



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

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Mayor

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Director

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OFFICE OF THE MAYOR

May 22, 2018

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

For Transmittal to:

Honorable Chair Stacy Crivello
Housing, Human Services,
and Transportation Committee
Maui County Council
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Alan Arakawa 5/28/18
Acting Mayor Date

Dear Chair Crivello:

**SUBJECT: COUNTY-OWNED PARCEL ON NORTH PAPA AVENUE (KAHULUI)
(HHT-14)**

Attached for your committee's use is a hardcopy of the PowerPoint presentation which the department will speak about at the May 22, 2018 meeting.

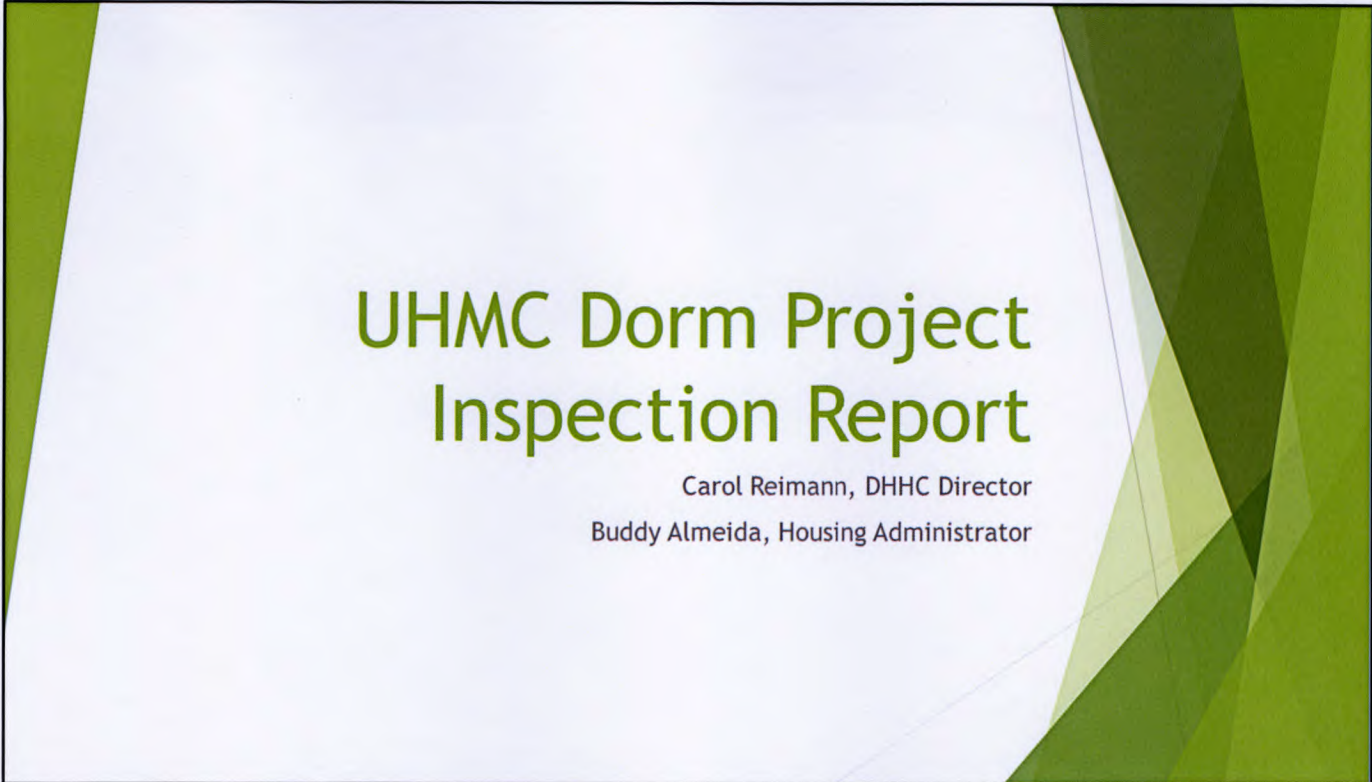
Thank you for the opportunity to provide this information. Should you have any questions, please feel free to contact me at Ext. 7805.

Sincerely,

Carol K. Reimann

CAROL K. REIMANN
Director of Housing and Human Concerns

Attachment

An abstract graphic design featuring overlapping green triangles and polygons of various shades, creating a modern, geometric background for the report cover.

