

Aggregated Costs of the Parking Structure

Previously Allocated Funds for Phase 1

Description	Cost
Design, Planning and Feasibility Study (FY2016)	\$7,460,304
Roadwork and Utility Design (FY2017)	\$3,380,447
Land Acquisition (FY2018)	\$4,300,000
SUBTOTAL	\$15,140,751

Approved Funding

Description	Cost
Construction of Parking Structure (FY2019)	
Project Management	
MRA Personnel (FY2018)	\$133,500
MRA Personnel (FY2019)	\$1,336,736
MRA Personnel (FY 2020)	\$1,733,466
Public Relations Personnel	
Advertising (Print & Digital Media)	
Shuttles from Temporary Parking	
Grants to Businesses During Construction	
Tax Abatement During Construction	
Convert Wells Baseball Park into Temporary Parking	
Security for Wells Temporary Parking	
SUBTOTAL	

Post-Construction Costs

Description	Cost
Maintenance of Parking Structure	
Daily Operating Costs	
SUBTOTAL	

RECEIVED AT EDB MEETING ON 8.27.19
Committee Chair

Return on Investment from Parking Garage

Net Gain of Stalls

Current Parking Stalls: 43 on street + 214 municipal parking stalls = 257

Parking Stalls After Construction: 428 stalls in parking structure = 428

TOTAL NET STALLS: 428 - 257 = 171

Cost Per Stalls

\$29,459,487 divided by 171 of new stalls = \$172,278 per stall

_____ divided by 171 of new stalls = _____ per stall
(Write in Actual Cost) (New Cost Per Stall)

Administration's Proposed Parking Fees

\$0.50/hour

\$10.00/ monthly permits

\$25.00/ monthly permits

Scenario # 1a - 428 stalls paying \$0.50/hr, 24-7, 365 days a year

	Day	Year
1 Stall	\$12.00	\$4,380
428 Stalls	\$5,136	\$1,874,640 @ 100% Occupancy
428 Stalls	\$4,108	\$1,499,712 @ 80% Occupancy

Scenario #2a - 428 stalls paying \$25/mo for parking permits for a year @ 100% Occupancy

	Month	Year
1 Stall	\$25	\$300
428 Stall	\$10,700	\$128,400 @ 100% Occupancy
428 Stall	\$8,560	\$102,720 @ 80% Occupancy

Construction Management Contract

Exhibit A of the Wailuku Civic Complex Construction Management Contract with Dowling Co., shows the salaries for employees in this contract were unusually high. The discrepancy between these salaries and the DAGS (State Dept. of Accounting and General Services) direct salary maximum hourly rates are listed as follows:

Dowling Contract Rates	Equivalent Job DAGS Rate
Construction manager- \$165/hr,	Engineer VI- \$54.10/hr
Project engineers (2)- \$140/hr	Engineer IV- \$43.70/hr
Inspector-\$125/hr	Not Given
Administrative Assistant-\$75/hr	Not Given
Special Inspections- \$114.58/hr	Not Given
Community Liaison- \$150/hr	Not Given

A response from the Administration, dated June 5, 2019, explained that the drastic pricing difference was to include fringe benefits, overhead, and profit. To account for this, a multiplier of three was applied, because a private company was fulfilling this contract. However, a recent contract the County paid to Jacobs for groundwater monitoring at the Maui Landfill shows the budget for employee salaries were closer to DAGS salaries, which does not accommodate fringe benefits, overhead, and profit. Why the inconsistency? What is the County's policy on this? Also included for your review are some higher paid categories:

Jacobs Rate 2019	Equivalent Job DAGS Rate 2019
Geologist VIII- \$79.66/hr	Engineer VIII- \$79.66/hr
Engineer VII- \$71.41/hr	Engineer VII- \$72.97/hr
Chemist- \$53.71/hr	Engineer VI- \$58.40/hr
Geologist V- \$48.30/hr	Engineer V- \$48.30/hr
Technical Publication Manager- \$41.98/hr	Engineer IV- \$47.17/hr
Geologist III- \$36.45/hr	Engineer III- \$40.70/hr
Subcontract Manager- \$36.51/hr	Engineer IV- \$40.70/hr

Wailuku Civic Center Debt Service Breakdowns

Total Interest Accrued	\$ 18,450,158.23
Total Interest + Amount Borrowed	\$ 62,645,158.23

Year	Amount Owed	Interest Rate	Interest Accrual	Owed + Interest	Annual Payment	Interest - Payment
1	\$ 44,195,000.00	3%	\$ 1,325,850.00	\$ 45,520,850.00	\$ 2,600,000.00	\$ 42,920,850.00
2	\$ 42,920,850.00	3%	\$ 1,287,625.50	\$ 44,208,475.50	\$ 2,600,000.00	\$ 41,608,475.50
3	\$ 41,608,475.50	3%	\$ 1,248,254.27	\$ 42,856,729.77	\$ 2,600,000.00	\$ 40,256,729.77
4	\$ 40,256,729.77	3%	\$ 1,207,701.89	\$ 41,464,431.66	\$ 2,600,000.00	\$ 38,864,431.66
5	\$ 38,864,431.66	3%	\$ 1,165,932.95	\$ 40,030,364.61	\$ 2,600,000.00	\$ 37,430,364.61
6	\$ 37,430,364.61	3%	\$ 1,122,910.94	\$ 38,553,275.55	\$ 2,600,000.00	\$ 35,953,275.55
7	\$ 35,953,275.55	3%	\$ 1,078,598.27	\$ 37,031,873.81	\$ 2,600,000.00	\$ 34,431,873.81
8	\$ 34,431,873.81	3%	\$ 1,032,956.21	\$ 35,464,830.03	\$ 2,600,000.00	\$ 32,864,830.03
9	\$ 32,864,830.03	3%	\$ 985,944.90	\$ 33,850,774.93	\$ 2,600,000.00	\$ 31,250,774.93
10	\$ 31,250,774.93	3%	\$ 937,523.25	\$ 32,188,298.18	\$ 2,600,000.00	\$ 29,588,298.18
11	\$ 29,588,298.18	3%	\$ 887,648.95	\$ 30,475,947.12	\$ 2,600,000.00	\$ 27,875,947.12
12	\$ 27,875,947.12	3%	\$ 836,278.41	\$ 28,712,225.53	\$ 2,600,000.00	\$ 26,112,225.53
13	\$ 26,112,225.53	3%	\$ 783,366.77	\$ 26,895,592.30	\$ 2,600,000.00	\$ 24,295,592.30
14	\$ 24,295,592.30	3%	\$ 728,867.77	\$ 25,024,460.07	\$ 2,600,000.00	\$ 22,424,460.07
15	\$ 22,424,460.07	3%	\$ 672,733.80	\$ 23,097,193.87	\$ 2,600,000.00	\$ 20,497,193.87
16	\$ 20,497,193.87	3%	\$ 614,915.82	\$ 21,112,109.69	\$ 2,600,000.00	\$ 18,512,109.69
17	\$ 18,512,109.69	3%	\$ 555,363.29	\$ 19,067,472.98	\$ 2,600,000.00	\$ 16,467,472.98
18	\$ 16,467,472.98	3%	\$ 494,024.19	\$ 16,961,497.17	\$ 2,600,000.00	\$ 14,361,497.17
19	\$ 14,361,497.17	3%	\$ 430,844.92	\$ 14,792,342.08	\$ 2,600,000.00	\$ 12,192,342.08
20	\$ 12,192,342.08	3%	\$ 365,770.26	\$ 12,558,112.34	\$ 2,600,000.00	\$ 9,958,112.34
21	\$ 9,958,112.34	3%	\$ 298,743.37	\$ 10,256,855.72	\$ 2,600,000.00	\$ 7,656,855.72
22	\$ 7,656,855.72	3%	\$ 229,705.67	\$ 7,886,561.39	\$ 2,600,000.00	\$ 5,286,561.39
23	\$ 5,286,561.39	3%	\$ 158,596.84	\$ 5,445,158.23	\$ 2,600,000.00	\$ 2,845,158.23
24	\$ 2,845,158.23	3%	\$ 85,354.75	\$ 2,930,512.98	\$ 2,600,000.00	\$ 330,512.98
25	\$ 330,512.98	3%	\$ 9,915.39	\$ 340,428.36	\$ 340,428.36	\$ -

TOTAL INTEREST ACCRUED \$ 18,450,158.23

COUNCIL OF THE COUNTY OF MAUI
BUDGET AND FINANCE COMMITTEE

December 11, 2018

Committee
Report No. 18-210

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Budget and Finance Committee, having met on November 13, 2018, makes reference to County Communication 17-335, from Councilmember Riki Hokama, relating to the design, construction, and funding for the Wailuku Civic Complex ("Complex").

