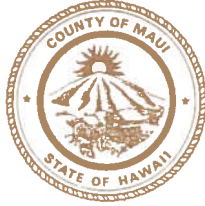


ALAN M. ARAKAWA  
MAYOR



KEITH A. REGAN  
MANAGING DIRECTOR

**DEPARTMENT OF MANAGEMENT**

COUNTY OF MAUI

March 16, 2017

Ms. Lynn A. S. Araki-Regan  
Budget Director, County of Maui  
200 South High Street  
Wailuku, HI 96793

Honorable Alan M. Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

**APPROVED FOR TRANSMITTAL**

*Alan M. Arakawa*  
Mayor

*3/17/17*  
Date

For Transmittal to:

Honorable Riki Hokama  
Chair, Budget and Finance Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Hokama:

**SUBJECT: AMENDING FISCAL YEAR 2017 BUDGET:  
DEPARTMENT OF MANAGEMENT (COUNTY SERVICE  
CENTER) (BF-23)**

This is in response to your letter dated March 9, 2017 requesting response/answers to requests made by the Budget and Finance Committee. We have provided you with the following answers to your questions:

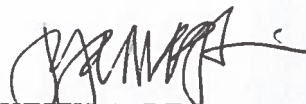
1. A copy of the conceptual drawings of the proposed County Service Center to be located within the Maui Business Park and an estimated timeline for the project:
  - a. Information provided in Attachment 1.

RECEIVED  
2017 MAR 17 PM 1:59  
OFFICE OF THE  
COUNTY COUNCIL

2. An Itemized breakdown of the \$160,000 requested for the project:
  - a. Information provided in Attachment 2.

We thank you for your inquiry and would be happy to address any further questions you may have regarding this subject.

Sincerely,

  
for KEITH A. REGAN  
Managing Director

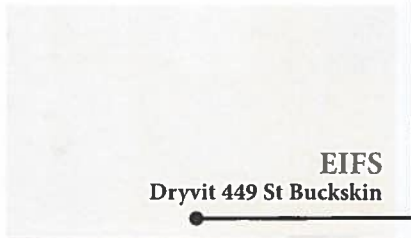
Attachments (2)

**Attachment #1  
Conceptual Drawings (1 of 5)**

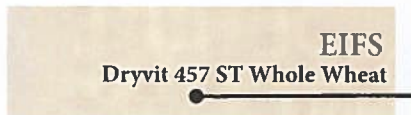
Clear Anodized Aluminum Window Frames and Sun Shades

