

HOMEAID HAWAII - MAUI HOUSING INITIATIVE

MAUI COUNTY COUNSELMEMBERS PRESENTATION

Maui, Hawaii
30 October 2023

HOMEAID HAWAII - MAUI HOUSING INITIATIVE

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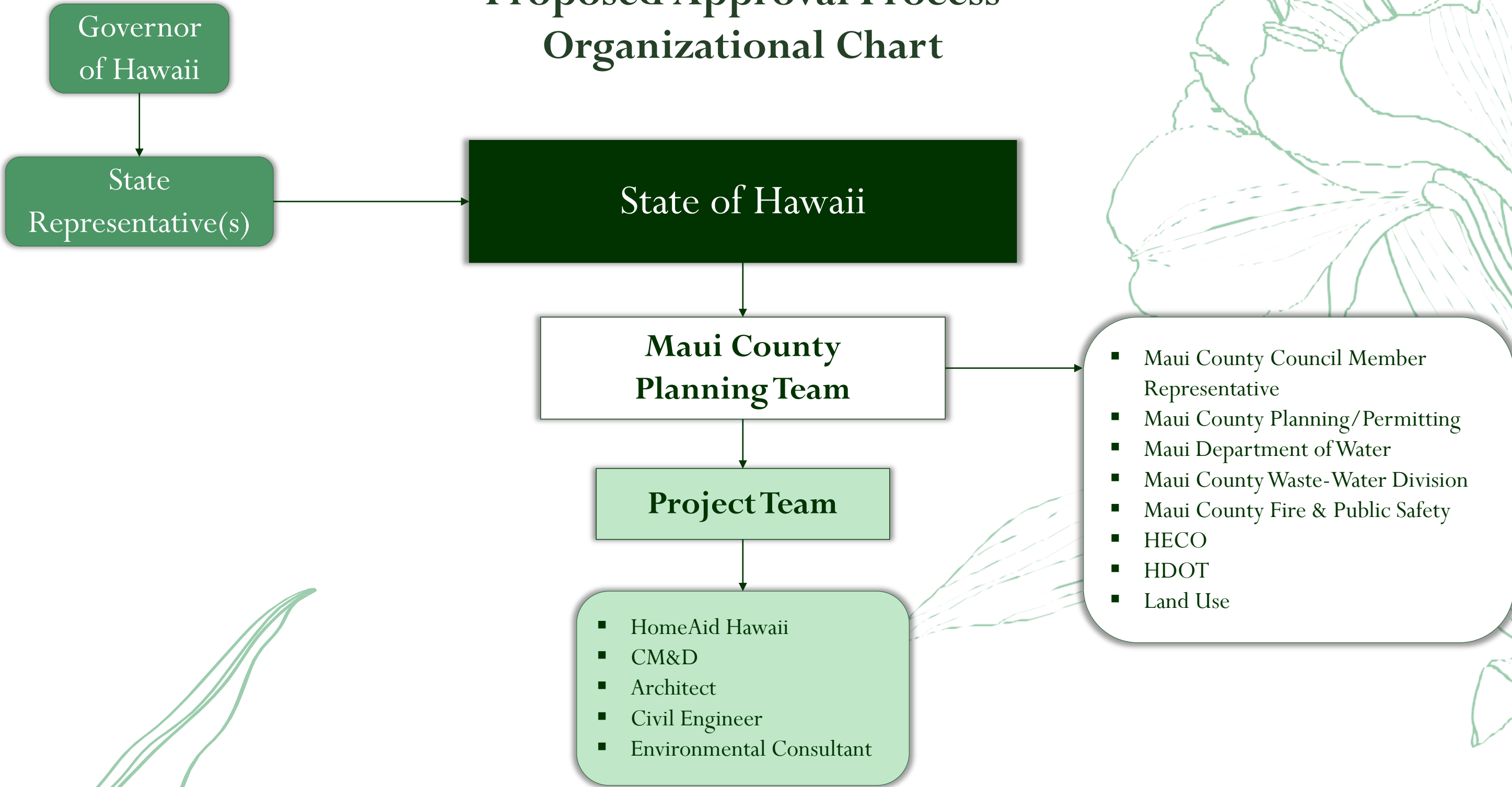
PRESENTATION PURPOSE

Proposed process for Maui County Projects seeking entitlement/permitting exemptions and/or use of public funding that will directly impact the displaced residences and homeless from the Maui fires.