By correspondence dated November 7, 2018, the Budget Director transmitted the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2019 BUDGET FOR THE COUNTY OF MAUI AS IT PERTAINS TO ESTIMATED REVENUES; DEPARTMENT OF MANAGEMENT, WAILUKU CIVIC COMPLEX; TOTAL CAPITAL IMPROVEMENT PROJECT APPROPRIATIONS; AND TOTAL APPROPRIATIONS (OPERATING AND CAPITAL IMPROVEMENT PROJECTS)" ("Budget bill").

The purpose of the proposed bill is to amend the Fiscal Year ("FY") 2019 Budget by 1) increasing Estimated Revenues for Bond/Lapsed Bond by \$40,000,000; 2) amending Section 4.D.1.b.(1), Department of Management, Wailuku-Kahului Community Plan Area, Government Facilities, Bond Fund, by increasing the appropriation for the Complex by \$40,000,000; and 3) adjusting the totals accordingly.

2. A proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING ORDINANCE NO. 4858, BILL NO. 54 (2018), RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS OF THE COUNTY OF MAUI ISSUANCE, SALE AND

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DELIVERY OF SAID BONDS (DEPARTMENT OF MANAGEMENT – WAILUKU CIVIC COMPLEX)” (“Bond bill”).

The purpose of the proposed bill is to amend the FY 2019 general obligation bond authorization ordinance by increasing the appropriation under the Department of Management, Wailuku-Kahului Community Plan Area, Government Facilities, Complex, by \$40,000,000.

3. A proposed bill entitled “A BILL FOR AN ORDINANCE AMENDING THE FISCAL YEAR 2019 BUDGET FOR THE COUNTY OF MAUI AS IT PERTAINS TO APPENDIX C – CAPITAL IMPROVEMENT PROJECTS, DEPARTMENT OF MANAGEMENT, WAILUKU-KAHULUI COMMUNITY PLAN AREA, WAILUKU CIVIC COMPLEX” (“Appendix C bill”).

The purpose of the proposed bill is to amend the FY 2019 Budget, Appendix C, Capital Improvement Projects, Department of Management, by increasing the appropriation for the Complex by \$40,000,000.

Your Committee notes it previously reported on this matter through Committee Report 18-28, which recommended that proposed resolutions entitled “AUTHORIZING THE ACQUISITION OF UNITS 100 AND 200 OF THE ONE MEDICAL PLAZA BUILDING”; and “AUTHORIZING THE ACQUISITION OF UNITS 300 AND 400 OF THE ONE MEDICAL PLAZA BUILDING,” be adopted. At its meeting of March 9, 2018, the Council adopted Resolutions 18-21 and 18-22.

Your Committee further notes it previously reported on this matter through Committee Report 18-87, which recommended that the proposed resolution entitled “AUTHORIZING THE ACQUISITION OF THE PARCELS LOCATED AT 2091 WEST VINEYARD STREET,” be adopted. At its meeting of June 1, 2018, the Council adopted Resolution 18-99.

Furthermore, your Committee notes **funding, to date,** for the Complex **includes:** 1) \$44,195,000 in FY 2019 for construction of Phase

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1A, which includes road and traffic management, sewer lines, water lines, drainage, and other utility improvements; and Phase 1B, which includes a parking structure and Americans with Disabilities Act access; 2) \$4,300,000 in FY 2018 for land acquisition; 3) \$3,380,447 in FY 2017 for roadwork and utility design; and 4) \$7,460,304 in FY 2016 for a design, planning, and feasibility study.

Your Committee notes Phase 1A has been advertised for bids. The closing date to submit proposals was November 21, 2018, at 2:00 p.m. and bids received by the County would be opened at that time.

Since the project's Planner was unavailable to attend your Committee meeting, the Chair of your Committee provided comments and the justification for the additional funds needed for the Complex. He noted the timing of the request is appropriate because large construction projects, such as the State's project at the Kahului Airport, are nearing completion. The Chair said there are concerns in the community as to whether the employment base will be able to continue at the level it is now. He added this may be the opportune time for better bid results for construction; maintaining a steady workforce; and better pricing for materials, consultants, and other related work.

The Chair acknowledged the funds for the Complex were reduced by \$40,000,000 in the FY 2019 Budget. However, since the FY 2019 Budget deliberations, there has been a growing interest from the public sector, as well as the State, to redevelop and reinvest in Wailuku. By increasing the appropriation for the Complex, the project could keep moving forward and other entities would be able to plan and participate in the redevelopment.

He said civic development would help move forward much needed regional planning to address the needs of the Waikapu, Piihaha, Waihee, and Waiehu areas. The Chair said regional planning consists of: 1) traffic and roadway systems, including a bridge across the Wailuku River; 2) a housing plan; and 3) water and sewer system plans.

The Chair said the Complex should be viewed as a part of a regional project, not only as a civic component but as a community project.

PLANNING AND SUSTAINABLE LAND USE COMMITTEE MINUTES
Council of the County of Maui

February 27, 2019

schedule so that he's able to attend. But yes, it would be a question and answer opportunity.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. One more question and then I'll yield the floor. Was an analysis of vacant commercial spaces conducted and a comparison of the cost of the retail space at the civic hub to what the current market rate for spaces done?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Yes. Very good question. You know, the intent is never to compete with the existing vacant spaces on Market Street. So, most of those are designed and organized for retail usage, boutique-type uses. Many of them cannot, for reasons of not having a grease interceptor or appropriate water connections, be converted into restaurant space at this time. So, what we did intentionally for the retail space is to focus on the food hub, food market so that that's something that within the district could not be provided elsewhere and is regularly a publicly provided space. So, that was very intentional. The vacancy rate fluctuates as you can imagine and so on any given month it can change, but it's gone between, it's been between 20 and 8 percent throughout this period and we're heading back up, the vacancy rate is going up again; right now partially because of increased rents and partially just because of the nature of retail itself has shifted and we're seeing that all over the County.

COUNCILMEMBER RAWLINS-FERNANDEZ: Just a quick follow-up?

CHAIR PALTIN: Sure thing.

COUNCILMEMBER RAWLINS-FERNANDEZ: Sorry. So, in your analysis what would you expect the vacancy rate to be of the civic hub?

MS. WADE: So, in anticipation if we move forward, so we were only, as you know, authorized or appropriated the money in December. So, we hadn't contracted for the next phase which is the business plan and feasibility study for the market. So, that would be the next phase is to work with a professional team to both do the interior layout, create an operations and management analysis for how that space would function, and create a plan to ensure that the vacancy rate stays low and that local farmers are the ones benefitting from being able to utilize the space.

COUNCILMEMBER RAWLINS-FERNANDEZ: Okay. Thank you. Mahalo, Chair.

CHAIR PALTIN: Thank you, Vice-Chair Rawlins-Fernandez. Council Chair Kelly King, you have some questions?