Metal Siding

Copper Gutter and Downspouts



EIFS  
Dryvit 449 St Buckskin



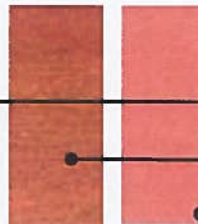
EIFS  
Dryvit 457 ST Whole Wheat



Basalt Stone  
Pahonua Kaala Basalt



EIFS  
Dryvit 617 Winter Eye



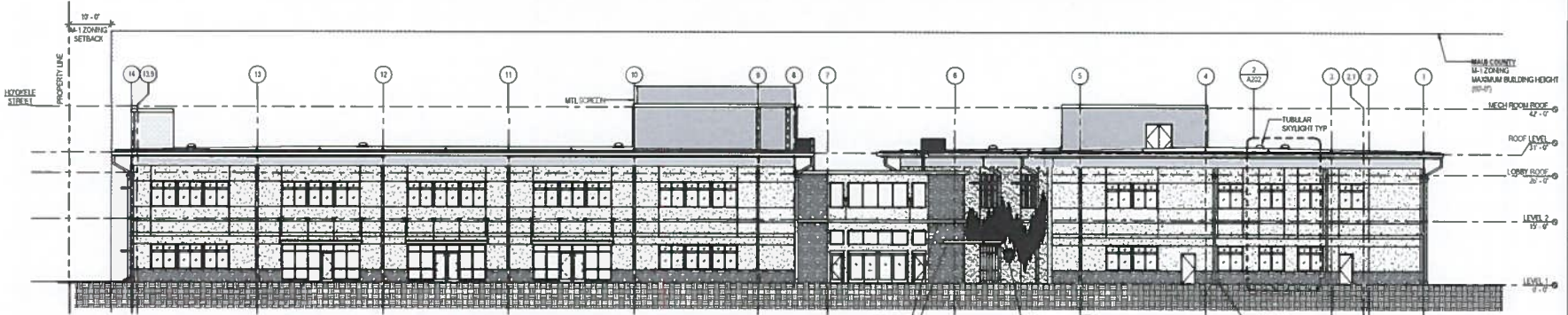
Aluminum Screen

EIFS Dryvit 409B Peach Seed

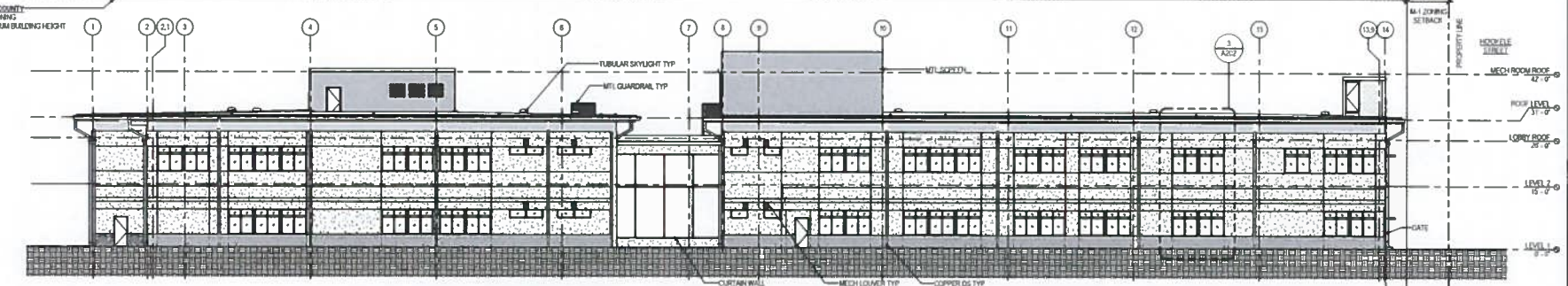


Maui County Service Center

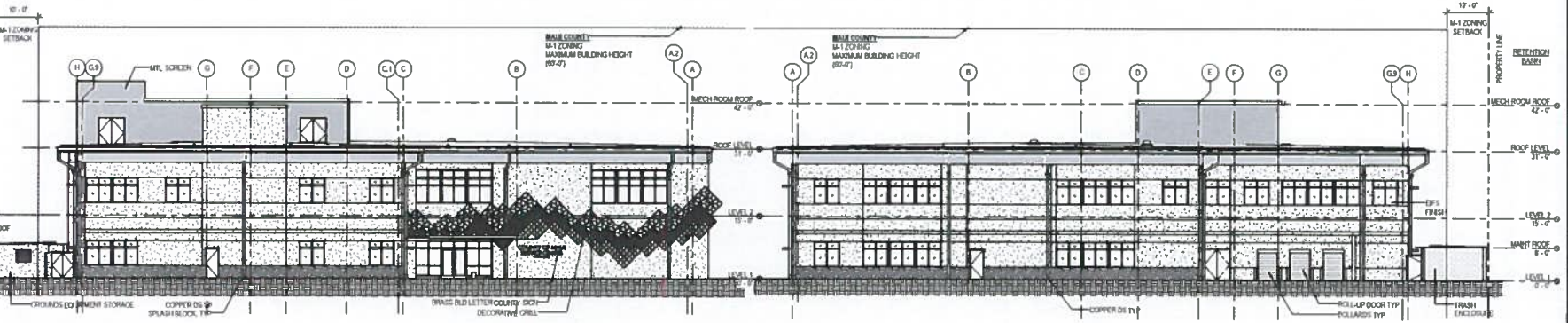
Feb. 28, 2017



1 NORTHEAST ELEVATION  
 SCALE: 3/32" = 1'-0"



2 SOUTHWEST ELEVATION  
 SCALE: 3/32" = 1'-0"



3 SOUTHEAST ELEVATION  
 SCALE: 3/32" = 1'-0"

4 NORTHWEST ELEVATION  
 SCALE: 3/32" = 1'-0"

LEGEND		
	EPS FIN 1 3" FOAM 485T BUCKSON LYMESTONE TEXTURE	
	EPS FIN 2 2" FOAM 485T WHOLE WHEAT SANDBLAST TEXTURE	
	EPS FIN 3 1" FOAM 485T BAWARAN WOOD SANDPORABLE TEXTURE	
	EPS FIN 4 1" FOAM 617 WHITE CVC LYMESTONE TEXTURE	
	STONE VENEER KALA BASALT SPLIT FACE FINISH	