UHMC Dorm Project Inspection Report

Carol Reimann, DHHC Director
Buddy Almeida, Housing Administrator

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



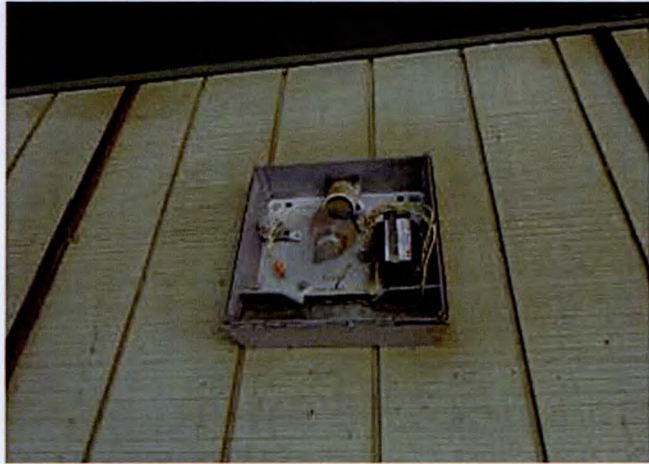
UHMC Dorm Project - Inspection Results

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



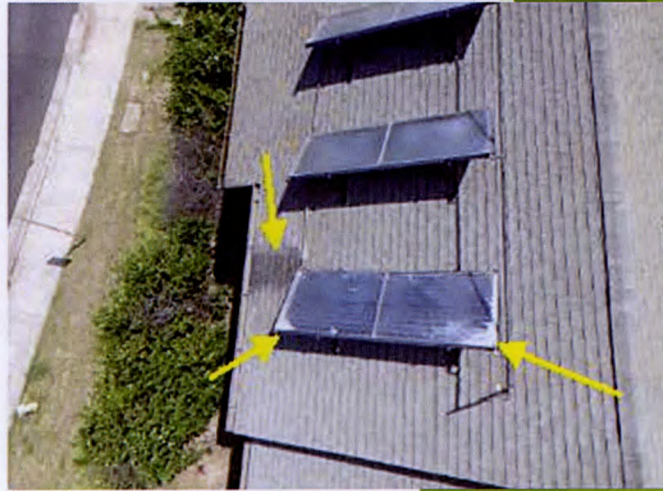
UHMC Dorm Project - Inspection Results

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



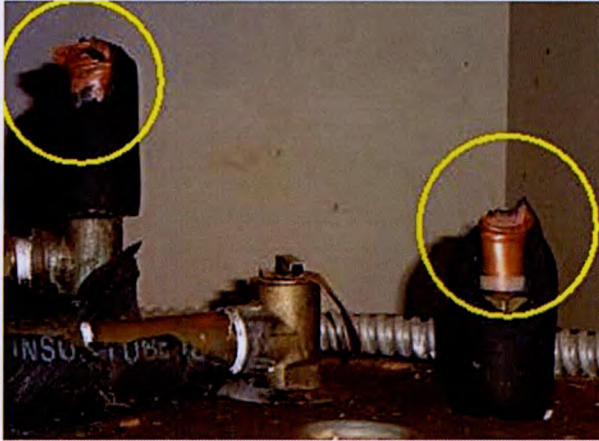
UHMC Dorm Project - Inspection Results

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



All water heating appliances were terminated with supply and service plumbing cut and electrical connections removed. Recommend having a licensed plumber evaluate and install commercial grade gas on demand hot water heating systems for each floor of each building

UHMC Dorm Project - Inspection Results

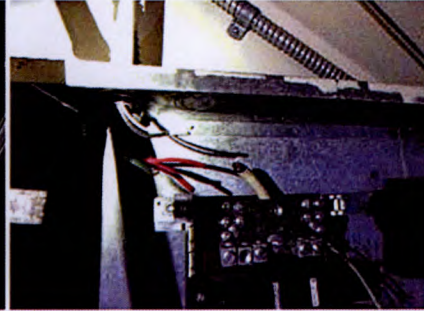
Plumbing: Non-standard repairs, water heating devices terminated with supply cut and electrical connections removed, solar panels damaged & leaking, fixtures in poor condition



Based on observed physical conditions of the installed fixtures, it is recommended to replace all plumbing fixtures and shut off valves in all buildings to ensure proper future operation

