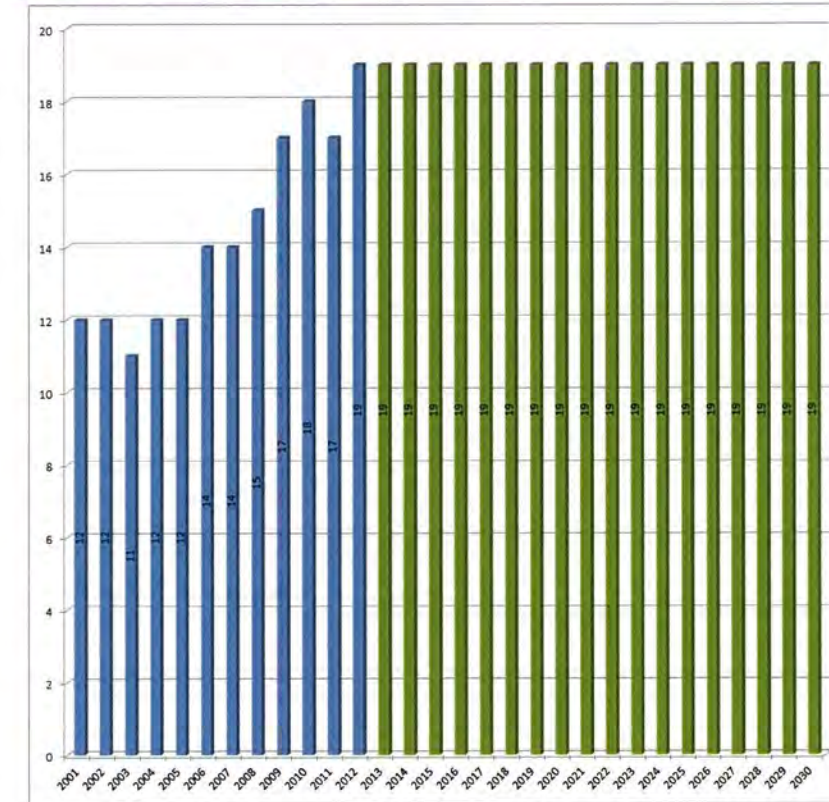
Department	Historic Employment Percentage Growth ⁽³⁾										Average Growth		50% Average Growth ⁽⁴⁾	
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Average Growth	50% Average Growth ⁽⁴⁾		
Personnel	0.00%	-8.33%	9.09%	0.00%	16.67%	0.00%	7.14%	13.33%	5.88%	-5.56%	3.82%	1.91%		

PERSONNEL Year	Munekiyo Report			CURRENT			Current											
	March 2008			2012			2015			2020			2025			2030		
Personnel Types	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P
Employee Count	5	2	11	14	3	2	14	3	2	14	3	2	14	3	2	14	3	2
Percentage Ratio	27.78%	11.11%	61.11%	73.68%	15.79%	10.53%	73.68%	15.79%	10.53%	73.68%	15.79%	10.53%	73.68%	15.79%	10.53%	73.68%	15.79%	10.53%
Total employees	18			19			19			19			19			19		
Current SQ FT/EMPLOYEE	45.60	45.50	85.00	45.60	45.50	85.00												
Total Current SQ FT	228.00	91.00	935.00	638.40	136.50	170.00												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁵⁾ Ideal SQ FT - Director/Council Member									220.00			220.00			220.00			220.00
⁽⁵⁾ Ideal SQ FT - Deputy Director									180.00			180.00			180.00			180.00
⁽⁵⁾ Ideal SQ FT - Division Head																		
⁽⁵⁾ Ideal SQ FT - EM									120.00			120.00			120.00			120.00
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24									80.00			80.00			80.00			80.00
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19									64.00			64.00			64.00			64.00
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14									48.00			48.00			48.00			48.00
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁵⁾ Ideal SQ FT - CS CLERK																		
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																		
Office							944.00	360.00	400.00	944.00	360.00	400.00	944.00	360.00	400.00	944.00	360.00	400.00
Total Office SQ FT									1,704.00			1,704.00			1,704.00			1,704.00
Circulation (25% Efficiency)									568.00			568.00			568.00			568.00
Meeting Rooms									364.00			1,264.00			1,264.00			1,264.00
Off Eqm't & Work Spaces									40.00			990.00			990.00			990.00
File Storage									230.00			430.00			430.00			430.00
General Storage									150.00			150.00			150.00			150.00
Offsite Storage									0.00			0.00			0.00			0.00

S = Support
T = Technical
E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

The county personnel ratio is 130 County Employees requires 1 Personnel
 The national average county personnel ratio is 120 County Employees requires 1 Personnel. The national average ratio will be used.
 Needs dedicated meeting room for 50 people
 Needs a smaller meeting room
 Meeting room doesn't require web/video conferencing.
 Needs secured storage for exam material (12' x 24') with double lock
 Adjacent to Corp counsel
 Breakroom/Lunch Room can be shared with MIS and Finance
 Need 50 parking stalls for training



SPACE ANALYSIS

PLANNING

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current		County Employee Projection ⁽²⁾																
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Planning	27	28	33	35	45	52	61	67	64	65	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73

Department	Historic Employment Percentage Growth ⁽³⁾										Average Growth		50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Average Growth	50% Average Growth	
Planning	3.70%	14.29%	9.38%	22.86%	16.28%	2.00%	15.69%	10.17%	-1.54%	1.56%	9.44%	0.34%	

PLANNING Year	Munekiyo Report March 2008			CURRENT 2012			CURRENT 2015			CURRENT 2020			CURRENT 2025			CURRENT 2030		
	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P
Personnel Types	16	0	43	34	34	5	34	34	5	34	34	5	34	34	5	34	34	5
Employee Count	27	12	43	34	34	5	34	34	5	34	34	5	34	34	5	34	34	5
Percentage Ratio	27.12%	0.00%	72.88%	46.58%	46.58%	6.85%	46.58%	46.58%	6.85%	46.58%	46.58%	6.85%	46.58%	46.58%	6.85%	46.58%	46.58%	6.85%
Total employees	59			73			73			73			73			73		
Current SQ FT/EMPLOYEE	41.19			75.37			75.37			75.37			75.37			75.37		
Total Current SQ FT	659.00			3,241.00			3,241.00			3,241.00			3,241.00			3,241.00		
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁶⁾ Ideal SQ FT - Director/Council Member							220.00			220.00			220.00			220.00		
⁽⁷⁾ Ideal SQ FT - Deputy Director							180.00			180.00			180.00			180.00		
⁽⁸⁾ Ideal SQ FT - Division Head							140.00			140.00			140.00			140.00		
⁽⁹⁾ Ideal SQ FT - EM							120.00			120.00			120.00			120.00		
⁽¹⁰⁾ Ideal SQ FT - SR-25 TO SR-31							100.00			100.00			100.00			100.00		
⁽¹¹⁾ Ideal SQ FT - SR-20 TO SR-24							80.00			80.00			80.00			80.00		
⁽¹²⁾ Ideal SQ FT - SR-15 TO SR-19							64.00			64.00			64.00			64.00		
⁽¹³⁾ Ideal SQ FT - SR-10 TO SR-14							48.00			48.00			48.00			48.00		
⁽¹⁴⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽¹⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽¹⁶⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽¹⁷⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽¹⁸⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽¹⁹⁾ Ideal SQ FT - CS CLERK																		
⁽²⁰⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽²¹⁾ Ideal SQ FT - COLLEGE INTERN																		
Office							1,920.00			2,860.00			2,860.00			2,860.00		
Total Office SQ FT							1,920.00			2,860.00			2,860.00			2,860.00		
Circulation (25% Efficiency)	3,900.00			1,777.24			1,867.00			1,867.00			1,867.00			1,867.00		
Meeting Rooms				1,030.00			2,780.00			2,780.00			2,780.00			2,780.00		
Off Eqm't & Work Spaces				455.00			521.00			521.00			521.00			521.00		
File Storage				244.00			544.00			544.00			544.00			544.00		
General Storage				179.00			925.00			925.00			925.00			925.00		
Offsite Storage				0.00			0.00			0.00			0.00			0.00		

S = Support
T = Technical
E/P = Executive/Professional

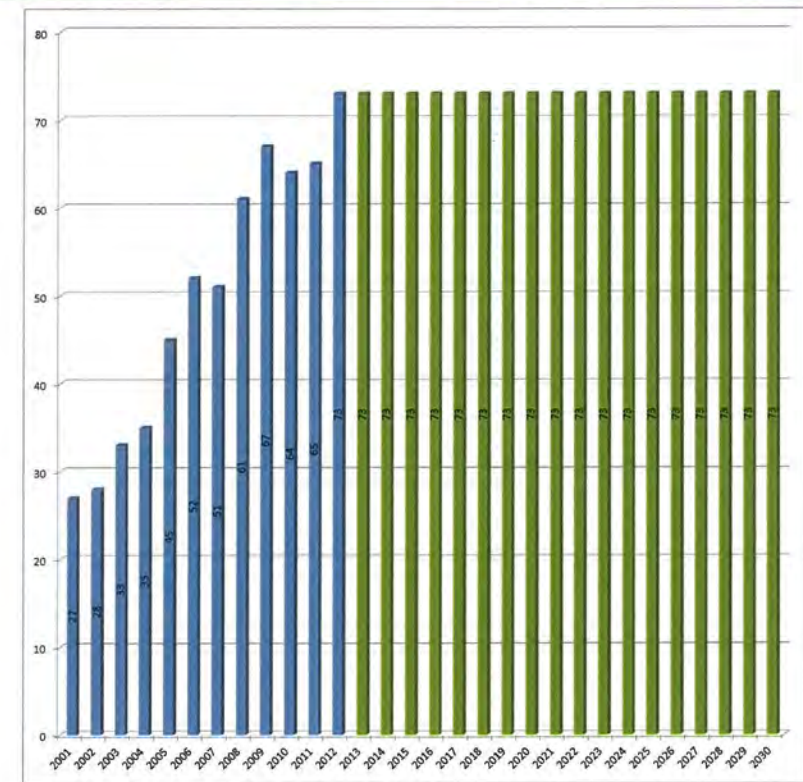
⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

Zoning
4 Plan Examiner
1 Admin Clerical for the whole division
Planning
11 Admin Clerk
64 Planner

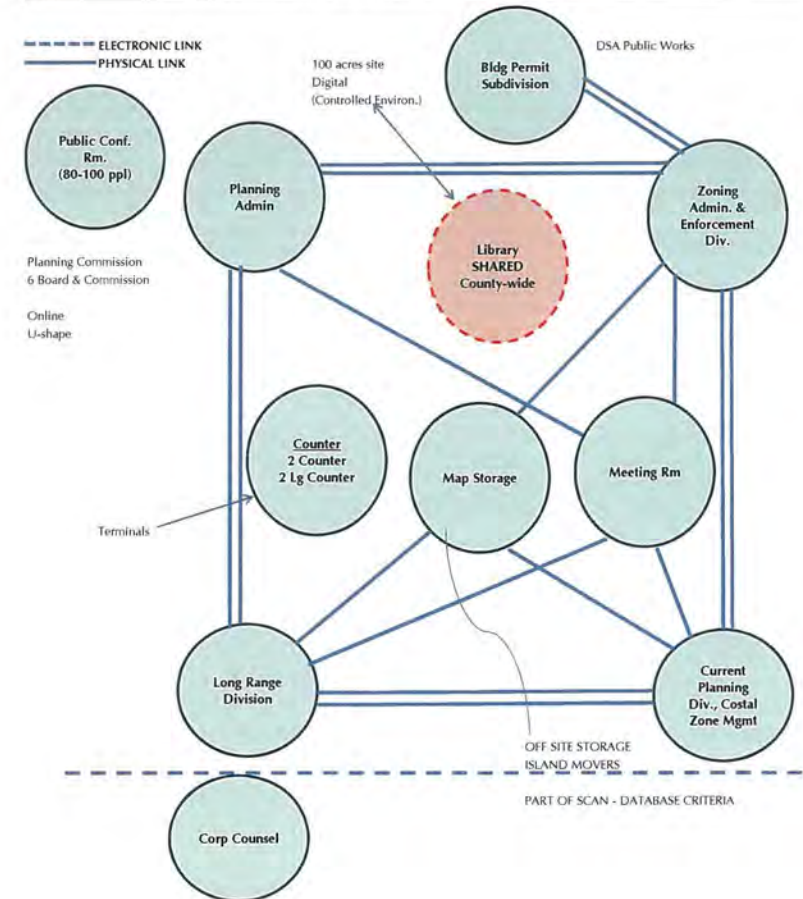
Need storage for archiving or electronic archiving - document retention is forever.
Smaller cubicle or office space for staff
Larger room for reviewing drawings

Ideally all divisions (Current Planning Division, Long Range Planning Division, & Zoning Administration and Enforcement Division) are on the same building and floor
3 separate office with each room for reviewing drawings
2 areas for review drawings and maps
Narrow counter for stand up meeting
Wider counter for review drawing
1 dedicated meeting room requested for 6 boards and commission and 80 - 100 people for Public Hearing with Video Conferencing technology for virtual participation.
If electronic permitting implemented, 2 large computer monitors for each

If electronic permitting implemented, 2 large computer monitors for each



ADJACENCY DIAGRAM



SPACE ANALYSIS

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Prosecuting Attorney	68	68	65	67	65	74	73	77	74	76	77	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83	83

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	1.38%	0.69%	
Prosecuting Attorney	0.00%	-4.41%	3.08%	-2.99%	13.85%	-1.35%	5.48%	-3.90%	2.70%	1.32%			

PROSECUTING ATTORNEY

Year	Munekiyo Report			CURRENT			Current											
	March 2008			2012			2015		2020		2025		2030					
Personnel Types	S	T	E/P	S	T	E/P	S	T	S	T	S	T	S	T	E/P			
Employee Count	7	29	40	34	47	2	34	47	2	34	47	2	34	47	2			
Percentage Ratio	9.21%	38.16%	52.63%	40.96%	56.63%	2.41%	40.96%	56.63%	2.41%	40.96%	56.63%	2.41%	40.96%	56.63%	2.41%			
Total employees	76			83			83		83		83		83		83			
Current SQ FT/EMPLOYEE	64.00	42.00	81.00	64.00	42.00	81.00												
Total Current SQ FT	448.00	1,218.00	3,240.00	2,176.00	1,974.00	162.00												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁵⁾ Ideal SQ FT - Director/Council Member																		
⁽⁵⁾ Ideal SQ FT - Deputy Director								180.00							180.00			
⁽⁵⁾ Ideal SQ FT - Division Head								140.00							140.00			
⁽⁵⁾ Ideal SQ FT - EM																		
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24								80.00							80.00			
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19							64.00								64.00			
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14							48.00								48.00			
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09							24.00								24.00			
⁽⁵⁾ Ideal SQ FT - ATTORNEY								120.00							120.00			
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁵⁾ Ideal SQ FT - CS CLERK																		
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																		
Office							1,832.00	5,040.00	320.00	1,832.00	5,040.00	320.00	1,832.00	5,040.00	320.00	1,832.00	5,040.00	
Total Office SQ FT																		
Circulation (25% Efficiency)																		
Meeting Rooms								618.00							1,050.00		1,050.00	
Off Eqm'l & Work Spaces								299.00							299.00		299.00	
File Storage								300.00							550.00		550.00	
General Storage								250.00							250.00		250.00	
Offsite Storage								212.00							212.00		212.00	

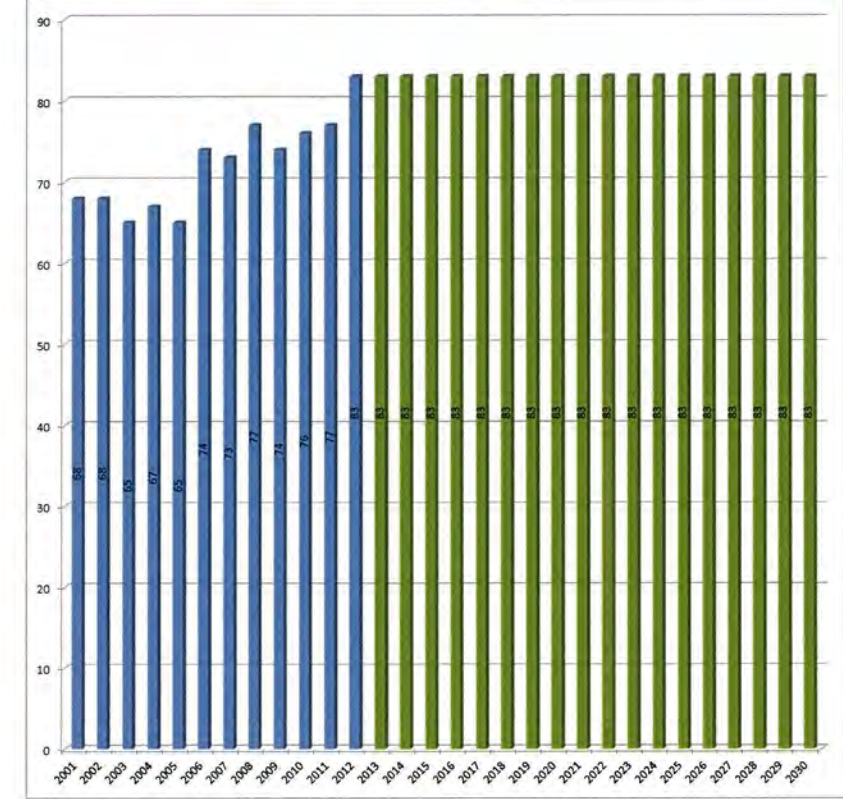
S = Support
T = Technical
E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

Juvenile Victim Witness Program = 2,200 sq ft
10 rooms
couple offices
6 Victim Counselors
1 investigator
2 attorneys
if on campus, need separate entry

File Storage can be relocated to the basement with the movable filing storage system
scanned file to eFile for digital archive
2 or 3 secretary to grow
No Public Access
Offsite Storage still required for murder case
Low tech - open office

PROSECUTING ATTORNEY



SPACE ANALYSIS

PUBLIC WORKS

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

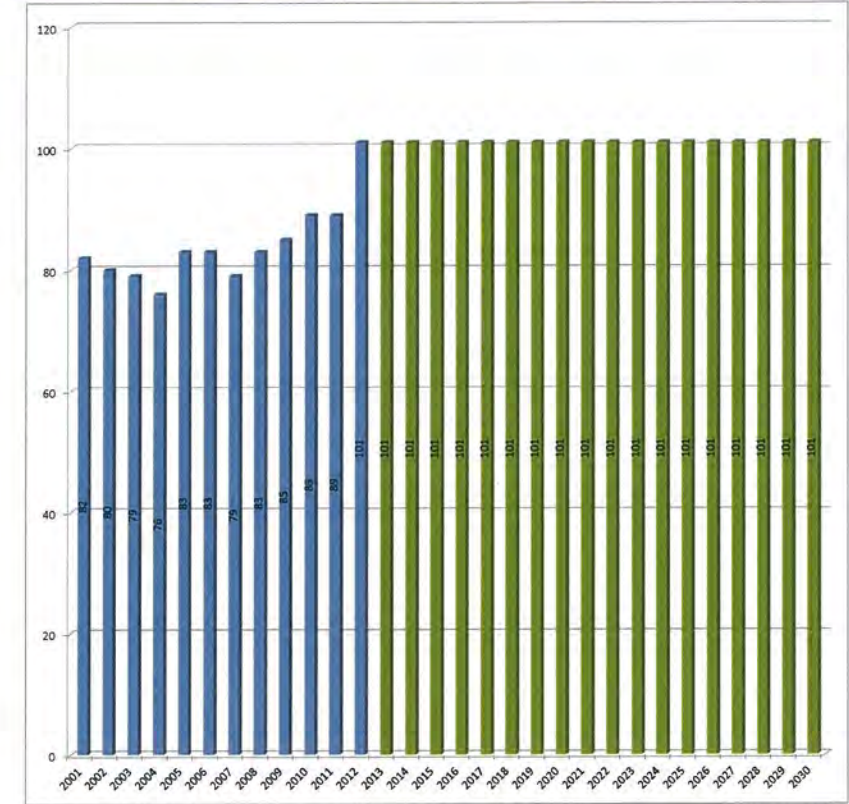
Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Public Works	82	80	79	76	83	83	79	83	85	89	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101	101

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	0.45%	0.22%
Public Works	-2.44%	-1.25%	-3.80%	9.21%	0.00%	-4.82%	5.06%	2.41%	4.71%	0.00%			

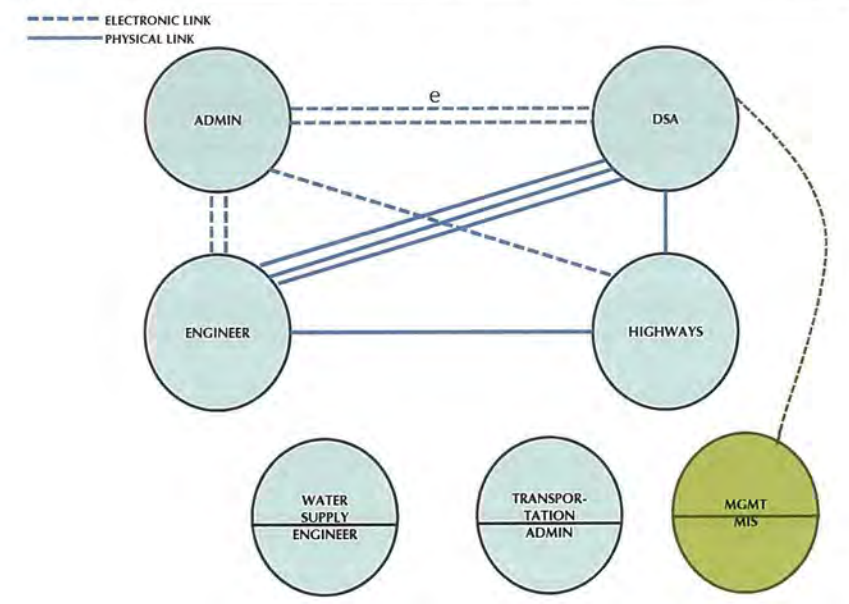
PUBLIC WORKS Year	Munekiyo Report			CURRENT			Current											
	March 2008			2012			2015			2020			2025			2030		
Personnel Types	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P
Employee Count	9	54	30	68	29	4	68	29	4	68	29	4	68	29	4	68	29	4
Percentage Ratio	9.68%	58.06%	32.26%	67.33%	28.71%	3.96%	67.33%	28.71%	3.96%	67.33%	28.71%	3.96%	67.33%	28.71%	3.96%	67.33%	28.71%	3.96%
Total employees	93			101			101			101			101			101		
Current SQ FT/EMPLOYEE	95.89	59.56	103.77	95.89	59.56	103.77												
Total Current SQ FT	863.00	3,216.00	3,113.00	6,520.44	1,727.11	415.07												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁶⁾ Ideal SQ FT - Director/Council Member									220.00			220.00			220.00			220.00
⁽⁷⁾ Ideal SQ FT - Deputy Director									180.00			180.00			180.00			180.00
⁽⁸⁾ Ideal SQ FT - Division Head									140.00			140.00			140.00			140.00
⁽⁹⁾ Ideal SQ FT - EM									120.00			120.00			120.00			120.00
⁽¹⁰⁾ Ideal SQ FT - SR-25 TO SR-31									100.00			100.00			100.00			100.00
⁽¹¹⁾ Ideal SQ FT - SR-20 TO SR-24									80.00			80.00			80.00			80.00
⁽¹²⁾ Ideal SQ FT - SR-15 TO SR-19									64.00			64.00			64.00			64.00
⁽¹³⁾ Ideal SQ FT - SR-10 TO SR-14									48.00			48.00			48.00			48.00
⁽¹⁴⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽¹⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽¹⁶⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽¹⁷⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽¹⁸⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽¹⁹⁾ Ideal SQ FT - CS CLERK																		
⁽²⁰⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽²¹⁾ Ideal SQ FT - COLLEGE INTERN																		
Office							3,904.00	2,540.00	680.00	3,904.00	2,540.00	680.00	3,904.00	2,540.00	680.00	3,904.00	2,540.00	680.00
Total Office SQ FT									7,124.00			7,124.00			7,124.00			7,124.00
Circulation (25% Efficiency)			7,192.00			8,662.62			2,375.00			2,375.00			2,375.00			2,375.00
Meeting Rooms									518.00			2,768.00			2,768.00			2,768.00
Off Eqm't & Work Spaces									588.00			954.00			954.00			954.00
File Storage									1,386.00			3,556.00			3,556.00			3,556.00
General Storage									2,498.00			4,298.00			4,298.00			4,298.00
Offsite Storage									350.00			350.00			350.00			350.00

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⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County



ADJACENCY DIAGRAM



SPACE ANALYSIS

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Water	66	64	65	66	67	69	69	72	68	66	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87	87

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	1.37%	0.69%	
Water	-5.17%	3.64%	1.75%	0.00%	5.17%	-3.28%	6.78%	3.17%	4.62%	-2.94%			

WATER

Year	Munekiyo Report			CURRENT			Current								
	March 2008	2012	2015	2012	2015	2020	2025			2030					
Personnel Types	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P
Employee Count	11	36	28	52	30	5	52	30	5	52	30	5	52	30	5
Percentage Ratio	14.67%	48.00%	37.33%	59.77%	34.48%	5.75%	59.77%	34.48%	5.75%	59.77%	34.48%	5.75%	59.77%	34.48%	5.75%
Total employees			75			87			87			87			87
Current SQ FT/EMPLOYEE	102.45	52.28	107.71	102.45	52.28	107.71									
Total Current SQ FT	1,127.00	1,882.00	3,016.00	5,327.64	1,568.33	538.57									
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair															
⁽⁵⁾ Ideal SQ FT - Director/Council Member								220.00			220.00			220.00	
⁽⁵⁾ Ideal SQ FT - Deputy Director								180.00			180.00			180.00	
⁽⁵⁾ Ideal SQ FT - Division Head								140.00			140.00			140.00	
⁽⁵⁾ Ideal SQ FT - EM								120.00			120.00			120.00	
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31								100.00			100.00			100.00	
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24								80.00			80.00			80.00	
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19								64.00			64.00			64.00	
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14								48.00			48.00			48.00	
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09								24.00			24.00			24.00	
⁽⁵⁾ Ideal SQ FT - ATTORNEY															
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR															
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST															
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK															
⁽⁵⁾ Ideal SQ FT - CS CLERK															
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)															
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN															
Office							2,696.00	2,600.00	820.00	2,696.00	2,600.00	820.00	2,696.00	2,600.00	820.00
Total Office SQ FT							6,116.00	6,116.00	6,116.00	6,116.00	6,116.00	6,116.00	6,116.00	6,116.00	6,116.00
Circulation (25% Efficiency)				6,025.00			7,434.54			2,039.00			2,039.00		
Meeting Rooms						0.00			890.00			890.00			890.00
Off Eqm't & Work Spaces						448.00			608.00			608.00			608.00
File Storage						734.00			1,194.00			1,194.00			1,194.00
General Storage						72.00			72.00			72.00			72.00
Offsite Storage						0.00			0.00			0.00			0.00

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T = Technical
E/P = Executive/Professional

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⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
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⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

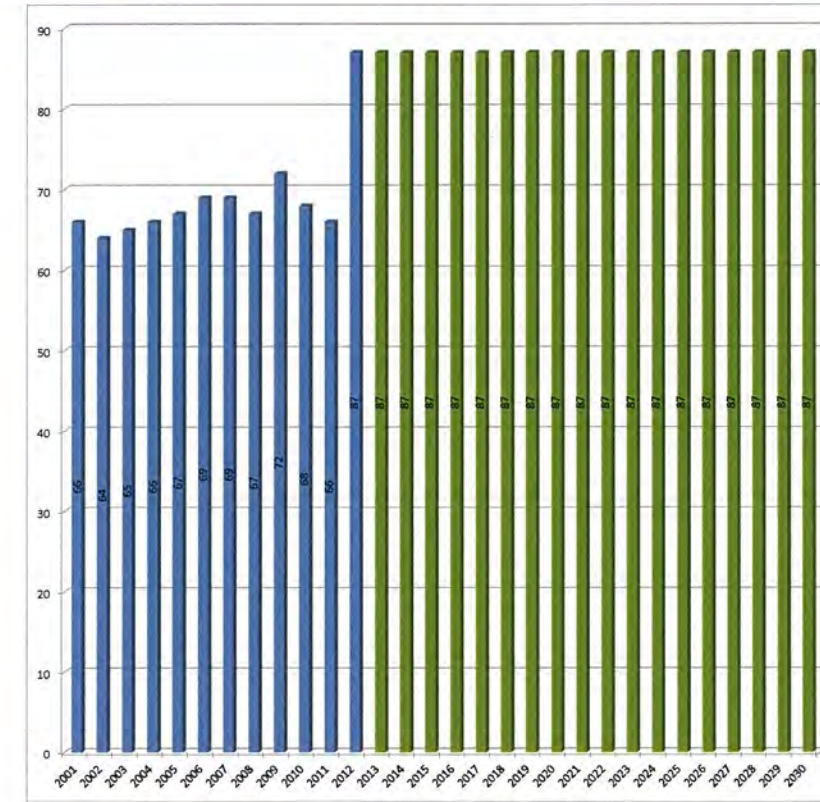
Notes from meeting with deaprtment

3 or 5 Senior Accountants may move to Finance (FY2015)
5 personnel will be added to Finance and 5 personnel will be reduced from Water

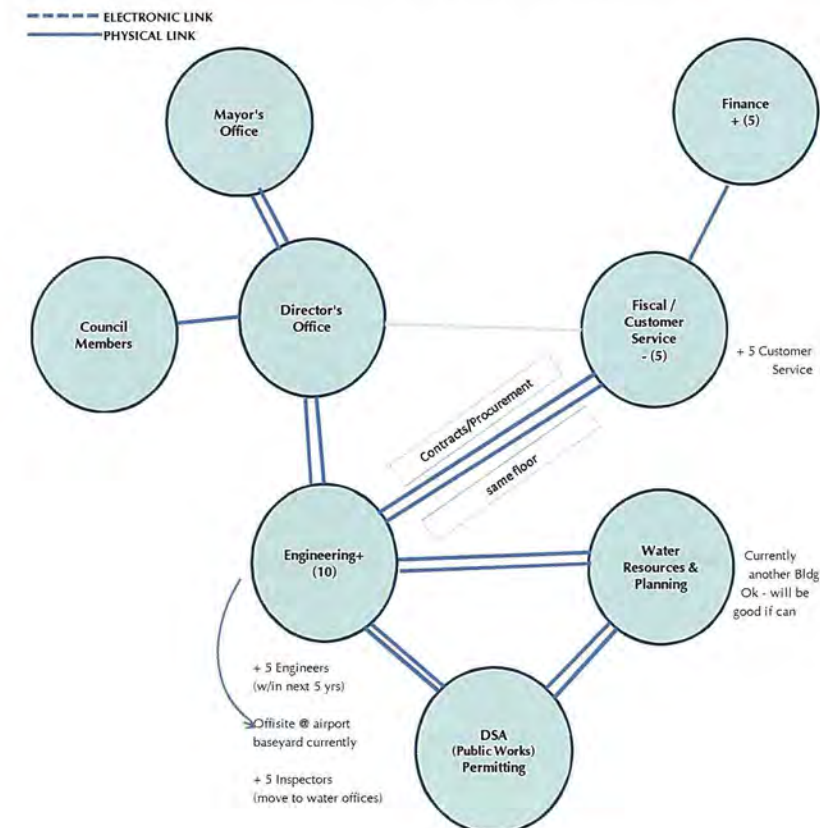
Water Engineering Division will be ideally adjacent to Physical Water Division on the same floor.
Water Planning Resources will be nice adjacent to Water Engineering
Council and Water Billing will be ideal on the same floor
Water Engineer will grow 5 within 5 years
Physical Water Will grow 5 within 5 years
1 Inspector under Water Engineering will move back to Campus
4 inspectors @ baseyard for temporary and once the renovation is completed, they will move back to campus

Need on-site and off-site storage

WATER



ADJACENCY DIAGRAM



SPACE ANALYSIS

CORPORATE COUNSEL

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Corporate Counsel	25	24	22	25	26	29	25	34	34	34	37	37	37	38	38	38	39	39	40	40	40	41	41	41	43	43	43	44	44	46

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	3.90%	1.95%	
Corporate Counsel	-4.00%	-8.33%	13.64%	4.00%	11.54%	-13.79%	36.00%	0.00%	0.00%	0.00%			

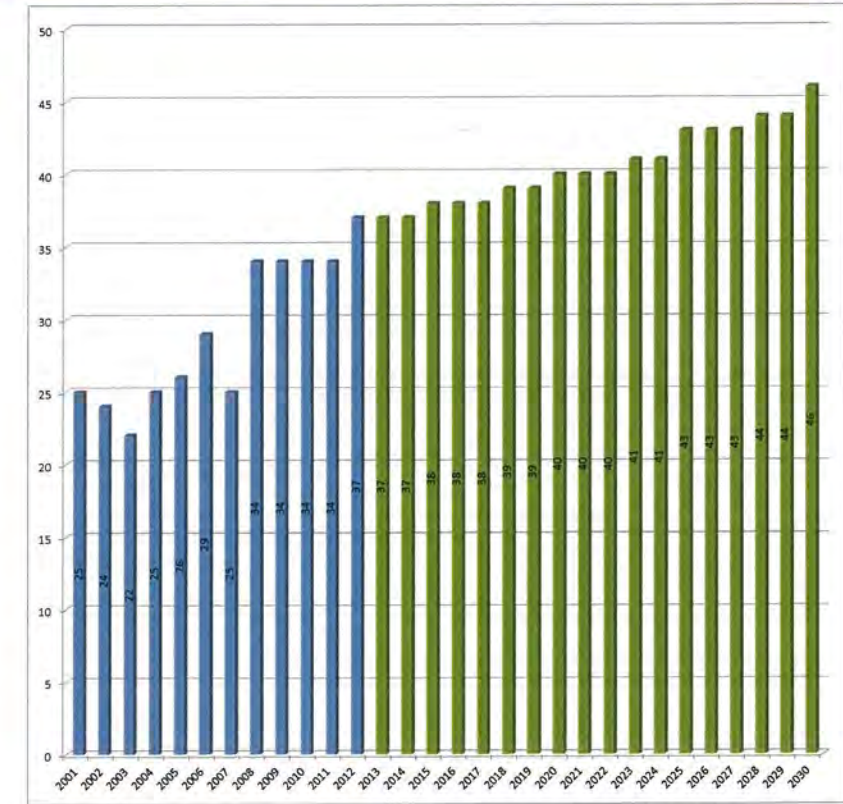
CORPORATE COUNSEL

Year	Munekiyo Report			CURRENT			County Employee Projection ⁽⁵⁾											
	S	T	E/P	S	T	E/P	2015			2020			2025			2030		
Personnel Types	13	0	16	20	0	17	21	0	17	23	0	17	25	0	18	28	0	18
Employee Count	44.83%	0.00%	55.17%	54.05%	0.00%	45.95%	55.26%	0.00%	44.74%	57.50%	0.00%	42.50%	57.50%	0.00%	42.50%	57.50%	0.00%	42.50%
Percentage Ratio																		
Total employees			29			37			38			40			43			46
Current SQ FT/EMPLOYEE	42.00	0.00	148.00															
Total Current SQ FT	546.00	0.00	2,368.00															
⁽⁶⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁷⁾ Ideal SQ FT - Director/Council Member									220.00			220.00			220.00			220.00
⁽⁸⁾ Ideal SQ FT - Deputy Director									180.00			180.00			180.00			180.00
⁽⁹⁾ Ideal SQ FT - Division Head									140.00			140.00			140.00			140.00
⁽¹⁰⁾ Ideal SQ FT - EM																		
⁽¹¹⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽¹²⁾ Ideal SQ FT - SR-20 TO SR-24									80.00			80.00			80.00			80.00
⁽¹³⁾ Ideal SQ FT - SR-15 TO SR-19									64.00			64.00			64.00			64.00
⁽¹⁴⁾ Ideal SQ FT - SR-10 TO SR-14									48.00			48.00			48.00			48.00
⁽¹⁵⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽¹⁶⁾ Ideal SQ FT - ATTORNEY												120.00			120.00			120.00
⁽¹⁷⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽¹⁸⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽¹⁹⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽²⁰⁾ Ideal SQ FT - CS CLERK																		
⁽²¹⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽²²⁾ Ideal SQ FT - COLLEGE INTERN																		
Office							1,392.00		2,220.00	1,504.00		2,220.00	1,632.00		2,340.00	1,824.00		2,340.00
Total Office SQ FT									3,612.00			3,724.00			3,972.00			4,164.00
Circulation (25% Efficiency)			2,914.00			0.00			1,204.00			1,241.33			1,324.00			1,388.00
Meeting Rooms			974.00			974.00			1,174.00			1,174.00			1,174.00			1,174.00
Off Eqm't & Work Spaces			200.00			200.00			200.00			200.00			200.00			200.00
File Storage			136.00			136.00			136.00			136.00			136.00			136.00
General Storage			80.00			80.00			160.00			160.00			160.00			160.00
Offsite Storage			0.00			0.00			0.00			0.00			0.00			0.00

S = Support
T = Technical
E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

Adjacent to Mayor Office and Council Chair
Clerical Staff shared printer
Risk Management Division will be part of Corporate Counsel. It needs a private office. Risk Management Division will consist of Risk Manager, Division Manager, Attorney, Paralegal and Investigator
Share conference room within department
Private office need sound proof
Need 2 separate file rooms
Paperless office is a goal. Currently working with MIS to scan and archive all the e-file.
Needs centralized space for legal library or can be in the internal meeting rooms
Current - 1 meeting room for presentation, education, department meeting
Need 1 meeting room for 6 - 8 people
Shower is nice to have
Offsite Storage



SPACE ANALYSIS

COUNTY CLERK

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
County Clerk	6	6	6	7	7	7	5	12	9	9	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10

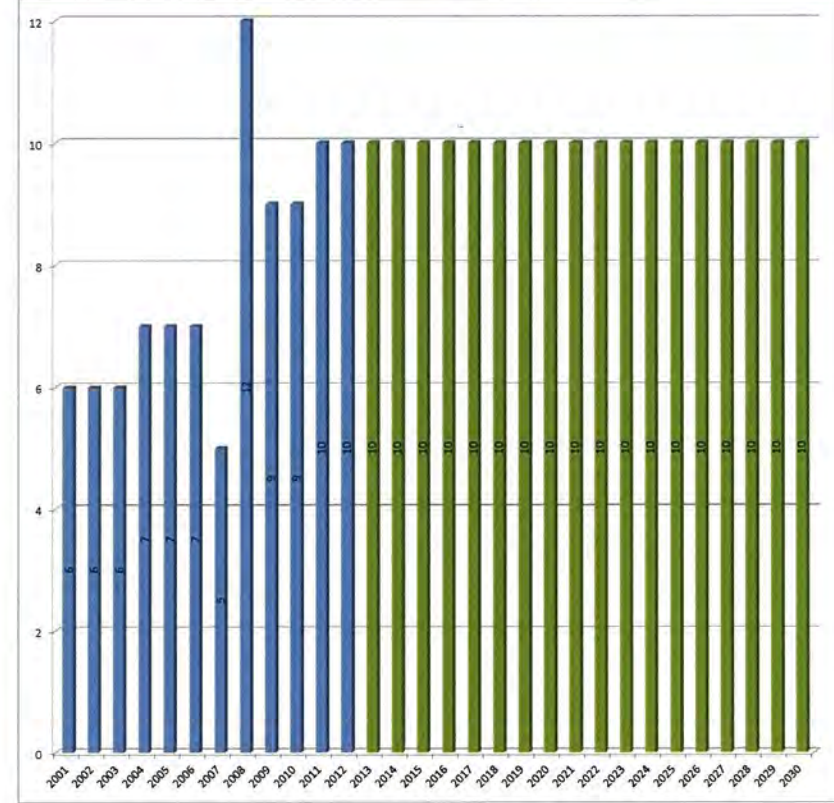
Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	11.42%	5.71%	
County Clerk	0.00%	0.00%	16.67%	16.67%	0.00%	-28.57%	71.43%	80.00%	-25.00%	11.11%			

Year	Munekiyo Report			CURRENT			County Employee Projection ⁽²⁾											
	March 2008			2012			2015		2020		2025		2030					
Personnel Types	S	T	E/P	S	T	E/P	S	T	S	T	S	T	S	T				
Employee Count	6	1	2	7	1	2	7	1	7	1	7	1	7	1				
Percentage Ratio	66.67%	11.11%	22.22%	70.00%	10.00%	20.00%	70.00%	10.00%	70.00%	10.00%	70.00%	10.00%	70.00%	10.00%				
Total employees	9			10			10		10		10		10					
Current SQ FT/EMPLOYEE	37.50	56.00	175.50	37.50	56.00	175.50												
Total Current SQ FT	225.00	56.00	351.00	262.50	56.00	351.00												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁵⁾ Ideal SQ FT - Director/Council Member								220.00		220.00		220.00		220.00				
⁽⁵⁾ Ideal SQ FT - Deputy Director								180.00		180.00		180.00		180.00				
⁽⁵⁾ Ideal SQ FT - Division Head																		
⁽⁵⁾ Ideal SQ FT - EM																		
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24								80.00		80.00		80.00		80.00				
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19								64.00		64.00		64.00		64.00				
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14								48.00		48.00		48.00		48.00				
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁵⁾ Ideal SQ FT - CS CLERK																		
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																		
Office							368.00	80.00	400.00	368.00	80.00	400.00	368.00	80.00	400.00			
Total Office SQ FT									848.00		848.00		848.00		848.00			
Circulation (25% Efficiency)			632.00			669.50			283.00		283.00		283.00		283.00			
Meeting Rooms			576.00			576.00			3,076.00		3,076.00		3,076.00		3,076.00			
Off Eqm't & Work Spaces			135.00			135.00			1,089.00		1,089.00		1,089.00		1,089.00			
File Storage			549.00			549.00			1,013.00		1,013.00		1,013.00		1,013.00			
General Storage			38.00			38.00			173.00		173.00		173.00		173.00			
Offsite Storage			2,998.00			2,998.00			2,998.00		2,998.00		2,998.00		2,998.00			

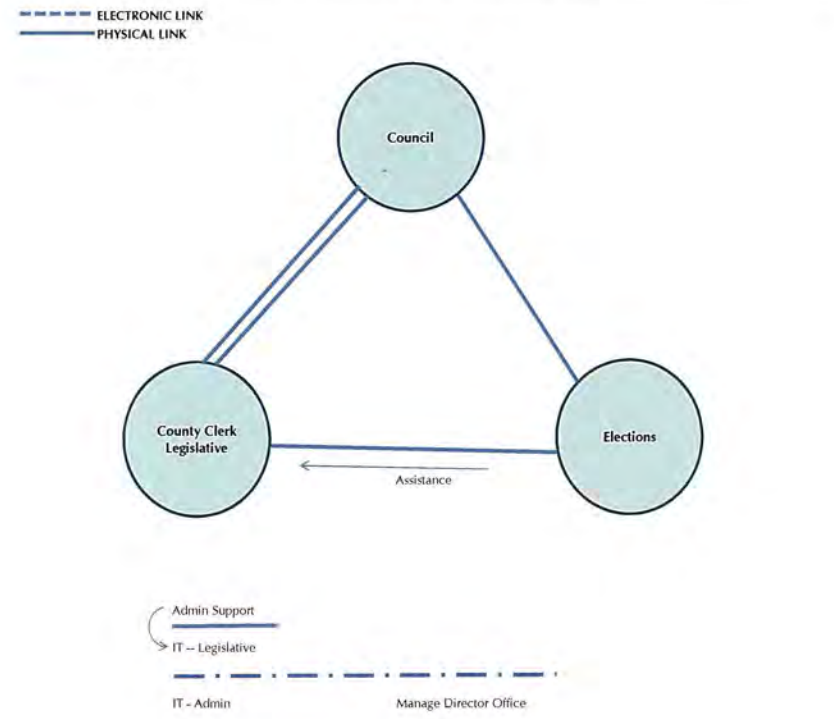
S = Support
T = Technical
E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

Election Year
 Walk-in voting @ Ground Level. Need a bigger room for absentee walking voter. 900 sq ft is too small.
 Need a bigger room
 On election day, county clerk excess 60 employees and occupy 3 floors on Kalana O Maui building
 Need a meeting room for 2 months. Room has to be 100% secured.



ADJACENCY DIAGRAM



SPACE ANALYSIS

COUNCIL SERVICE

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Council Services	17	15	17	18	17	21	20	21	21	20	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22	22

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2.09%	1.05%	
Council Services	-11.76%	13.33%	5.88%	-5.56%	23.53%	-4.76%	5.00%	0.00%	0.00%	-4.76%			

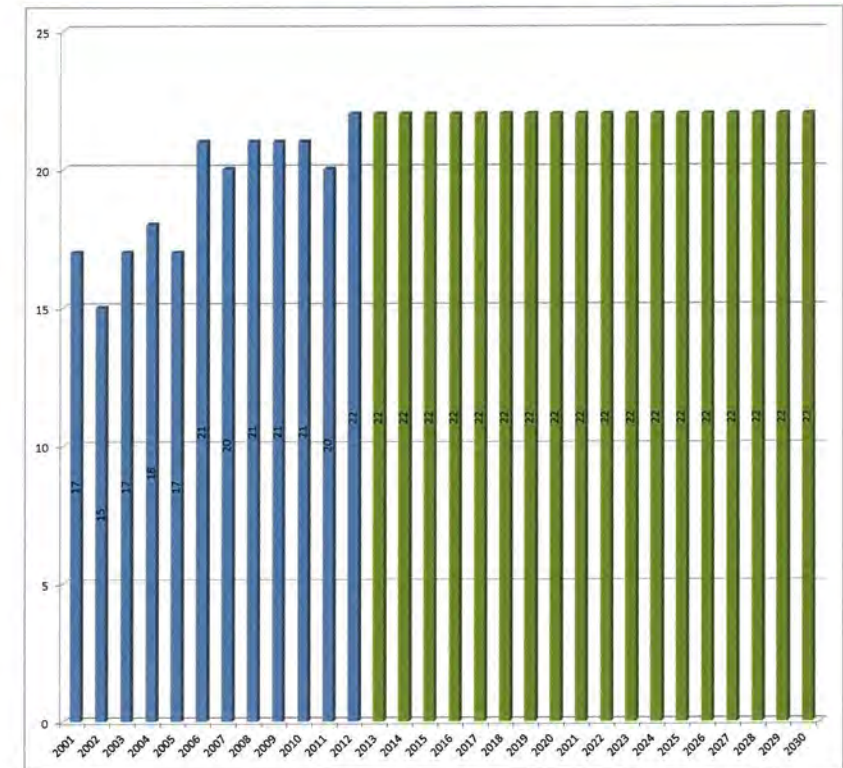
COUNCIL SERVICE Year	Munekiyo Report			CURRENT			County Employee Projection ⁽²⁾											
	March 2008			2012			2015			2020			2025			2030		
Personnel Types	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P
Employee Count	17	1	31	18	0	4	18	0	4	18	0	4	18	0	4	18	0	4
Percentage Ratio	34.69%	2.04%	63.27%	81.82%	0.00%	18.18%	81.82%	0.00%	18.18%	81.82%	0.00%	18.18%	81.82%	0.00%	18.18%	81.82%	0.00%	18.18%
Total employees			49			22			22			22			22			22
Current SQ FT/EMPLOYEE	49.00	67.00	73.35	49.00	67.00	73.35												
Total Current SQ FT	833.00	67.00	2,274.00	882.00	0.00	293.42												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁵⁾ Ideal SQ FT - Director/Council Member								220.00			220.00			220.00				220.00
⁽⁵⁾ Ideal SQ FT - Deputy Director																		
⁽⁵⁾ Ideal SQ FT - Division Head																		
⁽⁵⁾ Ideal SQ FT - EM																		
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24								80.00			80.00			80.00			80.00	
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19								64.00			64.00			64.00			64.00	
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14																		
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁵⁾ Ideal SQ FT - ATTORNEY								120.00			120.00			120.00			120.00	
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁵⁾ Ideal SQ FT - CS CLERK																		
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																		
Office								1,296.00			580.00	1,296.00		580.00	1,296.00		580.00	1,296.00
Total Office SQ FT											1,876.00			1,876.00			1,876.00	
Circulation (25% Efficiency)								3,174.00			1,175.42			625.00			625.00	
Meeting Rooms								396.00			396.00			2,766.00			2,766.00	
Off Eqm't & Work Spaces								391.00			391.00			944.00			944.00	
File Storage								230.00			230.00			410.00			410.00	
General Storage								230.00			230.00			680.00			680.00	
Offsite Storage								150.00			150.00			150.00			150.00	

S = Support
T = Technical
E/P = Executive/Professional

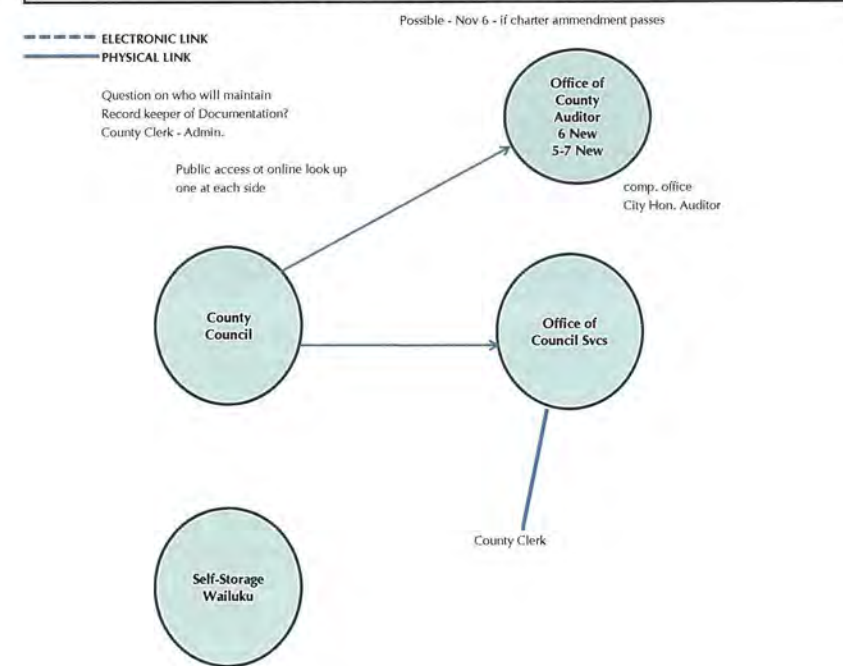
⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

3 assistants per council member
Open office, no partition
Council member has each own office
File cabinet is in the aids office space
If approved, Office of Council Auditor will be created and 5 - 7 new personnel will be added to Council Services.

Current Staff
3200 sf double space needed
6400 sf



ADJACENCY DIAGRAM



SPACE ANALYSIS

COUNTY COUNCIL

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
County Council	26	25	25	25	26	26	30	31	30	33	35	36	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38

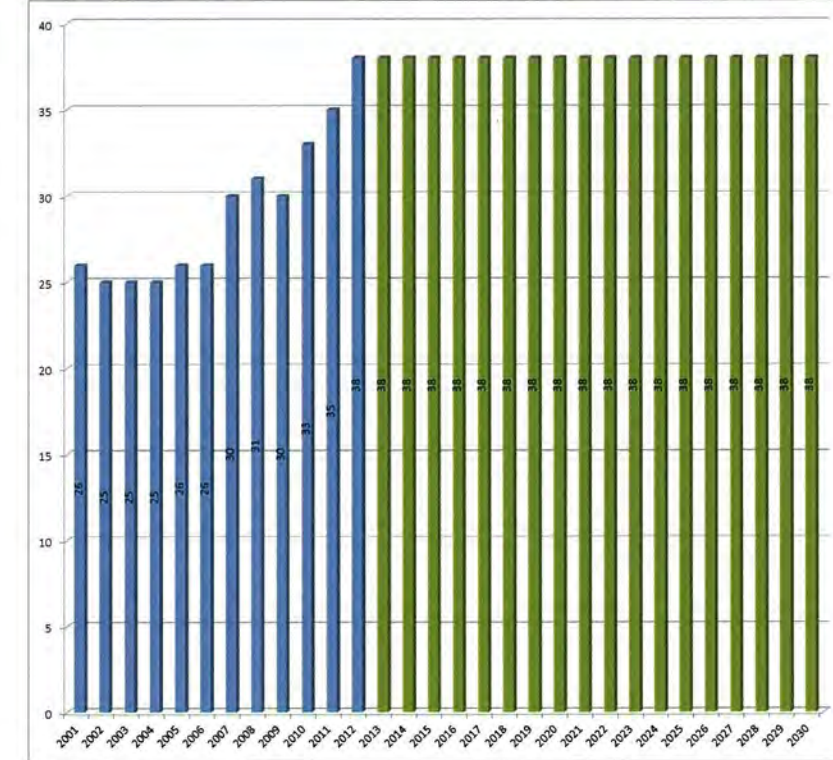
Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
County Council	-11.76%	13.33%	5.88%	-5.56%	23.53%	-4.76%	5.00%	0.00%	0.00%	-4.76%	2.09%	1.05%	

Year	Munekiyo Report			CURRENT			County Employee Projection ⁽²⁾											
	March 2008			2012			2015			2020			2025			2030		
Personnel Types	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P
Employee Count	17	1	31	29	0	9	29	0	9	29	0	9	29	0	9	29	0	9
Percentage Ratio	34.69%	2.04%	63.27%	76.32%	0.00%	23.68%	76.32%	0.00%	23.68%	76.32%	0.00%	23.68%	76.32%	0.00%	23.68%	76.32%	0.00%	23.68%
Total employees	49			38			38			38			38			38		
Current SQ FT/EMPLOYEE	49.00	67.00	73.35	49.00	67.00	73.35												
Total Current SQ FT	833.00	67.00	2,274.00	1,421.00	0.00	660.19												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair									400.00			400.00			400.00			400.00
⁽⁵⁾ Ideal SQ FT - Director/Council Member									220.00			220.00			220.00			220.00
⁽⁵⁾ Ideal SQ FT - Deputy Director																		
⁽⁵⁾ Ideal SQ FT - Division Head																		
⁽⁵⁾ Ideal SQ FT - EM																		
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24									80.00			80.00			80.00			80.00
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19																		
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14																		
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁵⁾ Ideal SQ FT - CS CLERK																		
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																		
Office									2,320.00			2,160.00			2,320.00			2,160.00
Total Office SQ FT									4,480.00			4,480.00			4,480.00			4,480.00
Circulation (25% Efficiency)			3,174.00			2,081.19			1,493.00			1,493.00			1,493.00			1,493.00
Council Chamber			2,876.00			2,876.00			4,420.00			4,420.00			4,420.00			4,420.00
Meeting Rooms			396.00			396.00			1,260.00			1,260.00			1,260.00			1,260.00
Off Eqm't & Work Spaces			391.00			391.00			735.00			735.00			735.00			735.00
File Storage			230.00			230.00			410.00			410.00			410.00			410.00
General Storage			230.00			230.00												
Offsite Storage			0.00			0.00			0.00			0.00			0.00			0.00

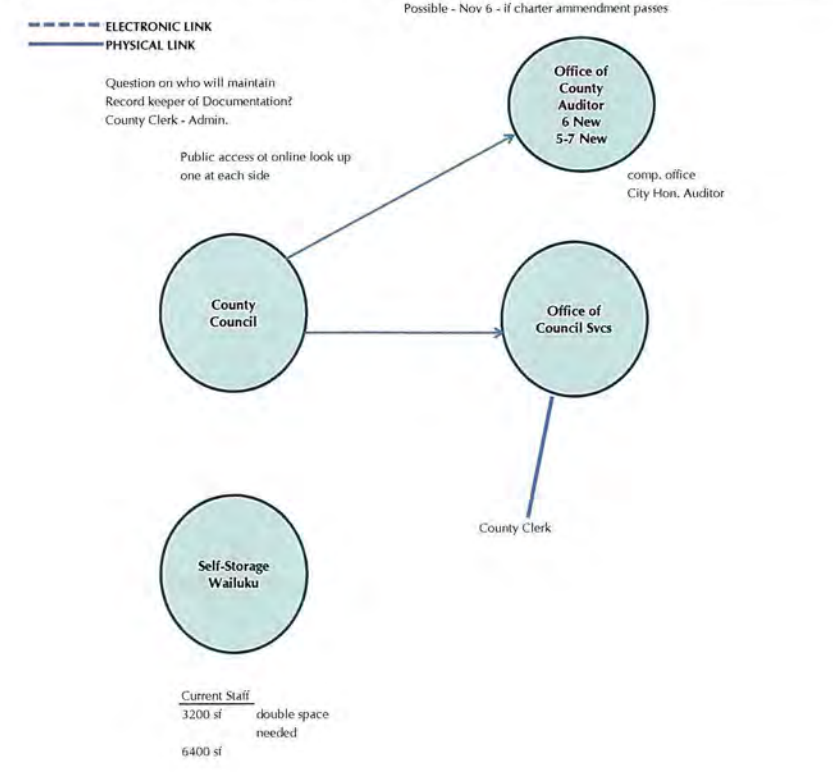
S = Support
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⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

3 assistants per council member
Open office, no partition
Council member has each own office
File cabinet is in the aids office space
If approved, Office of Council Auditor will be created and 5 - 7 new personnel will be added to Council Services.



