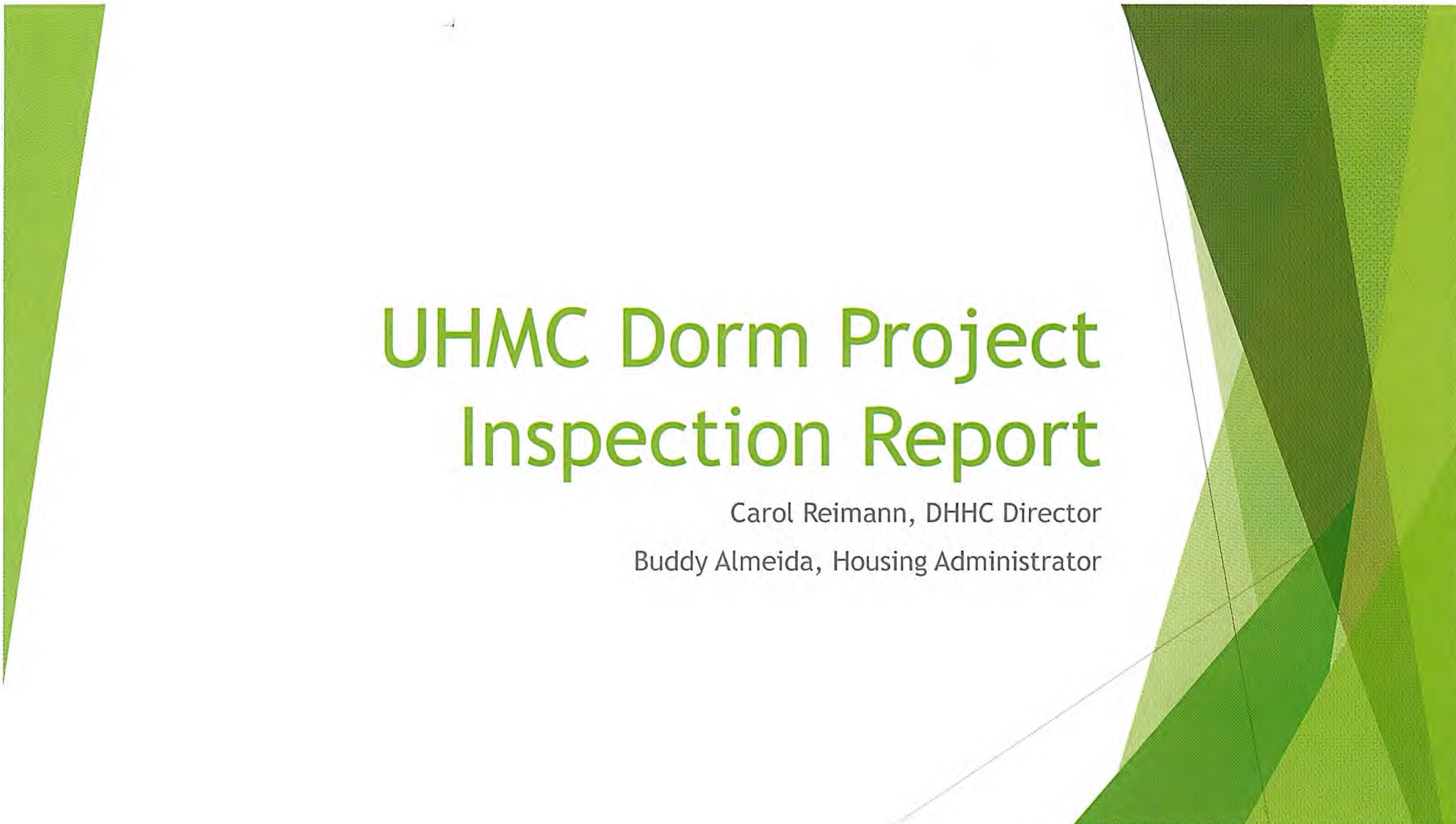




UHMC Dorm Project Inspection Report

Carol Reimann, DHHC Director

Buddy Almeida, Housing Administrator

RECEIVED AT UHR MEETING ON 5/22/18

UHMC Dorm Project Description

- ▶ Located on the corner of Wahinepio and Kaahumanu Avenue in Kahului
- ▶ Built in 1981, Vacant for at least 20 years
- ▶ Consists of:
 - ▶ 3 Residential Buildings (Each with 4 Apartment Units)
 - ▶ 1 Multipurpose Building Containing Laundry, Mail Room and Recreation Room
 - ▶ Parking Lot with 17 Parking Spaces
- ▶ Residential Buildings
 - ▶ 12 Apartment Units
 - ▶ 800 sq ft
 - ▶ 2 bedroom, 1 bath