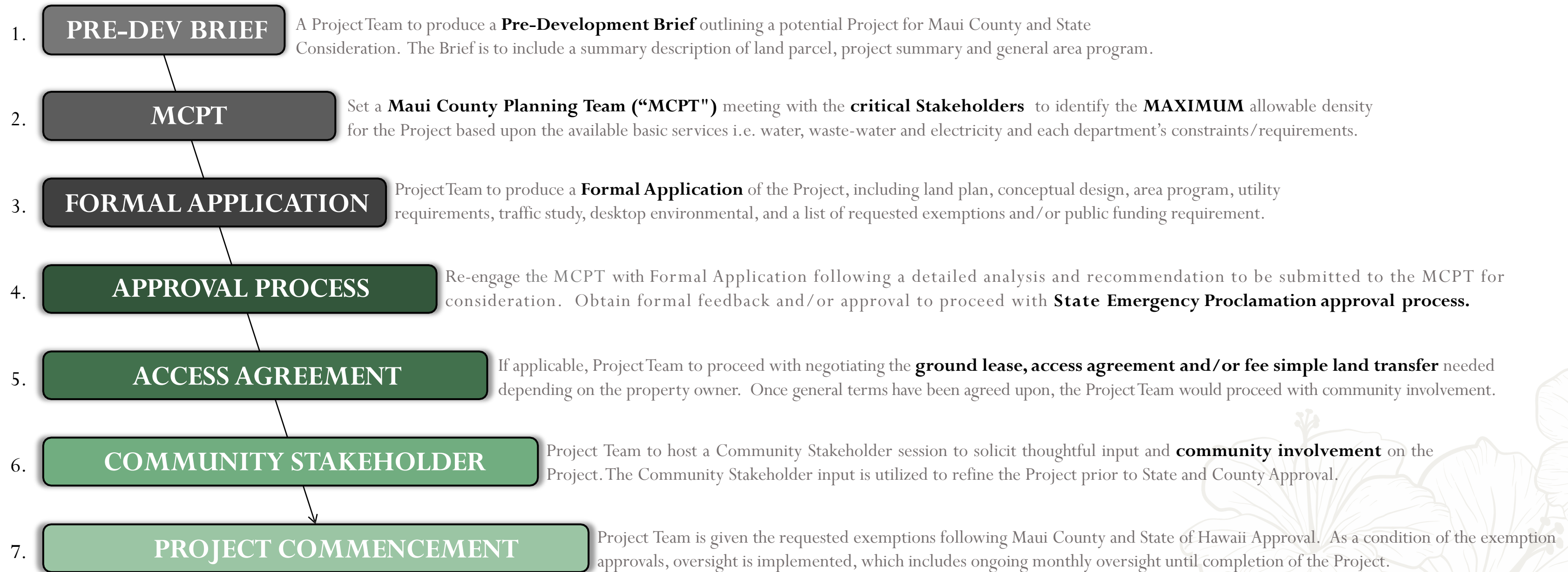
MAUI HOUSING INITIATIVE

Proposed Approval Process

Organizational Chart



PROPOSED PROCESS WORKFLOW FOR INDIVIDUAL PROJECT APPROVAL



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PLAN & COST REVIEW AND ONGOING PROJECT OVERSIGHT

HOMEAID HAWAII – PLAN & COST REVIEW

Plan & Cost Review – Project Assessment

The process of evaluating the supporting material contained in a Formal Application a Project Team and to report on the viability of said material to the MCPT

Process of Evaluation:

- Geotechnical Reports and Subsurface Investigation- Evaluation: Review the reports, interpret the findings and recommendations, and confirm that the soil characteristics have been acknowledge by the design team.
- Site Environmental Reports, Existing Conditions, Evaluation: Review the reports evaluate the findings and summarize site conditions that may be averse to the project cost or schedule.
- Land Title Documentation, Easements, Set Back- Evaluation: Review the existing property lines, recorded easements and setbacks and existing infrastructure against the proposed improvements.
- Exemptions to Entitlements/Permits- Evaluation: Review the requested exemptions to entitlement approvals and/or permits and provide a comparison to the existing entitlement/permit application process, status, timing and jurisdictional limitations.
- Project Team Qualifications- Evaluation: Review corporate resumes and in an attempt to determine qualifications by evaluating relevant experience.
- Drawings & Specifications- Evaluation: Perform a cursory review of the project drawings and specifications to determine the content and scope of the proposed improvements.
- Development Budget- Evaluation: Determine the viability of the overall project budget by reviewing all components of the development budget, land costs, soft costs, financing, construction, contingencies, etc. and comparing to similar projects.
- Hard Cost Budget (Construction)- Evaluation: Determine the viability of the construction costs by reviewing the detailed breakdown the construction costs and comparing to similar projects.
- Utilities, Evaluation: Determine through “Will-Serve” letters and or service applications that the utility needs of the project and can be satisfied by the local providers in a time frame and at a cost that meets the Project needs.

HOMEAID HAWAII – ONGOING OVERSIGHT

Ongoing Oversight

Providing construction loan monitoring to primarily evaluate cost, progress, risks, and the overall health of a project.

Supporting Material for the Monitoring Process:

- Schedule of Values- Review the breakdown, detail, and value of the components of the contracted construction cost.
- Construction Schedule- Review the current schedule against the progress in the field and report on the status.
- Development Draw- Review the development draw against the original budget, the progress of the project and remaining duration and provide a judgement to the lender regarding funding.
- Construction Payment Application- Review the construction payment application against the current contract value, actual work in place, materials on site and properly documented store materials and provided a judgement to the lender regarding funding.
- Third Party and Jurisdictional Inspections- Review the status of third-party inspections and monitoring reports and the status of current and ongoing jurisdictional inspections.
- Manpower & Staffing- Review workforce manpower and supervisor and support staff levels and evaluate if the overall staffing appears consistent with the project needs.
- Quality Issues- Perform a cursory review of the workmanship on a monthly basis and evaluate if it is consistent with contractual requirements.
- Change Order and Claims- Review changer orders, potential changes orders and open claims and report to the lender.
- Contract Conformity- Review insurance requirements and certificates, lien waivers.
- Differing and Adverse Conditions- Review and report on field conditions that are inconsistent with the contract documents, adverse conditions in the field that could result in cost or schedule impacts or potential hazards.

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Open Forum Questions & Answers

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