ADJACENCY DIAGRAM



SPACE ANALYSIS

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Environmental Mgmt.	34	34	34	34	34	34	34	34	38	41	40	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43	43

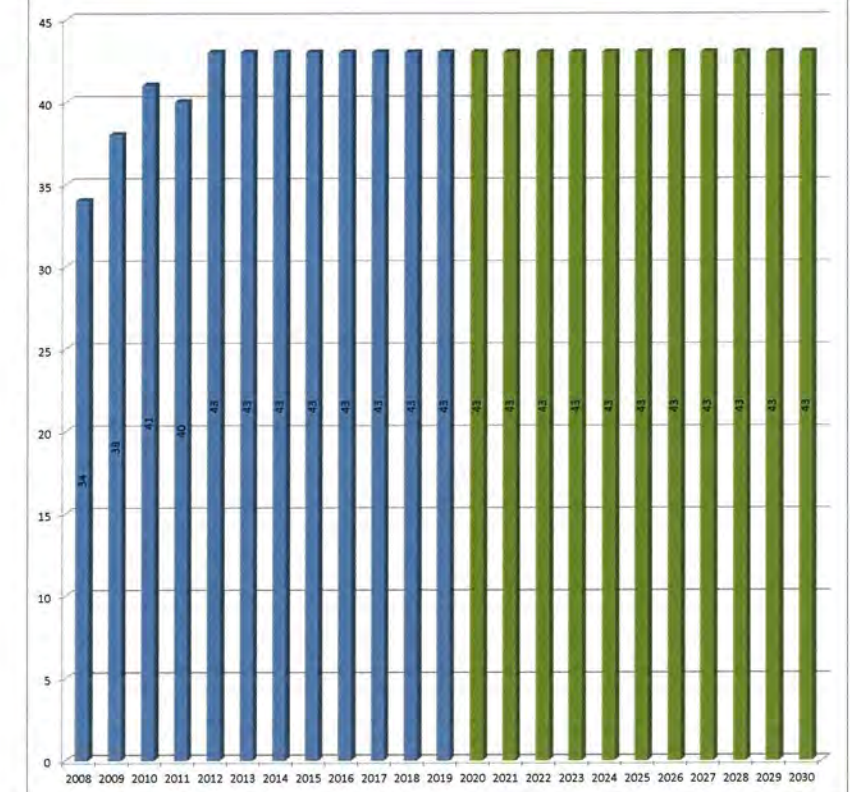
Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
Environmental Mgmt.	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	11.76%	7.89%	-2.44%	1.72%	0.86%

ENVIRONMENT MGMT Year	Munekiyo Report			CURRENT			County Employee Projection ⁽²⁾											
	March 2008			2012			2015		2020		2025		2030					
Personnel Types	S	T	E/P	S	T	E/P	S	T	S	T	S	T	S	T				
Employee Count	7	9	17	34	4	5	34	4	34	4	34	4	34	4				
Percentage Ratio	21.21%	27.27%	51.52%	79.07%	9.30%	11.63%	79.07%	9.30%	11.63%	79.07%	9.30%	11.63%	79.07%	9.30%				
Total employees	33			43			43		43		43		43					
Current SQ FT/EMPLOYEE	60.00	75.00	119.53	60.00	75.00	101.60												
Total Current SQ FT	420.00	675.00	2,032.00	2,040.00	300.00	508.00												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁵⁾ Ideal SQ FT - Director/Council Member								220.00		220.00				220.00				
⁽⁵⁾ Ideal SQ FT - Deputy Director								180.00		180.00				180.00				
⁽⁵⁾ Ideal SQ FT - Division Head								140.00		140.00				140.00				
⁽⁵⁾ Ideal SQ FT - Assistant Division Head								120.00		120.00				120.00				
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31								100.00		100.00				100.00				
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24								80.00		80.00				80.00				
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19								64.00		64.00				64.00				
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14								48.00		48.00				48.00				
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁵⁾ Ideal SQ FT - CS CLERK																		
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																		
Office								2,320.00	400.00	800.00	2,320.00	400.00	800.00	2,320.00	400.00	800.00		
Total Office SQ FT								3,520.00		3,520.00			3,520.00		3,520.00			
Circulation (25% Efficiency)			3,127.00			2,848.00		1,173.00		1,173.00			1,173.00		1,173.00			
Meeting Rooms			225.00			225.00		1,050.00		1,050.00			1,050.00		1,050.00			
Off Eqm't & Work Spaces			156.00			156.00		172.00		172.00			172.00		172.00			
File Storage			40.00			40.00		365.00		365.00			365.00		365.00			
General Storage			200.00			200.00		525.00		525.00			525.00		525.00			
Offsite Storage			0.00			0.00		0.00		0.00			0.00		0.00			

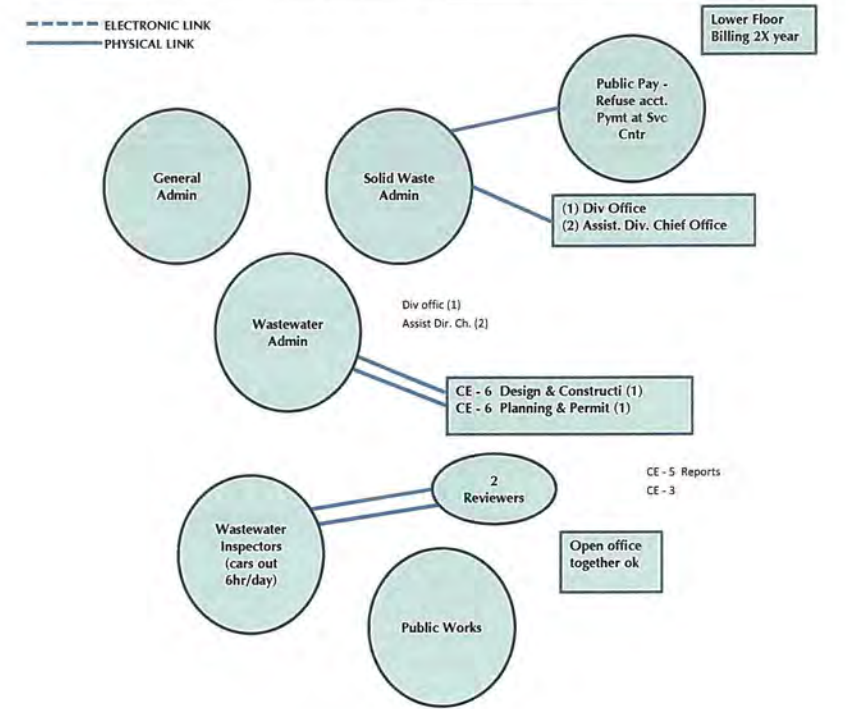
S = Support
T = Technical
E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

ENVIRONMENT MGMT



ADJACENCY DIAGRAM



SPACE ANALYSIS

FINANCE

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Finance	29	29	29	31	30	29	34	33	34	35	36	38	39	39	39	41	41	41	41	43	43	43	43	43	44	44	45	45	46	47

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2.35%	1.17%	
Finance	0.00%	0.00%	6.90%	-3.23%	-3.33%	17.24%	-2.94%	3.03%	-2.94%	-2.86%			

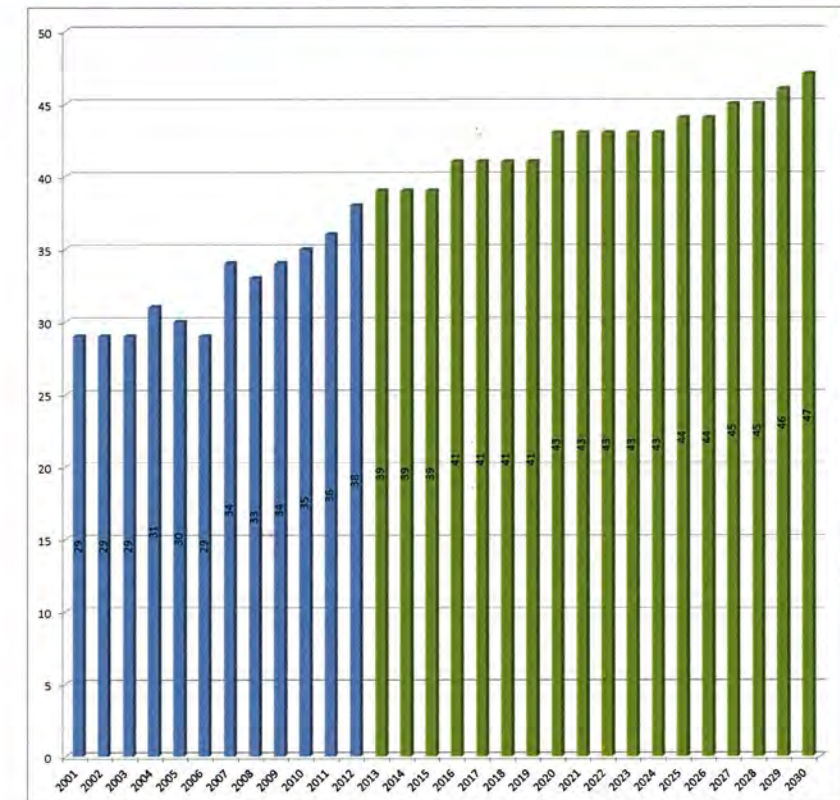
FINANCE Year	Munekiyo Report			CURRENT			County Employee Projection ⁽²⁾									
	March 2008			2012			2015		2020		2025		2030			
Personnel Types	S	T	E/P	S	T	E/P	S	T	S	T	S	T	S	T		
Employee Count	9	54	30	17	14	7	18	14	7	22	14	7	23	14	7	
Percentage Ratio	9.68%	58.06%	32.26%	44.74%	36.84%	18.42%	46.15%	35.90%	17.95%	51.16%	35.90%	16.28%	52.27%	35.90%	15.91%	
Total employees	93			38			39		43		44		47			

Current SQ FT/EMPLOYEE	53.21	58.59	44.16	53.21	58.59	44.16									
Total Current SQ FT	478.88	3,163.76	1,324.92	904.56	820.24	309.15									

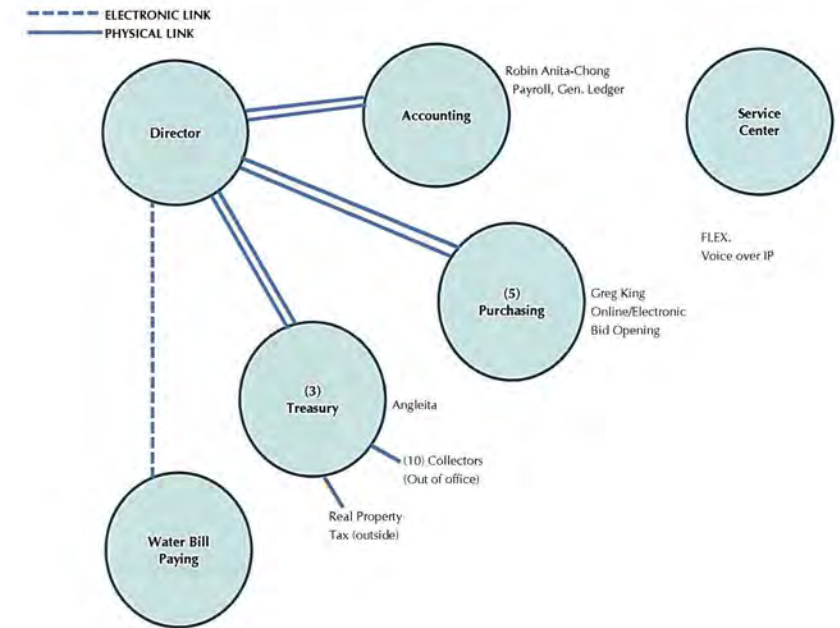
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair															
⁽⁵⁾ Ideal SQ FT - Director/Council Member									220.00				220.00		220.00
⁽⁵⁾ Ideal SQ FT - Deputy Director									180.00				180.00		180.00
⁽⁵⁾ Ideal SQ FT - Division Head									140.00				140.00		140.00
⁽⁵⁾ Ideal SQ FT - Assistant Division Head									120.00				120.00		120.00
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31								100.00				100.00			100.00
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24								80.00				80.00			80.00
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19								64.00				64.00			64.00
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14								48.00				48.00			48.00
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09								24.00				24.00			24.00
⁽⁵⁾ Ideal SQ FT - ATTORNEY															
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR															
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST															
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK															
⁽⁵⁾ Ideal SQ FT - CS CLERK															
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)															
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN															
Office								944.00	1,160.00	1,060.00	1,128.00	1,160.00	1,060.00	1,192.00	1,160.00
Total Office SQ FT								3,164.00	3,348.00	3,412.00	3,412.00	3,412.00	3,412.00	3,412.00	3,564.00
Circulation (25% Efficiency)								4,967.57	2,033.94	1,055.00	1,116.00	1,137.00	1,137.00	1,137.00	1,188.00
Meeting Rooms								1,032.00	1,032.00	2,056.00	2,056.00	2,056.00	2,056.00	2,056.00	2,056.00
Off Eqm't & Work Spaces								768.00	768.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00	1,700.00
File Storage								2,790.00	2,790.00	3,134.00	3,134.00	3,134.00	3,134.00	3,134.00	3,134.00
General Storage								2,090.00	2,090.00	4,834.00	4,834.00	4,834.00	4,834.00	4,834.00	4,834.00
Offsite Storage								3,383.00	3,383.00	3,383.00	3,383.00	3,383.00	3,383.00	3,383.00	3,383.00

S = Support
T = Technical
E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County



ADJACENCY DIAGRAM



SPACE ANALYSIS

HOUSING

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Human Concerns	51	54	58	60	59	57	56	54	58	61	60	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65

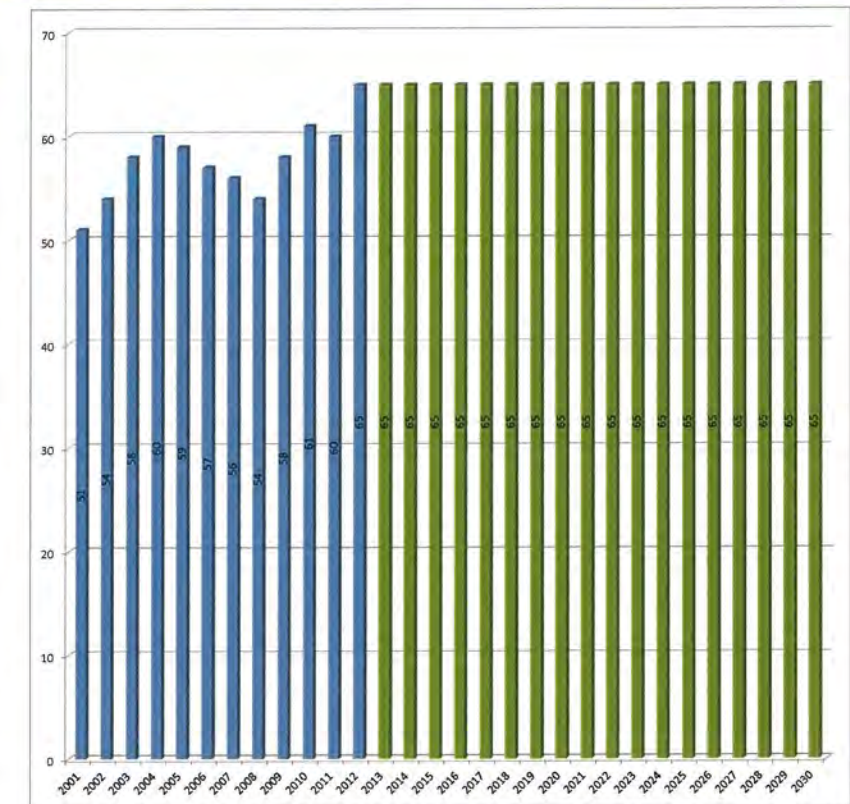
Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
Human Concerns	5.88%	7.41%	3.45%	-1.67%	-3.39%	-1.75%	-3.57%	7.41%	-5.17%	-1.64%	1.73%	0.86%	

HOUSING Year	Munekiyo Report			CURRENT			County Employee Projection ⁽²⁾											
	March 2008			2012			2015		2020		2025		2030					
Personnel Types	S	T	E/P	S	T	E/P	S	T	S	T	S	T	S	T	S	T		
Employee Count	18	5	37	35	23	7	35	23	7	35	23	7	35	23	7	35	23	7
Percentage Ratio	30.00%	8.33%	61.67%	53.85%	35.38%	10.77%	53.85%	35.38%	10.77%	53.85%	35.38%	10.77%	53.85%	35.38%	10.77%	53.85%	35.38%	10.77%
Total employees	60			65			65		65		65		65		65		65	
Current SQ FT/EMPLOYEE	97.78	80.00	113.97	97.78	80.00	113.97												
Total Current SQ FT	1,760.00	400.00	4,217.00	3,422.22	1,840.00	797.81												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁶⁾ Ideal SQ FT - Director/Council Member									220.00				220.00					220.00
⁽⁷⁾ Ideal SQ FT - Deputy Director									180.00				180.00					180.00
⁽⁸⁾ Ideal SQ FT - Division Head									140.00				140.00					140.00
⁽⁹⁾ Ideal SQ FT - Assistant Division Head									120.00				120.00					120.00
⁽¹⁰⁾ Ideal SQ FT - SR-25 TO SR-31								100.00					100.00					100.00
⁽¹¹⁾ Ideal SQ FT - SR-20 TO SR-24								80.00					80.00					80.00
⁽¹²⁾ Ideal SQ FT - SR-15 TO SR-19								64.00					64.00					64.00
⁽¹³⁾ Ideal SQ FT - SR-10 TO SR-14								48.00					48.00					48.00
⁽¹⁴⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽¹⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽¹⁶⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽¹⁷⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽¹⁸⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽¹⁹⁾ Ideal SQ FT - CS CLERK																		
⁽²⁰⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽²¹⁾ Ideal SQ FT - COLLEGE INTERN																		
Office								1,808.00	1,860.00	1,080.00	1,808.00	1,860.00	1,080.00	1,808.00	1,860.00	1,080.00	1,808.00	1,860.00
Total Office SQ FT								4,748.00	4,748.00	4,748.00	4,748.00	4,748.00	4,748.00	4,748.00	4,748.00	4,748.00	4,748.00	4,748.00
Circulation (25% Efficiency)			6,377.00			6,060.00		1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00	1,583.00
Meeting Rooms			1,612.00			1,612.00		2,817.00	2,817.00	2,817.00	2,817.00	2,817.00	2,817.00	2,817.00	2,817.00	2,817.00	2,817.00	2,817.00
Off Eqm't & Work Spaces			509.00			509.00		843.00	843.00	843.00	843.00	843.00	843.00	843.00	843.00	843.00	843.00	843.00
File Storage			1,441.00			1,441.00		3,659.00	3,659.00	3,659.00	3,659.00	3,659.00	3,659.00	3,659.00	3,659.00	3,659.00	3,659.00	3,659.00
General Storage			961.00			961.00		1,705.00	1,705.00	1,705.00	1,705.00	1,705.00	1,705.00	1,705.00	1,705.00	1,705.00	1,705.00	1,705.00
Offsite Storage			180.00			180.00		180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00

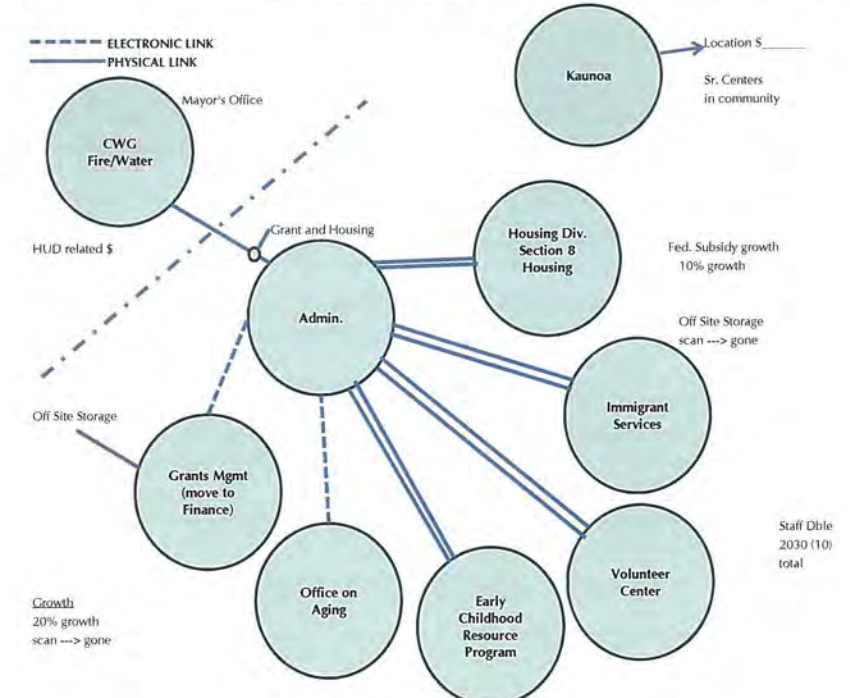
S = Support
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E/P = Executive/Professional

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Azakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

Kaunoa Senior Center will remain off campus
Grant Management will be part of Finance
Reduce Off-site storage
Housing will be on campus
Volunteer is part of administration and no expansion for future
Need conference room for meeting and training
CDBG (Community Development Block Grant) is under Housing
Aging can be @ Police on Cameron
Section 8 is growing



ADJACENCY DIAGRAM



SPACE ANALYSIS

LIQUOR

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Liquor	17	18	19	20	21	20	21	19	19	19	21	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19	19

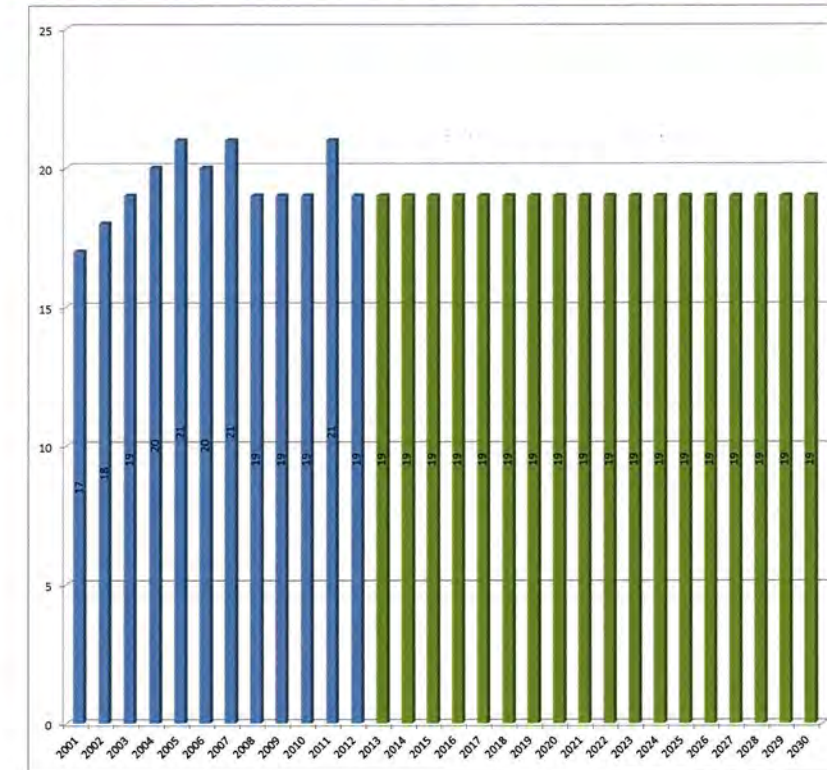
Department	Historic Employment Percentage Growth ⁽³⁾										Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2.29%	1.15%
Liquor	5.88%	5.56%	5.26%	5.00%	-4.76%	5.00%	-9.52%	0.00%	0.00%	10.53%		

LIQUOR

Year	Munekiyo Report			CURRENT			Current											
	March 2008			2012			2015		2020		2025		2030					
Personnel Types	S	T	E/P	S	T	E/P	S	T	S	T	S	T	S	T				
Employee Count	8	8	2	5	12	2	5	12	5	12	5	12	5	12				
Percentage Ratio	44.44%	44.44%	11.11%	26.32%	63.16%	10.53%	26.32%	63.16%	26.32%	63.16%	26.32%	63.16%	26.32%	63.16%				
Total employees	18			19			19		19		19		19					
Current SQ FT/EMPLOYEE	255.00	100.00	390.00	160.50	160.00	97.00												
Total Current SQ FT	2,040.00	800.00	780.00	802.50	1,920.00	194.00												
⁽⁵⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁵⁾ Ideal SQ FT - Director/Council Member								220.00				220.00		220.00				
⁽⁵⁾ Ideal SQ FT - Deputy Director								180.00				180.00		180.00				
⁽⁵⁾ Ideal SQ FT - Division Head								140.00				140.00		140.00				
⁽⁵⁾ Ideal SQ FT - Assistant Division Head								120.00				120.00		120.00				
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24								80.00				80.00		80.00				
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19								64.00				64.00		64.00				
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14								48.00				48.00		48.00				
⁽⁵⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁵⁾ Ideal SQ FT - ATTORNEY																		
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁵⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁵⁾ Ideal SQ FT - CS CLERK																		
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																		
Office								304.00		960.00		320.00		304.00				
Total Office SQ FT								1,584.00		1,584.00		1,584.00		1,584.00				
Circulation (25% Efficiency)					3,620.00			2,916.50		528.00		528.00		528.00				
⁽⁶⁾ Meeting Rooms			0.00			0.00						0.00		0.00				
Off Eqm't & Work Spaces			78.00			78.00						78.00		78.00				
File Storage			108.00			108.00						108.00		108.00				
General Storage			132.00			132.00						132.00		132.00				
Offsite Storage			0.00			0.00						0.00		0.00				

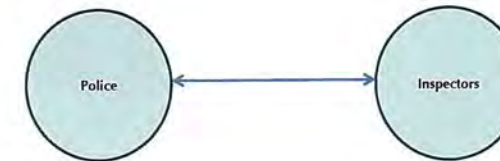
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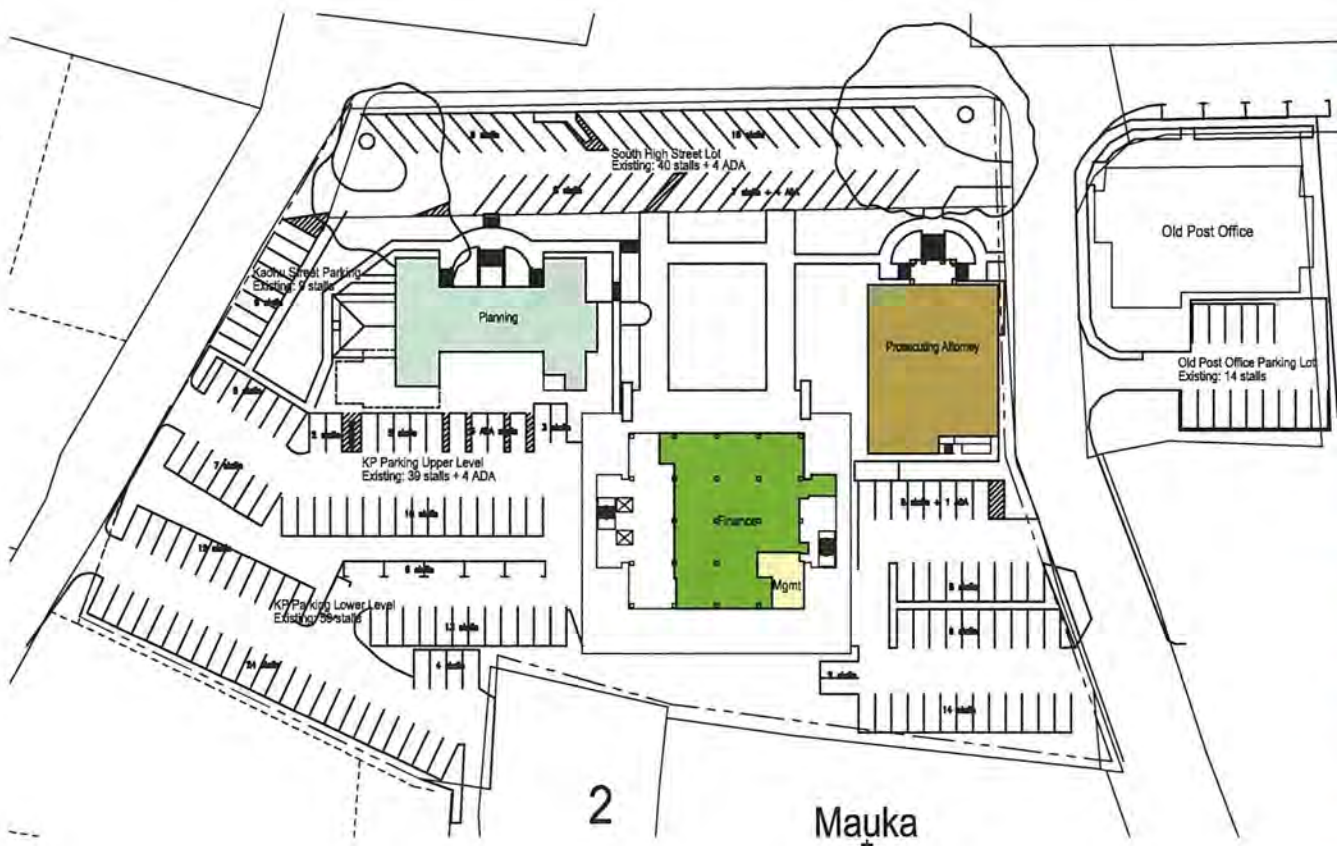
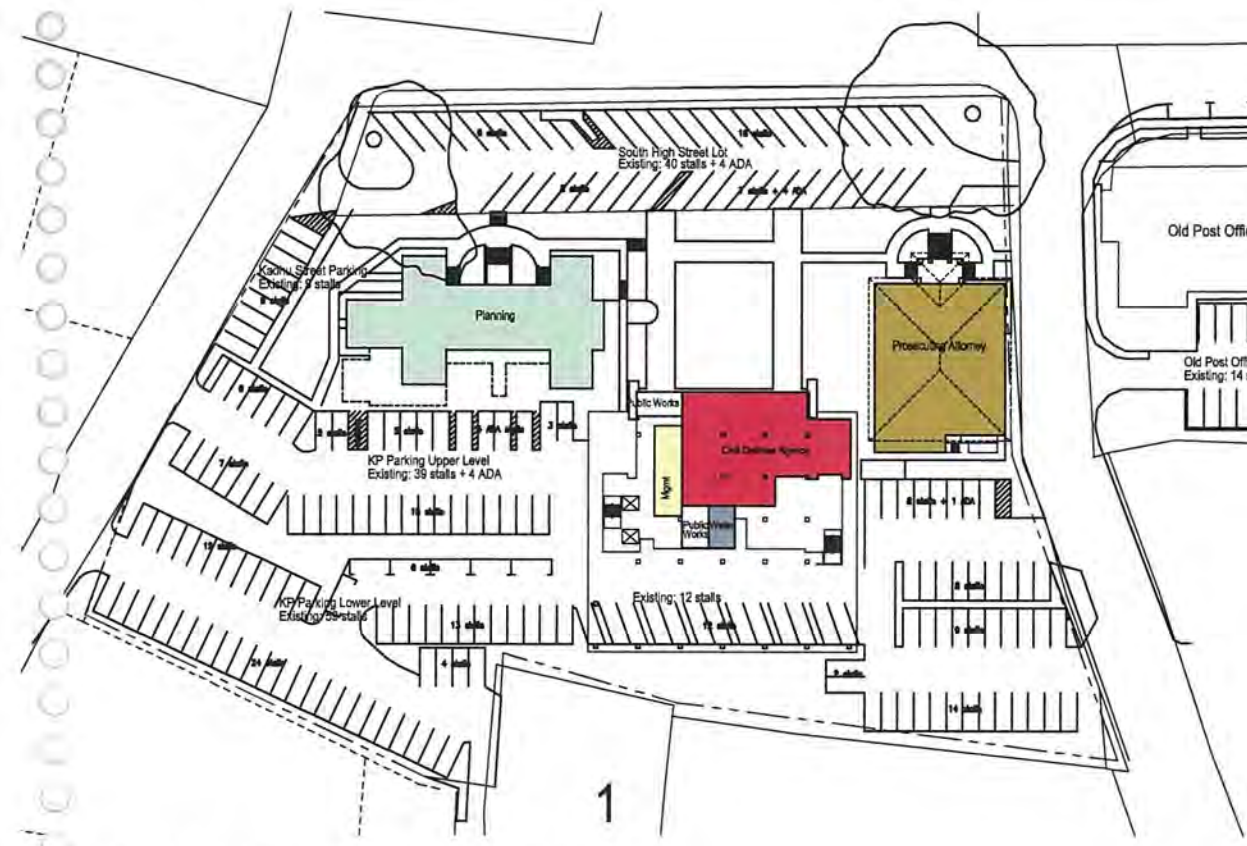
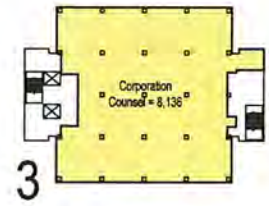
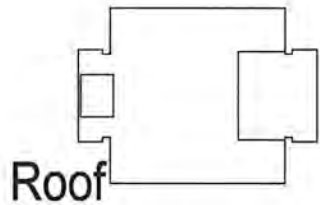
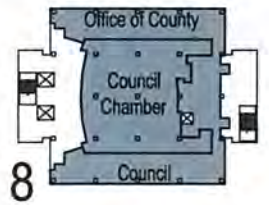
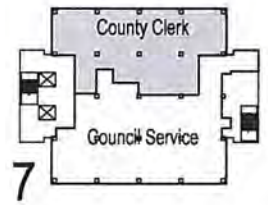
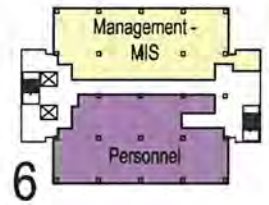
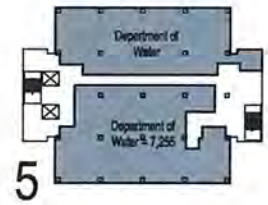
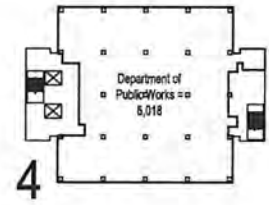
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⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 40% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County
⁽⁶⁾ Meeting Rooms (690 SQ FT) will be shared with Personnel



ADJACENCY DIAGRAM

--- ELECTRONIC LINK
— PHYSICAL LINK

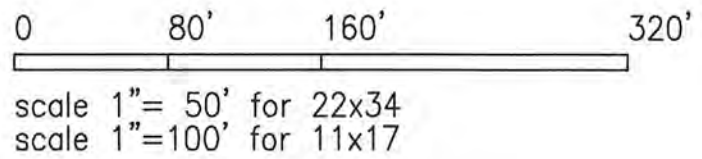


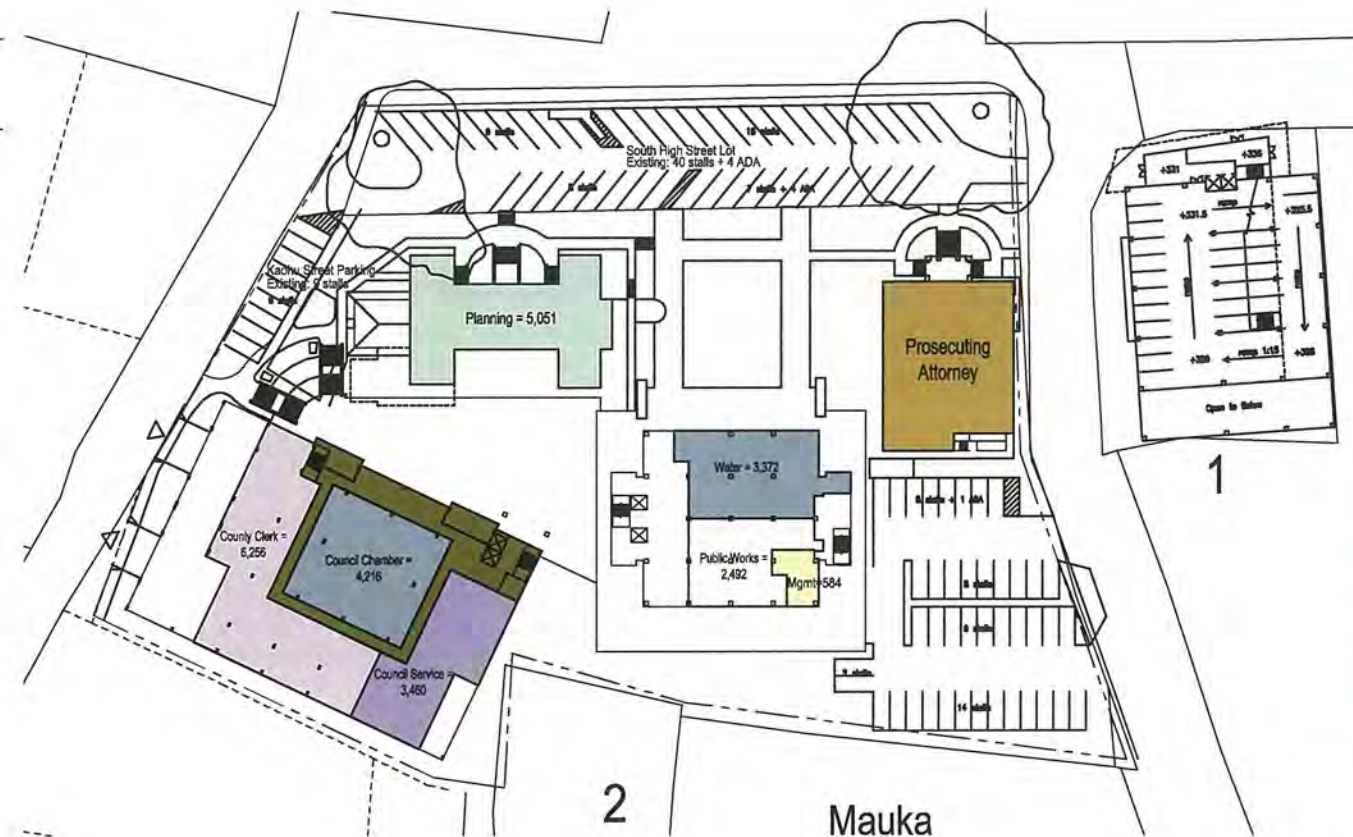
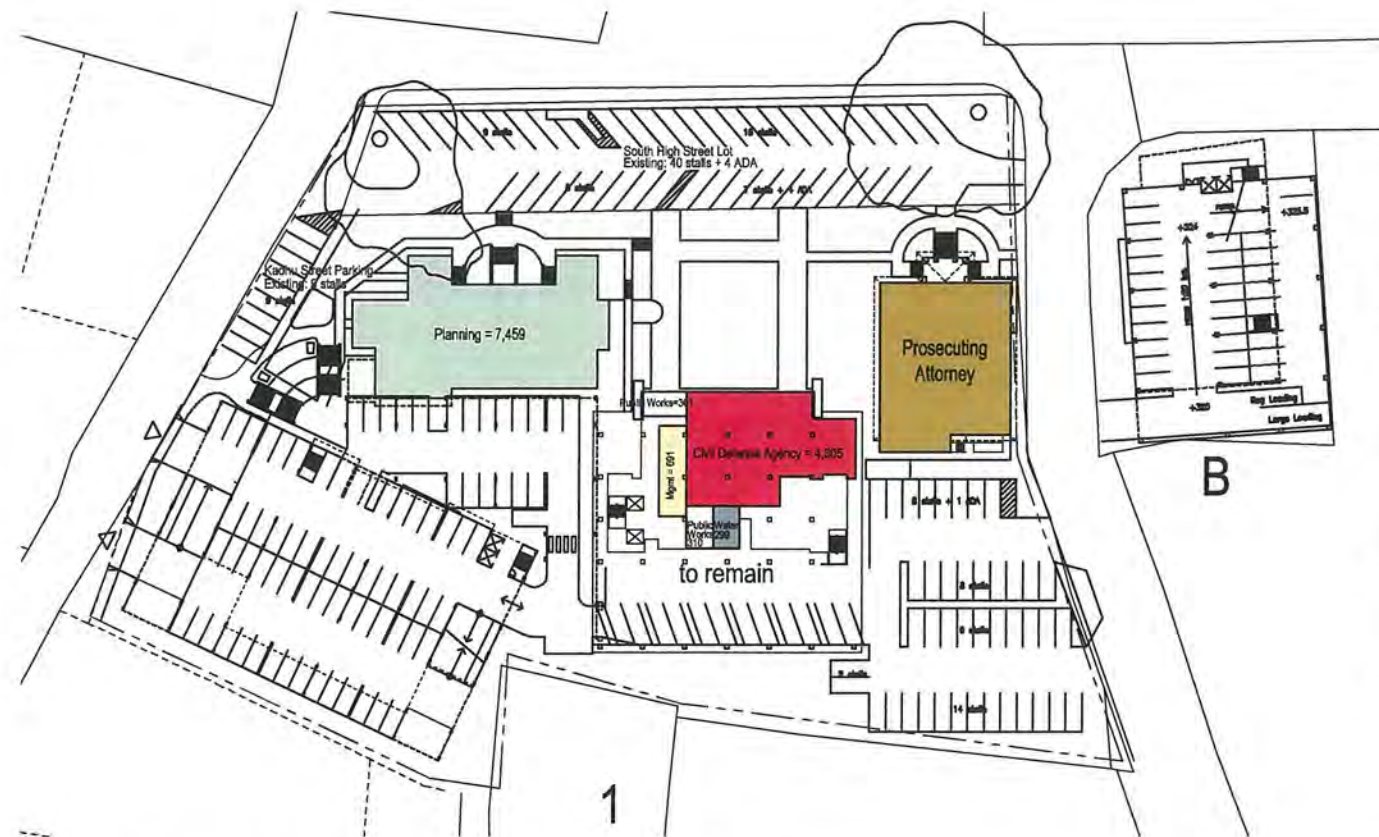
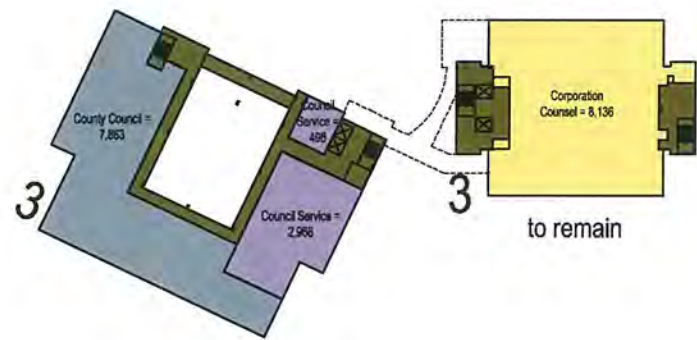
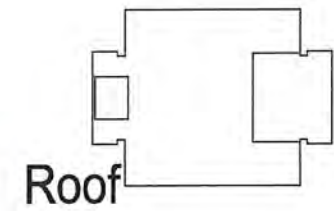
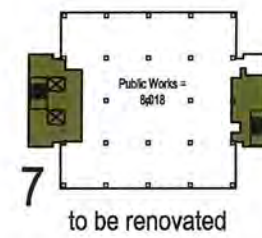
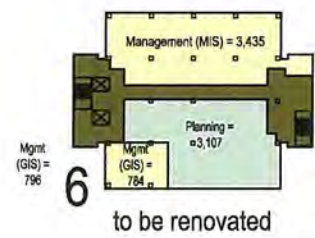
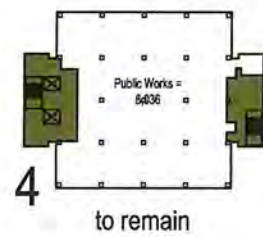


- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water

Existing County of Maui Properties
 County of Maui - Wailuku Campus
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing Maui County Properties
 Option 1 - 20121018





Legend:

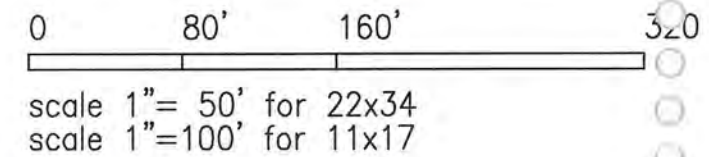
Red	Civil Defense
Yellow	Corporation Counsel
Light Blue	County Clerk
Purple	Council Services
Dark Blue	County Council
Light Green	Environmental Management
Green	Finance
Light Purple	Housing & Human Code
Pink	Liquor Control
Yellow-Green	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Dark Green	Prosecuting Attorney
White	Public Works
Blue	Water

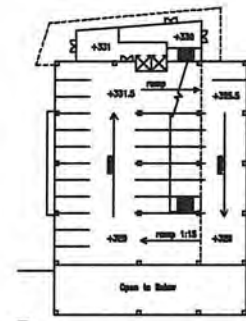
Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 1 - 20121018





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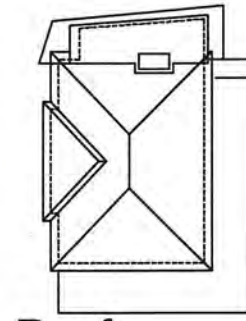
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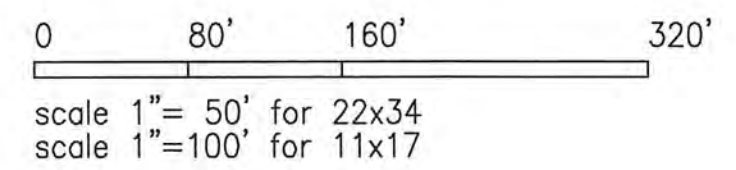
Roof

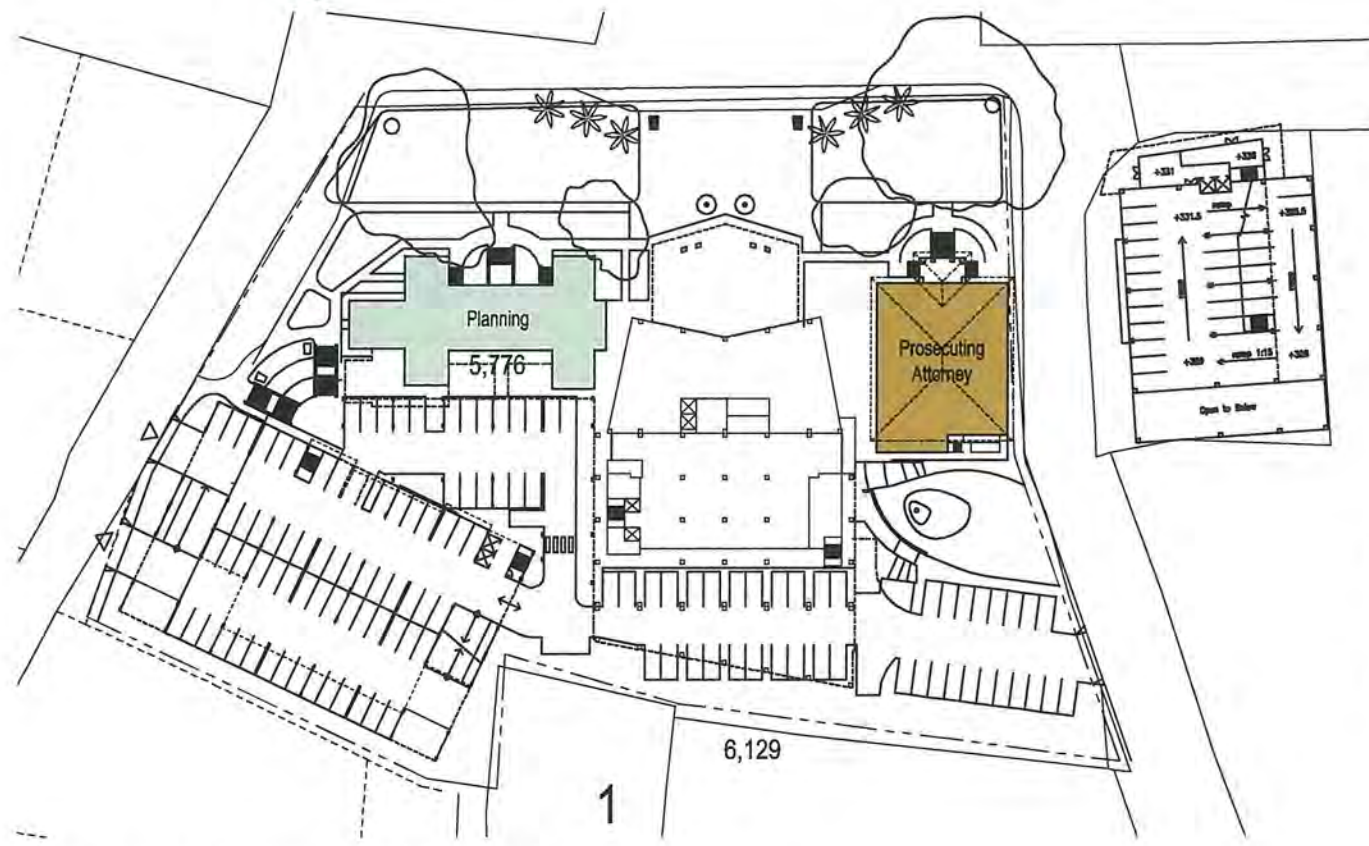
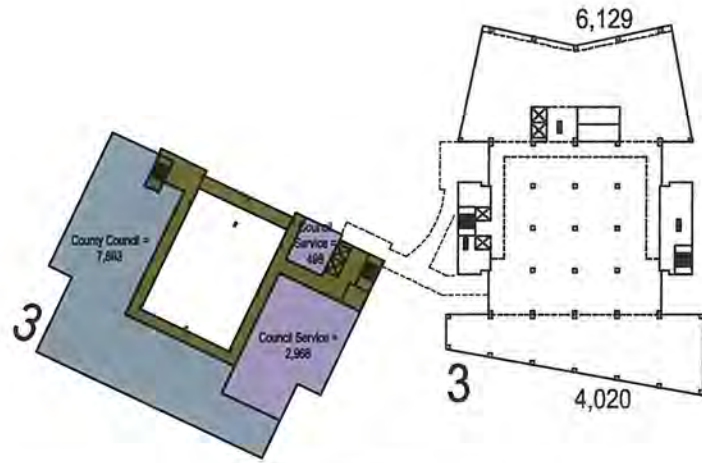
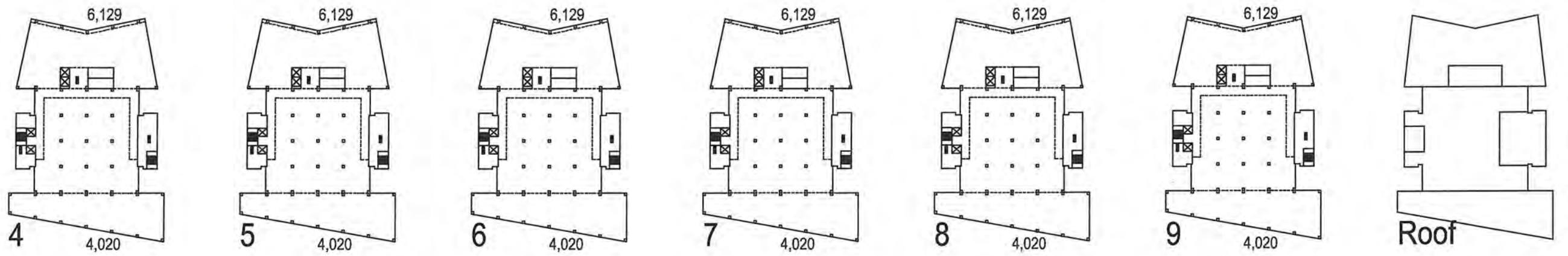
Legend:

Red	Civil Defense
Yellow	Corporation Counsel
Light Blue	County Clerk
Purple	Council Services
Dark Blue	County Council
Light Green	Environmental Management
Green	Finance
Light Grey	Housing & Human Concerns
Pink	Liquor Control
Yellow-Green	Management
Orange	Mayor's Office
Purple	Personnel
Light Green	Planning
Dark Green	Prosecuting Attorney
White	Public Works
Blue	Water

Campus Expansion - Mauka and Makai Buildings
 County of Maui - Wailuku Campus
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
 Option 1 - 20121018

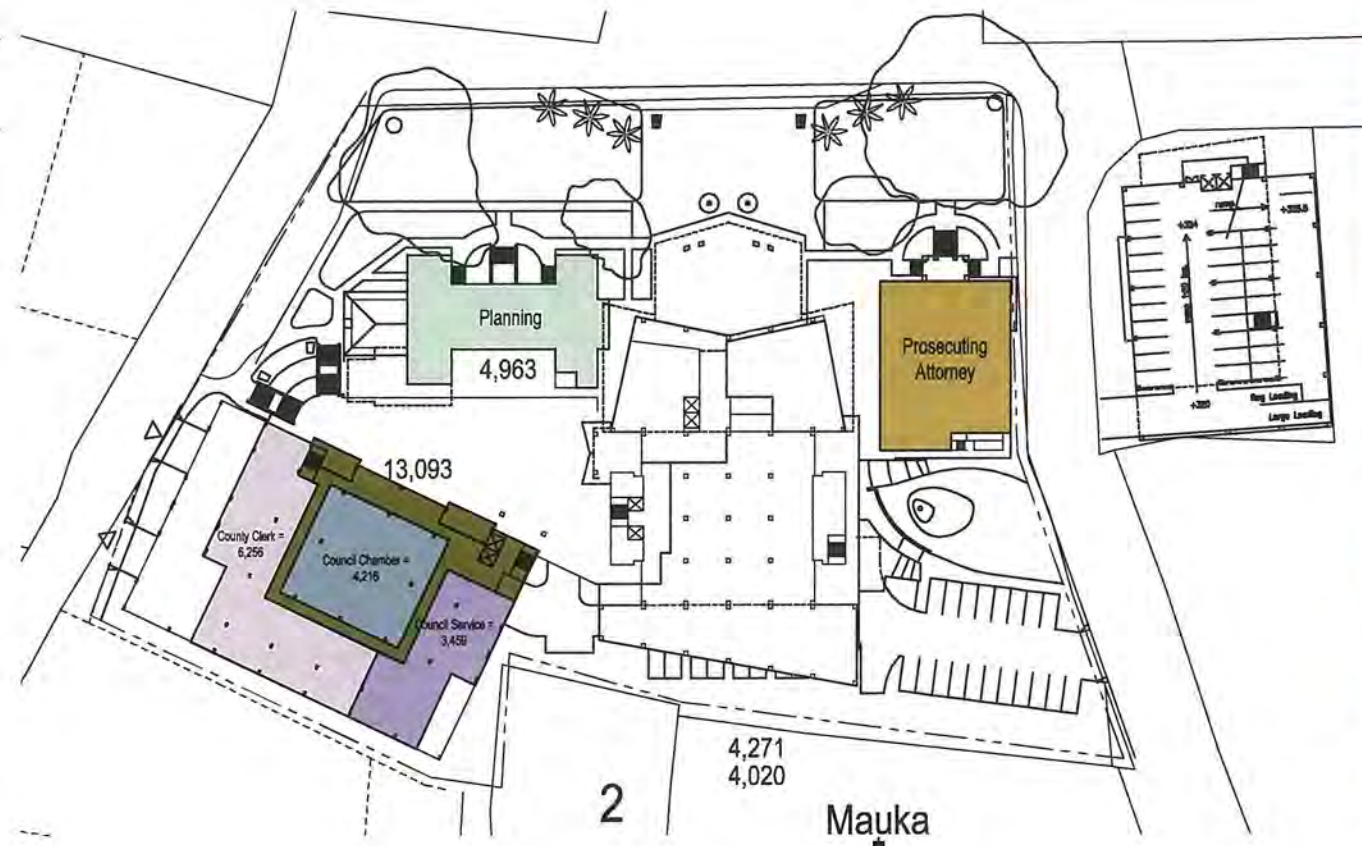




Campus Expansion - Kalana O Maui

County of Maui - Wailuku Campus

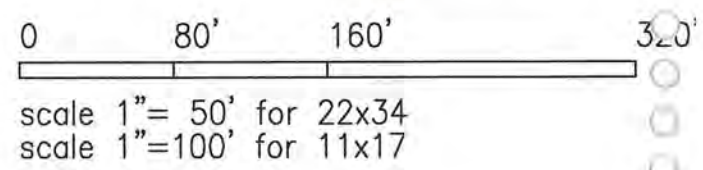
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes



**Phase 2 - 2025
Option 1 - 20121018**

Legend:

Red	Civil Defense
Yellow	Corporation Counsel
Purple	County Clerk
Light Purple	Council Services
Blue	County Council
Light Green	Environmental Management
Green	Finance
Light Blue	Housing & Human Resources
Pink	Liquor Control
Yellow	Management
Orange	Mayor's Office
Purple	Personnel
Light Green	Planning
Orange	Prosecuting Attorney
White	Public Works
Blue	Water





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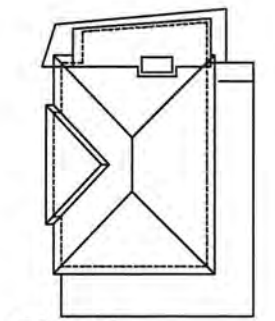
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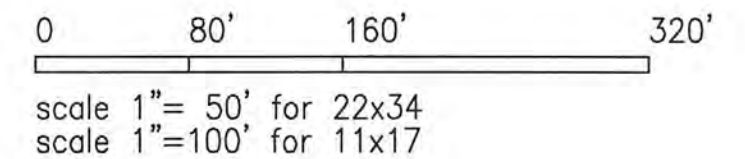
9
6



Roof

Legend:

- Civil Defense
- Corporation Counsel
- County Clerk
- Council Services
- County Council
- Environmental Management
- Finance
- Housing & Human Concerns
- Liquor Control
- Management
- Mayor's Office
- Personnel
- Planning
- Prosecuting Attorney
- Public Works
- Water

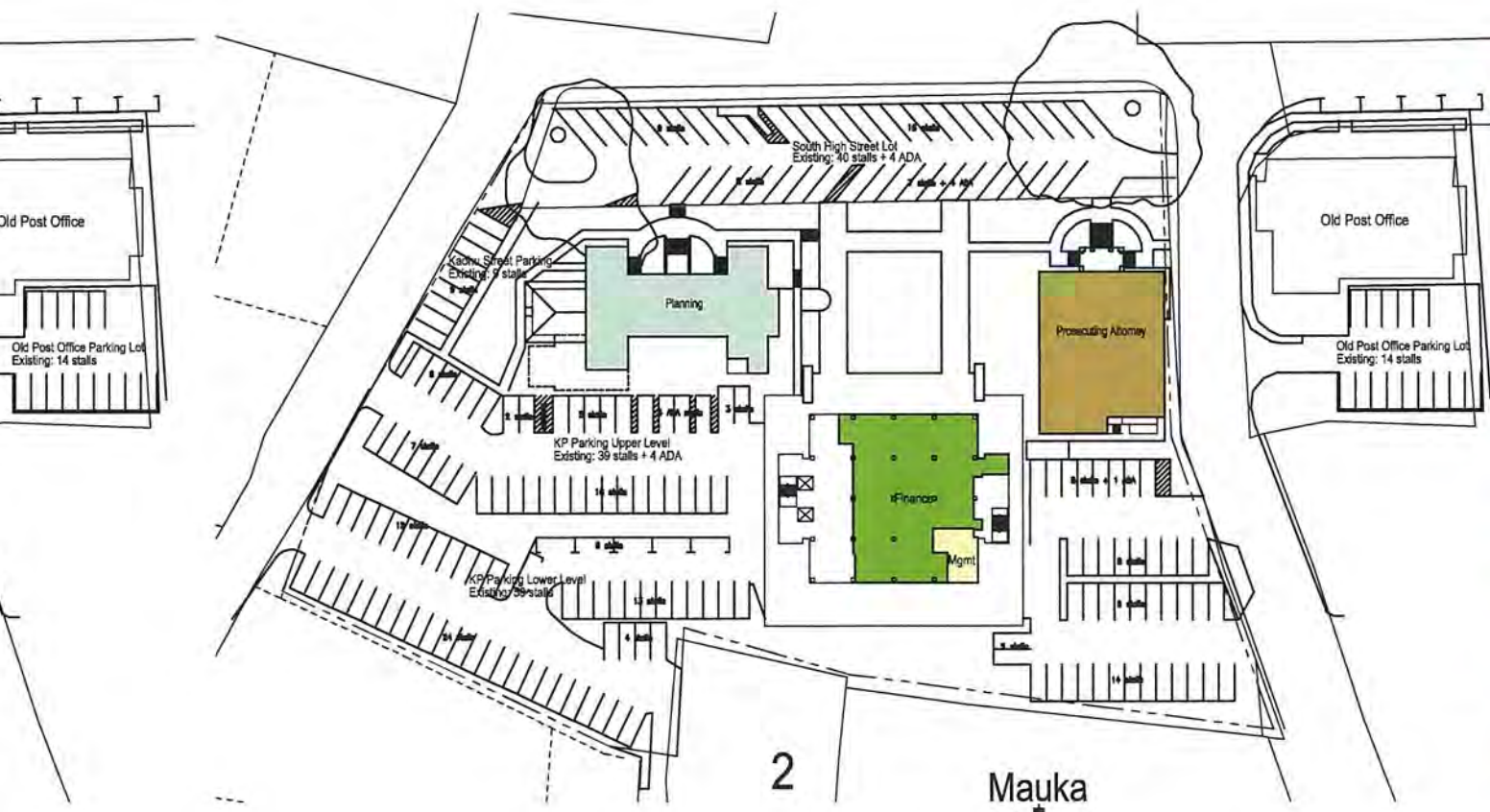
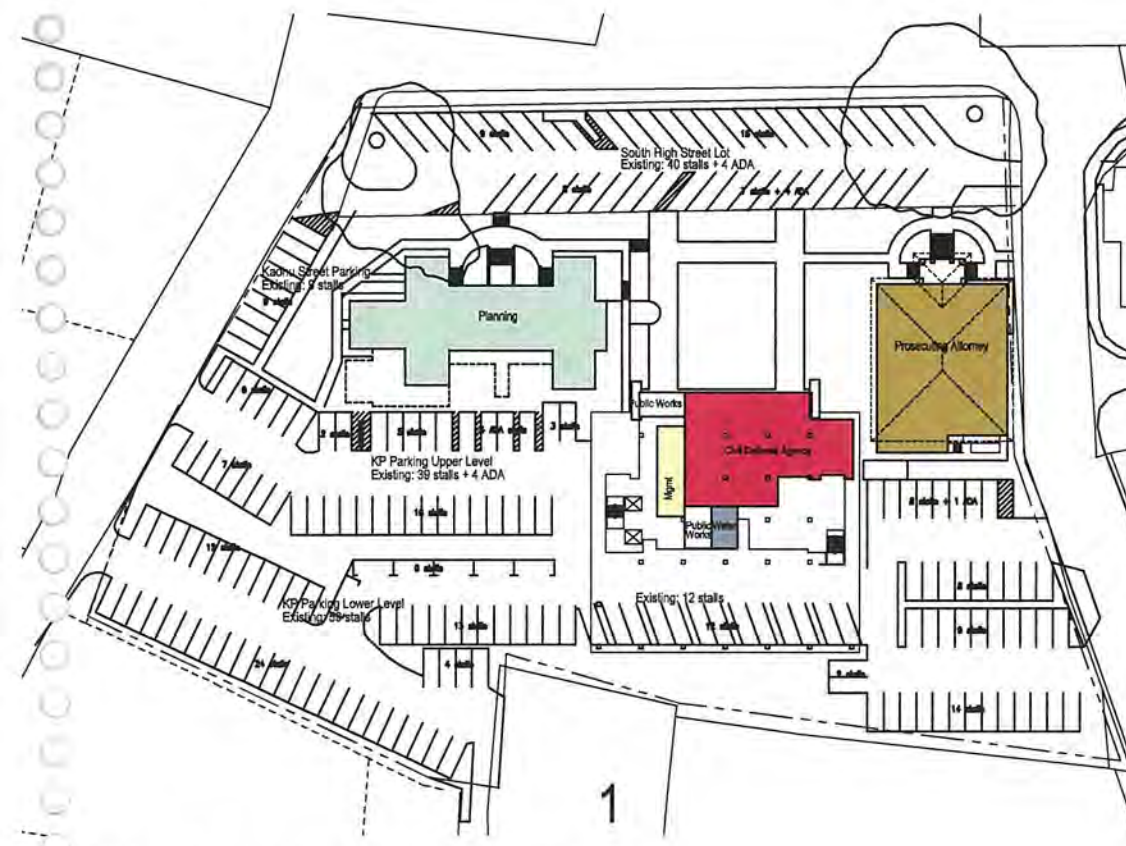
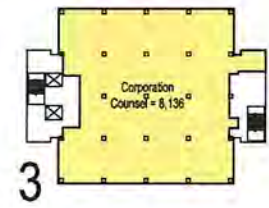
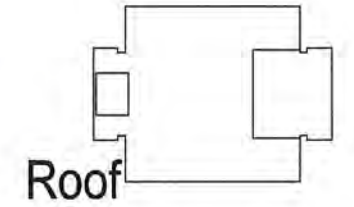
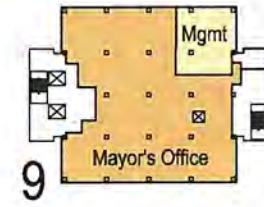
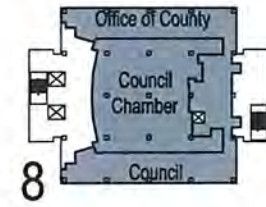
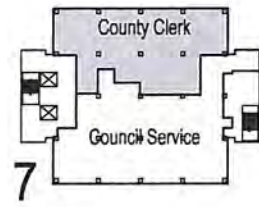
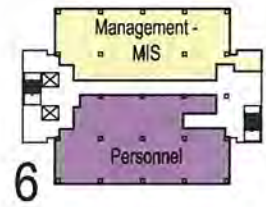
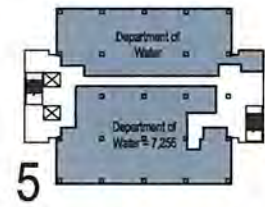
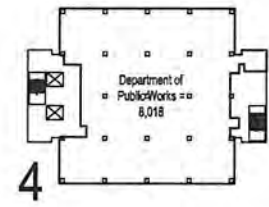


