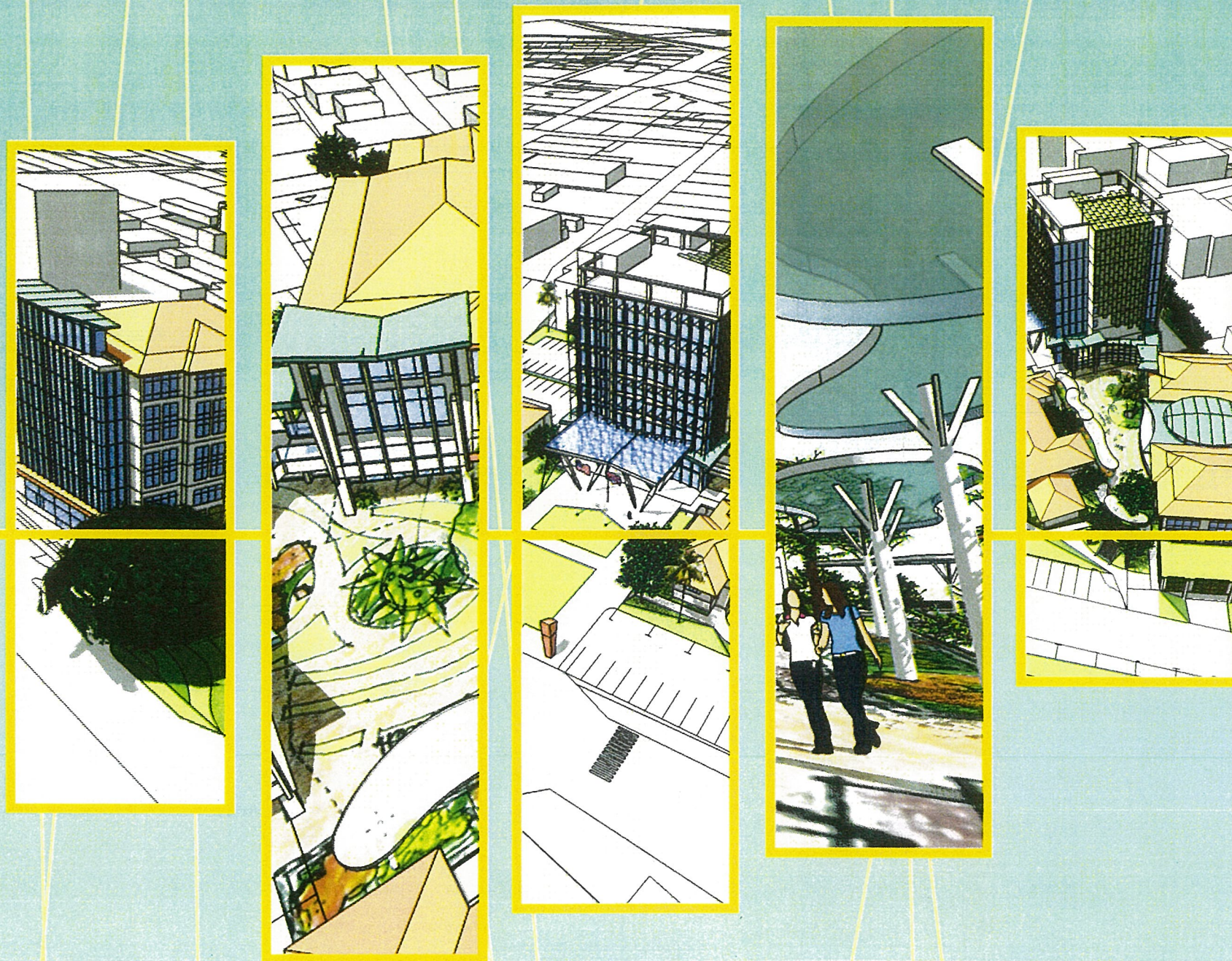


MAUI COUNTY CIVIC CENTER MASTER PLAN

APPENDICES

JUNE 2013



RECEIVED AT Bf MEETING ON 7/11/17
Submitted by Mayor Arakawa

Appendix A

DETAILED SPACE PROGRAM

DETAILED SPACE PROGRAM

This appendix includes:

- 2030 Maui County Employee Growth projection by department (except for Parks and Transportation Departments where employee growth is not anticipated);
 - Space programs and applicable adjacency diagrams for each department;
 - Floor plan diagrams for the 18 departments included in this Master Plan update; and
 - Space comparison table by departments for existing, Phase 1A, Phase 1B, and Phase 2.
- The required square footage for office and meeting spaces are met in every phase, with the exception of the council chamber. Since the council chamber is to be remained within its current location on the 8th floor of Kalana O Maui, there is little room for expansion.
 - Other areas that fall short of the square footage requirements are support areas, which include office equipment and work space, file storage, and general storage. As previously mentioned, the County is heading towards paperless filing and moving some general storage off-site. This would result in less space required for file storage and general storage within the Civic Center campus.

The square footage breakdown in the space comparison table presents whether the requirements for each departments' office space, meeting rooms and support areas in each phase are being met. Department spaces that fall short of the square footage requirement are highlighted.

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

** County Clerk growth adjusted to grow two employees in 2020 and 2030 per call with Wendy T., Feb. 7, 2013

Office, Support and Common Area Space Requirement	2015 PROJECTION			TOTAL SQUARE FOOTAGE REQUIRED	2020 PROJECTION			TOTAL SQUARE FOOTAGE REQUIRED	2025 PROJECTION			TOTAL SQUARE FOOTAGE REQUIRED	2030 PROJECTION			TOTAL 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																		
Civil Defense	3	5	1	3,714.58	4	5	1	3,853.06	5	7	1	4,053.42	7	9	1	4,304.54	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	8	2	2	3,598.00	8	2	2	3,598.00	9	3	2	3,790.00	11.42%	5.71% **
Council Services	17	0	5	7,406.52	18	0	5	7,495.46	19	0	5	7,588.97	20	0	5	7,688.24	2.09%	1.05%
County Council	29	0	9	11,766.00	29	0	9	11,766.00	29	0	9	11,766.00	29	0	9	11,766.00	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	22	22	9	14,333.12	23	23	9	14,568.42	24	24	9	14,836.59	26	26	9	15,120.83	2.35%	1.17%
Human Concerns	35	21	6	11,941.49	36	21	6	12,154.60	38	22	6	12,374.57	40	23	6	12,604.79	1.73%	0.86%
Liquor	5	12	2	3,179.00	5	13	2	3,280.76	6	13	2	3,291.59	6	14	2	3,400.31	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	47	27	4	10,028.96	49	27	4	10,251.04	50	28	4	10,479.91	52	29	4	10,716.77	1.37%	0.69%
Parks^	16	0	13	2,954.67	16	0	13	2,954.67	16	0	13	2,954.67	16	0	13	2,954.67		
Transportation^	1	2	2	746.67	1	2	2	746.67	1	2	2	746.67	1	2	2	746.67		
SubTotal Employees	424	276	97		443	292	97		504	266	97		484	320	99			
Total Employees			797				832				866				904			
Total Office Space Requirement including Circulation (25% efficiency)				83,388.49				86,674.87				89,902.80				93,434.60		
Total Support & Common Area Space Requirement including Circulation (25% efficiency)				59,369.00				59,369.00				59,369.00				59,369.00		
Total Office and Support & Common Area Space Requirement Including Circulation (25% Efficiency)				142,757.49				146,043.87				149,271.80				152,803.60		
Common Area (20% efficiency)				35,689.37				36,510.97				37,317.95				38,200.90		
Total Square Footage				178,446.86				182,554.84				186,589.75				191,004.50		

Legend: S = Support; T = Technical; E/P = Executive/Professional

^Departments added Jan. 30, 2013; projection growth rate not applied, thus not added to total square footage; numbers reflect 2012 current employee count with standardized workstations applied for office sq. ft.

County of Maui Wailuku Campus
Employee Projection Growth

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	9	9	9	10	10	10	11	11	12	12	13	13	14	14	15	16	16
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	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	12	12	12	12	12	12	12	12	12	12	14
Council Services	17	15	17	18	17	21	20	21	21	21	20	22	22	22	23	23	23	23	23	24	24	24	24	24	25	25	25	25	25	26
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	38
Environmental Mgmt.	34	34	34	34	34	34	34	34	38	41	40	43	43	44	44	44	45	45	45	46	46	46	47	47	48	48	48	49	49	50
Finance	29	29	29	31	30	29	34	33	34	35	36	38	38	39	39	40	40	41	41	41	42	42	43	43	44	44	45	45	46	46
Human Concerns	51	54	58	60	59	57	56	54	58	61	60	65	66	66	67	67	68	68	69	69	70	70	71	71	71	72	73	73	74	75
Liquor	17	18	19	20	21	20	21	19	19	19	21	19	19	19	20	20	20	20	20	21	21	21	21	21	21	21	21	21	22	22
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	81
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	54
Personnel	12	12	11	12	12	14	14	15	17	18	17	19	19	20	20	20	21	21	21	22	22	23	23	23	24	24	25	25	25	26
Planning	27	28	32	35	43	50	51	59	65	64	65	73	73	74	74	74	75	75	75	76	76	76	76	77	77	77	78	78	78	79
Prosecuting Attorney	68	68	65	67	65	74	73	77	74	76	77	83	84	84	85	85	86	86	87	88	88	89	89	90	91	91	92	92	93	94
Public Works	82	80	79	76	83	83	79	83	85	89	89	101	101	102	102	103	103	104	104	105	105	105	106	106	107	107	108	108	109	109
Water	58	55	57	58	58	61	59	63	65	68	66	87	88	88	89	89	90	90	91	92	92	93	93	94	95	95	96	96	97	98
Total Employees	499	498	511	523	546	569	569	621	635	661	663	749	754	759	767	773	778	786	791	802	807	813	820	826	835	842	848	856	861	873

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%	0.45%	
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%	

* County Clerk growth adjusted to grow two employees in 2020 and 2030 per conf call with Wendy T., Feb. 7, 2013

* 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	9	9	9	10	10	10	10	11	11	12	12	13	13	14	14	15	16	16

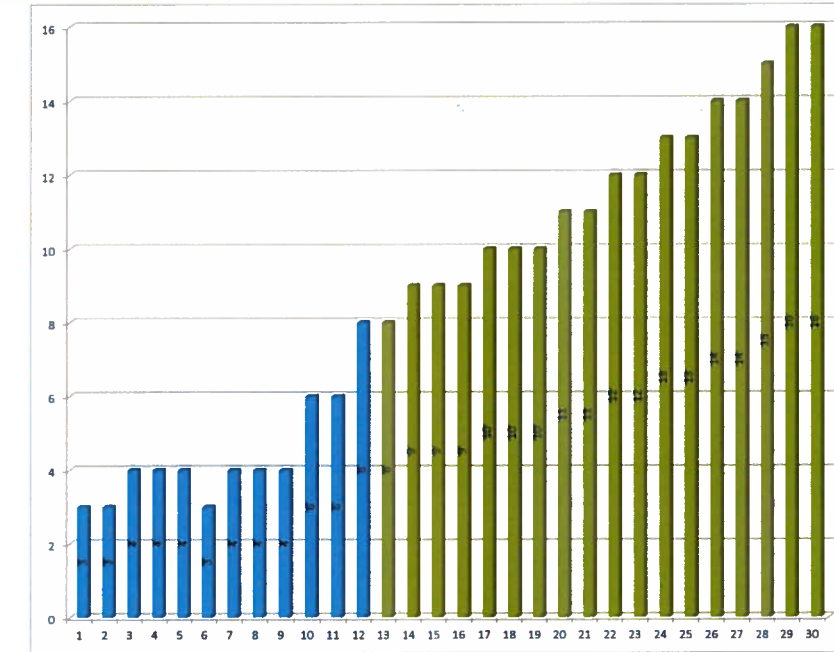
Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
Civil Defense	0.00%	33.33%	0.00%	0.00%	-25.00%	33.33%	0.00%	0.00%	50.00%	0.00%	9.17%	4.58%	

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		
Employee Count	6	2	2	3	4	1	3	5	1	4	5	1	5	7	1	7	9	1
Percentage Ratio	60.00%	20.00%	20.00%	37.50%	50.00%	12.50%	37.91%	50.54%	11.55%	39.69%	50.65%	9.67%	40.47%	51.65%	7.88%	41.12%	52.48%	6.40%
Total employees	10			8			9			11			13			16		
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																		
⁽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							164.72	329.44	146.42	206.09	392.55	146.42	257.85	491.15	146.42	322.62	614.50	146.42
Total Office SQ FT									640.58			745.06			895.42			1,083.54
Circulation (25% Efficiency)			1,223.00			1,091.50			214.00			248.00			298.00			361.00
Men's & Women's Bunking			696.00			696.00			869.00			869.00			869.00			869.00
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 50% 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

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	34	37	37	37	37	38	38	39	39	40	40	40	41	41	41	41	41	41	41	41

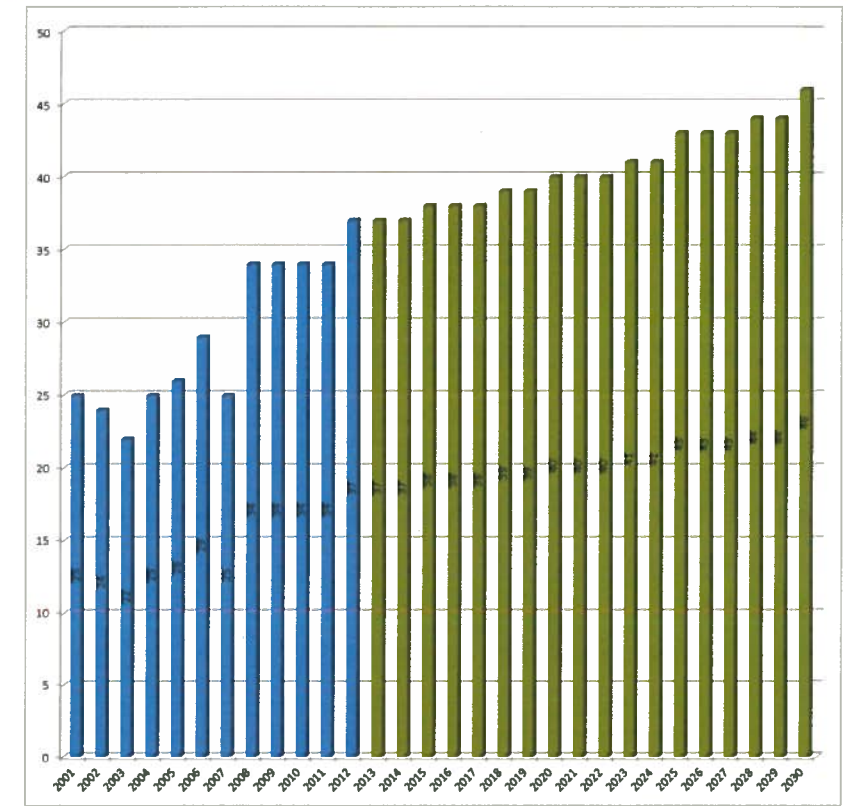
Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	3.90%	1.95%	
Corporate Counsel	-4.00%	-8.33%	13.64%	4.00%	11.54%	-13.79%	36.00%	0.00%	0.00%	0.00%			

CORPORATE COUNSEL	Munekiyo Report			CURRENT			County Employee Projection (2)												
	March 2008			2012			2015			2018			2021			2029			
Year	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	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	29			37			40			43			46						
Total employees																			
Current SQ FT/EMPLOYEE	42.00	0.00	148.00																
Total Current SQ FT	546.00	0.00	2,368.00																
⁽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							140.00			140.00			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			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										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							1,392.00			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																			
Circulation (25% Efficiency)																			
Meeting Rooms							974.00			974.00			1,174.00			1,174.00			1,174.00
Off Eqm1 & Work Spaces							200.00			200.00			200.00			200.00			200.00
File Storage							136.00			136.00			136.00			136.00			136.00
General Storage							80.00			80.00			160.00			160.00			160.00
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 50% 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

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	21	20	22	21	22	23	23	23	23	23	24	24	24	24	24	25	25	25	25	25	26

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
Council Services	-11.76%	13.33%	5.88%	-5.56%	21.53%	-4.76%	5.00%	0.00%	0.00%	-4.76%	2.09%	1.05%	

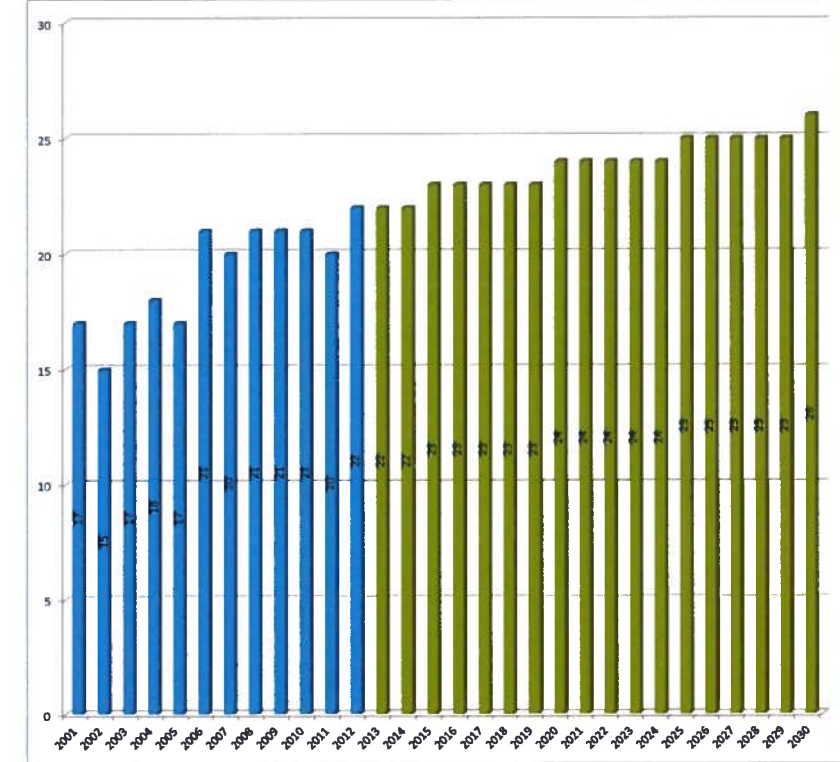
COUNCIL SERVICE Year	Munekiyo Report			CURRENT			County Employee Projection ⁽⁵⁾											
	March 2008			2012			2015		2020		2025		2030					
Personnel Types	S	T	E/P	S	T	E/P	S	T	S	T	S	T	S	T	E/P			
Employee Count	17	1	31	18	0	4	19	0	4	20	0	4	21	0	4			
Percentage Ratio	34.69%	2.04%	63.27%	81.82%	0.00%	18.18%	81.82%	0.00%	18.18%	81.82%	0.00%	18.18%	81.82%	0.00%	18.18%			
Total employees	49			22			23		24		25		26					
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												
⁽⁶⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁶⁾ Ideal SQ FT - Director/Council Member								220.00							220.00			
⁽⁶⁾ Ideal SQ FT - Deputy Director																		
⁽⁶⁾ Ideal SQ FT - Division Head																		
⁽⁶⁾ Ideal SQ FT - EM																		
⁽⁶⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽⁶⁾ Ideal SQ FT - SR-20 TO SR-24								80.00			80.00				80.00			
⁽⁶⁾ Ideal SQ FT - SR-15 TO SR-19								64.00			64.00				64.00			
⁽⁶⁾ Ideal SQ FT - SR-10 TO SR-14																		
⁽⁶⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁶⁾ Ideal SQ FT - ATTORNEY									120.00						120.00			
⁽⁶⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁶⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁶⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁶⁾ Ideal SQ FT - CS CLERK																		
⁽⁶⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁶⁾ Ideal SQ FT - COLLEGE INTERN																		
Office								1,337.06		580.00	1,408.40		580.00	1,483.54	580.00			
Total Office SQ FT										1,917.06	1,408.40		1,988.40	2,063.54	2,142.70			
Circulation (25% Efficiency)										639.00	663.00		663.00	688.00	714.00			
Meeting Rooms			396.00			396.00				2,766.00	2,766.00			2,766.00	2,766.00			
Off Eqm't & Work Spaces			391.00			391.00				944.00	944.00			944.00	944.00			
File Storage			230.00			230.00				410.00	410.00			410.00	410.00			
General Storage			230.00			230.00				680.00	680.00			680.00	680.00			
Offsite Storage			150.00			150.00				150.00	150.00			150.00	150.00			

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

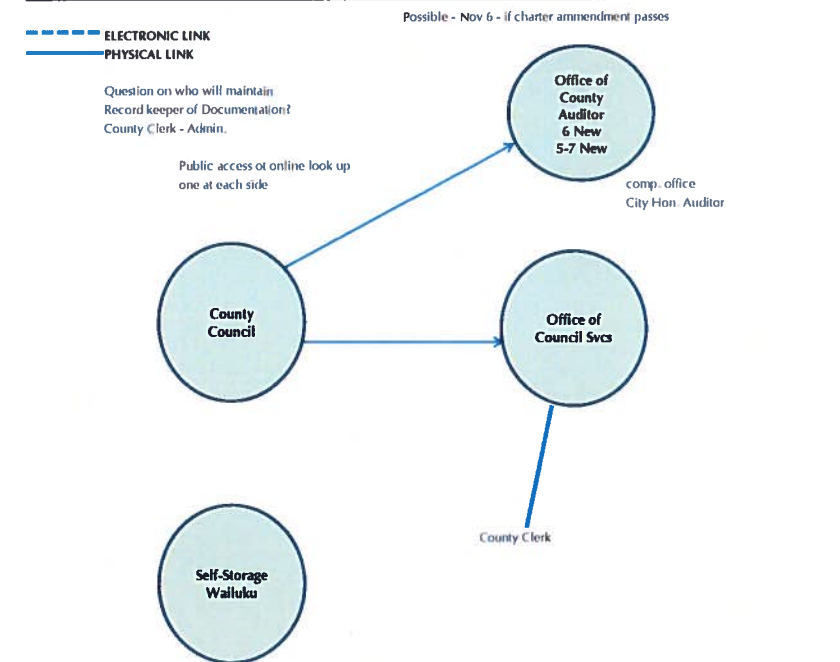
⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 50% per Mayor 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	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38	38

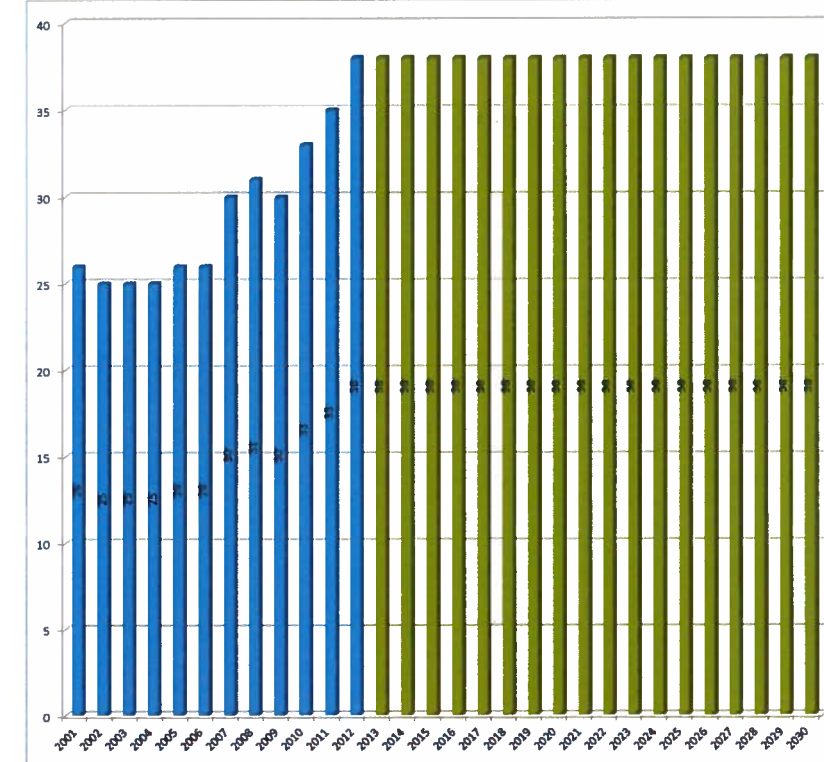
Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
County Council	-11.76%	13.33%	5.88%	-5.56%	23.53%	-4.76%	5.00%	0.00%	0.00%	-4.76%	2.09%	1.05%	

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	S	T	S	T	S	T				
Employee Count	17	1	31	29	0	9	29	0	9	29	0	9	29	0				
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%				
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							80.00		80.00		80.00		80.00					
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24																		
⁽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	2,320.00	2,160.00	2,320.00				
Total Office SQ FT							2,320.00		2,160.00	2,320.00	2,160.00	2,320.00	2,160.00	2,320.00				
Circulation (25% Efficiency)			3,174.00			2,081.19			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					

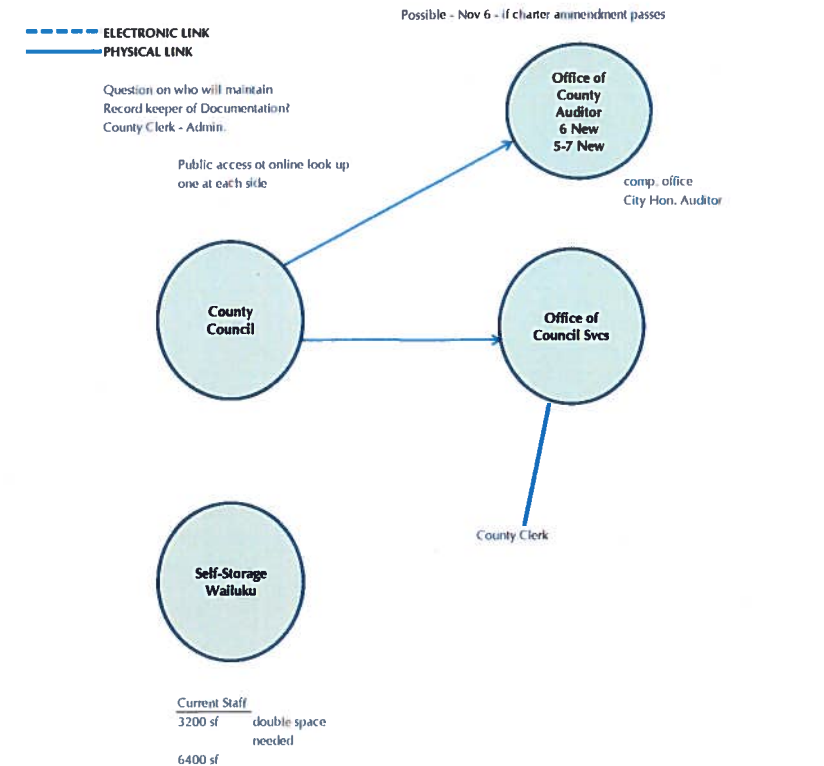
S = Support
T = Technical
E/P = Executive/Professional

⁽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 50% 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 a/c's 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

ENVIRONMENT MGMT

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

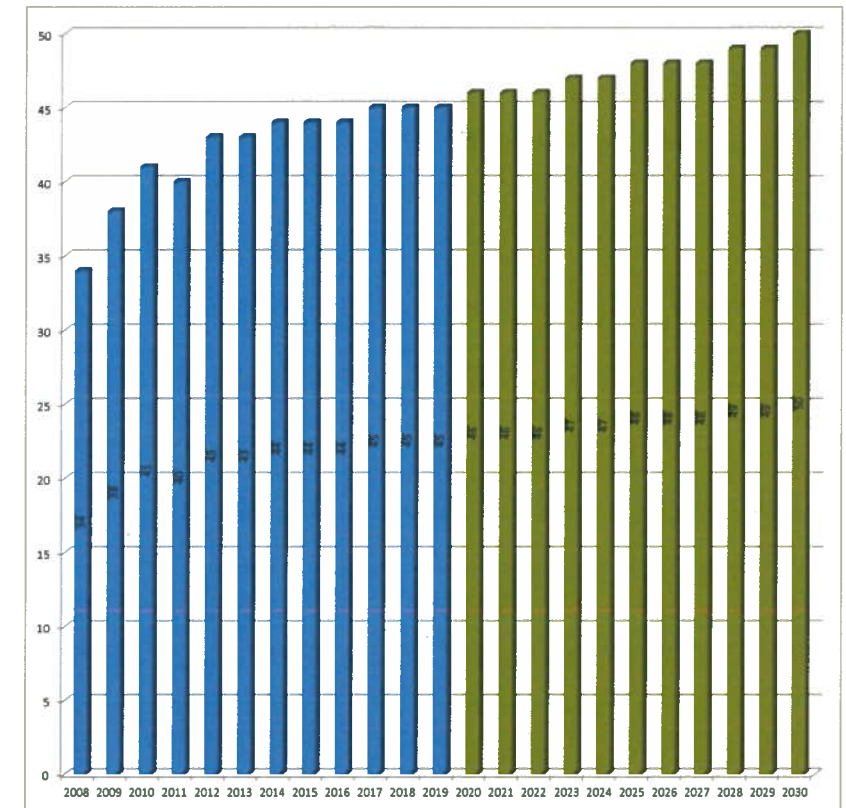
Department	Historic Employment Data ⁽¹⁾											County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Environmental Mgmt.	34	34	34	34	34	34	34	34	38	41	40	43	43	44	44	41	43	43	45	46	48	48	47	47	48	48	49	49	50