Attachment #1, 2 of 5  
Elevation views

Date	Description

25% CD PROGRESS SET  
 02/13/2017

The work was prepared by me or under my supervision and authorization of the project will be under my observation.  
 Signature and Chapter Seal of the Professional Engineer as defined in Section 13.1 of the Hawaii State Constitution, Article 13, Title 13, Chapter 135, Professional Engineers, Architects, Land Surveyors, and Landscape Architects.  
 License Expiration Date: \_\_\_\_\_

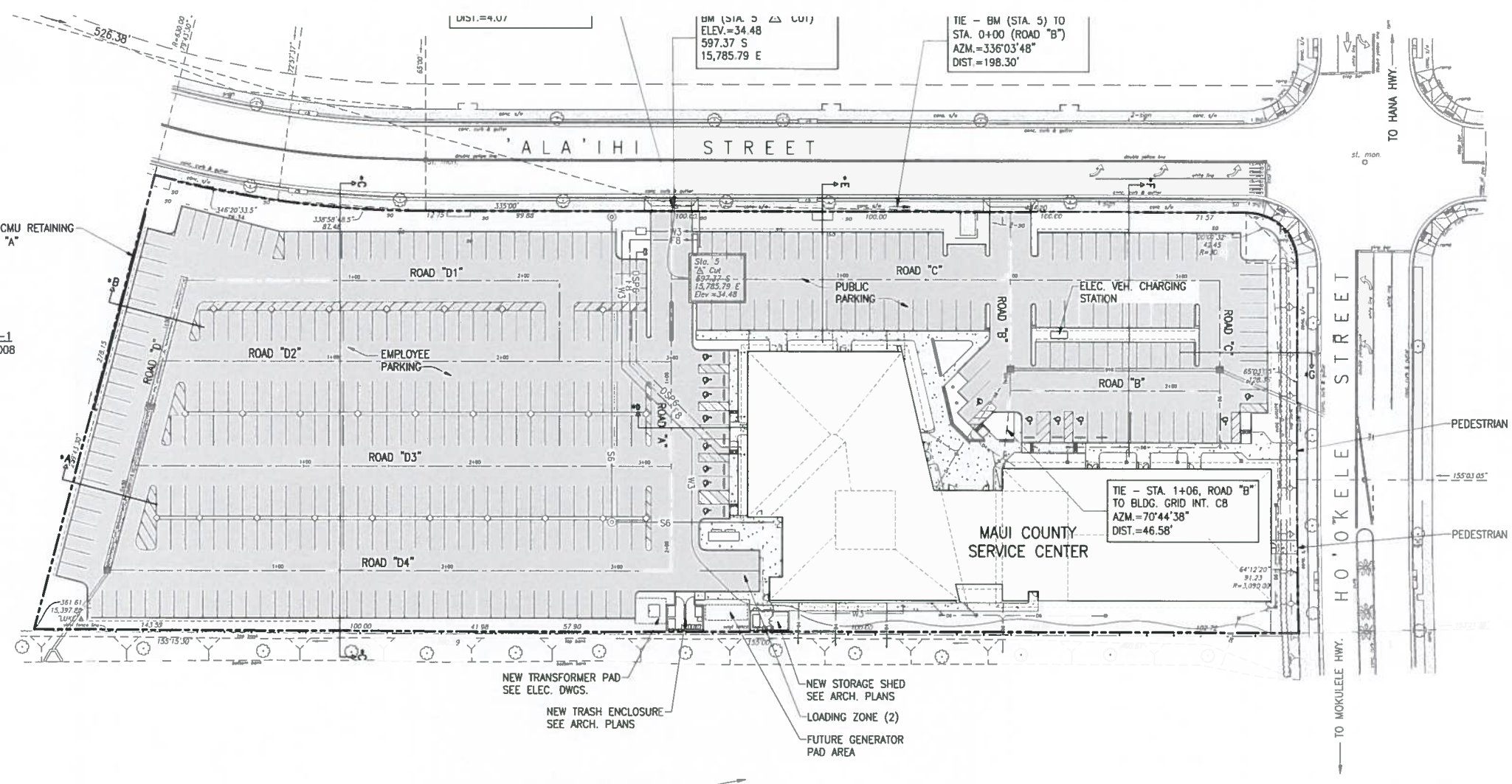


PROJECT TITLE  
**Maui County Service Center**

FILENAME:  
 C:\Users\jerry\Documents\ME30-ServiceCenter-Alt1\_Centri\_Cam

DRAWING TITLE  
 EXTERIOR ELEVATIONS

SCALE: As indicated	DRAWN BY Aul'uar	CHECKED BY Chester
	PROJECT NO. 215020-01	DRAWING NO.
	SHEET TITLE DATE 12/14/07	<b>A201</b>