Campus Expansion - Kalana O Maui

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

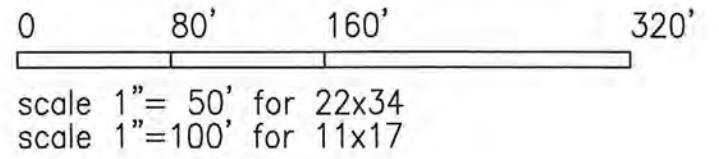
Phase 2 - 2025
Option 1 - 20121018

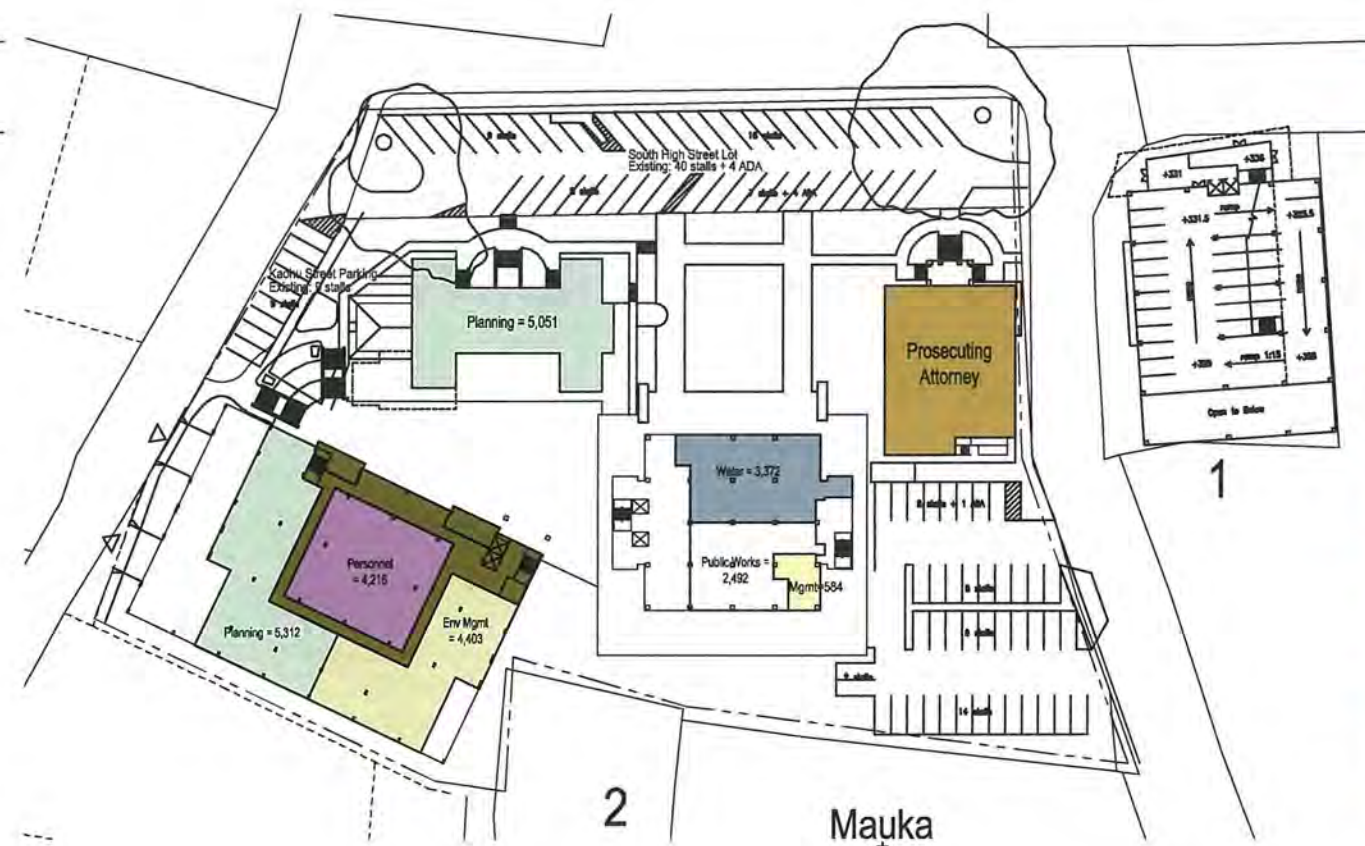
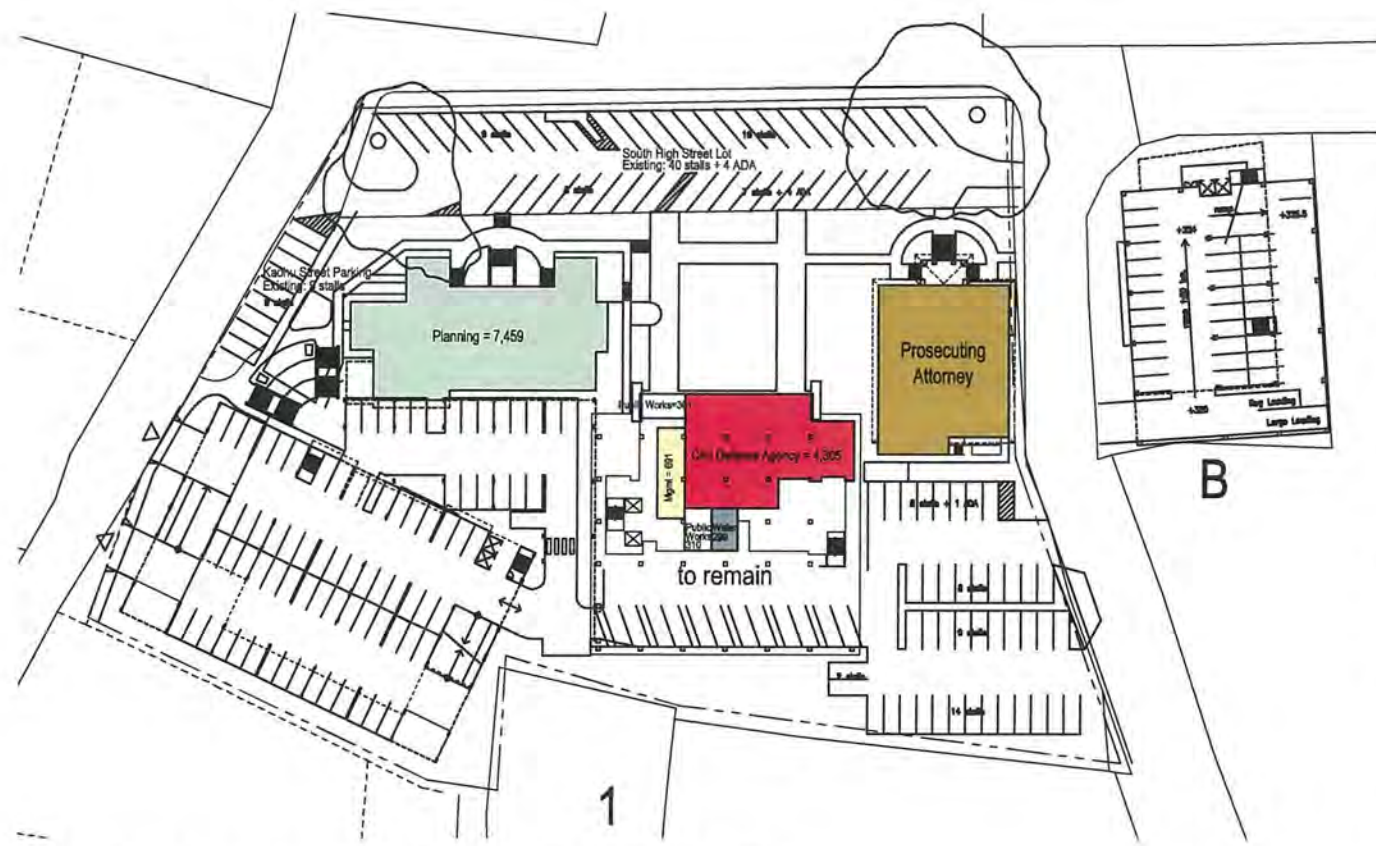
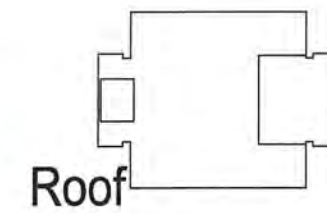
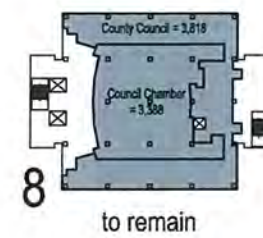
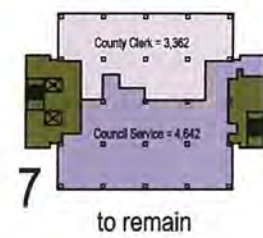
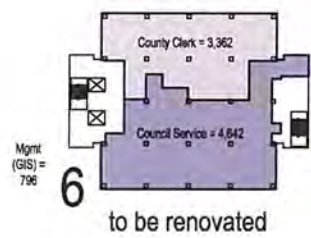
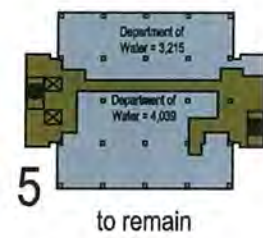
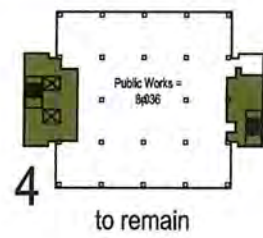


- Legend:
- █ Civil Defense
 - █ Corporation Counsel
 - █ County Clerk
 - █ Council Services
 - █ County Council
 - █ Environmental Management
 - █ Finance
 - █ Housing & Human Concerns
 - █ Liquor Control
 - █ Management
 - █ Mayor's Office
 - █ Personnel
 - █ Planning
 - █ Prosecuting Attorney
 - █ Public Works
 - █ Water

Existing County of Maui Properties
 County of Maui - Wailuku Campus
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing Maui County Properties
 Option 2 - 20121022





Legend:

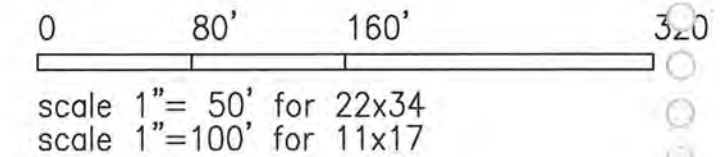
Red	Civil Defense
Yellow	Corporation Counsel
Pink	County Clerk
Purple	Council Services
Blue	County Council
Light Green	Environmental Management
Green	Finance
Light Blue	Housing & Human Code
Light Purple	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Dark Yellow	Prosecuting Attorney
White	Public Works
Dark Blue	Water

Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 2 - 20121022





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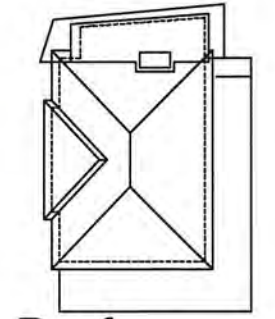
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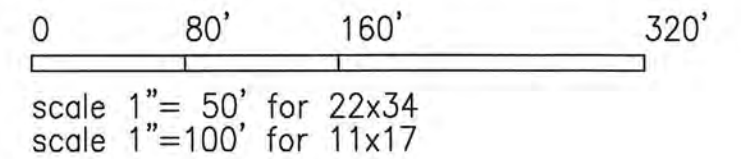
9
6



Roof

Legend:

-  Civil Defense
-  Corporation Counsel
-  County Clerk
-  Council Services
-  County Council
-  Environmental Management
-  Finance
-  Housing & Human Concerns
-  Liquor Control
-  Management
-  Mayor's Office
-  Personnel
-  Planning
-  Prosecuting Attorney
-  Public Works
-  Water

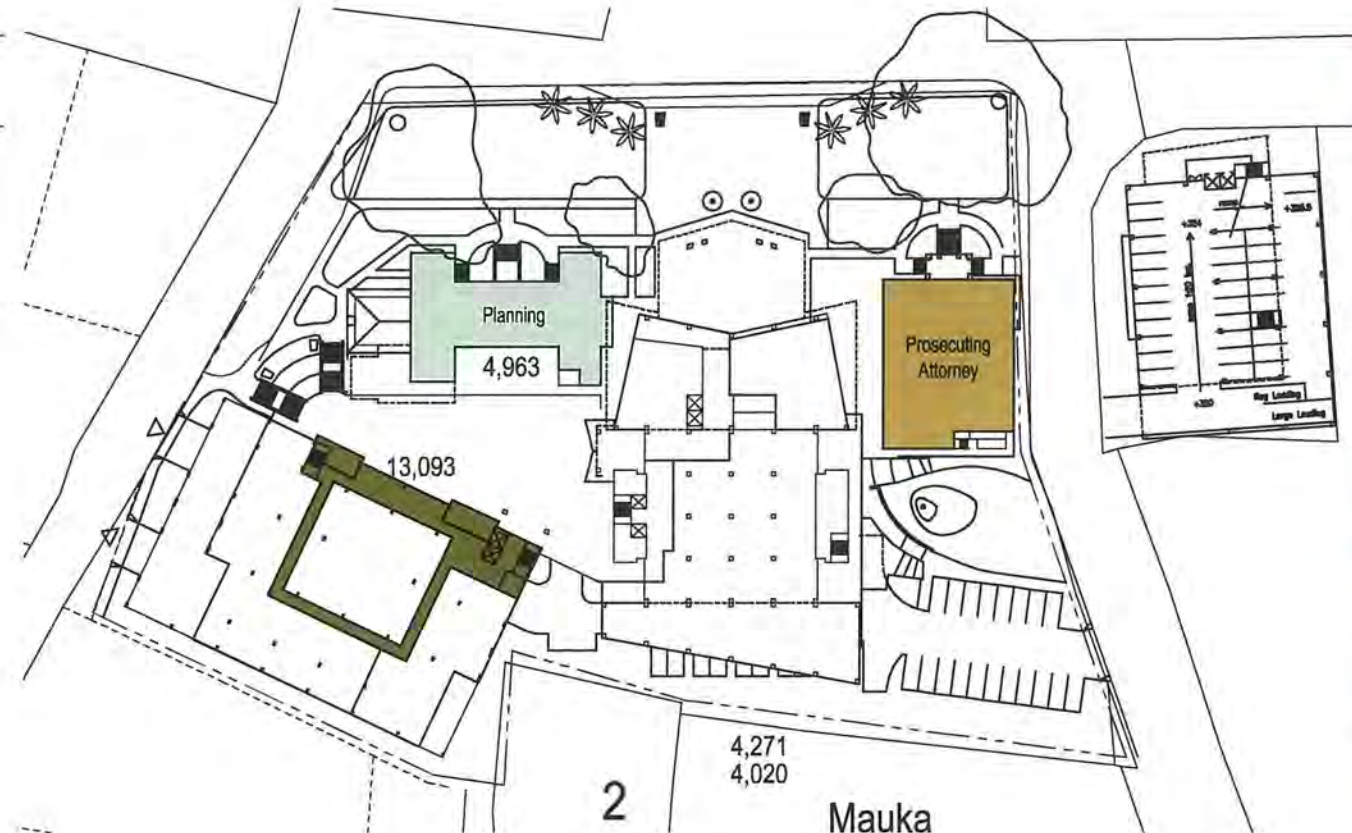
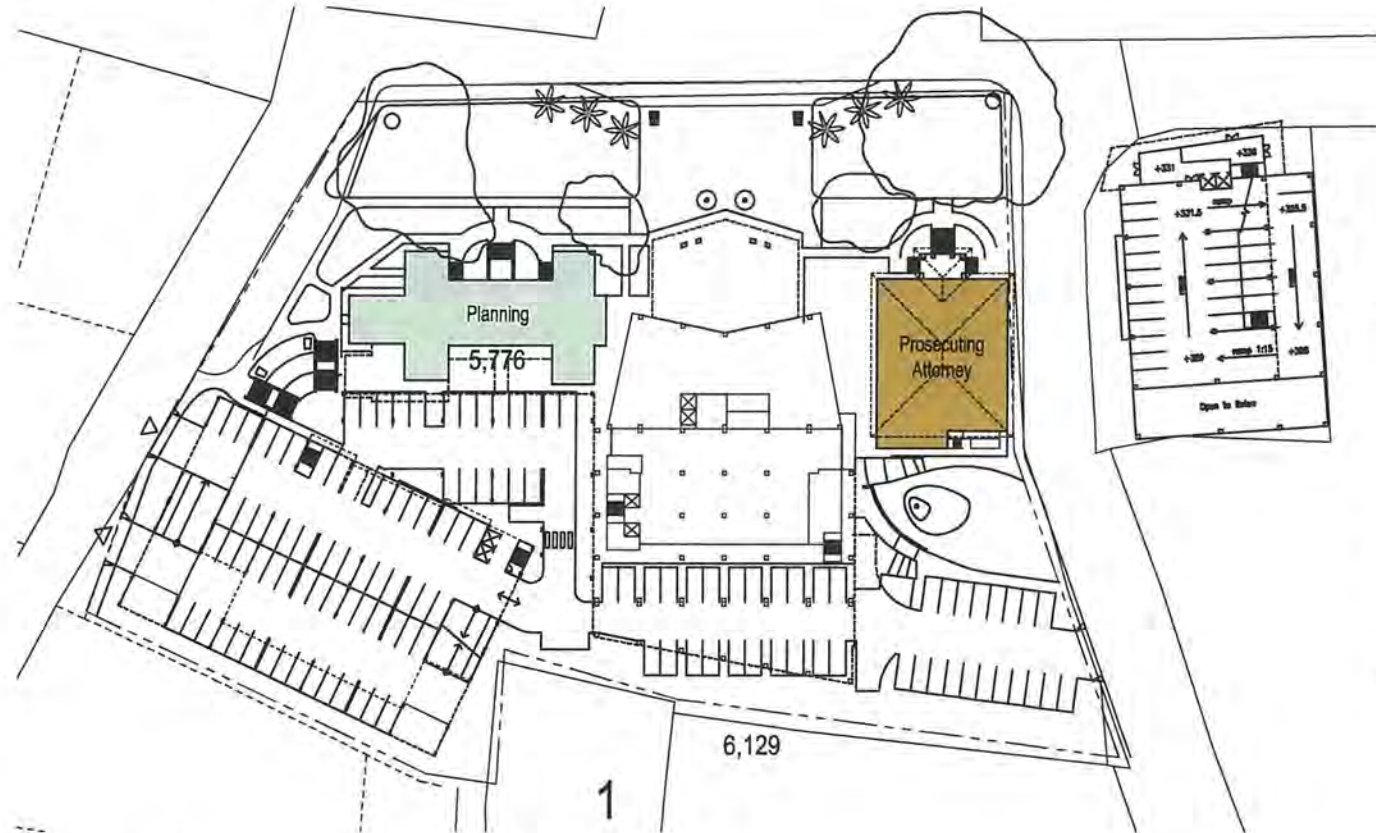
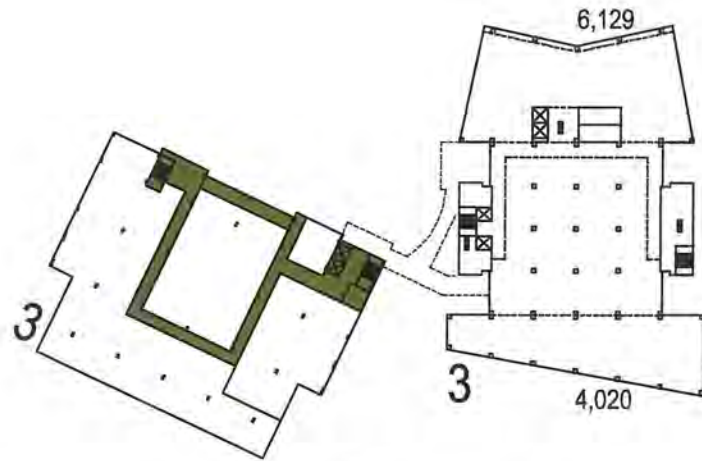
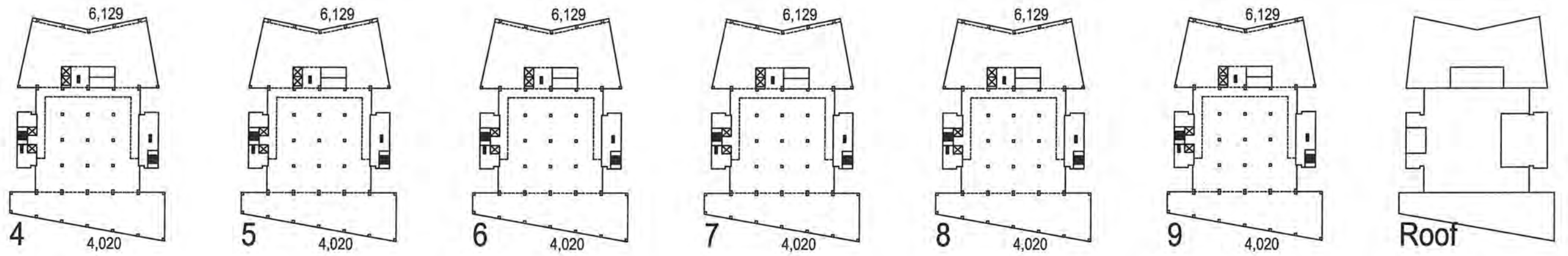


Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 2 - 20121022



Legend:

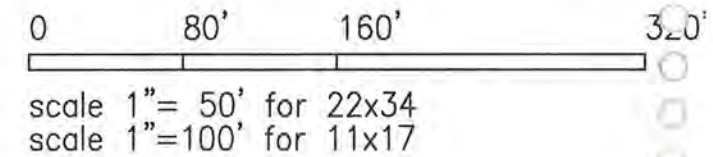
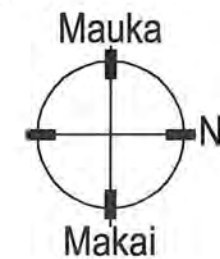
Red	Civil Defense
Yellow	Corporation Counsel
Purple	County Clerk
Blue	Council Services
Light Blue	County Council
Light Green	Environmental Management
Green	Finance
Light Purple	Housing & Human Resources
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Dark Green	Prosecuting Attorney
White	Public Works
Blue	Water

Campus Expansion - Kalana O Maui

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

**Phase 2 - 2025
Option 2 - 20121022**

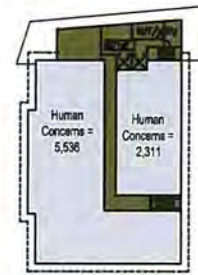




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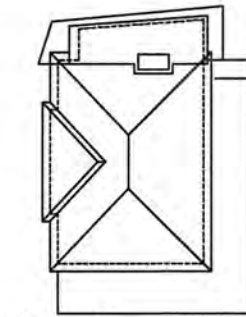
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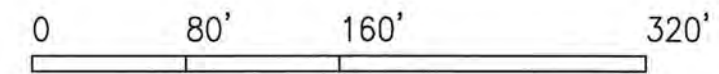


9
6



Roof

- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water



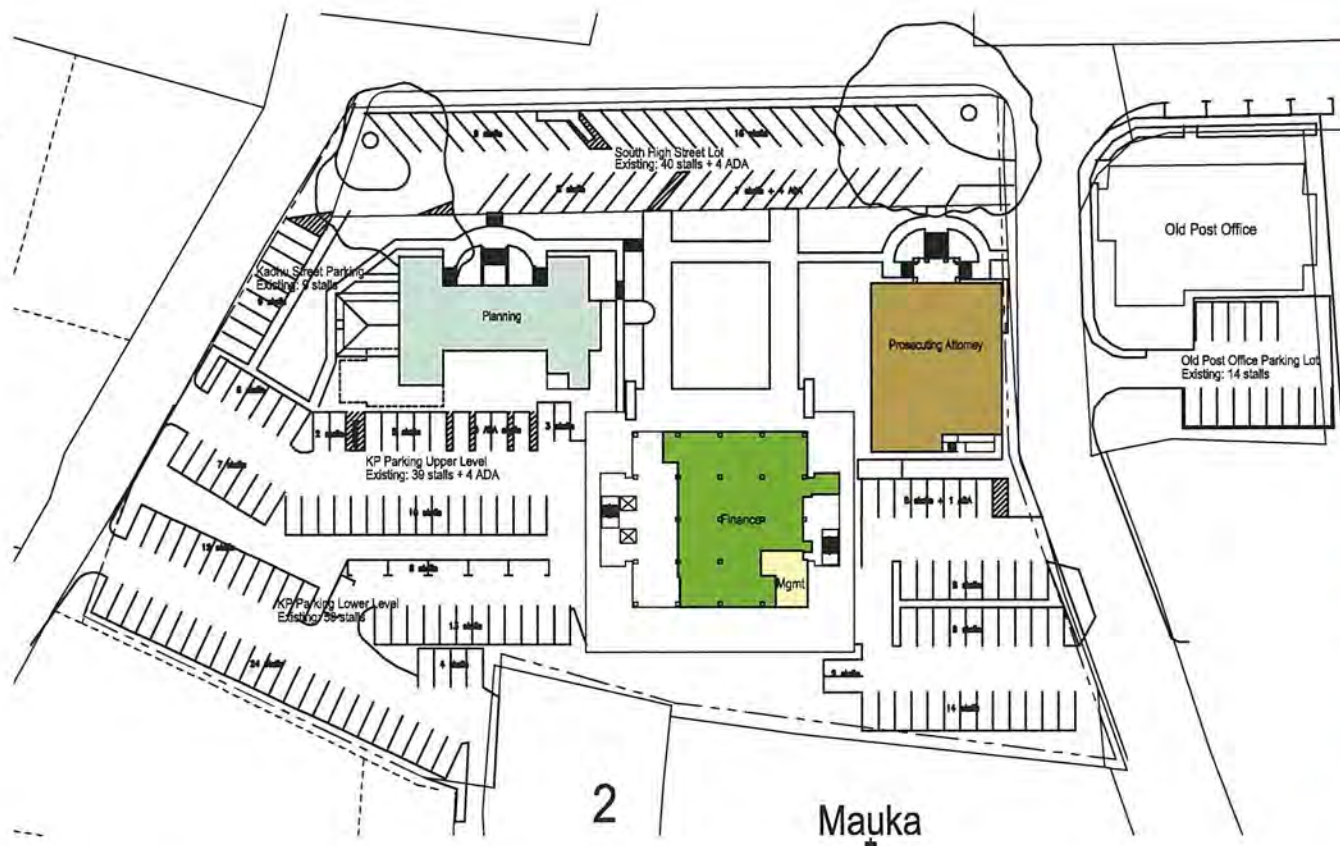
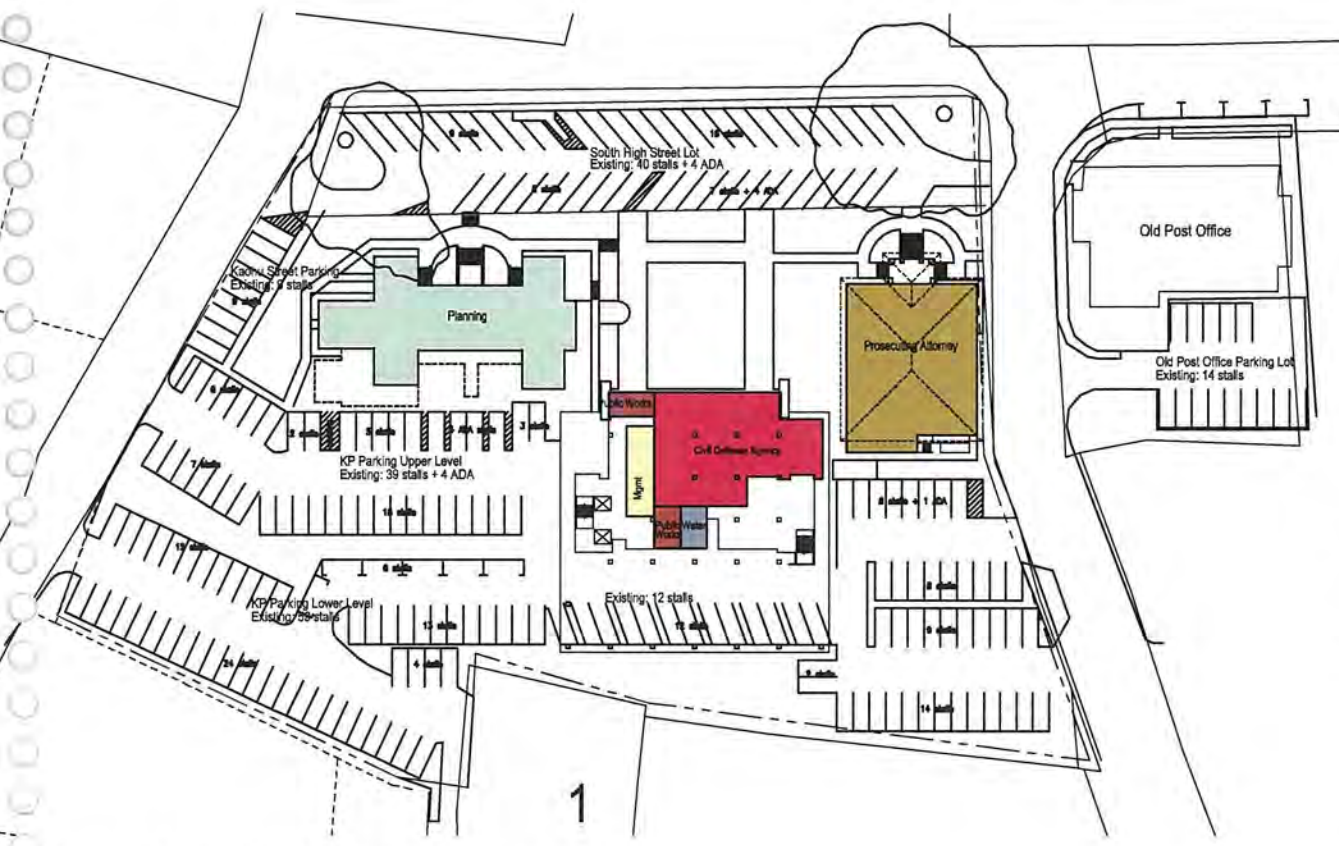
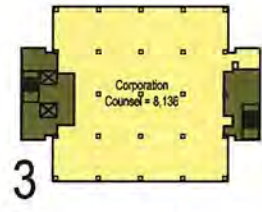
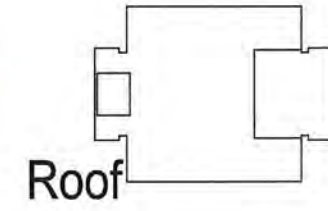
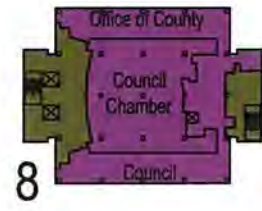
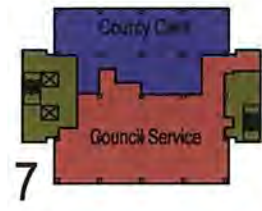
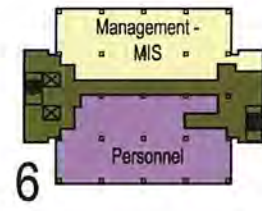
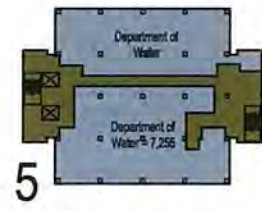
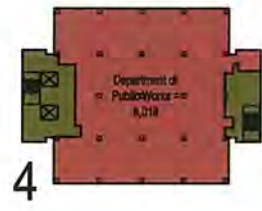
scale 1" = 50' for 22x34
scale 1" = 100' for 11x17

Campus Expansion - Kalana O Maui

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

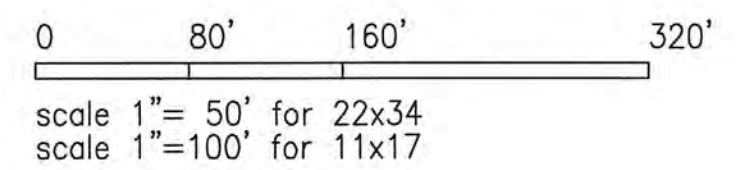
Phase 2 - 2025
Option 2 - 20121022

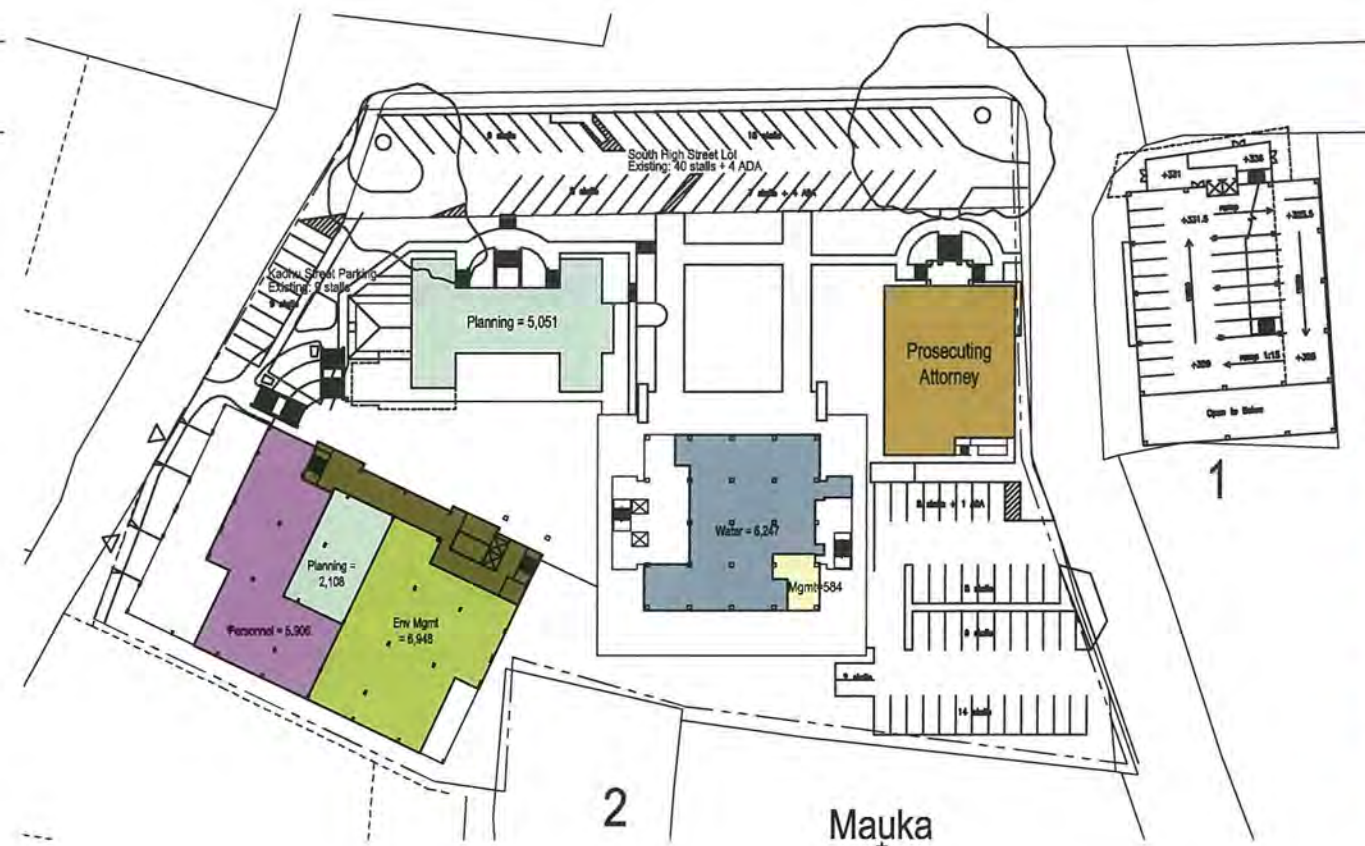
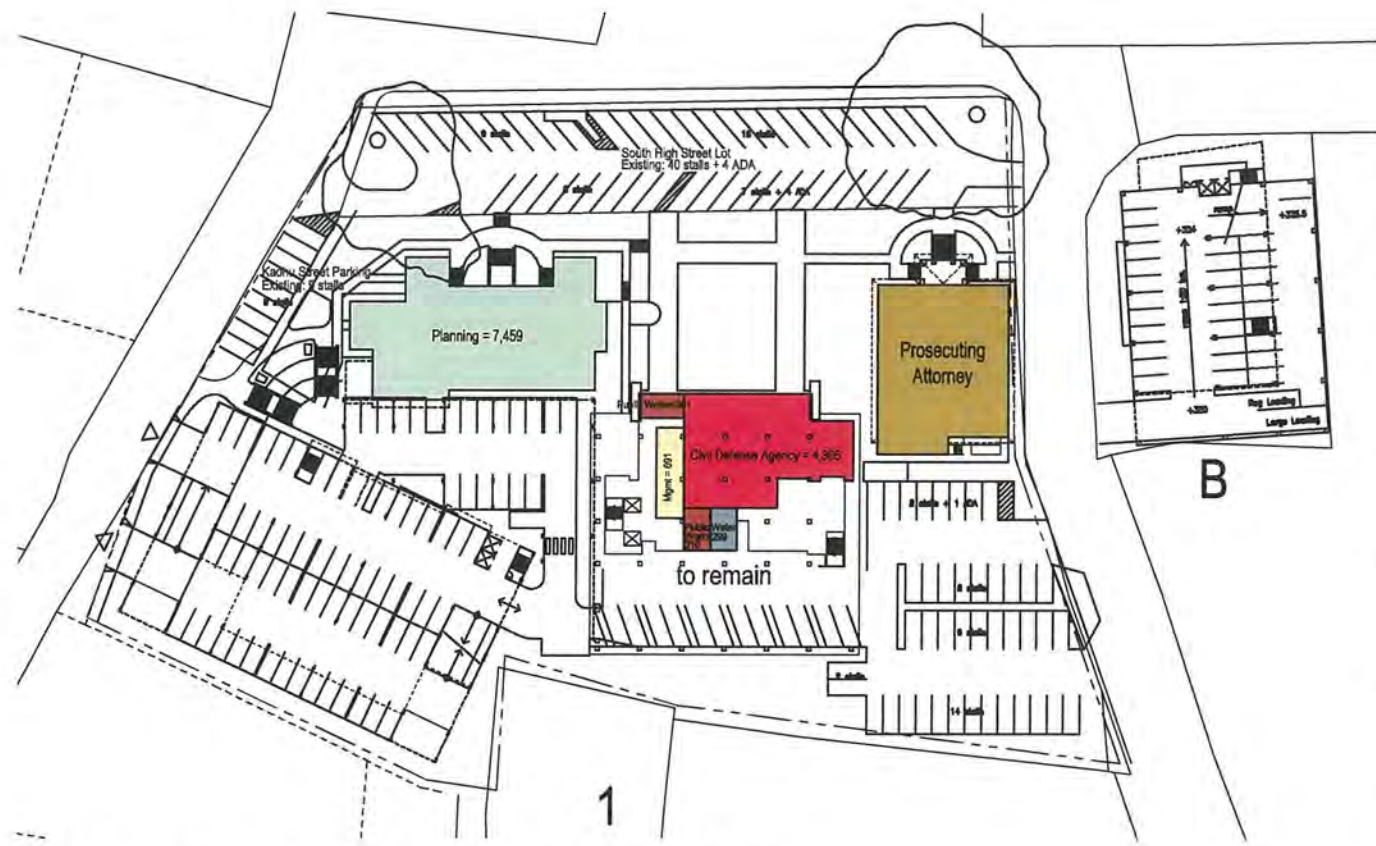
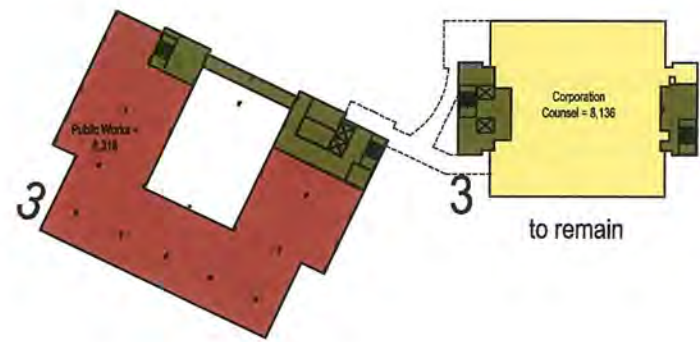
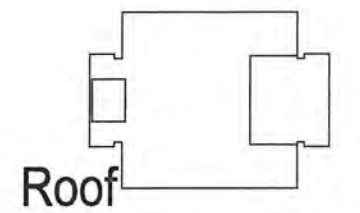
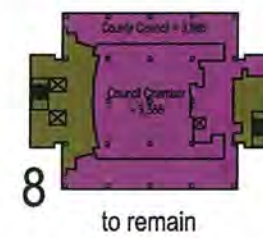


- Legend:**
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water

Existing County of Maui Properties
County of Maui - Wailuku Campus
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing Maui County Properties
Option 3 - 20121023





Legend:

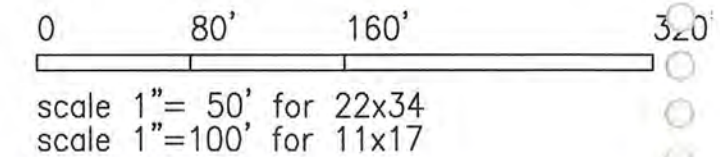
Red	Civil Defense
Yellow	Corporation Counsel
Dark Blue	County Clerk
Light Blue	Council Services
Purple	County Council
Light Green	Environmental Management
Green	Finance
Light Grey	Housing & Human Code
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Dark Yellow	Prosecuting Attorney
Red	Public Works
Blue	Water

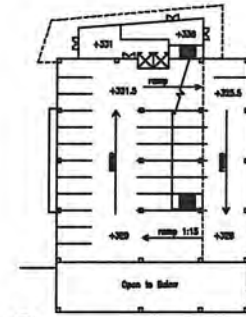
Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

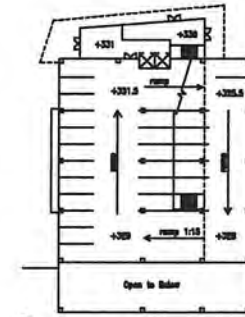
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 3 - 20121023





2



3



4

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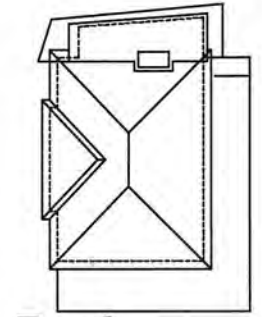
8

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Roof

Legend:

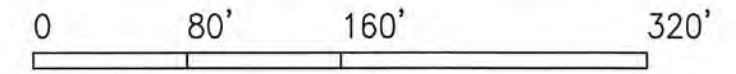
	Civil Defense
	Corporation Counsel
	County Clerk
	Council Services
	County Council
	Environmental Management
	Finance
	Housing & Human Concerns
	Liquor Control
	Management
	Mayor's Office
	Personnel
	Planning
	Prosecuting Attorney
	Public Works
	Water

Campus Expansion - Mauka and Makai Buildings

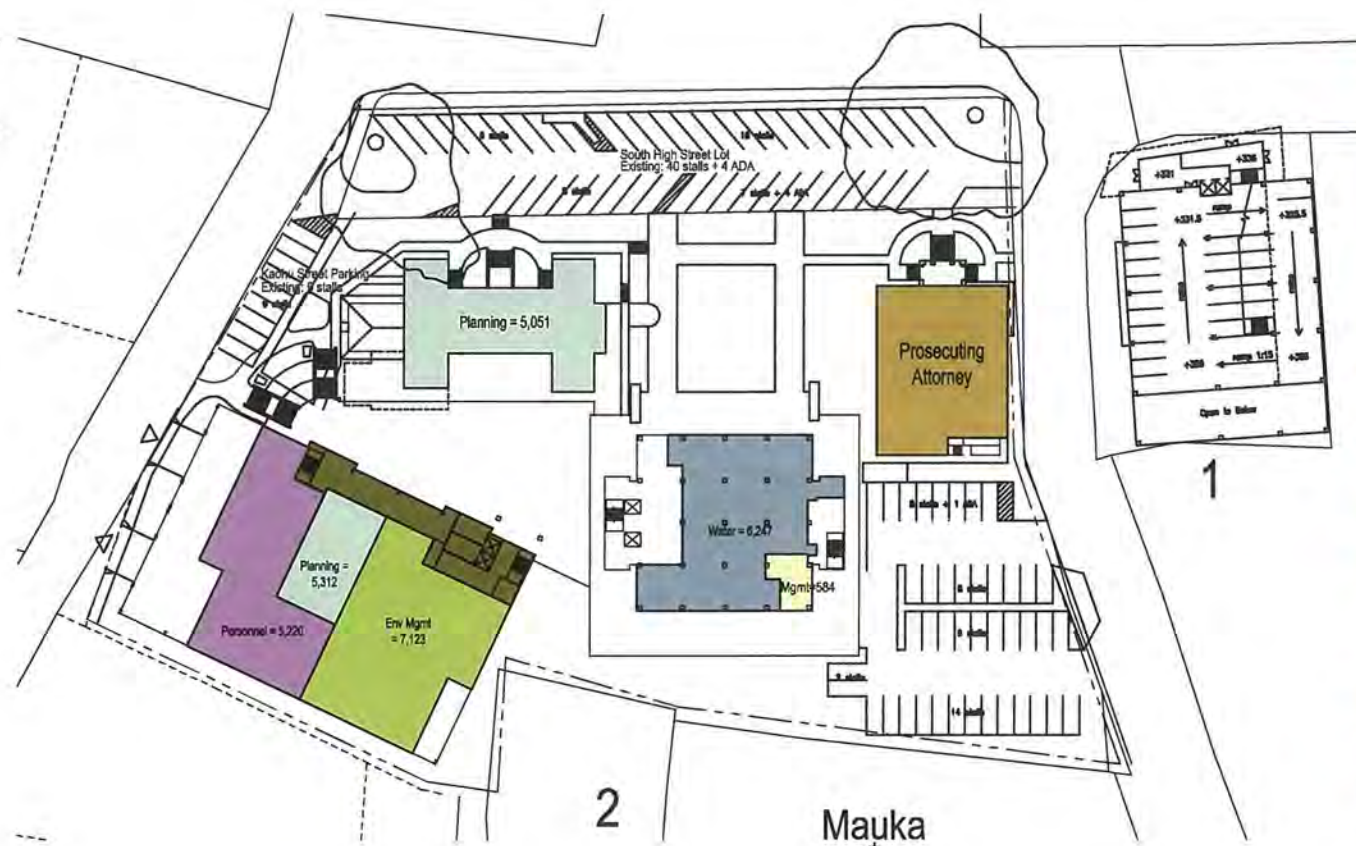
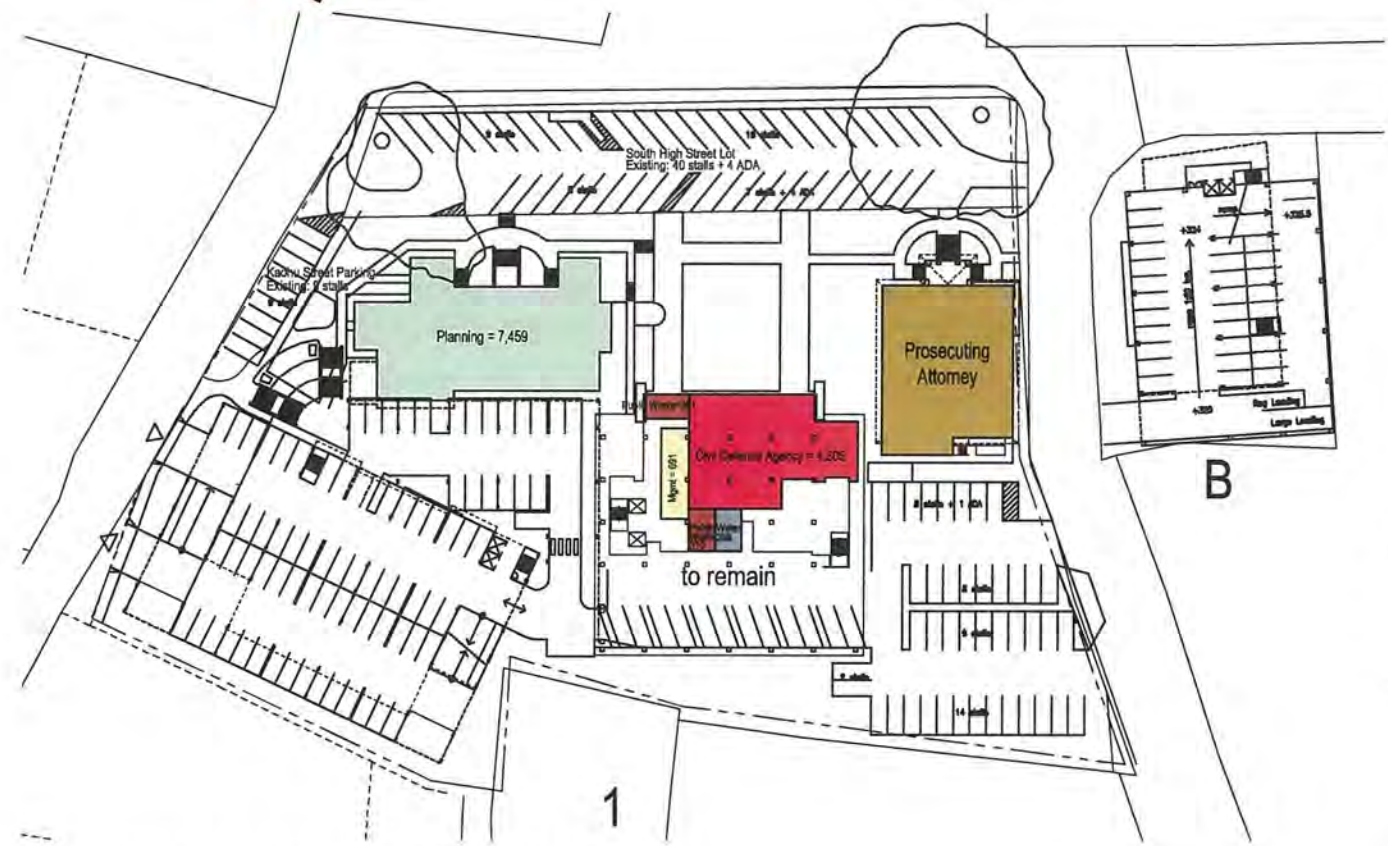
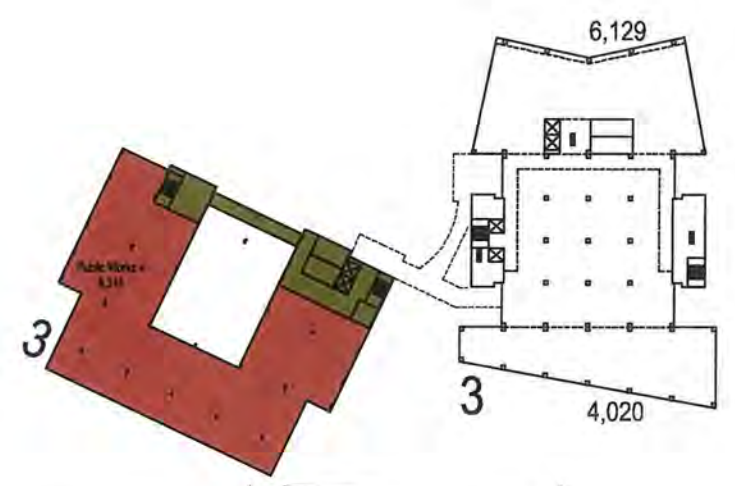
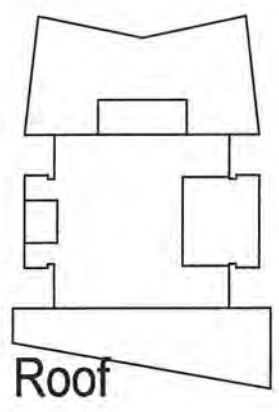
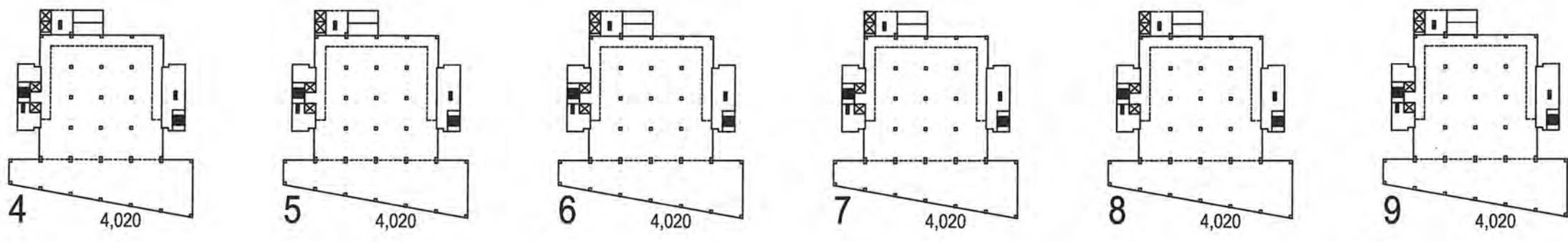
County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 3 - 20121023



scale 1" = 50' for 22x34
scale 1" = 100' for 11x17



Legend:

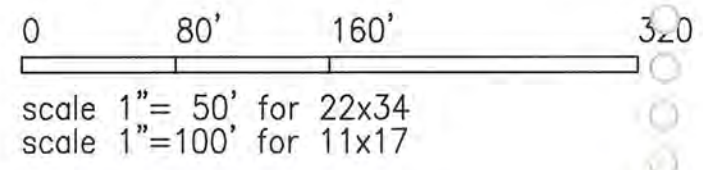
Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Light Blue	Council Services
Purple	County Council
Light Green	Environmental Management
Green	Finance
Light Grey	Housing & Human Code
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Gold	Prosecuting Attorney
Red	Public Works
Blue	Water

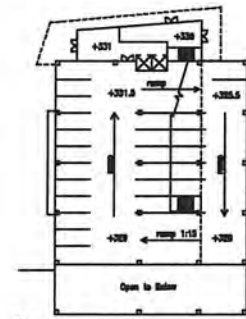
Campus Expansion - Kalana O Maui

County of Maui - Wailuku Campus

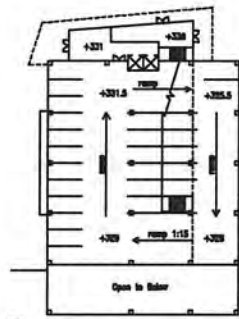
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

**Phase 2 - 2025
Option 3 - 20121023**

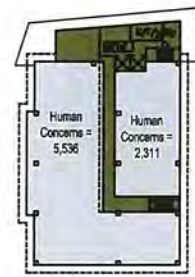




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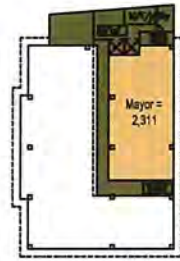
3



4
1



5
2



6
3



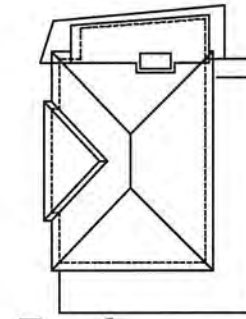
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4



8
5



9
6



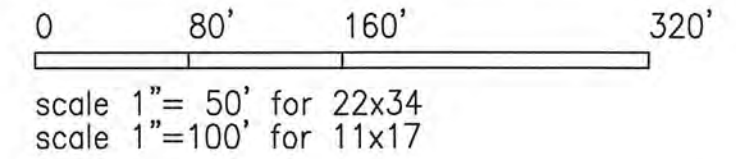
Roof

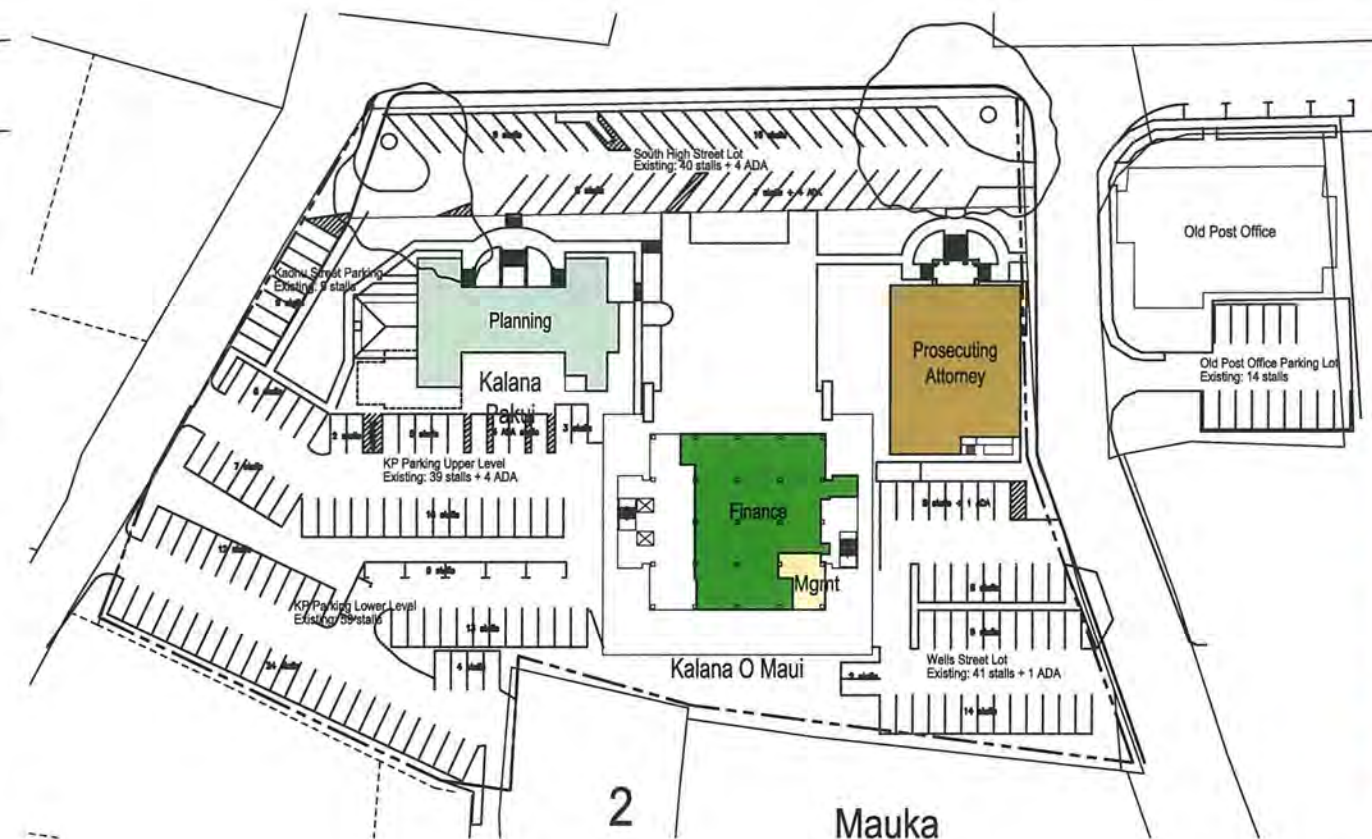
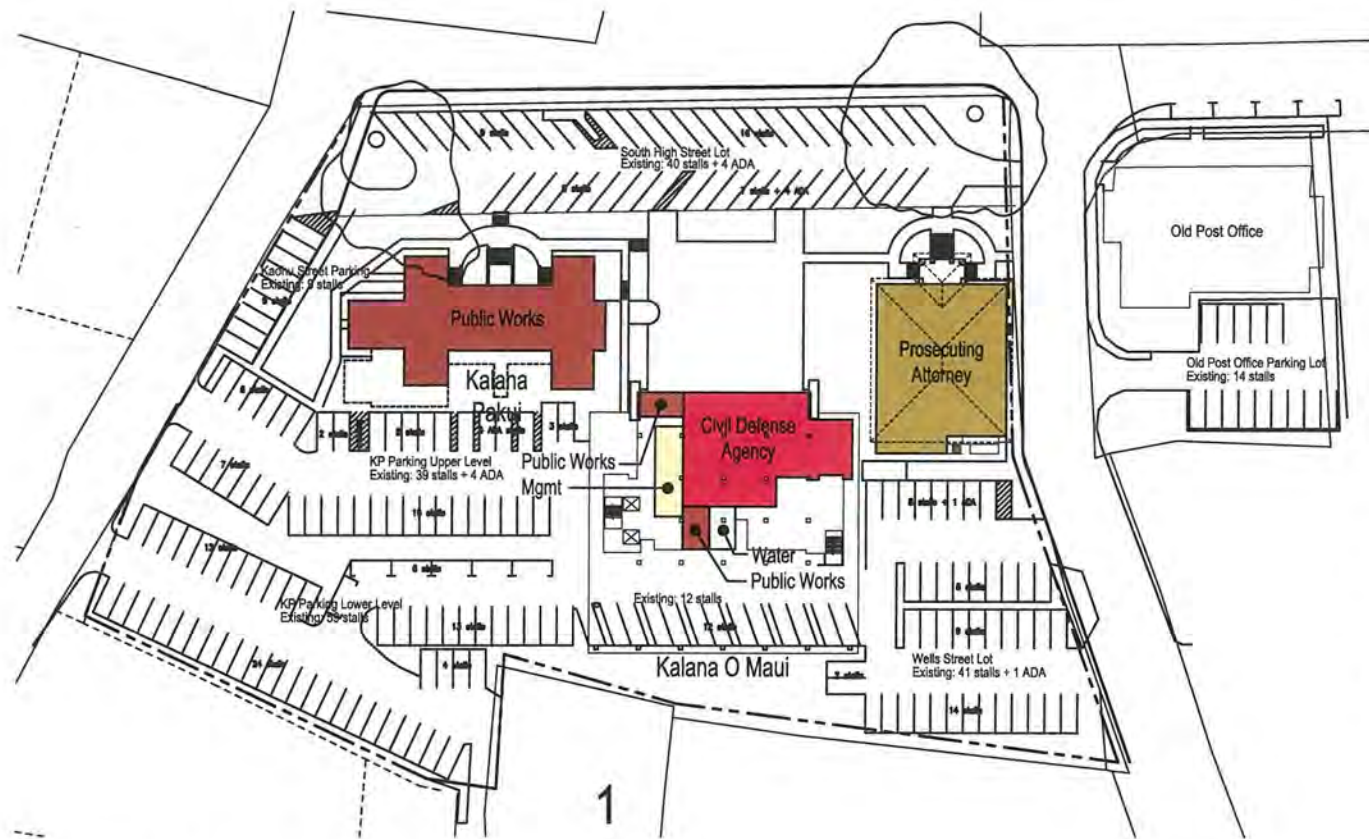
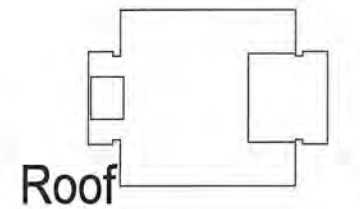
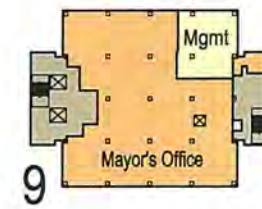
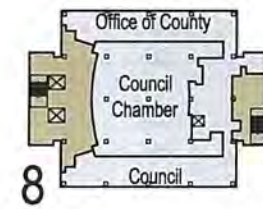
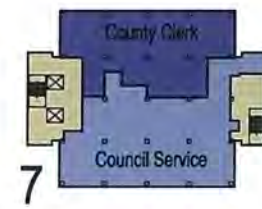
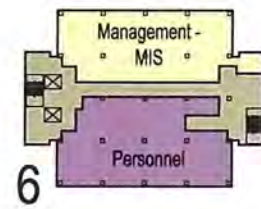
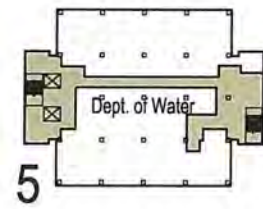
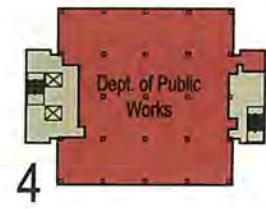
Legend:

Red	Civil Defense
Yellow	Corporation Counsel
Dark Blue	County Clerk
Light Blue	Council Services
Purple	County Council
Light Green	Environmental Management
Green	Finance
Light Blue-Gray	Housing & Human Concerns
Pink	Liquor Control
Yellow-Orange	Management
Orange	Mayor's Office
Purple-Gray	Personnel
Light Green-Gray	Planning
Brown	Prosecuting Attorney
Red-Orange	Public Works
Blue-Gray	Water

Campus Expansion - Kalana O Maui
 County of Maui - Wailuku Campus
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2025
 Option 3 - 20121023





Legend:

Red	Civil Defense
Yellow	Corporation Counsel
Dark Blue	County Clerk
Light Blue	Council Services
Light Blue	County Council
Light Green	Environmental Management
Green	Finance
Purple	Housing & Human Resources
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Purple	Personnel
Light Green	Planning
Gold	Prosecuting Attorney
Red	Public Works
White	Water

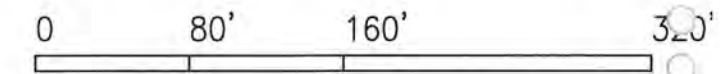
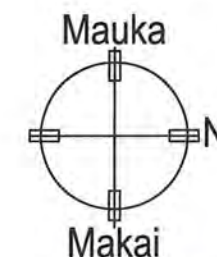
Existing County of Maui Properties

County of Maui - Wailuku Campus

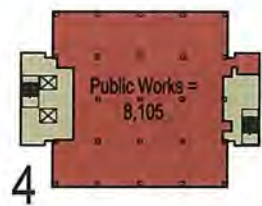
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing Maui County Properties

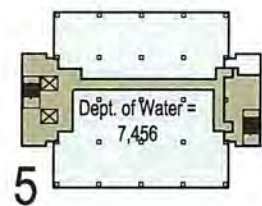
Option 4a - 20121025



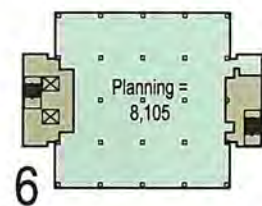
scale 1" = 50' for 22x34
scale 1" = 100' for 11x17



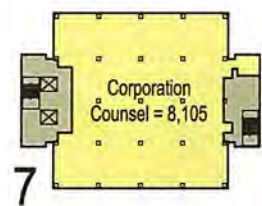
- Public Works to remain.



