

**RICHARD T. BISSEN, JR.**  
Mayor

**JOSIAH K. NISHITA**  
Managing Director



**DEPARTMENT OF MANAGEMENT**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

December 18, 2024

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

**APPROVED FOR TRANSMITTAL**

12-18-24  
Mayor Date

For Transmittal to:

Yuki Lei K. Sugimura, Chair  
Budget, Finance, and Economic Development Committee  
County of Maui  
Wailuku, Hawaii 96793

Dear Chair Sugimura:

**SUBJECT: BILL 170 (2024), AMENDING THE FISCAL YEAR 2025 BUDGET:  
DEPARTMENT OF MANAGEMENT (60 SOUTH CHURCH STREET  
BUILDING RENOVATIONS, WAILUKU) (BFED-113)**

Thank you for allowing me the opportunity to address the Budget, Finance, and Economic Development Committee's questions provided in the letter dated December 4, 2024.

Below are my responses:

1. Please provide a list of any equipment ordered that are no longer being used due to changes in project use or design.

*Answer: To my knowledge, there was no equipment ordered that is no longer being used due to changes in project use or design.*

2. Please provide the building permit submittal date and all department review timelines and approval dates. Has the County been subjected to any delay costs with the contractor? If so, provide the reasons and related costs.

*Answer: The building permit application was submitted in two parts: one for demolition that was submitted on 3/28/2022 and one for construction that was submitted on 3/31/2022. The following table provides a quick breakdown of department review timelines:*

<u>Department</u>	<u>Initial Response</u>	<u>Approval Date</u>
DSA – Civil	5/23/2022	5/23/2022
DSA – Building Plans Review	8/11/2022	1/8/2024
Fire	6/8/2022	6/8/2022
Dept. of Health	8/29/2023	8/29/2023
IT Services Division	11/20/2023	11/20/2023
Planning	6/2/2022	8/23/2023
State Historic Preservation Division	7/25/2023	8/28/2023
Wastewater	1/10/2023	9/12/2023
Water	11/21/2022	1/24/2024
DSA (Permit Issuance)	n/a	1/26/2024

*The delays in building permit issuance resulted in extended overhead charges from the construction contractor in the amount of \$166,000, due to their inability to work without a permit. An additional work delay resulted from the application period for the EOC Grant from the U.S. Dept. of Homeland Security in 2023-2024, during which time certain work items covered by the grant could proceed and equipment & materials could not be ordered. This delay led to an additional \$232,000 in extended overhead charges from the contractor.*

3. Please provide the dates electrical and plumbing permits were submitted and when they were issued.

*Answer: Electrical – Submitted: 1/29/2024, Issued: 1/31/2024  
 Plumbing – Submitted: 1/29/2024, Issued: 2/8/2024*

4. Please provide copies of all communications made with the State Historic Preservation Division’s Architecture Branch relating to this project.

*Answer: See attached email thread (Exhibit “A”).*

5. What will be the total cost of the project once completed? Provide a breakdown of the work completed and its costs. Further, provide a budget for future work needed for the project.

*Answer: The total cost of the project, fully furnished and including the purchase price, is expected to be \$22.9 million. So far, \$13.7 million has been spent on the project.*

*Attached as Exhibit “B” is a breakdown of the funding for the project thus far. The last page of the breakdown provides a budget for future work needed for the project (labeled as “pending expenditures”).*

Yuki Lei K. Sugimura, Chair  
December 18, 2024  
Page 3

Should you have any questions about my above responses, please feel free to contact me in writing or at ext. 3189.

Sincerely,



Dan Shupack, County Capital  
Improvement Program Coordinator  
Department of Management

cc: Mayor Richard T. Bissen, Jr.  
Managing Director

# EXHIBIT "A"

## Daniel B. Shupack

---

**From:** Janet Six  
**Sent:** Thursday, July 20, 2023 3:13 PM  
**To:** Daniel B. Shupack; andrew.mccallister@hawaii.gov  
**Cc:** iolani.kauhane@hawaii.gov; Jessica L Puff  
**Subject:** RE: [EXTERNAL] Re: 2023PR00145

Mahalo Andrew!

>>> "McCallister, Andrew S" <andrew.mccallister@hawaii.gov> 7/20/2023 2:43 PM >>>

Dan and Janet,

I sent the draft letter over to Jessica yesterday afternoon. I will follow up once we finalize the language.