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%	11.76%	7.89%	-2.44%	1.72%	0.86%	

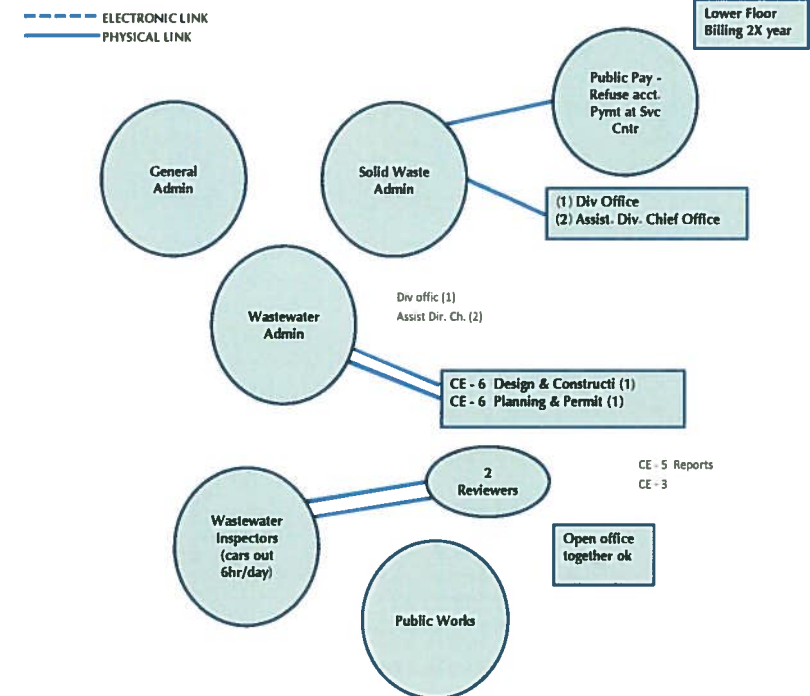
ENVIRONMENT MGMT Year	Munekiyo Report March 2008		CURRENT 2012			County Employee Projection ⁽⁵⁾												
	S	T	E/P	S	T	E/P	2015			2020			2025			2030		
Personnel Types	7	9	17	34	4	5	35	4	5	36	4	5	38	4	5	40	5	5
Employee Count	21.21%	27.27%	51.52%	79.07%	9.30%	11.63%	79.07%	9.30%	11.63%	79.07%	9.30%	11.63%	79.07%	9.30%	11.63%	79.07%	9.30%	11.63%
Percentage Ratio	33			43			44			46			50					
Total employees	60.00	75.00	119.53	60.00	75.00	101.60												
Current SQ FT/EMPLOYEE	420.00	675.00	2,032.00	2,040.00	300.00	508.00												
Total Current SQ FT																		
⁽⁶⁾ Ideal SQ FT - Mayor/Council Chair																		
⁽⁶⁾ Ideal SQ FT - Director/Council Member										220.00			220.00			220.00		220.00
⁽⁶⁾ Ideal SQ FT - Deputy Director										180.00			180.00			180.00		180.00
⁽⁶⁾ Ideal SQ FT - Division Head										140.00			140.00			140.00		140.00
⁽⁶⁾ Ideal SQ FT - Assistant Division Head										120.00			120.00			120.00		120.00
⁽⁶⁾ Ideal SQ FT - SR-25 TO SR-31								100.00				100.00				100.00		100.00
⁽⁶⁾ Ideal SQ FT - SR-20 TO SR-24								80.00				80.00				80.00		80.00
⁽⁶⁾ Ideal SQ FT - SR-15 TO SR-19								64.00				64.00				64.00		64.00
⁽⁶⁾ Ideal SQ FT - SR-10 TO SR-14								48.00				48.00				48.00		48.00
⁽⁶⁾ Ideal SQ FT - SR-04 TO SR-09																		
⁽⁶⁾ Ideal SQ FT - ATTORNEY																		
⁽⁶⁾ Ideal SQ FT - CS SUPERVISOR																		
⁽⁶⁾ Ideal SQ FT - CS LEGIS ANALYST																		
⁽⁶⁾ Ideal SQ FT - CS SUP. CLERK																		
⁽⁶⁾ Ideal SQ FT - CS CLERK																		
⁽⁶⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)																		
⁽⁶⁾ Ideal SQ FT - COLLEGE INTERN																		
Office							2,380.44	410.42	803.13	2,484.71	428.40	808.52	2,593.53	447.16	809.63	2,707.13	466.75	820.02
Total Office SQ FT																		
Circulation (25% Efficiency)				3,127.00			2,848.00									3,850.32		3,993.90
																1,283.00		1,331.00
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 50% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County



ADJACENCY DIAGRAM



SPACE ANALYSIS

FINANCE

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

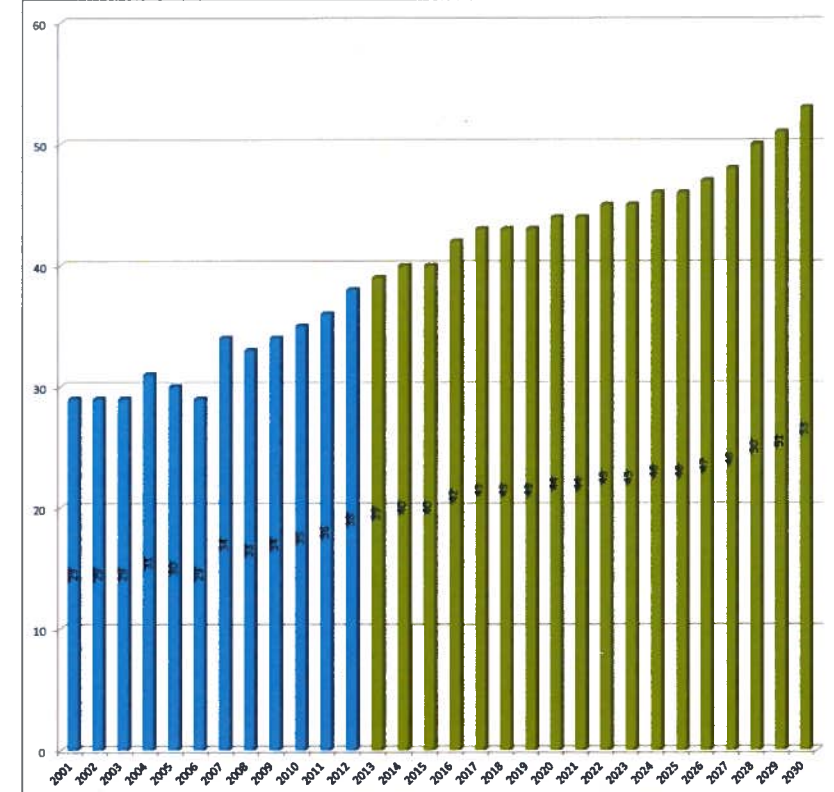
Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Finance	29	29	29	31	30	29	34	33	34	35	36	38	38	39	39	40	40	41	41	41	42	42	43	43	44	44	45	45	46	46

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%	-3.33%	-3.33%	19.24%	-2.94%	3.03%	2.94%	2.86%			

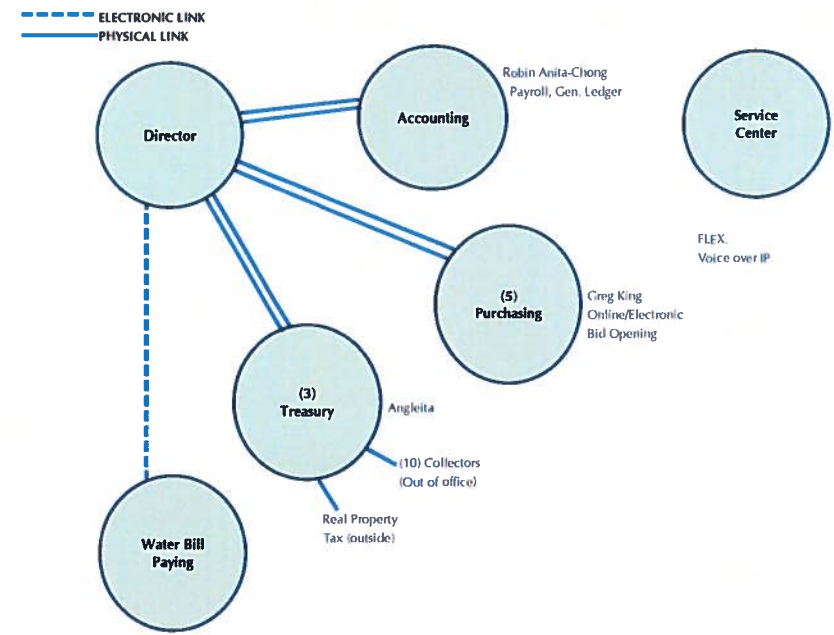
FINANCE Year	Munekiyo Report			CURRENT			County Employee Projection ⁽²⁾												
	March 2008			2012			2015		2020		2025		2030						
Personnel Types	S	T	E/P	S	T	E/P	S	T	S	T	S	T	S	T	S	T			
Employee Count	9	54	30	17	14	7	18	14	7	19	16	7	20	17	7	21	18	7	
Percentage Ratio	9.68%	58.06%	32.26%	44.74%	36.84%	18.42%	44.94%	37.01%	18.05%	45.00%	37.01%	17.11%	45.31%	37.01%	16.54%	45.60%	37.01%	15.99%	
Total employees	93			38			39		41		44		46						
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								927.91	1,201.31	1,068.55	983.64	1,299.23	1,071.46	1,042.71	1,377.26	1,086.57	1,105.34	1,459.97	1,102.58
Total Office SQ FT								3,197.77					3,354.33			3,506.54			3,667.89
Circulation (25% Efficiency)			4,967.57			2,833.94		1,066.00					1,118.00			1,169.00			1,223.00
Meeting Rooms		1,032.00			1,032.00			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
File Storage		2,790.00			2,790.00			2,790.00					2,790.00			2,790.00			2,790.00
General Storage		2,090.00			2,090.00			2,090.00					2,090.00			2,090.00			2,090.00
Offsite Storage		3,383.00			3,383.00			6,471.00					6,471.00			6,471.00			6,471.00

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 50% 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	
Human Concerns	51	54	58	60	59	57	56	54	58	61	60	65	64	64	67	67	64	60	60	60	60	60	60	60	60	60	60	60	60	60	60

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	1.73%	0.86%
Human Concerns	5.88%	7.41%	3.45%	-1.67%	-3.39%	-1.75%	-3.57%	7.41%	5.17%	-1.64%	6.5%	1.73%	0.86%

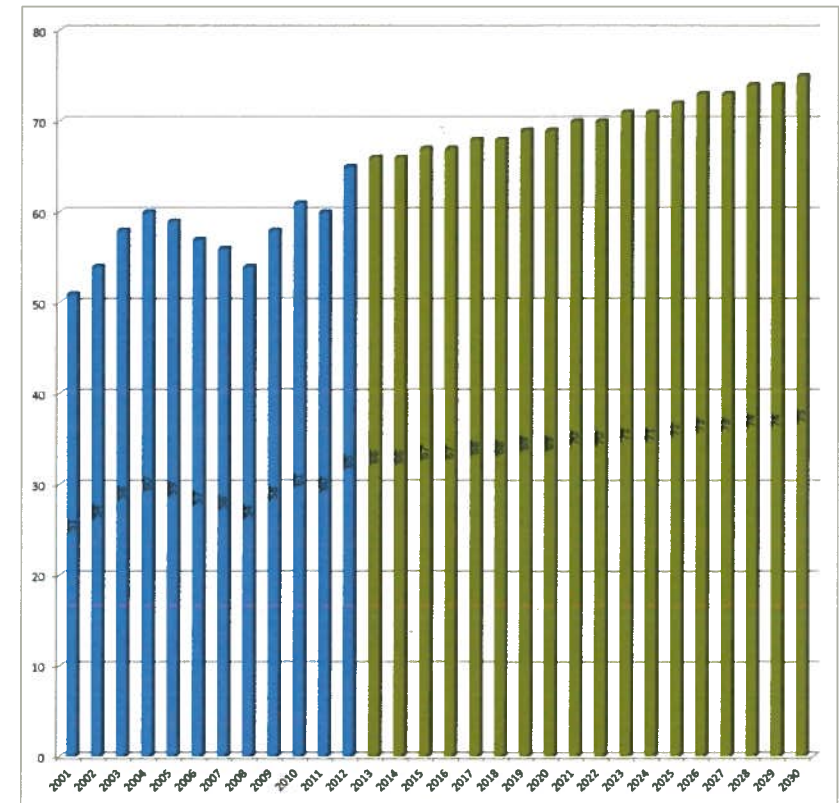
Year	Munekiyo Report			CURRENT			County Employee Projection ⁽⁵⁾															
	March 2000	2012	2011	2012	2011	2010	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001						
Personnel Types	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P				
Employee Count	18	5	37	35	23	7	36	24	7	37	25	7	39	26	7	41	27	7				
Percentage Ratio	30.00%	8.33%	61.67%	53.85%	35.38%	10.77%	53.97%	35.47%	10.56%	54.18%	35.60%	10.22%	54.38%	35.73%	9.89%	54.57%	35.86%	9.57%				
Total employees	60	65	67	69	72	75																
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																						
⁽⁵⁾ Ideal SQ FT - Director/Council Member										220.00												
⁽⁵⁾ Ideal SQ FT - Deputy Director										180.00												
⁽⁵⁾ Ideal SQ FT - Division Head										140.00												
⁽⁵⁾ Ideal SQ FT - Assistant Division Head										120.00												
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31									100.00													
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24									80.00													
⁽⁵⁾ Ideal SQ FT - SR-15 TO SR-19									64.00													
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14									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										1,855.31	1,908.67	1,081.04	1,936.94	1,992.65	1,088.56	2,022.15	2,080.31	1,094.21	2,111.12	2,171.84	1,100.12	
Total Office SQ FT										4,845.03					5,018.14				5,196.68			5,383.07
Circulation (25% Efficiency)										1,615.00					1,673.00				1,732.00			1,794.00
Meeting Rooms			1,612.00			1,612.00				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
File Storage			1,441.00			1,441.00				1,441.00					1,441.00				1,441.00			1,441.00
General Storage			961.00			961.00				961.00					961.00				961.00			961.00
Offsite Storage			180.00			180.00				3,142.00					3,142.00				3,142.00			3,142.00

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

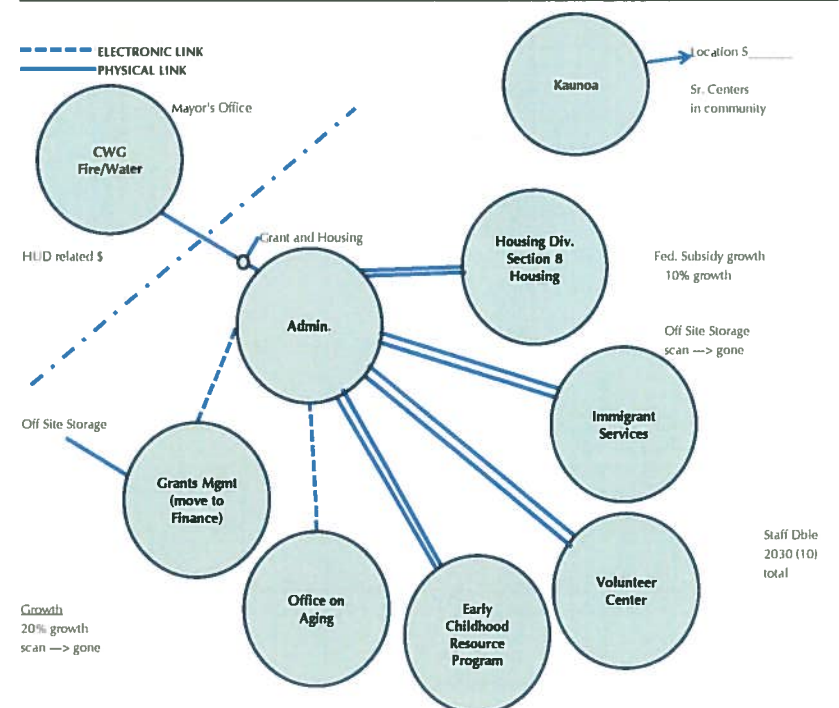
⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ County Employee Projection based on 50% of Historic Employment Percentage Average Growth.
⁽³⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ The average percentage growth was reduced to 50% per Mayor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

HOUSING



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	20	20	20	20	20	21	21	21	21	21	21	21	21	21	22	22

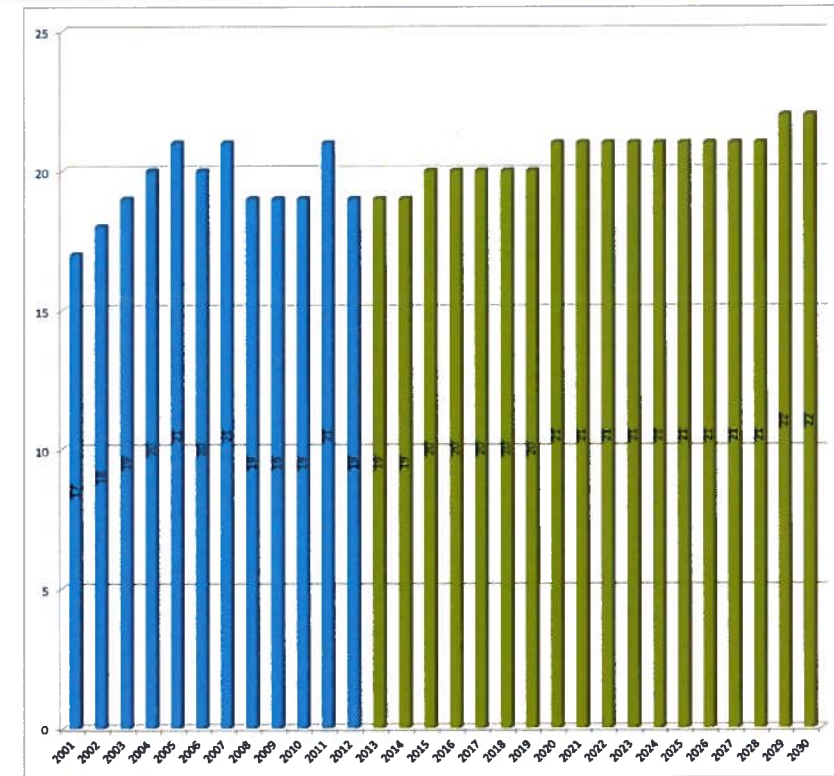
Department	Historic Employment Percentage Growth ⁽³⁾										Average Growth		50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Average Growth	50% Average Growth	
Liquor	5.88%	5.56%	5.26%	5.00%	-4.76%	5.00%	-9.52%	0.00%	0.00%	10.53%	2.29%	1.15%	

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	E/P	S	T	E/P	S	T	E/P	S	T	E/P	
Employee Count	8	8	2	5	12	2	5	12	2	5	13	2	6	13	2	6	14	2	
Percentage Ratio	44.44%	44.44%	11.11%	26.32%	63.16%	10.53%	26.32%	63.16%	10.53%	26.32%	63.16%	10.53%	26.32%	63.16%	10.53%	26.32%	63.16%	10.53%	
Total employees	18			19			20			21			21			22			
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			220.00	
⁽⁵⁾ Ideal SQ FT - Deputy Director									180.00			180.00			180.00			180.00	
⁽⁵⁾ Ideal SQ FT - Division Head									140.00			140.00			140.00			140.00	
⁽⁵⁾ Ideal SQ FT - Assistant Division Head									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								314.58	993.42	320.00	333.04	1,051.72	320.00	352.59	1,040.00	320.00	373.28	1,101.03	320.00
Total Office SQ FT																			
Circulation (25% Efficiency)																			
Meeting Rooms			690.00			690.00						690.00			690.00			690.00	
Off Eqm't & Work Spaces			78.00			78.00						78.00			78.00			78.00	
File Storage			108.00			108.00						108.00			108.00			108.00	
General Storage			132.00			132.00						132.00			132.00			132.00	
Offsite Storage			0.00			0.00						0.00			0.00			0.00	

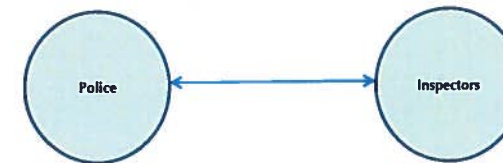
S = Support
T = Technical
E/P = Executive/Professional

⁽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 50% per Mayor Atakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County



ADJACENCY DIAGRAM

--- ELECTRONIC LINK
— PHYSICAL LINK



SPACE ANALYSIS

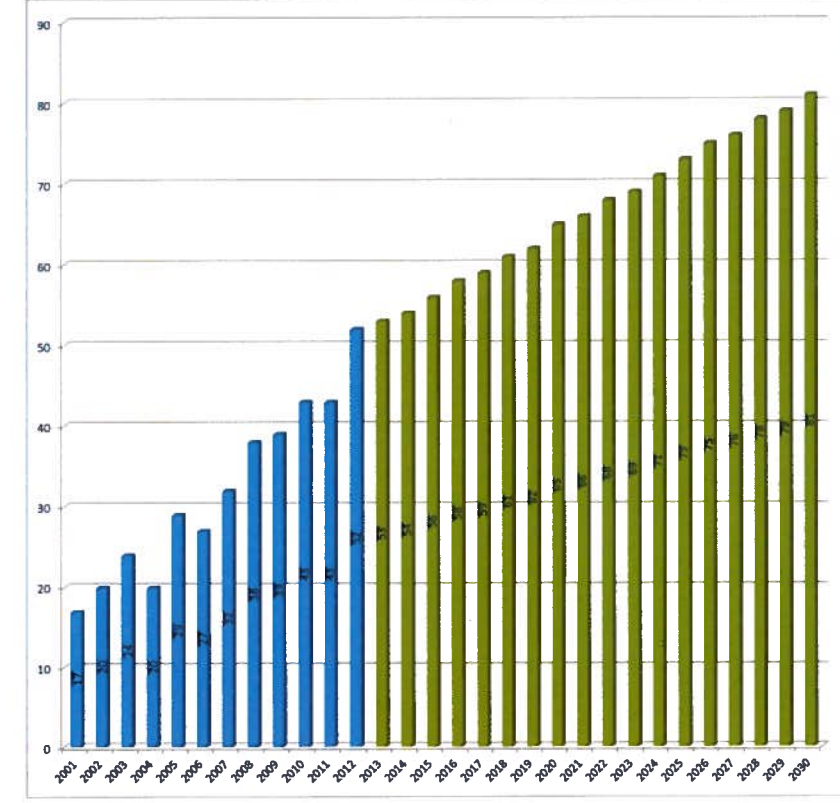
MANAGEMENT

METHOD 1: EMPLOYMENT HISTORIC PERCENTAGE

Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection																	
	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	63	54	56	58	59	61	62	63	66	68	69	71	73	75	76	78	79	81

Department	Historic Employment Percentage Growth ⁽³⁾										Average Growth	Projection Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011		
Management	17.65%	20.00%	-16.67%	45.00%	6.90%	3.23%	18.75%	2.61%	10.26%	0.00%	10.77%	2.50%

MANAGEMENT Year	Munekiyo Report			CURRENT			County Employee Projection												
	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	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													
⁽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																			
⁽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								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								4,808.00		5,496.00			6,104.00					6,664.00	
Circulation (25% Efficiency)			5,092.33					1,693.00		1,832.00			2,035.00					2,221.00	
Meeting Rooms			986.00					986.00		1,386.00			1,386.00					1,386.00	
Off Eqm't & Work Spaces			101.00					101.00		301.00			301.00					301.00	
File Storage			165.00					165.00		325.00			325.00					325.00	
General Storage			30.00					30.00		280.00			280.00					280.00	
Offsite Storage			165.00					165.00		165.00			165.00					165.00	



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

⁽¹⁾ Historic data provided by Maui County Human Resource in total number.
⁽²⁾ Historic data provided by Maui County Human Resource in percentage.
⁽⁴⁾ Management Department based on 2.5% growth rate.
⁽⁵⁾ Ideal Square Footage provided by Maui County

wendy - 20121018

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

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	20	20	20	21	21	21	21	22	23	23	24	24	24	25	25	25	26

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

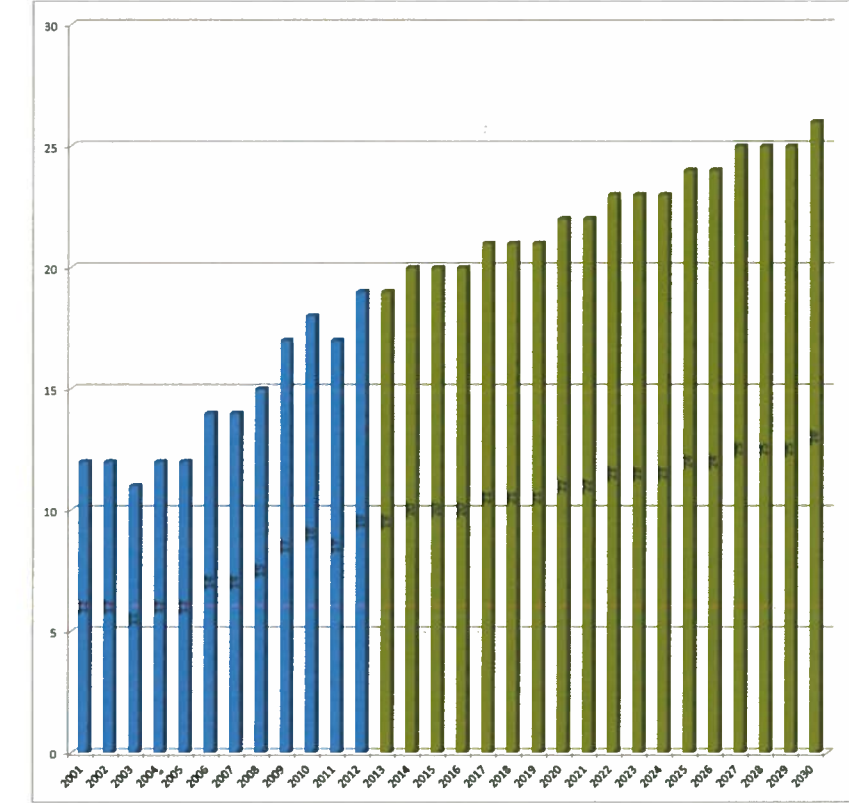
PERSONNEL Year	Munekiyo Report			CURRENT			Current											
	March 2008			2012			2015			2020			2025			2030		
Personnel Types	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P
Employee Count	5	2	11	14	3	2	15	3	2	16	3	2	18	4	2	20	4	2
Percentage Ratio	27.78%	11.11%	61.11%	73.68%	15.79%	10.53%	73.68%	15.79%	10.53%	73.68%	15.79%	10.53%	73.68%	15.79%	10.53%	73.68%	15.79%	10.53%
Total employees	18			19			20			22			24			26		
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																		
⁽⁶⁾ Ideal SQ FT - Director/Council Member																		
⁽⁷⁾ Ideal SQ FT - Deputy Director																		
⁽⁸⁾ Ideal SQ FT - Division Head																		
⁽⁹⁾ Ideal SQ FT - EM																		
⁽¹⁰⁾ Ideal SQ FT - SR-25 TO SR-31																		
⁽¹¹⁾ Ideal SQ FT - SR-20 TO SR-24																		
⁽¹²⁾ Ideal SQ FT - SR-15 TO SR-19																		
⁽¹³⁾ Ideal SQ FT - SR-10 TO SR-14																		
⁽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																		
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 50% per Mayor Atakawa 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⁾											County Employee Projection ⁽⁴⁾																		
	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	74	74	74	75	75	75	75	76	76	76	76	77	77	77	77	78	78	78

Department	Historic Employment Percentage Growth ⁽³⁾										Average Growth	
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Average Growth	Average Growth ⁽⁴⁾
Planning	3.70%	14.29%	9.38%	22.86%	16.28%	2.00%	15.69%	10.17%	-1.54%	1.56%	9.44%	0.45%

PLANNING Year	Munekiyo Report			CURRENT			County Employee Projection ⁽⁴⁾											
	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	16	0	43	34	34	5	34	34	5	35	35	5	36	36	5	37	37	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			74			76			77			79		

Current SQ FT/EMPLOYEE	41.19	0.00	75.37	41.19	0.00	75.37												
Total Current SQ FT	659.03	0.00	3,241.00	1,400.38	0.00	376.86												

	2012	2015	2020	2025	2030
⁽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					
⁽⁵⁾ Ideal SQ FT - ATTORNEY					
⁽⁵⁾ Ideal SQ FT - CS SUPERVISOR					
⁽⁵⁾ Ideal SQ FT - CS LEGIS ANALYST					
⁽⁵⁾ Ideal SQ FT - CS SLP, CLERK					
⁽⁵⁾ Ideal SQ FT - CS CLERK					
⁽⁵⁾ Ideal SQ FT - CC EA (COUNTY COUNCIL)					
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN					
Office					
Total Office SQ FT		1,946.28	2,899.15	820.00	1,990.88
Circulation (25% Efficiency)		5,665.43	2,965.58	820.00	2,036.50
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⁾ Historic data provided by Maui County Human Resource in percentage.