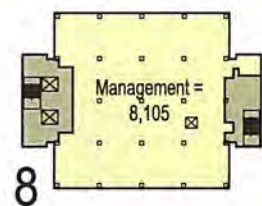
- Dept. of Water to remain.
- Water relocated from One Main Plaza - lease expires 12/16



- To be renovated.
- Planning relocated from One Main Plaza - leases expire 05/14, 09/15



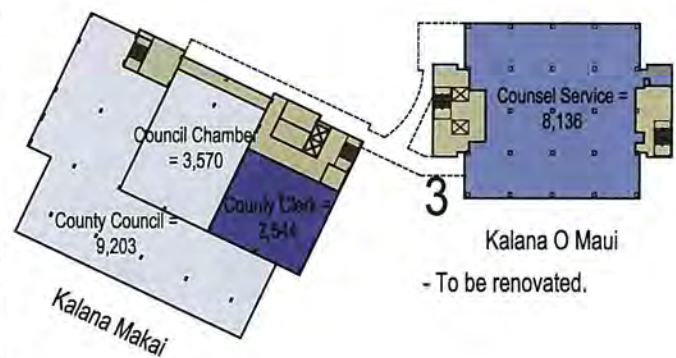
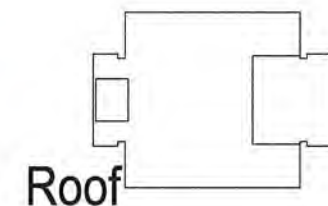
- To be renovated.
- Corporation Counsel relocated from Level 3



- To be renovated.
- Management relocated from One Main Plaza, Wells St Professional Center - leases expire 06/13, 12/13



- Mayor's Office to remain.

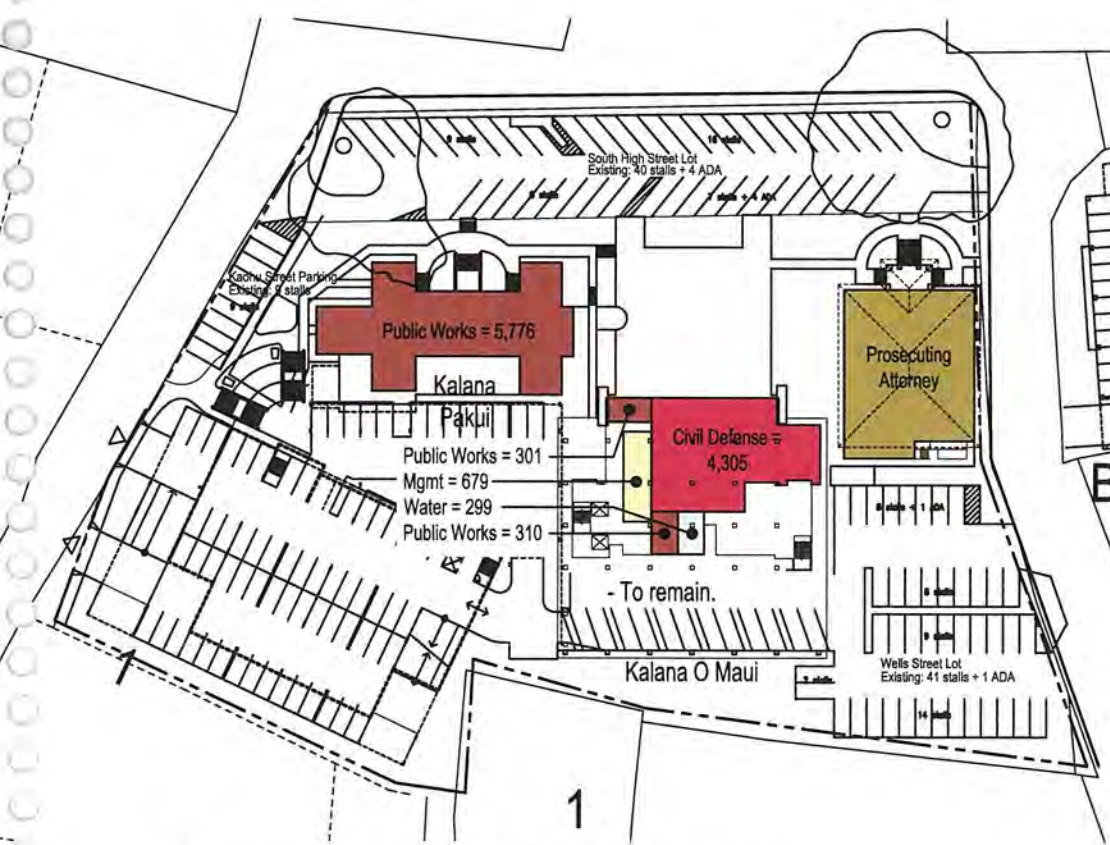


- To be renovated.

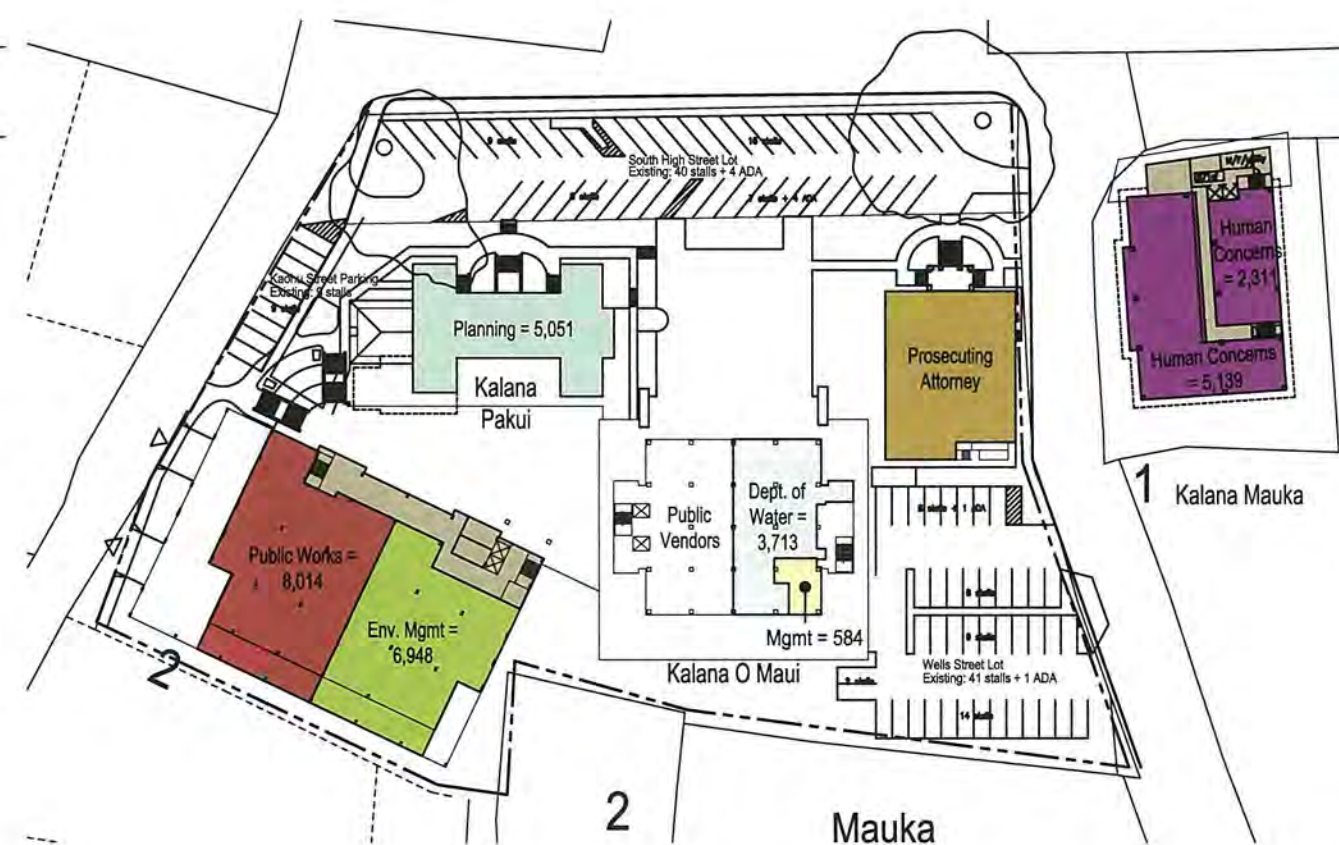
- Public Works relocated from DSA Kahului Office - lease expires 07/12

- Environmental Management relocated from: One Main Plaza - leases expire 02/15, 09/15, 06/17

Notes:
Kalana O Maui - General Gross Floor Area: ~13,930sf
Kalana Makai - 1st: ~20,950sf 2nd: ~17,840sf



B Kalana Mauka



Legend:

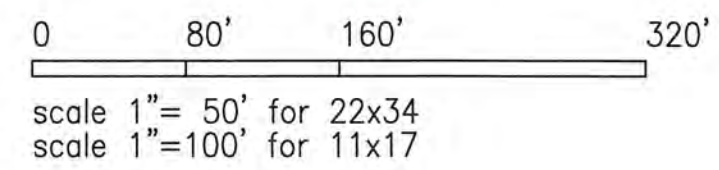
Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Light Blue	Council Services
Light Green	County Council
Green	Environmental Management
Light Purple	Finance
Dark Purple	Housing & Human Concerns
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Light Green	Personnel
Light Green	Planning
Light Green	Prosecuting Attorney
Red	Public Works
Light Blue	Water

Campus Expansion - Mauka and Makai Buildings

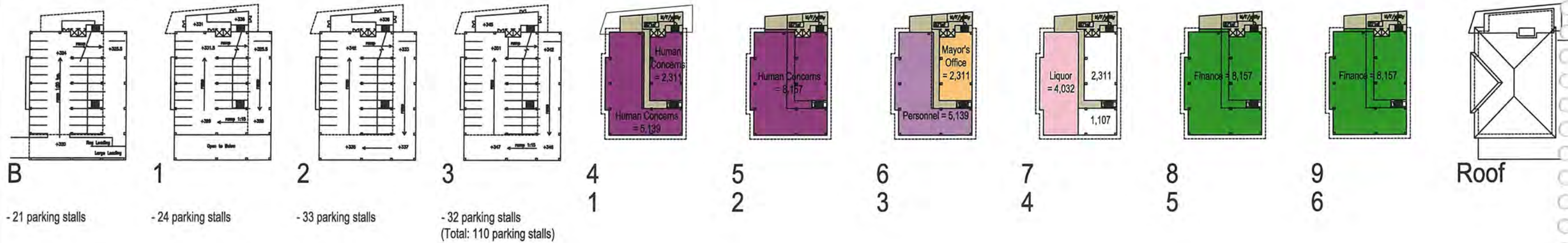
County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 4a - 20121025

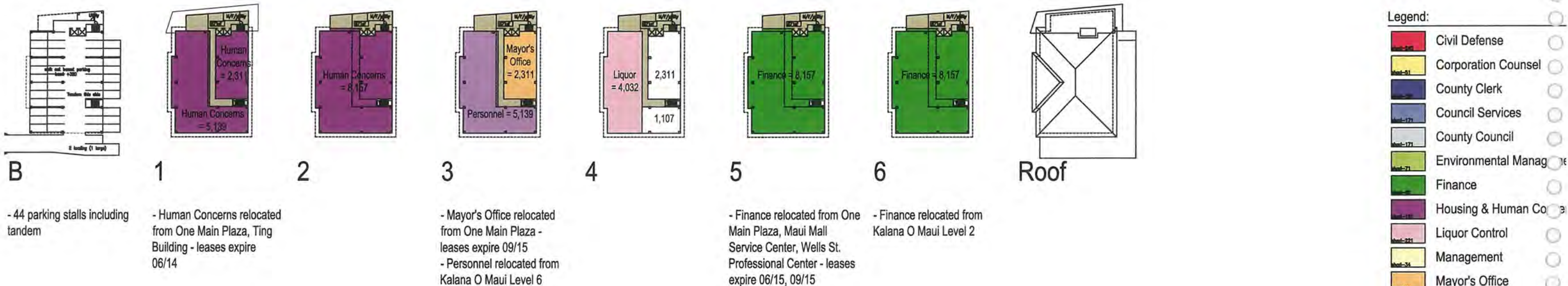


Kalana Mauka - 3 level parking podium + 1 level walkout basement parking



Notes:
 Parking requirement for 6 story office building:
 97 stalls required (based on 1/500sf Maui County Code, using 85% net)
 Parking requirement for 5 story office building:
 81 stalls required (based on 1/500sf Maui County Code, using 85% net)

Kalana Mauka - 1 level basement parking

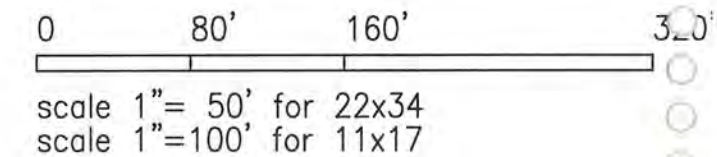


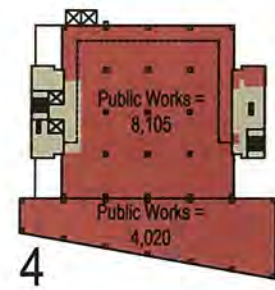
Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

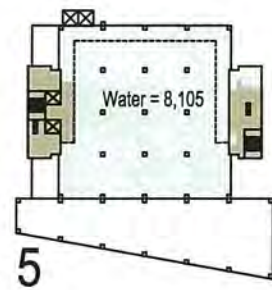
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 4 - 20121025

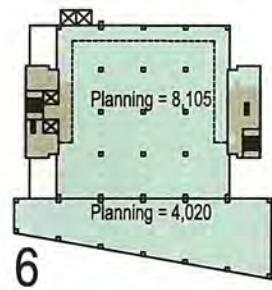




4
- Public Works relocated from Level 6

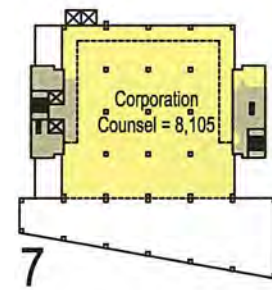


5



6

- Public Works relocated to new expansion on Level 4
- Planning relocated from Level 2

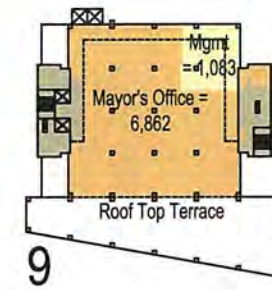


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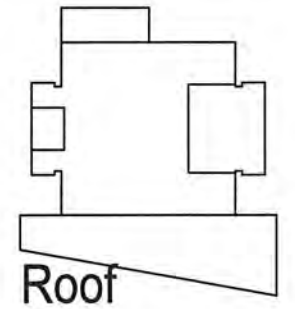


8

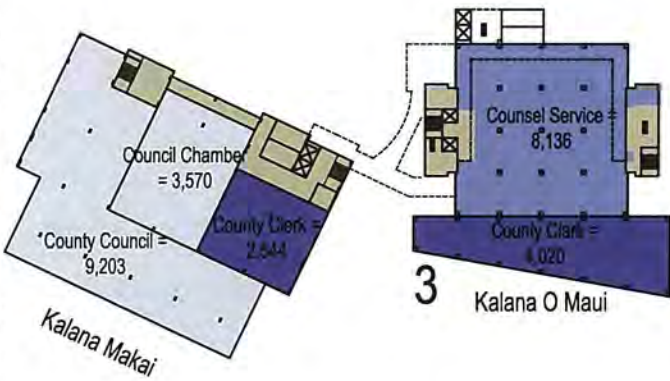
- Mayor's Office relocated from Kalana Mauka



9



Roof

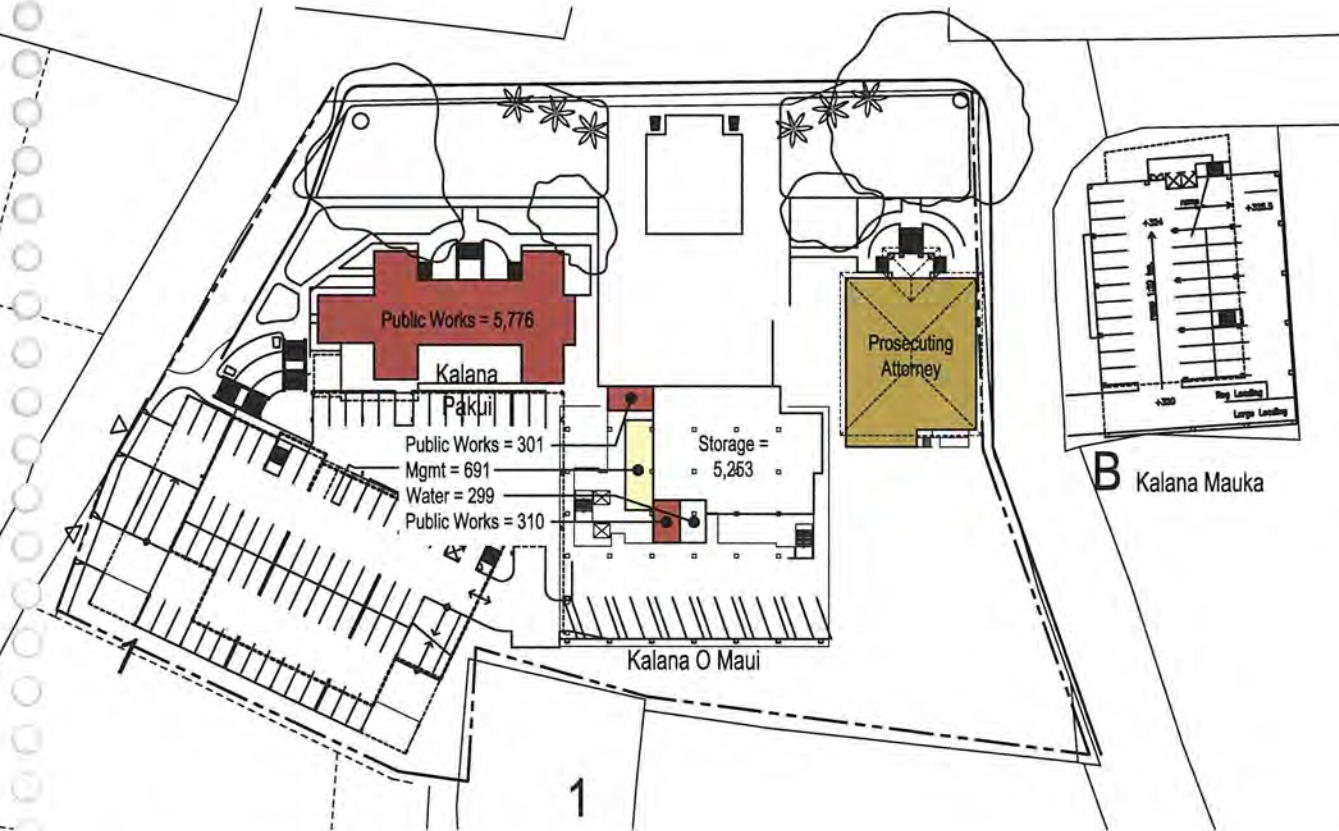


3
Kalana O Maui



- Civil Defense relocated to New Building near Police

Notes:
Kalana O Maui - General Gross Floor Area: ~13,930sf
Kalana Makai - 1st: ~20,950sf 2nd: ~17,840sf



1



2

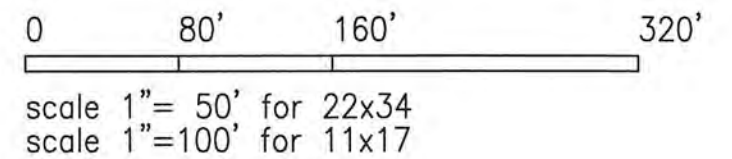
- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water

Campus Expansion - Kalana O Maui

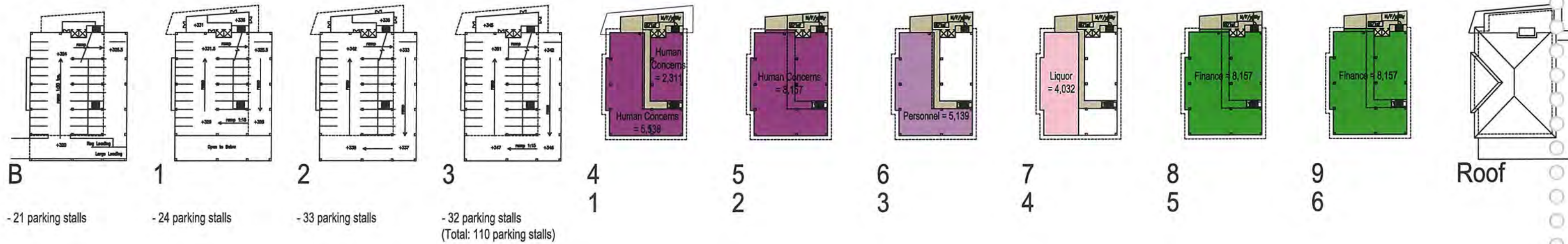
County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2025
Option 4a - 20121025

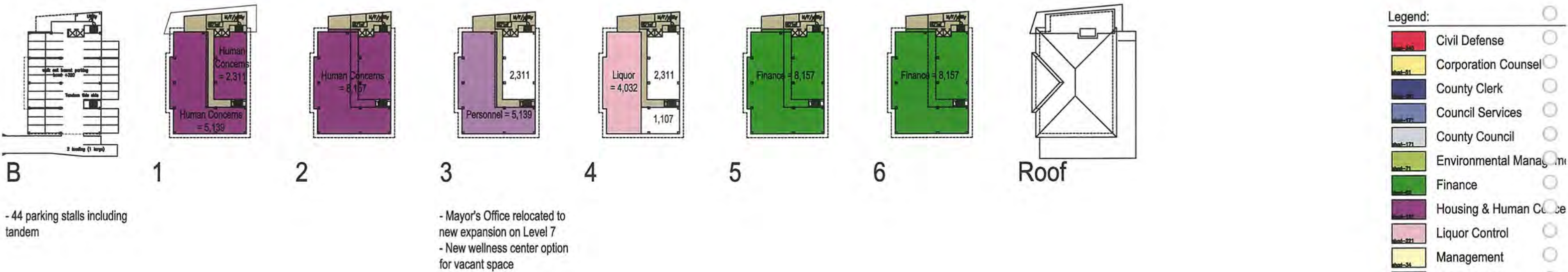


Kalana Mauka - 3 level parking podium + 1 level walkout basement parking



Notes:
 Parking requirement for 6 story office building:
 97 stalls required (based on 1/500sf Maui County Code, using 85% net)
 Parking requirement for 5 story office building:
 81 stalls required (based on 1/500sf Maui County Code, using 85% net)

Kalana Mauka - 1 level basement parking



Kalana Mauka - General Gross Floor Area: ~9482sf

Legend:

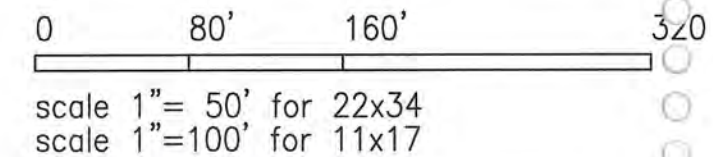
Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Light Blue	Council Services
White	County Council
Light Green	Environmental Management
Green	Finance
Purple	Housing & Human Concerns
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Light Purple	Personnel
Light Green	Planning
Light Brown	Prosecuting Attorney
Red	Public Works
White	Water

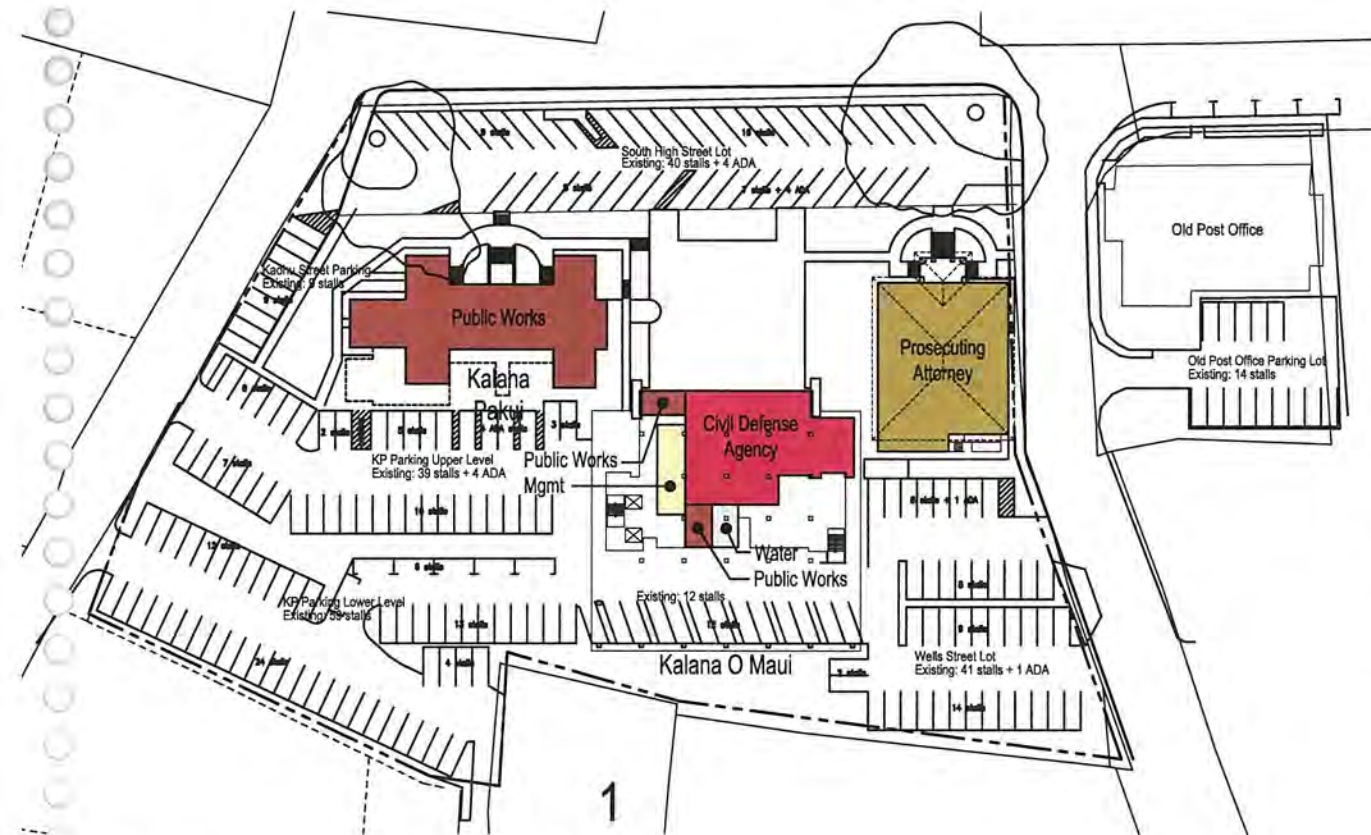
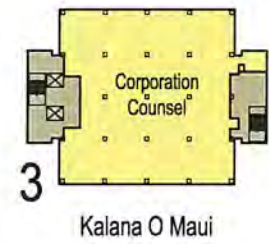
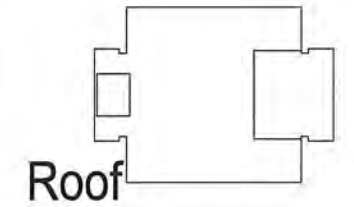
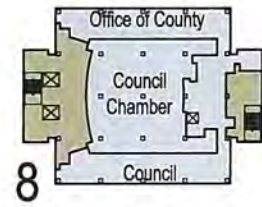
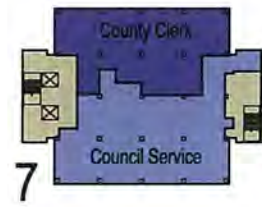
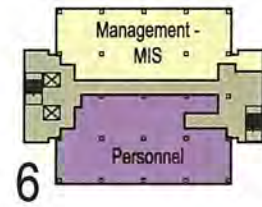
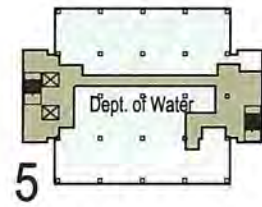
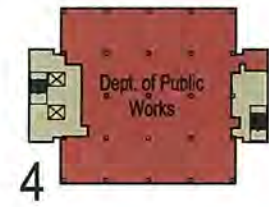
Campus Expansion - Kalana O Maui

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2025
Option 4a - 20121025



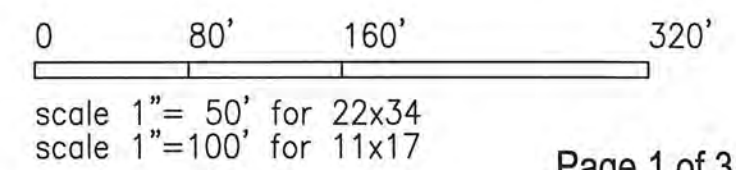
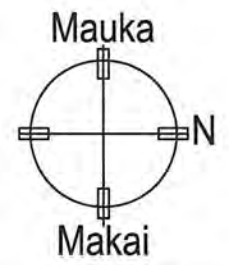


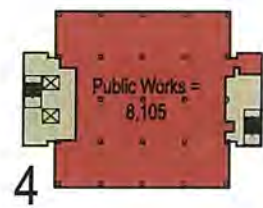
Legend:

█	Civil Defense
█	Corporation Counsel
█	County Clerk
█	Council Services
█	County Council
█	Environmental Management
█	Finance
█	Housing & Human Concerns
█	Liquor Control
█	Management
█	Mayor's Office
█	Personnel
█	Planning
█	Prosecuting Attorney
█	Public Works
█	Water

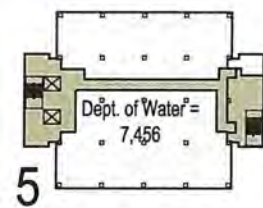
Existing County of Maui Properties
 County of Maui - Wailuku Campus
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing Maui County Properties
 Option 4b - 20121025

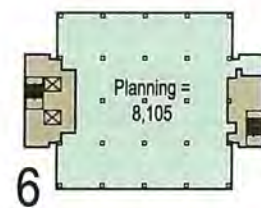




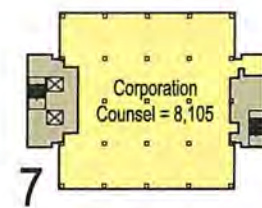
- Public Works to remain.



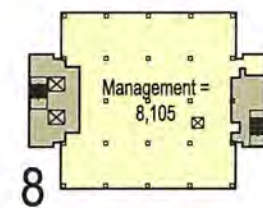
- Dept. of Water to remain.
- Water relocated from One Main Plaza - lease expires 12/16



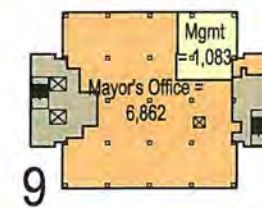
- To be renovated.
- Planning relocated from One Main Plaza - leases expire 05/14, 09/15



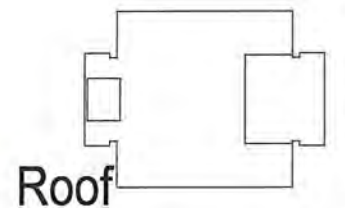
- To be renovated.
- Corporation Counsel relocated from Level 3



- To be renovated.
- Management relocated from One Main Plaza, Wells St Professional Center - leases expire 06/13, 12/13



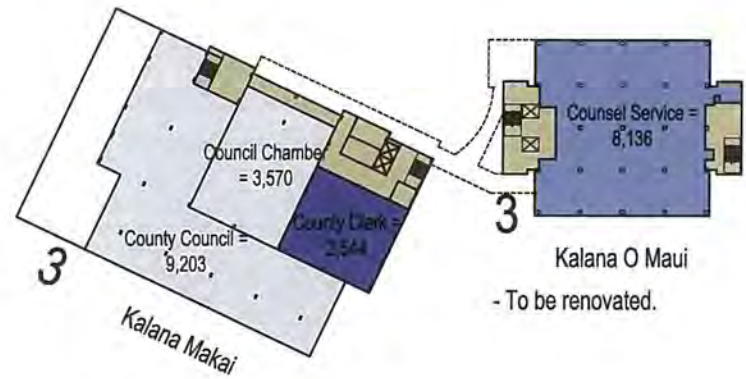
- Mayor's Office to remain.



Roof

Phase 2 - 2025

- Kalana O Maui: Re-skin exterior, re-structure for seismic, renovate utilities and floor layouts.
- Civil Defense will relocate to New Building near Police, this will accommodate for off-site storage

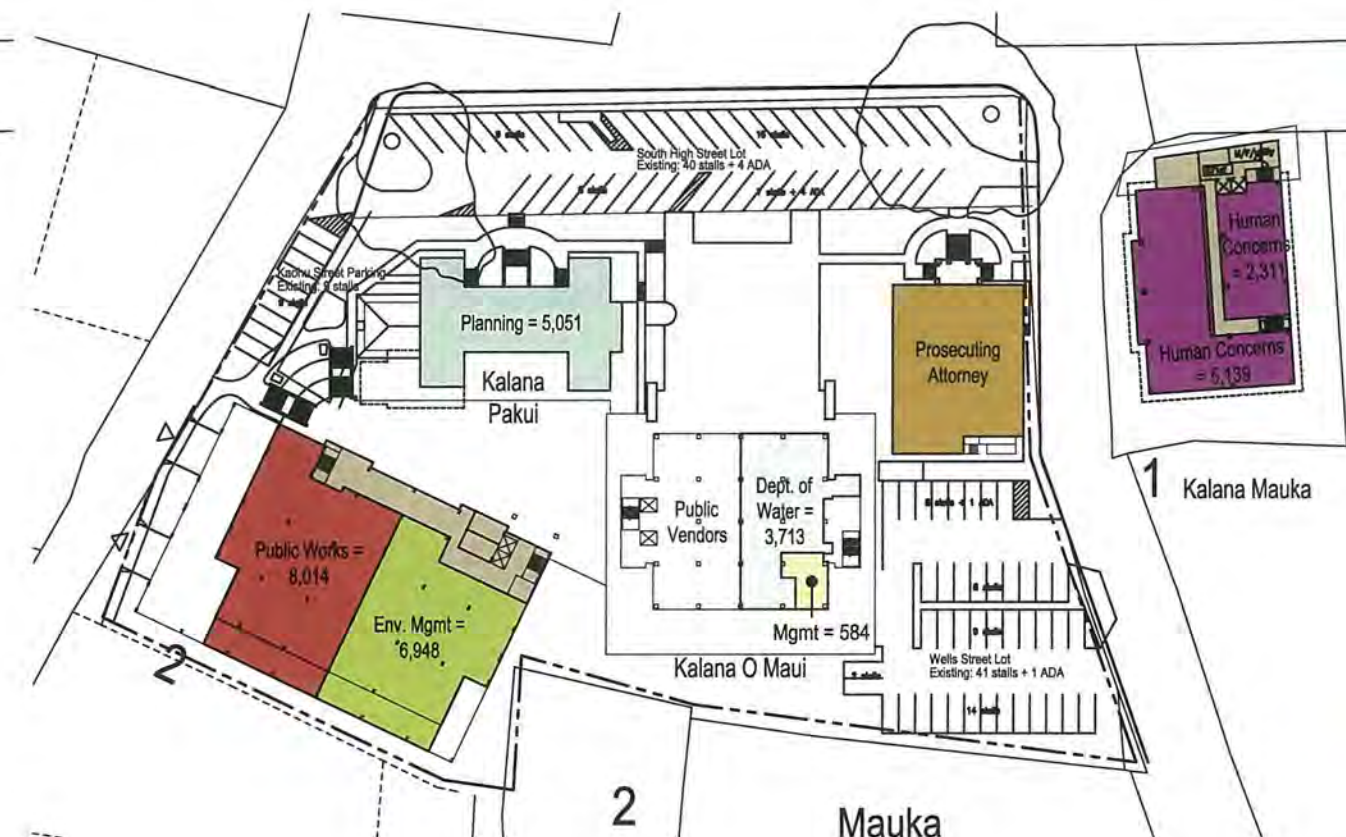
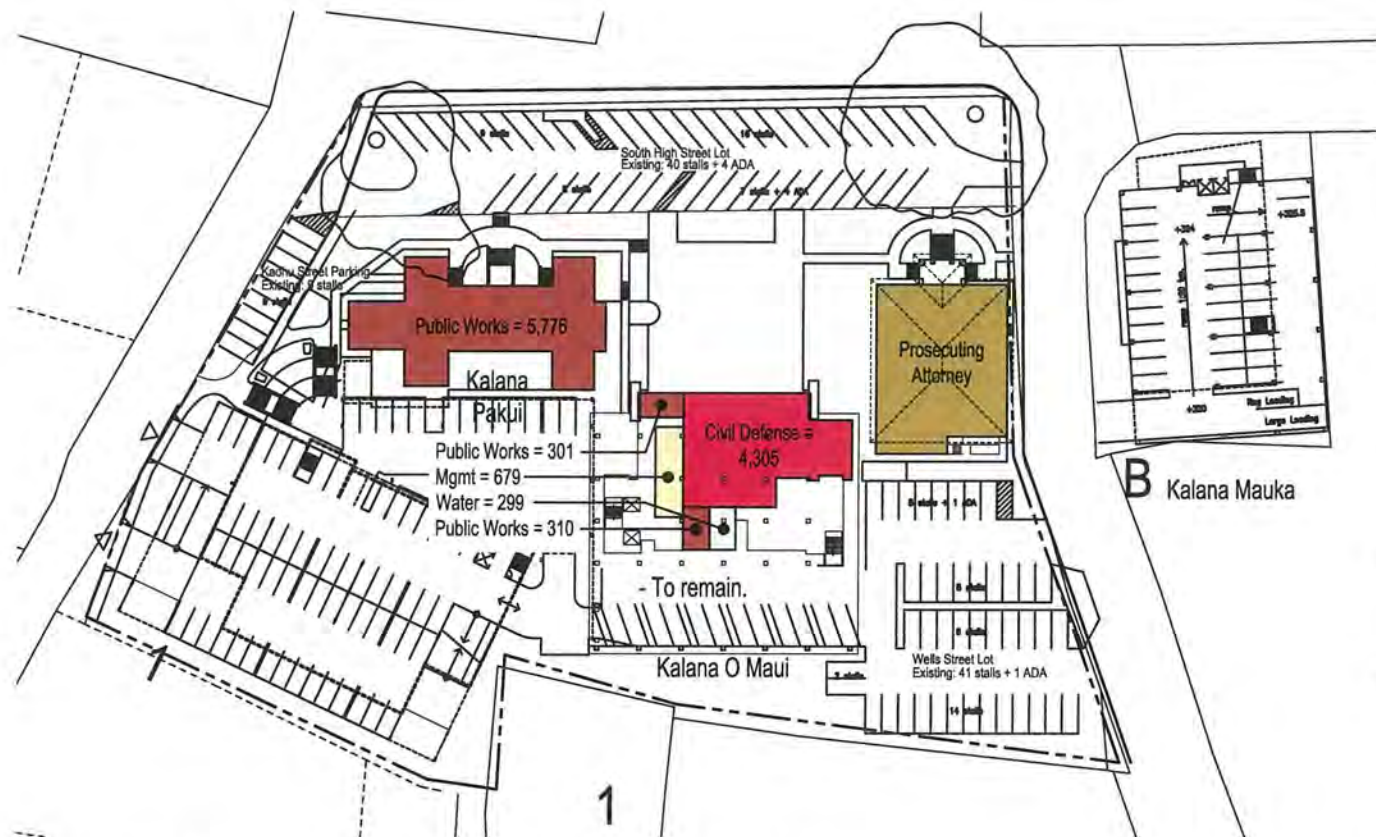


- To be renovated.

- Public Works relocated from DSA Kahului Office - lease expires 07/12

- Environmental Management relocated from: One Main Plaza - leases expire 02/15, 09/15, 06/17

Notes:
Kalana O Maui - General Gross Floor Area: ~13,930sf
Kalana Makai - 1st: ~20,950sf 2nd: ~17,840sf



Legend:

- Civil Defense
- Corporation Counsel
- County Clerk
- Council Services
- County Council
- Environmental Management
- Finance
- Housing & Human Concerns
- Liquor Control
- Management
- Mayor's Office
- Personnel
- Planning
- Prosecuting Attorney
- Public Works
- Water

Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015

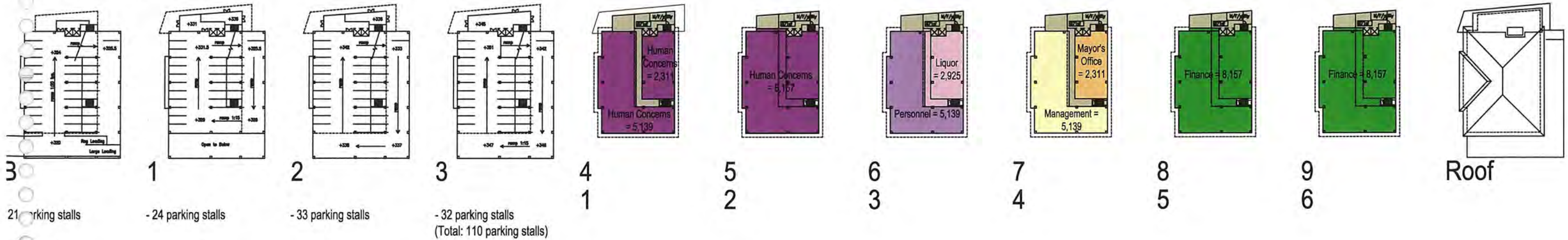
Option 4b - 20121025



0 80' 160' 320'

scale 1" = 50' for 22x34
scale 1" = 100' for 11x17

Kalana Mauka - 3 level parking podium + 1 ave. walkout basement parking



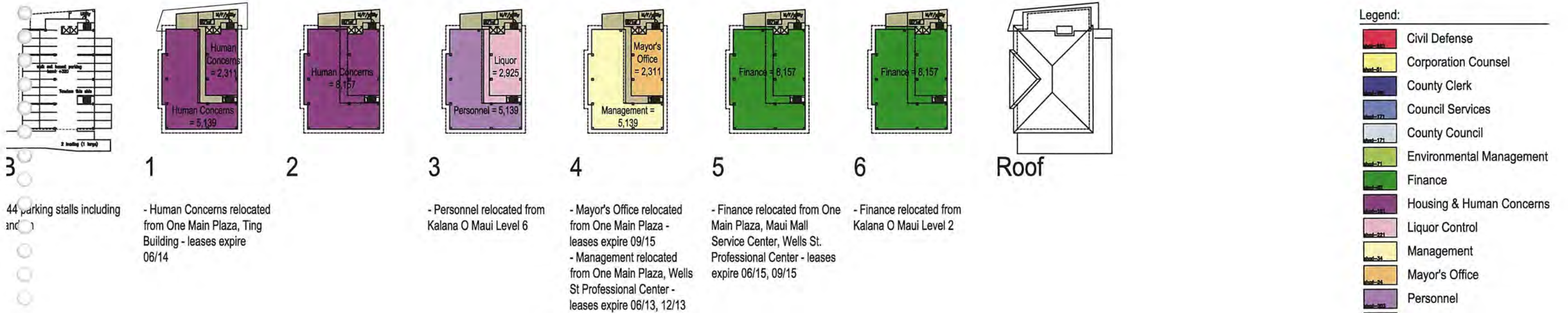
Notes:

Parking requirement for 6 story office building:
97 stalls required (based on 1/500sf Maui County Code, using 85% net)

Parking requirement for 5 story office building:
81 stalls required (based on 1/500sf Maui County Code, using 85% net)

Kalana Mauka - General Gross Floor Area: ~9482sf

Kalana Mauka - 1 level basement parking

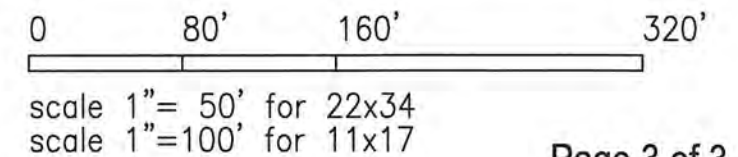


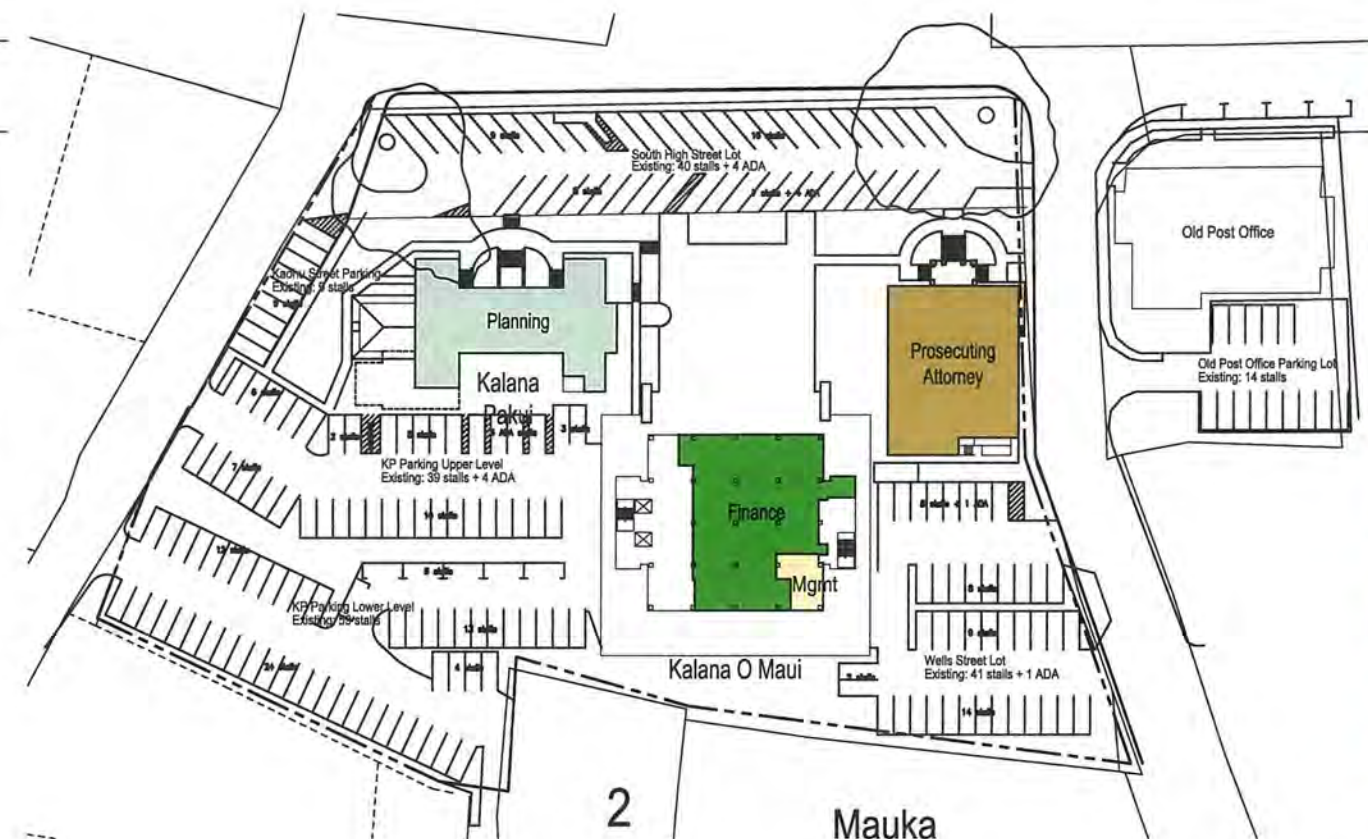
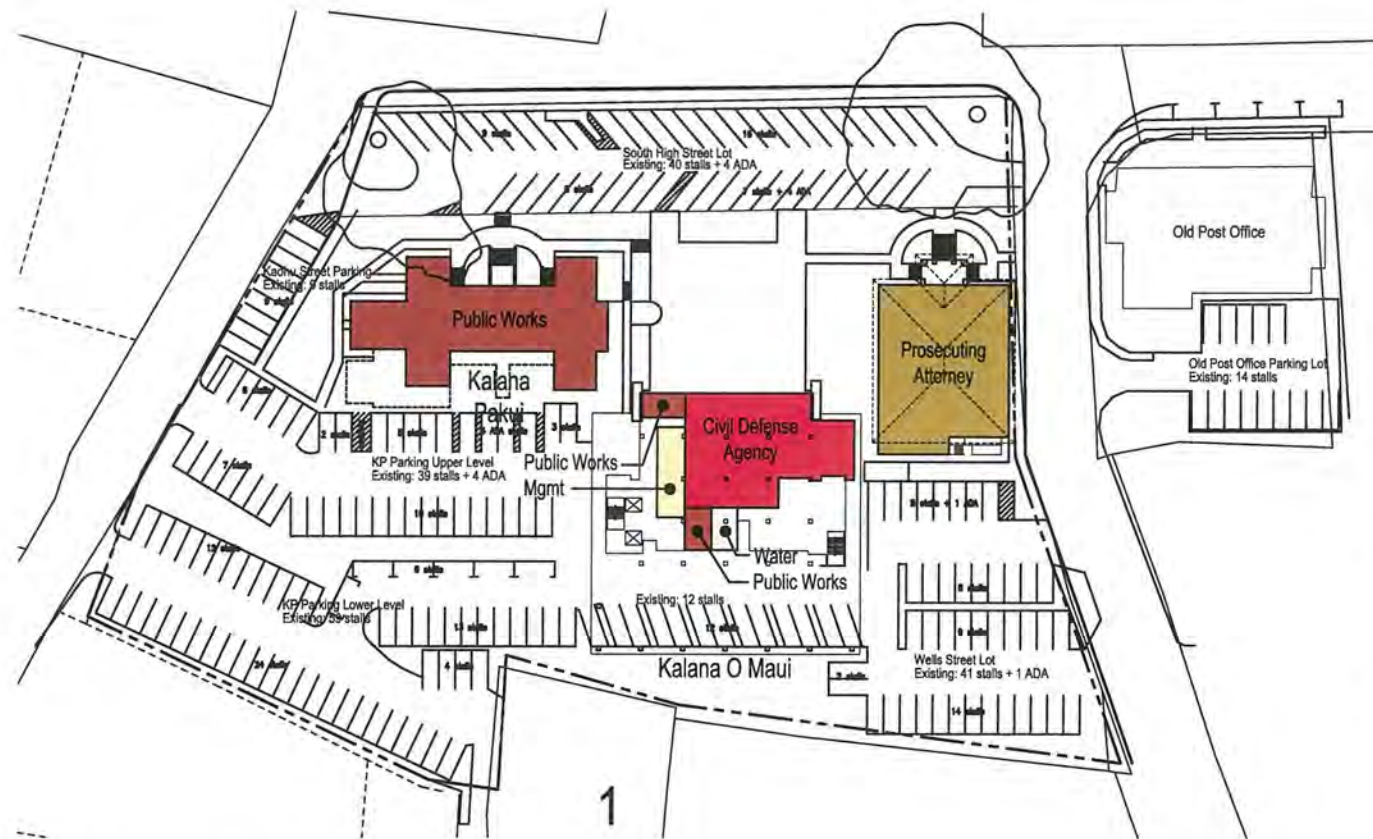
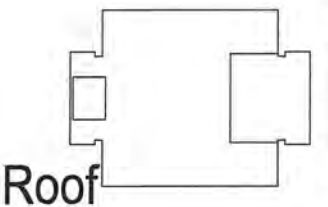
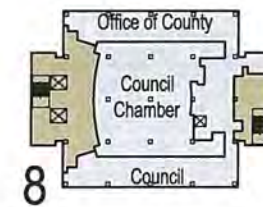
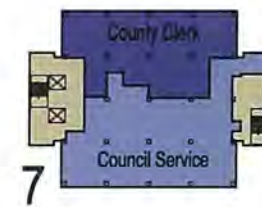
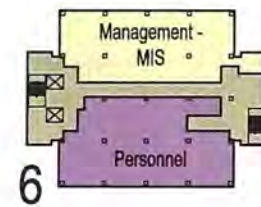
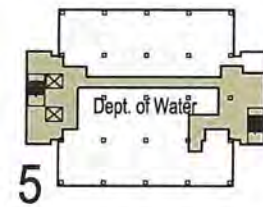
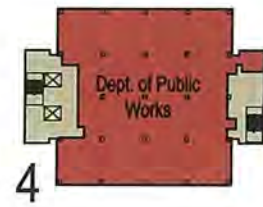
Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 4b - 20121025





Legend:

Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Dark Blue	Council Services
Light Blue	County Council
Light Green	Environmental Management
Green	Finance
Purple	Housing & Human Code
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Gold	Prosecuting Attorney
Red	Public Works
White	Water

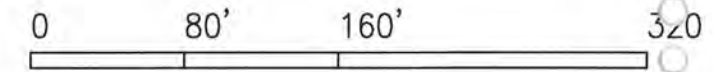
Existing County of Maui Properties

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing Maui County Properties

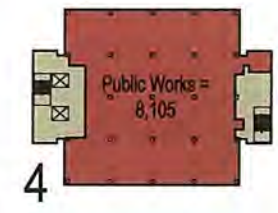
Option 4c - 20121025



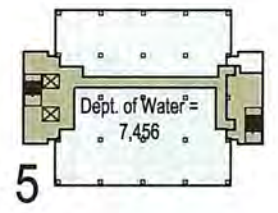
scale 1" = 50' for 22x34
scale 1" = 100' for 11x17



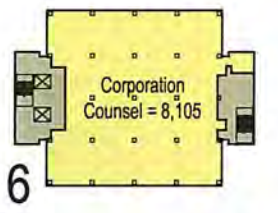
- Planning relocated from One Main Plaza - leases expire 05/14, 09/15



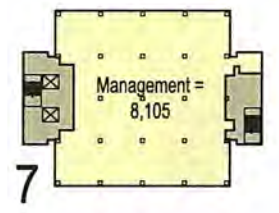
- Public Works to remain.