COUNCILMEMBER KING: Yes, I do. Thank you, Chair. So, you know, I think the article might have, the article that came out in *Maui Time* might have mischaracterized me as being against this project and I'm not necessarily against the project. I'm against County funding being used for it, \$40 million. And one of my biggest concerns is the

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claim that this is going to be an economic engine, it's going to return the same amount of money. When I talked to the Finance Director, he said this is gonna cost us about \$6 million a year to operate and he didn't see how that was gonna come back. But you have some projections and in those projections it appears to be a best-case scenario, the scenarios that all these offices are full and all these...I watched what happened with MRTC buildings in Kihei and I actually sat on the board of HT...the High [sic] Tech [sic] Development Corporation. I was an appointee of the Governor. We have building space in there and we've been at least 50 percent empty the entire time, the entire three years I was on that board. So, office space, commercial space right now is really hard to fill. We just saw today in the paper that one of the retail shops in Wailuku went out of business, is closing down not because of parking, but because of the competition with e-commerce and they're gonna go online only. So, that's not going to stop, that's gonna continue. And my concern is do we have a worst-case scenario projection about, you know, if we don't fill these retail spaces and we don't have the activity that you're anticipating and we don't bring in the money that's gonna cover then that, we're gonna be, I mean the County's gonna be liable for this outlay of cash which, you know, is pointed out could be better spent on housing and other, you know, infrastructure. I'm happy and I think I heard mostly from the community that they're happy about the infrastructure. You know, a lot of the roads and the underground infrastructure and it looks like you have enough to do parking as well, to increase the parking so and if that's the number one concern, then I'm really concerned about us taking the commercial risk and why the County would want to get into this. And I know I'm throwing a lot out at you so I'm gonna just let you answer in a second, but and then one of the other concerns is, you know, the idea of First Friday needing help. Well, all the Fridays have the same, you know, we all have to shut down the area to have our parties and we all have to have police protection so there's not like a concerted County effort to say let's help all these Friday events, but it's a good thing. It's a good event and part of the reason it is so popular is because we get to party on roads that are shut down; that's part of the excitement about it, right? And I think that's the same for Wailuku. So, anyway, I just want if you could address these concerns and I'm happy that you're speaking in terms of, you know, moving ahead with the infrastructure that's already been funded and that there are ways to mitigate. And then I have a follow-up question, but I'll stop right there to let you answer, just respond to some of that.

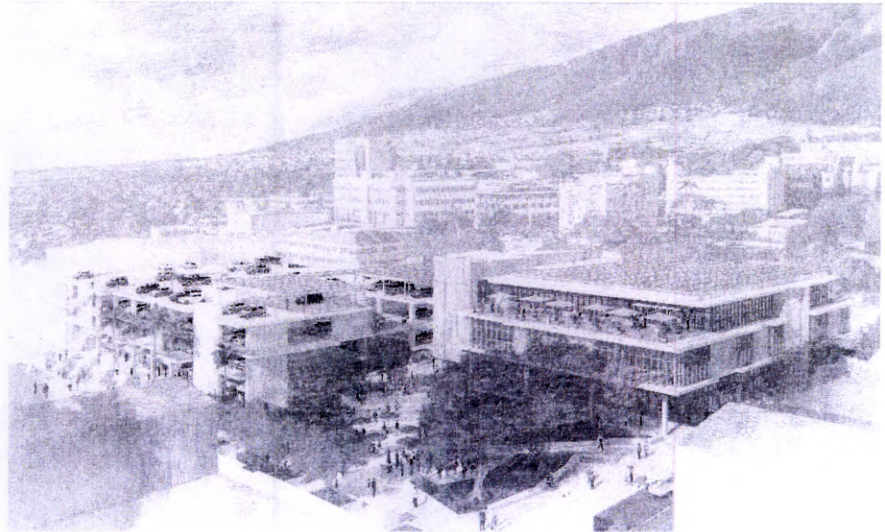
CHAIR PALTIN: Ms. Wade?

MS. WADE: Okay. Thank you. So, regarding financing the facility and if you're speaking specifically for the ground floor retail space, I think many of you attended the Opportunity Zones workshop that happened recently. The new Administration has directed us to seek outside funding sources for that ground floor space which hadn't always been the direction, so the Opportunity Zones funding is a potential, Economic Development Administration is a potential. So, as we were, you know, we were provided an appropriation for 40 million, but that was always the not-to-exceed with the expectation that we're trying to reduce that, too, as much as we possibly can. So, we will be applying for several grants and then beginning to work with LISC and others to determine if we move forward with Phase II if this is a good location for the

Capital Improvement Program

CBS No: CBS-2789

Project Name: Wailuku Civic Hub
 Department: Department of Finance
 District: Wailuku-Kahului
 Project Type: Government Facilities
 Anticipated Life: 50 Years



Prior Years	Appr	Ensuing	Subsequent Years					Total
Expend/Encb	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	6-Year
7,696,800	4,300,000	81,195,000	0	0	0	0	0	81,195,000

PROJECT DESCRIPTION

Construction of a Multi-Use Facility at the site of the Wailuku Municipal Parking Lot. The previous expenditures at the site are being utilized to fund revised design secure permits, update environmental documents, and obtain approvals required for construction as well as acquisition of key parcels. The program for construction includes the following parameters for design:

- 1) A parking facility that accommodates 300 or more parking stalls with a portion of the parking to be created sub-grade or partially sub-grade. Parking facilities should have minimum 10 foot ceiling heights. Above grade portion of the facility should be designed to double as a special events space such as farmers markets, swap meets, etc. The portion of the parking between Main and Pili Street shall not exceed 28 feet above existing grade at the mauka property line.
- 2) A plaza, community gathering and performance space will be developed on Vineyard Street. This outdoor gathering space would support uses in the civic center and could be programmed for events and equipped to accommodate various size performances.
- 3) The plan and construction will accommodate logistical details including trash collection, deliveries, staging, grease trap placement, utilities connections etc.

As design for this facility is not complete, requested CIP funding amount is an estimate.

PROJECT JUSTIFICATION

The facility will provide needed parking during peak periods within the Wailuku Redevelopment Area. During non-peak times, it will double as a special event space and expand the economic viability of the area as an Arts and Entertainment district, therefore stabilizing and expanding the tax base.

STRATEGIC PLAN ALIGNMENT

Department's Strategic Plan

Countywide Priority Results

- | A Suitable Public Infrastructure
- | A Strong, Diversified Economy

Operating Impact Narrative

Operating impacts of various options of management are being reviewed.

Capital Improvement Program

FUNDING DETAILS

Phase Description	Fund Code	Appr	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
New Construction	GB	0	76,000,000	0	0	0	0	0
New Construction	GF	0	2,000,000	0	0	0	0	0
New Construction	LBF	0	2,195,000	0	0	0	0	0
Other	GB	0	1,000,000	0	0	0	0	0

Schedule of Activities

Activity	Start	End	Amount
Acquisition	07/01/2015	12/31/2018	0
Design	07/01/2016	06/30/2017	0
New Construction	01/01/2018	12/31/2019	80,195,000
Other	01/01/2017	12/31/2019	1,000,000
Total Capital Project Costs			81,195,000
Total O&M Costs			0
Total Capital & Operating Costs			81,195,000

Methods of Financing (Ensuing + 5 Years)

Funding Source	Amount
General Fund	2,000,000
General Obligation Fund	77,000,000
Lapsed Bond Fund	2,195,000
Total Funding Requirements	81,195,000