⁽⁴⁾ Planning will have the same growth rate as Public Works which is 0.45%.

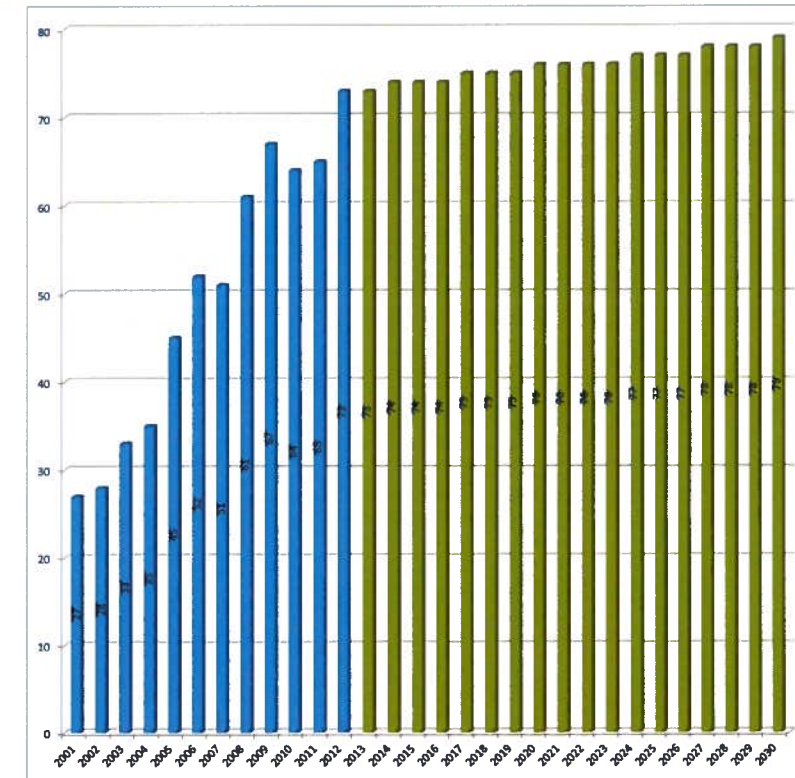
⁽⁵⁾ Ideal Square Footage provided by Maui County

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

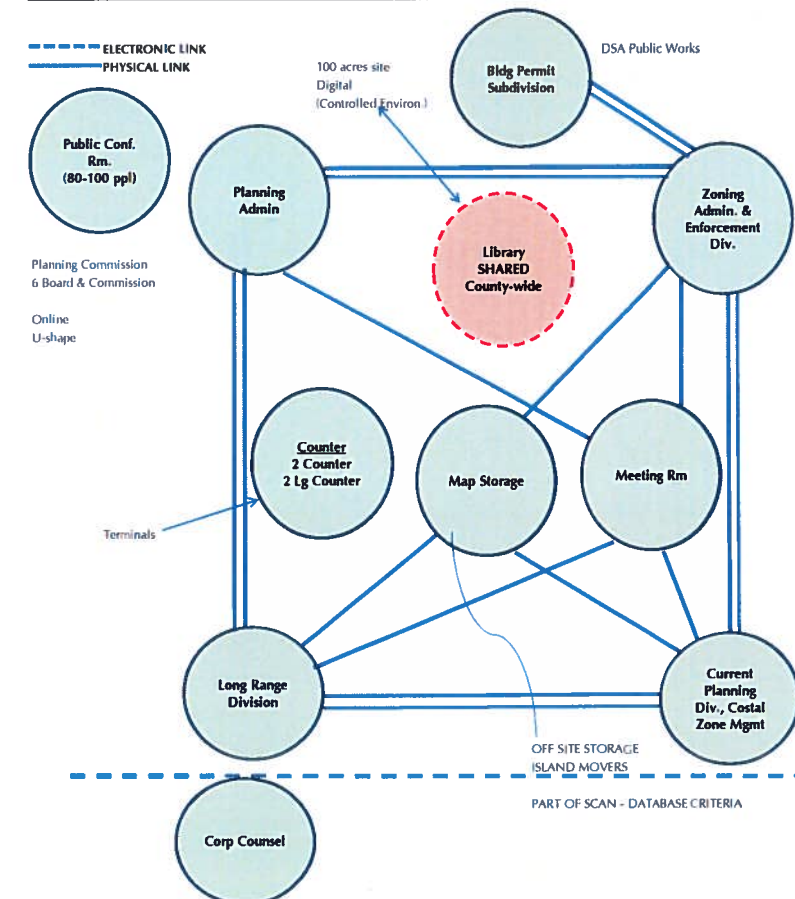
Need storage for archiving or electronic archiving - document retention is forever.
Smaller cubicle or office space for staff
Larger room for reviewing drawings

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
Prosecuting Attorney	68	68	65	67	65	74	73	77	74	76	77	83	84	84	81	83	86	86	87	88	88	89	90	91	91	91	92	92	94

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			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	7	29	40	34	47	2	35	48	2	36	50	2	37	51	2	38	53	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%	40.96%	56.63%	2.41%
Total employees	76			83			85			88			91			94		
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																			
⁽⁶⁾ Ideal SQ FT - Director/Council Member																			
⁽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 - EM																			
⁽¹⁰⁾ Ideal SQ FT - SR-25 TO SR-31																			
⁽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									24.00							24.00		24.00	
⁽¹⁵⁾ Ideal SQ FT - ATTORNEY									120.00							120.00		120.00	
⁽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								1,870.12	5,144.87	320.00	1,935.42	5,324.53	320.00	2,003.01	5,510.46	320.00	2,072.95	5,702.88	320.00
Total Office SQ FT																			
Circulation (25% Efficiency)																			
Meeting Rooms									618.00										
Off Eqm't & Work Spaces									299.00										
File Storage									300.00										
General Storage									250.00										
Offsite Storage									212.00										

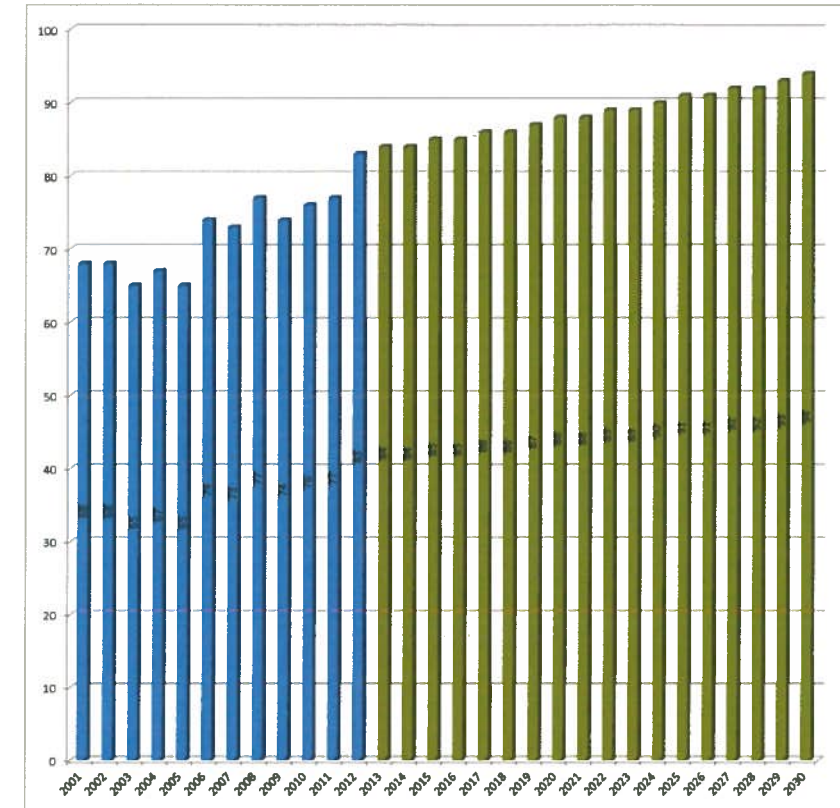
S = Support
T = Technical
E/P = Executive/Professional

⁽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 50% per Mayor Atakawa 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

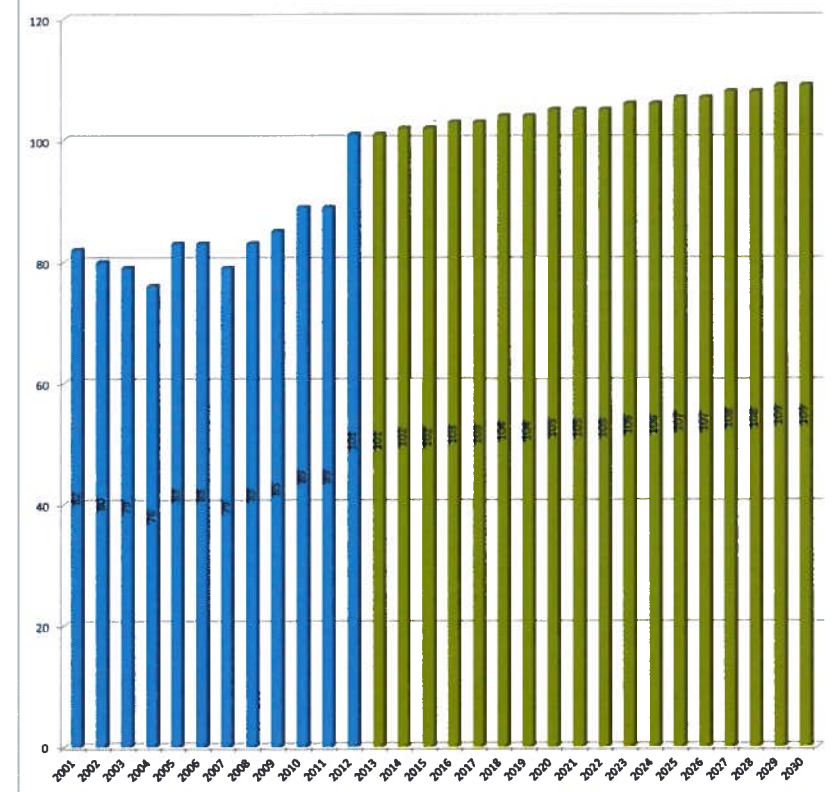
Department	Historic Employment Data ⁽¹⁾											Current	County Employee Projection ⁽²⁾																	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Public Works	82	80	79	76	83	83	79	83	85	89	89	101	101	102	103	103	104	104	104	105	105	105	106	106	107	107	108	108	109	109

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011			
Public Works	-2.44%	-1.25%	-3.85%	9.21%	0.00%	-4.82%	5.06%	2.41%	4.71%	0.00%	0.91%	0.45%	

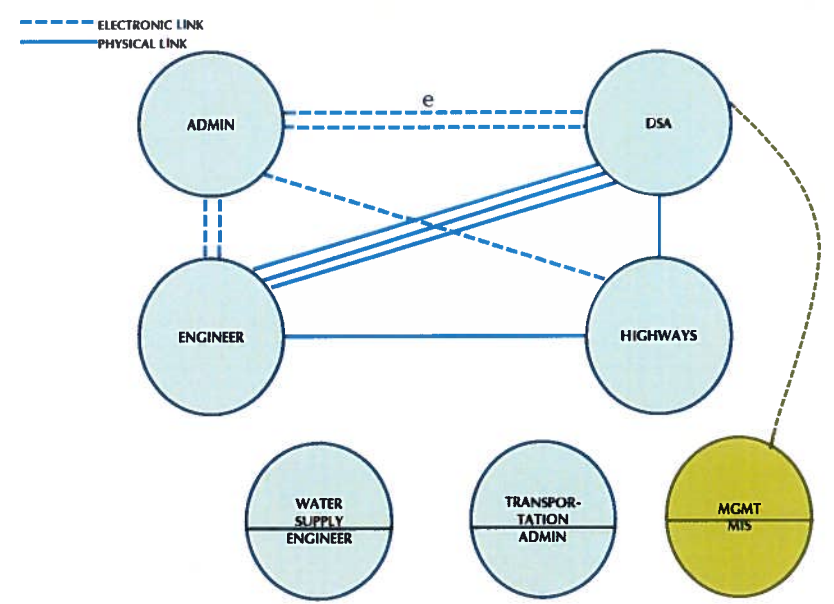
Year	Munekiyo Report			CURRENT			County Employee Projection (2)														
	March 2008			2012			2015			2020			2025			2030					
	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P	S	T	E/P			
Personnel Types	9	54	30	68	29	4	69	29	4	71	30	4	72	31	4	74	31	4			
Employee Count	9.68%	58.06%	32.26%	67.33%	28.71%	3.96%	67.33%	28.71%	3.96%	67.33%	28.71%	3.96%	67.33%	28.71%	3.96%	67.33%	28.71%	3.96%			
Percentage Ratio																					
Total employees			93			101			102			105			107			109			
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																					
⁽⁵⁾ Ideal SQ FT - Director/Council Member									220.00			220.00			220.00			220.00			220.00
⁽⁵⁾ Ideal SQ FT - Deputy Director									180.00			180.00			180.00			180.00			180.00
⁽⁵⁾ Ideal SQ FT - Division Head									140.00			140.00			140.00			140.00			140.00
⁽⁵⁾ Ideal SQ FT - EM									120.00			120.00			120.00			120.00			120.00
⁽⁵⁾ Ideal SQ FT - SR-25 TO SR-31									100.00			100.00			100.00			100.00			100.00
⁽⁵⁾ Ideal SQ FT - SR-20 TO SR-24									80.00			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			64.00
⁽⁵⁾ Ideal SQ FT - SR-10 TO SR-14									48.00			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							3,957.44	2,574.77	680.00	4,048.12	2,633.77	680.00	4,140.89	2,694.13	680.00	4,235.79	2,755.86	680.00			
Total Office SQ FT									7,212.20			7,361.89			7,515.82			7,671.65			7,827.50
Circulation (25% Efficiency)			7,192.00			8,662.62			2,404.00			2,454.00			2,505.00			2,557.00			2,608.00
Meeting Rooms						518.00			2,768.00			2,768.00			2,768.00			2,768.00			2,768.00
Off Eqm't & Work Spaces						588.00			954.00			954.00			954.00			954.00			954.00
File Storage						1,386.00			1,386.00			1,386.00			1,386.00			1,386.00			1,386.00
General Storage						2,498.00			2,498.00			2,498.00			2,498.00			2,498.00			2,498.00
Offsite Storage						350.00			4,320.00			4,320.00			4,320.00			4,320.00			4,320.00

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 50% 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	67	72	68	66	87	88	88	89	89	90	90	91	92	92	93	93	94	95	95	96	96	97	98

Department	Historic Employment Percentage Growth ⁽³⁾											Average Growth	50% Average Growth ⁽⁴⁾
	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	1.37%	0.65%	
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			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	11	36	28	52	30	5	53	31	55	32	57	33	59	34	5	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%	59.77%
Total employees	75			87			89		92		95		98			

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)									2,751.95	2,653.96	820.00	2,847.79	2,746.39	820.00	2,946.97	2,842.03	820.00	3,049.60	2,941.01	820.00										
⁽⁵⁾ Ideal SQ FT - COLLEGE INTERN																														
Office																														
Total Office SQ FT																														
Circulation (25% Efficiency)				6,025.00																										
Meeting Rooms																														
Off Eqm't & Work Spaces																														
File Storage																														
General Storage																														
Offsite Storage																														

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 50% per Mayor Arakawa due to Technology and Efficiency.
⁽⁵⁾ Ideal Square Footage provided by Maui County

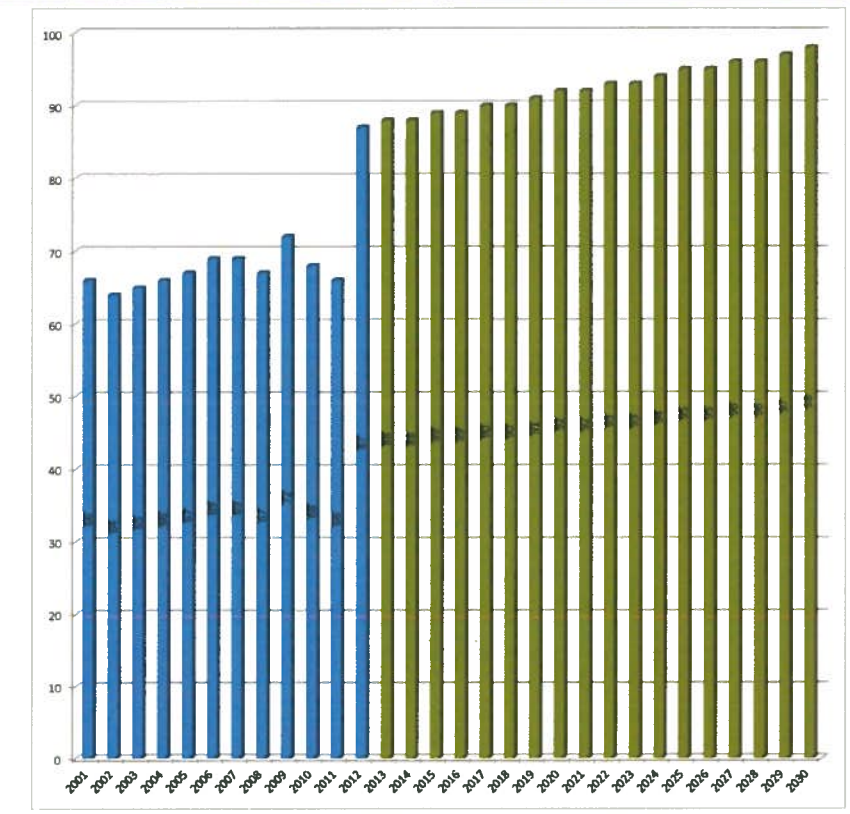
Notes from meeting with department

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

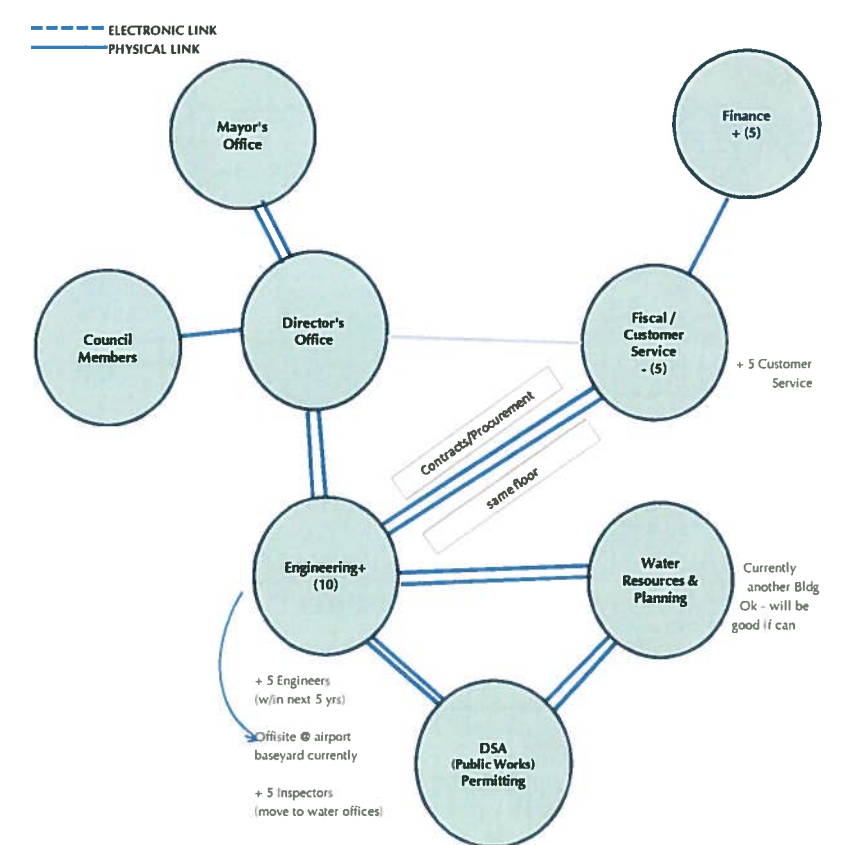
Water Engineering Division will be ideally adjacent to Physical Water Division on the same floor.
Water Planning Resources will be nice adjacent to Water Engineering
Council and Water Billing will be ideal on the same floor
Water Engineer will grow 5 within 5 years
Physical Water Will grow 5 within 5 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

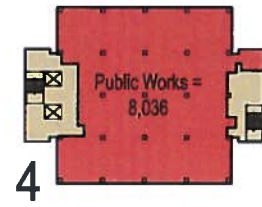
WATER



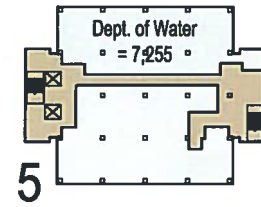
ADJACENCY DIAGRAM



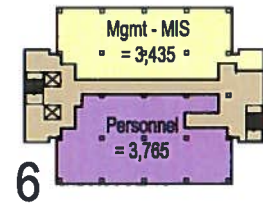
Kalana O Maui
General Gross Floor Area: ~9,911sf



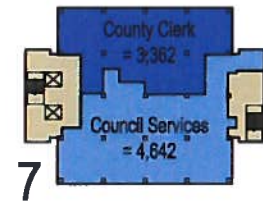
4 - PUBLIC WORKS (30 employees)



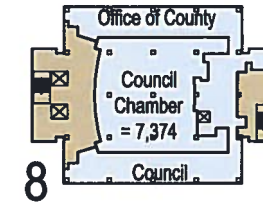
5 - WATER (69 employees)



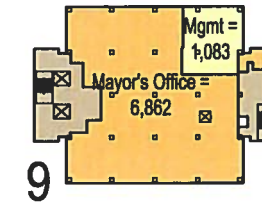
6 - MGMT (MIS) (20 employees)
- PERSONNEL (19 employees)



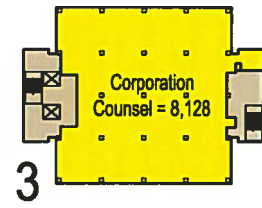
7 - COUNTY CLERK (10 employees)
- COUNCIL SERVICES (22 employees)



8 - COUNTY COUNCIL (38 employees)



9 - MAYOR'S OFFICE (37 employees)
- MGMT (8 employees)

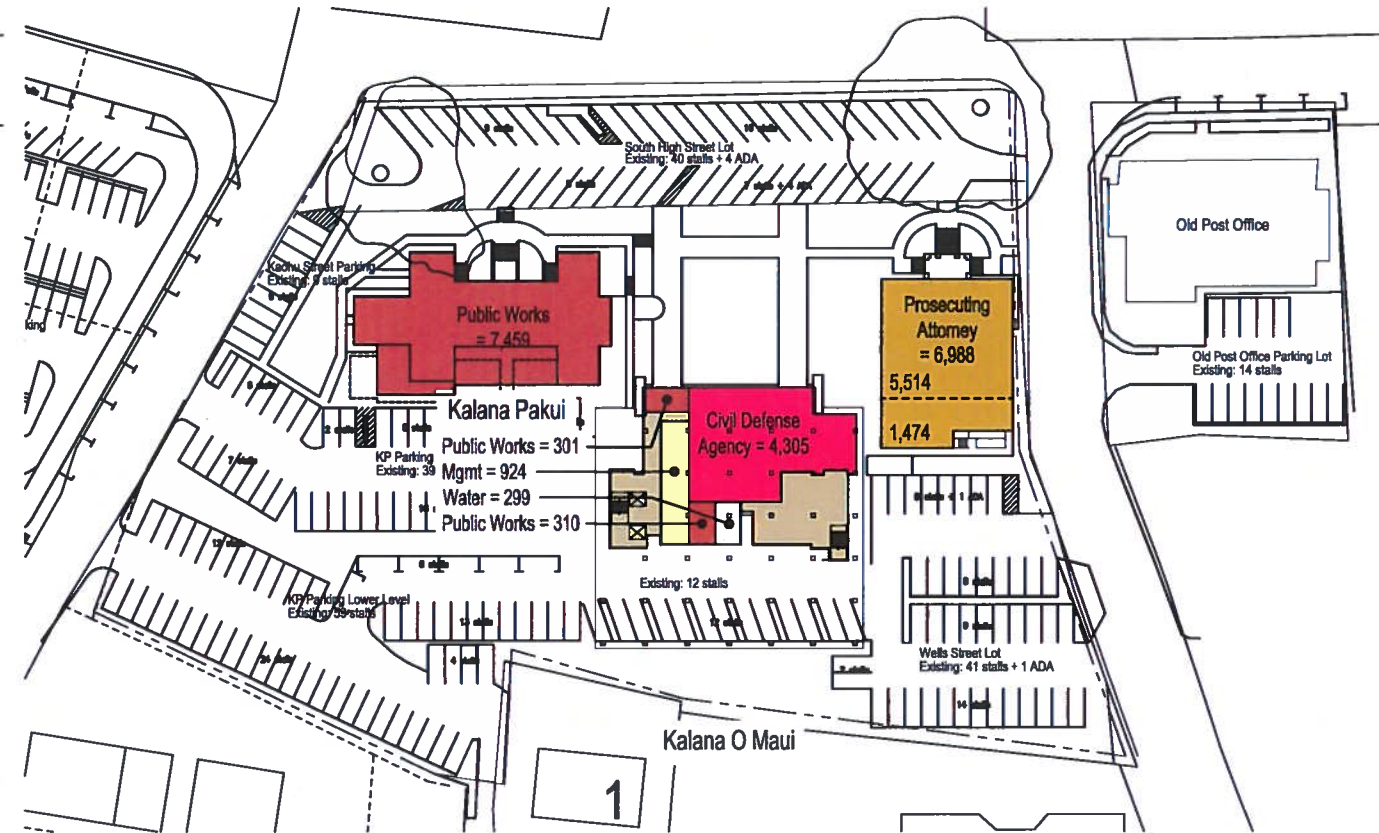
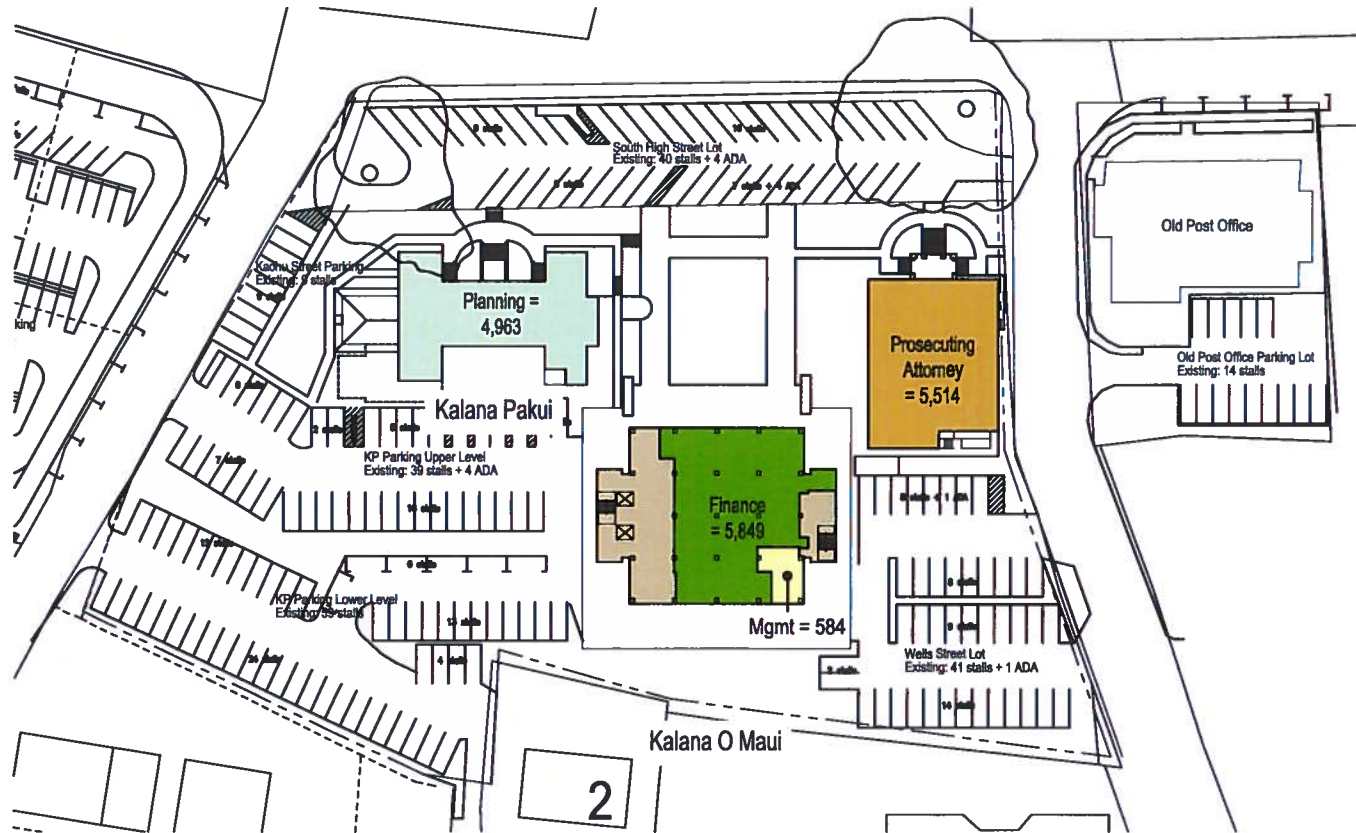


3 - CORP. COUNSEL (37 employees) to remain.