- Dept. of Water to remain.
- Water relocated from One Main Plaza - lease expires 12/16



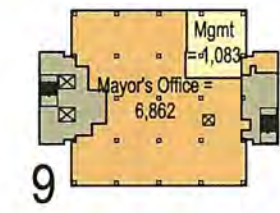
- To be renovated.
- Corporation Counsel relocated from Level 3



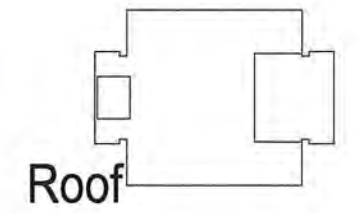
- To be renovated.
- Management relocated from One Main Plaza, Wells St Professional Center - leases expire 06/13, 12/13



- To be renovated.
- Mayor's Office relocated from One Main Plaza - leases expire 09/15

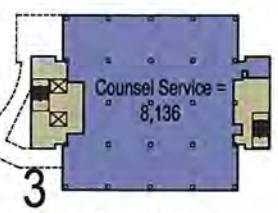
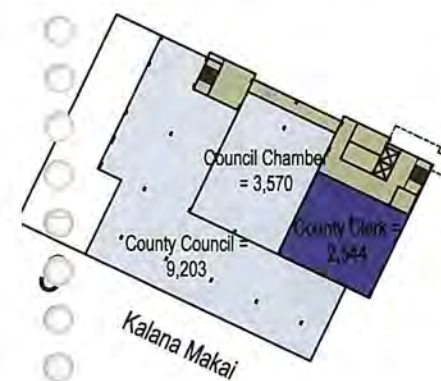


- To be renovated.



Roof

Phase 2 - 2025
 - Kalana O Maui: Re-skin exterior, re-structure for seismic, renovate utilities and floor layouts.
 - Civil Defense will relocate to New Building near Police, this will accommodate for off-site storage

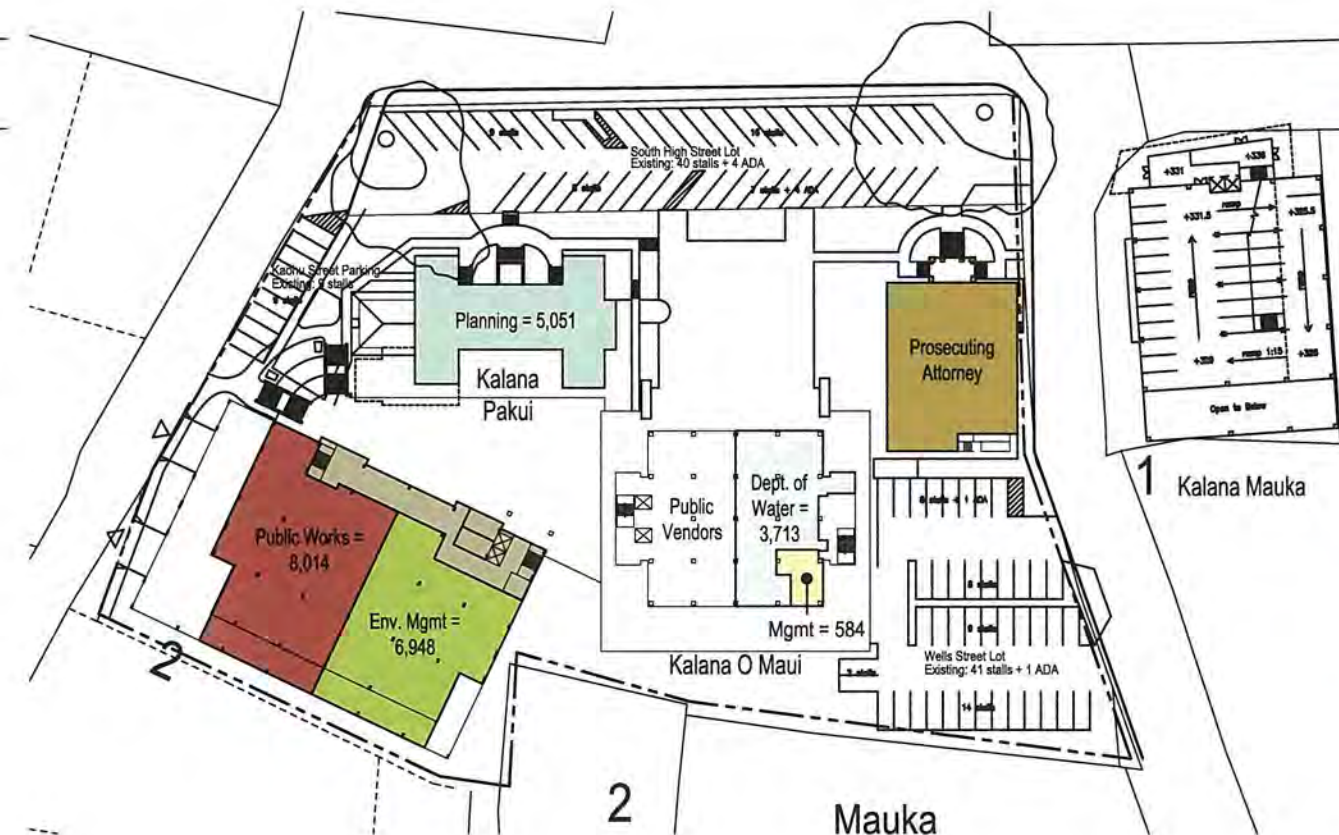
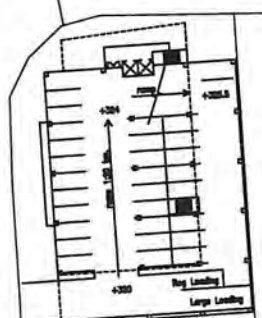
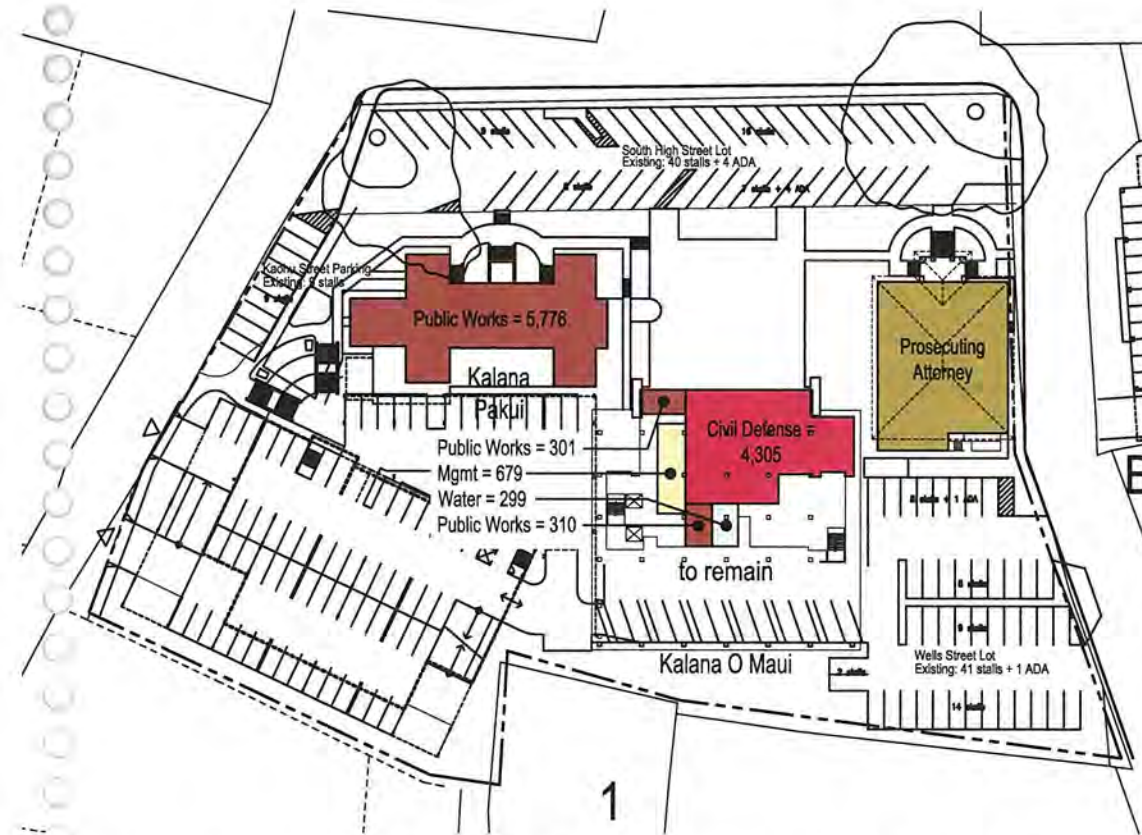


- To be renovated.

- Public Works relocated from DSA Kahului Office - lease expires 07/12

- Environmental Management relocated from: One Main Plaza - leases expire 02/15, 09/15, 06/17

Notes:
 Kalana O Maui - General Gross Floor Area: ~9900sf
 Kalana Makai - 1st: ~20,950sf 2nd: ~17,840sf 3rd: ~14,125sf



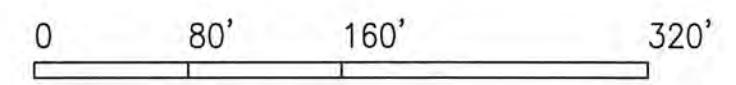
- Legend:**
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water

Campus Expansion - Kalana O Maui, Mauka and Makai Buildings

County of Maui - Wailuku Campus

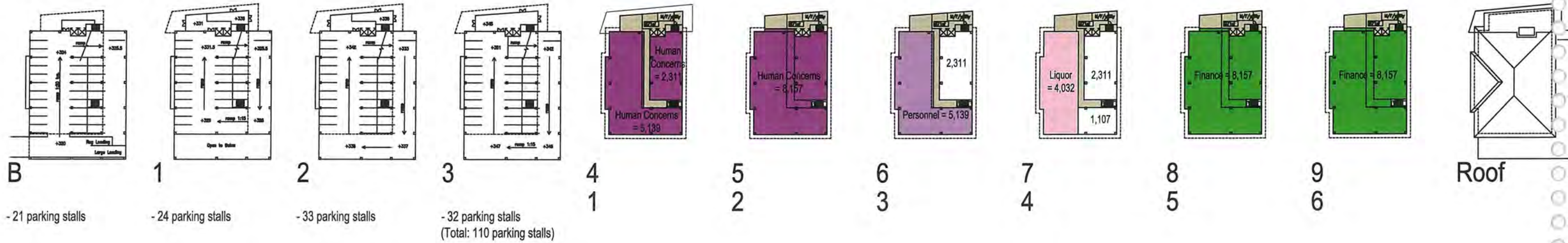
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1 - 2015
Option 4c - 20121025



scale 1" = 50' for 22x34
 scale 1" = 100' for 11x17

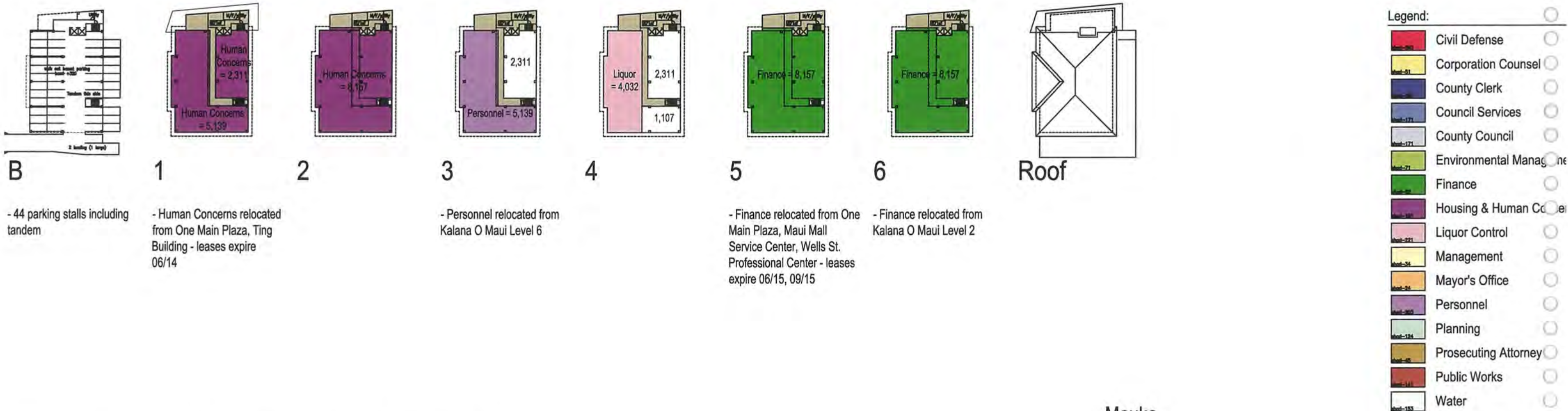
Kalana Mauka - 3 level parking podium + 1 level walkout basement parking



Notes:
 Parking requirement for 6 story office building:
 97 stalls required (based on 1/500sf Maui County Code, using 85% net)
 Parking requirement for 5 story office building:
 81 stalls required (based on 1/500sf Maui County Code, using 85% net)

Kalana Mauka - General Gross Floor Area: ~9482sf

Kalana Mauka - 1 level basement parking

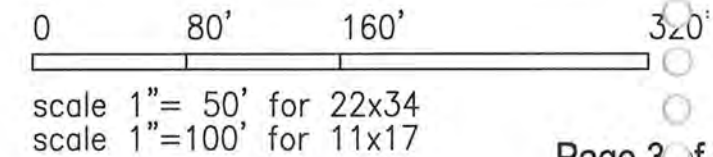


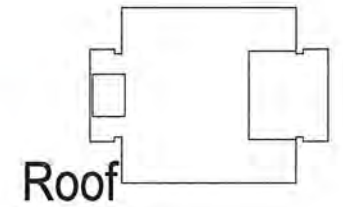
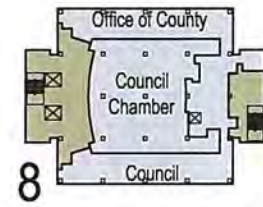
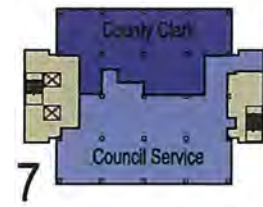
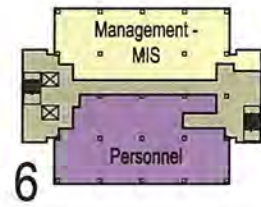
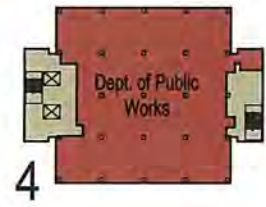
Campus Expansion - Kalana O Maui, Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

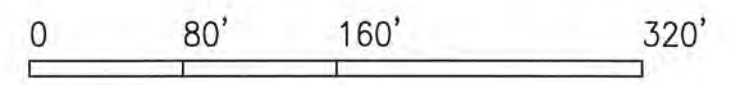
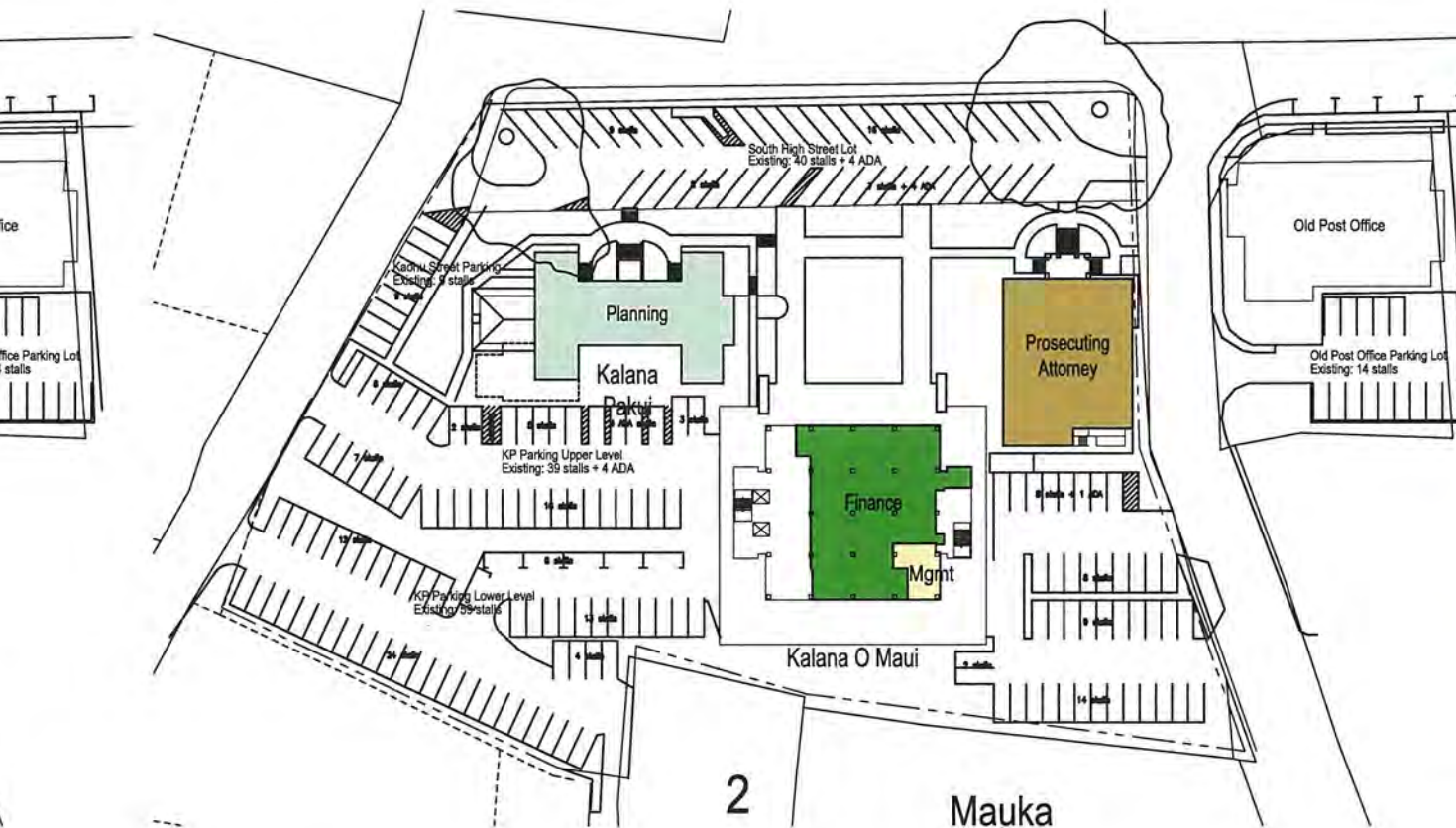
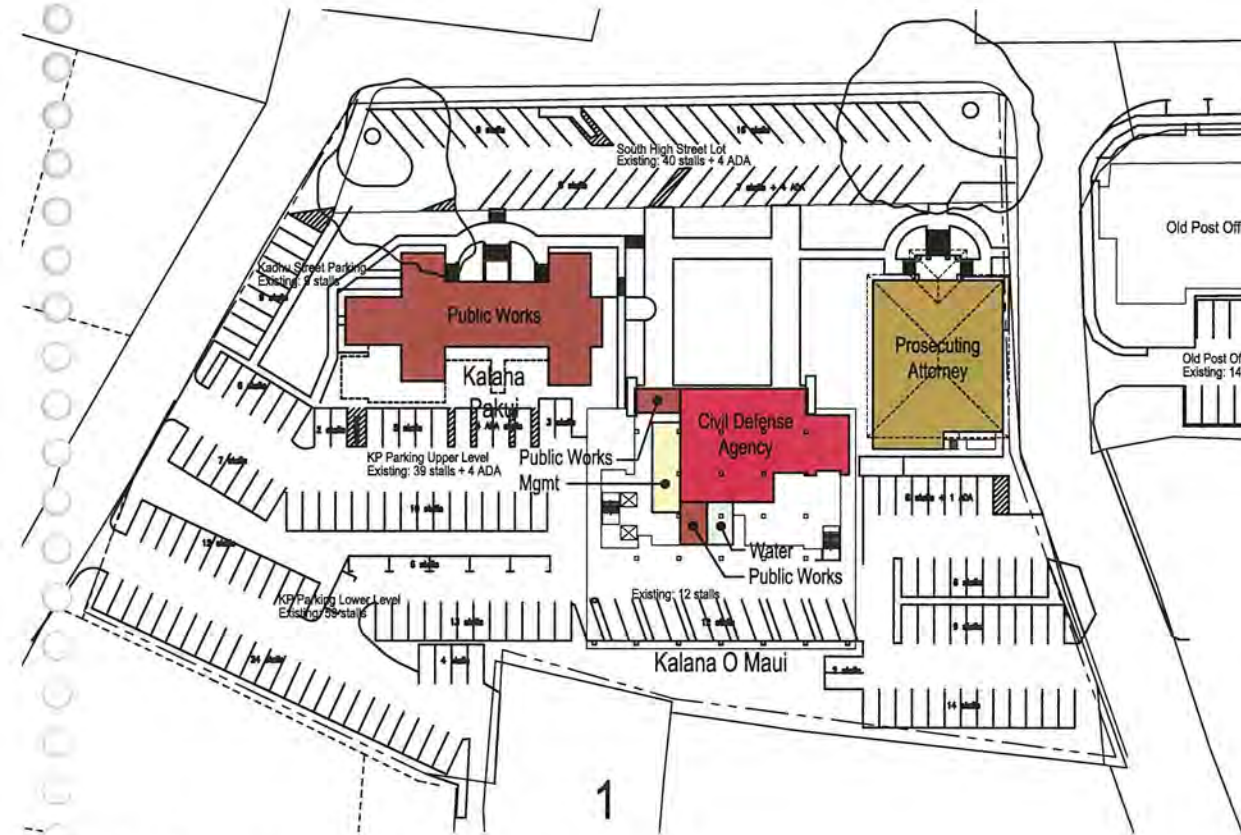
Phase 1 - 2015
 Option 4c - 20121025





Legend:

-  Civil Defense
-  Corporation Counsel
-  County Clerk
-  Council Services
-  County Council
-  Environmental Management
-  Finance
-  Housing & Human Concerns
-  Liquor Control
-  Management
-  Mayor's Office
-  Personnel
-  Planning
-  Prosecuting Attorney
-  Public Works
-  Water



scale 1" = 50' for 22x34
scale 1" = 100' for 11x17

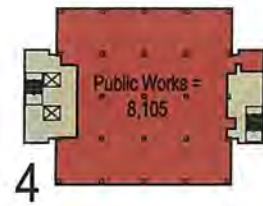
Existing County of Maui Properties

County of Maui - Wailuku Campus

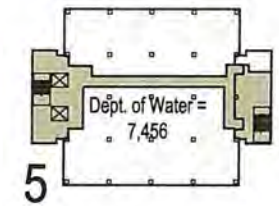
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing Maui County Properties

Option 5 - 20121026



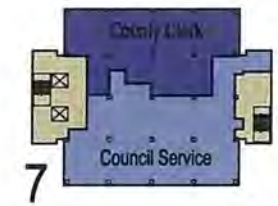
- Public Works to remain.



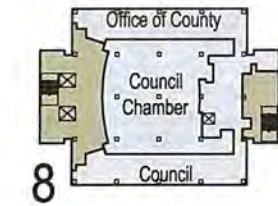
- Dept. of Water to remain.
- Water relocated from One Main Plaza - lease expires 12/16



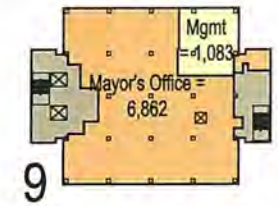
- To be renovated.
- Liquor relocated from Trask Bldg
- Personnel enlarged
- 2 share training rooms combine for Liquor Commission meeting.



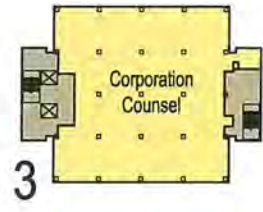
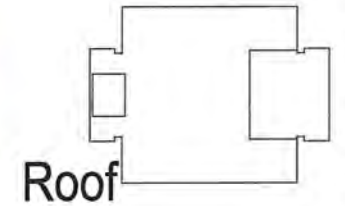
- County Clerk and Council Service to remain



- County Council and Council Chamber to remain



- Mayor's Office to remain.

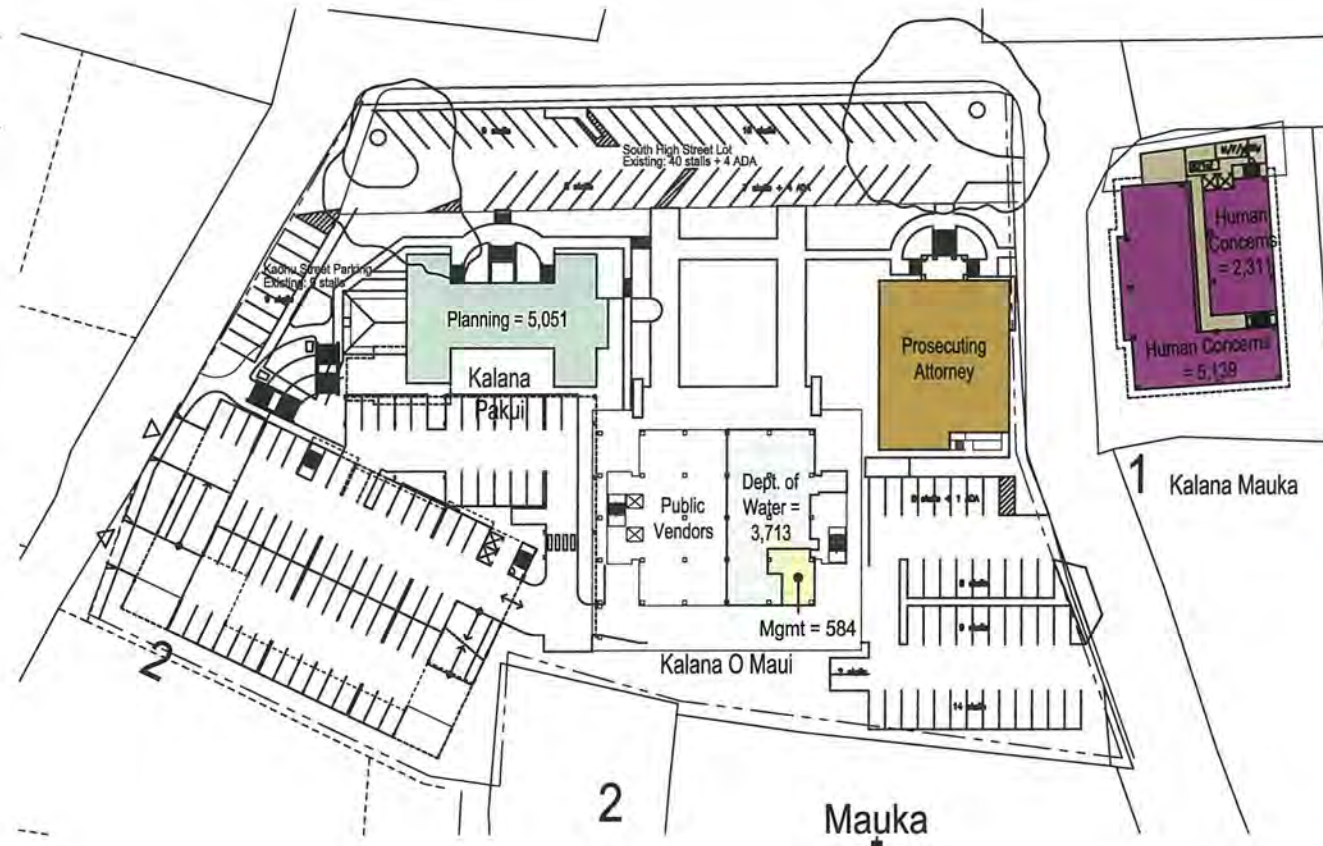
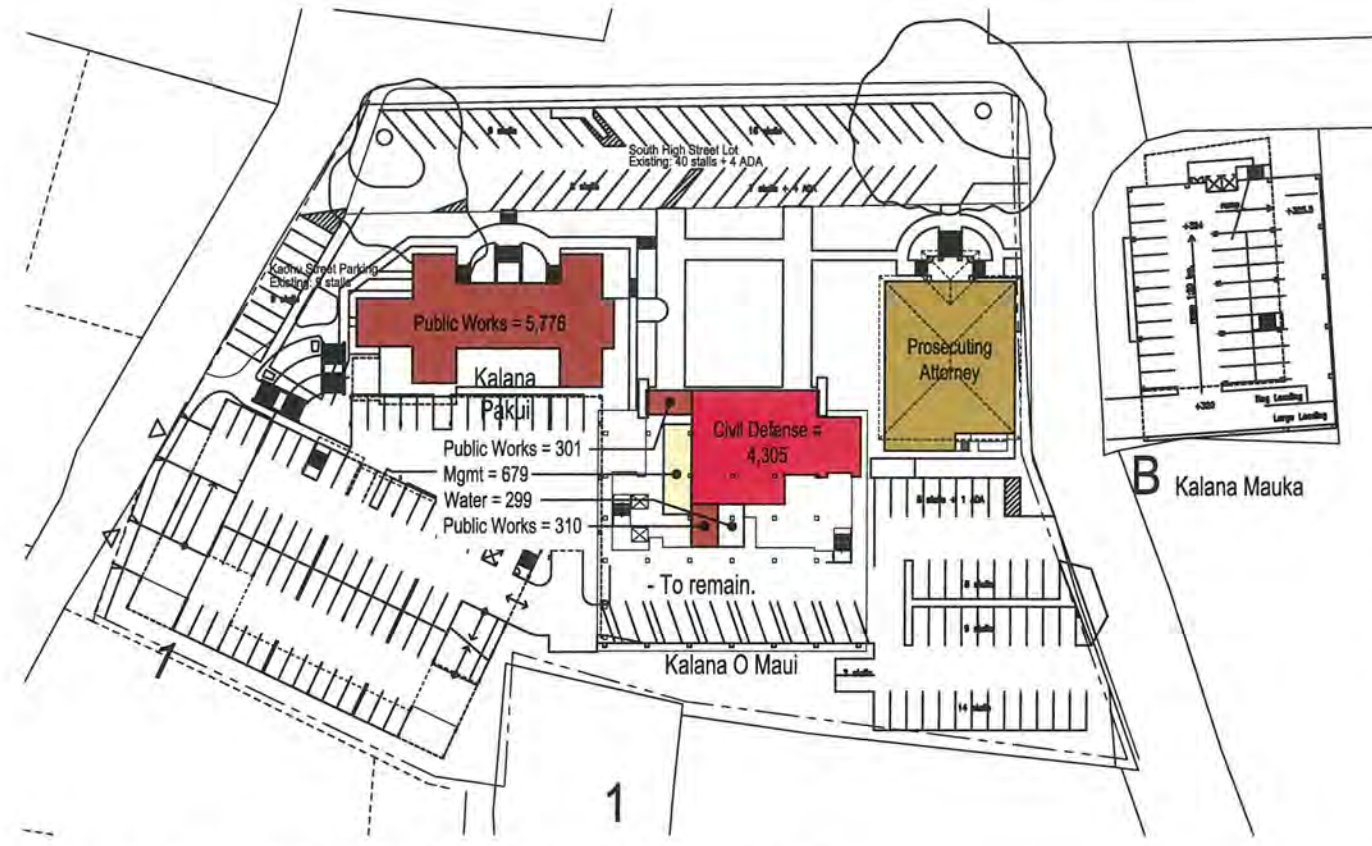


- Corp Counsel to remain.

Kalana O Maui

-Environmental Management relocated from: One Main Plaza - leases expire 02/15, 09/15, 06/17

Notes:
Kalana O Maui - General Gross Floor Area: ~13,930sf
Kalana Makai - 1st: ~20,950sf 2nd: ~17,840sf



Legend:

Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Light Blue	Council Services
Light Green	County Council
Green	Environmental Management
Light Purple	Finance
Dark Purple	Housing & Human Concerns
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Gold	Prosecuting Attorney
Red	Public Works
White	Water

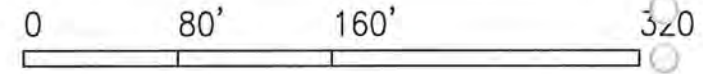
Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015

Option 5 - 20121026



scale 1" = 50' for 22x34
scale 1" = 100' for 11x17

Kalana Mauka - 3 level parking podium + 1
 without basement parking



B
 - 21 parking stalls
 1 - 24 parking stalls
 2 - 33 parking stalls
 3 - 32 parking stalls (Total: 110 parking stalls)
 4 - 1
 - Human Concerns relocated from One Main Plaza, Ting Building - leases expire 06/14
 5 - 2
 - Human Concerns = 8,157
 6 - 3
 - Mayor's Office = 2,311
 - Management = 5,138
 7 - 4
 - Env Mgmt = 5,536
 - Env Mgmt = 2,311
 8 - 5
 - Finance = 8,157
 9 - 6
 - Finance = 8,157
 Roof

Notes:
 Parking requirement for 6 story office building:
 97 stalls required (based on 1/500sf Maui County Code, using 85% net)
 Parking requirement for 5 story office building:
 81 stalls required (based on 1/500sf Maui County Code, using 85% net)

Kalana Mauka - 1 level basement parking



3
 44 parking stalls including another
 1 - Human Concerns relocated from One Main Plaza, Ting Building - leases expire 06/14
 2
 - Human Concerns = 8,157
 3 - 3
 - Mayor's Office = 2,311
 - Management = 5,138
 4 - 4
 - Env Mgmt = 5,536
 - Env Mgmt = 2,311
 5 - 5
 - Finance = 8,157
 6 - 6
 - Finance = 8,157
 Roof

Kalana Mauka - General Gross Floor Area: ~9482sf

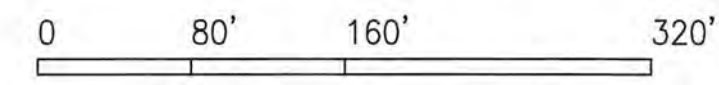
- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water

Campus Expansion - Mauka and Makai Buildings

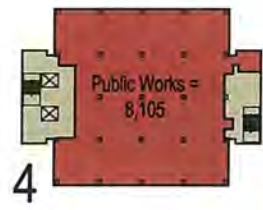
County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

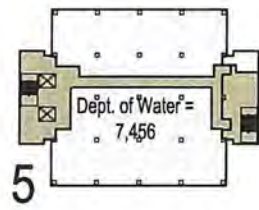
Phase 1A - 2015
 Option 5 - 20121026



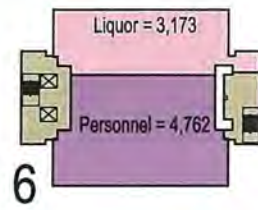
scale 1" = 50' for 22x34
 scale 1" = 100' for 11x17



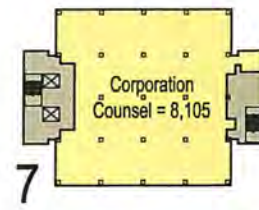
- Public Works to remain.



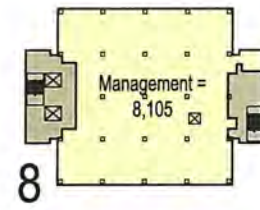
- Dept. of Water to remain



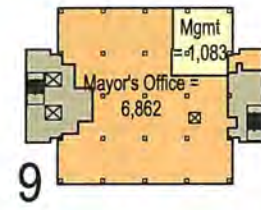
- To remain



- To be renovated.
- Corporation Counsel relocated from Level 3



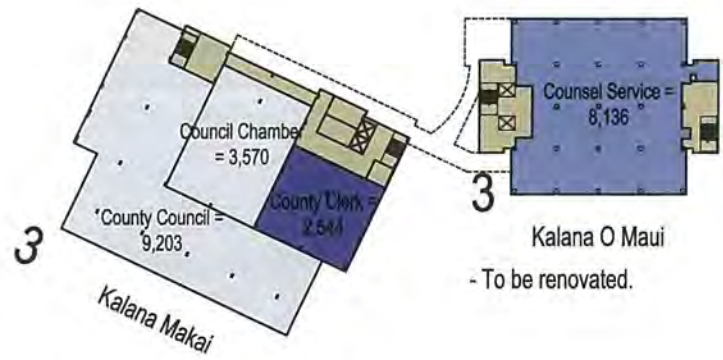
- To be renovated.
- Management relocated from One Main Plaza, Wells St Professional Center - leases expire 06/13, 12/13



- Mayor's Office to remain.

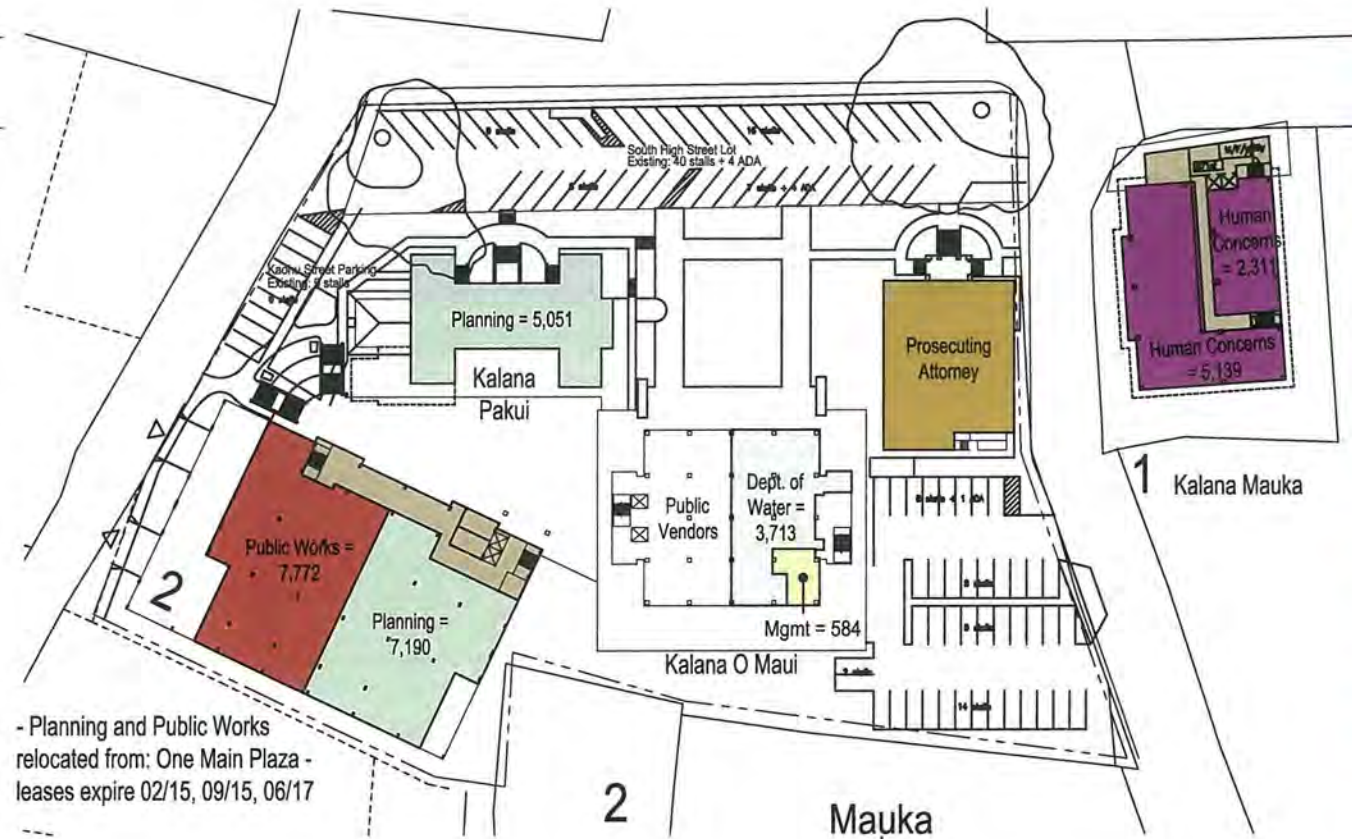
Roof

Kalana Me
level, rail



- To be renovated.

Notes:
Kalana O Maui - General Gross Floor Area: ~13,930sf
Kalana Makai - 1st: ~20,950sf 2nd: ~17,840sf



- Planning and Public Works relocated from: One Main Plaza - leases expire 02/15, 09/15, 06/17

Legend:

Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Light Blue	Council Services
White	County Council
Light Green	Environmental Management
Green	Finance
Purple	Housing & Human Code
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Gold	Prosecuting Attorney
Red	Public Works
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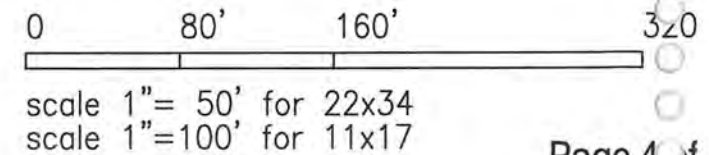
Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

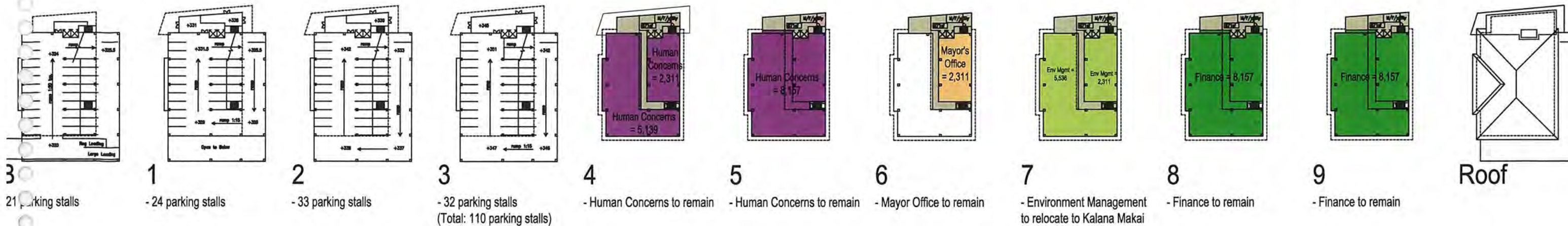
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1B - 2017

Option 5 - 20121026

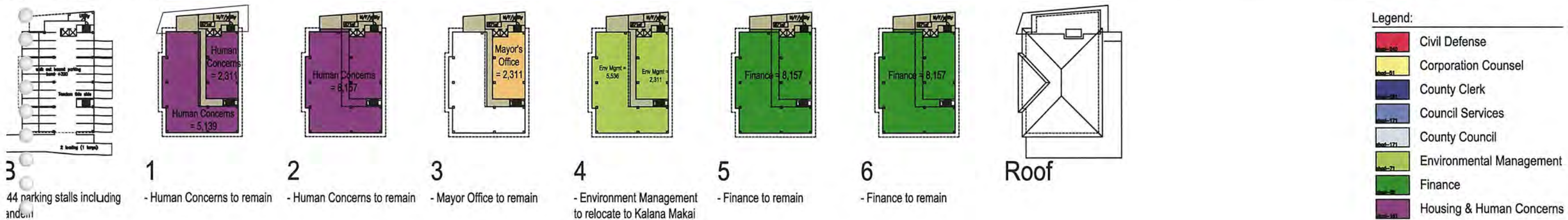


alana Mauka - 3 level parking podium + 1
 vertical walkout basement parking



Notes:
 Parking requirement for 6 story office building:
 97 stalls required (based on 1/500sf Maui County Code, using 85% net)
 Parking requirement for 5 story office building:
 81 stalls required (based on 1/500sf Maui County Code, using 85% net)
 Kalana Mauka - General Gross Floor Area: ~9482sf

alana Mauka - 1 level basement parking



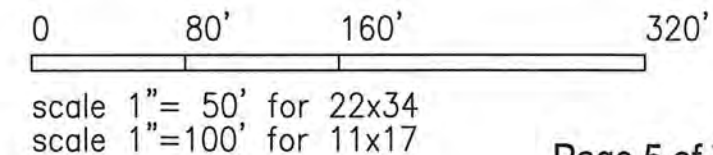
Legend:

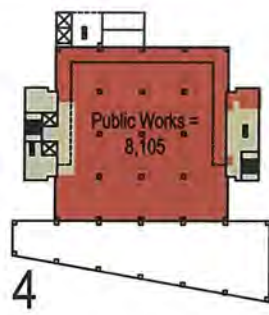
Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Light Blue	Council Services
Light Blue	County Council
Light Green	Environmental Management
Green	Finance
Purple	Housing & Human Concerns
Pink	Liquor Control
Yellow	Management
Orange	Mayor's Office
Purple	Personnel
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Light Green	Prosecuting Attorney
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White	Water

Campus Expansion - Mauka and Makai Buildings
 County of Maui - Wailuku Campus

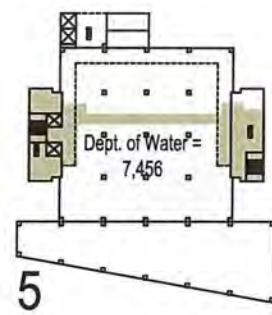
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1B - 2017
 Option 5 - 20121026

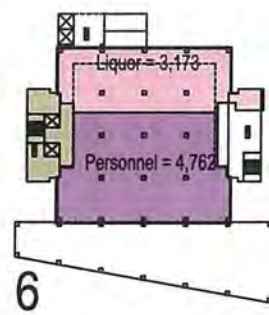




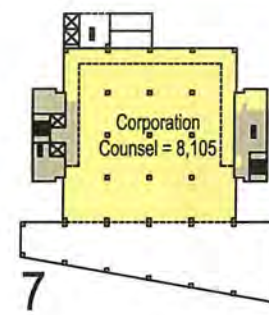
- Public Works to remain



- Dept. of Water relocated from Level 2



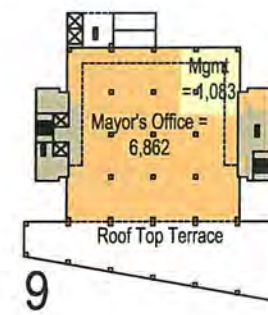
- Liquor and Personnel to remain



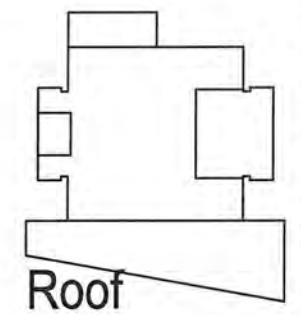
- Corp Counsel to remain



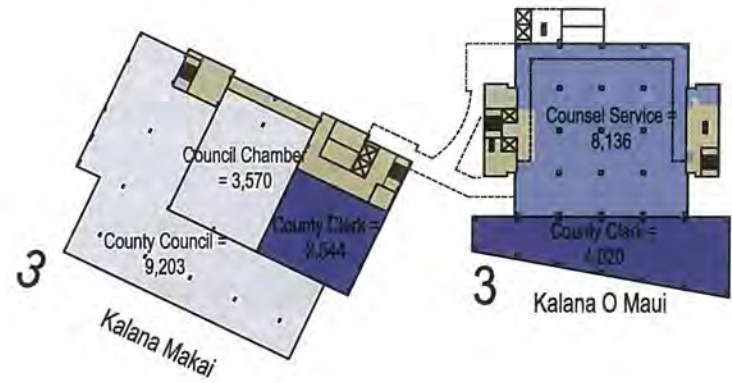
- Management = 8,105
Management = 1,608
Mayor's Office = 2,412



- Mayor's Office = 6,862
Roof Top Terrace

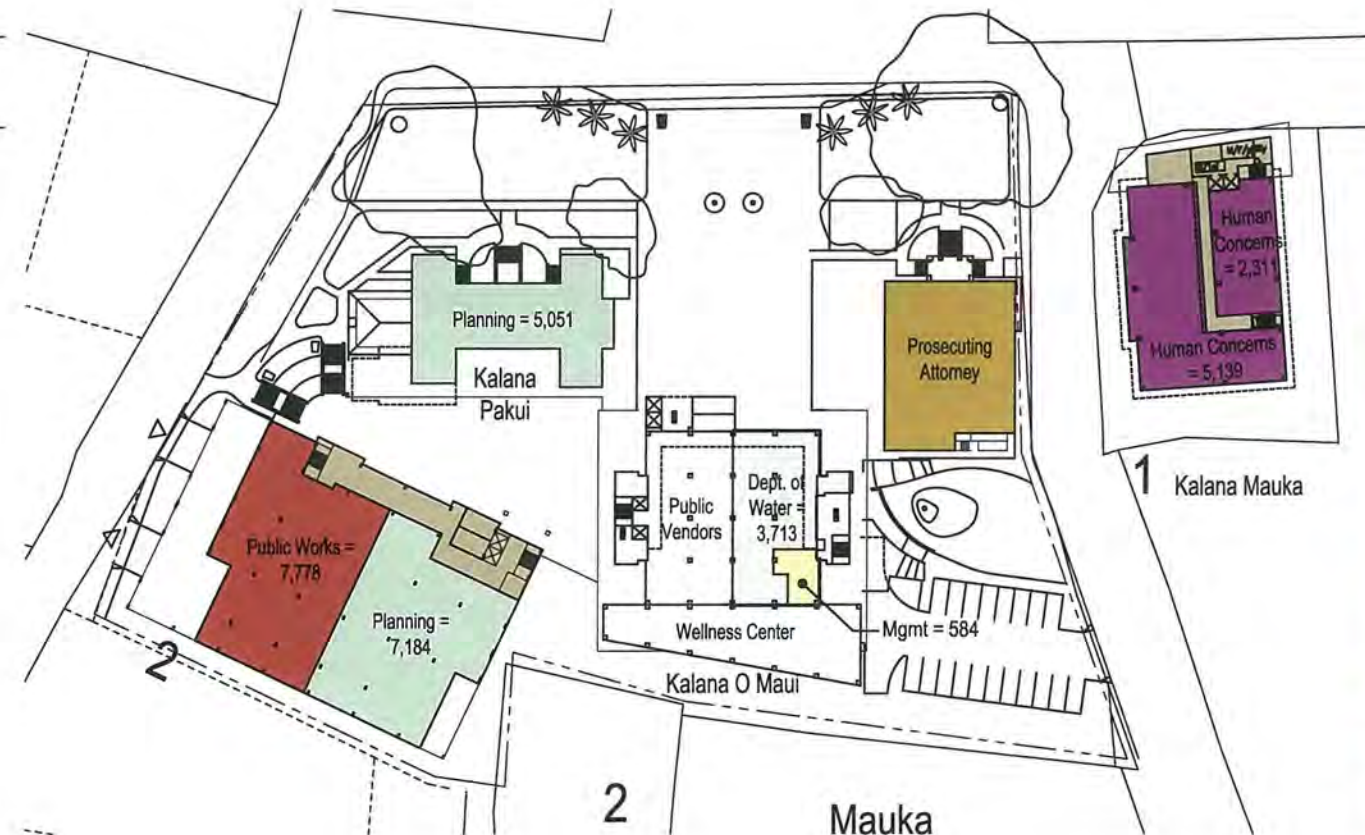
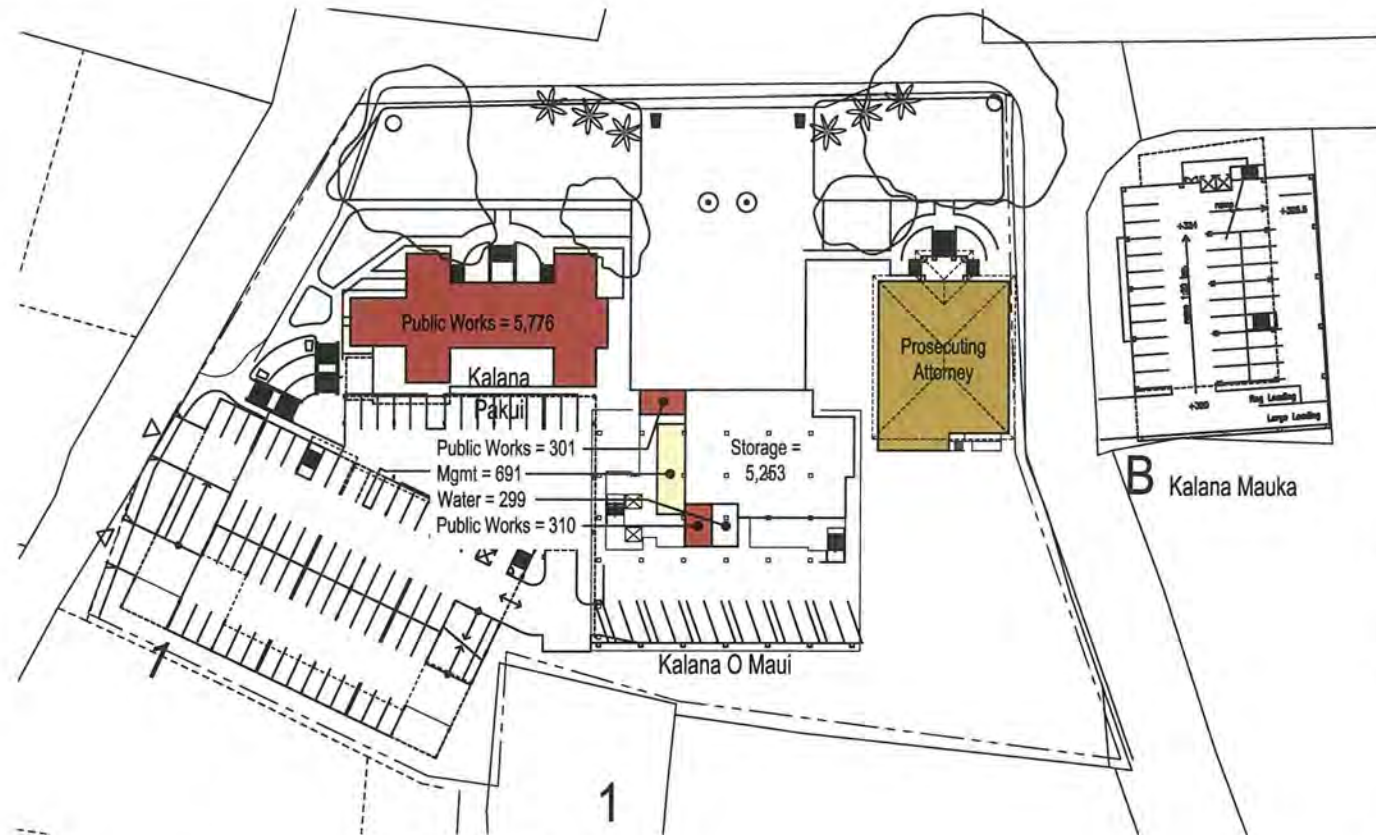


Roof



- Civil Defense relocated to New Building near Police

Notes:
Kalana O Maui - General Gross Floor Area: ~13,930sf
Kalana Makai - 1st: ~20,950sf 2nd: ~17,840sf



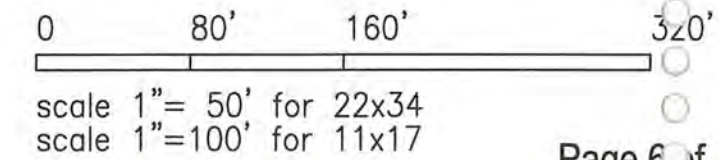
Legend:

Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Light Blue	Council Services
Light Green	County Council
Green	Environmental Management
Light Purple	Finance
Dark Purple	Housing & Human Concerns
Pink	Liquor Control
Light Yellow	Management
Orange	Mayor's Office
Dark Purple	Personnel
Light Green	Planning
Light Brown	Prosecuting Attorney
Red	Public Works
Light Blue	Water

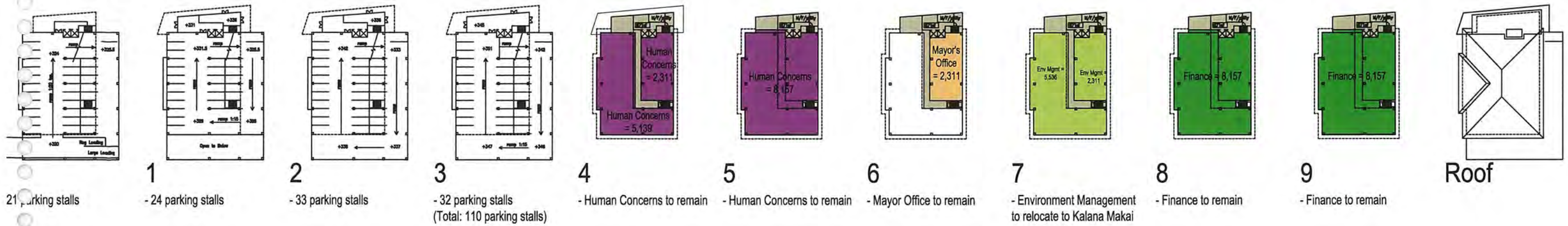
Campus Expansion - Kalana O Maui
County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2025
Option 5 - 20121026



alana Mauka - 3 level parking podium + 1 level walkout basement parking

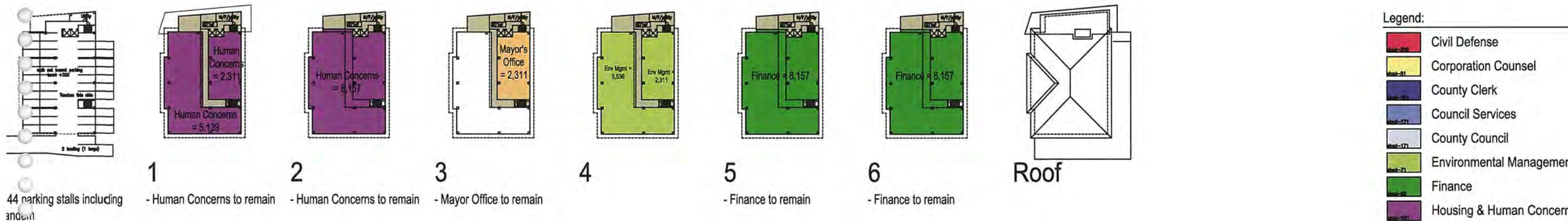


Notes:

Parking requirement for 6 story office building:
 97 stalls required (based on 1/500sf Maui County Code, using 85% net)
 Parking requirement for 5 story office building:
 81 stalls required (based on 1/500sf Maui County Code, using 85% net)

Kalana Mauka - General Gross Floor Area: ~9482sf

alana Mauka - 1 level basement parking



Legend:

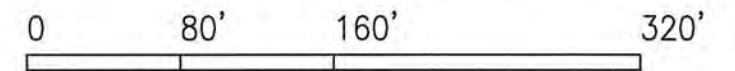
Red	Civil Defense
Yellow	Corporation Counsel
Blue	County Clerk
Light Blue	Council Services
Light Blue	County Council
Light Green	Environmental Management
Green	Finance
Purple	Housing & Human Concerns
Pink	Liquor Control
Yellow	Management
Orange	Mayor's Office
Purple	Personnel
Light Green	Planning
Yellow	Prosecuting Attorney
Red	Public Works
White	Water

Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2025
Option 5 - 20121026



scale 1"= 50' for 22x34
 scale 1"=100' for 11x17

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE

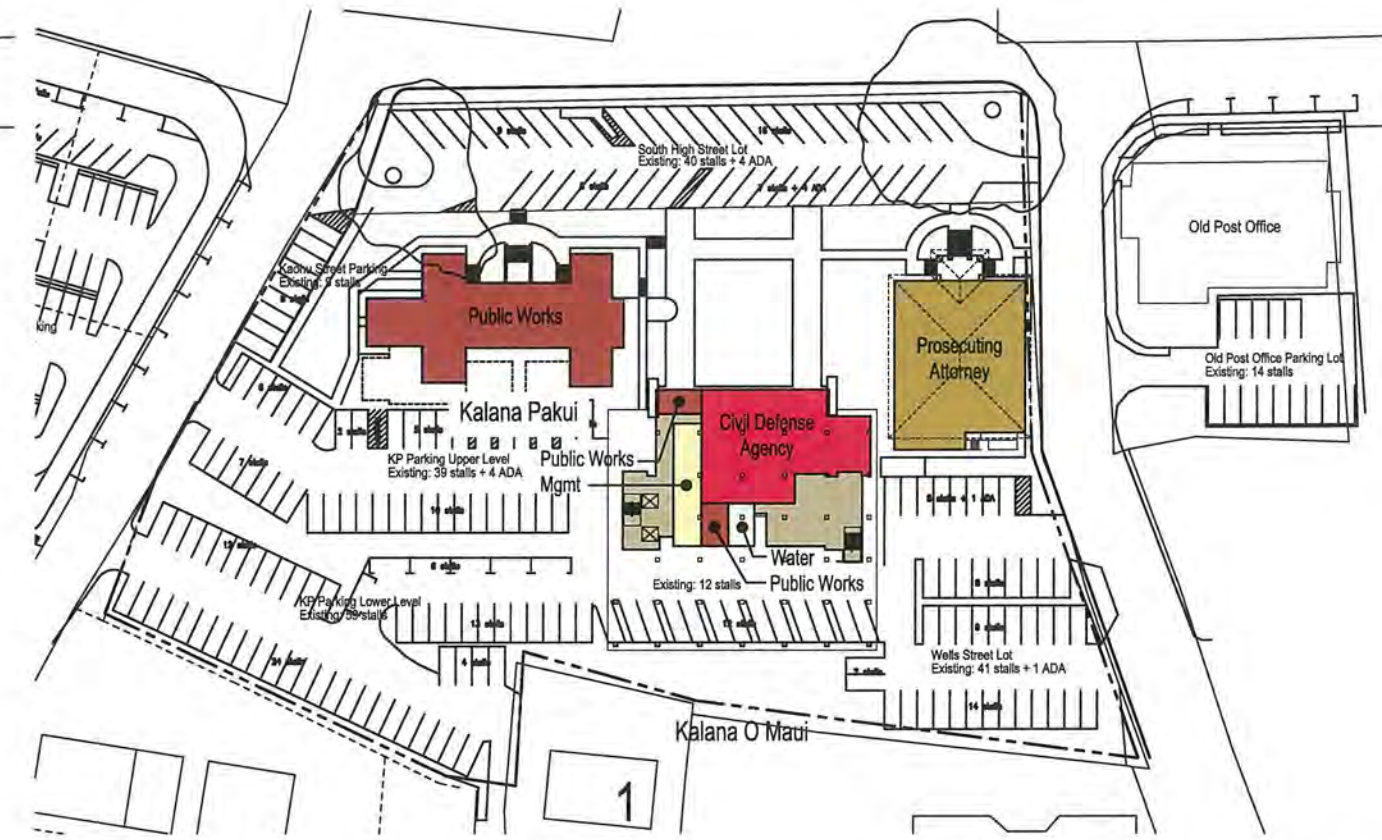
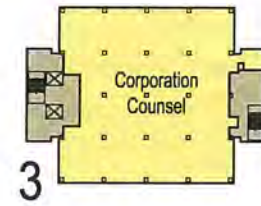
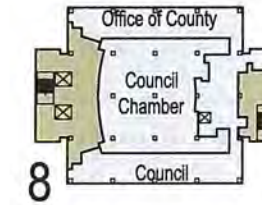
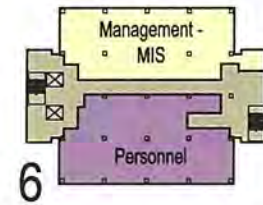
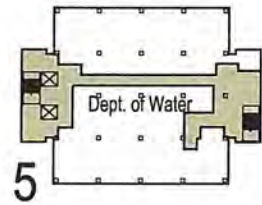
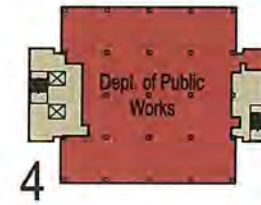
Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office based on 0% growth rate and Management based on 2.5% growth rate, and Planning will have the same growth rate as Public Works per conf call with Wendy T., Oct. 26, 2012