BM (STA. 5) TO  
ELEV.=34.48  
597.37 S  
15,785.79 E

TIE - BM (STA. 5) TO  
STA. 0+00 (ROAD "B")  
AZM.=336°03'48"  
DIST.=198.30'

Sta. 5  
75' Cvt  
697.77 S  
15,785.79 E  
Elev.=34.48

TIE - STA. 1+06, ROAD "B"  
TO BLDG. GRID INT. C8  
AZM.=70°44'38"  
DIST.=46.58'

NEW TRANSFORMER PAD  
SEE ELEC. DWGS.  
NEW TRASH ENCLOSURE  
SEE ARCH. PLANS

NEW STORAGE SHED  
SEE ARCH. PLANS  
LOADING ZONE (2)  
FUTURE GENERATOR  
PAD AREA

RETENTION BASIN PARCEL  
(TMK: (2) 3-8-006:078)

**GENERAL SITE PLAN**

SCALE: 1"=40'

**Attachment #1 (3 of 5)**  
**Site Layout as of 12/16**

**LEGEND:**

□ A.C.

NOTE:  
\*SEE SHEET C-004 AI

CMU RETAINING  
L "A"

2-1  
:008

TO HAWA HWY.

HO'OKOLE STREET

TO MOKULELE HWY.

PEDESTRIAN

PEDESTRIAN





FY 2017 Budget Amendment  
Maui County Service Center

	\$27,000,000 Construction Cost	Comments
<b>Building Permit Review Fee</b>	\$40,223.75	Confirmed w/ Lei Smith 12-14-2016, Bldg Permit <b>Plan Review</b> fees are required. Only Bldg Permit Fee is waived for Cty projects
<b>Planning Review Fee</b>	\$0.00	Per FY2017 - Filing Fees for development or permit applications filed by or on behalf of any County agency may be waived by the Planning Director; County agencies shall pay for the direct costs of public notices for applications that require a public hearing.
<b>Fire Prevention Review Fee</b>	\$20,111.88	Per Building Permit Fee Schedule = 12.5% of Building Permit Fee
<b>MECO Review Fee</b>	\$10,000.00	Per ECM discussion with MECO rep, MECO cost would be less than 100k, therefore 10% deposit of \$10,000 would be a conservative estimate
<b>DCAB Review Fee</b>	\$10,000.00	Calculated per DCAB Review Application Form
<b>AIS - Archaeologist Fees</b>	\$13,455.00	Fee proposal from Archaeologist (Exhibit A : G70 obtained 2 proposals, Keala Pono selected)
<b>AIS - Planning/coord. Fees</b>	\$5,291.63	Add G70 fees for AIS coordination with SHPD and Archaeologist (Exhibit B)
<b>G70 - Add Design Fees</b>		
Architecture	\$40,000.00	Fees for Scope Changes, added 12K SF - added DSA inspectors, DOT, and MPO. - RPT/DMV Employee Restroom Addition (Exhibit C)
<b>FAA Review Fees</b>	\$0.00	No Review Fees identified on FAA Website For FAA Obstruction Evaluation/Airport Area Analysis
<b>A&amp;B Subd Assoc</b>		ATA Checking with A&B
Private Water Fees	?	
Irrigation Fees	?	
<b>Sewer/Waste Water Fees</b>	\$0.00	None for County facility
	<b>\$139,082.26</b>	Sub-Total
	\$20,862.34	15% Contingency
	<b>\$160,000.00</b>	