- PLANNING (28 employees)
- FINANCE (28 employees)
- PROSECUTING ATTORNEY (83 employees)

- PUBLIC WORKS (34 employees)

- CIVIL DEFENSE (8 employees)
- PUBLIC WORKS (10 employees)
- MGMT (3 employees)



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

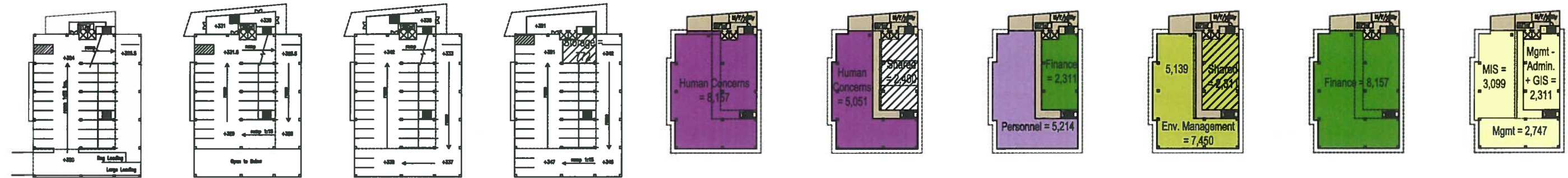
Existing County of Maui Properties - 2012



scale 1" = 50' for 22x34

scale 1" = 100' for 11x17

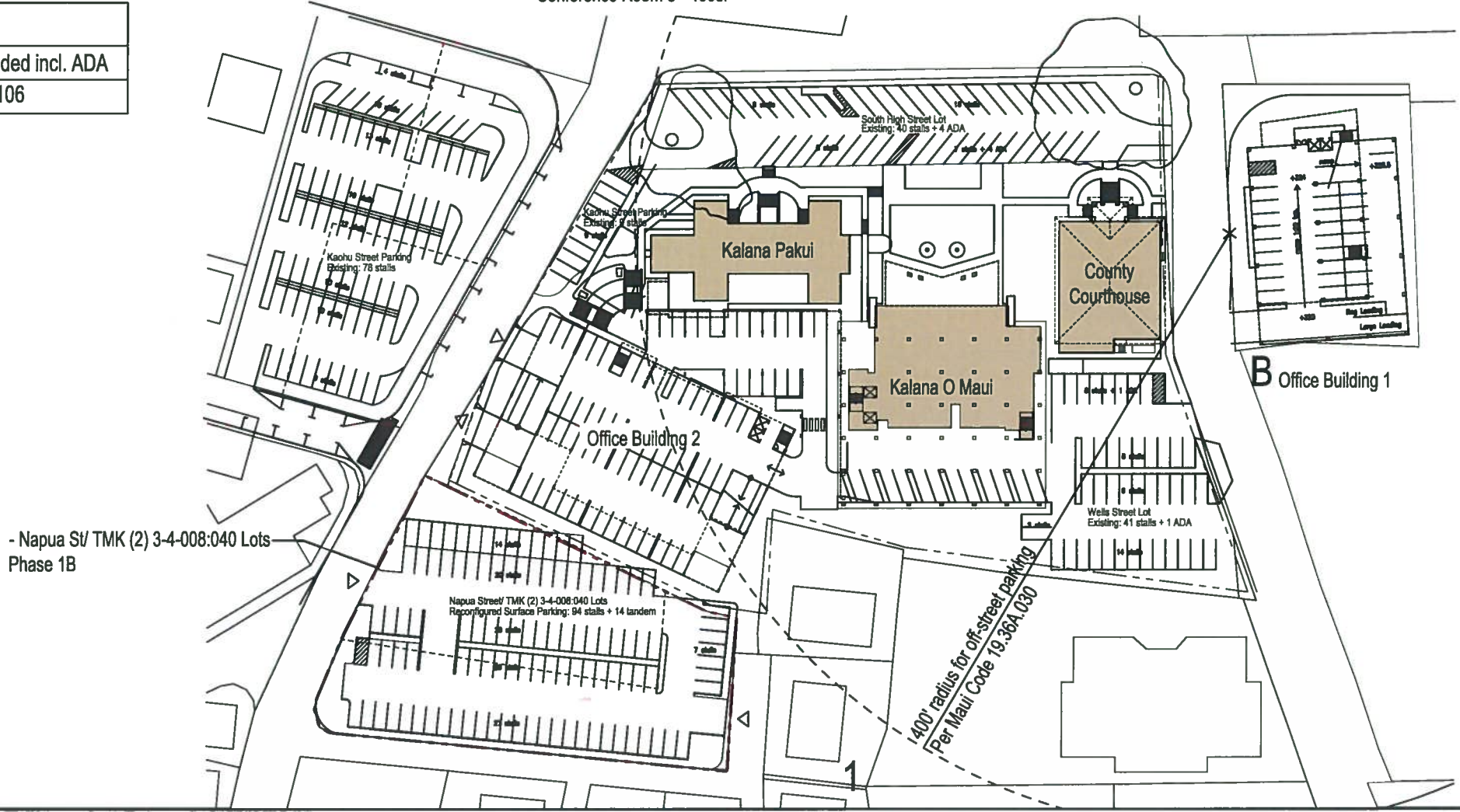
Office Building 1
General Gross Floor Area: ~9482sf



- B** - 18 parking stalls
- 1** - 24 parking stalls
- 2** - 33 parking stalls
- 3** - 31 parking stalls (Total: 106 parking stalls) - Additional storage/ meeting room option - 772sf
- 4** - **HUMAN CONCERNS** (67 to 75 employees) relocated from One Main Plaza, Ting Bldg - leases expire 06/12, 06/14
- 5** - **HUMAN CONCERNS** (67 to 75 employees) relocated from One Main Plaza, Ting Bldg - leases expire 06/12, 06/14 - Shared Space: Training Room - 800sf, Conference Room 1 - 800sf, Conference Room 2 - 400sf, Conference Room 3 - 400sf
- 6** - **PERSONNEL** (20 to 26 employees) relocated from Kalana O Maui Level 6 - **FINANCE** (Risk Mgmt) = 2,311
- 7** - **ENV. MGMT** (44 to 50 employees) relocated from One Main Plaza - leases expire 02/15, 09/15, 06/17 - Shared Space: Dept. Support -> Env. Mgmt, Office Growth = 7,450
- 8** - **FINANCE** (39 to 46 total employees) relocated from Kalana O Maui Level 2, One Main Plaza, Wells St. Professional Center - leases expire 06/15, 09/15
- 9** - **MANAGEMENT (Admin. + GIS + MIS)** (48 to 50 employees) relocated from KOM Level 6, 9, One Main Plaza, Trask Bldg, Wells St Pro. Center - leases expire 03/11, 06/12, 06/13, 12/13, 09/15

Parking Requirements*		
Office Building 1	Code Required Stalls	Stalls Provided incl. ADA
6 levels + 4 levels pkg	104	106

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



Notes (Reflected in plans):
- see page 3

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

Office Building 1
Kalana O Maui Campus Expansion

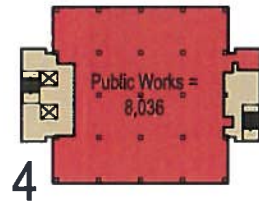
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Phase 1A - 2015

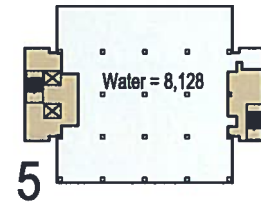


scale 1"= 50' for 22x34
scale 1"=100' for 11x17

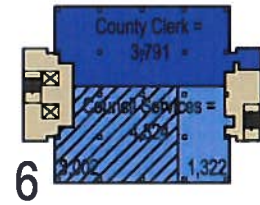
Kalana O Maui
General Gross Floor Area: ~9,911sf



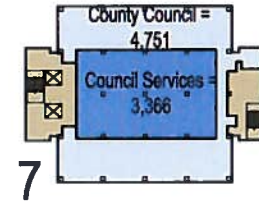
4 - PUBLIC WORKS (30 employees) to remain



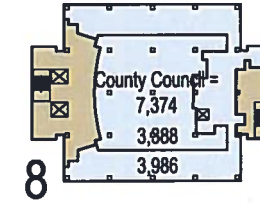
5 - WATER (Water Resources & Planning) (13 employees) relocated from One Main Plaza - lease expires 12/16
- WATER (Fiscal) (7 employees) to remain



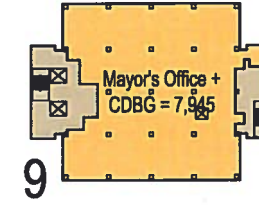
6 - COUNTY CLERK (13 employees) relocated from Kalana O Maui Level 7
- COUNCIL SERVICES (23 to 26 total employees) reconfigured
- Shared Meeting to be renovated, for County Clerk use for every two-year voting period



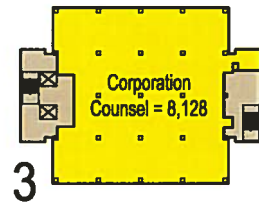
7 - COUNTY COUNCIL (38 total employees) reconfigured
- COUNCIL SERVICES (23 to 26 total employees) reconfigured



8 - COUNTY COUNCIL (38 total employees) to remain



9 - MAYOR'S OFFICE (37 employees) to remain
- MAYOR (CDBG) (5 employees) relocated from Yellow Building



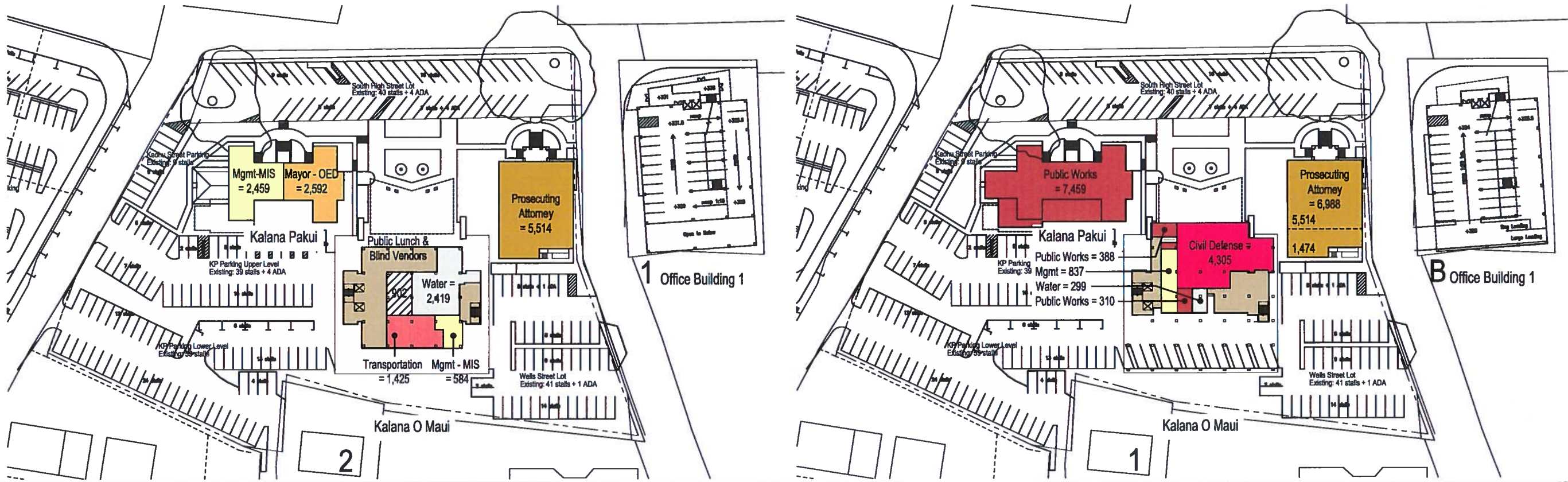
3 - CORP. COUNSEL (38 employees) to remain

Kalana Pakui - Level 2
- MAYOR (OED) (17 employees) relocated from One Main Plaza - lease expired 09/15
- MGMT relocated from Wells St Professional Center - lease expires 12/13

Kalana O Maui - Level 2
- WATER (Fiscal) (14 employees) relocated from KOM Level 5
- TRANSPORTATION (5 employees) relocated from Trask Building - lease expires 06/15

- PUBLIC WORKS (~34 employees) to remain
- CIVIL DEFENSE (9 employees) 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) (8 employees) moved to FINANCE
- Additional Internal Storage for HUMAN CONCERNS, FINANCE, PLANNING, PUBLIC WORKS moved off-site



- Legend:
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 - County Clerk
 - Council Services
 - County Council
 - Environmental Management
 - Finance
 - Housing & Human Concerns
 - Liquor Control
 - Management
 - Mayor's Office
 - Parks
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Transportation
 - Water
 - Common Areas/Corridor
 - 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



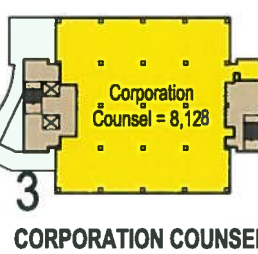
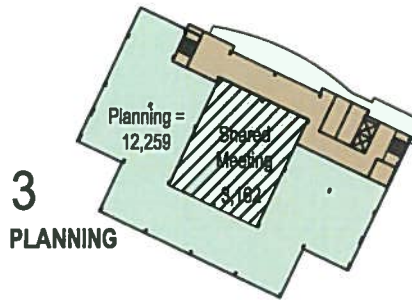
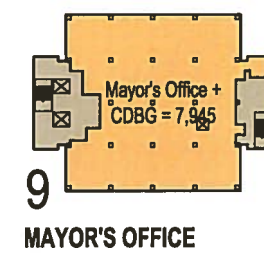
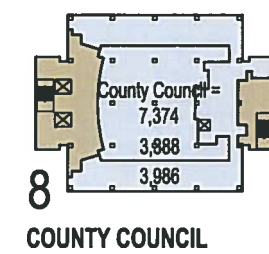
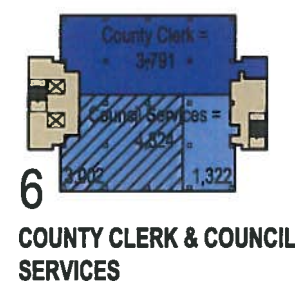
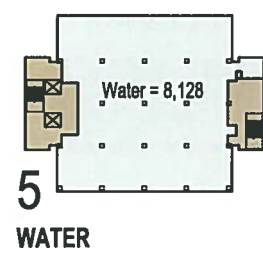
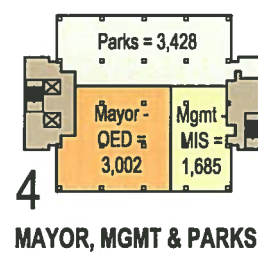
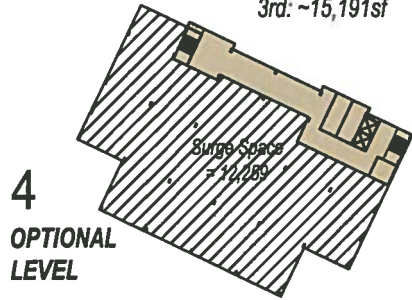
0 80' 160' 320'

scale 1"= 50' for 22x34

scale 1"=100' for 11x17

Office Building 2
 General Gross Floor Area: 1st: ~15,191sf
 2nd: ~15,191sf
 3rd: ~15,191sf

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



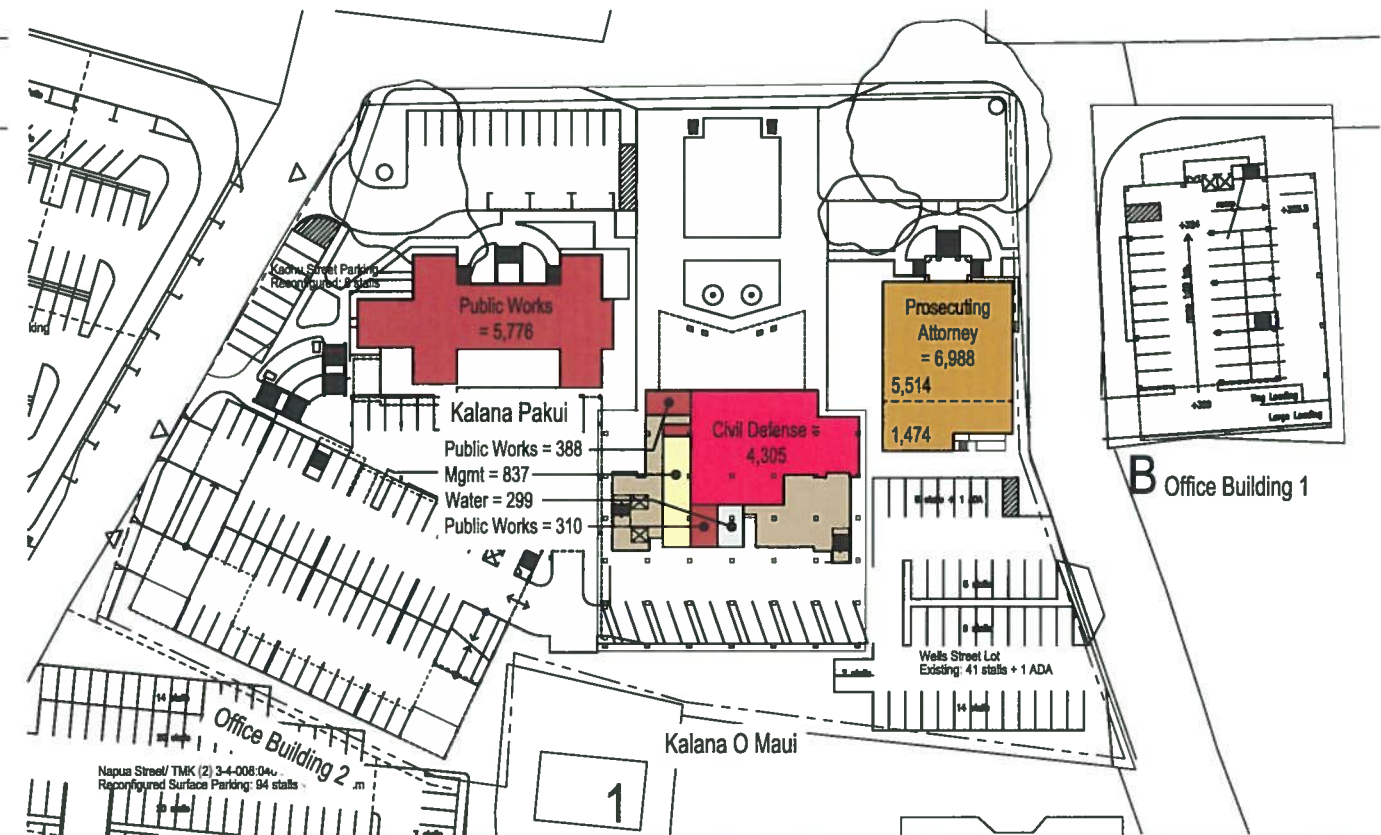
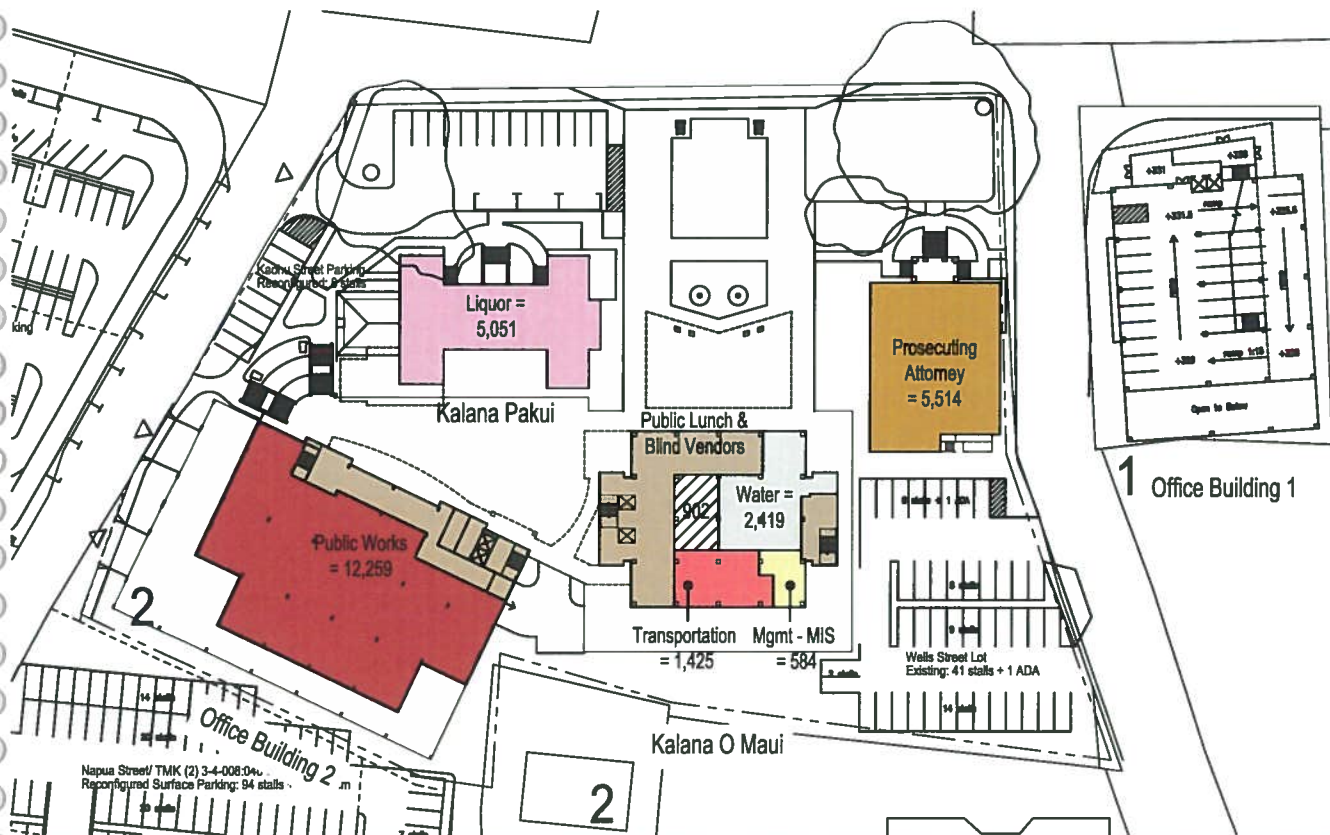
Kalana O Maui - Level 4
 - MAYOR (OED) relocated from Pakui Level 2
 - MGMT (MIS Tech. Support) relocated from Pakui Level 2
 - PARKS (Admin + Planning & Development) (29 employees) relocated from War Memorial Gym

Office Building - Level 3
 - PLANNING (74 to 79 employees) relocated from One Main Plaza - leases expire 05/14, 09/15
Office Building 2 - Level 2
 - PUBLIC WORKS (102 to 109 employees) relocated from DSA Kahului Office - lease expires 07/12

Kalana Pakui - Level 2
 - LIQUOR (20 to 22 employees) relocated from Trask Building - lease expired 06/11

Notes (Reflected in plans):
 - FINANCE (Risk Management) (6 employees) moved to CORPORATION COUNSEL
 - HUMAN CONCERNS (Grants Management) (5 employees) moved to FINANCE
 - WATER (Fiscal) (8 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 Manage
 - Finance
 - Housing & Human Concen
 - Liquor Control
 - Management
 - Mayor's Office
 - Parks
 - Personnel
 - Planning
 - Prosecuting Attorney
 - Public Works
 - Transportation
 - Water
 - Common Areas/ Circulatio
 - 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

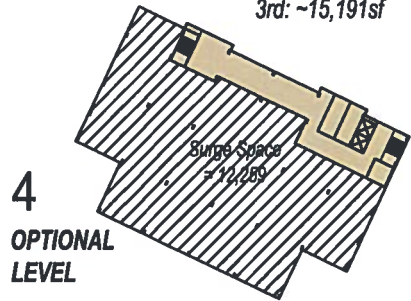
Phase 1B - 2017



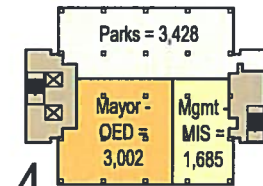
0 80' 160' 320'

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

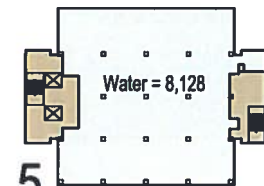
Office Building 2
 General Gross Floor Area: 1st: ~15,191sf
 2nd: ~15,191sf
 3rd: ~15,191sf



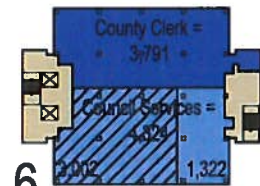
Kalana O Maui
 General Gross Floor Area: ~9,911sf



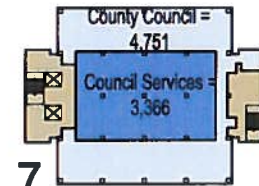
4 MAYOR, MGMT & PARKS
 - Re-skin exterior



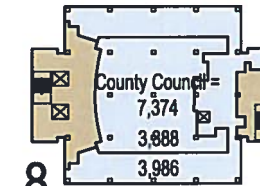
5 WATER
 - Re-skin exterior



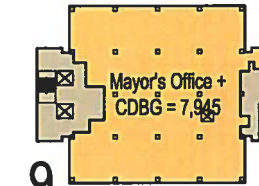
6 COUNTY CLERK & COUNCIL SERVICES
 - Re-skin exterior



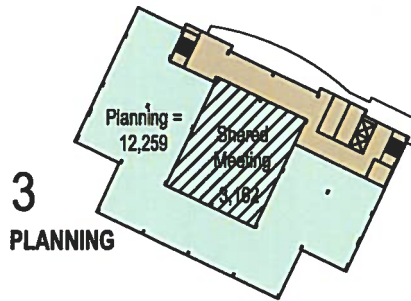
7 COUNTY COUNCIL & COUNCIL SERVICES
 - Re-skin exterior