UHMC Dorm Project - Inspection Results

Parking Area: Surface Deteriorated



UHMC Dorm Project - Inspection Results

Vegetation: Overgrown, causing deterioration and damage to exterior walls and fixtures



UHMC Dorm Project - Inspection Results

Exterior Hose Bibs: Slow dripping leaks



UHMC Dorm Project - Inspection Results

Exterior Lighting: Some damaged



UHMC Dorm Project - Inspection Results

Foundation Areas: Visible cracks in Buildings A & B



UHMC Dorm Project - Inspection Results

Exterior, Façade & Curtainwall: Rotted, termite damage, moisture damage



UHMC Dorm Project - Inspection Results

Exterior, Façade & Curtainwall: Rotted, termite damage, moisture damage



UHMC Dorm Project - Inspection Results

Fenestration (Exterior Doors/Windows): Termite, moisture damage, corroded, damaged & most inoperable



UHMC Dorm Project - Inspection Results

Roofing: Moisture intrusion, missing shingles, gutters damaged/broken/missing



UHMC Dorm Project - Inspection Results

Roofing: Moisture intrusion, missing shingles, gutters damaged/broken/missing



UHMC Dorm Project - Inspection Results

Plumbing: Non-standard repairs, water heating devices terminated with supply cut and electrical connections removed, solar panels damaged & leaking, fixtures in poor condition



UHMC Dorm Project - Inspection Results

Plumbing: Non-standard repairs, water heating devices terminated with supply cut and electrical connections removed, solar panels damaged & leaking, fixtures in poor condition



UHMC Dorm Project - Inspection Results

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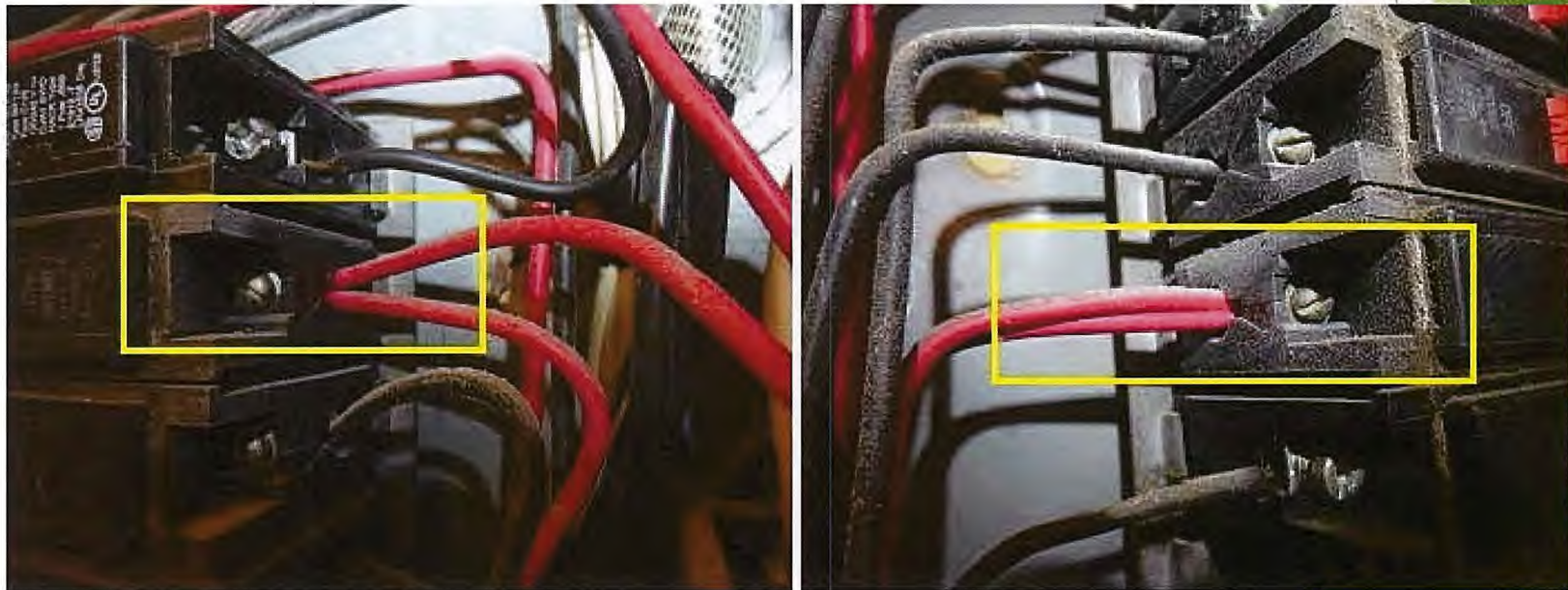
UHMC Dorm Project - Inspection Results