Attachment: 4

Exhibit A

Wailuku Civic Complex - Construction Management
Proposed Fee Estimate

					Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19									
Pre-Construction Phase 1A	Duration	Months			Pre-Construction Phase 1A - Plan Review, Bidding, Contract Negotiation, Permitting																
Construction Phase 1A	16 Months	8 - 23											Construction Phase 1A								
Post-Construction Phase 1A	4 Months	24 - 27																			
Pre-Construction Phase 1B	9 Months	2 - 10			Pre-Construction Phase 1B - Plan Review, Bidding, Contract Negotiation, Permitting																
Construction Phase 1B	18 Months	11 - 28																			
Post-Construction Phase 1B	4 Months	29 - 32																			
			TOTAL		Month 1		Month 2		Month 3		Month 4		Month 5		Month 6		Month 7		Month 8		
Services	Rate	Frequency	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	
1 Construction Manager (DAGS Equiv. Engineer VI)	\$ 165.00	Per Hour	4,560	\$ 752,400	80	\$ 13,200	80	\$ 13,200	120	\$ 19,800	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	
2 Project Engineer - Site (DAGS Equiv. Engineer IV)	\$ 140.00	Per Hour	3,040	\$ 425,600	-	\$ -	-	\$ -	40	\$ 5,600	40	\$ 5,600	40	\$ 5,600	40	\$ 5,600	160	\$ 22,400	160	\$ 22,400	
3 Project Engineer - Vertical (DAGS Equiv. Engineer IV)	\$ 140.00	Per Hour	3,240	\$ 453,760	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	
4 Inspector	\$ 125.00	Per Hour	3,680	\$ 460,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	160	\$ 20,000	160	\$ 20,000	
5 Administrative Assistant	\$ 75.00	Per Hour	2,000	\$ 150,000	20	\$ 1,500	20	\$ 1,500	20	\$ 1,500	20	\$ 1,500	20	\$ 1,500	20	\$ 1,500	20	\$ 1,500	80	\$ 6,000	
6 Existing Utility Line Investigation - Vendor Allowance	\$ 30,000.00	Lump Sum	1	\$ 30,000	1	\$ 30,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
7 Special Inspections - Vendor Allowance	\$ 114.58	Per Hour	690	\$ 79,062		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
8 Community Liaison - Vendor Allowance	\$ 150.00	Per Hour	576	\$ 86,400		\$ -		\$ -		\$ -		\$ -	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	
9 Office Rental - Allowance	\$ 2,250.00	Per Month	30	\$ 67,500		\$ -		\$ -	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	
10 Reimbursable Expenses - Allowance	\$ 1,000.00	Per Month	32	\$ 32,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	
Total			17,849	\$ 2,536,722	102	\$ 45,700	101	\$ 15,700	182	\$ 30,150	222	\$ 36,750	222	\$ 36,750	254	\$ 41,550	534	\$ 78,350	594	\$ 82,850	
Fee Breakdown by Task																					
1	Pre-Construction (Total of Months 1 - 7)			\$ 227,100		\$ 14,700		\$ 14,700		\$ 26,900		\$ 33,500		\$ 33,500		\$ 33,500		\$ 70,300			
2	Construction (Total of Months 8 - 28)			\$ 1,884,560																\$ 74,800	
3	Post-Construction (Total of Months 29 - 32)			\$ 130,100																	
4	Existing Utility Line Investigation - Vendor Allowance			\$ 30,000		\$ 30,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
5	Special Inspections - Vendor Allowance			\$ 79,062		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
6	Community Liaison - Vendor Allowance			\$ 86,400		\$ -		\$ -		\$ -		\$ -		\$ 4,800		\$ 4,800		\$ 4,800		\$ 4,800	
7	Office Rental - Allowance			\$ 67,500		\$ -		\$ -		\$ 2,250		\$ 2,250		\$ 2,250		\$ 2,250		\$ 2,250		\$ 2,250	
8	Reimbursable Expenses - Allowance			\$ 32,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000		\$ 1,000	
				\$ 2,536,722																	

**Wailuku Civic Complex - Construction Management
Proposed Fee Estimate**

					Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20									
Pre-Construction Phase 1A	Duration	Months																			
Pre-Construction Phase 1A	7 Months	1 - 7																			
Construction Phase 1A	16 Months	8 - 23																			
Post-Construction Phase 1A	4 Months	24 - 27																			
Pre-Construction Phase 1B	9 Months	2 - 10																			
Construction Phase 1B	18 Months	11 - 28																			
Post-Construction Phase 1B	4 Months	29 - 32																			
			TOTAL		Month 9		Month 10		Month 11		Month 12		Month 13		Month 14		Month 15		Month 16		
Services	Rate	Frequency	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	
1 Construction Manager (DAGS Equiv. Engineer VI)	\$ 165.00	Per Hour	4,560	\$ 752,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	
2 Project Engineer - Site (DAGS Equiv. Engineer IV)	\$ 140.00	Per Hour	3,040	\$ 425,600	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	
3 Project Engineer - Vertical (DAGS Equiv. Engineer IV)	\$ 140.00	Per Hour	3,240	\$ 453,760	-	\$ -	-	\$ 160	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	
4 Inspector	\$ 125.00	Per Hour	3,680	\$ 460,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	
5 Administrative Assistant	\$ 75.00	Per Hour	2,000	\$ 150,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	
6 Existing Utility Line Investigation - Vendor Allowance	\$ 30,000.00	Lump Sum	1	\$ 30,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
7 Special Inspections - Vendor Allowance	\$ 114.58	Per Hour	690	\$ 79,062		\$ -		\$ -	69	\$ 7,906	69	\$ 7,906	69	\$ 7,906	69	\$ 7,906	69	\$ 7,906	69	\$ 7,906	
8 Community Liaison - Vendor Allowance	\$ 150.00	Per Hour	576	\$ 86,400	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	
9 Office Rental - Allowance	\$ 2,250.00	Per Month	30	\$ 67,500	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	
10 Reimbursable Expenses - Allowance	\$ 1,000.00	Per Month	32	\$ 32,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	
Total			17,849	\$ 2,536,722	594	\$ 82,850	594	\$ 83,010	823	\$ 113,156	823	\$ 113,156	823	\$ 113,156	823	\$ 113,156	823	\$ 113,156	823	\$ 113,156	

Fee Breakdown by Task

1 Pre-Construction (Total of Months 1 - 7)	\$ 227,100																			
2 Construction (Total of Months 8 - 28)	\$ 1,884,560				\$ 74,800	\$ 74,960	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200
3 Post-Construction (Total of Months 29 - 32)	\$ 130,100																			
4 Existing Utility Line Investigation - Vendor Allowance	\$ 30,000				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 Special Inspections - Vendor Allowance	\$ 79,062				\$ -	\$ -	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906
6 Community Liaison - Vendor Allowance	\$ 86,400				\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800
7 Office Rental - Allowance	\$ 67,500				\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250
8 Reimbursable Expenses - Allowance	\$ 32,000				\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
	\$ 2,536,722																			

**Wailuku Civic Complex - Construction Management
Proposed Fee Estimate**

					Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20										
					Construction Phase 1A																	
					Construction Phase 1B																	
					Construction Phase 1B																	
			TOTAL		Month 17		Month 18		Month 19		Month 20		Month 21		Month 22		Month 23		Month 24			
Services	Rate	Frequency	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount		
Pre-Construction Phase 1A	7 Months	1 - 7																				
Construction Phase 1A	16 Months	8 - 23			Construction Phase 1A																	
Post-Construction Phase 1A	4 Months	24 - 27																			Post-Construction P	
Pre-Construction Phase 1B	9 Months	2 - 10																				
Construction Phase 1B	18 Months	11 - 28			Construction Phase 1B																	
Post-Construction Phase 1B	4 Months	29 - 32																				
1 Construction Manager (DAGS Equiv. Engineer VI)	\$ 165.00	Per Hour	4,560	\$ 752,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400
2 Project Engineer - Site (DAGS Equiv. Engineer IV)	\$ 140.00	Per Hour	3,040	\$ 425,600	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400
3 Project Engineer - Vertical (DAGS Equiv. Engineer IV)	\$ 140.00	Per Hour	3,240	\$ 453,760	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400
4 Inspector	\$ 125.00	Per Hour	3,680	\$ 460,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000
5 Administrative Assistant	\$ 75.00	Per Hour	2,000	\$ 150,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000
6 Existing Utility Line Investigation - Vendor Allowance	\$ 30,000.00	Lump Sum	1	\$ 30,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
7 Special Inspections - Vendor Allowance	\$ 114.58	Per Hour	690	\$ 79,062	69	\$ 7,906	69	\$ 7,906	69	\$ 7,906	69	\$ 7,906		\$ -		\$ -		\$ -		\$ -		\$ -
8 Community Liaison - Vendor Allowance	\$ 150.00	Per Hour	576	\$ 86,400	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800	32	\$ 4,800		\$ -
9 Office Rental - Allowance	\$ 2,250.00	Per Month	30	\$ 67,500	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250
10 Reimbursable Expenses - Allowance	\$ 1,000.00	Per Month	32	\$ 32,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000
Total			17,849	\$ 2,536,722	823	\$ 113,156	823	\$ 113,156	823	\$ 113,156	823	\$ 113,156	754	\$ 105,250	754	\$ 105,250	754	\$ 105,250	722	\$ 100,450		