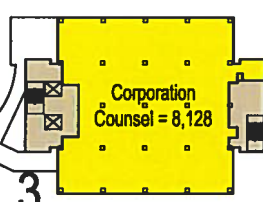
8 COUNTY COUNCIL
 - Re-skin exterior



9 MAYOR'S OFFICE
 - Re-skin exterior



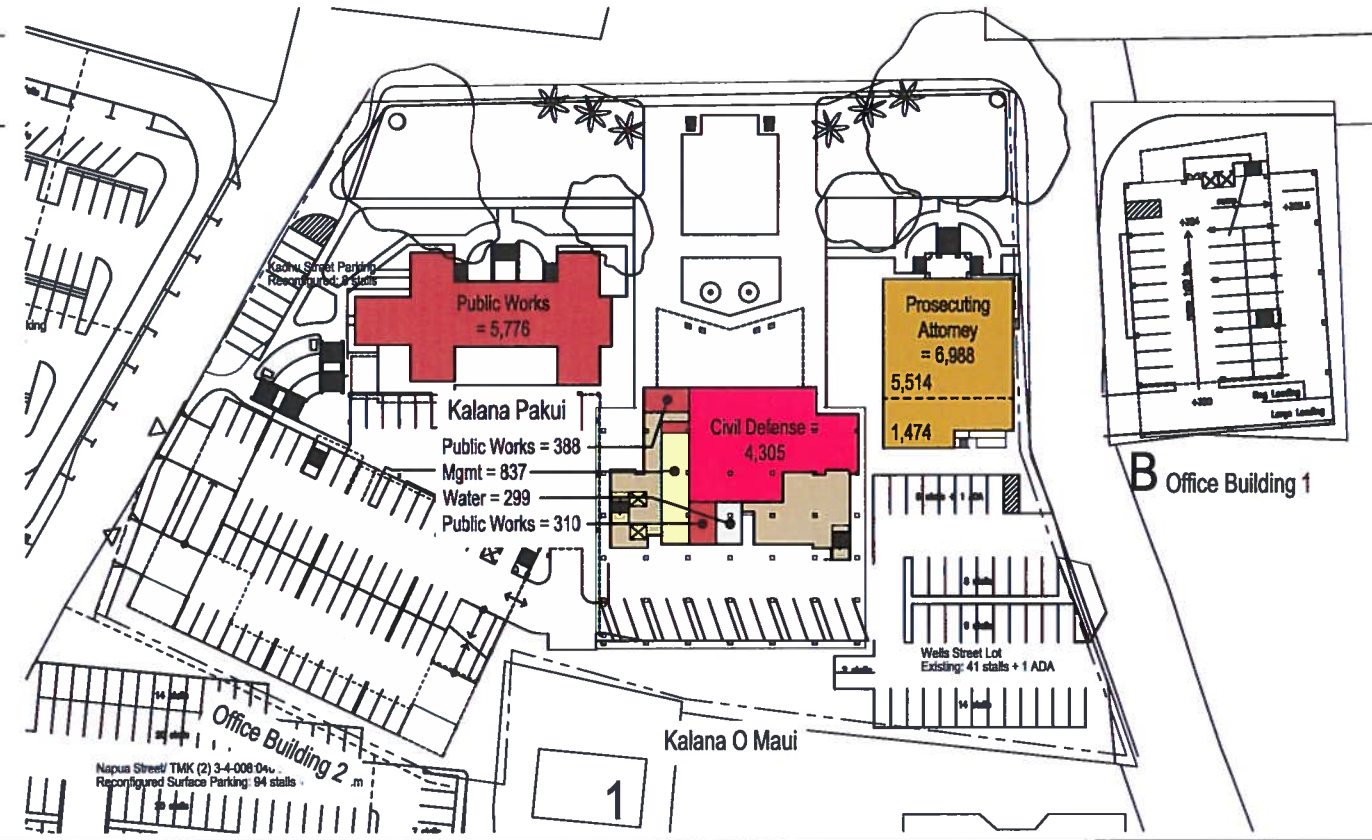
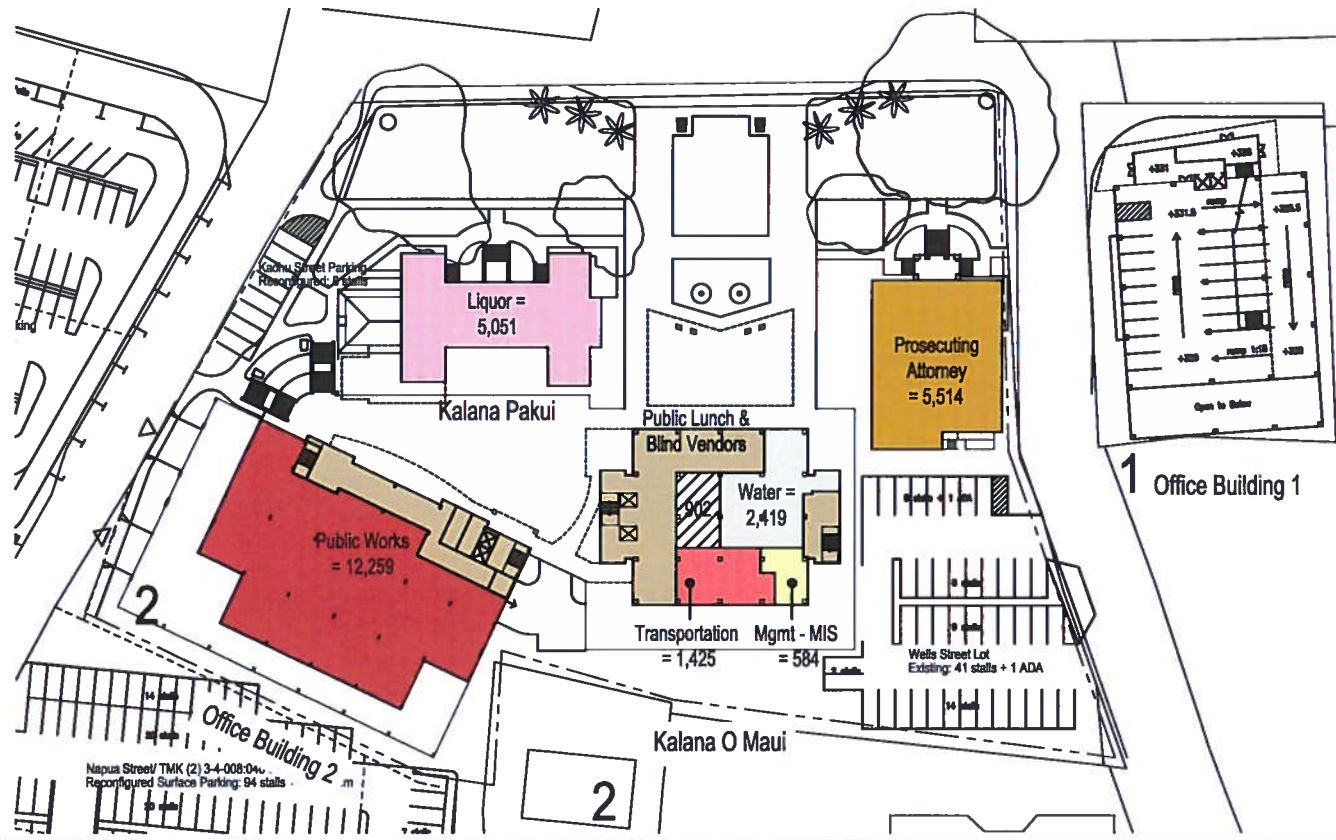
3 PLANNING



3 CORPORATION COUNSEL
 - Re-skin exterior

Notes (Reflected in plans):
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 - WATER (Fiscal) (8 employees) moved to FINANCE
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- Legend:**
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 - 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



0 80' 160' 320'

scale 1"= 50' for 22x34

scale 1"=100' for 11x17

SPACE COMPARISON BY DEPARTMENTS (EXISTING, PHASE 1A, PHASE 1B AND PHASE 2)
OFFICE, MEETING ROOMS, AND SUPPORT (OFFICE EQUIPMENT AND WORK SPACE, FILE STORAGE AND GENERAL STORAGE)

DEPARTMENT	EXISTING				PHASE 1A - 2015						PHASE 1B - 2017						PHASE 2 - 2030					
	SQUARE FOOTAGE			SQ FT (LEASE & OWNED)	SQUARE FOOTAGE			2015 PROPOSED SQ FT	2015 REQUIRED SQ FT	DIFF.	SQUARE FOOTAGE			2017 PROPOSED SQ FT	2015 REQUIRED SQ FT	DIFF.	SQUARE FOOTAGE			2030 PROPOSED SQ FT	2030 REQUIRED SQ FT	DIFF.
	OFFICE	MEETING	SUPPORT		OFFICE	MEETING	SUPPORT				OFFICE	MEETING	SUPPORT				OFFICE	MEETING	SUPPORT			
Civil Defense	1,938	810	1,557	4,305	855	810	2,640	4,305	3,715	590	855	810	2,640	4,305	3,715	590	1,445	810	2,050	4,305	4,305	0
Corporate Counsel	6,738	974	416	8,128	4,816	1,174	2,138	8,128	6,486	1,642	4,816	1,174	2,138	8,128	6,486	1,642	5,552	1,174	1,402	8,128	7,222	906
County Clerk	2,064	576	722	3,362	1,131	0 ^{^^^}	2,660	3,791	3,406	385	1,131	0 ^{^^^}	2,660	3,791	3,406	385	1,515	0 ^{^^^}	2,276	3,791	3,790	1
Council Services	3,395	396	851	4,642	2,607	3,049	2,034	7,690	7,407	283	2,607	3,049	2,034	7,690	7,407	283	2,888	2,768	2,034	7,690	7,688	2
County Council	3,135	0	851	3,986	5,973	1,260	1,504	8,737	8,378	359	5,973	1,260	1,504	8,737	8,378	359	5,973	1,260	1,504	8,737	8,378	359
Council Chamber	0	3,388	0	3,388	0	3,388	0	3,388 ^{***}	3,388	0	0	3,388	0	3,388	3,388	0	0	3,388	0	3,388	3,388	0
Environmental Management	12,902	225	396	13,523	4,792	1,050	1,608	7,450	6,904	546	4,792	1,050	1,608	7,450	6,904	546	5,325	1,050	1,075	7,450	7,437	13
Finance	2,322	1,032	5,648	9,002	5,697	1,032 [^]	3,739	10,468	14,333	(3,865)	5,697	1,032 [^]	3,739	10,468	14,333	(3,865)	6,484	1,032 [^]	2,952	10,468	15,121	(4,653)
Housing & Human Concerns	11,987	1,612	2,911	16,510	6,460	2,817	3,931	13,208	11,941	1,267	6,460	2,817	3,931	13,208	11,941	1,267	7,177	2,817	3,214	13,208	12,605	603
Liquor	3,538	690	318	4,546	OFF CAMPUS			0*	0	0	4,043	690	318	5,051	3,179	1,872	4,043	690	318	5,051	3,400	1,651
Management	8,278	986	296	9,560	9,745	1,386	906	12,037	8,703	3,334	8,971	1,386	906	11,263	8,703	2,560	8,971	1,386	906	11,263	11,177	86
Mayor's Office	7,573	1,281	868	9,722	6,469	1,681	2,387	10,537	9,253	1,284	6,469	1,681	2,797	10,947	9,253	1,694	6,469	1,681	2,797	10,947	9,253	1,694
Personnel	2,981	364	420	3,765	2,373	1,271	1,570	5,214	5,207	7	2,373	1,271	1,570	5,214	5,207	7	2,978	666 [^]	1,570	5,214	5,813	(599)
Parks	0	0	0	0	OFF CAMPUS			0*	0	0	2,954	0	474	3,428	N/A	-	2,954	0	474	3,428	N/A	-
Planning	10,380	1,030	878	12,288	OFF CAMPUS			0*	0	0	8,008	2,780	1,471	12,259	11,277	982	8,008	2,780	1,471	12,259	11,732	527
Prosecuting Attorney	11,035	618	849	12,502	9,780	1,050	1,672	12,502	11,929	573	9,780	1,050	1,672	12,502	11,929	573	10,795	1,050	657	12,502	12,944	(442)
Public Works	18,350	518	4,472	23,340	9,616	1,652 ^{^^}	4,838	16,106 ^{**}	17,222	(1,116)	10,229	2,768	5,736	18,733	17,222	1,511	10,229	2,768	5,736	18,733	17,835	898
Transportation	0	0	0	0	747	320	358	1,425	N/A	-	747	320	358	1,425	N/A	-	747	320	358	1,425	N/A	-
Water	9,108	0	1,254	10,362	7,265	890	2,691	10,846	10,029	817	7,265	890	2,691	10,846	10,029	817	7,953	890	2,003	10,846	10,717	129
Shared Space - OB1	0	0	0	0	0	2,400	0	2,400	0	2,400	0	2,400	0	2,400	0	2,400	0	2,400	0	2,400	0	2,400
Shared Space - KOM	0	0	0	0	0	902	0	902	0	902	0	902	0	902	0	902	0	902	0	902	0	902
TOTAL SQ FT				152,931				139,134	128,301	10,833				162,135	142,757	19,378				162,135	152,804	9,331

Legend:	Common Area (20% efficiency)	40,534	38,201
Department space under requirement	Total Square Footage	202,669	191,005
Square footage under requirement			11,664
Department modified in current phase			

OB1 - Office Building 1	####
KOM - Kalana O Maui	####

- Notes:**
- Allocate part of shared space in OB1 for Finance department meeting rooms
 - Additional internal storage for Finance department to be moved to an off-site facility
 - *Department located off-campus
 - **Total does not include off-campus lease square footage (Off-campus division moves in during Phase 1B)
 - ***Per Munekiyo report (see sources), 4,420 sq. ft. council chambers suggested. Since county council to remain, 3,388 sq. ft. existing council chambers to remain.
 - [^]Shared space in Office Building 1 on 5th floor is for training room and conference rooms
 - ^{^^}Shared space in Kalana O Maui on 2nd floor is for conference room
 - ^{^^^}County Clerk Meeting Rooms (3,076 sq. ft.) will be shared with Council Services

Sources:

Meeting Rooms, Off Eqm't & Work Spaces, File Storage, and General Storage information from Wailuku Campus Space Study Final Report in January 2009 prepared by Munikiyo & Hiraga, Inc

Leased sq. ft. information from COG Commission Report 12 04 30 Update.xls from Maui County

Proposed square footage based on approximate floor plan diagrams in space analysis

An aerial photograph of a residential neighborhood, showing numerous houses with light-colored roofs and some trees. A prominent white water tower is visible in the middle ground. The image has a yellowish tint and is overlaid with a semi-transparent white box containing text.

Appendix B

DETAILED COST TABLES

DETAILED COST TABLES




This appendix includes:




- Detailed development costs by phase and options
 - Phase 1 Option A represents Office Building 2 at 2-story
 - Phase 1 Option B represents Office Building 2 at 3-story
 - Phase 2 Option A represents renovation-only option for Kalana O Maui and Kalana Pakui
 - Phase 2 Option B represents renovation and expansion On the makai side of Kalana O Maui
 - Phase 2 Option C represents renovation and expansion On the mauka side of Kalana O Maui
 - Last column represents development costs for the proposed mixed-use office/retail and parking structure at the Wailuku Municipal Parking Lot site
- Kalana o Maui and Kalana Pakui Building Assessment major repair rough order of magnitude budget
- Kalana o Maui hazardous materials abatement costs

These cost estimates were prepared by Rider Levett Bucknall (2013).





MAUI COUNTY CIVIC CENTER MASTER PLAN

DEVELOPMENT COSTS BY PHASE AND OPTION

Wailuku Campus Master Plan					Phase 1A	Phase 1B	Phase 1A	Phase 1B	Phase 2A	Phase 2B	Phase 2C	
					OPTION A		OPTION B		  			
					2015	2016	2015	2016	2025	2025	2025	2030
1 Office Building 1					GFA							
Demolition Cost												
On Grade Parking					13,000 sf	\$ 50	\$ 650,000					
Parking Entry (GF + 3 Floors)					4,067 sf	\$ 250	\$ 1,016,750					
Parking Structure (3 Levels)					28,446 sf	\$ 100	\$ 2,844,600					
Level 4 Offices					9,482 sf	\$ 250	\$ 2,370,500					
Level 5 Offices					9,482 sf	\$ 250	\$ 2,370,500					
Level 6 Offices					9,482 sf	\$ 250	\$ 2,370,500					
Level 7 Offices					9,482 sf	\$ 250	\$ 2,370,500					
Level 8 Offices					9,482 sf	\$ 250	\$ 2,370,500					
Level 9 Offices					9,482 sf	\$ 250	\$ 2,370,500					
2 Renovate Kalana O Maui (2025)												
<u>Existing Interior Spaces Renovation</u>												
Basement Area (Civil Defence)					4,305 sf	\$ 20	\$ 86,100			\$ 86,100	\$ 86,100	\$ 86,100
Hazmat First Floor							\$ 386,890		\$ 386,890	\$ 386,890	\$ 386,890	\$ 386,890
Main Entry Level 2					8,105	8,105 sf	\$ 125	\$ 1,013,125	\$ 1,013,125	\$ 1,013,125	\$ 1,013,125	\$ 1,013,125
Hazmat Level 2							\$ 222,900	\$ 222,900	\$ 222,900	\$ 222,900	\$ 222,900	\$ 222,900
Level 3 Offices					8,105	8,105 sf	\$ 125	\$ 1,013,125		\$ 1,013,125	\$ 1,013,125	\$ 1,013,125
Hazmat Level 3							\$ 265,435		\$ 265,435	\$ 265,435	\$ 265,435	\$ 265,435
Level 4 Offices					8,105	8,105 sf	\$ 125	\$ 1,013,125	\$ 1,013,125	\$ 1,013,125	\$ 1,013,125	\$ 1,013,125
Hazmat Level 4							\$ 289,695	\$ 289,695	\$ 289,695	\$ 289,695	\$ 289,695	\$ 289,695
Level 5 Offices					8,105	8,105 sf	\$ 125	\$ 1,013,125		\$ 1,013,125	\$ 1,013,125	\$ 1,013,125
Hazmat Level 5							\$ 287,910		\$ 287,910	\$ 287,910	\$ 287,910	\$ 287,910
Level 6 Offices					5187	8,105 sf	\$ 125	\$ 1,013,125	\$ 648,375	\$ 648,375	\$ 648,375	\$ 648,375
Hazmat Level 6							\$ 166,976	\$ 166,976	\$ 166,976	\$ 166,976	\$ 166,976	\$ 166,976
Level 7 Offices					5187	8,105 sf	\$ 125	\$ 1,013,125	\$ 648,375	\$ 648,375	\$ 648,375	\$ 648,375
Hazmat Level 7							\$ 496,244	\$ 317,584	\$ 317,584	\$ 317,584	\$ 317,584	\$ 317,584
Level 8 Offices					4052.5	8,105 sf	\$ 125	\$ 1,013,125	\$ 506,563	\$ 506,563	\$ 506,563	\$ 506,563
Hazmat Level 8							\$ 271,770	\$ 135,885	\$ 135,885	\$ 135,885	\$ 135,885	\$ 135,885
Level 9 Offices						8,105 sf	\$ 125	\$ 1,013,125		\$ 1,013,125	\$ 1,013,125	\$ 1,013,125
Hazmat Level 9							\$ 277,670		\$ 277,670	\$ 277,670	\$ 277,670	\$ 277,670
Hazmat Roof Level							\$ 84,600		\$ 84,600	\$ 84,600	\$ 84,600	\$ 84,600
Hazmat Stairwell							\$ 82,800		\$ 82,800	\$ 82,800	\$ 82,800	\$ 82,800
Hazmat Elevators							\$ 1,200		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
<u>Exterior Work</u>												
New Glazed exterior finish to the building					44,440 sf	\$ 150	\$ 6,666,000		\$ 6,666,000	\$ 6,666,000	\$ 6,666,000	\$ 6,666,000
Close gap at head and sill					2,320 lf	\$ 30	\$ 69,600		\$ 69,600	\$ 69,600	\$ 69,600	\$ 69,600
Staircase replacement					2 Ea	\$ 330,000	\$ 660,000		\$ 660,000	\$ 660,000	\$ 660,000	\$ 660,000
New Electrical room					5,000 sf	\$ 100	\$ 500,000		\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Replace primary source switchgear							\$ 650,000		\$ 650,000	\$ 650,000	\$ 650,000	\$ 650,000
Replace year 2000 chiller with Turbo-cor high efficiency, variable speed, magnetic bearings, nominal 0.5 kw/ton operation.							\$ 600,000		\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
Cooling towers: Replace older cooling tower in four years - 200 ton rated							\$ 400,000		\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Replace Chiller pumps							\$ 70,000		\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
Replace Condensor pumps							\$ 60,000		\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Elevator Renovation							\$ 100,000		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000

Wailuku Campus Master Plan					Phase 1A	Phase 1B	Phase 1A	Phase 1B	Phase 2A	Phase 2B	Phase 2C	
					OPTION A		OPTION B					
												
					2015	2016	2015	2016	2025	2025	2025	2030
New Build												
	Entry Feature to building (PV Art Canopy)	6130	6,130	sf	\$ 100	\$ 613,000			\$ 613,000	\$ 613,000	\$ 613,000	
	Main Entry Level 2	4020	9,322	sf	\$ 250	\$ 2,330,500				\$ 1,005,000	\$ 2,330,500	
	Level 3 Offices	4020	9,322	sf	\$ 250	\$ 2,330,500				\$ 1,005,000	\$ 2,330,500	
	Level 4 Offices	4020	9,322	sf	\$ 250	\$ 2,330,500				\$ 1,005,000	\$ 2,330,500	
	Level 5 Offices	4020	9,322	sf	\$ 250	\$ 2,330,500				\$ 1,005,000	\$ 2,330,500	
	Level 6 Offices	4020	9,322	sf	\$ 250	\$ 2,330,500				\$ 1,005,000	\$ 2,330,500	
	Level 7 Offices	4020	9,322	sf	\$ 250	\$ 2,330,500				\$ 1,005,000	\$ 2,330,500	
	Level 8 Offices	4020	9,322	sf	\$ 250	\$ 2,330,500				\$ 1,005,000	\$ 2,330,500	
	Level 9 Offices	4020	9,322	sf	\$ 250	\$ 2,330,500				\$ 1,005,000	\$ 2,330,500	
	Remove existing Precast concrete and glazed skin		22,220	sf	\$ 15	\$ 333,300				\$ 333,300		
	New Glazed exterior finish to the building		(12,320)	sf	\$ 150	\$ (1,848,000)				\$ (1,848,000)		
	Remove existing Precast concrete and glazed skin		44,440	sf	\$ 15	\$ 666,600						\$ 666,600
	New Glazed exterior finish to the building		(18,480)	sf	\$ 150	\$ (2,772,000)						\$ (2,772,000)
3 Office Building 2												
	On Grade Parking		21,830	sf	\$ 50	\$ 1,091,500		\$ 1,091,500		\$ 1,091,500		
	Parking Structure (2.5 Storeys)		32,675	sf	\$ 100	\$ 3,267,500		\$ 3,267,500		\$ 3,267,500		
	Trellis structure		975	sf	\$ 10	\$ 9,750		\$ 9,750		\$ 9,750		
	Art Garden Terrace		8,850	sf	\$ 115	\$ 1,017,750		\$ 1,017,750		\$ 1,017,750		
	Walkway connection bwtm O maui and Makai (2 Levels)		5,042	sf	\$ 115	\$ 579,830		\$ 579,830		\$ 579,830		
	Stair structures		1	ea	\$ 60,000	\$ 60,000		\$ 60,000		\$ 60,000		
	Level 2 Office		15,191	sf	\$ 250	\$ 3,797,750		\$ 3,797,750		\$ 3,797,750		
	Level 3 Office		15,191	sf	\$ 250	\$ 3,797,750		\$ 3,797,750		\$ 3,797,750		
	Level 4 Office		15,191	sf	\$ 250	\$ 3,797,750		\$ 3,797,750		\$ 3,797,750		
	Level 4 Offices		12,029	sf	\$ 250	\$ 3,007,250				\$ 3,797,750		
4 Renovate Kalana O Pakui												
	Exterior cleaning (mold), prep and repainting at localized wall elevations and roof soffits - year 0-2.					\$ 18,000		\$ 18,000		\$ 18,000		
	Demolition of one story building addition on makai side of building will be necessary for Phase 1 improvements but will not be included in this existing building					\$ 15,000		\$ 15,000		\$ 15,000		
	Exterior window repair as necessary, remove and replace customer service window and overhead shutter on second floor lanai - year 3-5. Reserve to replace as necessary.					\$ 15,000		\$ 15,000		\$ 15,000		
	Cleaning, prep and repair of water damaged carpet from flooding at the northern ground floor offices - year 3-5. Cost for entire ground floor carpet replacement.					\$ 60,000		\$ 60,000		\$ 60,000		
	Retrofit Kalana O Pakui Exterior lighting					\$ 32,000		\$ 32,000		\$ 32,000		
	ACCU-1: 38BA012, 12 ton - Replace unit in a year as the condenser section in poor condition:					\$ 150,000		\$ 150,000		\$ 150,000		
	ACCU-3: 38BA008, 8 ton - Replace in a year.					\$ 100,000		\$ 100,000		\$ 100,000		
	ACCU-4: 38BA008, 8 ton - Replace system in a year.					\$ 100,000		\$ 100,000		\$ 100,000		
	AC-5: Single packaged unit in Well St. side 1st floor closet: 50EC008 in poor condition. Replace unit in a year.					\$ 100,000		\$ 100,000		\$ 100,000		
	ACCU-6: 38HD048, 4 ton. Replace system in four years.					\$ 50,000		\$ 50,000		\$ 50,000		
	ACCU-7 (2): 38HD036. replace system in four years since unit last 15 years. No conversion to chilled water recommended since "off-hour" usage.					\$ 80,000		\$ 80,000		\$ 80,000		
	Demo one story addition		2,345	sf	\$ 6	\$ 15,000		\$ 15,000		\$ 15,000		
	Lower Level		5,776	sf	\$ 150	\$ 866,400		\$ 866,400		\$ 866,400		
	Main Entry Level 2		5,051	sf	\$ 100	\$ 505,100		\$ 505,100		\$ 505,100		

MAUI COUNTY CIVIC CENTER MASTER PLAN

Wailuku Campus Master Plan						Phase 1A	Phase 1B	Phase 1A	Phase 1B	Phase 2A	Phase 2B	Phase 2C		
						OPTION A		OPTION B						
														
						2015	2016	2015	2016	2025	2025	2025	2030	
5	TMK (2) 3-4-008.040 Lot - Makai Parking													
	Purchase Building & Demolition				Excl									
	FUTURE PARKING STRUCTURE	78,540	sf	\$ 100	\$ 7,854,000						\$ 7,854,000	\$ 7,854,000	\$ -	
	PV covering on Future parking	13,825	sf	\$ 100	\$ 1,382,500						\$ 1,382,500	\$ 1,382,500	\$ -	
6	Kaohu Street Parking													
	Repair 33% of existing parking	9,687	sf	\$ 30	\$ 290,605					\$ 290,605	\$ 290,605	\$ 290,605	\$ -	
	Landscape to Lot	10,250	sf	\$ 10	\$ 102,500					\$ 102,500	\$ 102,500	\$ 102,500	\$ -	
7	Kaohu Baseyard Office/Parking												TT	
8	Wailuku Municipal Office/Parking												\$ 16,500,000	
9	Civil Estimate													
						\$ 350,000	\$ 3,060,000	\$ 350,000	\$ 3,060,000	\$ 310,000	\$ 1,560,000	\$ 1,800,000		
10	Landscaping													
						\$ 125,000	\$ 800,000	\$ 125,000	\$ 800,000	\$ 300,000	\$ 300,000	\$ 300,000		
11	ADA Compliance													
					TOTALS	\$ 22,869,132	\$ 21,533,598	\$ 22,869,132	\$ 25,331,348	\$ 17,223,363	\$ 34,235,163	\$ 44,488,463	\$ 16,500,000	
						3%	7%	3%	7%	35%	35%	35%	53%	
						\$ 686,074	\$ 1,507,352	\$ 686,074	\$ 1,773,194	\$ 6,028,177	\$ 11,982,307	\$ 15,570,962	\$ 8,662,500	
						\$ 23,555,206	\$ 23,040,949	\$ 23,555,206	\$ 27,104,542	\$ 23,251,540	\$ 46,217,470	\$ 60,059,425	\$ 25,162,500	