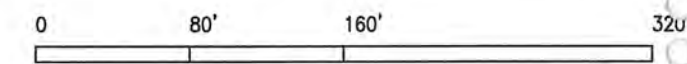
Office, Support and Common Area Space Requirement	2015 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2020 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2025 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2030 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	Average Growth	50% Average Growth
	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
DEPARTMENT	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
Civil Defense	3	4	1	3,954.00	3	4	1	3,954.00	3	4	1	3,954.00	3	4	1	3,954.00	9.17%	4.58%
Corporate Counsel	21	0	17	6,486.00	23	0	17	6,635.33	25	0	18	6,966.00	28	0	18	7,222.00	3.90%	1.95%
County Clerk	7	1	2	6,482.00	7	1	2	6,482.00	7	1	2	6,482.00	7	1	2	6,482.00	11.42%	5.71%
Council Services	18	0	4	7,301.00	18	0	4	7,301.00	18	0	4	7,301.00	18	0	4	7,301.00	2.09%	1.05%
County Council	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	3.17%	1.59%
Environmental Mgmt.	34	4	5	6,805.00	34	4	5	6,805.00	34	4	5	6,805.00	34	4	5	6,805.00	1.72%	0.86%
Finance	18	14	7	15,943.00	22	14	7	16,188.00	23	14	7	16,273.00	25	15	7	16,476.00	2.35%	1.17%
Human Concerns	35	23	7	15,355.00	35	23	7	15,355.00	35	23	7	15,355.00	35	23	7	15,355.00	1.73%	0.86%
Liquor	5	12	2	2,430.00	5	12	2	2,430.00	5	12	2	2,430.00	5	12	2	2,430.00	2.29%	1.15%
Management	14	38	4	8,703.00	16	45	4	9,620.00	61	10	2	10,431.00	23	54	4	11,177.00	10.77%	2.50%
Mayor's Office	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	0.00%	0.00%
Personnel	14	3	2	5,106.00	14	3	2	5,106.00	14	3	2	5,106.00	14	3	2	5,106.00	3.82%	1.91%
Planning	34	34	5	12,237.00	34	34	5	12,237.00	34	34	5	12,237.00	34	34	5	12,237.00	9.44%	4.72%
Prosecuting Attorney	34	47	2	11,738.00	34	47	2	11,738.00	34	47	2	11,738.00	34	47	2	11,738.00	1.38%	0.69%
Public Works	48	28	4	19,325.00	48	28	4	19,325.00	48	28	4	19,325.00	48	28	4	19,325.00	0.91%	0.45%
Water	52	30	5	10,919.00	52	30	5	10,919.00	52	30	5	10,919.00	52	30	5	10,919.00	1.37%	0.65%
SubTotal Employees	385	268	81		393	275	81		441	240	80		408	285	82			
Total Employees			734				749				761				775			
Total Office Space Requirement including Circulation (25% efficiency)				80,651.00				81,962.33				83,189.00				84,394.00		
Total Support & Common Area Space Requirement including Circulation (25% efficiency)				74,184.00				74,184.00				74,184.00				74,184.00		
Total Office and Support & Common Area Space Requirement Including Circulation (25% Efficiency)				154,835.00				156,146.33				157,373.00				158,578.00		
Common Area (20% efficiency)				38,708.75				39,036.58				39,343.25				39,644.50		
Total Square Footage				193,543.75				195,182.92				196,716.25				198,222.50		

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE	14-Nov-12	Phase 1A - Option 6			Phase 1B - Option 6				Phase 2 - Option 6						
	2015	2015			2015	2017			2030	2030					
	TOTAL NET SQUARE FOOTAGE REQUIRED	PHASE 1			TOTAL NET SQUARE FOOTAGE REQUIRED	PHASE 1			TOTAL NET SQUARE FOOTAGE REQUIRED	PHASE 2			Average Growth	50% Average Growth	
			Diff	NOTE			Diff	NOTE			Diff	NOTE			
Civil Defense	3,954.00	4,305.00	351.00	Existing sf Kalana O Maui 1st	3,954.00	4,305.00	351.00	Existing sf Kalana O Maui 1st	3,954.00	0.00	(3,954.00)	Relocate to New Building near Police	9.17%	4.58%	
Corporate Counsel	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	6,486.00	8,105.00	1,619.00	Kalana O Maui 3rd	7,222.00	8,105.00	883.00	Kalana O Maui 7th	3.90%	1.95%	
County Clerk	6,482.00	3,362.00	(3,120.00)	Existing sf Kalana O Maui 7th	6,482.00	2,884.00	(3,598.00)	New Building - Kalana Makai 2nd and 3rd	6,482.00	2,884.00	(3,598.00)	Building - Kalana Makai 2nd and 3rd	11.42%	5.71%	
Council Services	7,301.00	4,642.00	(2,659.00)	Existing sf Kalana O Maui 7th	7,301.00	7,378.00	77.00	Kalana Makai 3rd	7,301.00	8,128.00	827.00	Kalana O Maui 3rd	2.09%	1.05%	
County Council	12,798.00	7,374.00	(5,424.00)	Existing sf Kalana O Maui 8th	12,798.00	12,803.00	5.00	New Building - Kalana Makai 2nd	12,798.00	12,994.00	196.00	Building - Kalana Makai 2nd	3.17%	1.59%	
Environmental Mgmt.	6,805.00	6,948.00	143.00	New Building - Kalana Mauka 7th	6,805.00	6,948.00	143.00	New Building - Kalana Mauka 7th	6,805.00	6,948.00	143.00	New Building - Kalana Mauka 7th	1.72%	0.86%	
Finance	15,943.00	16,314.00	371.00	New Building - Kalana Mauka 8th and 9th	15,943.00	16,314.00	371.00	Kalana Mauka 8th and 9th	16,476.00	16,314.00	(162.00)	Kalana Mauka 8th and 9th	2.35%	1.17%	
Human Concerns	15,355.00	15,607.00	252.00	New Building - Kalana Mauka 4th and 5th	15,355.00	15,607.00	252.00	Kalana Mauka 1st and 2nd	15,355.00	15,607.00	252.00	Kalana Mauka 1st and 2nd	1.73%	0.86%	
Liaison	2,430.00	2,442.00	12.00	New Building - Kalana Mauka 6th	2,430.00	2,442.00	12.00	Kalana Mauka 6th	2,430.00	2,442.00	12.00	Kalana O Maui 6th	2.29%	1.15%	
Management	8,703.00	6,026.00	(2,677.00)	Existing sf Kalana O Maui 1st, 2nd, 9th & Off Campus	8,703.00	11,181.00	2,478.00	Existing sf Kalana O Maui 1st, 2nd, 6th, 8th, 9th	11,177.00	11,181.00	4.00	Existing sf Kalana O Maui 1st, 2nd, 6th, 8th, 9th	10.77%	2.50%	*
Mayor's Office	9,253.00	6,862.00	(2,391.00)	Kalana O Maui 9th & New Building - Kalana Mauka 3rd & Off Campus	9,253.00	9,781.00	528.00	Kalana O Maui 8th and 9th	9,253.00	9,781.00	528.00	Kalana O Maui 8th and 9th	0.00%	0.00%	*
Personnel	5,106.00	5,126.00	20.00	New Building - Kalana Mauka 6th	5,106.00	5,126.00	20.00	Kalana Mauka 6th	5,106.00	5,126.00	20.00	Kalana Mauka 6th	3.82%	1.91%	
Planning	12,237.00	5,051.00	(7,186.00)	Existing sf Kalana Pakui 2nd & Kalana O Maui 6th & Off Campus	12,237.00	12,239.00	2.00	Existing sf Kalana Pakui & Kalana Makai 1st	12,237.00	12,239.00	2.00	Existing sf Kalana Pakui & Kalana Makai 1st	9.44%	0.45%	*
Prosecuting Attorney	11,738.00	12,502.00	764.00	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,738.00	12,502.00	764.00	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,738.00	12,502.00	764.00	Existing sf Wailuku Courthouse 1st, 2nd & Basement	1.38%	0.69%	
Public Works	19,325.00	14,492.00	(4,833.00)	Existing sf Kalana O Maui 1st, 4th & Off Campus	19,325.00	20,417.00	1,092.00	Existing sf Kalana O Maui 1st & 4th & New Building - Kalana Makai 1st & Existing Kalana Pakui	19,325.00	20,417.00	1,092.00	Existing sf Kalana O Maui 1st & 4th & New Building - Kalana Makai 1st & Existing Kalana Pakui	0.91%	0.45%	
Water	10,919.00	11,468.00	549.00	Existing sf Kalana O Maui 1st & 5th	10,919.00	11,468.00	549.00	Existing sf Kalana O Maui 1st & 5th	10,919.00	11,468.00	549.00	Existing sf Kalana O Maui 1st & 5th	1.37%	0.69%	
Projected growth rate based on actual historic employment data for the past 10 years.															
* Mayor's Office based on 0% growth rate, Management based on 2.5% growth rate, Planning based on 0.45% growth similar to Public Works															
	154,835.00	130,626.00			154,835.00	159,500.00			158,578.00	156,136.00					
Space Analysis for Office and Support and Common Area Space Requirement: Office & Equipment workspace, Meeting Rooms, File Storage, and General Storage															
County of Maui Wailuku Campus															

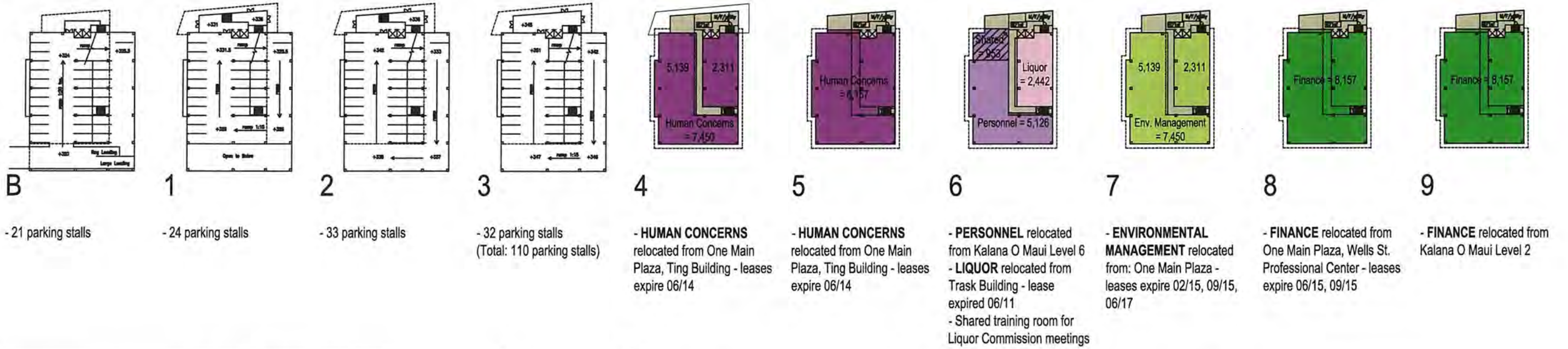
Kalana O Maui
General Gross Floor Area: ~9,911sf



- Legend:
- Civil Defense
 - Corporation Couns
 - County Clerk
 - Council Services
 - County Council
 - Environmental Man
 - Finance
 - Housing & Human Conco
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attom
 - Public Works
 - Water
 - Common Areas/ Circulat
 - Shared Spaces



scale 1"= 50' for 22x34
scale 1"=100' for 11x17



Office Building Height	Stalls Required	Stalls Provided
6 story	97	110
5 story	81	110

*based on 1/500sf Maui County Code, using 85% net)



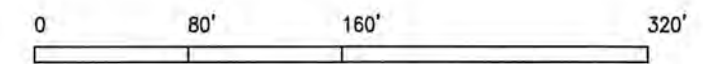
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Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

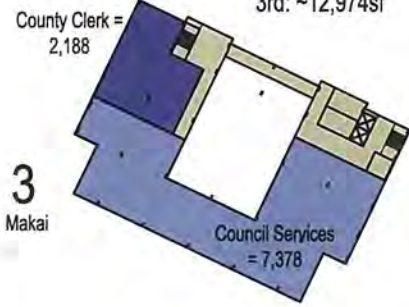
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015
Option 6 - 11.14.12



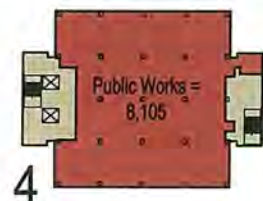
scale 1"= 50' for 22x34
scale 1"=100' for 11x17

Kalana Makai
 General Gross Floor Area: 1st: ~15,781sf
 2nd: ~15,781sf
 3rd: ~12,974sf



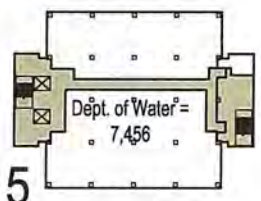
3
Makai

Kalana O Maui
 General Gross Floor Area: ~9,911sf



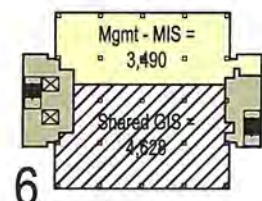
4

- **PUBLIC WORKS** to remain.
 - **COUNCIL SERVICES & COUNTY CLERK** relocated from Kalana O Maui Level 7



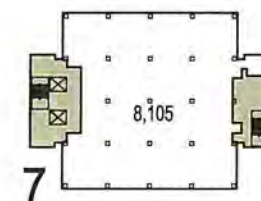
5

- **DEPT. OF WATER** to remain.
 - Water relocated from One Main Plaza - lease expires 12/16



6

- **MANAGEMENT - MIS** to remain.
 - Shared GIS to be renovated: Planning, Public Works, & Management - GIS



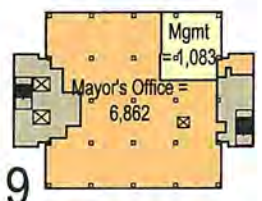
7

- Surge space



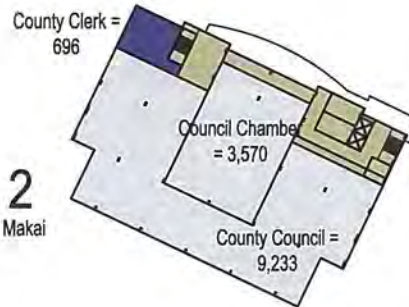
8

- To be renovated.
 - **MANAGEMENT** relocated from One Main Plaza, Wells St. Professional Center - leases expire 06/13, 12/13
 - **MAYOR'S OFFICE** relocated from One Main Plaza - leases expire 09/15

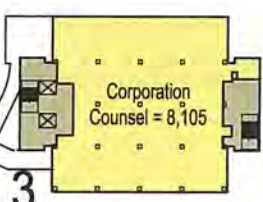


9

- **MAYOR'S OFFICE** to remain.



2
Makai



3

- **CORP. COUNSEL** to remain.
 - **COUNTY COUNCIL & COUNTY CLERK** relocated from Kalana O Maui Level 8



4

- **PLANNING** relocated from One Main Plaza - leases expire 05/14, 09/15



- Legend:
- Civil Defense
 - Corporation Couns
 - County Clerk
 - Council Services
 - County Council
 - Environmental Ma on
 - Finance
 - Housing & Human Conc
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorn
 - Public Works
 - Water
 - Common Areas/ Cit
 - Shared Spaces

Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1B - 2017

Option 6 - 11.14.12



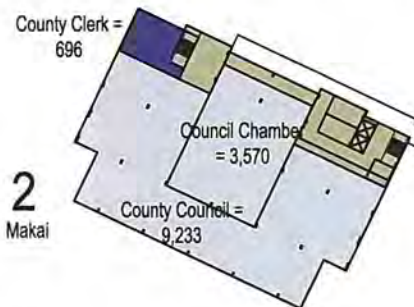
scale 1"= 50' for 22x34
 scale 1"=100' for 11x17

Kalana Makai
 General Gross Floor Area: 1st: ~15,781sf
 2nd: ~15,781sf
 3rd: ~12,974sf



3
Makai

COUNCIL SERVICES & COUNTY CLERK



2
Makai

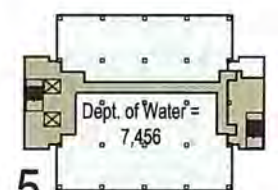
COUNTY COUNCIL & COUNTY CLERK

Kalana O Maui
 General Gross Floor Area: ~9,911sf



4

PUBLIC WORKS
 - Re-skin exterior and re-structure for seismic.



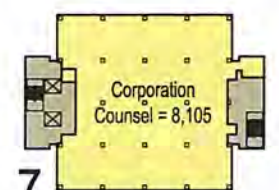
5

DEPT. OF WATER
 - Re-skin exterior and re-structure for seismic.



6

MANAGEMENT - MIS
 - Re-skin exterior and re-structure for seismic.



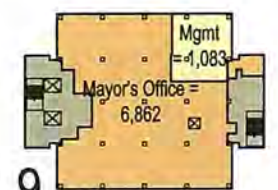
7

CORPORATION COUNSEL
 - Re-skin exterior, re-structure for seismic, and renovate.
 - Corp. Counsel relocated from Kalana O Maui Level 3



8

MAYOR'S OFFICE & MGMT
 - Re-skin exterior and re-structure for seismic.



9

MAYOR'S OFFICE & MGMT
 - Re-skin exterior and re-structure for seismic.

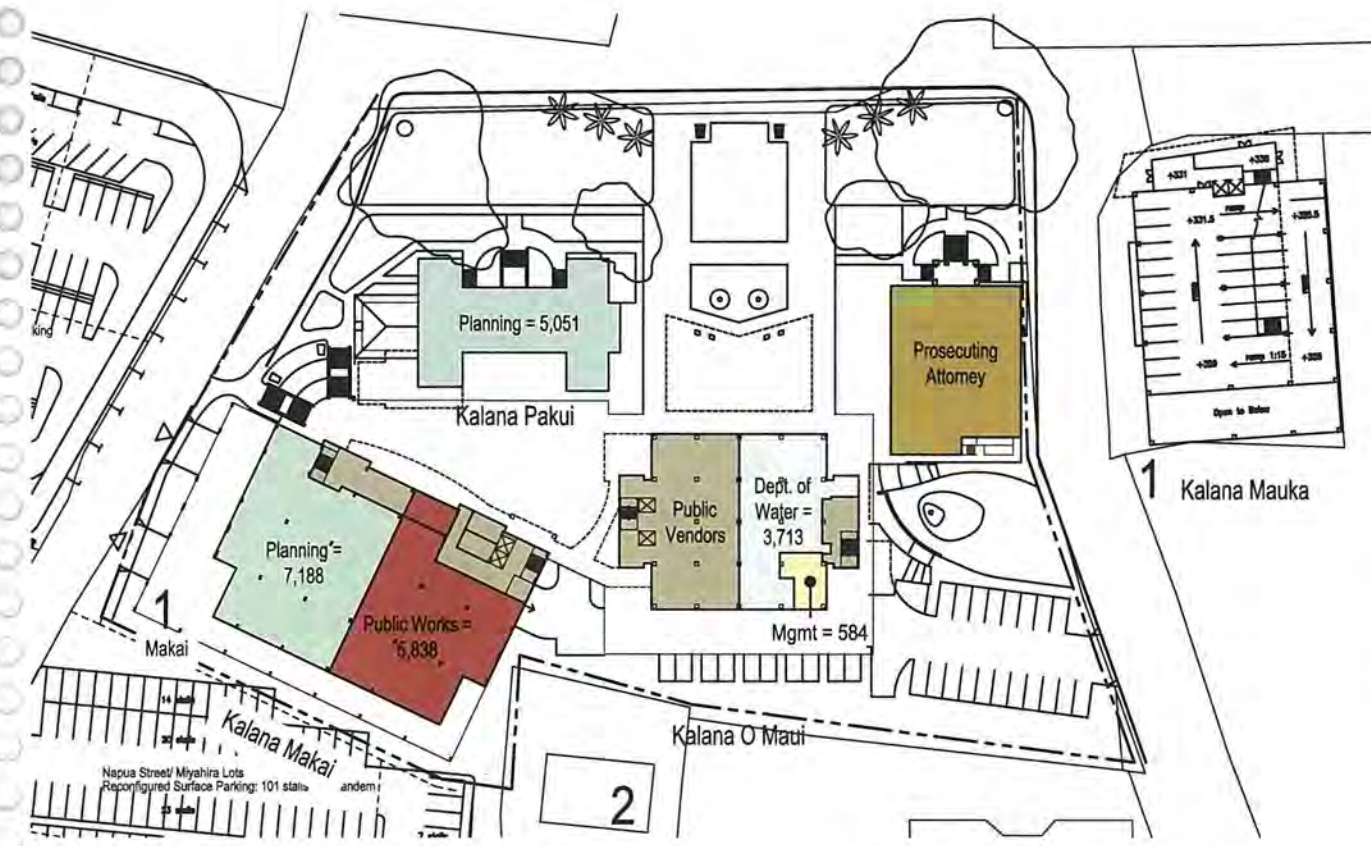


3

WELLNESS/ CONFERENCE CENTER
 - Re-skin exterior, re-structure for seismic and renovate.
 - Shared conference rooms, leasable space
 - Kalana Pakui to be renovated.



- CIVIL DEFENSE will relocate to New Building near Police.



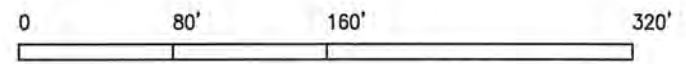
- Legend:**
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/ Circulation
 - Shared Spaces

Campus Expansion - Kalana O Maui, Kalana Pakui and Main Civic Green

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2025
Option 6 - 11.14.12



scale 1" = 50' for 22x34
 scale 1" = 100' for 11x17

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTION 7

Projected growth rate based on actual historic employment data for the past 10 years.

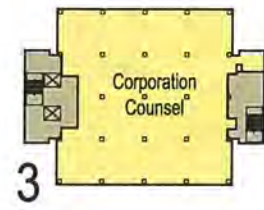
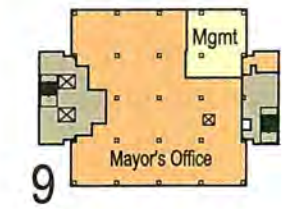
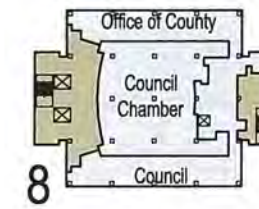
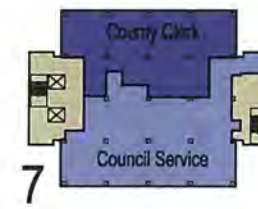
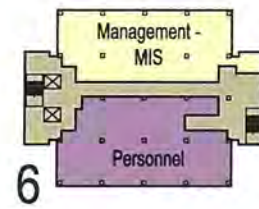
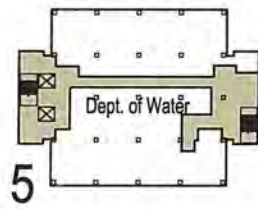
* Mayor's Office based on 0% growth rate and Management based on 2.5% growth rate, and Planning will have the same growth rate as Public Works per conf call with Wendy T., Oct. 26, 2012

Office, Support and Common Area Space Requirement	2015 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2020 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2025 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2030 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	Average Growth	50% Average Growth
	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
DEPARTMENT	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
Civil Defense	3	4	1	3,954.00	3	4	1	3,954.00	3	4	1	3,954.00	3	4	1	3,954.00	9.17%	4.50%
Corporate Counsel	21	0	17	6,486.00	23	0	17	6,635.33	25	0	18	6,966.00	28	0	18	7,222.00	3.90%	1.95%
County Clerk	7	1	2	6,482.00	7	1	2	6,482.00	7	1	2	6,482.00	7	1	2	6,482.00	11.42%	5.71%
Council Services	18	0	4	7,301.00	18	0	4	7,301.00	18	0	4	7,301.00	18	0	4	7,301.00	2.09%	1.05%
County Council	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	3.17%	1.59%
Environmental Mgmt.	34	4	5	6,805.00	34	4	5	6,805.00	34	4	5	6,805.00	34	4	5	6,805.00	1.72%	0.80%
Finance	18	14	7	15,943.00	22	14	7	16,188.00	23	14	7	16,273.00	25	15	7	16,476.00	2.35%	1.17%
Human Concerns	35	23	7	15,355.00	35	23	7	15,355.00	35	23	7	15,355.00	35	23	7	15,355.00	1.73%	0.80%
Liquor	5	12	2	2,430.00	5	12	2	2,430.00	5	12	2	2,430.00	5	12	2	2,430.00	2.29%	1.15%
Management	14	38	4	8,703.00	16	45	4	9,620.00	61	10	2	10,431.00	23	54	4	11,177.00	10.77%	2.50%
Mayor's Office	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	0.00%	0.00%
Personnel	14	3	2	5,106.00	14	3	2	5,106.00	14	3	2	5,106.00	14	3	2	5,106.00	3.82%	1.90%
Planning	34	34	5	12,237.00	34	34	5	12,237.00	34	34	5	12,237.00	34	34	5	12,237.00	9.44%	4.72%
Prosecuting Attorney	34	47	2	11,738.00	34	47	2	11,738.00	34	47	2	11,738.00	34	47	2	11,738.00	1.38%	0.69%
Public Works	68	29	4	21,075.00	68	29	4	21,075.00	68	29	4	21,075.00	68	29	4	21,075.00	0.91%	0.45%
Water	52	30	5	10,919.00	52	30	5	10,919.00	52	30	5	10,919.00	52	30	5	10,919.00	1.37%	0.69%
SubTotal Employees	405	269	81		413	276	81		461	241	80		428	286	82			
Total Employees			755				770				782				796			
Total Office Space Requirement including Circulation (25% efficiency)				82,401.00				83,712.33				84,939.00				86,144.00		
Total Support & Common Area Space Requirement including Circulation (25% efficiency)				74,184.00				74,184.00				74,184.00				74,184.00		
Total Office and Support & Common Area Space Requirement Including Circulation (25% Efficiency)				156,585.00				157,896.33				159,123.00				160,328.00		
Common Area (20% efficiency)				39,146.25				39,474.08				39,780.75				40,082.00		
Total Square Footage				195,731.25				197,370.42				198,903.75				200,410.00		

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTION 7		20-Nov-12	Phase 1A - Option 7			Phase 1B - Option 7			Phase 2 - Option 7						
	2015		2015			2015	2017			2030	2030				
	TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1			TOTAL NET SQUARE FOOTAGE REQUIRED	PHASE 1			TOTAL NET SQUARE FOOTAGE REQUIRED	PHASE 2			Average Growth	50% Average Growth
				Diff	NOTE			Diff	NOTE			Diff	NOTE		
Civil Defense	3,954.00		4,305.00	351.00	Existing sf Kalana O Maui 1st	3,954.00	4,305.00	351.00	Existing sf Kalana O Maui 1st	3,954.00	0.00	(3,954.00)	Relocate to New Building near Police	9.17%	4.58%
Corporate Counsel	6,486.00		8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	6,486.00	8,105.00	1,619.00	Kalana O Maui 3rd	7,222.00	8,105.00	883.00	Kalana O Maui 7th	3.90%	1.95%
County Clerk	6,482.00		3,362.00	(3,120.00)	Existing sf Kalana O Maui 7th	6,482.00	2,884.00	(3,598.00)	New Building - Kalana Makai 2nd and 3rd	6,482.00	2,884.00	(3,598.00)	Building - Kalana Makai 2nd and 3rd	11.42%	5.71%
Council Services	7,301.00		4,642.00	(2,659.00)	Existing sf Kalana O Maui 7th	7,301.00	7,378.00	77.00	Kalana Makai 3rd	7,301.00	8,128.00	827.00	Kalana O Maui 3rd	2.09%	1.05%
County Council	12,798.00		7,374.00	(5,424.00)	Existing sf Kalana O Maui 8th	12,798.00	12,803.00	5.00	New Building - Kalana Makai 2nd	12,798.00	12,994.00	196.00	Building - Kalana Makai 2nd	3.17%	1.59%
Environmental Mgmt.	6,805.00		6,948.00	143.00	New Building - Kalana Mauka 7th	6,805.00	6,948.00	143.00	New Building - Kalana Mauka 7th	6,805.00	6,948.00	143.00	New Building - Kalana Mauka 7th	1.72%	0.86%
Finance	15,943.00		16,314.00	371.00	New Building - Kalana Mauka 8th and 9th	15,943.00	16,314.00	371.00	Kalana Mauka 8th and 9th	16,476.00	16,314.00	(162.00)	Kalana Mauka 8th and 9th	2.35%	1.17%
Human Concerns	15,355.00		15,607.00	252.00	New Building - Kalana Mauka 4th and 5th	15,355.00	15,607.00	252.00	Kalana Mauka 1st and 2nd	15,355.00	15,607.00	252.00	Kalana Mauka 1st and 2nd	1.73%	0.86%
Livnor	2,430.00		2,442.00	12.00	New Building - Kalana Mauka 6th	2,430.00	2,442.00	12.00	Kalana Mauka 6th	2,430.00	2,442.00	12.00	Kalana O Maui 6th	2.29%	1.15%
Management	8,703.00		6,026.00	(2,677.00)	Existing sf Kalana O Maui 1st, 2nd, 9th & Off Campus	8,703.00	11,181.00	2,478.00	Existing sf Kalana O Maui 1st, 2nd, 6th, 8th, 9th	11,177.00	11,181.00	4.00	Existing sf Kalana O Maui 1st, 2nd, 6th, 8th, 9th	10.77%	2.50%
Mayor's Office	9253		6,862.00	(2,391.00)	Kalana O Maui 9th & New Building - Kalana Mauka 3rd & Off Campus	9,253.00	9,781.00	528.00	Kalana O Maui 8th and 9th	9,253.00	9,781.00	528.00	Kalana O Maui 8th and 9th	0.00%	0.00%
Personnel	5,106.00		5,126.00	20.00	New Building - Kalana Mauka 6th	5,106.00	5,126.00	20.00	Kalana Mauka 6th	5,106.00	5,126.00	20.00	Kalana Mauka 6th	3.82%	1.91%
Planning	12,237.00		5,051.00	(7,186.00)	Existing sf Kalana Pakui 2nd & Kalana O Maui 6th & Off Campus	12,237.00	12,358.00	121.00	Existing sf Kalana Pakui & Kalana Makai 1st	12,237.00	12,358.00	121.00	Existing sf Kalana Pakui & Kalana Makai 1st	9.44%	0.45%
Prosecuting Attorney	11,738.00		12,502.00	764.00	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,738.00	12,502.00	764.00	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,738.00	12,502.00	764.00	Existing sf Wailuku Courthouse 1st, 2nd & Basement	1.38%	0.69%
Public Works	21,075.00		14,492.00	(6,583.00)	Existing sf Kalana O Maui 1st, 4th & Off Campus	21,075.00	21,110.00	35.00	Existing sf Kalana O Maui 1st & 4th & New Building - Kalana Makai 1st & Existing Kalana Pakui	21,075.00	21,110.00	35.00	Existing sf Kalana O Maui 1st & 4th & New Building - Kalana Makai 1st & Existing Kalana Pakui	0.91%	0.45%
Water	10,919.00		11,468.00	549.00	Existing sf Kalana O Maui 1st & 5th	10,919.00	11,468.00	549.00	Existing sf Kalana O Maui 1st & 5th	10,919.00	11,468.00	549.00	Existing sf Kalana O Maui 1st & 5th	1.37%	0.69%
					Projected growth rate based on actual historic employment data for the past 10 years.										
					* Mayor's Office based on 0% growth rate, Management based on 2.5% growth rate, Planning based on 0.45% growth similar to Public Works										
	156,585.00		130,626.00			156,585.00	160,312.00			160,328.00	156,948.00				

Space Analysis for Office and Support and Common Area Space Requirement: Office & Equipment workspace, Meeting Rooms, File Storage, and General Storage
County of Maui Wailuku Campus

Kalana O Maui
General Gross Floor Area: ~9,911sf

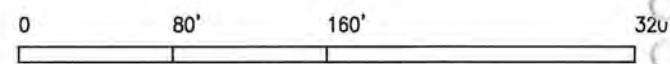


Legend:

- Civil Defense
- Corporation Couns
- County Clerk
- Council Services
- County Council
- Environmental Man
- Finance
- Housing & Human Conco
- Liquor Control
- Management
- Mayor's Office
- Personnel
- Planning
- Prosecuting Attom
- Public Works
- Water
- Common Areas/ Circulat
- Shared Spaces

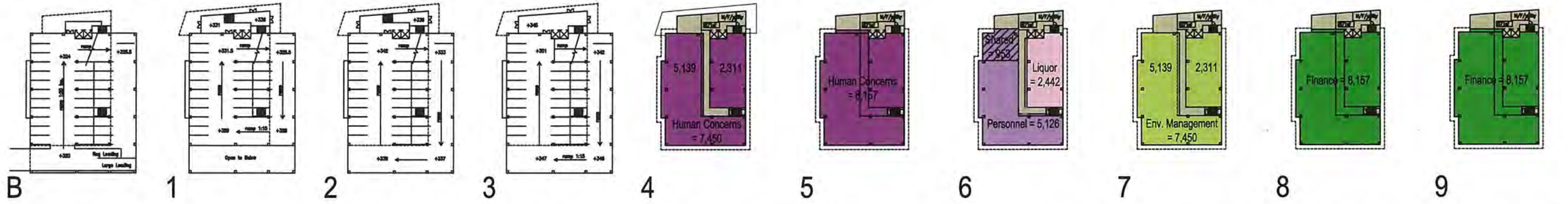
Existing County of Maui Properties
County of Maui - Wailuku Campus
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing County of Maui Properties
Option 7 - 11.20.12



scale 1"= 50' for 22x34
scale 1"=100' for 11x17

Kalana Mauka
General Gross Floor Area: ~9482sf



B - 21 parking stalls

1 - 24 parking stalls

2 - 33 parking stalls

3 - 32 parking stalls (Total: 110 parking stalls)

4 - **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
5,139
2,311
Human Concerns = 7,450

5 - **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
Human Concerns = 8,157

6 - **PERSONNEL** relocated from Kalana O Maui Level 6
LIQUOR relocated from Trask Building - lease expired 06/11
- Shared training room for Liquor Commission meetings
Liquor = 2,442
Personnel = 5,126

7 - **ENVIRONMENTAL MANAGEMENT** relocated from: One Main Plaza - leases expire 02/15, 09/15, 06/17
5,139
2,311
Env. Management = 7,450

8 - **FINANCE** relocated from One Main Plaza, Wells St. Professional Center - leases expire 06/15, 09/15
Finance = 8,157

9 - **FINANCE** relocated from Kalana O Maui Level 2
Finance = 8,157

Parking Requirements*		
Office Building Height	Stalls Required	Stalls Provided
6 story	97	110
5 story	81	110

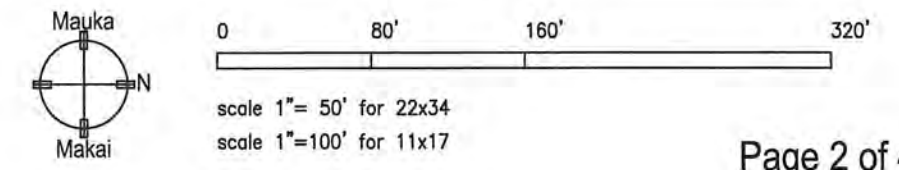
*based on 1/500sf Maui County Code, using 85% net)



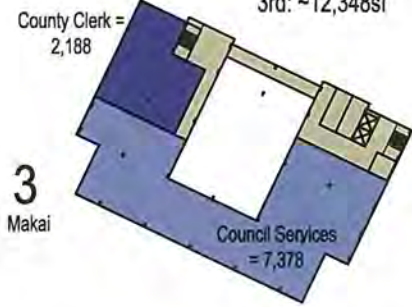
Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015
Option 7 - 11.20.12

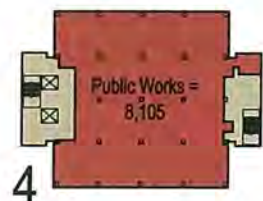


Kalana Makai
 General Gross Floor Area: 1st: ~15,918sf
 2nd: ~15,918sf
 3rd: ~12,348sf



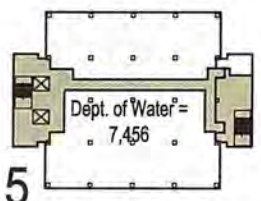
3
Makai

Kalana O Maui
 General Gross Floor Area: ~9,911sf



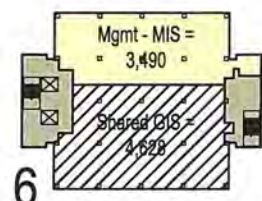
4

- PUBLIC WORKS to remain.
 - COUNCIL SERVICES & COUNTY CLERK relocated from Kalana O Maui Level 7



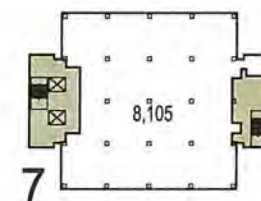
5

- DEPT. OF WATER to remain.
 - Water relocated from One Main Plaza - lease expires 12/16



6

- MANAGEMENT - MIS to remain.
 - Shared GIS to be renovated: Planning, Public Works, & Management - GIS



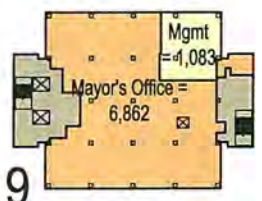
7

- Surge space



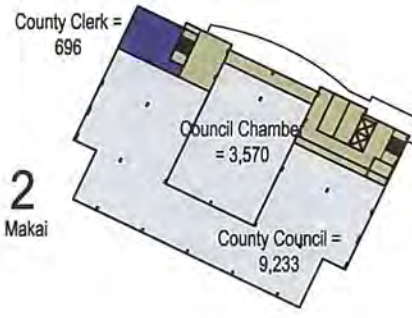
8

- To be renovated.
 - MANAGEMENT relocated from One Main Plaza, Wells St. Professional Center - leases expire 06/13, 12/13
 - MAYOR'S OFFICE relocated from One Main Plaza - leases expire 09/15

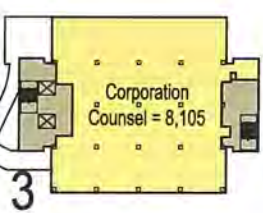


9

- MAYOR'S OFFICE to remain.



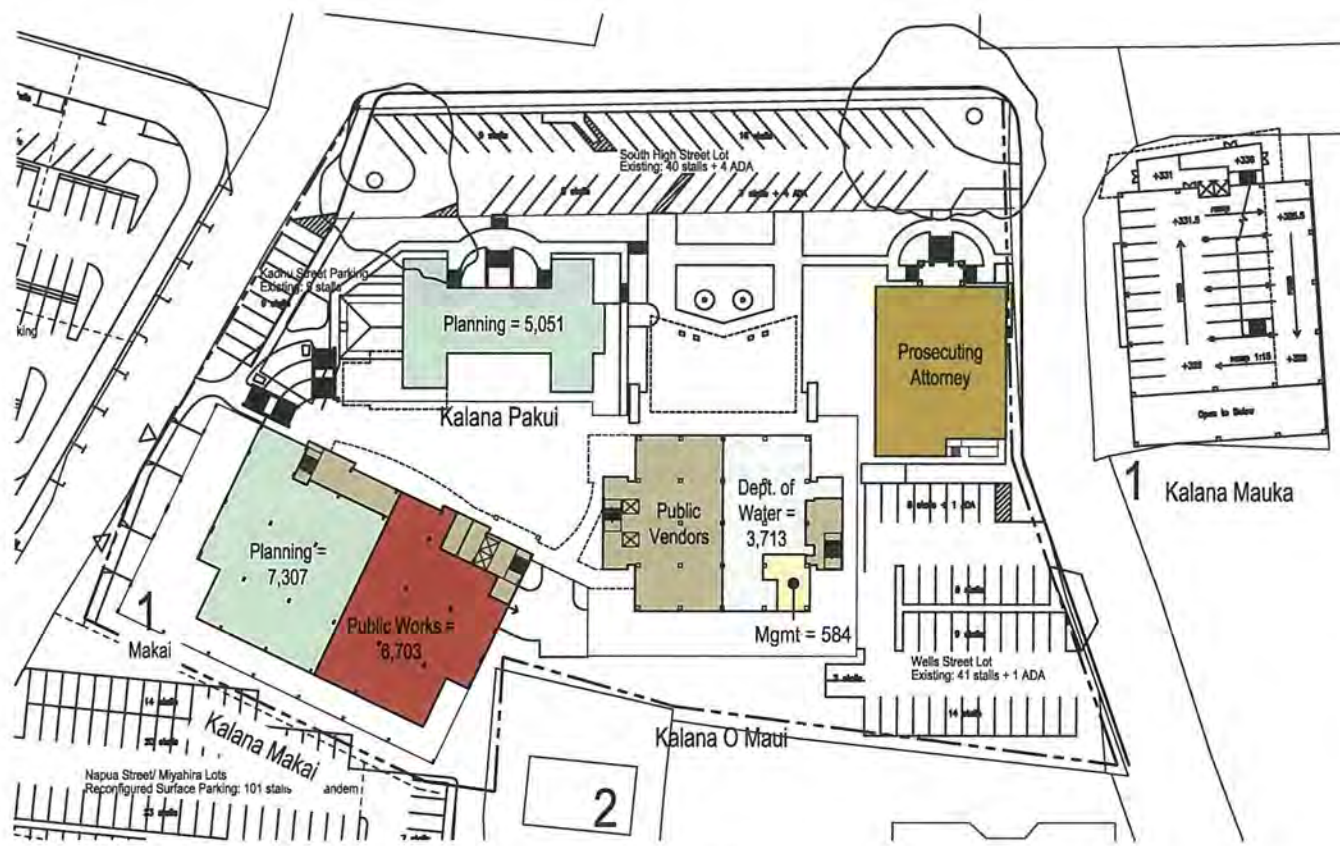
2
Makai



3

- CORP. COUNSEL to remain.
 - COUNTY COUNCIL & COUNTY CLERK relocated from Kalana O Maui Level 8

- PLANNING relocated from One Main Plaza - leases expire 05/14, 09/15



1
Kalana Mauka



B
Kalana Mauka

- Legend:
- Civil Defense
 - Corporation Couns
 - County Clerk
 - Council Services
 - County Council
 - Environmental Man
 - Finance
 - Housing & Human Conc
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorn
 - Public Works
 - Water
 - Common Areas/ Circul
 - Shared Spaces

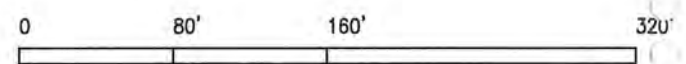
Campus Expansion - Mauka and Makai Buildings

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1B - 2017

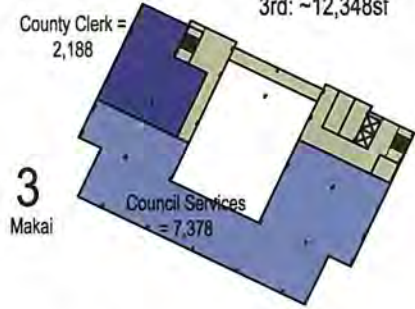
Option 7 - 11.20.12



scale 1" = 50' for 22x34
 scale 1" = 100' for 11x17

Kalana Makai

General Gross Floor Area: 1st: ~15,918sf
2nd: ~15,918sf
3rd: ~12,348sf

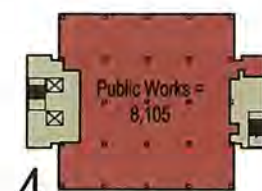


3
Makai

COUNCIL SERVICES & COUNTY CLERK

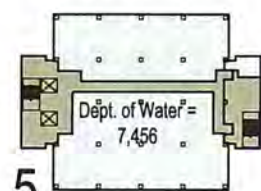
Kalana O Maui

General Gross Floor Area: ~9,911sf



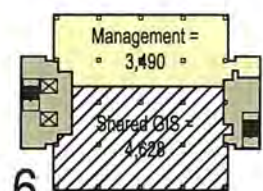
4

PUBLIC WORKS
- Re-skin exterior and re-structure for seismic.



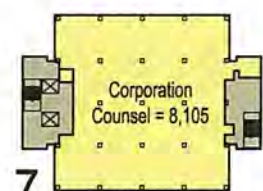
5

DEPT. OF WATER
- Re-skin exterior and re-structure for seismic.



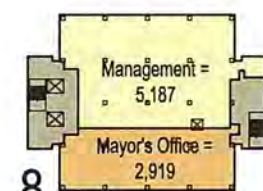
6

MANAGEMENT - MIS
- Re-skin exterior and re-structure for seismic.



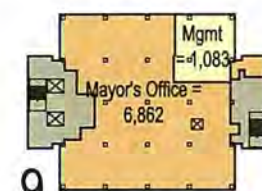
7

CORPORATION COUNSEL
- Re-skin exterior, re-structure for seismic, and renovate.
- Corp. Counsel relocated from Kalana O Maui Level 3



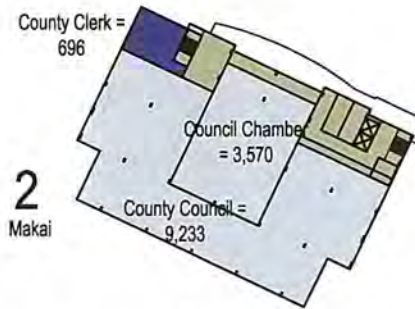
8

MAYOR'S OFFICE & MGMT
- Re-skin exterior and re-structure for seismic.



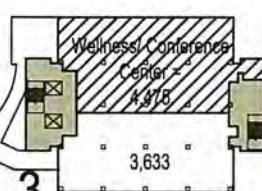
9

MAYOR'S OFFICE & MGMT
- Re-skin exterior and re-structure for seismic.



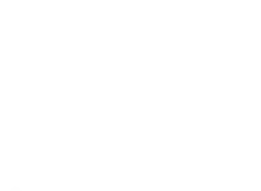
2
Makai

COUNTY COUNCIL & COUNTY CLERK



3

WELLNESS/ CONFERENCE CENTER
- Re-skin exterior, re-structure for seismic and renovate.
- Shared conference rooms, leasable space

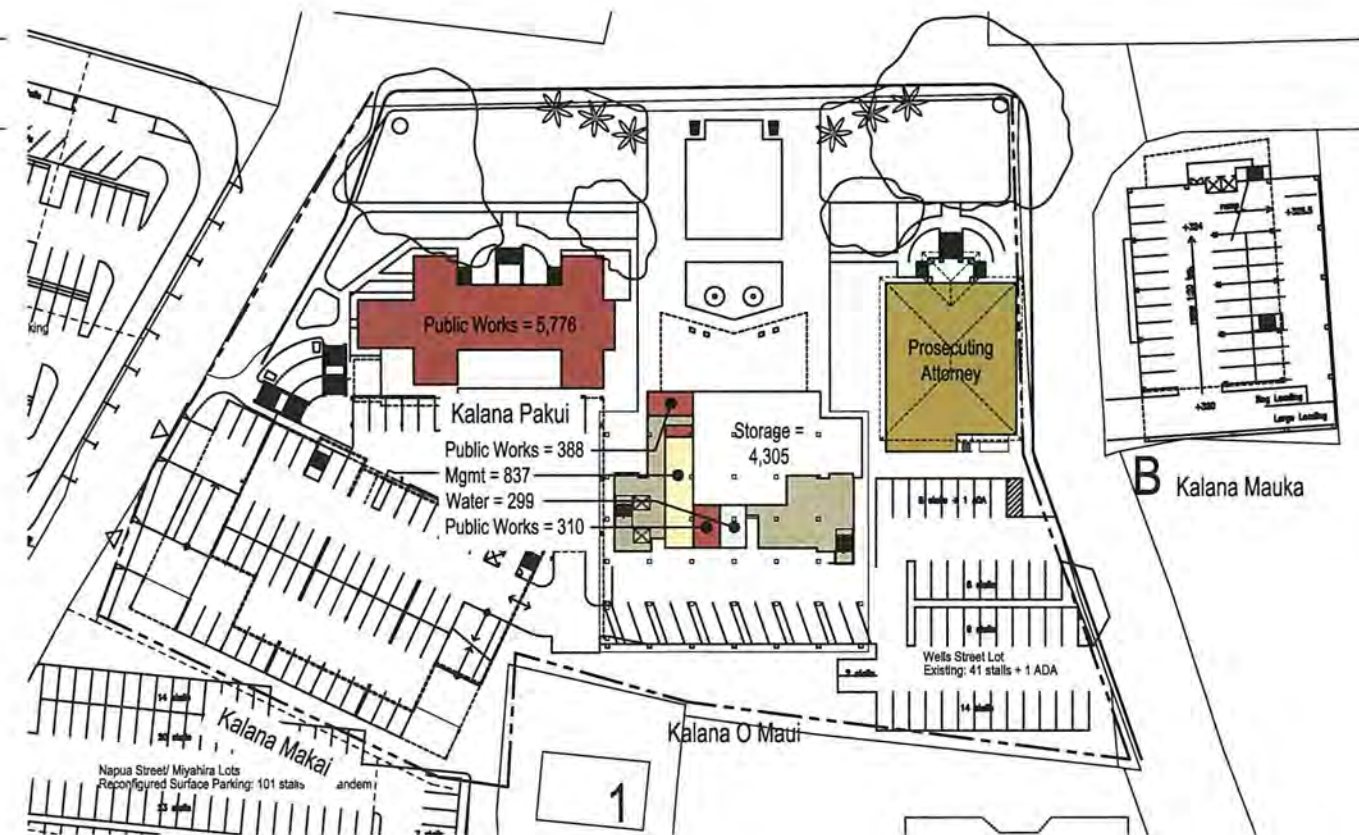


3

- Kalana Pakui to be renovated.



- CIVIL DEFENSE will relocate to New Building near Police.



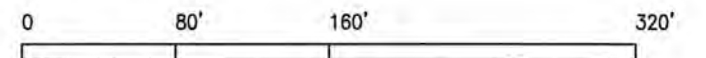
- Legend:**
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/ Circulation
 - Shared Spaces

Campus Expansion - Kalana O Maui, Kalana Pakui and Main Civic Green

County of Maui - Wailuku Campus

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

**Phase 2 - 2025
Option 7 - 11.20.12**



scale 1" = 50' for 22x34
scale 1" = 100' for 11x17

SPACE ANALYSIS BASED ON 100% OF PROJECTED GROWTH RATE - OPTION 8

Projected growth rate based on actual historic employment data for the past 10 years.