Andrew  
Andrew McCallister  
Maui Island Archaeologist IV  
State Historic Preservation Division  
Department of Land and Natural Resources  
130 Mahalani Street  
Wailuku, HI 96793  
(808) 652-1510

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**From:** Dan Shupack <Dan.Shupack@co.maui.hi.us>  
**Sent:** Wednesday, July 19, 2023 11:56 AM  
**To:** Janet Six <Janet.Six@co.maui.hi.us>; McCallister, Andrew S <andrew.mccallister@hawaii.gov>  
**Cc:** Puff, Jessica L <jessica.puff@hawaii.gov>  
**Subject:** RE: [EXTERNAL] Re: 2023PR00145

All,

Attached is the building permit set for the renovation work, to supplement the demolition plans Janet just sent. The plans were bifurcated due to the County's original plan to get the demo permit approved and begin demolition work while the building permit was being reviewed.

Thanks,

Dan Shupack, P.E.  
Department of Management, County of Maui  
200 S. High St.  
Kalana O Maui Bldg.  
Wailuku, HI 96793  
(808) 463-3189  
[dan.shupack@mauicounty.gov](mailto:dan.shupack@mauicounty.gov)

**From:** Janet Six  
**To:** Dan Shupack; Andrew S McCallister  
**CC:** Jessica L Puff  
**Date:** 7/19/2023 11:32 AM  
**Subject:** RE: [EXTERNAL] Re: 2023PR00145

See attached.

A hui hou,  
J6

Janet Six, PhD  
Principal Archaeologist for the County of Maui

>>> "McCallister, Andrew S" <[andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov)> 7/19/2023 11:27 AM >>>  
Hello Janet and Dan,

I am working with Jessica to finish the review letter.

Do you have a copy of the construction plans that I can review?

Andrew  
Andrew McCallister  
Maui Island Archaeologist IV  
State Historic Preservation Division  
Department of Land and Natural Resources  
130 Mahalani Street  
Wailuku, HI 96793  
(808) 652-1510

---

**From:** Janet Six <[Janet.Six@co.maui.hi.us](mailto:Janet.Six@co.maui.hi.us)>  
**Sent:** Tuesday, July 18, 2023 1:40 PM  
**To:** Dan Shupack <[Dan.Shupack@co.maui.hi.us](mailto:Dan.Shupack@co.maui.hi.us)>; Puff, Jessica L <[jessica.puff@hawaii.gov](mailto:jessica.puff@hawaii.gov)>  
**Cc:** McCallister, Andrew S <[andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov)>  
**Subject:** Re: [EXTERNAL] Re: 2023PR00145

Aloha kakou,

Please let me know if there's anything else you folks need to get this work approved.  
A hui hou,  
J6

Janet Six, PhD

Principal Archaeologist for the County of Maui

>>> Dan Shupack 7/18/2023 11:00 AM >>>  
Checking in on this again - thanks.

Dan Shupack, P.E.  
Department of Management, County of Maui  
200 S. High St.  
Kalana O Maui Bldg.  
Wailuku, HI 96793  
[\(808\) 463-3189](tel:(808)463-3189)  
[dan.shupack@mauicounty.gov](mailto:dan.shupack@mauicounty.gov)

**From:** Dan Shupack  
**To:** Jessica L Puff  
**CC:** Janet Six; [andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov)  
**Date:** 6/30/2023 2:15 PM  
**Subject:** Re: [EXTERNAL] Re: 2023PR00145

Jess,

Checking in on this again - let me know when you have a chance.

Thanks,  
Dan

**From:** Dan Shupack  
**To:** Jessica L Puff  
**CC:** Janet Six; [andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov)  
**Date:** 6/23/2023 10:38 AM  
**Subject:** Re: [EXTERNAL] Re: 2023PR00145

Hi Jess,

Just checking in again on this review, let me know when you have a chance.

Thanks,  
Dan

**From:** Dan Shupack  
**To:** Jessica L Puff  
**CC:** [andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov); Janet Six  
**Date:** 6/13/2023 12:13 PM  
**Subject:** Re: [EXTERNAL] Re: 2023PR00145

Hi Jess,

Just checking in on this review, let me know if you have any questions.