## Keala Pono Archaeological Consulting

### SCOPE OF WORK

### Staff Hours

		Staff Hours				
		Principal	Senior Archaeologist	Archaeologist/ Draftsperson/ Formatter	GIS	Grand Total
<b>Billing Rate</b>		\$ 88.00	\$ 65.00	\$ 56.00	\$ 65.00	
1	AIS Fieldwork	20		10	0	30
<b>SUBTOTAL COST</b>		<b>\$ 1,760.00</b>	<b>\$ -</b>	<b>\$ 560.00</b>	<b>\$ -</b>	<b>\$ 2,320.00</b>
2	AIS Report	40	32	32	8	112
<b>SUBTOTAL COST</b>		<b>\$ 3,520.00</b>	<b>\$ 2,080.00</b>	<b>\$ 1,792.00</b>	<b>\$ 520.00</b>	<b>\$ 7,912.00</b>
<b>Total Manhours:</b>		<b>60</b>	<b>32</b>	<b>42</b>	<b>8</b>	<b>142</b>
<b>Subtotal Manhour Cost:</b>		<b>\$ 5,280.00</b>	<b>\$ 2,080.00</b>	<b>\$ 2,352.00</b>	<b>\$ 520.00</b>	<b>\$ 10,232.00</b>
3	<b>ESTIMATED REIMBURSABLES:</b>					
a	Trips to Maui	\$ 625.00	\$ -	\$ -	\$ -	\$ 625.00
b	Printing		\$ 100.00	\$ -	\$ -	\$ 100.00
c	Miscellaneous	\$ 1,350.00	\$ 610.00	\$ -	\$ -	\$ 1,960.00
<b>Subtotal Estimated Reimbursable Cost:</b>		<b>\$ 1,975.00</b>	<b>\$ 710.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,685.00</b>
<b>Total Manhour Cost + Est. Reimbursable Cost:</b>		<b>\$ 7,255.00</b>	<b>\$ 2,790.00</b>	<b>\$ 2,352.00</b>	<b>\$ 520.00</b>	<b>\$ 12,917.00</b>
					Maui GET (4.166%)	\$ 538.12
					Grand Total	<b>\$ 13,455.12</b>

Exhibit A



October 14, 2016

Vi Verawudh  
925 Bethel Street, Fifth Floor  
Honolulu, HI 96813  
Email: viv@g70.design

**RE: Archaeological Inventory Survey for the Maui County Services Center at TMK (2) 3-8-101:001 thru 0007, Wailuku Ahupua'a, Wailuku District, Maui Island**

Aloha Ms. Verawudh:

Mahalo for contacting 'Āina Archaeology for historic preservation services related to the proposed Maui County Services Center location. It is our understanding that Group 70 is seeking estimates for an Archaeological Inventory Survey for the proposed site on the central isthmus of Maui Island. As a County project, it is likely that this project would be subject to Hawai'i State Historic Preservation review under HRS 6E-8. Currently, Group 70 is in consultation with the Hawaii State Historic Preservation Division regarding archaeological subsurface testing coverage for the project and proposing mechanical testing within six (6) areas across the proposed project site with one exploratory trench per area. We are pleased to present a fee proposal for the requested archaeological study based on a surface survey of the proposed project location and excavation and documentation of six (6) exploratory trenches for parcels within Wailuku Ahupua'a, Wailuku Moku and District, Maui Island (TMK (2) 3-8-101:001 thru 0007).

## Scope of Work

### Archaeological Inventory Survey (AIS)

The following scope of work is designed to fulfill the requirements of an Archaeological Inventory Survey per HAR 13-276:

- **Background Research** to develop a predictive model for the types and distributions of historic properties within the proposed project area and provide context for interpreting and evaluating significance of any potential finds. This research shall entail but not be limited to:
  - Review of past and present environmental conditions;
  - Study of Hawaiian history prior to and following Western contact with a focus on the events and land use patterns across the central isthmus of Maui Island; and,
  - Review of previous archaeological studies in adjacent areas.

AIS (continued)

- **Archaeological Fieldwork** to adequately identify and record potential historic properties within the proposed project area to include:
  - Systematic pedestrian survey of the entire project area;
  - Exploratory mechanized subsurface testing consisting of six (6) 1 m by 5 m long trenches; and,
  - Documentation of potential historic properties and exploratory subsurface testing via written descriptions, drawn maps and stratigraphic profiles to scale, digital photographs, and GPS location recordation.
- **Draft and Final Report** preparation in accordance with HAR 13-276-5 to include but not be limited to:
  - Synthesis and presentation of the findings of the background research;
  - Presentation of archaeological fieldwork results; and
  - Analysis of site integrity and evaluation of historic property significance where appropriate.
- Should SHPD recommend additional trenches beyond the six (6) we can propose an additional service fee at that time.