Office, Support and Common Area Space Requirement	2015 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2020 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2025 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2030 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	Average Growth	100% Average Growth
	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
DEPARTMENT	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
Civil Defense	3	4	1	3,954.00	3	4	1	3,954.00	3	4	1	3,954.00	3	4	1	3,954.00	9.17%	9.17%
Corporate Counsel	21	0	20	6,966.00	23	0	25	7,915.33	25	0	31	9,046.00	28	0	36	10,102.00	3.90%	3.90%
County Clerk	10	1	2	6,674.00	15	1	2	6,994.00	24	1	2	7,570.00	41	1	2	8,658.00	11.42%	11.42%
Council Services	18	0	4	7,301.00	18	0	4	7,301.00	18	0	4	7,301.00	18	0	4	7,301.00	2.09%	2.09%
County Council	32	0	9	13,118.00	37	0	9	13,652.00	42	0	9	14,185.00	47	0	9	14,718.00	3.17%	3.17%
Environmental Mgmt.	34	4	5	6,805.00	34	4	5	6,805.00	34	4	5	6,805.00	34	4	5	6,805.00	1.72%	1.72%
Finance	18	14	7	15,943.00	22	14	7	16,188.00	23	14	7	16,273.00	25	15	7	16,476.00	2.35%	2.35%
Human Concerns	35	23	7	15,355.00	35	23	7	15,355.00	35	23	7	15,355.00	35	23	7	15,355.00	1.73%	1.73%
Liquor	5	12	2	2,430.00	5	12	2	2,430.00	5	12	2	2,430.00	5	12	2	2,430.00	2.29%	2.29%
Management	14	38	4	8,703.00	16	45	4	9,620.00	61	10	2	10,431.00	23	54	4	11,177.00	10.77%	10.77%
Mayor's Office	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	0.00%	0.00%
Personnel	14	3	2	5,106.00	14	3	2	5,106.00	14	3	2	5,106.00	14	3	2	5,106.00	3.82%	3.82%
Planning	46	43	5	14,093.00	71	64	5	18,210.00	111	97	5	24,738.00	174	148	5	34,914.00	9.44%	9.44%
Prosecuting Attorney	34	47	2	11,738.00	34	47	2	11,738.00	34	47	2	11,738.00	34	47	2	11,738.00	1.38%	1.38%
Public Works	68	29	4	21,075.00	68	29	4	21,075.00	68	29	4	21,075.00	68	29	4	21,075.00	0.91%	0.91%
Water	55	30	5	11,111.00	60	30	5	11,431.00	65	30	5	11,751.00	70	30	5	12,071.00	1.37%	1.37%
SubTotal Employees	426	278	84		474	306	89		581	304	93		638	400	100			
Total Employees			788				869				978				1,138			
Total Office Space Requirement including Circulation (25% efficiency)				85,441.00				92,843.33				102,827.00				116,949.00		
Total Support & Common Area Space Requirement including Circulation (25% efficiency)				74,184.00				74,184.00				74,184.00				74,184.00		
Total Office and Support & Common Area Space Requirement Including Circulation (25% Efficiency)				159,625.00				167,027.33				177,011.00				191,133.00		
Common Area (20% efficiency)				39,906.25				41,756.83				44,252.75				47,783.25		
Total Square Footage				199,531.25				208,784.17				221,263.75				238,916.25		

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTION 9

Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office, County Clerk, County Council based on 0% growth rate and Management based on 2.5% growth rate, and Planning will have the same growth rate as Public Works per conf call with Wendy T., Oct. 26, 2012

Office, Support and Common Area Space Requirement	2015 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2020 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2025 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2030 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	Average Growth	50% Average Growth
	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
DEPARTMENT	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
Civil Defense	3	4	1	3,954.00	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	9.17%	4.58%
Corporate Counsel	21	0	17	6,486.00	23	0	17	6,635.33	25	0	18	6,966.00	28	0	18	7,222.00	3.90%	1.95%
County Clerk	7	1	2	3,406.00	7	1	2	3,406.00	7	1	2	3,406.00	7	1	2	3,406.00	11.42%	5.71% *
Council Services	18	0	4	7,301.00	18	0	4	7,301.00	18	0	4	7,301.00	18	0	4	7,301.00	2.09%	1.05%
County Council	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	3.17%	1.59% *
Environmental Mgmt.	34	4	5	6,805.00	34	4	5	6,805.00	34	4	5	6,805.00	34	4	5	6,805.00	1.72%	0.86%
Finance	18	14	7	15,943.00	22	14	7	16,188.00	23	14	7	16,273.00	25	15	7	16,476.00	2.35%	1.17%
Human Concerns	35	23	7	15,355.00	35	23	7	15,355.00	35	23	7	15,355.00	35	23	7	15,355.00	1.73%	0.86%
Liquor	5	12	2	2,430.00	5	12	2	2,430.00	5	12	2	2,430.00	5	12	2	2,430.00	2.29%	1.15%
Management	14	38	4	8,703.00	16	45	4	9,620.00	61	10	2	10,431.00	23	54	4	11,177.00	10.77%	2.50% *
Mayor's Office	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	0.00%	0.00% *
Personnel	14	3	2	5,106.00	14	3	2	5,106.00	14	3	2	5,106.00	14	3	2	5,106.00	3.82%	1.91%
Planning	34	34	5	12,237.00	34	34	5	12,237.00	34	34	5	12,237.00	34	34	5	12,237.00	9.44%	0.45%
Prosecuting Attorney	34	47	2	11,738.00	34	47	2	11,738.00	34	47	2	11,738.00	34	47	2	11,738.00	1.38%	0.69%
Public Works	68	29	4	21,075.00	68	29	4	21,075.00	68	29	4	21,075.00	68	29	4	21,075.00	0.91%	0.45%
Water	52	30	5	10,919.00	52	30	5	10,919.00	52	30	5	10,919.00	52	30	5	10,919.00	1.37%	0.69%
Sub Total Employees	405	269	81		410	272	80		458	237	79		425	282	81			
Total Employees			755				762				774				788			
Total Office Space Requirement including Circulation (25% efficiency)				82,401.00				82,949.33				84,176.00				85,381.00		
Total Support & Common Area Space Requirement including Circulation (25% efficiency)				74,184.00				70,993.00				70,993.00				70,993.00		
Total Office and Support & Common Area Space Requirement Including Circulation (25% Efficiency)				156,585.00				153,942.33				155,169.00				156,374.00		
Common Area (20% efficiency)				39,146.25				38,485.58				38,792.25				39,093.50		
Total Square Footage				195,731.25				192,427.92				193,961.25				195,467.50		

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTION 9		Phase 1A - Option 9		Phase 1B - Option 9		Phase 2 - Option 9				Average Growth		50% Average Growth	
20-Dec-12													
2015		2015		2015		2017		2030		2030			
TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 2			
		Diff	NOTE			Diff	NOTE			Diff	NOTE		
Civil Defense	3,954.00	4,305.00	351.00 Existing sf Kalana O Maui 1st	3,954.00	4,305.00	351.00	Existing sf Kalana O Maui 1st	0.00	0.00	0.00	Relocate to New Building near Police	9.17%	4.58%
Corporate Counsel	6,486.00	8,105.00	1,619.00 Existing sf Kalana O Maui 3rd	6,486.00	8,105.00	1,619.00	Kalana O Maui 3rd	7,222.00	8,105.00	883.00	Kalana O Maui 7th	3.90%	1.95%
County Clerk	3,406.00	3,428.00	22.00 Existing sf Kalana O Maui 7th	3,406.00	3,428.00	22.00	New Building - Kalana Makai 2nd and 3rd	3,406.00	3,428.00	22.00	Building - Kalana Makai 2nd and 3rd	11.42%	5.71% *
Council Services	7,301.00	7,765.00	464.00 Existing sf Kalana O Maui 7th	7,301.00	7,765.00	464.00	Kalana Makai 3rd	7,301.00	7,765.00	464.00	Kalana O Maui 3rd	2.09%	1.05%
County Council	12,798.00	12,413.00	(385.00) Existing sf Kalana O Maui 8th	12,798.00	12,413.00	(385.00)	New Building - Kalana Makai 2nd	12,798.00	12,413.00	(385.00)	Building - Kalana Makai 2nd	3.17%	1.59% *
Environmental Mgmt.	6,805.00	7,450.00	645.00 New Building - Kalana Mauka 7th	6,805.00	7,450.00	645.00	New Building - Kalana Mauka 7th	6,805.00	7,450.00	645.00	New Building - Kalana Mauka 7th	1.72%	0.86%
Finance	15,943.00	16,314.00	371.00 New Building - Kalana Mauka 8th and 9th	15,943.00	16,314.00	371.00	Kalana Mauka 8th and 9th	16,476.00	16,314.00	(162.00)	Kalana Mauka 8th and 9th	2.35%	1.17%
Human Concerns	15,355.00	15,607.00	252.00 New Building - Kalana Mauka 4th and 5th	15,355.00	15,607.00	252.00	Kalana Mauka 1st and 2nd	15,355.00	15,607.00	252.00	Kalana Mauka 1st and 2nd	1.73%	0.86%
Liquor	2,430.00	2,442.00	12.00 New Building - Kalana Mauka 6th	2,430.00	2,442.00	12.00	Kalana Mauka 6th	2,430.00	2,442.00	12.00	Kalana O Maui 6th	2.29%	1.15%
Management	8,703.00	11,253.00	2,550.00 Existing sf Kalana O Maui 1st, 2nd, 9th & Off Campus	8,703.00	11,253.00	2,550.00	Existing sf Kalana O Maui 1st, 2nd, 6th, 8th, 9th	11,177.00	11,253.00	76.00	Existing sf Kalana O Maui 1st, 2nd, 6th, 8th, 9th	10.77%	2.50% *
Mayor's Office	9,253.00	9,258.00	5.00 Kalana O Maui 9th & New Building - Kalana Mauka 3rd & Off Campus	9,253.00	9,258.00	5.00	Kalana O Maui 8th and 9th	9,253.00	9,258.00	5.00	Kalana O Maui 8th and 9th	0.00%	0.00% *
Personnel	5,106.00	5,126.00	20.00 New Building - Kalana Mauka 6th	5,106.00	5,126.00	20.00	Kalana Mauka 6th	5,106.00	5,126.00	20.00	Kalana Mauka 6th	3.82%	1.91%
Planning	12,237.00	4,963.00	(7,274.00) Existing sf Kalana Pakui 2nd & Kalana O Maui 6th & Off Campus	12,237.00	12,890.00	653.00	Existing sf Kalana Pakui & Kalana Makai 1st	12,237.00	12,890.00	653.00	Existing sf Kalana Pakui & Kalana Makai 1st	9.44%	0.45% *
Prosecuting Attorney	11,738.00	12,502.00	764.00 Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,738.00	12,502.00	764.00	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,738.00	12,502.00	764.00	Existing sf Wailuku Courthouse 1st, 2nd & Basement	1.38%	0.69%
Public Works	21,075.00	16,193.00	(4,882.00) Existing sf Kalana O Maui 1st, 4th & Off Campus	21,075.00	21,098.00	23.00	Existing sf Kalana O Maui 1st & 4th & New Building - Kalana Makai 1st & Existing Kalana Pakui	21,075.00	21,098.00	23.00	Existing sf Kalana O Maui 1st & 4th & New Building - Kalana Makai 1st & Existing Kalana Pakui	0.91%	0.45%
Water	10,919.00	10,964.00	45.00 Existing sf Kalana O Maui 1st & 5th	10,919.00	10,964.00	45.00	Existing sf Kalana O Maui 1st & 5th	10,919.00	10,964.00	45.00	Existing sf Kalana O Maui 1st & 5th	1.37%	0.69%

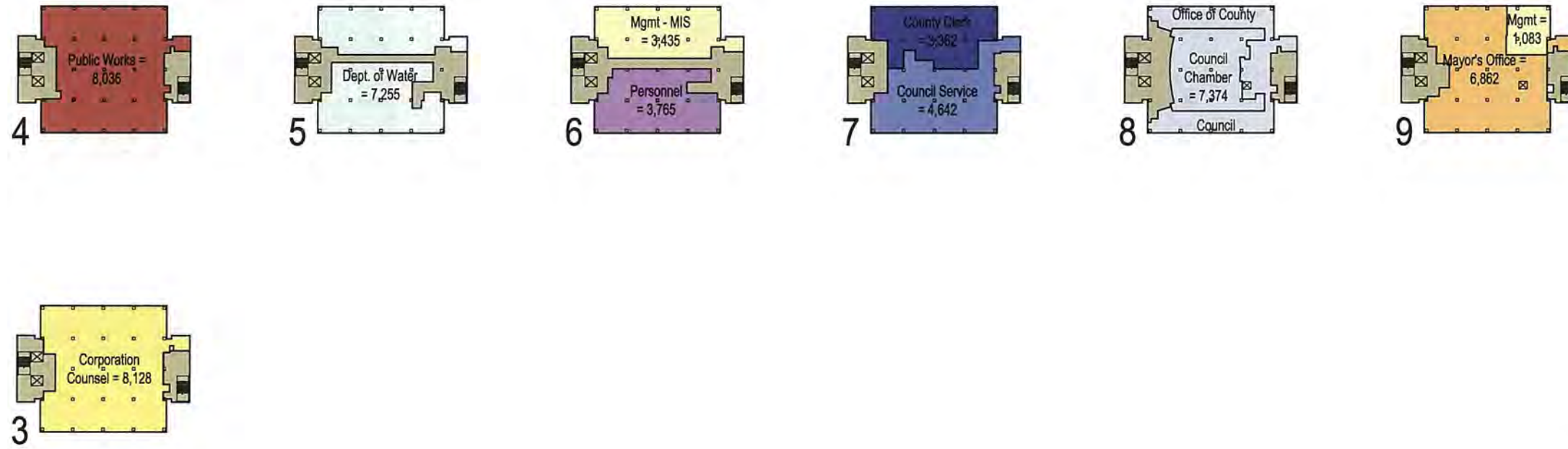
Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office, County Clerk, County Council based on 0% growth rate, Management based on 2.5% growth rate, Planning based on 0.45% growth similar to Public Works

153,509.00	148,088.00	153,509.00	160,920.00	153,298.00	156,615.00
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Space Analysis for Office and Support and Common Area Space Requirement: Office & Equipment workspace, Meeting Rooms, File Storage, and General Storage
County of Maui Wailuku Campus

Kalana O Maui
General Gross Floor Area: ~9,911sf



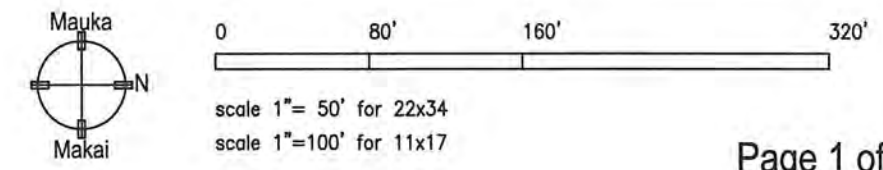
Notes (Reflected in plans):
 - FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
 - HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
 - Additional Internal Storage kept on-site

- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
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 - Mayor's Office
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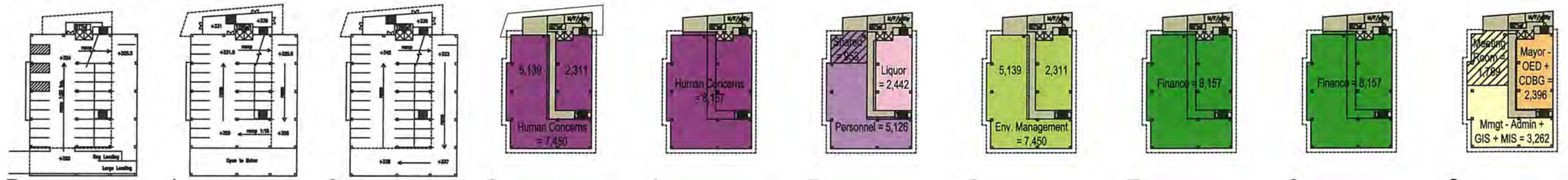


Existing County of Maui Properties
 Kalana O Maui Campus Expansion
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing County of Maui Properties
 Option 9 - 12.20.12



Office Building 1
General Gross Floor Area: ~9482sf



B
- 18 parking stalls

1
- 24 parking stalls

2
- 33 parking stalls

3
- **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14

4
- **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14

5
- **PERSONNEL** relocated from Kalana O Maui Level 6
- **LIQUOR** relocated from Trask Building - lease expired 06/11
- Shared training room for Liquor Commission meetings

6
- **ENVIRONMENTAL MANAGEMENT** relocated from One Main Plaza - leases expire 02/15, 09/15, 06/17

7
- **FINANCE** relocated from Kalana O Maui Level 2, One Main Plaza, Wells St. Professional Center - leases expire 06/15, 09/15

8
- **FINANCE** relocated from Kalana O Maui Level 2, One Main Plaza, Wells St. Professional Center - leases expire 06/15, 09/15

9
- **MAYOR'S OFFICE** relocated from One Main Plaza, Yellow Bldg - leases expire 01/12, 09/15
- **MANAGEMENT** relocated from KOM Level 6, One Main Plaza, Wells St. Professional Center, Trask Bldg - leases expire 06/12, 06/13, 12/13, 09/15

This scheme requires a Variance since it exceeds the FAR of 3.0. Parking stalls provided does not meet code requirements as a stand alone building, but per Maui Code 19.36A.030, the parking requirement is covered.

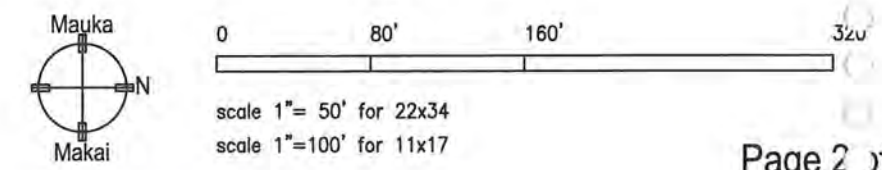
Parking Requirements*		
Office Building Height	Stalls Required	Stalls Provided incl. ADA
7 story + 3 level pkg	118	75

*based on 1/500sf Maui County Code, using 85% net

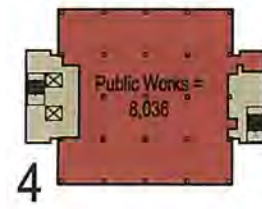


Office Building 1
Kalana O Maui Campus Expansion
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

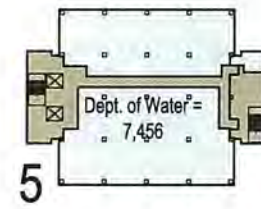
Phase 1A - 2015
Option 9 - 12.20.12



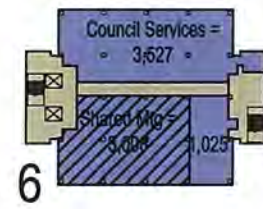
Kalana O Maui
General Gross Floor Area: ~9,911sf



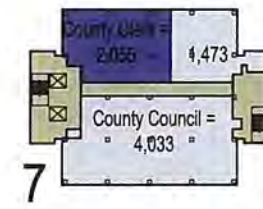
- PUBLIC WORKS to remain.



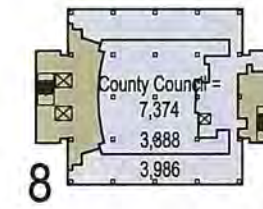
- DEPT. OF WATER to remain.
- Water relocated from One Main Plaza - lease expires 12/16



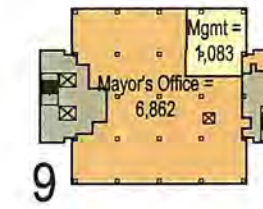
- COUNCIL SERVICES relocated from Kalana O Maui Level 7
- Shared Meeting to be renovated, for County Clerk use for every two-year voting period



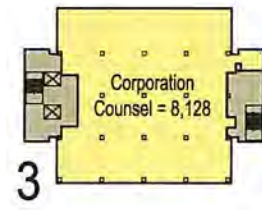
- COUNTY CLERK to partially remain.
- COUNTY COUNCIL expanded.



- COUNTY COUNCIL to remain.



- MAYOR'S OFFICE to remain.
- MANAGEMENT to remain.

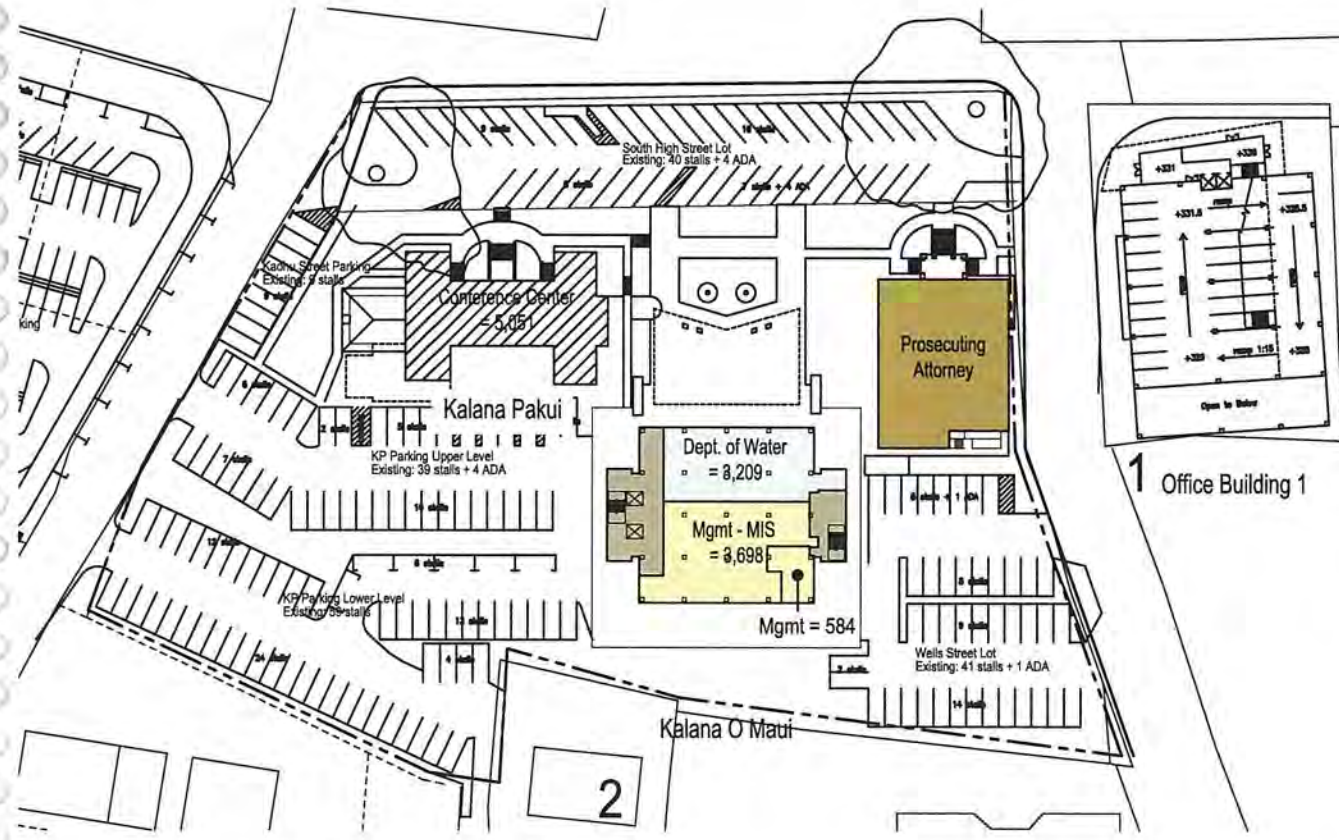


- CORP. COUNSEL to remain.

- PLANNING relocated to One Main Plaza, will return when lease expires 2015 M-T-M
- DEPT. OF WATER relocated from One Main Plaza - lease expires 12/16
- MGMT - MIS relocated from Kalana O Maui Level 6

- PUBLIC WORKS to remain.
- CIVIL DEFENSE to remain.

Notes (Reflected in plans):
- FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
- HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
- Additional Internal Storage kept on-site

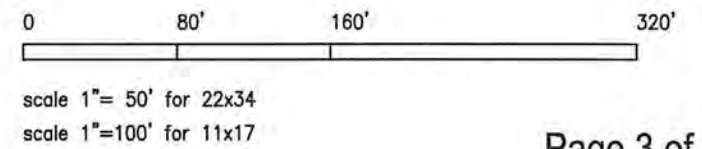


Legend:

- Civil Defense
- Corporation Counsel
- County Clerk
- Council Services
- County Council
- Environmental Management
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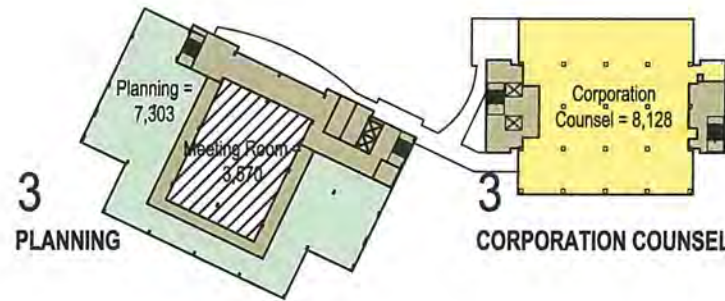
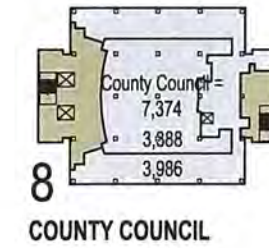
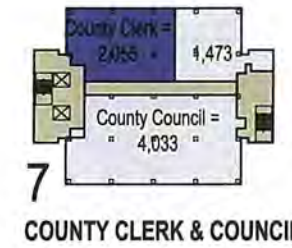
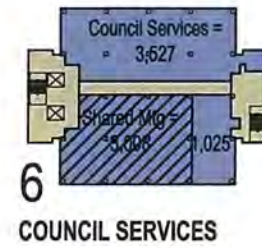
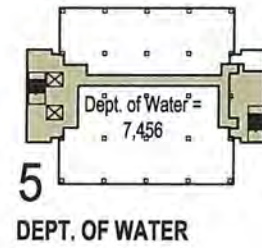
Kalana O Maui & Office Building 1
Kalana O Maui Campus Expansion
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015
Option 9 - 12.20.12



Office Building 2
 General Gross Floor Area: 1st: ~15,191sf
 2nd: ~15,191sf

Kalana O Maui
 General Gross Floor Area: ~9,911sf



- **PLANNING** relocated from One Main Plaza - leases expire 05/14, 09/15
 - **PUBLIC WORKS** relocated from Kalana Pakui Level 1, DSA Kahului Office - lease expires 07/12

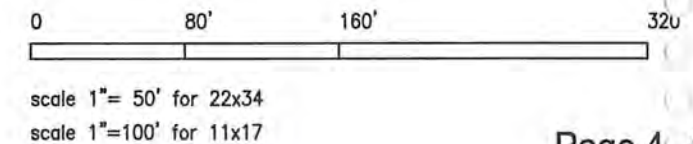
Notes (Reflected in plans):
 - **FINANCE** - Risk Management (5 employees) moved to **CORPORATION COUNSEL**
 - **HUMAN CONCERNS** - Grants Management (5 employees) moved to **FINANCE**
 - Additional Internal Storage



- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/Circulation
 - Shared Spaces

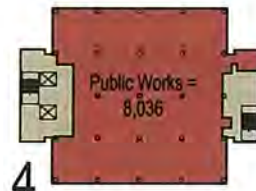
Office Building 2
 Kalana O Maui Campus Expansion
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1B - 2017
 Option 9 - 12.20.12

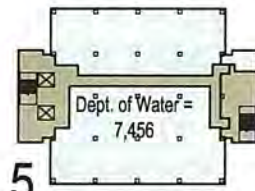


Office Building 2
 General Gross Floor Area: 1st: ~15,191sf
 2nd: ~15,191sf

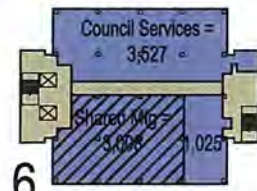
Kalana O Maui
 General Gross Floor Area: ~9,911sf



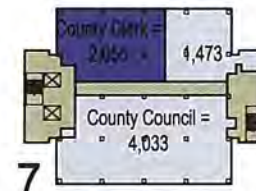
4 PUBLIC WORKS
 - Re-skin exterior and re-structure for seismic.



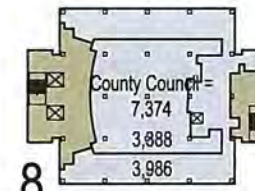
5 DEPT. OF WATER
 - Re-skin exterior and re-structure for seismic.



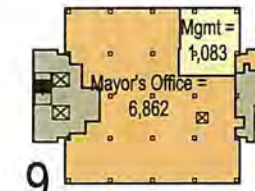
6 COUNCIL SERVICES
 - Re-skin exterior and re-structure for seismic.



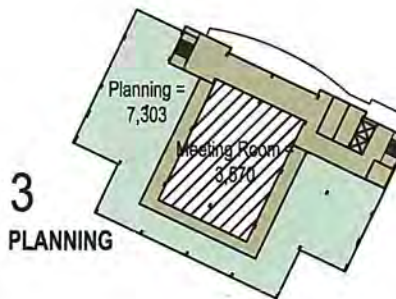
7 COUNTY CLERK & COUNCIL
 - Re-skin exterior and re-structure for seismic.



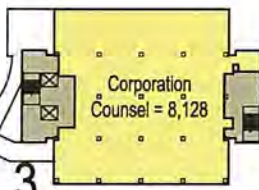
8 COUNTY COUNCIL
 - Re-skin exterior and re-structure for seismic.



9 MAYOR'S OFFICE & MGMT
 - Re-skin exterior and re-structure for seismic.



3 PLANNING



3 CORPORATION COUNSEL
 - Re-skin exterior and re-structure for seismic.



- CIVIL DEFENSE will relocate to New Building near Police.

Notes (Reflected in plans):
 - FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
 - HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
 - Additional Internal Storage kept on-site



- Legend:
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 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/ Circulation
 - Shared Spaces

Kalana O Maui, Kalana Pakui and Main Civic Green

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2030
 Option 9 - 12.20.12



0 80' 160' 320'

scale 1" = 50' for 22x34
 scale 1" = 100' for 11x17

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTIONS 10a & 10b

Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office, County Clerk, County Council based on 0% growth rate and Management based on 2.5% growth rate, and Planning will have the same growth rate as Public Works per conf call with Wendy T., Oct. 26, 2012

Office, Support and Common Area Space Requirement	2015 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2020 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2025 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2030 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	Average Growth	50% Average Growth
	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
DEPARTMENT	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
Civil Defense	3	4	1	4,023.89	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	9.17%	4.58%
Corporate Counsel	21	0	17	6,486.00	23	0	17	6,635.33	25	0	18	6,966.00	28	0	18	7,222.00	3.90%	1.95%
County Clerk	7	1	2	3,406.00	7	1	2	3,406.00	7	1	2	3,406.00	7	1	2	3,406.00	11.42%	5.71%
Council Services	18	0	4	7,356.06	20	0	4	7,451.40	21	0	4	7,551.54	22	0	4	7,656.70	2.09%	1.05%
County Council	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	3.17%	1.59%
Environmental Mgmt.	35	4	5	6,903.99	36	4	5	7,074.62	38	4	5	7,245.32	40	5	5	7,436.90	1.72%	0.8%
Finance	18	14	7	12,899.77	19	16	7	13,108.33	20	17	7	13,311.54	21	18	7	13,526.89	2.35%	1.17%
Human Concerns	36	24	7	12,522.03	37	25	7	12,753.14	39	26	7	12,990.68	41	27	7	13,239.07	1.73%	0.86%
Liquor	5	12	2	2,489.00	5	13	2	2,590.76	6	13	2	2,601.59	6	14	2	2,710.31	2.29%	1.15%
Management	14	38	4	8,703.00	16	45	4	9,620.00	61	10	2	10,431.00	23	54	4	11,177.00	10.77%	2.50%
Mayor's Office	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	0.00%	0.0%
Personnel	15	3	2	5,207.21	16	3	2	5,390.25	18	4	2	5,590.91	20	4	2	5,812.51	3.82%	1.97%
Planning	34	34	5	11,277.43	35	35	5	11,425.46	36	36	5	11,577.05	37	37	5	11,732.23	9.44%	0.4%
Prosecuting Attorney	35	48	2	11,928.99	36	50	2	12,255.95	37	51	2	12,593.47	38	53	2	12,943.83	1.38%	0.69%
Public Works	69	29	4	17,222.20	71	30	4	17,421.89	72	31	4	17,626.02	74	31	4	17,834.65	0.91%	0.45%
Water	53	31	5	11,064.91	55	32	5	11,316.18	57	33	5	11,576.00	59	34	5	11,844.61	1.37%	0.6%
SubTotal Employees	411	274	81		425	284	80		484	256	79		463	308	82			
Total Employees			766				789				820				852			
Total Office Space Requirement including Circulation (25% efficiency)				83,499.47				85,649.33				88,667.11				91,742.71		
Total Support & Common Area Space Requirement including Circulation (25% efficiency)				60,042.00				56,851.00				56,851.00				56,851.00		
Total Office and Support & Common Area Space Requirement Including Circulation (25% Efficiency)				143,541.47				142,500.33				145,518.11				148,593.71		
Common Area (20% efficiency)				35,885.37				35,625.08				36,379.53				37,148.43		
Total Square Footage				179,426.84				178,125.41				181,897.64				185,742.14		

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTION 10a		Phase 1A - Option 10a		Phase 1B - Option 10a		Phase 2 - Option 10a									
16-Jan-13															
2015		2015		2015		2017		2030		2030					
TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 2		Average Growth		50% Average Growth	
		Diff	NOTE			Diff	NOTE			Diff	NOTE				
Civil Defense	4,023.89	4,305.00	281.11	Existing sf Kalana O Maui 1st	4,023.89	4,305.00	281.11	Existing sf Kalana O Maui 1st	0.00	0.00	0.00	Relocate to New Building near Police	9.17%	4.58%	
Corporate Counsel	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	7,222.00	8,105.00	883.00	Kalana O Maui 3rd	3.90%	1.95%	
County Clerk	3,406.00	3,428.00	22.00	Kalana O Maui 6th	3,406.00	3,428.00	22.00	Kalana O Maui 6th	3,406.00	3,428.00	22.00	Kalana O Maui 6th	11.42%	5.71%	*
Council Services	7,356.06	7,560.00	203.94	Kalana O Maui 6th and 7th	7,356.06	7,560.00	203.94	Kalana O Maui 6th and 7th	7,656.70	7,765.00	108.30	Kalana O Maui 6th and 7th	2.09%	1.05%	
County Council	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	3.17%	1.59%	*
Environmental Mgmt.	6,903.99	7,890.00	986.01	Off Campus	6,903.99	7,890.00	986.01	Office Building 2 - 3rd	7,436.90	7,890.00	453.10	Office Building 2 - 3rd	1.72%	0.86%	
Finance	12,899.77	14,400.00	1,500.23	Office Building 1 - 6th, 7th, 8th	12,899.77	14,400.00	1,500.23	Office Building 1 - 6th, 7th, 8th	13,526.89	14,400.00	873.11	Office Building 1 - 6th, 7th, 8th	2.35%	1.17%	
Human Concerns	12,522.03	12,802.00	279.97	Office Building 1 - 4th and 5th	12,522.03	12,802.00	279.97	Office Building 1 - 4th and 5th	13,239.07	12,802.00	(437.07)	Office Building 1 - 4th and 5th	1.73%	0.86%	
Liquor	2,489.00	2,749.00	260.00	Office Building 1 - 5th	2,489.00	2,749.00	260.00	Office Building 1 - 5th	2,710.31	2,749.00	38.69	Office Building 1 - 5th	2.29%	1.15%	
Management	8,703.00	13,120.00	4,417.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	8,703.00	13,120.00	4,417.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	11,177.00	13,120.00	1,943.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	10.77%	2.50%	*
Mayor's Office	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	0.00%	0.00%	*
Personnel	5,207.21	5,846.00	638.79	Office Building 1 - 6th	5,207.21	5,846.00	638.79	Office Building 1 - 6th	5,812.51	6,340.00	527.49	Office Building 1 - 6th	3.82%	1.91%	
Planning	11,277.43	0.00	(11,277.43)	Off Campus	11,277.43	13,328.00	2,050.57	Office Building 2 - 2nd, 3rd	11,732.23	13,328.00	1,595.77	Office Building 2 - 2nd, 3rd	9.44%	0.45%	*
Prosecuting Attorney	11,928.99	12,502.00	573.01	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,928.99	12,502.00	573.01	Existing sf Wailuku Courthouse 1st, 2nd & Basement	12,943.83	13,006.00	62.17	Existing sf Wailuku Courthouse 1st, 2nd & Basement	1.38%	0.69%	
Public Works	17,222.20	16,193.00	(1,029.20)	Existing sf Kalana O Maui 1st, 4th & Kalana Pakui 1st	17,222.20	17,863.00	640.80	Existing sf Kalana O Maui 1st & 4th & Office Building 2 - 2nd & Kalana Pakui 1st	17,834.65	17,863.00	28.35	Existing sf Kalana O Maui 1st & 4th & Office Building 2 - 2nd & Kalana Pakui 1st	0.91%	0.45%	
Water	11,064.91	11,855.00	790.09	Existing sf Kalana O Maui 5th & 1st	11,064.91	11,855.00	790.09	Existing sf Kalana O Maui 5th & 1st	11,844.61	11,855.00	10.39	Existing sf Kalana O Maui 5th & 1st	1.37%	0.69%	

Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office, County Clerk, County Council based on 0% growth rate, Management based on 2.5% growth rate, Planning based on 0.45% growth similar to Public Works

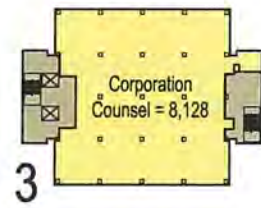
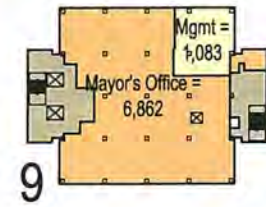
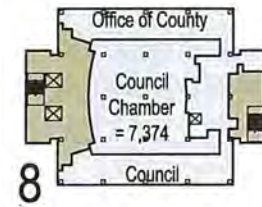
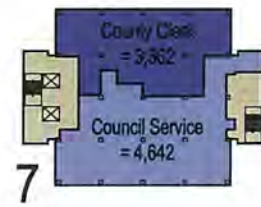
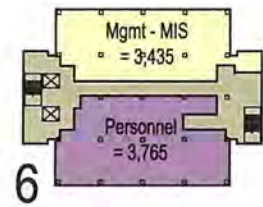
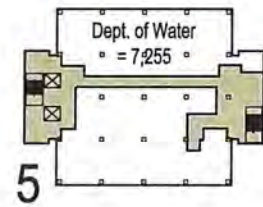
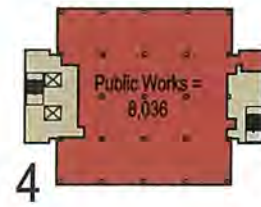
143,541.47	142,426.00
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143,541.47	157,424.00
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148,593.71	154,322.00
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**Space Analysis for Office and Support and Common Area Space Requirement: Office & Equipment workspace, Meeting Rooms, File Storage, and General Storage
Kalana O Maui Campus Expansion**

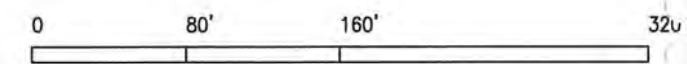
Kalana O Maui
General Gross Floor Area: ~9,911sf



Notes (Reflected in plans):
 - FINANCE - Risk Management (3 employees) moved to CORPORATE COUNSEL
 - HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
 - Additional Internal Storage for HUMAN CONCERNS, FINANCE, PLANNING
 PUBLIC WORKS moved off-site

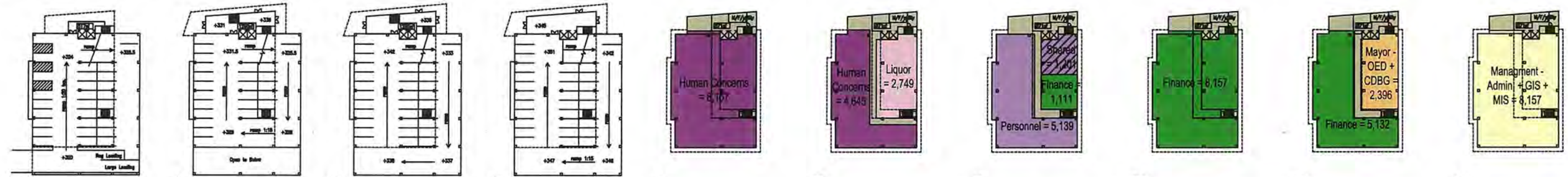


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 - Corporation Couns
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 - Shared Spaces



scale 1"= 50' for 22x34
scale 1"=100' for 11x17

Office Building 1
 General Gross Floor Area: ~9482sf



- B** - 18 parking stalls
- 1** - 24 parking stalls
- 2** - 33 parking stalls
- 3** - 32 parking stalls (Total: 107 parking stalls)
- 4** - **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
- 5** - **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
 - **LIQUOR** relocated from Trask Building - lease expired 06/11
- 6** - **PERSONNEL** relocated from Kalana O Maui Level 6
 - Shared training room for Liquor Commission meetings
 - **FINANCE** - Service Center
- 7** - **FINANCE** relocated from Kalana O Maui Level 2, One Main Plaza, Wells St. Professional Center - leases expire 06/15, 09/15
- 8** - **FINANCE** relocated from Kalana O Maui Level 2, One Main Plaza, Wells St. Professional Center - leases expire 06/15, 09/15
 - **MAYOR'S OFFICE - OED + CDBG** relocated from One Main Plaza, Yellow Bldg - leases expire 01/12, 09/15
- 9** - **MANAGEMENT** relocated from KOM Level 6, One Main Plaza, Wells St. Professional Center, Trask Bldg - leases expire 06/12, 06/13, 12/13, 09/15

Parking Requirements*		
Office Building Height	Code Required Stalls	Stalls Provided incl. ADA
6 levels + 4 levels pkg	97	107

*based on 1/500sf Maui County Code, using 85% net

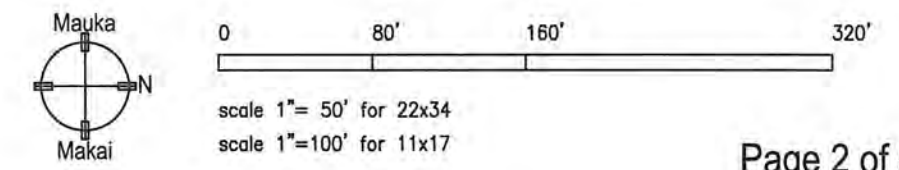
Notes (Reflected in plans):
 - **FINANCE** - Risk Management (6 employees) moved to **CORPORATION COUNSEL**
 - **HUMAN CONCERNS** - Grants Management (5 employees) moved to **FINANCE**
 - Additional Internal Storage for **HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS** moved off-site



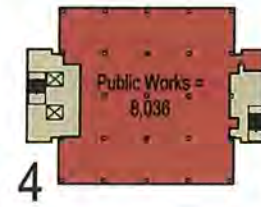
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Office Building 1
 Kalana O Maui Campus Expansion
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

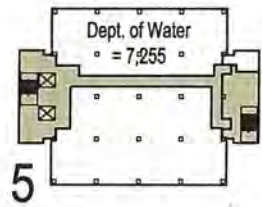
Phase 1A - 2015
 Option 10a - 01.16.13



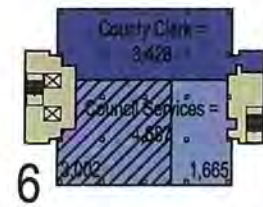
Kalana O Maui
General Gross Floor Area: ~9,911sf



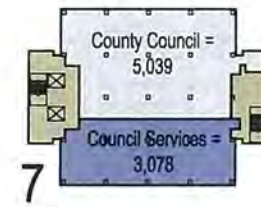
- **PUBLIC WORKS** to remain.



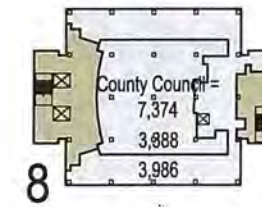
- **DEPT. OF WATER** to remain.
- Water relocated from One Main Plaza - lease expires 12/16



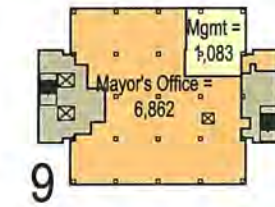
- **COUNTY CLERK** relocated from Kalana O Maui Level 7
- **COUNCIL SERVICES** expanded.
- Shared Meeting to be renovated, for County Clerk use for every two-year voting period



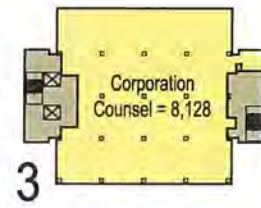
- **COUNTY COUNCIL** reconfigured.
- **COUNCIL SERVICES** reconfigured.



- **COUNTY COUNCIL** to remain.



- **MAYOR'S OFFICE** to remain.
- **MANAGEMENT** to remain.

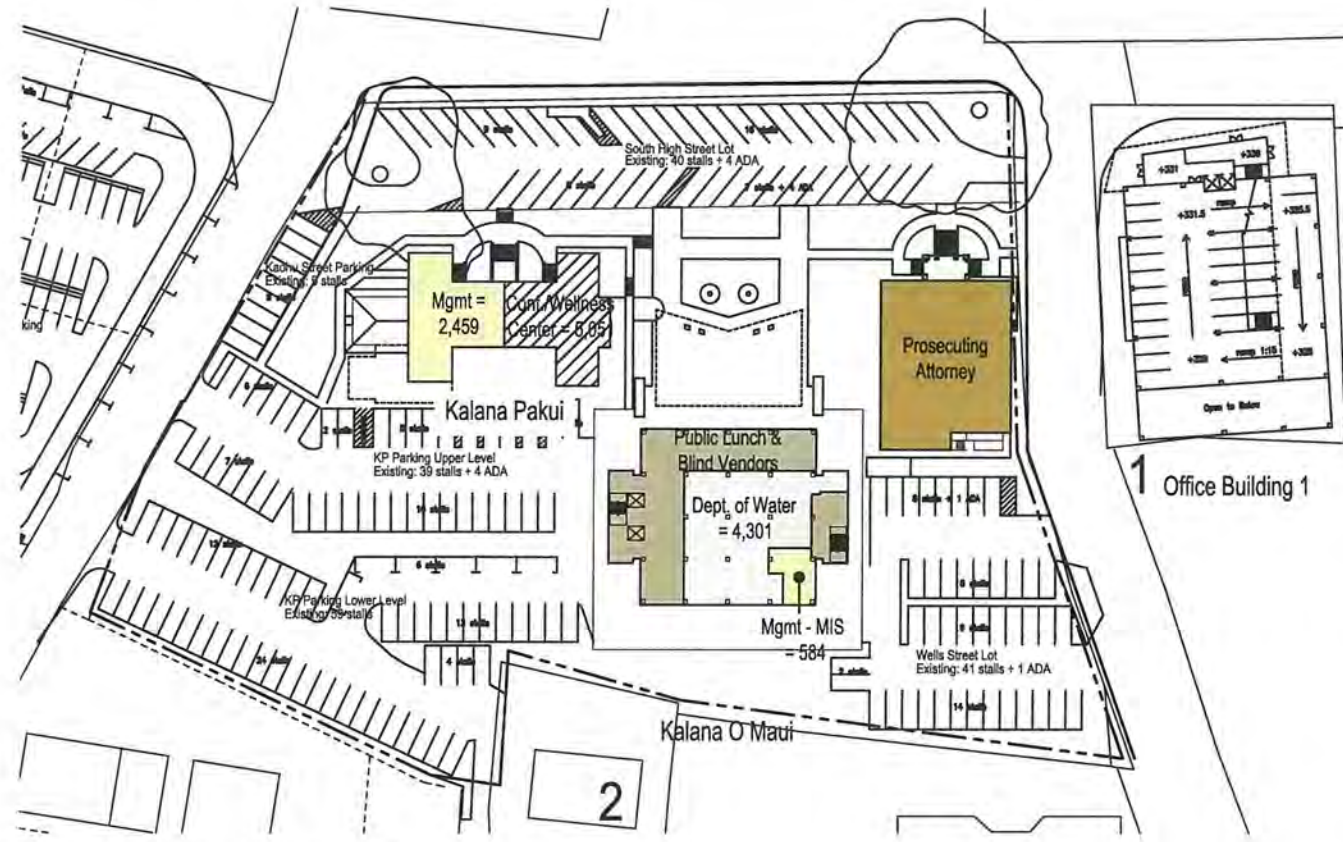


- **CORP. COUNSEL** to remain.

- **PLANNING** relocated to One Main Plaza, will return when lease expires 2015 (M-T-M)
- **DEPT. OF WATER** relocated from One Main Plaza - lease expires 12/16
- **MGMT - MIS** relocated from One Main Plaza - leases expire 12/13, 09/15

- **PUBLIC WORKS** to remain.
- **CIVIL DEFENSE** to remain.

Notes (Reflected in plans):
- **FINANCE** - Risk Management (5 employees) moved to **CORPORATION COUNSEL**
- **HUMAN CONCERNS** - Grants Management (5 employees) moved to **FINANCE**
- Additional Internal Storage for **CONCERNS, FINANCE, PLANNING**
- **PUBLIC WORKS** moved off-site.



- Legend:**
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Kalana O Maui & Office Building 1

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015
Option 10a - 01.16.13

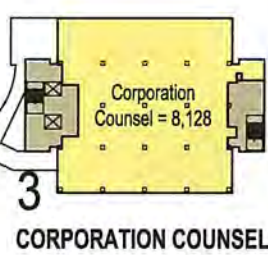
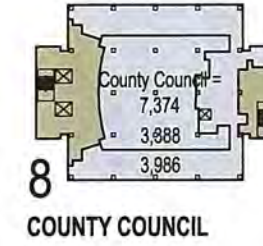


0 80' 160' 320'

scale 1"= 50' for 22x34
scale 1"=100' for 11x17

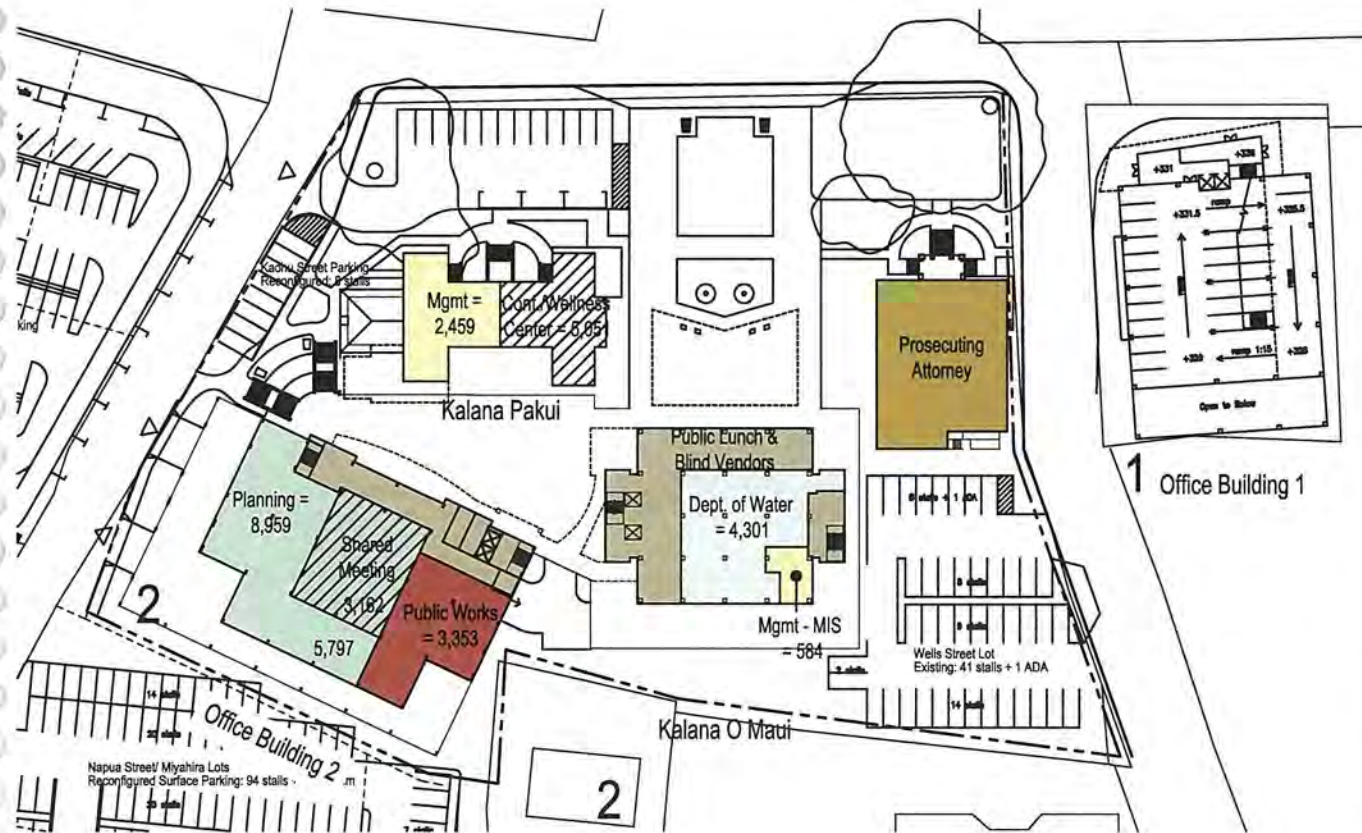
Office Building 2
 General Gross Floor Area: 1st: ~15,191sf
 2nd: ~12,029sf

Kalana O Maui
 General Gross Floor Area: ~9,911sf



- **PLANNING** relocated from One Main Plaza - leases expire 05/14, 09/15
 - **PUBLIC WORKS** relocated from DSA Kahului Office - lease expires 07/12
 - **ENVIRONMENTAL MGMT** relocated from One Main Plaza - leases expire 02/15, 09/15, 06/17

Notes (Reflected in plans):
 - **FINANCE** - Risk Management (6 employees) moved to **CORPORATION COUNSEL**
 - **HUMAN CONCERNS** - Grants Management (5 employees) moved to **FINANCE**
 - Additional Internal Storage for **HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS** moved off-site



- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/ Circulation
 - Shared Spaces

Office Building 2
 Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1B - 2017
 Option 10a - 01.16.13

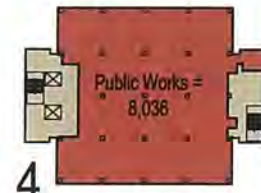


0 80' 160' 320'

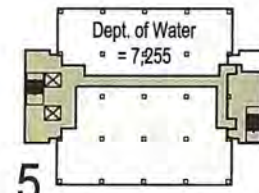
scale 1"= 50' for 22x34
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Office Building 2
General Gross Floor Area: 1st: ~15,191sf
2nd: ~12,029sf

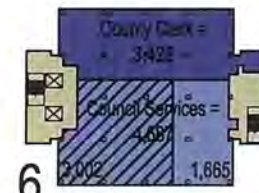
Kalana O Maui
General Gross Floor Area: ~9,911sf



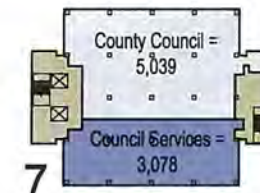
4 PUBLIC WORKS
- Re-skin exterior and re-structure for seismic.



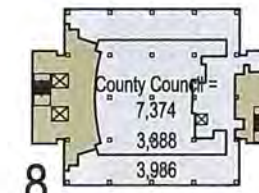
5 DEPT. OF WATER
- Re-skin exterior and re-structure for seismic.



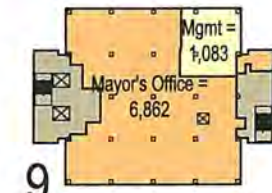
6 COUNTY CLERK & COUNCIL SERVICES
- Re-skin exterior and re-structure for seismic.



7 COUNTY COUNCIL & COUNCIL SERVICES
- Re-skin exterior and re-structure for seismic.



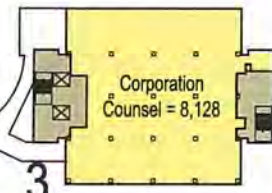
8 COUNTY COUNCIL
- Re-skin exterior and re-structure for seismic.



9 MAYOR'S OFFICE & MGMT
- Re-skin exterior and re-structure for seismic.



3 PLANNING & ENVIRONMENTAL MANAGEMENT

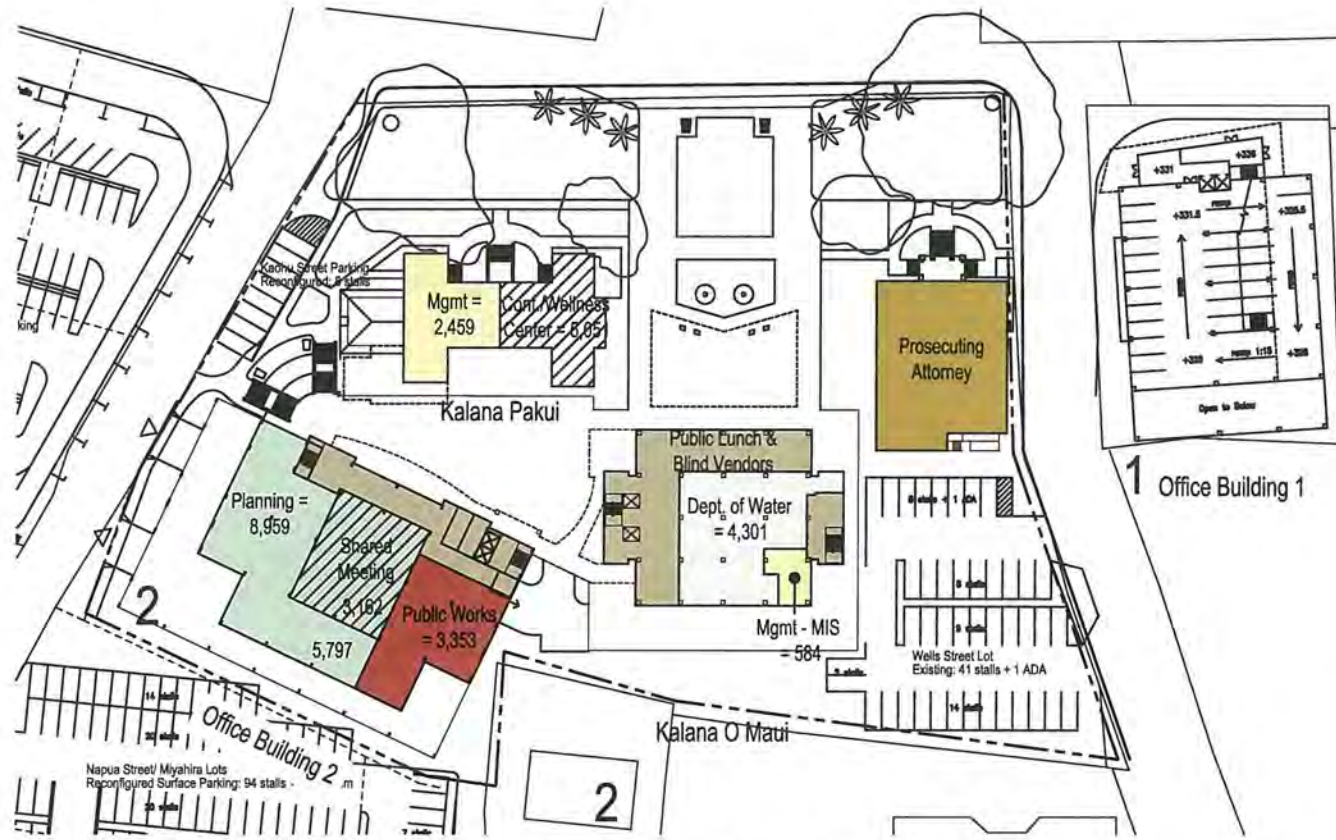


3 CORPORATION COUNSEL
- Re-skin exterior and re-structure for seismic.



- CIVIL DEFENSE will relocate to New Building near Police.

Notes (Reflected in plans):
- FINANCE - Risk Management (3 employees) moved to CORPORATE COUNSEL
- HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
- Additional Internal Storage for JM CONCERNS, FINANCE, PLANNING PUBLIC WORKS moved off-site.



- Legend:
- Civil Defense
 - Corporation Couns
 - County Clerk
 - Council Services
 - County Council
 - Environmental Managem
 - Finance
 - Housing & Human Conce
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorn
 - Public Works
 - Water
 - Common Areas/ Circulati
 - Shared Spaces

Kalana O Maui, Kalana Pakui and Main Civic Green

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2030
Option 10a - 01.16.13



0 80' 160' 320'

scale 1"= 50' for 22x34
scale 1"=100' for 11x17

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTIONS 10a & 10b

Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office, County Clerk, County Council based on 0% growth rate and Management based on 2.5% growth rate, and Planning will have the same growth rate as Public Works per conf call with Wendy T., Oct. 26, 2012

Office, Support and Common Area Space Requirement	2015 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2020 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2025 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	2030 PROJECTION			TOTAL NET SQUARE FOOTAGE REQUIRED	Average Growth	50% Average Growth
	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
DEPARTMENT	S	T	E/P		S	T	E/P		S	T	E/P		S	T	E/P			
Civil Defense	3	4	1	4,023.89	0	0	0	0.00	0	0	0	0.00	0	0	0	0.00	9.17%	4.58%
Corporate Counsel	21	0	17	6,486.00	23	0	17	6,635.33	25	0	18	6,966.00	28	0	18	7,222.00	3.90%	1.95%
County Clerk	7	1	2	3,406.00	7	1	2	3,406.00	7	1	2	3,406.00	7	1	2	3,406.00	11.42%	5.71% *
Council Services	18	0	4	7,356.06	20	0	4	7,451.40	21	0	4	7,551.54	22	0	4	7,656.70	2.09%	1.05%
County Council	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	29	0	9	12,798.00	3.17%	1.59% *
Environmental Mgmt.	35	4	5	6,903.99	36	4	5	7,074.62	38	4	5	7,245.32	40	5	5	7,436.90	1.72%	0.86%
Finance	18	14	7	12,899.77	19	16	7	13,108.33	20	17	7	13,311.54	21	18	7	13,526.89	2.35%	1.17%
Human Concerns	36	24	7	12,522.03	37	25	7	12,753.14	39	26	7	12,990.68	41	27	7	13,239.07	1.73%	0.86%
Liquor	5	12	2	2,489.00	5	13	2	2,590.76	6	13	2	2,601.59	6	14	2	2,710.31	2.29%	1.15%
Management	14	38	4	8,703.00	16	45	4	9,620.00	61	10	2	10,431.00	23	54	4	11,177.00	10.77%	2.50% *
Mayor's Office	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	19	30	5	9,253.00	0.00%	0.00% *
Personnel	15	3	2	5,207.21	16	3	2	5,390.25	18	4	2	5,590.91	20	4	2	5,812.51	3.82%	1.91%
Planning	34	34	5	11,277.43	35	35	5	11,425.46	36	36	5	11,577.05	37	37	5	11,732.23	9.44%	0.45%
Prosecuting Attorney	35	48	2	11,928.99	36	50	2	12,255.95	37	51	2	12,593.47	38	53	2	12,943.83	1.38%	0.69%
Public Works	69	29	4	17,222.20	71	30	4	17,421.89	72	31	4	17,626.02	74	31	4	17,834.65	0.91%	0.45%
Water	53	31	5	11,064.91	55	32	5	11,316.18	57	33	5	11,576.00	59	34	5	11,844.61	1.37%	0.69%
Sub Total Employees	411	274	81		425	284	80		484	256	79		463	308	82			
Total Employees			766				789				820				852			
Total Office Space Requirement including Circulation (25% efficiency)				83,499.47				85,649.33				88,667.11				91,742.71		
Total Support & Common Area Space Requirement including Circulation (25% efficiency)				60,042.00				56,851.00				56,851.00				56,851.00		
Total Office and Support & Common Area Space Requirement Including Circulation (25% Efficiency)				143,541.47				142,500.33				145,518.11				148,593.71		
Common Area (20% efficiency)				35,885.37				35,625.08				36,379.53				37,148.43		
Total Square Footage				179,426.84				178,125.41				181,897.64				185,742.14		

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTION 10b		Phase 1A - Option 10b		Phase 1B - Option 10b		Phase 2 - Option 10b									
10-Jan-13															
2015		2015		2015		2017		2030		2030					
TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 2		Average Growth		50% Average Growth	
		Diff	NOTE			Diff	NOTE			Diff	NOTE				
Civil Defense	4,023.89	4,305.00	281.11	Existing sf Kalana O Maui 1st	4,023.89	4,305.00	281.11	Existing sf Kalana O Maui 1st	0.00	0.00	0.00	Relocate to New Building near Police	9.17%	4.58%	
Corporate Counsel	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	7,222.00	8,105.00	883.00	Kalana O Maui 3rd	3.90%	1.95%	
County Clerk	3,406.00	3,428.00	22.00	Kalana O Maui 6th	3,406.00	3,428.00	22.00	Kalana O Maui 6th	3,406.00	3,428.00	22.00	Kalana O Maui 6th	11.42%	5.71%	
Council Services	7,356.06	7,765.00	408.94	Kalana O Maui 6th and 7th	7,356.06	7,765.00	408.94	Kalana O Maui 6th and 7th	7,656.70	7,765.00	108.30	Kalana O Maui 6th and 7th	2.09%	1.05%	
County Council	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	3.17%	1.59%	
Environmental Mgmt.	6,903.99	7,450.00	546.01	Office Building 2 - 6th	6,903.99	7,450.00	546.01	Office Building 2 - 6th	7,436.90	7,450.00	13.10	Office Building 2 - 6th	1.72%	0.86%	
Finance	12,899.77	14,400.00	1,500.23	Office Building 1 - 6th, 7th, 8th	12,899.77	14,400.00	1,500.23	Office Building 1 - 6th, 7th, 8th	13,526.89	14,400.00	873.11	Office Building 1 - 6th, 7th, 8th	2.35%	1.17%	
Human Concerns	12,522.03	13,296.00	773.97	Office Building 1 - 3rd and 4th	12,522.03	13,296.00	773.97	Office Building 1 - 3rd and 4th	13,239.07	13,296.00	56.93	Office Building 1 - 3rd and 4th	1.73%	0.86%	
Liquor	2,489.00	2,749.00	260.00	Office Building 1 - 4th	2,489.00	2,749.00	260.00	Office Building 1 - 4th	2,710.31	2,749.00	38.69	Office Building 1 - 4th	2.29%	1.15%	
Management	8,703.00	13,120.00	4,417.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	8,703.00	13,120.00	4,417.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	11,177.00	13,120.00	1,943.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	10.77%	2.50%	
Mayor's Office	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	0.00%	0.00%	
Personnel	5,207.21	5,846.00	638.79	Office Building 1 - 6th	5,207.21	5,846.00	638.79	Office Building 1 - 6th	5,812.51	5,846.00	33.49	Office Building 1 - 6th	3.82%	1.91%	
Planning	7,821.43	0.00	(7,821.43)	Off Campus	7,821.43	13,709.00	5,887.57	Office Building 2 - 2nd, 3rd	11,732.23	12,617.00	884.77	Office Building 2 - 2nd, 3rd	9.44%	0.45%	
Prosecuting Attorney	11,928.99	12,502.00	573.01	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,928.99	12,502.00	573.01	Existing sf Wailuku Courthouse 1st, 2nd & Basement	12,943.83	13,006.00	62.17	Existing sf Wailuku Courthouse 1st, 2nd & Basement	1.38%	0.69%	
Public Works	17,222.20	16,193.00	(1,029.20)	Existing sf Kalana O Maui 1st, 4th & Kalana Pakui 1st	17,222.20	18,411.00	1,188.80	Existing sf Kalana O Maui 1st & 4th & Office Building 2 - 2nd & Kalana Pakui 1st	17,834.65	18,047.00	212.35	Existing sf Kalana O Maui 1st & 4th & Office Building 2 - 2nd & Kalana Pakui 1st	0.91%	0.45%	
Water	11,064.91	11,855.00	790.09	Existing sf Kalana O Maui 5th & 1st	11,064.91	11,855.00	790.09	Existing sf Kalana O Maui 5th & 1st	11,844.61	11,855.00	10.39	Existing sf Kalana O Maui 5th & 1st	1.37%	0.69%	

Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office, County Clerk, County Council based on 0% growth rate, Management based on 2.5% growth rate, Planning based on 0.45% growth similar to Public Works

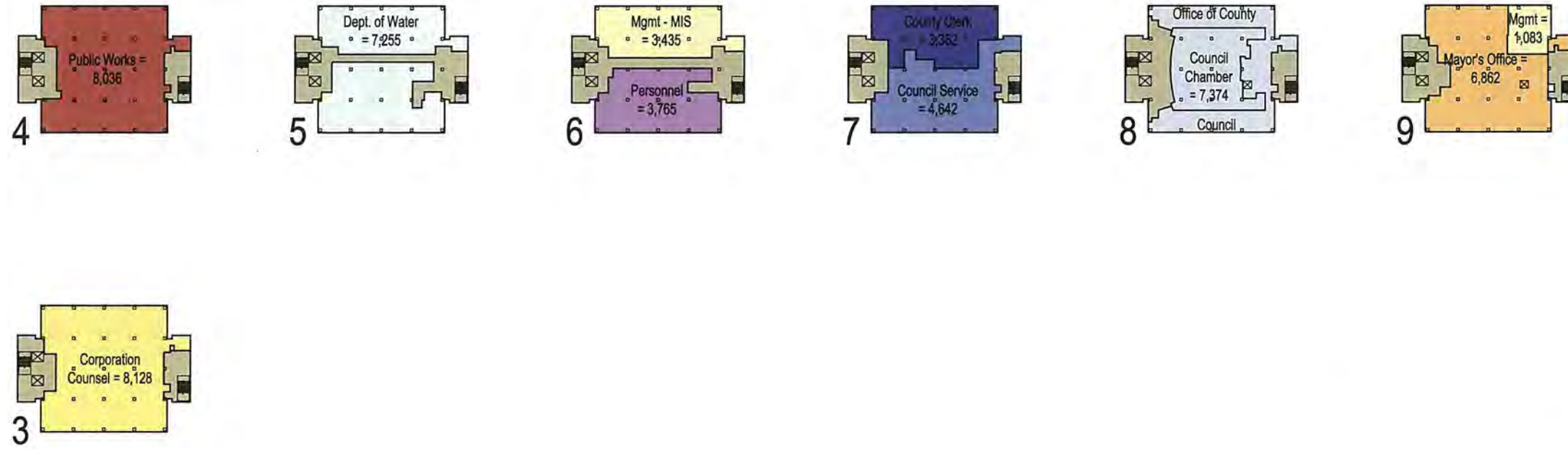
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140,085.47	158,612.00
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148,593.71	153,355.00
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**Space Analysis for Office and Support and Common Area Space Requirement: Office & Equipment workspace, Meeting Rooms, File Storage, and General Storage
Kalana O Maui Campus Expansion**

Kalana O Maui
General Gross Floor Area: ~9,911sf

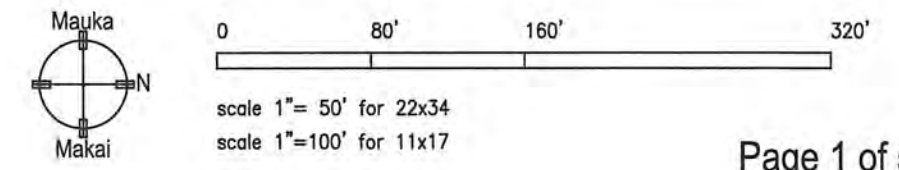


Notes (Reflected in plans):
 - FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
 - HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
 - Additional Internal Storage for HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS moved off-site

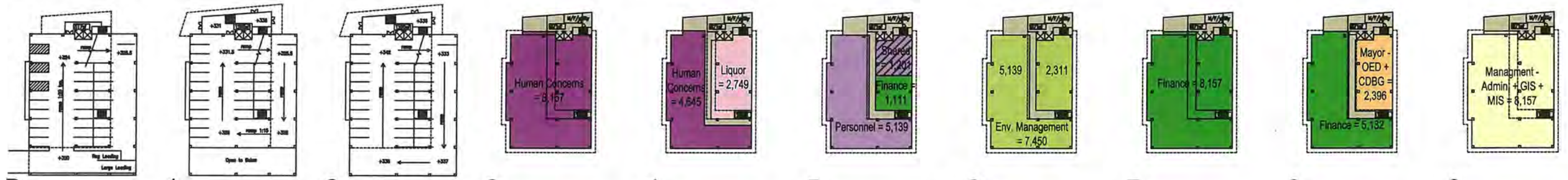


Existing County of Maui Properties
 Kalana O Maui Campus Expansion
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing County of Maui Properties
 Option 10b - 01.16.13



Office Building 1
General Gross Floor Area: ~9482sf



B
- 18 parking stalls

1
- 24 parking stalls

2
- 33 parking stalls
(Total: 75 parking stalls)

3
- **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14

4
- **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
- **LIQUOR** relocated from Trask Building - lease expired 06/11

5
- **PERSONNEL** relocated from Kalana O Maui Level 6
- Shared training room for Liquor Commission meetings
- **FINANCE** - Service Center

6
- **ENVIRONMENTAL MANAGEMENT** relocated from One Main Plaza - leases expire 02/15, 09/15, 06/17

7
- **FINANCE** relocated from Kalana O Maui Level 2, One Main Plaza, Wells St. Professional Center - leases expire 06/15, 09/15

8
- **FINANCE** relocated from Kalana O Maui Level 2, One Main Plaza, Wells St. Professional Center - leases expire 06/15, 09/15
- **MAYOR'S OFFICE - OED + CDBG** relocated from One Main Plaza, Yellow Bldg - leases expire 01/12, 09/15

9
- **MANAGEMENT** relocated from KOM Level 6, One Main Plaza, Wells St. Professional Center, Trask Bldg - leases expire 06/12, 06/13, 12/13, 09/15

This scheme requires a Variance since it exceeds the FAR of 3.0. Parking stalls provided does not meet code requirements as a stand alone building, but per Maui Code 19.36A.030, the parking requirement is covered.