Electrical: Buildings B & C main service conductors and all branch wiring cut at main service panel, circuit breakers removed, missing junction boxes, non-standard repairs



UHMC Dorm Project - Inspection Results

Electrical: Buildings B & C main service conductors and all branch wiring cut at main service panel, circuit breakers removed, missing junction boxes, improper repairs



UHMC Dorm Project - Inspection Results

Fire Suppression: Improperly maintained fire suppression risers, pull stations and sprinkler systems



UHMC Dorm Project - Inspection Results

Alarm System: Poor condition



UHMC Dorm Project - Inspection Results

Smoke Detectors: None

Fire Extinguishers: Most expired and/or missing at required locations



UHMC Dorm Project - Inspection Results

Interior Spaces: Moisture intrusion, mold growth and termite damage



UHMC Dorm Project - Inspection Results

Interior Spaces: Moisture intrusion, mold growth and termite damage



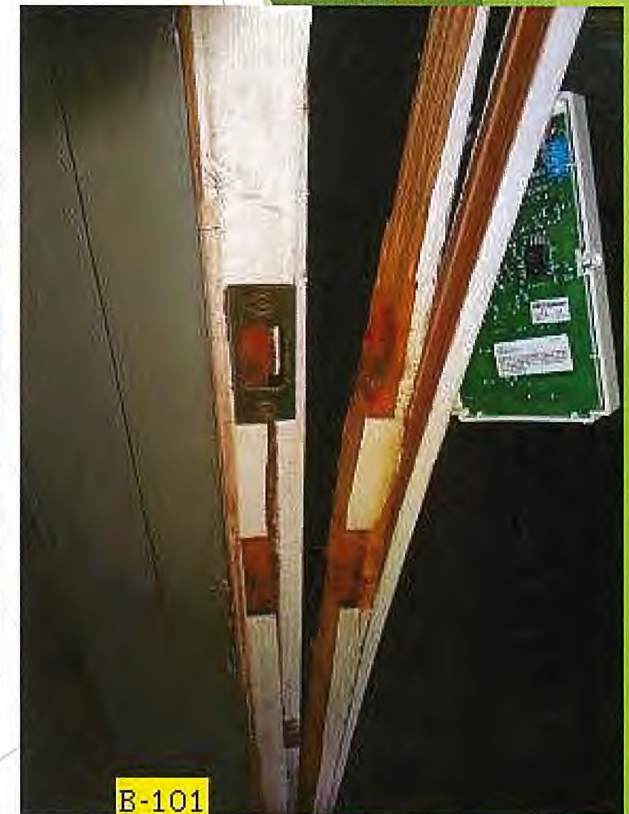
UHMC Dorm Project - Inspection Results

Interior Spaces: Moisture intrusion, mold growth and termite damage



UHMC Dorm Project - Inspection Results

Interior Spaces: Damaged windows & doors



UHMC Dorm Project - Inspection Results

Interior Spaces: Bedroom ceiling joists severely termite damaged in Building B,



UHMC Dorm Project - Inspection Results

Kitchen Spaces: Deteriorated, moisture & termite damage, mold in refrigerators



UHMC Dorm Project - Inspection Results

Bathrooms: Moisture damage, mold growth and damaged flooring, cabinets and counters, mirrors, toilets and shower compartments



UHMC Dorm Project - Inspection Results

Summary of Significant Findings

- ▶ Water damage, mold intrusion found in all buildings, in all attics
- ▶ Termite damage in all buildings
- ▶ Foundational cracks in Buildings A & C
- ▶ Buildings B & C mold and moisture intrusion in interior, bedroom, bathroom & closet