Thanks,



Dan Shupack, P.E.  
Department of Management, County of Maui  
200 S. High St.  
Kalana O Maui Bldg.  
Wailuku, HI 96793  
[\(808\) 463-3189](tel:(808)463-3189)  
[dan.shupack@mauicounty.gov](mailto:dan.shupack@mauicounty.gov)

**From:** "Puff, Jessica L" <[jessica.puff@hawaii.gov](mailto:jessica.puff@hawaii.gov)>  
**To:** Dan Shupack <[Dan.Shupack@co.maui.hi.us](mailto:Dan.Shupack@co.maui.hi.us)>, "McCallister, Andrew S" <[andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov)>  
**CC:** Janet Six <[Janet.Six@co.maui.hi.us](mailto:Janet.Six@co.maui.hi.us)>  
**Date:** 6/6/2023 3:19 PM  
**Subject:** Re: [EXTERNAL] Re: 2023PR00145

Hello everyone,

I'll take a look at the project files/status of the project review this week. I'm in meetings with the Navy and MCBH until Friday, but I'll try to get the architecture branch review completed by the end of the week. Feel free to check in with me by Monday if you have yet to hear anything from me by then.

Best,  
Jess

Jessica L. Puff  
Architecture Branch Chief

Hawai'i State Historic Preservation Division  
601 Kamokila Blvd, #555  
Kapolei, HI 96707  
(808) 462-3083  
[jessica.puff@hawaii.gov](mailto:jessica.puff@hawaii.gov)

**From:** Dan Shupack <[Dan.Shupack@co.maui.hi.us](mailto:Dan.Shupack@co.maui.hi.us)>  
**Sent:** Tuesday, June 6, 2023 3:12 PM  
**To:** McCallister, Andrew S <[andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov)>  
**Cc:** Janet Six <[Janet.Six@co.maui.hi.us](mailto:Janet.Six@co.maui.hi.us)>; Puff, Jessica L <[jessica.puff@hawaii.gov](mailto:jessica.puff@hawaii.gov)>  
**Subject:** RE: [EXTERNAL] Re: 2023PR00145

Hi Andrew,

Yes, built in 1971 per County records.

Thanks,

Dan Shupack, P.E.  
Department of Management, County of Maui  
200 S. High St.  
Kalana O Maui Bldg.  
Wailuku, HI 96793  
[\(808\) 463-3189](tel:(808)463-3189)  
[dan.shupack@mauicounty.gov](mailto:dan.shupack@mauicounty.gov)

**From:** "McCallister, Andrew S" <[andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov)>  
**To:** Dan Shupack <[Dan.Shupack@co.maui.hi.us](mailto:Dan.Shupack@co.maui.hi.us)>, Janet Six <[Janet.Six@co.maui.hi.us](mailto:Janet.Six@co.maui.hi.us)>  
**CC:** "Puff, Jessica L" <[jessica.puff@hawaii.gov](mailto:jessica.puff@hawaii.gov)>  
**Date:** 6/6/2023 3:05 PM  
**Subject:** RE: [EXTERNAL] Re: 2023PR00145

Hello Dan,

Is the building over 50 years old?

Andrew  
Andrew McCallister  
Maui Island Archaeologist IV  
State Historic Preservation Division  
Department of Land and Natural Resources  
130 Mahalani Street  
Wailuku, HI 96793  
(808) 652-1510

---

**From:** Dan Shupack <[Dan.Shupack@co.maui.hi.us](mailto:Dan.Shupack@co.maui.hi.us)>  
**Sent:** Tuesday, June 6, 2023 2:38 PM  
**To:** Janet Six <[Janet.Six@co.maui.hi.us](mailto:Janet.Six@co.maui.hi.us)>  
**Cc:** McCallister, Andrew S <[andrew.mccallister@hawaii.gov](mailto:andrew.mccallister@hawaii.gov)>  
**Subject:** [EXTERNAL] Re: 2023PR00145

Hi Janet,

Just checking in again for status on this review - any updates since our last correspondence?

Thanks,  
Dan

**From:** Janet Six  
**To:** Dan Shupack; Andrew S McCallister  
**Date:** 5/15/2023 7:40 AM  
**Subject:** Re: 2023PR00145

Aloha 4 Dan,

It went well. Andrew was going to check and see if there's anything else they need to process this.



A hui hou,  
J6

Janet Six, PhD  
Principal Archaeologist for the County of Maui

>>> Dan Shupack 5/12/2023 5:22 PM >>>  
Hi Janet,

I almost forgot to ask: how did the meeting with Andrew go on Tuesday? Were you able to get an update re: the review for the 60 S. Church St. renovation project?