Fee Breakdown by Task

1 Pre-Construction (Total of Months 1 - 7)	\$ 227,100																					
2 Construction (Total of Months 8 - 28)	\$ 1,884,560				\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200	\$ 97,200
3 Post-Construction (Total of Months 29 - 32)	\$ 130,100																					
4 Existing Utility Line Investigation - Vendor Allowance	\$ 30,000				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 Special Inspections - Vendor Allowance	\$ 79,062				\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ 7,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6 Community Liaison - Vendor Allowance	\$ 86,400				\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ 4,800	\$ -	\$ -
7 Office Rental - Allowance	\$ 67,500				\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250
8 Reimbursable Expenses - Allowance	\$ 32,000				\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
	\$ 2,536,722																					

Wailuku Civic Complex - Construction Management

Proposed Fee Estimate

					Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21								
Pre-Construction Phase 1A	Duration	Months																		
Pre-Construction Phase 1A	7 Months	1 - 7																		
Construction Phase 1A	16 Months	8 - 23																		
Post-Construction Phase 1A	4 Months	24 - 27			Phase 1A	Post-Construction Phase 1A														
Pre-Construction Phase 1B	9 Months	2 - 10																		
Construction Phase 1B	18 Months	11 - 28			Construction Phase 1B															
Post-Construction Phase 1B	4 Months	29 - 32			Post-Construction Phase 1B															
			TOTAL		Month 25		Month 26		Month 27		Month 28		Month 29		Month 30		Month 31		Month 32	
Services	Rate	Frequency	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount	Units	Amount
1 Construction Manager (DAGS Equiv. Engineer VI)	\$ 165.00	Per Hour	4,560	\$ 752,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	160	\$ 26,400	80	\$ 13,200	20	\$ 3,300	20	\$ 3,300
2 Project Engineer - Site (DAGS Equiv. Engineer IV)	\$ 140.00	Per Hour	3,040	\$ 425,600	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
3 Project Engineer - Vertical (DAGS Equiv. Engineer IV)	\$ 140.00	Per Hour	3,240	\$ 453,760	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	160	\$ 22,400	80	\$ 11,200	80	\$ 11,200	40	\$ 5,600
4 Inspector	\$ 125.00	Per Hour	3,680	\$ 460,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	160	\$ 20,000	-	\$ -	-	\$ -	-	\$ -
5 Administrative Assistant	\$ 75.00	Per Hour	2,000	\$ 150,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	80	\$ 6,000	40	\$ 3,000	40	\$ 3,000	20	\$ 1,500
6 Existing Utility Line Investigation - Vendor Allowance	\$ 30,000.00	Lump Sum	1	\$ 30,000	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
7 Special Inspections - Vendor Allowance	\$ 114.58	Per Hour	690	\$ 79,062	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
8 Community Liaison - Vendor Allowance	\$ 150.00	Per Hour	576	\$ 86,400	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -	-	\$ -
9 Office Rental - Allowance	\$ 2,250.00	Per Month	30	\$ 67,500	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250	1	\$ 2,250
10 Reimbursable Expenses - Allowance	\$ 1,000.00	Per Month	32	\$ 32,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000	1	\$ 1,000
Total			17,849	\$ 2,536,722	562	\$ 78,050	562	\$ 78,050	562	\$ 78,050	562	\$ 78,050	562	\$ 78,050	202	\$ 30,650	142	\$ 20,750	82	\$ 13,650

Fee Breakdown by Task

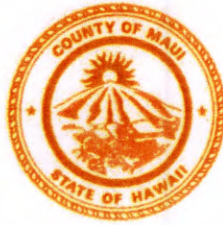
1 Pre-Construction (Total of Months 1 - 7)	\$ 227,100																			
2 Construction (Total of Months 8 - 28)	\$ 1,884,560			\$ 74,800	\$ 74,800	\$ 74,800	\$ 74,800													
3 Post-Construction (Total of Months 29 - 32)	\$ 130,100												\$ 74,800	\$ 27,400	\$ 17,500	\$ 10,400				
4 Existing Utility Line Investigation - Vendor Allowance	\$ 30,000			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5 Special Inspections - Vendor Allowance	\$ 79,062			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6 Community Liaison - Vendor Allowance	\$ 86,400			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7 Office Rental - Allowance	\$ 67,500			\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250	\$ 2,250
8 Reimbursable Expenses - Allowance	\$ 32,000			\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
	\$ 2,536,722																			

attachment: 5

MICHAEL P. VICTORINO
Mayor

SANDY K. BAZ
Managing Director

TYSON K. MIYAKE
Deputy Managing Director



DEPARTMENT OF MANAGEMENT
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RECEIVED

2019 JUN -5 PM 4:06

OFFICE OF THE
COUNTY COUNCIL

June 5, 2019

Keani Rawlins-Fernandez
Council Vice Chair
Maui County Council
200 South High Street
Wailuku, HI 96793

Dear Ms. Rawlins-Fernandez:

SUBJECT: **WAILUKU CIVIC COMPLEX CONSTRUCTION MANAGEMENT CONTRACT**

Thank you for your inquiry dated May 22, 2019. The nature of the questions speaks to general procurement protocols and as such:

DAGS Rates v. Private Sector Rates

In general, the government standard used statewide is to apply a multiplier of three to DAGS rates for private sector proposals. By way of example, if an engineer for the County makes \$50 an hour, that \$50 only represents her direct salary. It does not account for her fringe benefits and insurance. It also does not factor in the overhead costs for that employee such as the office where she works, the equipment she uses or the behind-the-scenes accountants and HR staff that indirectly allows her to provide her engineering skills. **Since a private sector engineer also requires an expectation of salary, fringe, and overhead, as well as profit to do the job, the multiplier of three is applied.**

The other issue to consider is DAGS rates do not represent a true reflection of the market. The County of Maui has many unfilled engineering positions as a result of the low pay rate.

Special Inspections and Community Liaison Duties

Special Inspection Responsibilities: The Development Services Administration ("DSA"), within the Department of Public Works, inspects construction projects for compliance. They have electrical inspectors, building inspectors, and plumbing inspectors on staff, however they do not have structural inspectors. Therefore, DSA requires the owner (in this case the County) to hire their own structural inspector. At each stage as required by DSA, the special inspector will make an inspection,

draft a report and submit it to the licensed structural engineer of record. That engineer then reviews the report and certifies it so that DSA can determine if the construction can pass inspection. This activity can be time-sensitive to keep a project on time and within the budget.

Community Liaison Responsibilities: The project has a high degree of impact on the immediate surrounding neighbors. While these impacts are short-term, it is important that there is continual communication with the neighbors regarding their access and utility service. The Community Liaison will work with the immediate neighbors to determine their needs during construction in relation to access, deliveries, important dates or times for the owner or business, and any other issues that could affect the use of their property. In addition, they will coordinate the transition of utilities and services from the previous water, sewer, and electrical to the current. They will ensure neighbors are properly advised and accommodated to the greatest reasonable extent during service disconnection or shut-off. The Community Liaison will be the point of contact to the neighborhood during construction.

Procurement Process for Design and Construction Related Activities

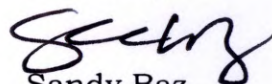
Within the State of Hawaii, government uses a Qualified Bidders selection process as outlined in HRS §103D-304 and supporting sections for design and construction related activities. As such the project was advertised in the County's annual professional services advertisement.

Department of Management Staff

Currently, the Department of Management staff is fully engaged. The Department's CE VI has filed for retirement and we are actively recruiting his replacement. The CE IV position recruitment did not yield a qualified individual with the right skill-set to accomplish the tasks above.

Should you have any questions or concerns regarding the above, please do not hesitate to contact me directly at ext. 7202.