KALANA O MAUI AND KALANA PAKUI BUILDING ASSESSMENT MAJOR REPAIR ROUGH ORDER OF MAGNITUDE BUDGET

MAUI COUNTY - DUE DILIGENCE REPORT

	Immediately within years 0- 2 years	Secondary within 3-5 years
The following are major repair items with ROM budgets applied. Final costs may vary depending on timing for the projects and current market pricing		
Kalana O Maui		
A. Architectural Systems - Exterior		
1 Window plaster corner bead replacement as necessary to prevent near term moisture intrusion. Replace all ground floor window corner beads, steel beads are rusting through. (Note 1)	\$ 92,000	\$ -
2 Localized window wet seal and/or sealant replacement as necessary to prevent near term moisture intrusion. Original windows with mostly original gaskets, provide estimate on amount of windows to wetseal and approximate cost. Assume resealing 50%. (Note 1)	\$ 87,000	\$ -
3 Sealing of pre-cast panel joints. It is assumed that the recent precast repair project took care of any structural issues. The northern face was resealed recently, that was the only elevation that was done. Cost estimate to reseat all joints at remaining elevations. (Note 1)	\$ 82,000	\$ -
4 Joint repair at plaza concrete apron to building joint locations. Exterior perimeter footprint LF at plaza level.	\$ -	\$ 20,000
5 Localized plaza deck concrete repair. Cost to remove existing concrete, apply new deck waterproofing, and pour new topping slab.	\$ -	\$ 360,000
6 Exterior door and frame replacement, including roof access doors. Cost includes head flashing replacement, all stairway exterior landing doors and roof doors, approx. 25 7'-0" doors.	\$ -	\$ 195,000
7 Prep and repaint of stained/water damaged concrete walls, floors, and ceilings at rooftop mechanical rooms	\$ -	\$ 52,000
8 Replacement of deteriorated louvers at mechanical rooms. Cost for approx. six 3'x4' louvers.	\$ -	\$ 13,000
9 Roof maintenance, includes roof drain and piping replacement as necessary	\$ 132,000	\$ -
10 Roof replacement – Provide cost to remove, reslope ponding areas, and replace built up roof.	\$ -	\$ 660,000
11 Remove existing tinting from windows. (Note 1)	\$ 120,000	\$ -
12 Install new tinting to windows. (Note 1)	\$ -	\$ 530,000
Subtotal	\$ 513,000	\$ 1,830,000
B. Architectural Systems - Interior		
Subtotal	\$ -	\$ -
C. Mechanical Systems		
1 Replace year 2000 chiller with Turbo-cor high efficiency, variable speed, magnetic bearings, nominal 0.5 kw/ton operation.	\$ -	\$ 600,000
2 Cooling towers: Replace older cooling tower in four years - 200 ton rated	\$ -	\$ 400,000

MAUI COUNTY - DUE DILIGENCE REPORT

	Immediately within years 0- 2 years	Secondary within 3-5 years
3 Some problem with cooling are evident on Kahului side of building near windows. System air rebalancing could alleviate this problem for \$40,000, recommended in two years. If renovating entire building: Replacement air handlers, variable air box/controls, variable speed drives, reducing/new ducts with wrap insulation are estimated is \$2,300,000. Units could operate another ten years with proper maintenance.	\$ 40,000	\$ -
4 Split systems basement - Akuku Communications/Video transmission room: Replace entire system to R-410A refrigerant.	\$ 10,000	\$ -
Subtotal	\$ 50,000	\$ 1,000,000
D. Electrical Systems		
1 Add required doors and hardware to Main Electrical Vault	\$ 40,000	\$ -
2 Provide warning signs on electrical equipment per NEC	\$ 500	\$ -
3 Provide training to authorised personnel for arc flash Hazard	\$ 5,000	\$ -
4 Replace primary source switchgear and accomodating future expansion. (Note 2)	\$ -	\$ 650,000
5 Replace Power Centers 'PC' 'PCA' and switchboard 'SDP'	\$ -	\$ 30,000
6 Replace individual FPE panels throughout Kalana O Maui building	\$ -	\$ 90,000
7 Retrofit bi-level stairway lighting	\$ -	\$ 9,000
8 Retrofit LED exit signs	\$ -	\$ 6,000
9 Retrofit selected lobby lights with LED type	\$ -	\$ 20,000
10 Retrofit Kalana O Maui Exterior lighting - FF	\$ -	\$ 15,000
11 Retrofit Kalana O Maui Exterior lighting - SF	\$ -	\$ 25,000
Subtotal	\$ 45,500	\$ 845,000
Total Kalana O Maui	\$ 608,500	\$ 3,675,000

Note 1: These repair items, totalling \$911K, may be unnecessary under Phase 2 of the Masterplan development
Note 2: This value may be unnecessary under the Building Assessment, if it is accepted to postpone this for 5-10 years.

MAUI COUNTY - DUE DILIGENCE REPORT

	Immediately within years 0- 2 years	Secondary within 3-5 years
Kalana Pakui		
A. Architectural Systems - Exterior		
Exterior cleaning (mold), prep and repainting at localized wall elevations and roof soffits - year 0-2.	\$ 18,000	\$ -
Demolition of one story building addition on makai side of building will be necessary for Phase 1 improvements	\$ 15,000	\$ -
Exterior window repair as necessary, remove and replace customer service window and overhead shutter on second floor lanai.	\$ -	\$ 15,000
Subtotal	\$ 33,000	\$ 15,000
B. Architectural Systems - Interior		
Cleaning, prep and repair of water damaged carpet from flooding at the northern ground floor offices - year 3-5. Cost for entire ground floor carpet replacement.	\$ -	\$ 60,000
Subtotal	\$ -	\$ 60,000
C. Mechanical Systems		
ACCU-1: 38BA012, 12 ton - Replace unit in a year as the condenser section in poor condition:	\$ 150,000	\$ -
ACCU-3: 38BA008, 8 ton - Replace in a year.	\$ 100,000	\$ -
ACCU-4: 38BA008, 8 ton - Replace system in a year.	\$ 100,000	\$ -
AC-5: Single packaged unit in Well St. side 1st floor closet: 50EC008 in poor condition. Replace unit in a year.	\$ 100,000	\$ -
ACCU-6: 38HD048, 4 ton. Replace system in four years.	\$ -	\$ 50,000
ACCU-7 (2): 38HD036. replace system in four years since unit last 15 years. No conversion to chilled water recommended since "off-hour" usage.	\$ -	\$ 80,000
Subtotal	\$ 450,000	\$ 130,000
D. Electrical Systems		
Retrofit Kalana O Pakui Exterior lighting	\$ -	\$ 32,000
Subtotal	\$ -	\$ 32,000
Total Kalana Pakui	\$ 483,000	\$ 237,000

MAUI COUNTY CIVIC CENTER MASTER PLAN

First Floor/Basement Parking Area Suspect ACM

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Brown and Tan Concrete Wall Paint & Skim Coat	Halls	18,000	1,500 sq ft
Brown and Tan CMU Wall Paint and Grout	Halls	12,000	1,000 sq ft
Off-White CMU Wall Paint and Grout	Halls/Offices	36,000	3,000 sq ft
Green Paint/Concrete Wall Texture and Skim Coat	Halls/Offices	24,000	2,000 sq ft
Green Painted Wall CMU Grout	Halls/Offices	6,000	500 sq ft
Green Painted Drywall Joint Compound Tape	Halls/Offices	28,000	7,000 sq ft
Concrete Walls/Columns White Paint Texture Finish	Exterior and Office Walls	28,200	2,350 sq ft
Brown Cove Base Mastic	Halls/Offices	12,000	2,400 linear ft
	Hallway Around Building (Interior and Exterior)		
Green 12" x 12" Floor Tile and Mastic	Halls/Offices	25,000	5,000 sq ft
12" x 12" White Floor Tile Mastic	Halls/Offices	10,000	2,500 sq ft
12" x 12" Off-White Beige Floor Tiles Mastic	Halls/Offices	10,000	2,500 sq ft
Gray Concrete Ceiling Texture Skim Coat	Halls/Offices	54,000	4,500 sq ft
2' x 4' and 2' x 2' Dropped Ceiling Panels	Halls/Offices	19,250	5,500 sq ft
Gray Concrete Ceiling Patch	Ceiling	6,000	500 linear ft
White Concrete Ceiling Patch	Ceiling	6,000	500 linear ft
Window Door Sealant	Exterior Doors and Windows	800	160 linear ft
Black Rubber-like Weather Strip Threshold and Mastic	Interior Doors	600	120 linear ft
Red Curb Paint	Exterior	n/a	4,000 linear ft
White Pipe Insulation Mastic/Tape	Storage Rooms	8,000	800 linear ft
HVAC Ducts Mastic Gray Plaster Compound	Storage Rooms and Ceiling Cavity	24,000	2,000 linear ft
Black Pipe Insulation Mastic/Tape	Storage Rooms and Ceiling Cavity	20,000	2,000 linear ft
Gray Pipe Insulation Mastic/Tape	Storage Rooms and Ceiling Cavity	20,000	2,000 linear ft
Brown Door Frame Paint	All Most Doors	3,000	300 linear ft
White 4" x 4" Tile Grout	Broom Closet Wash Tub	100	20 sq ft
Yellow Wall Tile Grout/Mastic	Bathrooms	4,500	900 sq ft
White Textured Drywall Joint Compound/Tape	Bathrooms	2,800	700 sq ft
White Concrete Wall Coat	Bathrooms	7,200	600 sq ft
Brown Floor Tile Grout/ Mastic	Bathrooms	1,440	320 sq ft

Second Floor Suspect ACM

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Blue and Off-White Drywall Joint Compound Tape	Finance Director's Office and Offices/General Office	24,000	6,000 sq ft
	Exterior Walls/ Stairwell/ Bathroom/ Coffee Lounge/ Mechanical Rooms and Support Columns		
Light Blue/Off-White/Gray Concrete Wall Column Coat		36,000	3,000 sq ft
Concrete Wall and Column Paper Glue/Wall Patch	Entry Lobby	21,600	1,800 sq ft
CMU Wall Coat/Grout	Exterior Office Walls	21,600	1,800 sq ft

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Cove Base Mastic	Interior Office Trim	4,550	1,300 linear ft
12" x 12" Floor Tiles	Department of Finance	19,800	4,400 sq ft
Wood Floor Mastic	Director's Offices	5,670	1,260 sq ft
12" x 12" White Floor Tiles	Various Locations	900	200 sq ft
4' x 3' Floor Tile Grout Mastic	Entry Lobby	9,000	2,000 sq ft
Carpet Mastic and Trim	Entry Lobby	80	20 sq ft
2' x 4' Dropped Ceiling Panels	Department of Finances	22,050	6,300 sq ft
2' x 2' Dropped Ceiling Panels	Entry Lobby	9,100	2,600 sq ft
Black Window Sealant	Perimeter Windows	8,400	700 linear ft
Window Sills Plaster Paint	Perimeter Windows	8,400	700 linear ft
Vault Door	Back Offices	200	20 sq ft
White 4" x 4" Tile and Grout	Broom Closet Wash Tub	100	20 sq ft
Off-White Concrete Texture Coating	Broom Closet	1,440	120 sq ft
White Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
HVAC Duct Mastic/Tape	Mechanical Room	3,000	300 linear ft
Black Pipe Insulation	Mechanical Room	1,000	100 linear ft
White Pipe Insulation	Mechanical Room	1,000	100 linear ft
Gray Wall Plaster Patch	Mechanical Room	240	20 sq ft
Off-White Concrete Coating	Mechanical Room	480	400 sq ft
4" x 4" Wall Tile/Grout	Bathrooms	4,500	900 sq ft
1" x 2" and 2" x 2" Brown Floor Tile Grout	Bathrooms	1,440	320 sq ft
White Textured Drywall Joint Compound/Tape	Bathrooms	2,400	600 sq ft
White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	3,840	320 sq ft
White Window Paint/Coating	Bathrooms	1,200	< 100 linear ft
Black Window Sealant	Bathrooms	1,200	< 100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	120	12 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout Mastic	Bathrooms	650	144 linear ft
Brown Cove Base	Bathroom Entryway	140	40 linear ft

Third Floor Suspect ACM

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Off-White Yellow/Blue Drywall Joint Compound/Tape	Interior Walls	60,000	15,000 sq ft
Concrete Wall Column Coat	Exterior Walls/Stairs/ Mechanical Room, etc.	76,800	6,400 sq ft
			2,400 linear ft
Brown Cove Base Mastic	Office and Hall Walls	8,400	ft
12" x 12" Yellow Floor Tiles Mastic	Lobby/Hall/Offices	9,000	2,000 sq ft
12" x 12" Blue Floor Tiles Mastic	Lobby/Hall/Offices	250	50 sq ft
12" x 12" Brown Floor Tiles Mastic	Lobby/Hall/Offices	250	50 sq ft
12" x 12" White Floor Tiles Mastic	Lobby/Hall/Offices	9,000	2,000 sq ft
Carpet Mastic	Various Offices	20,000	5,000 sq ft
	Various Office and Halls		
2' x 4' Dropped Ceiling Panels		21,000	6,000 sq ft
2' x 2' Dropped Ceiling Panels	Various Areas	10,500	3,000 sq ft
Black Window Sealant	Perimeter Windows and Glass Office Door(s)	12,000	1,000 linear ft

Window Sills Plaster Paint	Perimeter Windows	12,000	1,000 linear ft
White 4" x 4" Tile and Grout	Broom Closet Wash Tub	100	20 sq ft
Off-White Concrete Texture/Coating	Broom Closet	1,440	120 sq ft
White Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Mechanical Room	1,000	100 linear ft
White Pipe Insulation	Mechanical Room	1,000	100 linear ft
Gray Wall Plaster Patch	Mechanical Room	240	20 sq ft
Off-White Concrete Coating	Mechanical Room	6,000	400 sq ft
4" x 4" Yellow Wall Tile/Grout	Bathrooms	2,250	450 sq ft
1" x 2" and 2" x 2" Brown Floor Tile/Grout	Bathrooms	560	160 sq ft
White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	1,920	160 sq ft
White Window Paint/Coating	Bathrooms	1,200	100 linear ft
Black Window Sealant	Bathrooms	1,200	100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	60	6 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout/Mastic	Bathrooms	325	72 linear ft
Brown Cove Base	Bathroom Entryway	150	40 linear ft

Fourth Floor Suspect ACM

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Drywall Joint Compound/Tape	Halls and Offices	61,600	15,400 sq ft
Concrete Wall/Column Coat	Exterior Walls/Stairs/Mechanical Room, etc	76,800	6,400 sq ft
Brown Cove Base/Mastic	Wall Trim	3,500	1,000 linear ft
Gray Cove Base Mastic	Halls and Offices	4,900	1,400 linear ft
12" x 12" White Floor Tiles	Halls and Offices	9,000	2,000 sq ft
Gray Carpet/Mastic	Halls and Offices	13,500	2,700 sq ft
12" x 12" Brown Floor Tiles and Mastic	Halls and Offices	15,750	3,500 sq ft
Brown Carpet/Mastic	Offices	5,000	1,000 sq ft
Off-White Ceiling Texture	Hall Painted Ceilings	24,000	2,000 sq ft
2' x 2' Dropped Ceiling Panels	Halls and Offices	12,250	3,500 sq ft
2' x 4' Dropped Ceiling Panels	Halls and Offices	12,250	3,500 sq ft
Black Window Sealant	Perimeter Windows	12,000	1,000 linear ft
Window Sills Plaster Paint	Perimeter Windows	12,000	1,000 linear ft
White 4" x 4" Tile and Grout	Broom Closet Wash Tub	100	20 sq ft
Off-White Concrete Texture/Coating	Broom Closet	1,440	120 sq ft
White Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Mechanical Room	1,000	100 linear ft
White Pipe Insulation	Mechanical Room	1,000	100 linear ft
Gray Wall Plaster Patch	Mechanical Room	240	20 sq ft
Off-White Concrete Coating	Mechanical Room	4,800	400 sq ft
4" x 4" Yellow Wall Tile/Grout	Bathrooms	2,250	450 sq ft
1" x 2" and 2" x 2" Brown Floor Tile/Grout	Bathrooms	800	160 sq ft
White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	1,920	160 sq ft
White Window Paint/Coating	Bathrooms	1,200	100 linear ft
Black Window Sealant	Bathrooms	1,200	100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	60	6 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout/Mastic	Bathrooms	360	72 linear ft
Brown Cove Base	Bathroom Entryway	140	40 linear ft

White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	720	160 sq ft
White Window Paint/Coating	Bathrooms	1,200	100 linear ft
Black Window Sealant	Bathrooms	1,200	100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	60	6 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout/Mastic	Bathrooms	325	72 linear ft
Brown Cove Base	Bathroom Entryway	140	40 linear ft

Fifth Floor Suspect ACM

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Dark Brown Wall Paper, Mastic, Drywall, Joint Compound, Tape	Lobby Wall	40,000	1,000 sq ft
Concrete Wall/Column Coat	Exterior Walls/Stairs/Mechanical Room, etc	76,800	6,400 sq ft
Off-White Wall Paper, Mastic, Drywall, Joint Compound, Tape	Lobby	9,600	2,400 sq ft
White Wall Paper, Mastic, Drywall, Joint Compd, Tape	Various Offices	9,600	2,400 sq ft
Blue Painted Drywall Joint Compound/Tape	Various Offices	9,600	2,400 sq ft
White Off-White Drywall Joint Compound/Tape	Various Offices	8,000	2,000 sq ft
Green Drywall Joint Compd	Various Offices	4,800	1,200 sq ft
Dark Brown Cove Base Mastic	Trim	7,000	2,000 linear ft
Brown Carpet/Mastic	Various Offices	8,000	2,000 sq ft
Gray Carpet/Mastic	Various Offices	4,000	1,000 sq ft
12" x 12" Brown Floor Tiles	Various Offices	12,600	2,800 sq ft
12" x 12" Off-White Fl. Tiles	Halls and Offices	14,400	3,200 sq ft
2' x 2' Ceiling Panel	Lobby/Halls	11,200	3,200 sq ft
2' x 4' Dropped Ceiling Panels	Offices	21,000	6,000 sq ft
Black Window Sealant	Perimeter Windows	12,000	1,000 linear ft
Window Sills Plaster Paint	Perimeter Windows	12,000	1,000 linear ft
White 4" x 4" Tile Grout	Broom Closet Wash Tub	100	20 sq ft
Off-White Concrete Texture/Coating	Broom Closet	1,440	120 sq ft
White Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Mechanical Room	2,000	100 linear ft
White Pipe Insulation	Mechanical Room	2,000	100 linear ft
Gray Wall Plaster Patch	Mechanical Room	240	20 sq ft
Off-White Concrete Coating	Mechanical Room	4,800	400 sq ft
4" x 4" Yellow Wall Tile/Grout	Bathrooms	2,250	450 sq ft
1" x 2" and 2" x 2" Brown Floor Tile/Grout	Bathrooms	800	160 sq ft
White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	1,920	160 sq ft
White Window Paint/Coating	Bathrooms	1,200	100 linear ft
Black Window Sealant	Bathrooms	1,200	100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	60	6 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout/Mastic	Bathrooms	360	72 linear ft
Brown Cove Base	Bathroom Entryway	140	40 linear ft

Sixth Floor Suspect ACM

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
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MAUI COUNTY CIVIC CENTER MASTER PLAN

Concrete Wall Column Coat	Exterior Walls/Stairs/Mechanical Room, etc.	76,800	6,400 sq ft
Dark Brown Wall Paper, Mastic, Drywall, Joint Comp.	Lobby Wall	3,200	800 sq ft
Off-White Wall Paper, Mastic, Drywall, Joint Comp.	Offices and Halls	19,200	4,800 sq ft
White Wall Paper, Mastic, Drywall, Joint Comp.	Various Offices	19,200	4,800 sq ft
Blue Gray Drywall Joint Compound Tape	Various Offices	12,000	3,000 sq ft
Plaster Wall Patch	Various Office	2,400	200 sq ft
Dark Brown Cove Base Mastic	Trim	7,700	2,200 linear ft
12" x 12" Off-White Floor Tiles and Mastic	Halls and Offices	13,500	3,000 sq ft
12" x 12" Brown Floor Tiles and Mastic	Various Offices	18,900	4,200 sq ft
Pink/Red Carpet Mastic	Various Offices	4,000	1,000 sq ft
Blue Carpet Mastic	Various Offices	4,000	1,000 sq ft
2' x 2' Ceiling Panels	Lobby/Halls	11,200	3,200 sq ft
2' x 4' Dropped Ceiling Panels	Offices	21,000	6,000 sq ft
Black Window Sealant	Perimeter Windows	12,000	1,000 linear ft
Window Sills Plaster Paint	Perimeter Windows	12,000	1,000 linear ft
White 4" x 4" Tile and Grout	Broom Closet Wash Tub	100	20 sq ft
Off-White Concrete Texture Coating	Broom Closet	1,440	120 sq ft
White Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Mechanical Room	200	100 linear ft
White Pipe Insulation	Mechanical Room	200	100 linear ft
Gray Wall Plaster Patch	Mechanical Room	340	20 sq ft
Off-White Concrete Coating	Mechanical Room	4,800	400 sq ft
4" x 4" Yellow Wall Tile Grout	Bathrooms	2,250	450 sq ft
1" x 2" and 2" x 2" Brown Floor Tile Grout	Bathrooms	800	160 sq ft
White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	1,920	160 sq ft
White Window Paint Coating	Bathrooms	1,200	100 linear ft
Black Window Sealant	Bathrooms	1,200	100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	60	6 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout Mastic	Bathrooms	360	72 linear ft
Brown Cove Base	Bathroom Entryway	140	40 linear ft

Seventh Floor

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Concrete Wall Column Coat	Exterior Walls/Stairs/Mechanical Room, etc.	76,800	6,400 sq ft
Off-White Wall Paper, Mastic, Drywall, Joint Comp., etc.	Offices and Halls	9,600	4,800 sq ft
Dark Brown Wall Paper, Mastic, Drywall, Joint Comp., etc.	Offices and Halls	14,000	3,500 sq ft
Off-White Wall Paint and Texture	Various Offices	14,000	3,500 sq ft
CMU Wall Grout	Vault	3,900	325 sq ft
Brown Cove Base Mastic	Lobby and Halls Trim	8,750	2,050 linear ft
12" x 12" Brown Floor Tiles	Various Offices	13,500	3,000 sq ft
Blue Carpet/Mastic	Various Offices	8,800	2,200 sq ft
12" x 12" Off-White Floor Tiles	Lobby and Halls	18,000	4,000 sq ft
2' x 2' Ceiling Panels	Offices/Halls	245,000	7,000 sq ft
Ceiling Paint and Plaster	Halls and Bathrooms	26,400	2,200 sq ft

Black Window Sealant	Perimeter Windows	12,000	1,000 linear ft
Window Sills Plaster Paint	Perimeter Windows	12,000	1,000 linear ft
White 4" x 4" Tile and Grout	Broom Closet Wash Tub	340	20 sq ft
Off-White Concrete Texture Coating	Broom Closet	1,440	120 sq ft
White Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Mechanical Room	1,000	100 linear ft
White Pipe Insulation	Mechanical Room	1,000	100 linear ft
Gray Wall Plaster Patch	Mechanical Room	340	20 sq ft
Off-White Concrete Coating	Mechanical Room	4,800	400 sq ft
4" x 4" Yellow Wall Tile Grout	Bathrooms	4,500	900 sq ft
1" x 2" and 2" x 2" Brown Floor Tile Grout	Bathrooms	1,600	320 sq ft
White Textured Drywall Joint Compound Tape	Bathrooms	2,400	600 sq ft
White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	3,840	320 sq ft
White Window Paint Coating	Bathrooms	1,200	100 linear ft
Black Window Sealant	Bathrooms	1,200	100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	144	12 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout Mastic	Bathrooms	750	150 linear ft
Brown Cove Base	Bathroom Entryway	140	40 linear ft

Eighth Floor Suspect ACM

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Concrete Wall Column Coat	Exterior Walls/Stairs/Mechanical Room, etc.	76,800	6,400 sq ft
Off-White Wall Paint and Texture	Various Offices	24,000	2,000 sq ft
Dark Brown Wall Paper, Mastic, Drywall, Joint Comp.	Council Chambers/Lobby	9,600	4,800 sq ft
Off-White Wall Paper, Mastic, Drywall, Joint Comp.	Hallway	7,200	1,800 sq ft
Wood Grain Wall Panel Mastic	Council Chambers	4,000	1,000 sq ft
Brown Cove Base Mastic	Lobby and Halls Trim	5,950	1,700 linear ft
Gray Cove Base	Various Council Chambers	5,600	1,600 linear ft
12" x 12" Brown Floor Tiles	Lobby and Halls	9,600	4,800 sq ft
Gray Carpet Mastic	Various Council Offices	3,000	600 sq ft
Blue Carpet Mastic	Various Council Offices	3,000	600 sq ft
Lavender Carpet Mastic	Various Council Offices	3,000	600 sq ft
Blue Carpet Mastic	Council Chambers	11,000	2,200 sq ft
1" x 1" Floor Tile Entryway	Bathrooms Entry	1,350	300 sq ft
2' x 4' Dropped Ceiling Panels	Offices	12,600	3,600 sq ft
2' x 2' Ceiling Panels	Lobby/Halls	7,000	2,000 sq ft
2' x 2' Ceiling Panels	Council Chambers	12,600	3,600 sq ft
Ceiling Wall Trim, Beige	Ceiling Joints	15,000	1,800 linear ft
White Tile Base Trim Grout	Halls/Bathroom Entry	3,200	800 linear ft
Black Door Trim Threshold	Doors	1,600	400 linear ft
Black Window Sealant	Perimeter Windows	12,000	1,000 linear ft



Window Sills Plaster/Paint	Perimeter Windows	12,000	1,000 linear ft
Black Light Fixture Gasket	Council Chambers	4,800	1,600 linear ft
White 4" x 4" Tile and Grout	Broom Closet Wash Tub	100	20 sq ft
Off-White Concrete Texture Coating	Broom Closet	1,440	120 sq ft
White Pipe Insulation	Broom Closet at Ceiling	100	20 linear ft
Black Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Mechanical Room	1,000	100 linear ft
White Pipe Insulation	Mechanical Room	1,000	100 linear ft
Gray Wall Plaster/Patch	Mechanical Room	240	20 sq ft
Off-White Concrete Coating	Mechanical Room	4,800	400 sq ft
4" x 4" Yellow Wall Tile Grout	Bathrooms	2,250	450 sq ft
1" x 2" and 2" x 2" Brown Floor Tile/Grout	Bathrooms	800	160 sq ft
White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	1,920	160 sq ft
White Window Paint/Coating	Bathrooms	1,200	<100 linear ft
Black Window Sealant	Bathrooms	1,200	<100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	60	6 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout/Mastic	Bathrooms	360	72 linear ft

Ninth Floor

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Concrete Wall Column Coat	Exterior Walls/Stairs/Mechanical Room, etc	76,800	6,400 sq ft
Off-White Wall Paper, Mastic, Drywall, Joint Comp, etc	Lobby	27,200	6,800 sq ft
Off-White Wall Texture/Paint and Drywall Joint Compound	Halls/Offices	9,600	4,800 sq ft
Brown Cove Base/Mastic	Halls/Offices	4,200	1,200 linear ft
Gray Cove Base/Mastic	Various Offices	2,800	800 linear ft
12" x 12" White Floor Tiles and Mastic	Halls/Entry/Offices	4,800	1,200 sq ft
12" x 12" Brown Floor Tiles and Mastic	Halls/Entry/Offices	4,800	1,200 sq ft
4" x 4" Gray Tile/Trim Grout	Halls/Entry/Offices	7,500	1,500 sq ft
Blue Gray Carpet/Mastic	Various Offices	8,000	2,000 sq ft
Brown 12" x 12" Carpet Squares Mastic	Hall and Offices	12,000	3,000 sq ft
Red/Brown Vinyl Flooring	Bathroom Entryway	1,000	200 sq ft
4" x 4" Decorative Floor Tile/Grout	Lobby	100	20 sq ft
1" x 1" Decorative Tile/Grout	Lobby	100	20 sq ft
2' x 2' Dropped Ceiling Panels	Various Offices	13,300	3,800 sq ft
2' x 4' Dropped Ceiling Panels	Offices	8,400	2,400 sq ft
Ceiling Texture and Paint	Various Offices/Bathrooms	33,600	2,800 sq ft
Black Door Trim/Threshold	Doors	9,200	800 linear ft
Black/White Window Sealant	Perimeter Windows	12,000	1,000 linear ft
Window Sills Plaster/Paint	Perimeter Windows	12,000	1,000 linear ft
AC Duct Tape/Insulation Wrap	Storage Room Ceiling Cavity	3,000	300 linear ft
White Pipe Insulation	Storage Room	Good Fair	240 linear ft
Black Pipe Insulation	Storage Room Ceiling Cavity	2,000	200 linear ft