UHMC Dorm Project - Inspection Results

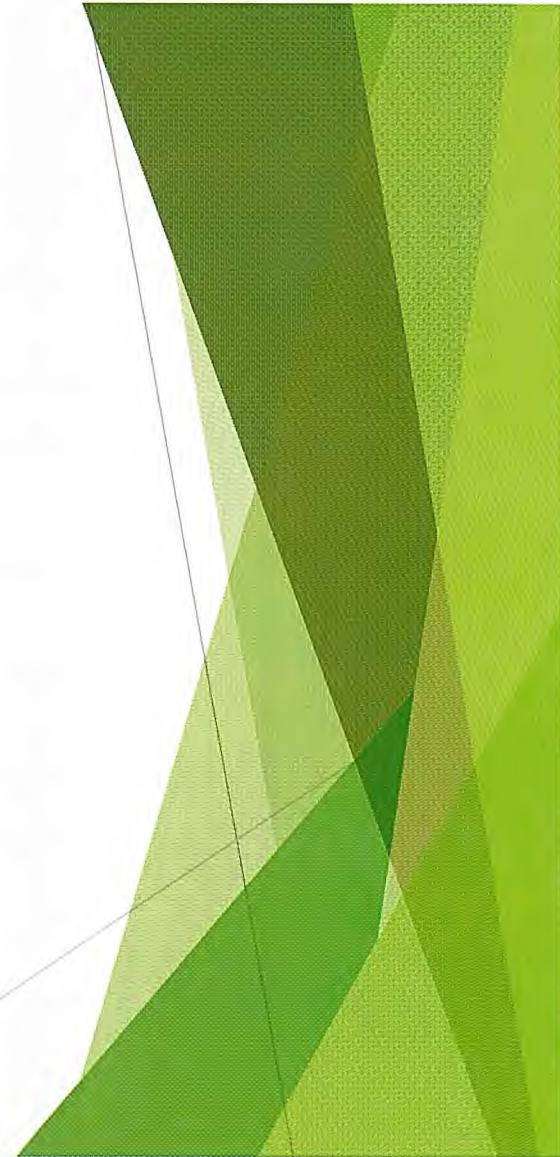
Summary of Significant Recommendations

- ▶ Foundation repairs
- ▶ Beams and rafters evaluated for termite damage and replaced as needed
- ▶ All dry wall treated for moisture damage and mold intrusion in all attics and living areas
- ▶ Plumbing, electrical and fire suppression systems brought up to code
- ▶ Replace installed sheathing and roofing finish
- ▶ Replacement of all gutter systems
- ▶ Replace all exterior doors, framing and trim for all buildings
- ▶ Replace all interior doors and trim within dwelling units
- ▶ Replace all interior window trim and finishes
- ▶ Replacement of all installed flooring materials
- ▶ Non-standard plumbing repairs conducted and need to be addressed
- ▶ Non-standard electrical repairs conducted and need to be addressed
- ▶ Overhaul of fire suppression system
- ▶ Overhaul of alarm system
- ▶ Overhaul of smoke detection system
- ▶ All fire extinguishers need replacement
- ▶ Kitchens and bathroom fixtures/cabinets/appliances need to be replaced
- ▶ Replace all plumbing fixtures (faucets, valves, showers, pipes)

UHMC Dorm Project

2016 Hazardous Materials Study

- ▶ Completed by UH - March 2016
 - ▶ 2 buildings only
- ▶ Asbestos
 - ▶ Flooring (some of which is damaged)
 - ▶ Black felt under roof shingles
- ▶ Did not find:
 - ▶ Lead paint, arsenic, PCB/Mercury Lamps, or organochlorine pesticides



UHMC Lease Agreement

- ▶ County of Maui - Terms of Lease (December 15, 1980)

- ▶ Surrender:

That the lessee shall at the expiration or sooner termination of this lease, peaceably and quietly surrender and deliver possession of the demised premises to the Lessor, in good order and condition. Upon such surrender, the Lessee may remove all buildings and improvements, erected by the Lessee on the demised premises, promptly repairing and making good all damage caused by such removal.

UHMC Dorm Project

- ▶ DHHC Recommended Use: Low and Very Low Income Rental Housing
 - ▶ Housing First & Permanent Supportive Housing
 - ▶ RFP property management to non-profit to provide wrap around services
 - ▶ Partner with appropriate developers/providers to do the construction/renovation
 - ▶ Leverage all government funding options
 - ▶ Perpetuity
 - ▶ County owned/County controlled
 - ▶ Long-term lease
- ▶ Considerations:
 - ▶ Community Plan: Parks
 - ▶ Zoning: Parks
 - ▶ SMA Area
 - ▶ EA Requirement for use of Federal/State Funds

UHMC Dorm Project - Renovate or Demo

► Option: Renovate

- Cost: \$300 per square foot
- RFP to a private developer
- Use of Affordable Housing Fund
- Use of State or Federal funds would require bringing everything up to code
- Gutting and rebuilding
- Many unknowns - other issues/costs not uncovered during inspection would require additional labor

► Option: Demo & Scrape

- Cost to demo - UHMC
- Cost to build: \$300 per square foot
- RFP to a private developer
- Option to build up, reconfigure interior floor plan within existing footprint
- Limited to existing foundation
- Ability to use County, State & Federal funds

► Option: Demo & Rebuild

- Cost to demo - UHMC
- Cost to build: \$300 per square foot
- RFP to a private developer
- Option to expand footprint
- Ability to use County, State & Federal funds

Mahalo!