Sincerely,



Sandy Baz
Managing Director

Attachment: 4

Staff-Specific Raw Labor Rates

Staff*	Years of Experience	Jacobs		City and County of Honolulu/ Maui County	
		Professional Job Category	Jacobs Raw Rate	Equivalent Job Category	DAGS Raw Rate
			2019		7/1/18-6/30/19
Alan Bradford	36	Geologist VIII	79.66	Engineer VIII	79.66
Charles Holbert	27	Engineer VII	71.41	Engineer VII	72.97
John Culley	23	Industrial Hygenist	71.37	Engineer VII	72.97
Sergio Cocchia	21	Engineer/Geologist VII	62.55	Engineer VII	72.97
Bernice Kidd	27	Chemist	53.71	Engineer VI	58.40
Christin Quintal	12	Geologist V	48.3	Engineer V	48.3
Leslie O'Connor	16	Technical Publication Manager	41.98	Engineer IV	47.17
Tim Ashton	8	Geologist III	36.45	Engineer III	40.7
Robert Graham	16	Subcontract Manager	36.51	Engineer IV	40.7
Amelia Rowland	2	CAD Operator 2	27.47	CAD Operator 2	29.4
Samantha Burns	5	Geologist II	28.61	Engineer III	37.03

* Proposed staff is tentative and may change. Rates of other staff that may be used who is not included in this table will comply with County's rates.

** CH2M now Jacobs Rates are actual raw rates for the individual staff. Because of that, different rates could apply for the same job category.

The project price is calculated applying a 3.0 raw labor multiplier.

*** Rates for County's fiscal years 2020 and 2021 are not available and have been estimated applying an escalation rate of 3%.

Ms. Elaine Baker
March 22, 2019
Page 6

Attachment 2
Staff-Specific Raw Labor Rates
Detailed Cost Breakdown



WAI-47 amendment

JACOBS
1132 Bishop Street Suite 1100
Honolulu, HI 96813
Tel: 808 943 1133
Fax 808 954 4400
www.jacobs.com

March 22, 2019

Ms. Elaine Baker

County of Maui
Department of Environmental Management
2200 Main Street
Wailuku, HI 96793

Subject: County of Maui, Central Maui Landfill – Change Order Proposal to Provide Groundwater Monitoring Services at the Central Maui Landfill for Fiscal Years FY2019

Dear Ms. Baker,

Thank you for providing CH2M HILL Engineers, Inc. (Jacobs) the opportunity to assist the County of Maui (County) with groundwater services and environmental compliance activities at the Central Maui Landfill Facility (CMLF).

This proposal is a change order to the current (FY2019) CMLF Groundwater Monitoring contract (C6589). This change order outlines Jacobs' additional groundwater monitoring services to conduct background groundwater monitoring at three new compliance monitoring wells installed in December 2018, revise the upper prediction limits (UPLs), and finalize the Groundwater and Leachate Monitoring Plan for CMLF during Fiscal Year 2019.

A brief description of the scope and objectives for the additional work is provided below together with the assumptions used to develop the cost for each task and our estimate of the associated professional service fees. The work outlined in this change order proposal will be conducted within the current contract period of performance.

Project Objectives and Scope of Work

The County is conducting periodic groundwater monitoring at CMLF in accordance with applicable regulations, the current operating permit for the landfill (Permit No. LF-0074-13), and the current CMLF Groundwater and Leachate Monitoring Plan. The Groundwater and Leachate Monitoring Plan was updated in 2018 with the draft document submitted to the State of Hawaii Department of Health (HDOH) Solid and Hazardous Waste Branch (SHWB) in May 2018 under the FY2018 contract. HDOH SHWB has provided comments to the draft document requiring additional statistical testing to include well MW-2, that was not included in the initial UPL calculations.

The updated Groundwater and Leachate Monitoring Plan required the installation of three additional compliance monitoring wells, which were installed at CMLF in December 2018. After installation, quarterly sampling is necessary to evaluate background groundwater concentrations.

Therefore, this change order proposal includes the following services:

- Conduct quarterly background groundwater sampling at monitoring wells MW-7, MW-8, and MW-9. Sampling results will be included in the Detection Monitoring Report prepared on a semi-annual schedule.
- Conduct statistical testing to re-calculate UPLs. As agreed during a teleconference call held on January 23, 2019 with HDOH SHWB and the County, well MW-2 should be included in the formal statistical testing together with other compliance monitoring wells MW-3 and MW-5 to develop UPLs for detection monitoring at the CMLF. After re-calculation of UPLs, the UPL memorandum and the Groundwater and Leachate Monitoring Plan shall be revised to address comments provided by HDOH on the draft document and discuss findings of the new statistical testing.

Background Groundwater Sampling

This change order proposal includes costs for the background groundwater sampling to be conducted at the newly installed compliance monitoring wells MW-7, MW-8, and MW-9. The procedures and general assumptions relative to this task are the same as those included in the original proposal submitted to the County on August 20, 2018. Additional assumptions relative to this change order proposal include the following:

- Three background groundwater sampling events to be conducted at wells MW-7, MW-8, and MW-9
- The new wells will be sampled together with old monitoring wells currently sampled on quarterly basis under the detection monitoring program. One additional full day is assumed to be necessary to sample the three monitoring wells part of the background monitoring program.
- Costs related to sampling the additional wells, including mobilization/demobilization, equipment rental, travel, and analytical laboratory costs, are included in this proposal considering the same unit rates included in the original proposal.
- Samples will be analyzed for the same constituents analyzed during the detection monitoring program currently conducted at CMLF.
- Results of the background sampling will be included in the detection monitoring report and HDOH letters. This task will also include data validation, a description of analytical results for samples collected at the newly installed monitoring wells, and additional figures as necessary.

UPL Statistical Testing and Revision of Groundwater and Leachate Monitoring Plan

This change order proposal includes costs for addressing HDOH SHWB comments on the Groundwater Leachate Monitoring Plan submitted to HDOH in May 2018, interacting with the regulator, revising the UPLs in response to the HDOH SHWB request to include compliance well MW-2 in the statistical testing, and revising the UPL memo and Groundwater Leachate Monitoring Plan after UPL recalculation. The general assumptions relative to this task are the same as those included in the original proposal submitted to the County of Maui on August 20, 2018. Additional assumptions relative to this change order proposal include the following:

- Labor hours are included in this proposal to re-run statistical analyses and re-calculate the UPLs one additional time.

Ms. Elaine Baker

March 22, 2019

Page 3

- UPLs for MW-3 and MW-5 are developed using data collected at CMLF from June 2008 through September 2017. For MW-2, UPLs are developed using data collected between 1996 and 2011.
- One round of review will be conducted by the County.
- Any additional review for HDOH SHWB is assumed to be minimal, with comments that can be addressed in 4-6 hours.
- No additional meetings are assumed to resolve potential and minimal additional comments HDOH SHWB may have.

Proposed Fee Estimate

Jacobs estimates the cost for proposed groundwater monitoring and regulatory compliance services not to exceed **\$73,912** under the terms and conditions of the Contract for Professional Services, Number C-6589, executed October 19, 2018 between County of Maui and CH2M HILL Engineers, Inc. The cost summary per task is provided in Attachment 1. The estimated fee proposal includes the Hawaii general excise tax (4.1667%).

A detailed cost breakdown, including labor, subcontractor costs, expenses, and travel costs is included in Attachment 2 together with the staff-specific raw labor rates. Consistent with County requirements a raw labor rate multiplier of 3.0 was applied to estimate labor costs. In building the price, the direct salary rates guidance provided by the County was considered; however, as discussed with the County's Purchasing Department during preparation of the original proposal, some of the technical and professional job categories used to deliver project work are not included in the County's direct salary rates guidance. As agreed with the County Purchasing Department, a walk-up table with Jacobs job categories/rates and corresponding County's job categories/rates is provided in Attachment 2 to confirm that Jacobs rates comply with the County's guidance. An estimated annual 3% labor rate escalation has been applied to future labor costs, but invoiced costs will be based on the actual labor cost at the time of invoicing.