Thanks,  
Dan

**From:** Janet Six  
**To:** Dan Shupack  
**Date:** 5/8/2023 9:01 AM  
**Subject:** Re: 2023PR00145

Aloha e Dan,

Couldn't get a hold of Andrew Friday and today is SHPD's "Imua Mondays" where they don't take calls. I have my monthly meeting with SHPD tomorrow at 9 am and will ask him for an update as to when we can get the letter then,

A hui hou,  
J6

Janet Six, PhD  
Principal Archaeologist for the County of Maui

>>> Dan Shupack 5/5/2023 11:02 AM >>>  
Hi Janet,

Happy Aloha Friday (again)!

Still no work from Andrew on this? Haven't seen anything on my end by way of HICRIS notifications.

Thanks,  
Dan

**From:** Janet Six  
**To:** Dan Shupack  
**Date:** 4/28/2023 1:22 PM  
**Subject:** Re: 2023PR00145

Aloha Dan,

Let me check with Andrew. I was out sick for a few days last week.

Happy Aloha Friday!  
J6

Janet Six, PhD

Principal Archaeologist for the County of Maui

>>> Dan Shupack 4/28/2023 1:09 PM >>>  
Hi Janet,

Did you ever hear back from Andrew on this? I haven't seen anything or gotten any HICRIS notifications regarding this project. Let me know whenever you have a minute. Thanks!

Dan

**From:** Janet Six  
**To:** Andrew S McCallister  
**CC:** Dan Shupack; Michelle Cockett  
**Date:** 4/13/2023 4:12 PM  
**Subject:** 2023PR00145

Aloha Andrew,

Can you tell if this project was routed to the Architecture Division? I didn't do the initial upload.

Mahalo!

J6

Janet Six, PhD

Principal Archaeologist for the County of Maui

**Department of Management**  
**60 S. Church St. Building Renovations**  
**Funding Breakdown & Encumbrances (as of 12/16/2024)**

**60 S. Church St. Building Renovations (FY21)**  
**(via Budget Amendment)**

**Allocated Funds: \$260,000**

**Ordinance: 5207, 5209**  
**Index Code: 310252**

Encumbrance Date	PO / Contract #	Encumbered Amount	Vendor / Contractor	Description
8/9/2021	C7425	\$ 77,229.00	Clifford Planning & Architecture LLC	Programming & Schematic Design Svcs.
11/18/2021	C7425 Amndmt 1	\$ 182,771.00	Clifford Planning & Architecture LLC	Continuing Design (Construction Dwgs.)

**Total Encumbered: \$ 260,000.00**

**Remaining Funds: \$ -**

**60 S. Church St. Building Renovations (FY22)**

**Allocated Funds: \$628,000**

**Ordinance: 5217**  
**Index Code: 320236**

Encumbrance Date	PO / Contract #	Encumbered Amount	Vendor / Contractor	Description
11/18/2021	C7425 Amndmt 1	\$ 628,000.00	Clifford Planning & Architecture LLC	Continuing Design (Construction Dwgs.)

**Total Encumbered: \$ 628,000.00**

**Remaining Funds: \$ -**

**60 S. Church St. Building Renovations (FY22)**

**Allocated Funds: \$1,872,000**

**Ordinance: 5217**  
**Index Code: 320038**

Encumbrance Date	PO / Contract #	Encumbered Amount	Vendor / Contractor	Description
11/18/2021	C7425 Amndmt 1	\$ 76,729.00	Clifford Planning & Architecture LLC	Continuing Design (Construction Dwgs.)
12/3/2021	416565	\$ 30,999.99	Charter Communications (Spectrum)	Dark Fiber Installation - 60 S. Church St.
9/21/2022	C7425 Amndmt 2	\$ 131,000.00	Clifford Planning & Architecture LLC	Add. Svcs. (Construction Dwgs.)
12/30/2022	C7835	\$ 1,633,271.01	F&H Construction	Construction Contract

**Total Encumbered: \$ 1,872,000.00**

**Remaining Funds: \$ -**

**60 S. Church St. Building Renovations (FY22)**  
**(via Budget Amendment)**

**Allocated Funds: \$7,000,000**

**Ordinance: 5376**  
**Index Code: 326236**

Encumbrance Date	PO / Contract #	Encumbered Amount	Vendor / Contractor	Description
12/30/2022	C7835	\$ 7,000,000.00	F&H Construction	Construction Contract

**Total Encumbered: \$ 7,000,000.00**

**Remaining Funds: \$ -**

**60 S. Church St. Building Renovations (FY23)**

**Allocated Funds: \$810,000**

**Ordinance: 5392  
Index Code: 330247**

Encumbrance Date	PO / Contract #	Encumbered Amount	Vendor / Contractor	Description
2/9/2023	C7425 Amndmt 3	\$ 41,412.23	Clifford Planning & Architecture LLC	Add. Svcs. (Construction Dwgs.)
12/30/2022	C7835	\$ 745,640.99	F&H Construction	Construction Contract
3/22/2023	PO# 429193	\$ 3,885.39	Harmer Radio & Electronics	Relocation of 2nd Flr. Eqpt. to 3rd Flr.
10/2/2023	C7835 CO #1	\$ 19,061.39	F&H Construction	CO #1