White 4" x 4" Tile and Grout	Broom Closet Wash Tub	100	20 sq ft
Off-White Concrete Texture Coating	Broom Closet	1,400	120 sq ft
White Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Broom Closet at Ceiling	200	20 linear ft
Black Pipe Insulation	Mechanical Room	1,000	100 linear ft
White Pipe Insulation	Mechanical Room	1,000	100 linear ft
Gray Wall Plaster/Patch	Mechanical Room	240	20 sq ft
Off-White Concrete Coating	Mechanical Room	4,800	400 sq ft
4" x 4" Yellow Wall Tile Grout	Bathrooms	2,250	450 sq ft
1" x 2" and 2" x 2" Brown Floor Tile/Grout	Bathrooms	800	160 sq ft
White Concrete Wall Coat	Bathrooms	8,400	700 sq ft
White Textured Ceiling	Bathrooms	1,920	160 sq ft
White Window Paint/Coating	Bathrooms	1,200	<100 linear ft
Black Window Sealant	Bathrooms	1,200	<100 linear ft
4" x 3" Marble Door Threshold Strip Grout	Bathrooms	60	6 linear ft
Off-White 2" x 2" Floor Tiles/ Wall Base Tiles Grout/Mastic	Bathrooms	360	72 linear ft
Brown Cove Base	Bathroom Entryway	140	40 linear ft

Roof

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
Gray Roofing Paper	Roof	37,500	7,500 sq ft
All Roofing Materials	Machine Room Roof	16,000	1,600 sq ft
Gray Sealant	HVAC Units	600	50 linear ft
White Sealant	HVAC Units	600	50 linear ft
Brown/Red Base Paint	HVAC Units	600	50 linear ft
Concrete Skim Coat	Roof	6,000	1,500 sq ft
Wall Sealant Around Pipes	Roof Pipes	1,200	100 linear ft
Gray/Black Tar/Mastic	Roof Vent Patches	1,200	100 linear ft
Black Coating	Base of HVAC Vents	250	40 sq ft
Gray Paint/Sealant	Base of Roof Trim	3,000	250 sq ft
Eggshell Wall Paint Patches	Exterior Walls	900	75 sq ft
Off-White Wall Paint/Coating	Exterior Walls	6,000	500 sq ft
Gray Coat Paint/Sealant	Vent Ports	250	20 linear ft
Green Gray Concrete Patches	Tel Comm. Equipment	300	25 linear ft
Black Door Trim/Gasket	Mechanical Equip. Room	1,440	120 linear ft
Gray Door Trim/Gasket	Mechanical Equip. Room	1,080	90 linear ft
White Pipe Insulation	Mechanical Equip. Room	3,000	300 linear ft
Gray Pipe Insulation	Mechanical Equip. Room	1,200	120 linear ft
Black Pipe Insulation	Mechanical Equip. Room	1,200	120 linear ft
Off-White Wall Paint	Mechanical Equip. Room	1,440	200 sq ft
Gray Compound Wall Patches	Mechanical Equip. Room	840	70 sq ft

Suspect ACM in Stairwells (Stairwell A and Stairwell B)

Suspected ACM	Location	Estimated Abatement \$\$\$	Approximate Quantity
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MAUI COUNTY CIVIC CENTER MASTER PLAN

Off-White Concrete Wall Texture Skim Coat	Stairwell	72,000	6,000 sq ft
Paint on Railings	Stairwell Railings	6,000	500 linear ft
Concrete Floor Coating	Stairwell	4,800	4,000 sq ft

Elevators

Suspected ACM	Location	Estimated Abatement SSS	Approximate Quantity
4' x 5' Floor Mat	Two Main Elevators	100	40 sq ft
Wall Panel Mastic	Two Main Elevators	1,000	250 sq ft
Black Rubber-like Seals for Doors and Mastic	Two Main Elevators	100	20 linear ft

Total Estimated Abatement Expense

2,928,024

Assumptions:

None of the suspect ACM has been tested and confirmed to contain lead.
 No costs for lead painted surfaces; such surfaces remaining shall be maintained.
 Add \$45,000 to remove/dispose of light ballasts and lamps.
 All areas are vacant and free of furnishings.
 Entire floors are offered for abatement.
 Limited abatement contractors on Maui.
 Prevailing wage rates.
 Hidden materials are not included.
 Third party Qualified Consultant hired by Maui County for Project.
 No disruptions to schedule.



Appendix C

PARKING ALTERNATIVES

KALANA O MAUI CAMPUS EXPANSION - OFF-STREET PARKING SUMMARY

Figures are approximate and should be used for conceptual planning purposes only

*Required Parking stalls based on 1/500 sf (Maui County Code) assuming a percentage for non-calculated floor areas

**Required ADA stalls based on totals of four parking sites: Kaohu Street Lot, Napua Street Lot, Campus Lots, Office Building 1 Lot

***Required Loading stalls based on >10,000 sq. ft. requires minimum of two loading spaces (Maui County Code). Kalana O Maui and County Courthouse loading areas grandfathered in and does not require more loading space unless building is altered

PHASING

Existing Conditions	Code Requirements				Parking Facilities		
	Building Name	Gross Sq. Ft. Proposed	Parking Stalls Required*	Parking Stalls Proposed	Parking ID	Location	Parking Stalls Proposed
	Kalana O Maui	88,617 sf	151	238	1	Campus Back Lot	123
Kalana Pakui	12,510 sf	21	52	2	Wells Street Lot	42	
County Courthouse	12,502 sf	21	42	3	South High Street Lot	44	
Poet Office Building	demolished			4	Kaohu Street Lot	78	
				5	Napua Street Lot	45	
					Civic Center Campus Subtotal	332	
				10	Wailuku Municipal Parking Lot	128	
					Maui County Available Parking Total	460	
					Total Stalls from 720 Target Goal	(260)	
					Required ADA**	8	
					Required Loading***	4	

Phase 1A	Code Requirements				Parking Facilities		
	Building Name	Gross Sq. Ft. Proposed	Parking Stalls Required*	Parking Stalls Proposed	Parking ID	Location	Parking Stalls Proposed
	Kalana O Maui	88,617 sf	151	238	1	Campus Back Lot	123
Kalana Pakui	12,510 sf	21	52	2	Wells Street Lot	42	
County Courthouse	12,502 sf	21	42	3	South High Street Lot	44	
Office Building 1	61,279 sf	104	106	4	Kaohu Street Lot	78	
				5	Napua Street Lot	45	
				6	Office Building 1	106	
					Civic Center Campus Subtotal	438	
				10	Wailuku Municipal Parking Lot	128	
					Maui County Available Parking Total	566	
					Total Stalls from 720 Target Goal	(154)	
					Increase from Existing	61,279 sf	
					Required ADA**	13	
					Required Loading***	6	

Phase 1B	Code Requirements				Parking Facilities		
	Building Name	Gross Sq. Ft. Proposed	Parking Stalls Required*	Parking Stalls Proposed	Parking ID	Location	Parking Stalls Proposed
	Kalana O Maui	88,617 sf	151	238	1	Campus Back Lot	20
Kalana Pakui	10,827 sf	18	52	2	Wells Street Lot	42	
County Courthouse	12,502 sf	21	42	3	South High Street Lot	15	
Office Building 1	61,279 sf	104	106	4	Kaohu Street Lot	78	
Office Building 2	30,382 sf	52	119	5	TMK (2) 3-4-008-040/ Napua Street Lots	108	
				6	Office Building 1	106	
				7	Office Building 2	188	
					Civic Center Campus Subtotal	557	
				10	Wailuku Municipal Parking Lot	128	
					Maui County Available Parking Total	685	
					Total Stalls from 720 Target Goal	(35)	
					Increase from Existing	89,978 sf	
					Required ADA	21	
					Required Loading	8	

Phase 2 - Option A	Code Requirements				Parking Facilities		
	Building Name	Gross Sq. Ft. Proposed	Parking Stalls Required*	Parking Stalls Proposed	Parking ID	Location	Parking Stalls Proposed
	Kalana O Maui	88,617 sf	151	238	1	Campus Back Lot	20
Kalana Pakui	10,827 sf	18	52	2	Wells Street Lot	42	
County Courthouse	12,502 sf	21	42	3	South High Street Lot	15	
Office Building 1	61,279 sf	104	106	4	Kaohu Street Lot	78	
Office Building 2	30,382 sf	52	119	5	Napua Street Lot	108	
				6	Office Building 1	106	
				7	Office Building 2	188	
					Civic Center Campus Subtotal	557	
				10	Wailuku Municipal Parking Lot	128	
					Maui County Available Parking Total	685	
					Total Stalls from 720 Target Goal	(35)	
					Increase from Existing	89,978 sf	
					Required ADA	21	
					Required Loading	8	

ADDITIONAL OFFICE SPACE OPTIONS

Phase 2 - Option B	Code Requirements				Parking Facilities		
	Building Name	Gross Sq. Ft. Proposed	Parking Stalls Required*	Parking Stalls Proposed	Parking ID	Location	Parking Stalls Proposed
	Phase 2 - Option A	203,607 sf	346			Phase 2 - Option A	557
KOM East Expansion	31,160 sf	53			8	KOM East Expansion	10
						Civic Center Campus Subtotal	567
					10	Wailuku Municipal Parking Lot	128
						Maui County Available Parking Total	695
						Total Stalls from 720 Target Goal	(25)
					Increase from Existing	121,138 sf	
					Required ADA		
					Required Loading	9	

Phase 2 - Option C	Code Requirements				Parking Facilities		
	Building Name	Gross Sq. Ft. Proposed	Parking Stalls Required*	Parking Stalls Proposed	Parking ID	Location	Parking Stalls Proposed
	Phase 2 - Option A	203,607 sf	346			Phase 2 - Option A	557
KOM West Expansion	55,170 sf	94					
						Civic Center Campus Subtotal	557
					10	Wailuku Municipal Parking Lot	128
						Maui County Available Parking Total	685
						Total Stalls from 720 Target Goal	(35)
					Increase from Existing	145,148 sf	
					Required ADA		
					Required Loading	9	

ADDITIONAL PARKING OPTIONS

Parking Facilities		
Parking ID	Location	Parking Stalls Proposed
9	Parking Structure Expansion over TMK (2) 3-4-008-040 and Napua St. Lots	210
5	TMK (2) 3-4-008 040 and Napua St. Lots Surface Parking	108
	Net Additional Stalls Total	102

Parking Facilities		
Parking ID	Location	Parking Stalls Proposed
10	Wailuku Municipal Parking Lot	128
11	Wailuku Municipal Parking Structure & Mixed-Use Office/ Retail Development	400
	Required Stalls for Retail	244
	Existing Stalls	128
	Net Additional Stalls Total	28

Parking Facilities		
Parking ID	Location	Parking Stalls Proposed
12	Kaohu Street Baseyard Parking Lot	321
	Existing Stalls	130
	Net Additional Stalls Total	191

Parking Facilities		
Parking ID	Location	Parking Stalls Proposed
13	Wells Street Parking Lot with Entry Courtyard	35
6	Wells Street Lot	42
	Net Additional Stalls Total	(7)

Parking Facilities		
Parking ID	Location	Parking Stalls Proposed
14	Completion of Main Civic Green, west of Kalana Pakui	0
3	South High Street Lot	15
	Net Additional Stalls Total	(15)

KALANA O MAUI CAMPUS EXPANSION - PARKING COUNT

Figures are approximate and should be used for conceptual planning purposes only.

	Parking ID														Total Parking Stalls	From 720 Target Goal
	1	2	3	4	5	6	7	8	9	10	11	12	13	14		
Existing	114	53		78	45	42				128					460	(260)
Phase 1A	114	53	106	78	45	42				128					566	(154)
Phase 1B	12	23	106	78	108	42	188			128					685	(35)
Phase 2 - Option A (Opt. C sim.)	12	23	106	78	108	42	188			128					685	(35)
Parking Alternative 1	12	23	106	78	108	42	188			128			-7	-15	663	(57)
Parking Alternative 2	12	23	106	78	108	42	188			128				-15	670	(50)
Parking Alternative 3	12	23	106	78	108	42	188			128			-7		678	(42)
Parking Alternative 4	12	23	106	78	108	42	188			128	28		-7	-15	691	(29)
Parking Alternative 5	12	23	106	78	108	42	188			128	28		-7		706	(14)
Parking Alternative 6	12	23	106	78	108	42	188			128	28				713	(7)
Parking Alternative 7	12	23	106	78	108	42	188		102	128			-7	-15	765	45
Parking Alternative 8	12	23	106	78	108	42	188		102	128				-15	772	52
Parking Alternative 9	12	23	106	78	108	42	188		102	128			-7		780	60
Parking Alternative 10	12	23	106	78	108	42	188		102	128					787	67
Parking Alternative 11	12	23	106	78	108	42	188		102	128	28		-7	-15	793	73
Parking Alternative 12	12	23	106	78	108	42	188		102	128	28			-15	800	80
Parking Alternative 13	12	23	106	78	108	42	188		102	128	28		-7		808	88
Parking Alternative 14	12	23	106	78	108	42	188		102	128	28				815	95
Parking Alternative 15	12	23	106	78	108	42	188			128		191	-7	-15	854	134
Parking Alternative 16	12	23	106	78	108	42	188			128		191		-15	861	141
Parking Alternative 17	12	23	106	78	108	42	188			128		191	-7		869	149
Parking Alternative 18	12	23	106	78	108	42	188			128		191			876	156
Parking Alternative 19	12	23	106	78	108	42	188			128	28	191	-7	-15	882	162
Parking Alternative 20	12	23	106	78	108	42	188			128	28	191		-15	889	169
Parking Alternative 21	12	23	106	78	108	42	188			128	28	191	-7		897	177
Parking Alternative 22	12	23	106	78	108	42	188			128	28	191			904	184
Parking Alternative 23	12	23	106	78	108	42	188		102	128		191	-7	-15	956	236
Parking Alternative 24	12	23	106	78	108	42	188		102	128		191		-15	963	243
Parking Alternative 25	12	23	106	78	108	42	188		102	128		191	-7		971	251
Parking Alternative 26	12	23	106	78	108	42	188		102	128		191			978	258
Parking Alternative 27	12	23	106	78	108	42	188		102	128	28	191	-7	-15	984	264
Parking Alternative 28	12	23	106	78	108	42	188		102	128	28	191		-15	991	271
Parking Alternative 29	12	23	106	78	108	42	188		102	128	28	191	-7		999	279
Parking Alternative 30	12	23	106	78	108	42	188		102	128	28	191			1,006	286
Phase 2 - Option B	12	23	106	78	108	42	188	10		128					695	(25)

Index to Drawings

Site Plan - Proposed Full Build-Out

Roof Level 0

Existing Site Conditions

Lower Level +316 1

Phase 1A: 4 Level Parking Podium at Office Building 1

Phase 1B: Structured Parking under Office Building 2 & TMK (2) 3-4-008:040/Napua St. Lots
Surface Parking

Main Level +329 2

Lower Level +316 3

Typical Upper Level 4

Phase 2 - Option A: Kalana O Maui Renovations

Main Level +329 5

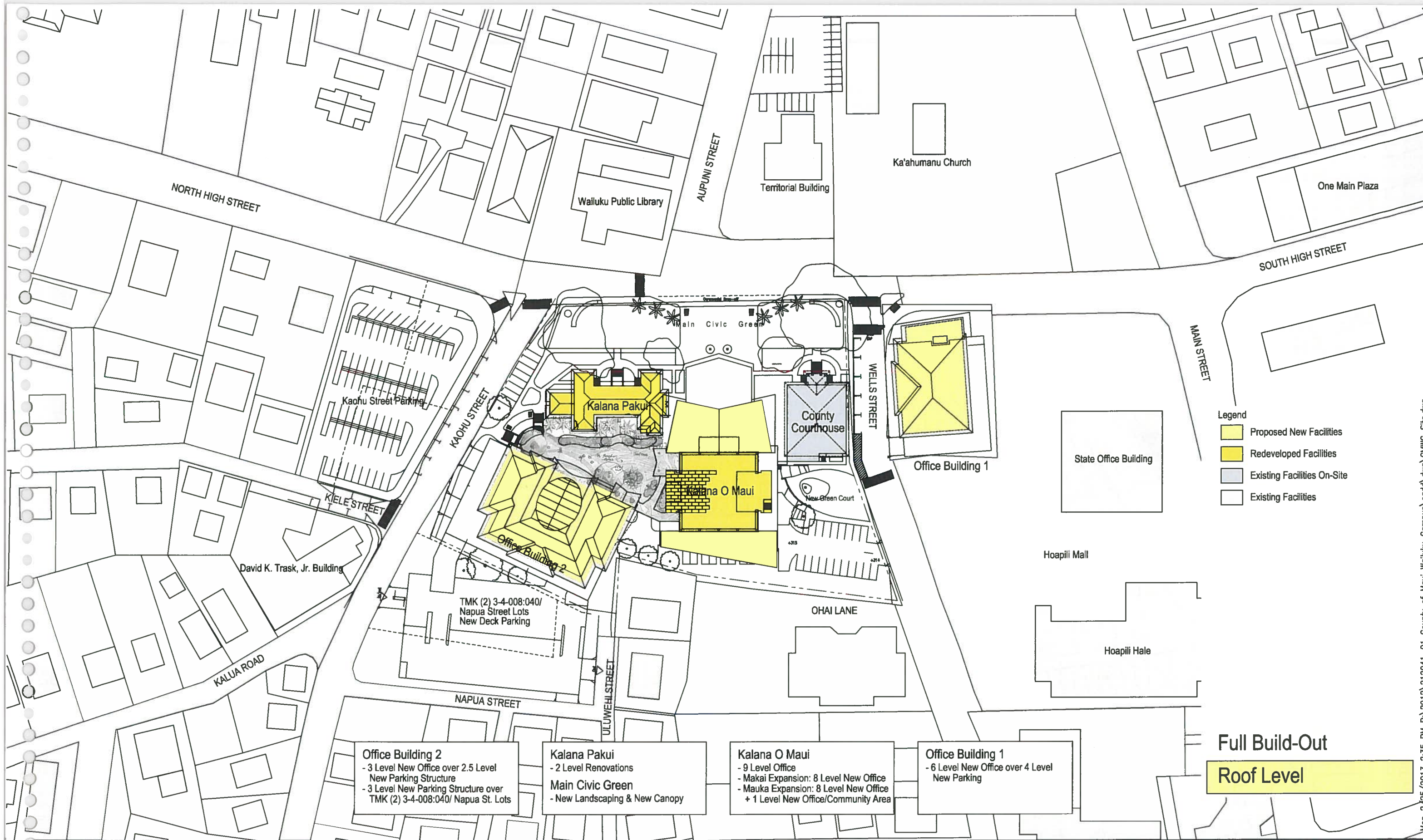
Phase 2 - Options B & C: KOM Additional Office Space, Parking & Community Space

Main Level +329 6

Lower Level +316 7

Typical Upper Level 8

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- Legend**
- Proposed New Facilities
 - Redeveloped Facilities
 - Existing Facilities On-Site
 - Existing Facilities

Office Building 2
 - 3 Level New Office over 2.5 Level New Parking Structure
 - 3 Level New Parking Structure over TMK (2) 3-4-008:040/ Napua St. Lots

Kalana Pakui
 - 2 Level Renovations
Main Civic Green
 - New Landscaping & New Canopy

Kalana O Maui
 - 9 Level Office
 - Makai Expansion: 8 Level New Office
 - Mauka Expansion: 8 Level New Office
 + 1 Level New Office/Community Area

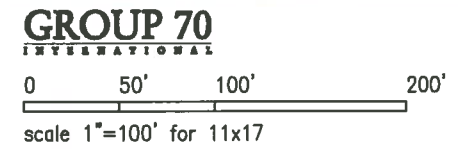
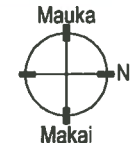
Office Building 1
 - 6 Level New Office over 4 Level New Parking

Full Build-Out
Roof Level

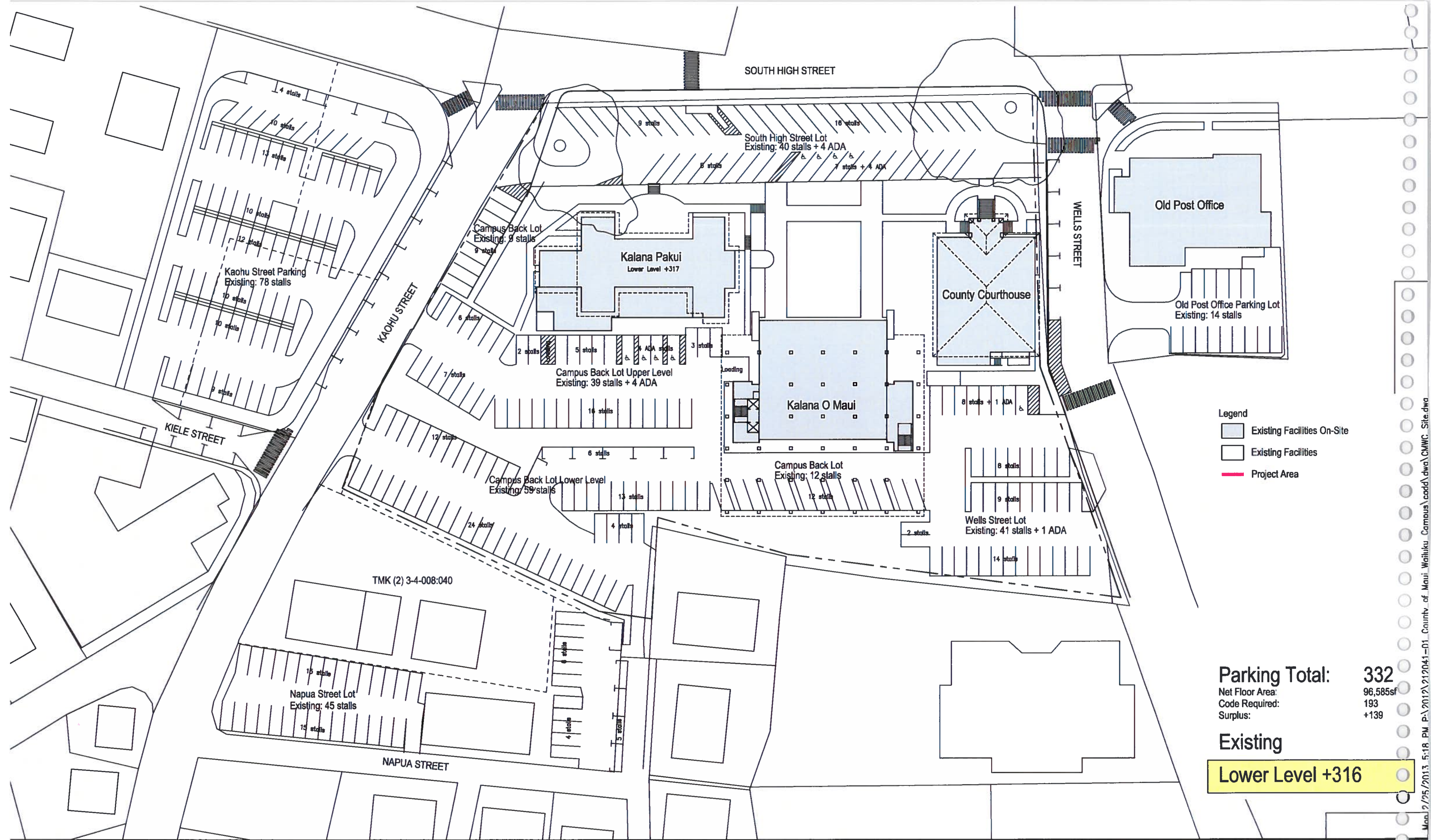
Kalana O Maui Campus Expansion

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

Civic Center - Site Plan - Proposed Full Build-Out



0



Kalana O Maui Campus Expansion

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

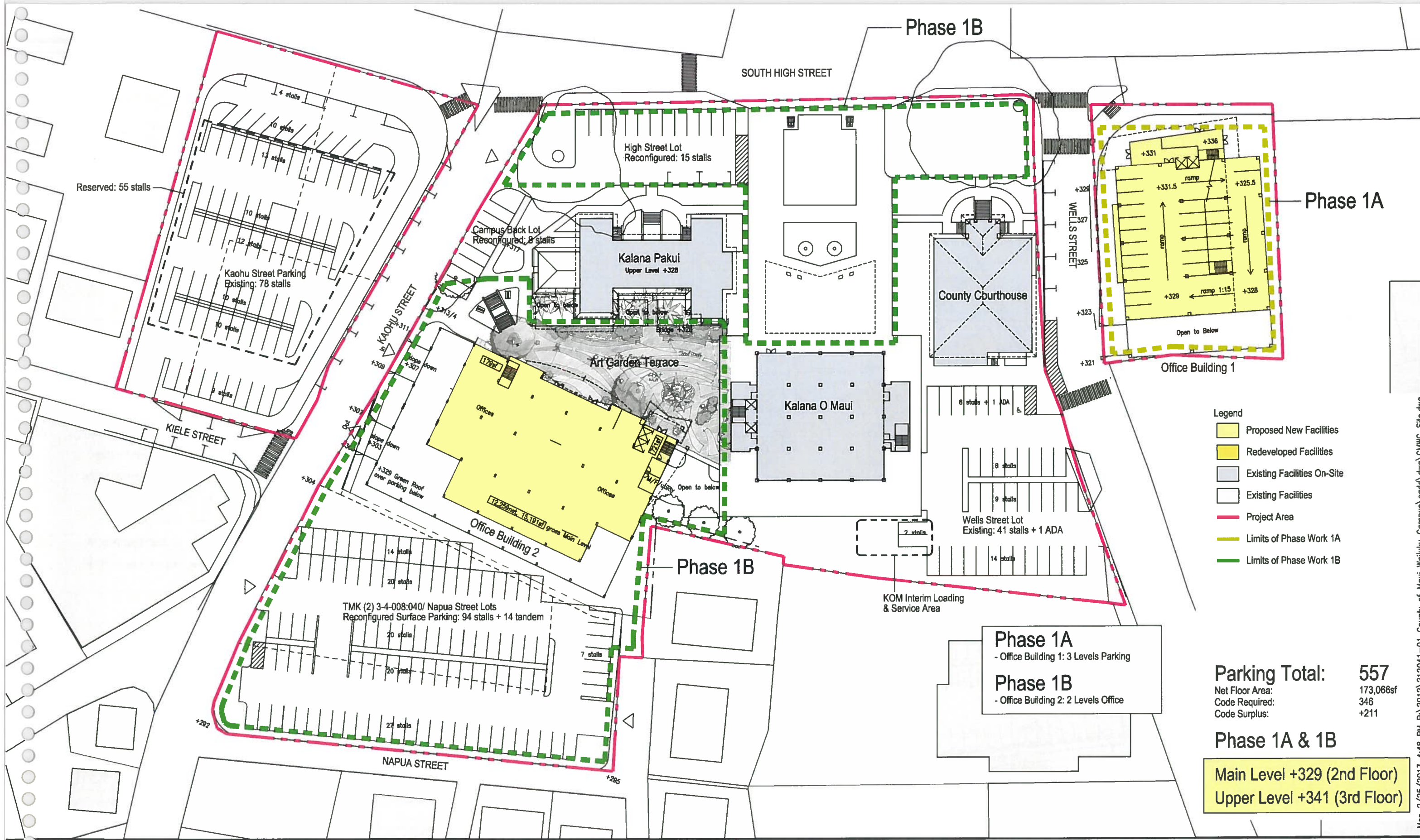
Civic Center - Existing Site Conditions



GROUP 70
INTERNATIONAL

0 30' 60' 120'
scale 1"=60' for 11x17

Map 12/25/2013 5:18 PM P:\2012\212041-01 County of Maui Waialuku Campus\cadd\dwg\CWMC_Site.dwg



- Legend**
- Proposed New Facilities
 - Redeveloped Facilities
 - Existing Facilities On-Site
 - Existing Facilities
 - Project Area
 - Limits of Phase Work 1A
 - Limits of Phase Work 1B