**Professional Fees**

For the scope of services described above, we propose the following fees:

Archaeological Inventory Survey

We propose a fee of \$26,849, including Hawaii State General Excise Taxes for the following services:

Client Coordination	\$ 2,610
Field Work	\$ 2,560
Lab Analysis	\$ 695
Drafting	\$ 420
GIS Mapping	\$ 1,680
Background Research	\$ 3,900
Draft Report	\$ 5,360
Final Report	\$ 2,880
<hr/>	
<b>Total Professional Fees</b>	<b>\$ 20,105</b>
Estimated Reimbursable Expenses	\$ 5,670
General Excise Tax 4.166%	\$ 1,074
<b>Total Professional Fees</b>	<b>\$ 26,849</b>

Reimbursable Expenses

A backhoe and operator for two days of trenching work are estimated at (\$1,970) however will be billed at actual costs with no markup, other expenses include print and filing fees (\$500), and estimated burial consultation documentation (\$3,200), plus General Excise Taxes.

Other reimbursable expenses will be billed by 'Āina Archaeology and its consultants at invoice amount with no markup. Normal reimbursables will include SHPD review fees for archaeological inventory survey

SCOPE OF WORK (Archaeological Inventory Survey)		Group 70 (Planning)				
		Staff Hours				
		Principal	Senior Planner	GIS	Clerical/Admin	Grand Total
<b>Billing Rate (w/out tax)</b>		\$ 200.00	\$ 160.00	\$ -	\$ 70.00	
<b>1</b>	<b>Project and Consultant Coordination (Estimated Hours):</b>	8	20	0	4	32
	<b>SUBTOTAL COST</b>	\$ 1,600.00	\$ 3,200.00	\$ -	\$ 280.00	\$ 5,080.00
	<b>SUBTOTAL COST</b>					
	<b>SUBTOTAL COST</b>					
	<b>SUBTOTAL COST</b>					
	<b>Total Manhours:</b>	8	20	0	4	32
	<b>Subtotal Manhour Cost:</b>	\$ 1,600.00	\$ 3,200.00	\$ -	\$ 280.00	\$ 5,080.00
	<b>Consultant tax 4.166%</b>	\$ 66.66	\$ 133.31	\$ -	\$ 11.66	\$ 211.63
	<b>Total Manhour Cost:</b>	\$ 1,666.66	\$ 3,333.31	\$ -	\$ 291.66	\$ 5,291.63
<b>4</b>	<b>ESTIMATED REIMBURSABLES:</b>					
	(ASSUME 2 one-day trips)					
a	Trips to Maui	\$ -	\$ -	\$ -	\$ -	\$ -
b	Printing	\$ -	\$ -	\$ -	\$ -	\$ -
c	Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal Estimated Reimbursable Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Consultant tax 4.166%</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total Estimated Reimbursable Cost:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Total Manhour Cost + Est. Reimbursable Cost:</b>	\$ 1,666.66	\$ 3,333.31	\$ -	\$ 291.66	\$ 5,291.63



**G70 Additional fees - Scope of work provided:**

**Original Contract: DMV, RPT, and Housing**

County Program Adjustment - Additional Departments added to Service Center Scope:

Revised Scope - at Notice to Proceed  
 DMV, DOT, DSA, DHHC, RPT, MPO, Future Office, Added Storage & Maintenance

This was done to maximize financial benefit by eliminating lease rents and reducing time period to realize positive cash flow.

Revisions per specific department needs, Additional Space Planning and Programming with Departments, Additional Meeting time, and design effort

Significant time and effort spent here to accommodate users' needs.

Explore 4 possible Value Engineering Schemes as requested by Project Engineer

Request based on Admin and Council recent direction to reduce CIP budgets.

**G70 - Redesign Add Fees**

	Rate	Hours	FEES
LM - PIC & Principal designer	\$225	24	\$5,400.00
KG - PM & Sr Interior designer	\$155	80	\$12,400.00
BC - Interior designer	\$95	112	\$10,640.00
CI - Project Architect	\$145	40	\$5,800.00
DT - Architectural designer	\$90	64	\$5,760.00
<b>Total Additional Fees:</b>			<b>\$40,000.00</b>

Maui County Service Center

	<b>Initial Contract</b>	<b>100% DD</b>
Budget	\$25,000,000	\$27,000,000
Building Area	50,000 sf	62,700 sf
Cost per SF	\$500	\$430.62

		DMV, DOT, DSA, DHHC, RPT,
Departments	DMV, RPT, and portion of Housing	MPOE,OED/Future Office, Maintenance

This costing shows that in deciding to add more SF to the project, there were incremental cost benefits that would be realized. In this case, adding additional space for storage, smaller dept spaces, resulted in a reduced per SF price for the overall project....essentially amortizing fixed costs over more SF.