Subcontractor costs, expenses, and travel costs included in the estimated fee proposal are actual costs, and no markup was applied to them. Health and safety costs are estimated at \$1.10 per labor hour for staff potentially doing fieldwork. No markup is applied on health and safety costs.

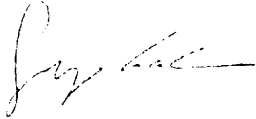
These estimated costs are based on our understanding of the project, and input provided by the County of Maui Solid Waste Division. We propose to conduct this work on a time and materials basis and under mutually acceptable terms and conditions. No work will be performed beyond the approved SOW or in excess of the cost estimate above without prior written authorization by the County.

We appreciate the opportunity to assist the County of Maui with this important project. Please feel free to contact Sergio Cocchia at (808) 440-0278 should you have any questions regarding this proposal. Proposal shall remain valid for a period of 60 days from the proposal date. We look forward to working with you on this project.

Ms. Elaine Baker
March 22, 2019
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Sincerely,

Jacobs



Sergio Cocchia
Project Manager



Terry A. DeBiase
Designated Manager

Attachments:

1. Cost Breakdown by Task
2. Staff-Specific Raw Labor Rates and Detailed Cost Breakdown

Ms. Elaine Baker

March 22, 2019

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Attachment 1
Cost Breakdown by Task

CMLF GWM 2019-2021

Price by Element



Lowest Tasks Change Order 2 without Budget Subtotals without Period Subtotals without Estimating Frequency Subtotals

Task	Hours	Labor	Labor	Labor	Expense	Subs	Travel	Subtotal	GET Tax	Task Total
			Overhead	Subtotal						
Top Task 19 - FY 2019 GWM										
19 02 FS - Dec 2018 GWM	38 00	1 423 30	2 834 60	4 257 90	1 554 80	2 600 00	600 00	9 012 70	374 93	9 387 63
19 02 RP - Dec 2018 GWM Report	34 00	1 761 20	3 281 20	5 062 40	22 00	0 00	0 00	5 084 40	211 52	5 295 92
19 03 FS - Mar 2019 GWM	38 00	1 423 30	2 834 60	4 257 90	1 581 80	2 600 00	600 00	9 039 70	376 05	9 415 75
19 03 RP - Mar 2019 GWM Report	34 00	1 765 48	3 500 96	5 266 44	122 00	0 00	0 00	5 388 44	224 16	5 612 60
19 04 FS - Jun 2019 GWM	38 00	1 423 30	2 834 60	4 257 90	1 581 80	2 600 00	600 00	9 039 70	376 05	9 415 75
19 04 RP - Jun 2019 GWM Report	34 00	1 765 48	3 500 96	5 266 44	22 00	0 00	0 00	5 288 44	220 00	5 508 44
19 EX - FY2019 EX	134 00	9 365 90	18 646 10	28 014 00	92 40	0 00	0 00	28 106 40	1 169 22	29 275 62
Subtotal for 19	350.00	18,947.96	37,435.02	56,382.98	4,976.80	7,800.00	1,800.00	70,959.78	2,951.93	73,911.71
Grand Total	350.00	18,947.96	37,435.02	56,382.98	4,976.80	7,800.00	1,800.00	70,959.78	2,951.93	73,911.71

CMLF GWM 2019-2021

Total Price Detail



Lowest Tasks Change Order 2 without Budget Subtotals, without
Period Subtotals, without Estimating Frequency Subtotals

Description	Per Diem Code	Unit	Quantity	Rate	Price
Top Task 19 -					
Task 19.02.FS - Dec 2018 GWM					
GEO II	9	HOURS	15	28.61	429.15
GEO III	7	HOURS	15	36.45	546.75
GEO V	6	HOURS	4	49.30	197.20
GEO VII	5	HOURS	4	62.55	250.20
			38		1,423.30
Subtotal for Labor					
Total Affiliate Overhead					2,834.60
					2,834.60
Subtotal for Overhead					
			38		4,257.90
Subtotal for Labor					
					4,257.90
Subtotal for Labor and Overhead					
Equipment Consumables		COST	100	1.00	100.00
GWM Field Sampling Equipment		COST	813	1.00	813.00
Health & Safety		HOURS	38	1.10	41.80
Shipping		COST	600	1.00	600.00
					1,554.80
Subtotal for Other Direct Expenses					
Analytical Laboratory		COST	2,600	1.00	2,600.00
					2,600.00
Subtotal for Subcontract					
auto rental		TRIPS	150	1.00	150.00
hotel		TRIPS	300	1.00	300.00
meals		TRIPS	150	1.00	150.00
					600.00
Subtotal for Travel					
					9,012.70
Subtotal for Costs					
Hawaii GET					374.93
					374.93
Subtotal for Bottom Line Markups					
					9,387.63
Subtotal for 19.02.FS - Dec 2018 GWM					
Task 19.02.RP - Dec 2018 GWM Report					
CHEM VI	5	HOURS	10	53.71	537.10
ETC Labor	19	HOURS	4	31.40	125.60
GEO V	6	HOURS	10	49.30	493.00
GEO VII	5	HOURS	10	62.55	625.50
			34		1,781.20
Subtotal for Labor					
Total Affiliate Overhead					3,281.20
					3,281.20
Subtotal for Overhead					
			34		5,062.40
Subtotal for Labor					
					5,062.40
Subtotal for Labor and Overhead					
Health & Safety		HOURS	20	1.10	22.00
					22.00
Subtotal for Other Direct Expenses					
					5,084.40
Subtotal for Costs					

Hawaii GET					211.52
				Subtotal for Bottom Line Markups	211.52
				Subtotal for 19.02.RP - Dec 2018 GWM Report	5,295.92

Task 19.03.FS - Mar 2019 GWM

GEO II	9	HOURS	15	28.61	429.15
GEO III	7	HOURS	15	36.45	546.75
GEO V	6	HOURS	4	49.30	197.20
GEO VII	5	HOURS	4	62.55	250.20
		Subtotal for Labor	38		1,423.30

Total Affiliate Overhead					2,834.60
		Subtotal for Overhead			2,834.60
		Subtotal for Labor	38		4,257.90
		Subtotal for Labor and Overhead			4,257.90

Equipment Consumables		COST	100	1.00	100.00
GWM Field Sampling Equipment		COST	840	1.00	840.00
Health & Safety		HOURS	38	1.10	41.80
Shipping		COST	600	1.00	600.00
		Subtotal for Other Direct Expenses			1,581.80

Analytical Laboratory		COST	2,600	1.00	2,600.00
		Subtotal for Subcontract			2,600.00

auto rental		TRIPS	150	1.00	150.00
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CMLF GWM 2019-2021

Total Price Detail



Lowest Tasks. Change Order 2. without Budget Subtotals. without
Period Subtotals. without Estimating Frequency Subtotals

Description	Per Diem Code	Unit	Quantity	Rate	Price
hotel		TRIPS	300	1.00	300.00
meals		TRIPS	150	1.00	150.00
		Subtotal for Travel			600.00
		Subtotal for Costs			9,039.70
Hawaii GET					376.05
		Subtotal for Bottom Line Markups			376.05
		Subtotal for 19.03.FS - Mar 2019 GWM			9,415.75
Task 19.03.RP - Mar 2019 GWM Report					
CAD 1	8	HOURS	4	27.47	109.88
CHEM VI	5	HOURS	10	53.71	537.10
GEO V	6	HOURS	10	49.30	493.00
GEO VII	5	HOURS	10	62.55	625.50
		Subtotal for Labor	34		1,765.48
Total Affiliate Overhead					3,500.96
		Subtotal for Overhead			3,500.96
		Subtotal for Labor	34		5,266.44
		Subtotal for Labor and Overhead			5,266.44
Health & Safety		HOURS	20	1.10	22.00
Reprographics. Shipping & Misc		COST	100	1.00	100.00
		Subtotal for Other Direct Expenses			122.00
		Subtotal for Costs			5,388.44
Hawaii GET					224.16
		Subtotal for Bottom Line Markups			224.16
		Subtotal for 19.03.RP - Mar 2019 GWM Report			5,612.60
Task 19.04.FS - Jun 2019 GWM					
GEO II	9	HOURS	15	28.61	429.15
GEO III	7	HOURS	15	36.45	546.75
GEO V	6	HOURS	4	49.30	197.20
GEO VII	5	HOURS	4	62.55	250.20
		Subtotal for Labor	38		1,423.30
Total Affiliate Overhead					2,834.60
		Subtotal for Overhead			2,834.60
		Subtotal for Labor	38		4,257.90
		Subtotal for Labor and Overhead			4,257.90
Equipment Consumables		COST	100	1.00	100.00
GWM Field Sampling Equipment		COST	840	1.00	840.00
Health & Safety		HOURS	38	1.10	41.80
Shipping		COST	600	1.00	600.00
		Subtotal for Other Direct Expenses			1,581.80
Analytical Laboratory		COST	2,600	1.00	2,600.00
		Subtotal for Subcontract			2,600.00