Phase 1A
- Office Building 1: 3 Levels Parking

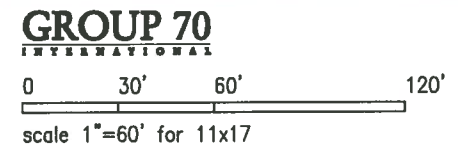
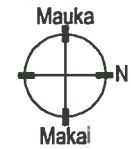
Phase 1B
- Office Building 2: 2 Levels Office

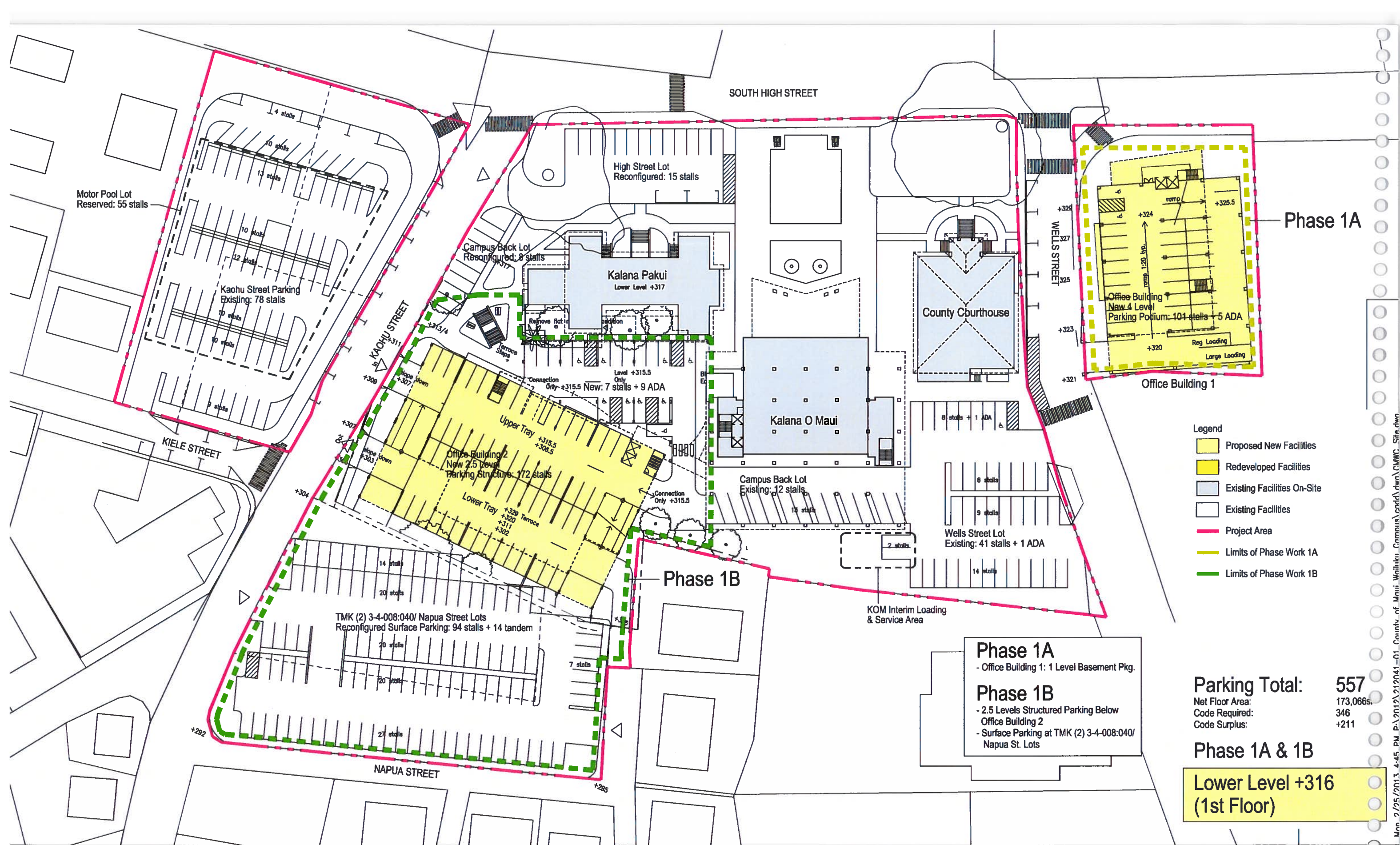
Parking Total: 557
 Net Floor Area: 173,066sf
 Code Required: 346
 Code Surplus: +211

Phase 1A & 1B
 Main Level +329 (2nd Floor)
 Upper Level +341 (3rd Floor)

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

Civic Center - Phase 1A & 1B
 ~3 Level Parking Podium at Office Building 1
 Structured Parking under Office Building 2 & TMK (2) 3-4-008:040/ Napua St. Lots Surface Parking





- Legend**
- Proposed New Facilities
 - Redeveloped Facilities
 - Existing Facilities On-Site
 - Existing Facilities
 - Project Area
 - Limits of Phase Work 1A
 - Limits of Phase Work 1B

Phase 1A
 - Office Building 1: 1 Level Basement Pkg.

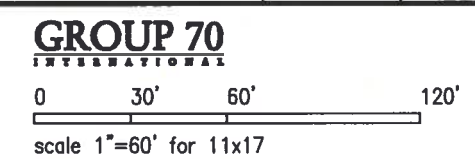
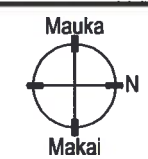
Phase 1B
 - 2.5 Levels Structured Parking Below Office Building 2
 - Surface Parking at TMK (2) 3-4-008:040/ Napua St. Lots

Parking Total: 557
 Net Floor Area: 173,066s.
 Code Required: 346
 Code Surplus: +211

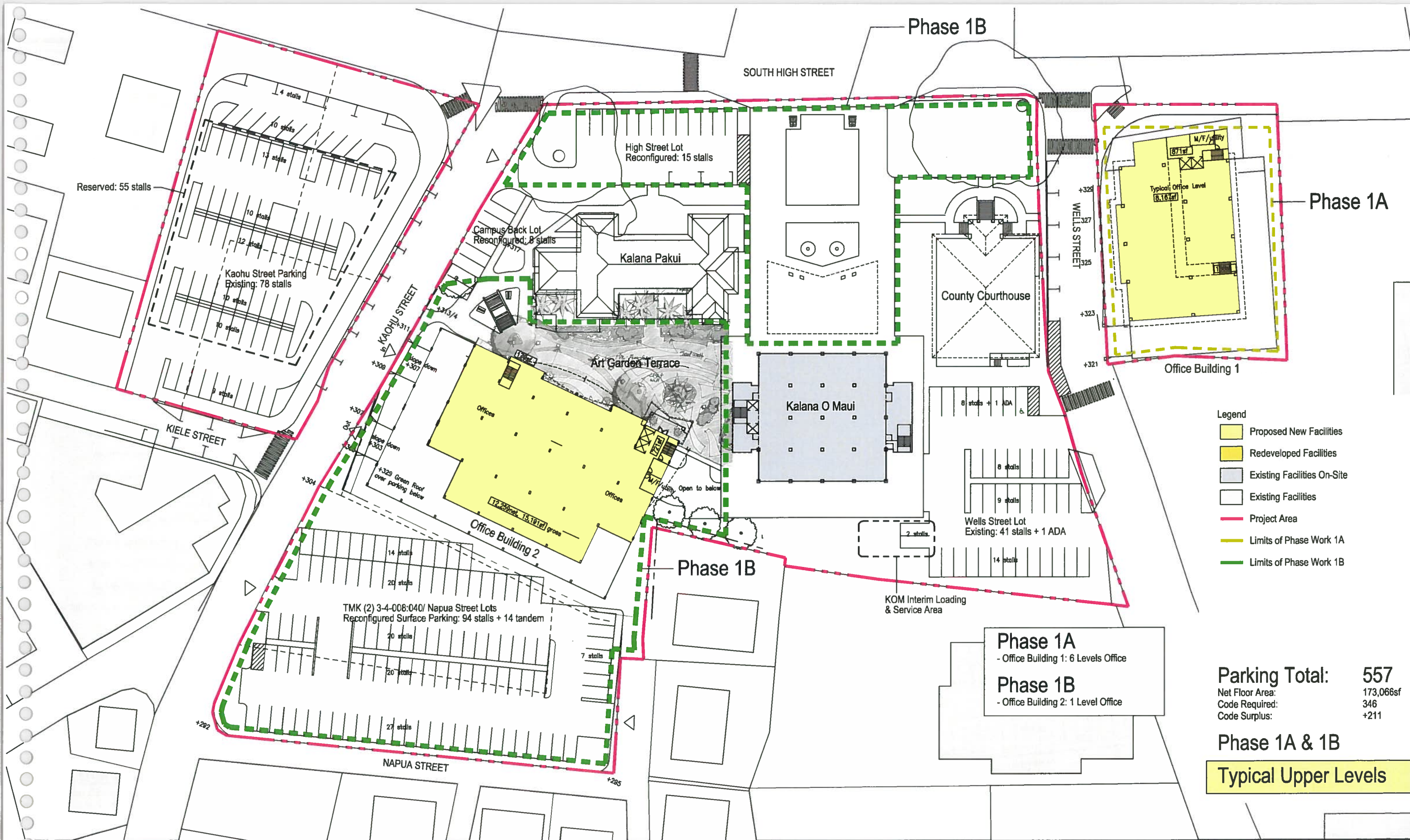
Phase 1A & 1B
 Lower Level +316
 (1st Floor)

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

Civic Center - Phase 1A & 1B
 ~3 Level Parking Podium at Office Building 1
 Structured Parking under Office Building 2 & TMK (2) 3-4-008:040/ Napua St. Lots Surface Parking



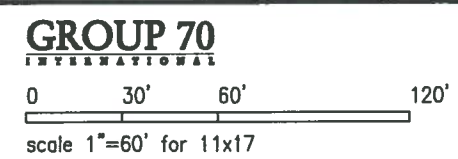
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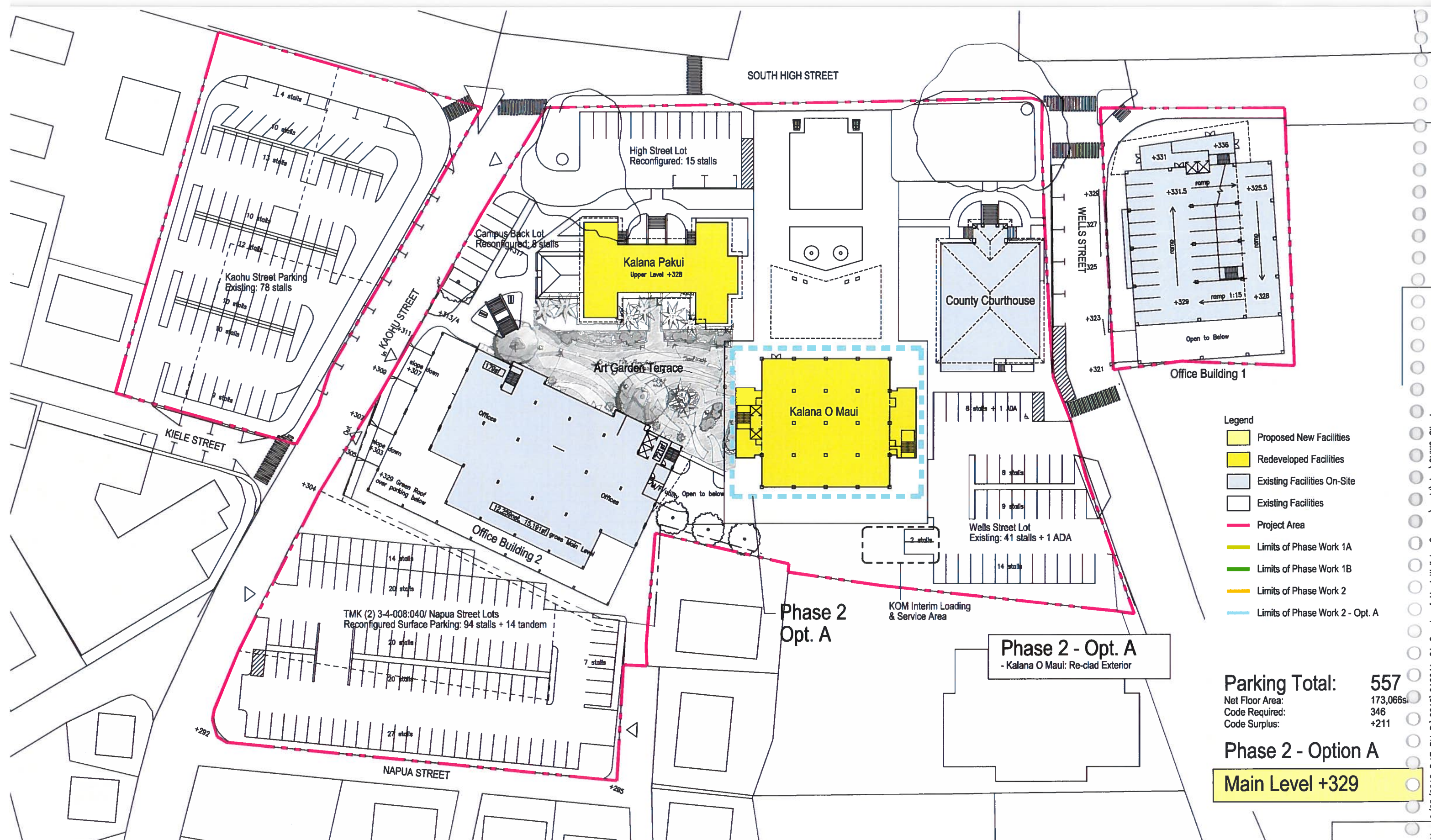
Kalana O Maui Campus Expansion
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Civic Center - Phase 1A & 1B
 ~3 Level Parking Podium at Office Building 1

Structured Parking under Office Building 2 & TMK (2) 3-4-008:040/ Napua St. Lots Surface Parking



GROUP 70
INTERNATIONAL



- Legend**
- Proposed New Facilities
 - Redeveloped Facilities
 - Existing Facilities On-Site
 - Existing Facilities
 - Project Area
 - Limits of Phase Work 1A
 - Limits of Phase Work 1B
 - Limits of Phase Work 2
 - Limits of Phase Work 2 - Opt. A

Parking Total: 557
 Net Floor Area: 173,066sq.
 Code Required: 346
 Code Surplus: +211

Phase 2 - Option A

Main Level +329

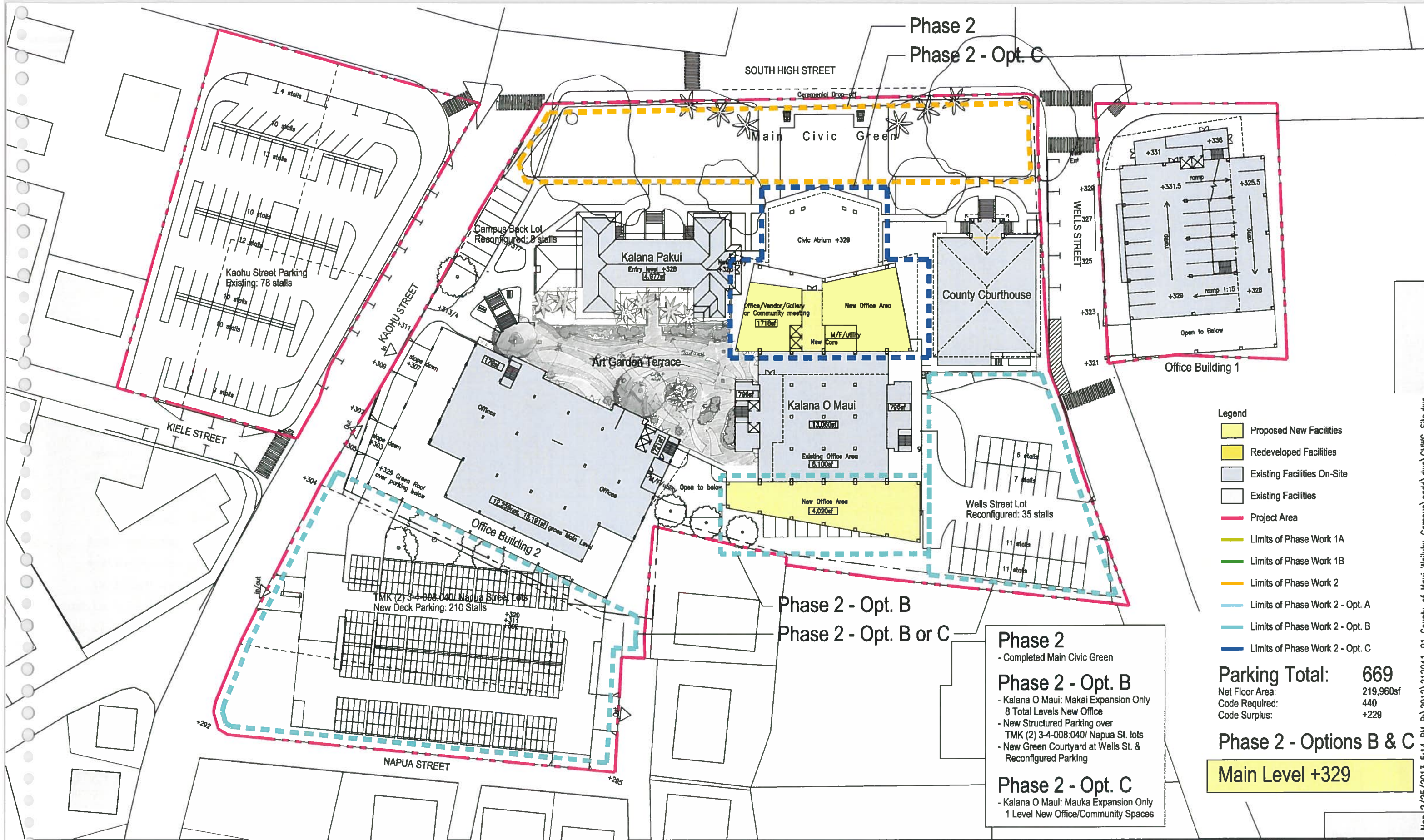
Kalana O Maui Campus Expansion
 Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Civic Center - Phase 2 - Option A
 Kalana O Maui & Kalana Pakui Renovations



GROUP 70
 INTERNATIONAL
 0 30' 60' 120'
 scale 1"=60' for 11x17

Mon/2/25/2013 5:17 PM P:\2012\1212041-01 County of Maui Wailuku Campus\cadd\dwg\CMWC_Site.dwg



Kalana O Maui Campus Expansion

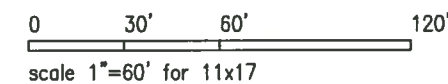
Note: Dimensions are approximate and nominal and should be used only for conceptual planning purposes

Civic Center - Phase 2 - Options B & C

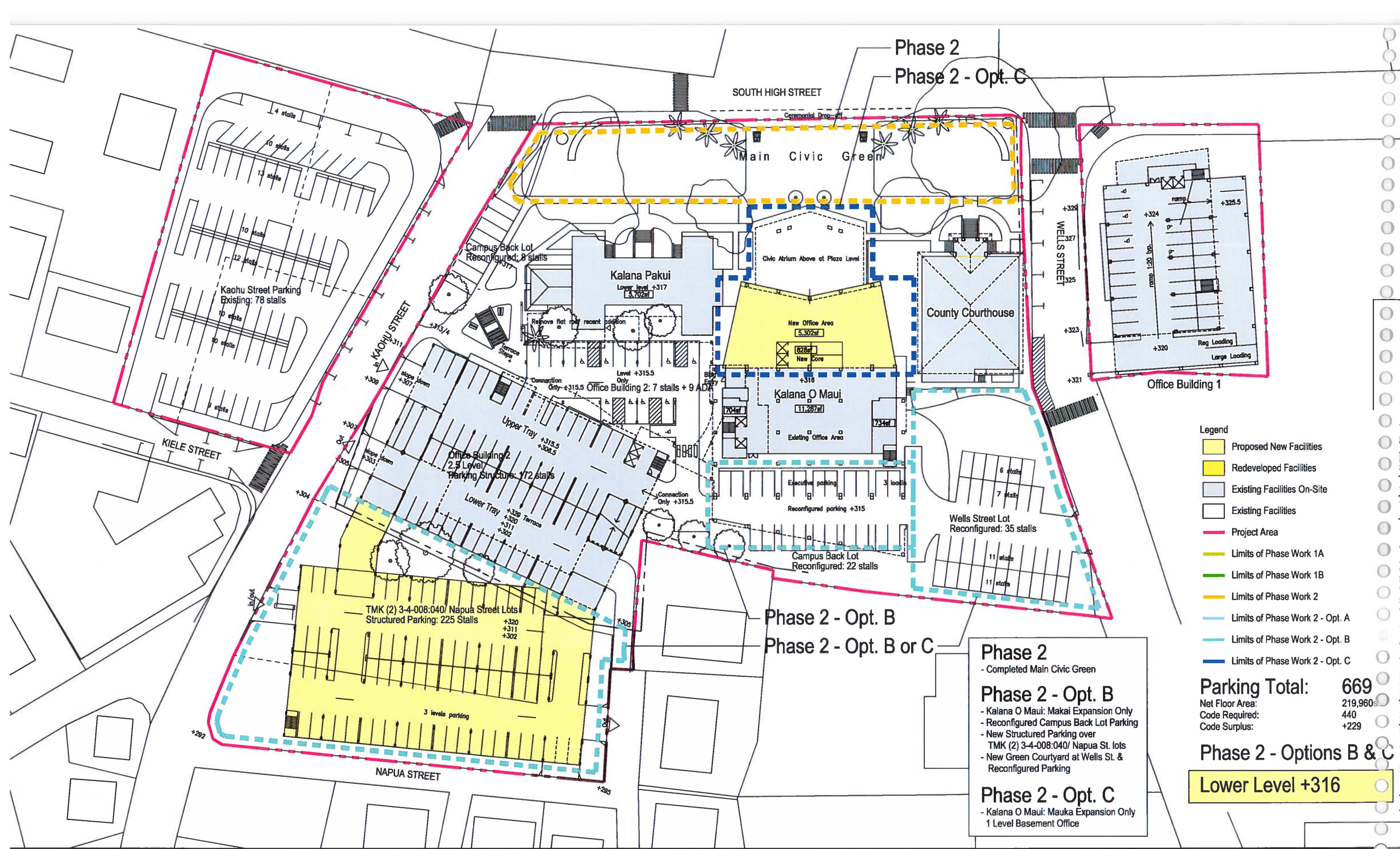
Kalana O Maui Additional Office Space, Parking & Community Space



GROUP 70
INTERNATIONAL



Maui 12/05/2013 5:14 PM D:\010\010041_01 County of Maui\Wells St. Courthouse and Kalana O Maui Campus C16.dwg



- Legend**
- Proposed New Facilities
 - Redeveloped Facilities
 - Existing Facilities On-Site
 - Existing Facilities
 - Project Area
 - Limits of Phase Work 1A
 - Limits of Phase Work 1B
 - Limits of Phase Work 2
 - Limits of Phase Work 2 - Opt. A
 - Limits of Phase Work 2 - Opt. B
 - Limits of Phase Work 2 - Opt. C

Parking Total: 669
 Net Floor Area: 219,960
 Code Required: 440
 Code Surplus: +229

Phase 2 - Options B & C
Lower Level +316

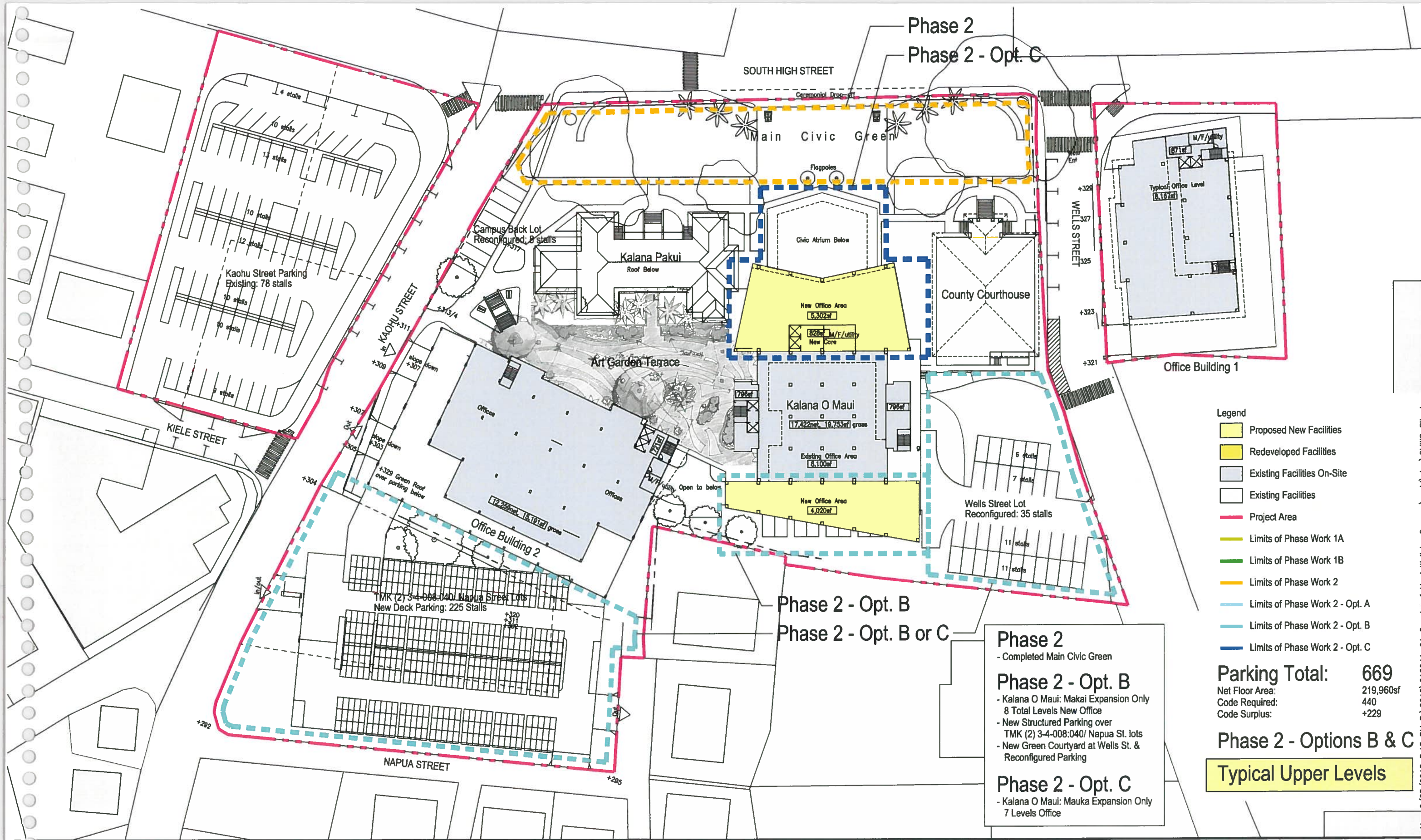
Phase 2
 - Completed Main Civic Green

Phase 2 - Opt. B
 - Kalana O Maui: Makai Expansion Only
 - Reconfigured Campus Back Lot Parking
 - New Structured Parking over TMK (2) 3-4-008:040/ Napua St. lots
 - New Green Courtyard at Wells St. & Reconfigured Parking

Phase 2 - Opt. C
 - Kalana O Maui: Mauka Expansion Only
 1 Level Basement Office



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- Legend**
- Proposed New Facilities
 - Redeveloped Facilities
 - Existing Facilities On-Site
 - Existing Facilities
 - Project Area
 - Limits of Phase Work 1A
 - Limits of Phase Work 1B
 - Limits of Phase Work 2
 - Limits of Phase Work 2 - Opt. A
 - Limits of Phase Work 2 - Opt. B
 - Limits of Phase Work 2 - Opt. C

Parking Total: 669

Net Floor Area:	219,960sf
Code Required:	440
Code Surplus:	+229

Phase 2 - Options B & C
Typical Upper Levels

Phase 2
 - Completed Main Civic Green

Phase 2 - Opt. B
 - Kalana O Maui: Makai Expansion Only
 8 Total Levels New Office
 - New Structured Parking over
 TMK (2) 3-4-008:040/ Napua St. lots
 - New Green Courtyard at Wells St. &
 Reconfigured Parking

Phase 2 - Opt. C
 - Kalana O Maui: Mauka Expansion Only
 7 Levels Office

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

Civic Center - Phase 2 - Options B & C
 Kalana O Maui Additional Office Space, Parking & Community Space