**Total Encumbered: \$ 810,000.00**

**Remaining Funds: \$ -**

**60 S. Church St. Building Renovations (FY24)  
Federal Funds (DHS EOC Grant - FY23)**

**Allocated Funds: \$1,400,000**

**Ordinance: 5528  
Index Code: 146069**

Encumbrance Date	PO / Contract #	Encumbered Amount	Vendor / Contractor	Description
10/16/2024	C7835 CO #4	\$ 1,002,234.00	F&H Construction	CO #4 (Grant-eligible items only)

**Total Encumbered: \$ 1,002,234.00**

**Remaining Funds: \$ 397,766.00**

**60 S. Church St. Building Renovations (FY24)**

**Allocated Funds: \$2,500,000**

**Ordinance: 5528  
Index Code: 340242/340044**

Encumbrance Date	PO / Contract #	Encumbered Amount	Vendor / Contractor	Description
10/2/2023	C7835 CO #1	\$ 429,777.15	F&H Construction	CO #1
12/15/2023	C7835 CO #2	\$ 200,770.00	F&H Construction	CO #2
3/7/2024	C7835 CO #3	\$ 101,661.00	F&H Construction	CO #3
5/9/2024	C7425 Amndmt 4	\$ 306,575.37	Ethos Architects (fka Clifford P&A)	Add. Svcs. (Design, Construction Admin)
8/8/2024	n/a	\$ 236,939.20	TSWG Solar LLC	PPA Termination Fee
10/16/2024	C7835 CO #4	\$ 1,224,277.28	F&H Construction	CO #4

**Total Encumbered: \$ 2,500,000.00**

**Remaining Funds: \$ -**

**CO #4 Total: \$ 2,976,250.00**

**60 S. Church St. Building Renovations (FY25)**

**Allocated Funds: \$1,000,000**

**Ordinance: 5657  
Index Code: 350027**

Encumbrance Date	PO / Contract #	Encumbered Amount	Vendor / Contractor	Description
10/16/2024	C7835 CO #4	\$ 749,738.72	F&H Construction	CO #4

**Total Encumbered: \$ 749,738.72**

**Remaining Funds: \$ 250,261.28**

<b>TOTAL Allocated Funds (To Date):</b>	<b>\$</b>	<b>15,470,000.00</b>
<b>TOTAL Funds Encumbered (To Date):</b>	<b>\$</b>	<b>14,821,972.72</b>
<b>TOTAL Funds Available (To Date):</b>	<b>\$</b>	<b>648,027.28</b>

**Pending Expenditures (Est.):**

Add Alternate 2: Repaint Exterior of 3-Story Bldg. w/ elastomeric paint	\$	400,000.00
Site Security Installations	\$	300,000.00
Floor Leveling & Moisture Barrier - 2nd & 3rd Floors	\$	350,000.00
Contingency (1st Floor Bathroom ceiling reconstructions; Generator Room Wall Demo, Infill & Fan; EOC Add'l Electrical Mods, new chill water tie-ins, Misc. Future CO's)	\$	450,000.00
Contractor's Extended Overhead (past January 2025)	\$	300,000.00
Contingency - Ethos Architects (future Professional Services Fees)	\$	250,000.00
Archaeological Svcs.	\$	15,000.00
Geotechnical Testing Svcs.	\$	10,000.00
Public Art	\$	50,000.00
<b>TOTAL:</b>	<b>\$</b>	<b>2,125,000.00</b>
<b>Remaining Unencumbered Funds</b>	<b>\$</b>	<b>648,027.28</b>
<b>Projected Budget Shortfall:</b>	<b>\$</b>	<b>1,476,972.72</b>

## BFED Committee

---

**From:** Michelle L. Santos <Michelle.Santos@co.maui.hi.us>  
**Sent:** Thursday, December 19, 2024 8:27 AM  
**To:** BFED Committee  
**Cc:** Daniel B. Shupack; Cynthia E. Sasada; Josiah K. Nishita; Kelii P. Nahooikaika  
**Subject:** MT#10899 Bill 170  
**Attachments:** MT#10899-BFED Committee.pdf