auto rental		TRIPS	150	1.00	150.00
hotel		TRIPS	300	1.00	300.00
meals		TRIPS	150	1.00	150.00
		Subtotal for Travel			600.00
		Subtotal for Costs			9,039.70
Hawaii GET					376.05
		Subtotal for Bottom Line Markups			376.05
		Subtotal for 19.04.FS - Jun 2019 GWM			9,415.75
Task 19.04.RP - Jun 2019 GWM Report					
CAD 1	8	HOURS	4	27.47	109.88
CHEM VI	5	HOURS	10	53.71	537.10
GEO V	6	HOURS	10	49.30	493.00
GEO VII	5	HOURS	10	62.55	625.50
		Subtotal for Labor	34		1,765.48
Total Affiliate Overhead					3,500.96
		Subtotal for Overhead			3,500.96
		Subtotal for Labor	34		5,266.44
		Subtotal for Labor and Overhead			5,266.44
Health & Safety		HOURS	20	1.10	22.00
		Subtotal for Other Direct Expenses			22.00

CMLF GWM 2019-2021

Total Price Detail



Lowest Tasks Change Order 2, without Budget Subtotals, without
Period Subtotals, without Estimating Frequency Subtotals

Description	Per Diem Code	Unit	Quantity	Rate	Price
Subtotal for Costs					5,288.44
Hawaii GET					220.00
Subtotal for Bottom Line Markups					220.00
Subtotal for 19.04.RP - Jun 2019 GWM Report					5,508.44
Task 19.EX - FY2019 EX					
EN VII	4	HOURS	50	71.41	3,570.50
GEO VII	4	HOURS	30	80.59	2,417.70
GEO VII	5	HOURS	54	62.55	3,377.70
			Subtotal for Labor	134	9,365.90
Total Affiliate Overhead					18,648.10
Subtotal for Overhead					18,648.10
			Subtotal for Labor	134	28,014.00
Subtotal for Labor and Overhead					28,014.00
Health & Safety			HOURS	84	1.10
Subtotal for Other Direct Expenses					92.40
Subtotal for Costs					28,106.40
Hawaii GET					1,169.22
Subtotal for Bottom Line Markups					1,169.22
Subtotal for 19.EX - FY2019 EX					29,275.62
Subtotal for 19					73,911.71
Grand Total					73,911.71

PLANNING AND SUSTAINABLE LAND USE COMMITTEE MINUTES

Council of the County of Maui

February 27, 2019

CHAIR PALTIN: And designated ADA stalls? Do you know the number?

MS. WADE: It is in this EA, but I don't know off the top of my head. But I'd be happy to e-mail you that.

CHAIR PALTIN: Thank you. And, I don't want to monopolize, but one more question on the debt services. Is there documentation or estimates of the cost to borrow the proposed money and what is the cost of debt service across the life of the bonds and how much will the County pay in interest?

MS. WADE: Yes. I'm trying to go back on my slide. So, we do have the...if you don't mind me pulling this spreadsheet up? Oh, it's miniscule. I apologize. So, the annual debt service is anticipated to be about 5.7 million at a 3 percent interest rate over a 25-year period would be the term. This is the projection used in the pro forma.

CHAIR PALTIN: You said over a 25-year period?

MS. WADE: Correct. Yeah.

CHAIR PALTIN: Okay. Thank you. I'll yield the floor to Councilmember Kama. You have some questions?

COUNCILMEMBER KAMA: So, in this discussion I wasn't sure if you covered it, but are you pursuing public/private partnerships for the cost of this project? And how aggressively are you doing that?

CHAIR PALTIN: Ms. Wade?

MS. WADE: Thank you. For the infrastructure projects, we are exclusively doing that with County money. For the parking structure, our intent is to build with County money and then utilize a vendor or licensee for operation and management and then collect a portion of the revenue as the County during operations; so, that would be the public/private for that segment. And then finally for the Phase II, the building and plaza, our intent would be for that to be managed by a public market entity and hopefully working with the farm community, the Office of Economic Development had been working with farmers to identify what their needs are in terms of a public market and they would be interested in organizing. There's a group interested in organizing to run the public market facility. So, that would be part of the public market. And now with the Opportunity Zones in terms of investment, we would be seeking private sector funding for that.

COUNCILMEMBER KAMA: Okay. So, earlier we had some testimonies and we've got some that we've received through Granicus some testimonies in opposition. Is it your intent to take a look at those testimonies and to see what things you could mitigate through those testimonies?

FY19 Allocated Project Funds	Approved Funding (broken down by fund and which FY)	Encumbered/Expended (To date)	Lapsed Funds (To date)
Land Acquisition, design, planning, permitting, construction, and construction management; interior design for the RPT office in the Wailuku Civic Complex.	LBF \$2,195,000 (FY19)	\$2,195,000/\$0	Lapse 12/31/19
	GF \$2,000,000 (FY19) <i>(later amended to GO Bond funding)</i>	\$10,097,993.50/\$99,183.45 or \$94,840.55 (discrep)	Lapse 12/31/19
	GO Bond \$40,000,000 (FY19)		Lapse 12/31/19
FY19 Adopted Budget Subtotals	\$44,195,000		-
	+ \$40,000,000 bond appropriated, not authorized	-	-
FY19 Adopted Budget Total	<u>=\$84,195,000</u>	Encumbered/Expended \$12,292,933.50/ \$99,183.45	-
Additional Previously Allocated Funds for Phase 1	Additional Approved Funding (broken down by fund and which FY)	Encumbered/Expended (as of August 15, 2019)	Lapsed Funds (as of August 15, 2019)
Land Acquisition	GF \$4,300,000 (FY18)	\$4,299,974/\$2,206,427	\$26.00
Roadwork and Utility Design	GF \$3,380,447 (FY17)	\$2,997,740.89/\$2,279,678.20	\$382,706.11
Design, Planning and Feasibility Study	GF \$7,460,304 (FY16)	\$4,604,221.10/\$4,600,101.08	\$2,856,082.90
Subtotal	\$15,140,751	\$11,901,936/\$9,086,206.28	\$3,238,815.01
Grand Totals	Total Appropriations	Total Encumbered/Expended	Total Lapsed Funds
Grand Total	<u>\$99,335,751</u>	<u>\$24,194,869.50/\$9,185,389.73</u>	<u>\$3,238,815.01</u>

Project Phase	Rider Levett Bucknall Construction Cost Estimate (Exhibit A September 4, 2018)		Signed Contracts for Professional Services (Total Budget Actuals)	Approved Funding	Encumbered/Expended	Expended Year to Date
Phase 1A (Infrastructure Upgrades)	\$9,238,836	\$38,698,323 (Total for Phase 1A & 1B)	\$11,171,290 (Construction & Construction Management)	\$44,195,000 (Total for Phase 1A & 1B) FY19	\$12,292,933.50/\$99,183.45 Difference=\$12,193,750	\$4,600,101.08 (FY17-18) \$4,585,288.65 (FY18-20) <u>Total Expended</u> <u>\$9,185,389.73</u> before breaking ground on the project
Phase 1B (Parking Structure)	\$29,459,487		\$1,865,278.86 (Construction Management) Awaiting Bids for Construction (September 4 th closing)			