Parking Requirements*		
Office Building Height	Code Required Stalls	Stalls Provided incl. ADA
7 levels + 3 levels pkg	118	75

*based on 1/500sf Maui County Code, using 85% net

Notes (Reflected in plans):
- **FINANCE** - Risk Management (9 employees) moved to CORPORATE COUNSEL
- **HUMAN CONCERNS** - Grants Management (5 employees) moved to FINANCE
- Additional Internal Storage for JIM CONCERNS, FINANCE, PLANNING PUBLIC WORKS moved off-site.

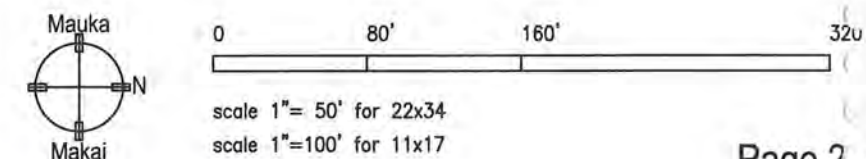
- Legend:
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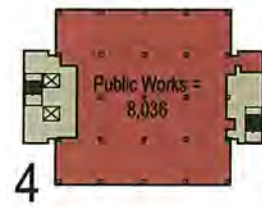
Office Building 1
Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

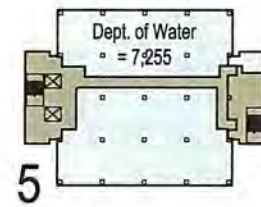
Phase 1A - 2015
Option 10b - 01.16.13



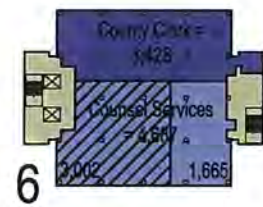
Kalana O Maui
General Gross Floor Area: ~9,911sf



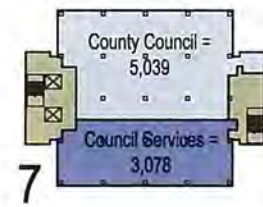
- PUBLIC WORKS to remain.



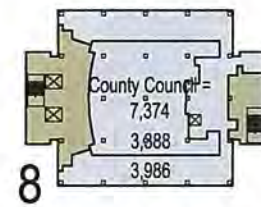
- DEPT. OF WATER to remain.
- Water relocated from One Main Plaza - lease expires 12/16



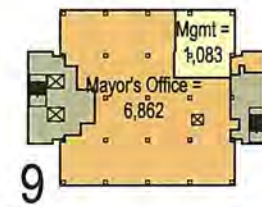
- COUNTY CLERK relocated from Kalana O Maui Level 7
- COUNCIL SERVICES expanded.
- Shared Meeting to be renovated, for County Clerk use for every two-year voting period



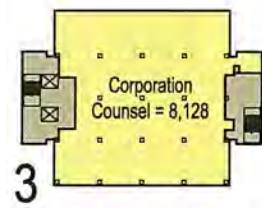
- COUNTY COUNCIL reconfigured.
- COUNCIL SERVICES reconfigured.



- COUNTY COUNCIL to remain.



- MAYOR'S OFFICE to remain.
- MANAGEMENT to remain.

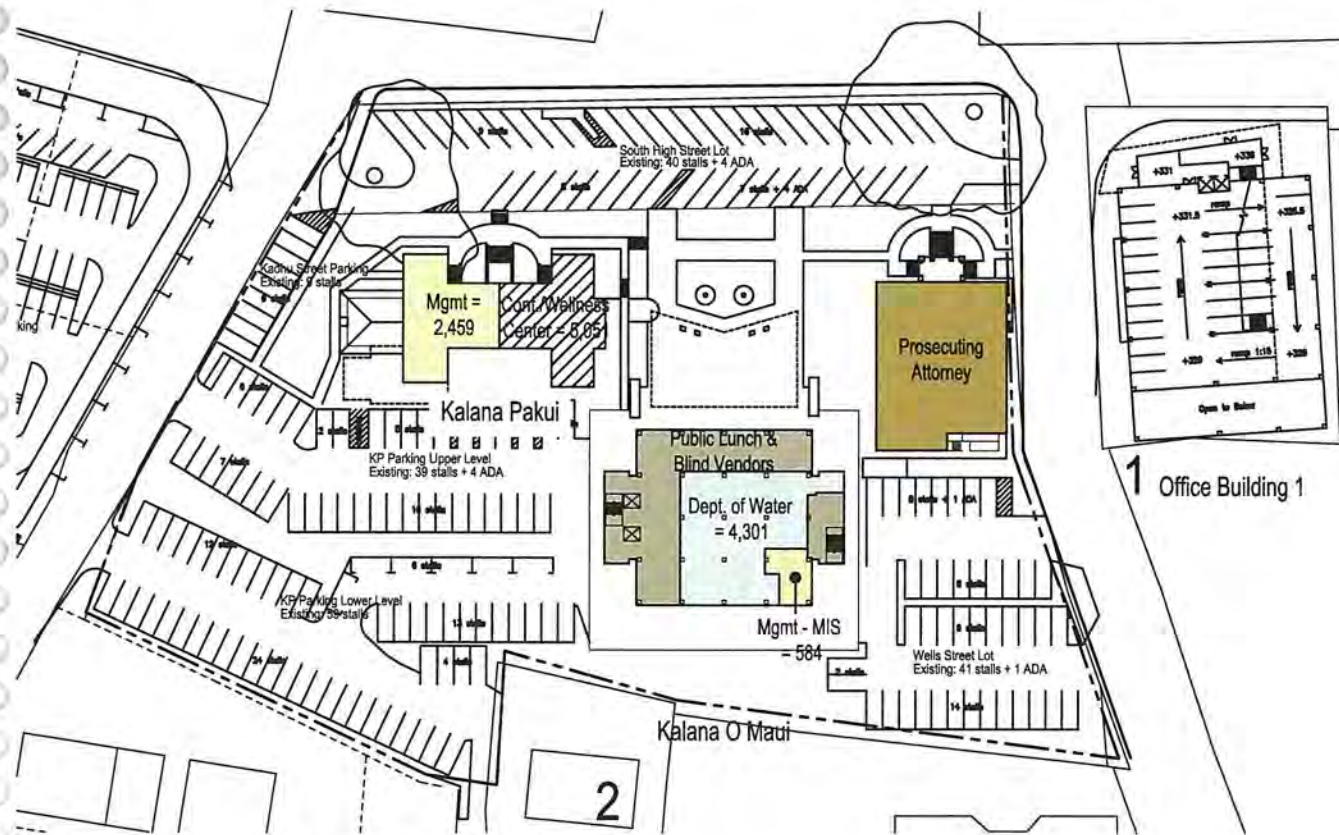


- CORP. COUNSEL to remain.

- PLANNING relocated to One Main Plaza, will return when lease expires 2015 (M-T-M)
- DEPT. OF WATER relocated from One Main Plaza - lease expires 12/16
- MGMT - MIS relocated from One Main Plaza - leases expire 12/13, 09/15

- PUBLIC WORKS to remain.
- CIVIL DEFENSE to remain.

Notes (Reflected in plans):
- FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
- HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
- Additional Internal Storage for HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS moved off-site



Legend:

- Civil Defense
- Corporation Counsel
- County Clerk
- Council Services
- County Council
- Environmental Management
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- Common Areas/ Circulation
- Shared Spaces

Kalana O Maui & Office Building 1

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

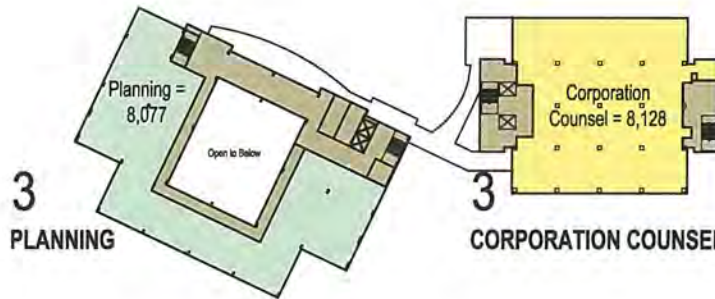
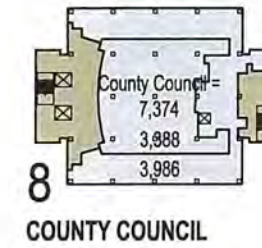
Phase 1A - 2015
Option 10b - 01.16.13



scale 1" = 50' for 22x34
scale 1" = 100' for 11x17

Office Building 2
 General Gross Floor Area: 1st: ~15,191sf
 2nd: ~12,029sf

Kalana O Maui
 General Gross Floor Area: ~9,911sf



- PLANNING relocated from One Main Plaza - leases expire 05/14, 09/15
 - PUBLIC WORKS relocated from DSA Kahului Office - lease expires 07/12

Notes (Reflected in plans):
 - FINANCE - Risk Management (5 employees) moved to CORPOKATI
 COUNSEL
 - HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
 - Additional Internal Storage for JIM CONCERNS, FINANCE, PLANNING
 PUBLIC WORKS moved off-site.



- Legend:
- Civil Defense
 - Corporation Counse
 - County Clerk
 - Council Services
 - County Council
 - Environmental Managem
 - Finance
 - Housing & Human Conca
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorn
 - Public Works
 - Water
 - Common Areas/ Circulat
 - Shared Spaces

Office Building 2
 Kalana O Maui Campus Expansion
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

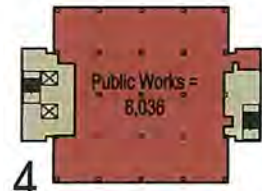
Phase 1B - 2017
 Option 10b - 01.16.13



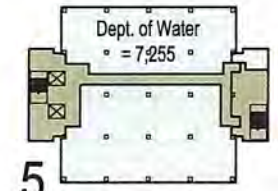
scale 1"= 50' for 22x34
 scale 1"=100' for 11x17

Office Building 2
 General Gross Floor Area: 1st: ~15,918sf
 2nd: ~15,918sf

Kalana O Maui
 General Gross Floor Area: ~9,911sf



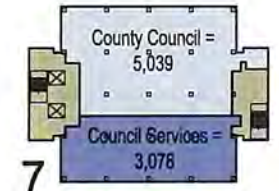
4 PUBLIC WORKS
 - Re-skin exterior and re-structure for seismic.



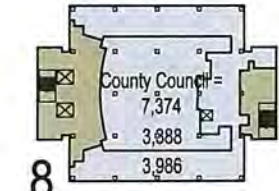
5 DEPT. OF WATER
 - Re-skin exterior and re-structure for seismic.



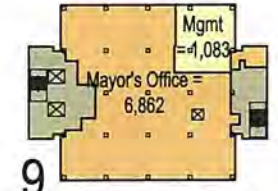
6 COUNTY CLERK & COUNCIL SERVICES
 - Re-skin exterior and re-structure for seismic.



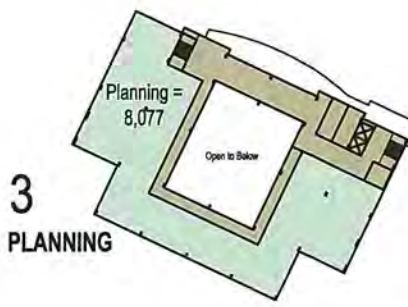
7 COUNTY COUNCIL & COUNCIL SERVICES
 - Re-skin exterior and re-structure for seismic.



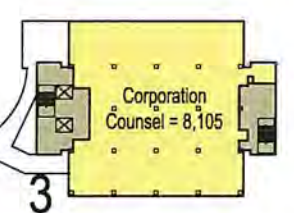
8 COUNTY COUNCIL
 - Re-skin exterior and re-structure for seismic.



9 MAYOR'S OFFICE & MGMT
 - Re-skin exterior and re-structure for seismic.



3 PLANNING

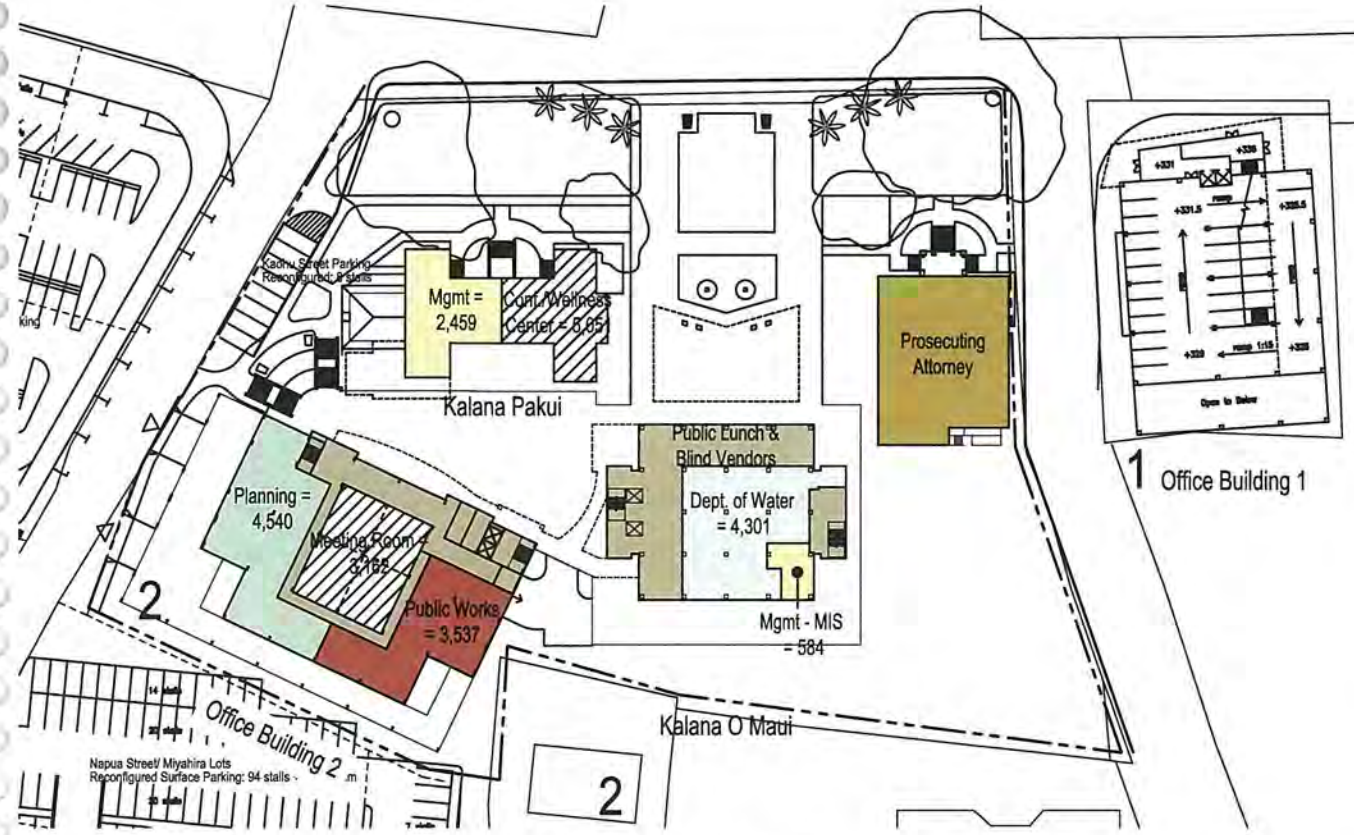


3 CORPORATION COUNSEL
 - Re-skin exterior and re-structure for seismic.



- CIVIL DEFENSE will relocate to New Building near Police.

Notes (Reflected in plans):
 - FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
 - HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
 - Additional Internal Storage for HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS moved off-site



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 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/ Circulation
 - Shared Spaces

Kalana O Maui, Kalana Pakui and Main Civic Green

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2030
 Option 10b - 01.16.13



scale 1"= 50' for 22x34
 scale 1"=100' for 11x17

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTION 11		16-Jan-13		Phase 1A - Option 11		Phase 1B - Option 11		Phase 2 - Option 11		Average Growth		50% Average Growth		
		2015	2015			2015	2017			2030	2030			
		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 1		TOTAL NET SQUARE FOOTAGE REQUIRED		PHASE 2		
				Diff	NOTE			Diff	NOTE			Diff	NOTE	
Civil Defense	4,023.89	4,305.00	281.11	Existing sf Kalana O Maui 1st	4,023.89	4,305.00	281.11	Existing sf Kalana O Maui 1st	0.00	0.00	0.00	Relocate to New Building near Police	9.17%	4.58%
Corporate Counsel	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	7,222.00	8,105.00	883.00	Kalana O Maui 3rd	3.90%	1.95%
County Clerk	3,406.00	3,428.00	22.00	Kalana O Maui 6th	3,406.00	3,428.00	22.00	Kalana O Maui 6th	3,406.00	3,428.00	22.00	Kalana O Maui 6th	11.42%	5.71%
Council Services	7,356.06	7,560.00	203.94	Kalana O Maui 6th and 7th	7,356.06	7,560.00	203.94	Kalana O Maui 6th and 7th	7,656.70	7,765.00	108.30	Kalana O Maui 6th and 7th	2.09%	1.05%
County Council	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	3.17%	1.59%
Environmental Mgmt.	6,903.99	8,077.00	1,173.01	Office Building 2 - 3rd	6,903.99	8,077.00	1,173.01	Office Building 2 - 3rd	7,436.90	8,077.00	640.10	Office Building 2 - 3rd	1.72%	0.86%
Finance	12,899.77	14,033.00	1,133.23	Kalana O Maui 2nd and 5th	12,899.77	14,033.00	1,133.23	Kalana O Maui 2nd and 5th	13,526.89	14,033.00	506.11	Kalana O Maui 2nd and 5th	2.35%	1.17%
Human Concerns	12,522.03	13,289.00	766.97	Office Building 1 - 4th and 5th	12,522.03	13,289.00	766.97	Office Building 1 - 4th and 5th	13,239.07	13,289.00	49.93	Office Building 1 - 4th and 5th	1.73%	0.86%
Liquor	2,489.00	2,782.00	293.00	Kalana Pakui 2nd	2,489.00	2,782.00	293.00	Kalana Pakui 2nd	2,710.31	2,782.00	71.69	Kalana Pakui 2nd	2.29%	1.15%
Management	8,703.00	12,108.00	3,405.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Office Building 1 - 8th and 9th	8,703.00	12,108.00	3,405.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Office Building 1 - 8th and 9th	11,177.00	12,108.00	931.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Office Building 1 - 8th and 9th	10.77%	2.50%
Mayor's Office	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	9253.00	9,258.00	5.00	Kalana O Maui 9th & Office Building 1 - 8th	0.00%	0.00%
Personnel	5,207.21	6,138.00	930.79	Office Building 1 - 6th	5,207.21	6,138.00	930.79	Office Building 1 - 6th	5,812.51	6,138.00	325.49	Office Building 1 - 6th	3.82%	1.91%
Planning	11,277.43	0.00	(11,277.43)	Off Campus	11,277.43	12,617.00	1,339.57	Office Building 2 - 2nd, 3rd	11,732.23	12,617.00	884.77	Office Building 2 - 2nd, 3rd	9.44%	0.45%
Prosecuting Attorney	11,928.99	12,502.00	573.01	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,928.99	12,502.00	573.01	Existing sf Wailuku Courthouse 1st, 2nd & Basement	12,943.83	13,006.00	62.17	Existing sf Wailuku Courthouse 1st, 2nd & Basement	1.38%	0.69%
Public Works	17,222.20	16,193.00	(1,029.20)	Existing sf Kalana O Maui 1st, 4th & Kalana Pakui 1st	17,222.20	18,047.00	824.80	Existing sf Kalana O Maui 1st & 4th & Office Building 2 - 2nd & Kalana Pakui 1st	17,834.65	18,047.00	212.35	Existing sf Kalana O Maui 1st & 4th & Office Building 2 - 2nd & Kalana Pakui 1st	0.91%	0.45%
Water	11,064.91	12,022.00	957.09	Office Building 1 - 7th and 8th	11,064.91	12,022.00	957.09	Office Building 1 - 7th and 8th	11,844.61	12,022.00	177.39	Office Building 1 - 7th and 8th	1.37%	0.69%

Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office, County Clerk, County Council based on 0% growth rate, Management based on 2.5% growth rate, Planning based on 0.45% growth similar to Public Works

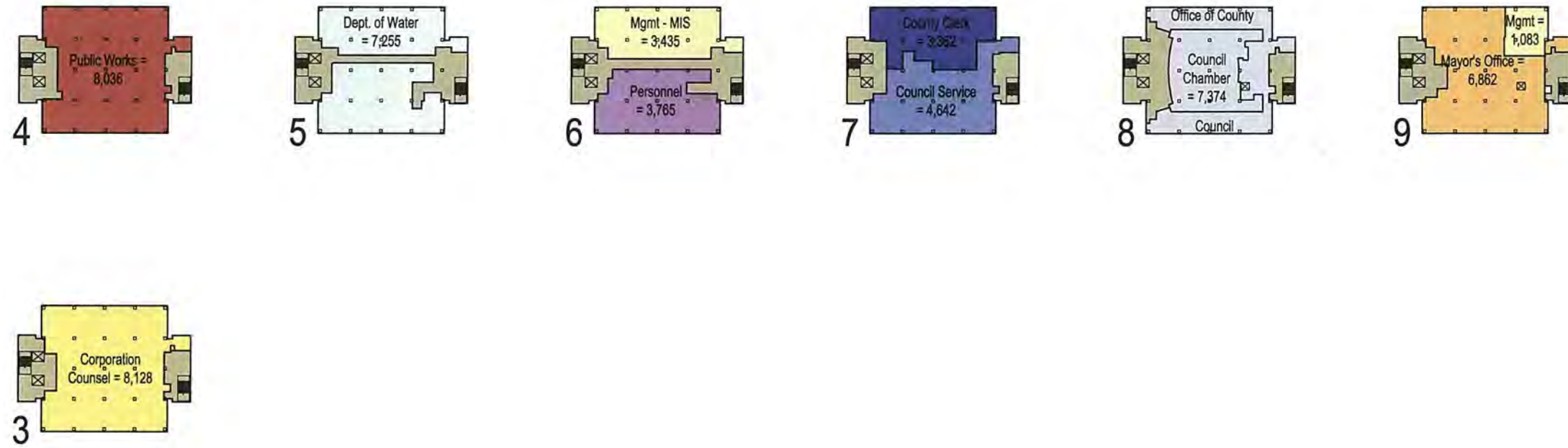
143,541.47	142,213.00
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143,541.47	156,684.00
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148,593.71	153,088.00
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Space Analysis for Office and Support and Common Area Space Requirement: Office & Equipment workspace, Meeting Rooms, File Storage, and General Storage
Kalana O Maui Campus Expansion

Kalana O Maui
General Gross Floor Area: ~9,911sf

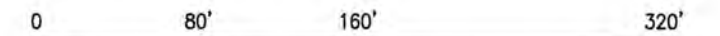


Existing County of Maui Properties

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

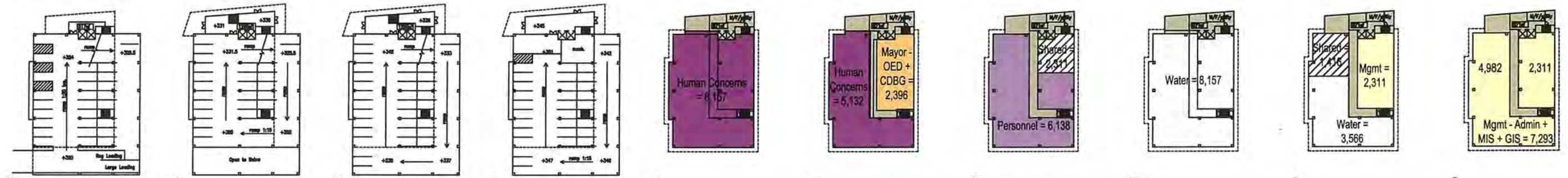
Existing County of Maui Properties
Option 11 - 01.21.13



scale 1"= 50' for 22x34

scale 1"=100' for 11x17

Office Building 1
General Gross Floor Area: ~9482sf



- B** - 18 parking stalls
- 1** - 24 parking stalls
- 2** - 33 parking stalls
- 3** - 29 parking stalls (Total: 104 parking stalls)
- 4** - **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
- 5** - **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
- **MAYOR'S OFFICE - OED + CDBG** relocated from One Main Plaza, Yellow Bldg - leases expire 01/12, 09/15
- 6** - **PERSONNEL** relocated from Kalana O Maui Level 6
- Shared meeting room
- 7** - **WATER** relocated from Kalana O Maui Level 5, One Main Plaza - lease expires 12/16
- 8** - **WATER** relocated from Kalana O Maui Level 5, One Main Plaza - lease expires 12/16
- **MANAGEMENT** relocated from KOM Level 6, One Main Plaza, Trask Bldg - leases expire 03/11, 06/12, 06/13
- 9** - **MANAGEMENT** relocated from KOM Level 6, One Main Plaza, Trask Bldg - leases expire 03/11, 06/12, 06/13

Parking Requirements*		
Office Building Height	Code Required Stalls	Stalls Provided incl. ADA
6 levels + 4 levels pkg	97	104

*based on 1/500sf Maui County Code, using 85% net

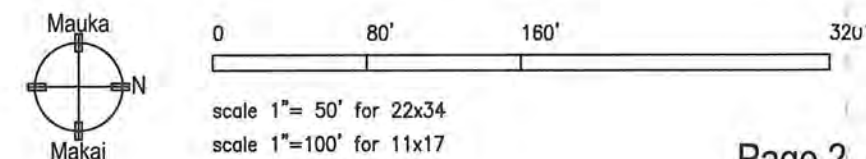
Notes (Reflected in plans):
 - **FINANCE - Risk Management** (3 employees) moved to **CORPORATE COUNSEL**
 - **HUMAN CONCERNS - Grants Management** (5 employees) moved to **FINANCE**
 - **WATER - Fiscal** (5-6 employees) moved to **FINANCE**
 - Additional Internal Storage for **HUMAN CONCERNS, FINANCE, PLANNING PUBLIC WORKS** moved off-site

- Legend:
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 - Corporation Couns
 - County Clerk
 - Council Services
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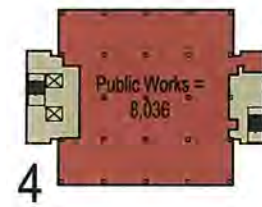


Office Building 1
Kalana O Maui Campus Expansion
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

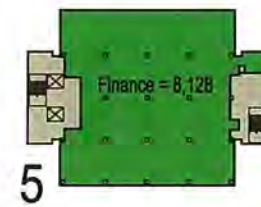
Phase 1A - 2015
Option 11 - 01.21.13



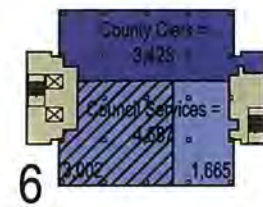
Kalana O Maui
General Gross Floor Area: ~9,911sf



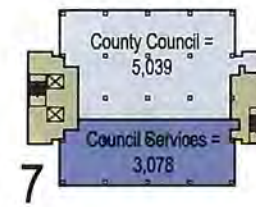
- PUBLIC WORKS to remain.



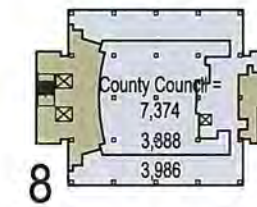
- FINANCE relocated from One Main Plaza, Wells St. Pro. Center, Maui Mall - leases expire 06/15, 09/15



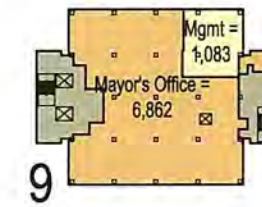
- COUNTY CLERK relocated from Kalana O Maui Level 7
- COUNCIL SERVICES expanded.
- Shared Meeting to be renovated, for County Clerk use for every two-year voting period



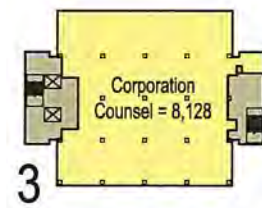
- COUNTY COUNCIL reconfigured.
- COUNCIL SERVICES reconfigured.



- COUNTY COUNCIL to remain.



- MAYOR'S OFFICE to remain.
- MANAGEMENT to remain.



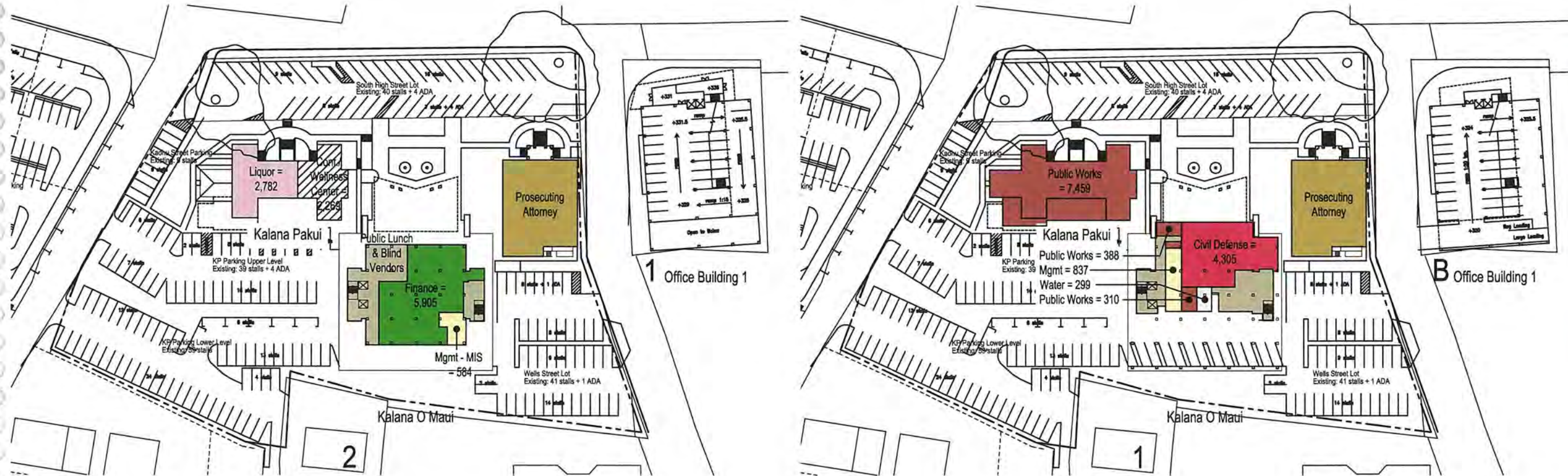
- CORP. COUNSEL to remain.

- FINANCE reconfigured
- LIQUOR relocated from Trask Building - lease expired 06/11

- PUBLIC WORKS to remain.
- CIVIL DEFENSE to remain.

Notes (Reflected in plans):
- FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
- HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
- WATER - Fiscal (5-6 employees) moved to FINANCE
- Additional Internal Storage for HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS moved off-site

- Legend:
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Kalana O Maui & Office Building 1

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015
Option 11 - 01.21.13



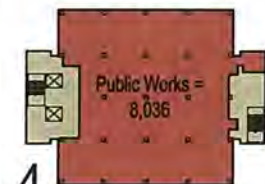
0 80' 160' 320'

scale 1"= 50' for 22x34

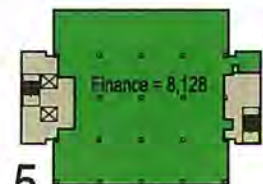
scale 1"=100' for 11x17

Office Building 2
 General Gross Floor Area: 1st: ~15,191sf
 2nd: ~12,029sf

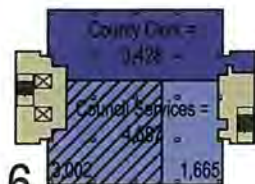
Kalana O Maui
 General Gross Floor Area: ~9,911sf



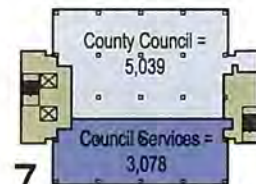
4 PUBLIC WORKS
 - Re-skin exterior and re-structure for seismic.



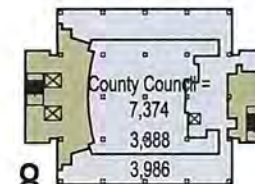
5 FINANCE
 - Re-skin exterior and re-structure for seismic.



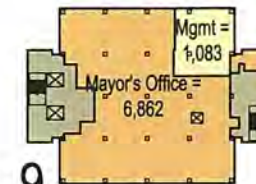
6 COUNTY CLERK & COUNCIL SERVICES
 - Re-skin exterior and re-structure for seismic.



7 COUNTY COUNCIL & COUNCIL SERVICES
 - Re-skin exterior and re-structure for seismic.



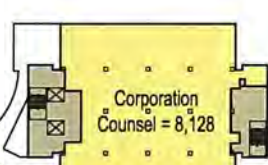
8 COUNTY COUNCIL
 - Re-skin exterior and re-structure for seismic.



9 MAYOR'S OFFICE & MGMT
 - Re-skin exterior and re-structure for seismic.



3 PLANNING & ENVIRONMENTAL MANAGEMENT



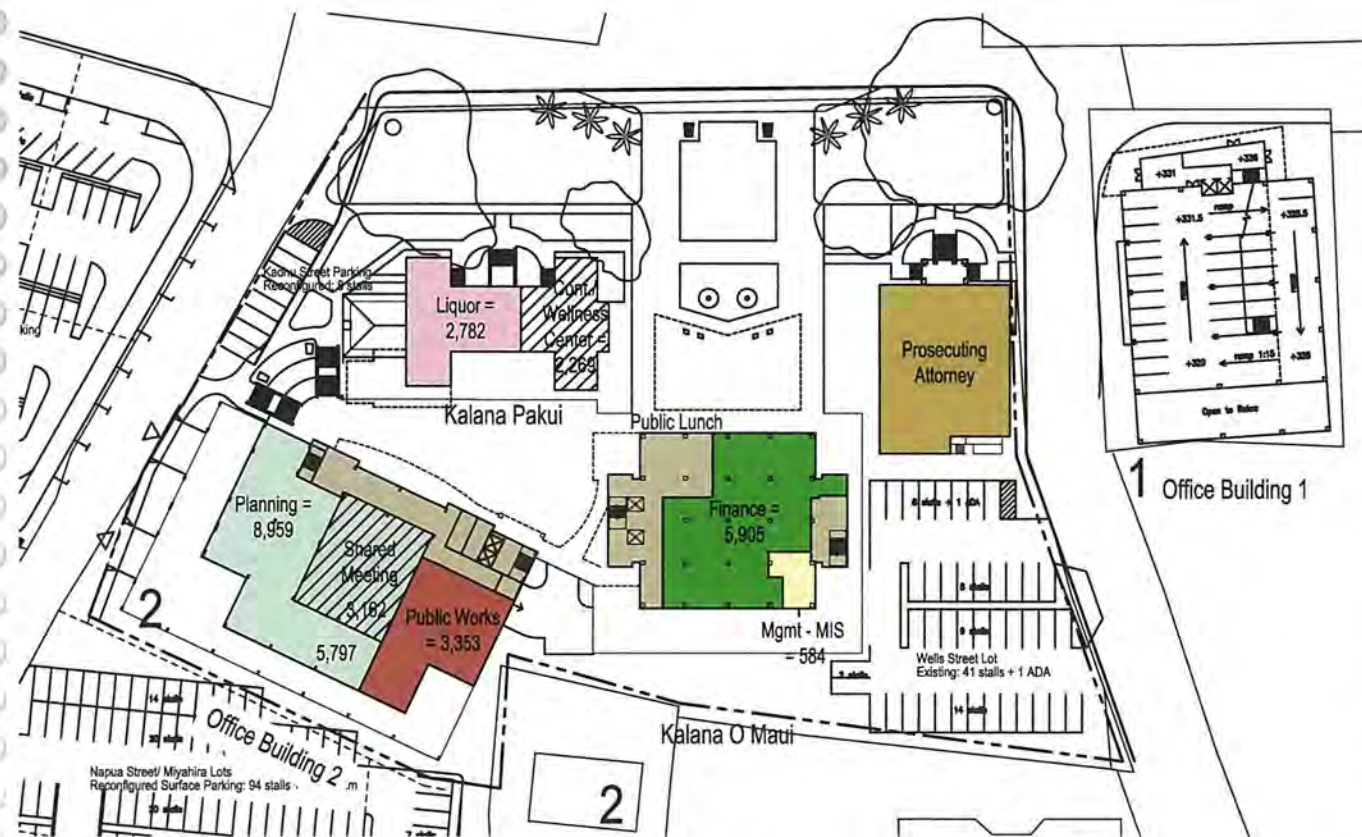
3 CORPORATION COUNSEL
 - Re-skin exterior and re-structure for seismic.



- CIVIL DEFENSE will relocate to New Building near Police.

Notes (Reflected in plans):
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Kalana O Maui, Kalana Pakui and Main Civic Green

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 2 - 2030

Option 11 - 01.21.13



0 80' 160' 320'

scale 1"= 50' for 22x34

scale 1"=100' for 11x17

SPACE ANALYSIS BASED ON 50% OF PROJECTED GROWTH RATE - OPTION 12		16-Jan-13		Phase 1A - Option 12		Phase 1B - Option 12		Phase 2 - Option 12		Average Growth		50% Average Growth		
		2015	2015			2015	2017			2030	2030			
		TOTAL NET SQUARE FOOTAGE REQUIRED	PHASE 1			TOTAL NET SQUARE FOOTAGE REQUIRED	PHASE 1			TOTAL NET SQUARE FOOTAGE REQUIRED	PHASE 2			
		Diff	NOTE			Diff	NOTE			Diff	NOTE			
Civil Defense	4,023.89	4,305.00	281.11	Existing sf Kalana O Maui 1st	4,023.89	4,305.00	281.11	Existing sf Kalana O Maui 1st	0.00	0.00	0.00	Relocate to New Building near Police	9.17%	4.58%
Corporate Counsel	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	6,486.00	8,105.00	1,619.00	Existing sf Kalana O Maui 3rd	7,222.00	8,105.00	883.00	Kalana O Maui 3rd	3.90%	1.95%
County Clerk	3,406.00	3,428.00	22.00	Kalana O Maui 6th	3,406.00	3,428.00	22.00	Kalana O Maui 6th	3,406.00	3,428.00	22.00	Kalana O Maui 6th	11.42%	5.71%
Council Services	7,356.06	7,560.00	203.94	Kalana O Maui 6th and 7th	7,356.06	7,560.00	203.94	Kalana O Maui 6th and 7th	7,656.70	7,765.00	108.30	Kalana O Maui 6th and 7th	2.09%	1.05%
County Council	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	12,798.00	12,413.00	(385.00)	Existing sf Kalana O Maui 8th and 7th	3.17%	1.59%
Environmental Mgmt.	6,903.99	6,924.00	20.01	Office Building 1 - 8th	6,903.99	7,890.00	986.01	Office Building 1 - 8th	7,436.90	7,890.00	453.10	Office Building 1 - 8th	1.72%	0.86%
Finance	12,899.77	14,033.00	1,133.23	Office Building 1 - 6th, 7th, 8th	12,899.77	14,033.00	1,133.23	Office Building 1 - 6th, 7th, 8th	13,526.89	14,033.00	506.11	Office Building 1 - 6th, 7th, 8th	2.35%	1.17%
Human Concerns	12,522.03	13,289.00	766.97	Office Building 1 - 4th and 5th	12,522.03	12,802.00	279.97	Office Building 1 - 4th and 5th	13,239.07	12,802.00	(437.07)	Office Building 1 - 4th and 5th	1.73%	0.86%
Liquor	2,489.00	2,749.00	260.00	Office Building 1 - 5th	2,489.00	2,749.00	260.00	Office Building 1 - 5th	2,710.31	2,749.00	38.69	Office Building 1 - 5th	2.29%	1.15%
Management	8,703.00	12,066.00	3,363.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	8,703.00	12,066.00	3,363.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	11,177.00	12,108.00	931.00	Existing sf Kalana O Maui 1st, 2nd, 9th & Kalana Pakui 2nd, & Office Building 1 - 9th	10.77%	2.50%
Mayor's Office	9253.00	9,321.00	68.00	Kalana O Maui 9th & Office Building 1 - 8th	9253.00	9,321.00	68.00	Kalana O Maui 9th & Office Building 1 - 8th	9253.00	9,321.00	68.00	Kalana O Maui 9th & Office Building 1 - 8th	0.00%	0.00%
Personnel	5,207.21	4,669.00	(538.21)	Office Building 1 - 6th	5,207.21	5,829.00	621.79	Office Building 1 - 6th	5,812.51	5,829.00	16.49	Office Building 1 - 6th	3.82%	1.91%
Planning	11,277.43	0.00	(11,277.43)	Off Campus	11,277.43	12,617.00	1,339.57	Office Building 2 - 2nd, 3rd	11,732.23	12,617.00	884.77	Office Building 2 - 2nd, 3rd	9.44%	0.45%
Prosecuting Attorney	11,928.99	12,502.00	573.01	Existing sf Wailuku Courthouse 1st, 2nd & Basement	11,928.99	12,502.00	573.01	Existing sf Wailuku Courthouse 1st, 2nd & Basement	12,943.83	13,006.00	62.17	Existing sf Wailuku Courthouse 1st, 2nd & Basement	1.38%	0.69%
Public Works	17,222.20	16,193.00	(1,029.20)	Existing sf Kalana O Maui 1st, 4th & Kalana Pakui 1st	17,222.20	18,047.00	824.80	Existing sf Kalana O Maui 1st & 4th & Office Building 2 - 2nd & Kalana Pakui 1st	17,834.65	18,047.00	212.35	Existing sf Kalana O Maui 1st & 4th & Office Building 2 - 2nd & Kalana Pakui 1st	0.91%	0.45%
Water	11,064.91	11,528.00	463.09	Office Building 1 - 6th and 7th	11,064.91	12,022.00	957.09	Office Building 1 - 6th and 7th	11,844.61	12,022.00	177.39	Office Building 1 - 6th and 7th	1.37%	0.69%

Projected growth rate based on actual historic employment data for the past 10 years.

* Mayor's Office, County Clerk, County Council based on 0% growth rate, Management based on 2.5% growth rate, Planning based on 0.45% growth similar to Public Works

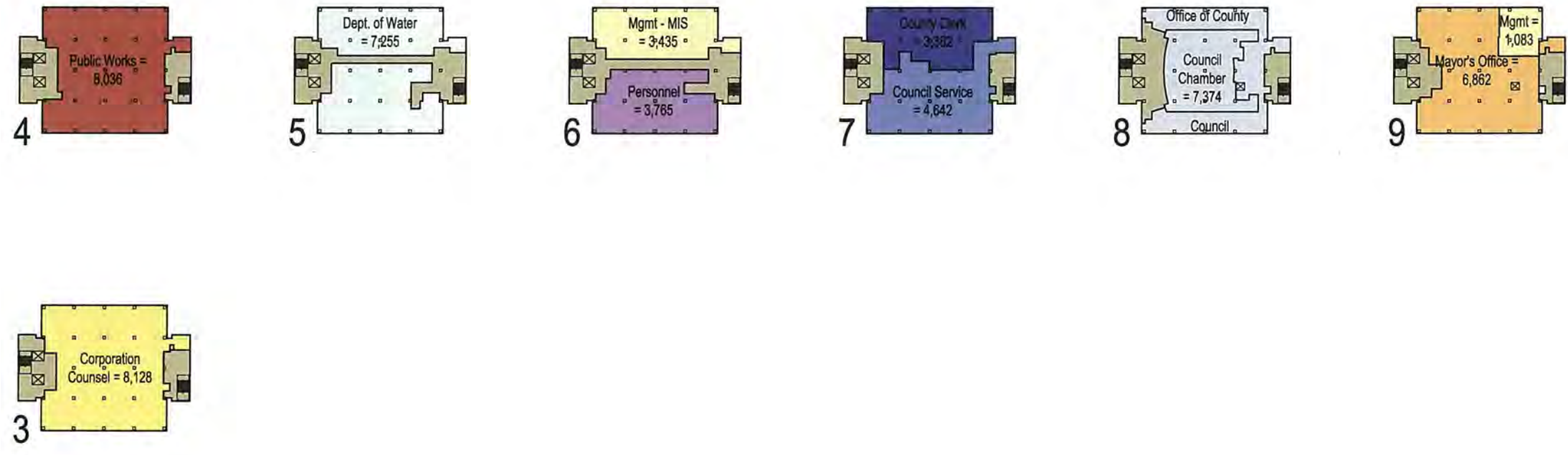
143,541.47	139,085.00
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143,541.47	155,689.00
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148,593.71	152,135.00
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**Space Analysis for Office and Support and Common Area Space Requirement: Office & Equipment workspace, Meeting Rooms, File Storage, and General Storage
Kalana O Maui Campus Expansion**

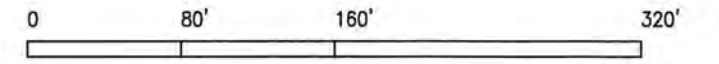
Kalana O Maui
General Gross Floor Area: ~9,911sf



- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/ Circulation
 - Shared Spaces

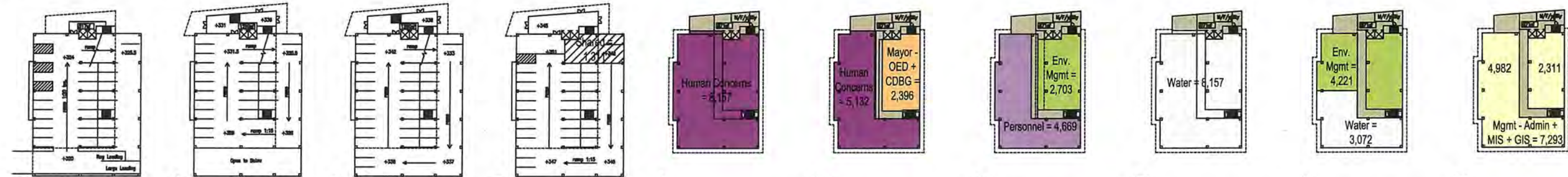
Existing County of Maui Properties
Kalana O Maui Campus Expansion
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Existing County of Maui Properties
Option 12 - 01.21.13



scale 1"= 50' for 22x34
scale 1"=100' for 11x17

Office Building 1
 General Gross Floor Area: ~9482sf



- B** - 18 parking stalls
- 1** - 24 parking stalls
- 2** - 33 parking stalls
- 3** - 29 parking stalls (Total: 104 parking stalls)
 - Shared meeting room for: PERSONNEL
 WATER
- 4** - **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
- 5** - **HUMAN CONCERNS** relocated from One Main Plaza, Ting Building - leases expire 06/14
 - **MAYOR'S OFFICE - OED + CDBG** relocated from One Main Plaza, Yellow Bldg - leases expire 01/12, 09/15
- 6** - **PERSONNEL** relocated from Kalana O Maui Level 6
 - **ENV. MGMT** relocated from One Main Plaza - leases expire 02/15, 09/15, 06/17
- 7** - **WATER** relocated from Kalana O Maui Level 5, One Main Plaza - lease expires 12/16
- 8** - **ENV. MGMT** relocated from One Main Plaza - leases expire 02/15, 09/15, 06/17
 - **WATER** relocated from Kalana O Maui Level 5, One Main Plaza - lease expires 12/16
- 9** - **MANAGEMENT** relocated from KOM Level 6, One Main Plaza, Trask Bldg - leases expire 03/11, 06/12, 06/13

Parking Requirements*		
Office Building Height	Code Required Stalls	Stalls Provided incl. ADA
6 levels + 4 levels pkg	97	104

*based on 1/500sf Maui County Code, using 85% net

Notes (Reflected in plans):
 - **FINANCE** - Risk Management (employees) moved to **CORPORATION COUNSEL**
 - **HUMAN CONCERNS** - Grants Management (5 employees) moved to **FINANCE**
 - **WATER** - Fiscal (5-6 employees) moved to **FINANCE**
 - Additional Internal Storage for **J.M. CONCERNS, FINANCE, PLANNING PUBLIC WORKS** moved off-site

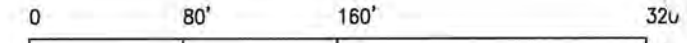
- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/ Circulation
 - Shared Spaces



Office Building 1
 Kalana O Maui Campus Expansion

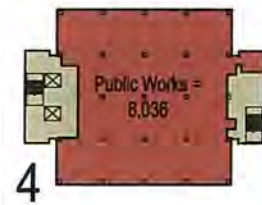
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015
 Option 12 - 01.21.13

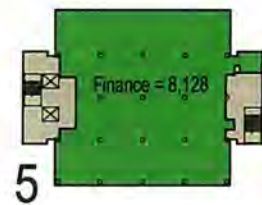


scale 1" = 50' for 22x34
 scale 1" = 100' for 11x17

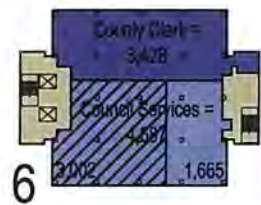
Kalana O Maui
General Gross Floor Area: ~9,911sf



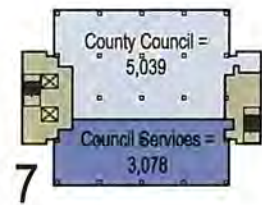
- PUBLIC WORKS to remain.



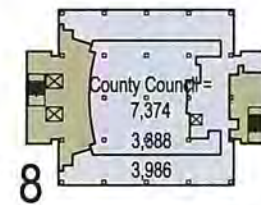
- FINANCE relocated from One Main Plaza, Wells St. Pro. Center, Maui Mall - leases expire 06/15, 09/15



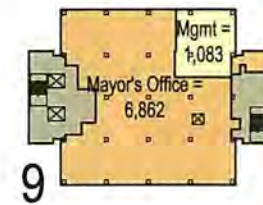
- COUNTY CLERK relocated from Kalana O Maui Level 7
- COUNCIL SERVICES expanded.
- Shared Meeting to be renovated, for County Clerk use for every two-year voting period



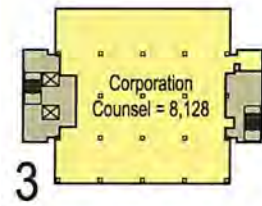
- COUNTY COUNCIL reconfigured.
- COUNCIL SERVICES reconfigured.



- COUNTY COUNCIL to remain.



- MAYOR'S OFFICE to remain.
- MANAGEMENT to remain.



- CORP. COUNSEL to remain.

- FINANCE reconfigured
- MGMT - MIS relocated from KOM Level 6, One Main Plaza - leases expire 12/13, 09/15
- LIQUOR relocated from Trask Building - lease expired 06/11

- PUBLIC WORKS to remain.
- CIVIL DEFENSE to remain.

Notes (Reflected in plans):
- FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
- HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
- WATER - Fiscal (5-6 employees) moved to FINANCE
- Additional Internal Storage for HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS moved off-site



- Legend:
- Civil Defense
 - Corporation Counsel
 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Water
 - Common Areas/ Circulation
 - Shared Spaces

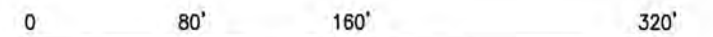
Kalana O Maui & Office Building 1

Kalana O Maui Campus Expansion

Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015

Option 12 - 01.21.13

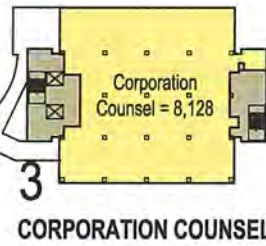
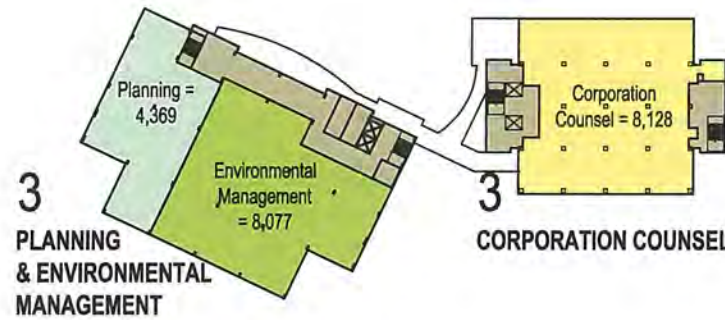
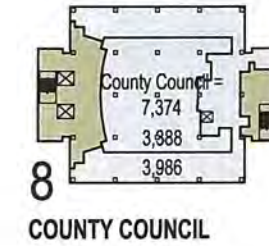


scale 1" = 50' for 22x34

scale 1" = 100' for 11x17

Office Building 2
 General Gross Floor Area: 1st: ~15,191sf
 2nd: ~12,029sf

Kalana O Maui
 General Gross Floor Area: ~9,911sf



- PLANNING relocated from One Main Plaza - leases expire 05/14, 09/15
- PUBLIC WORKS relocated from DSA Kahului Office - lease expires 07/12
- ENVIRONMENTAL MGMT relocated from Office Building 1 Level 8
- LIQUOR remains
- Conference/ Wellness Center

Phase 2 - 2025

- Kalana O Maui: Re-skin exterior, re-structure for seismic, renovate utilities and floor layouts.
- Civil Defense will relocate to New Building near Police, this will accommodate for off-site storage

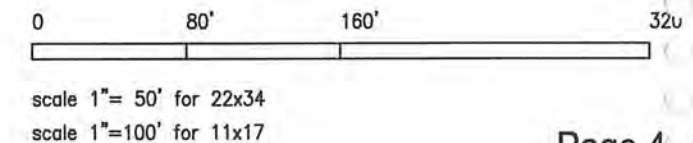
- Notes (Reflected in plans):
- FINANCE - Risk Management (3 employees) moved to CORPORATIC COUNSEL
 - HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
 - WATER - Fiscal (5-6 employees) moved to FINANCE
 - Additional Internal Storage for ...JM CONCERNS, FINANCE, PLANNING
 - PUBLIC WORKS moved off-site



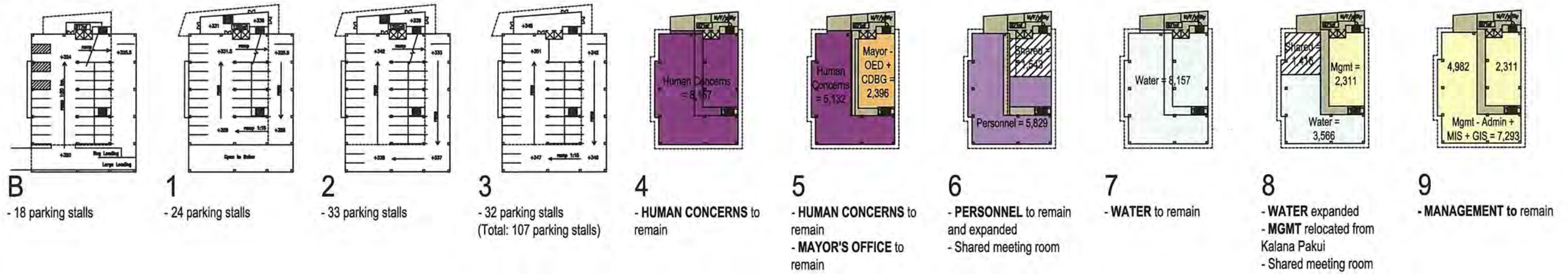
- Legend:
- Civil Defense
 - Corporation Couns
 - County Clerk
 - Council Services
 - County Council
 - Environmental Managem
 - Finance
 - Housing & Human Conce
 - Liquor Control
 - Management
 - Mayor's Office
 - Personnel
 - Planning
 - Prosecuting Attornr
 - Public Works
 - Water
 - Common Areas/ Circulati
 - Shared Spaces

Office Building 2
 Kalana O Maui Campus Expansion
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1B - 2017
 Option 12 - 01.21.13



Office Building 1
General Gross Floor Area: ~9482sf



Parking Requirements*		
Office Building Height	Code Required Stalls	Stalls Provided incl. ADA
6 levels + 4 levels pkg	97	104

*based on 1/500sf Maui County Code, using 85% net



Notes (Reflected in plans):
 - FINANCE - Risk Management (6 employees) moved to CORPORATION COUNSEL
 - HUMAN CONCERNS - Grants Management (5 employees) moved to FINANCE
 - WATER - Fiscal (5-6 employees) moved to FINANCE
 - Additional Internal Storage for HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS moved off-site

- Legend:
- Civil Defense
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Office Building 1

Kalana O Maui Campus Expansion

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Phase 1B - 2017
Option 12 - 01.21.13