UHMC Dorm Project - Inspection Results

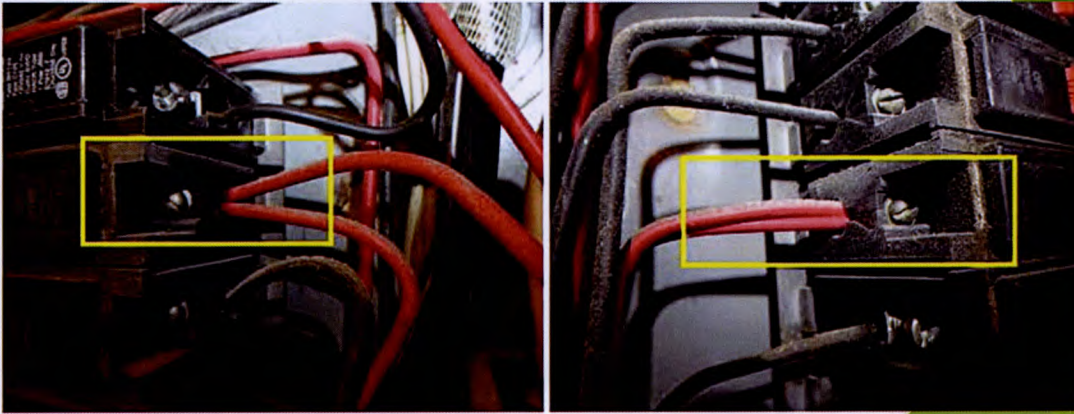
Electrical: Buildings B & C main service conductors and all branch wiring cut at main service panel, circuit breakers removed, missing junction boxes, non-standard repairs



Main service conductors and all electrical branch wiring was cut at the main service panel entrance. Need electrical contractor to evaluate and repair electrical service to each building.

UHMC Dorm Project - Inspection Results

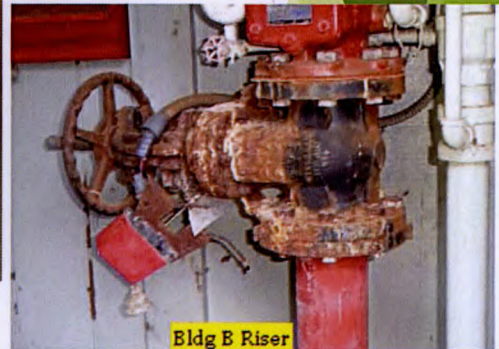
Electrical: Buildings B & C main service conductors and all branch wiring cut at main service panel, circuit breakers removed, missing junction boxes, improper repairs



There were double tapped 1-pole circuit breakers noted. This is not consistent with the manufacturer's instructions and the NEC (National electric code). Licensed electrician needed to evaluate and repair/replace as necessary

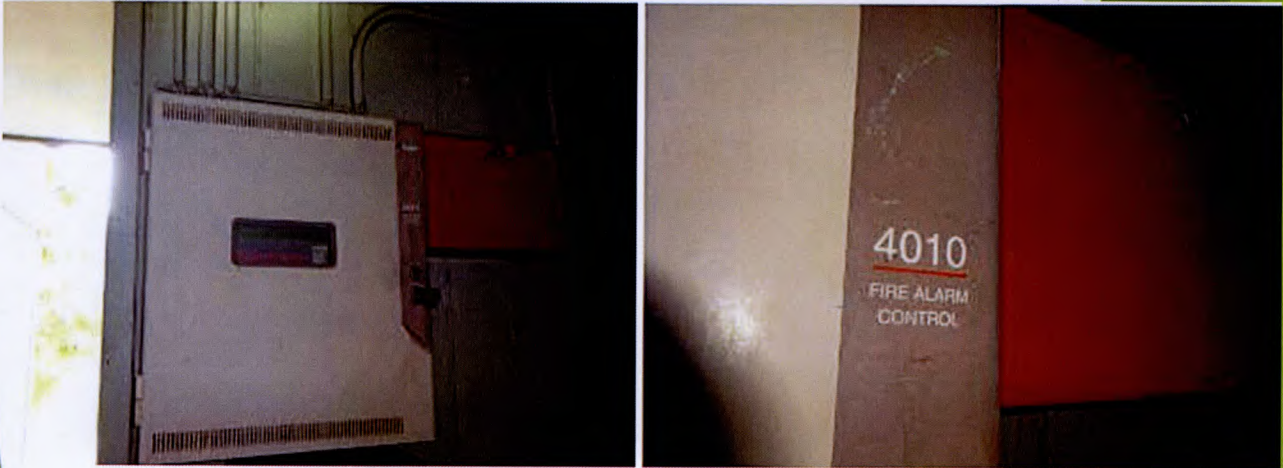
UHMC Dorm Project - Inspection Results

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



UHMC Dorm Project - Inspection Results

Alarm System: Poor condition



Each building's designated alarm and alarm panel in 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



Visible indications of mold present in all attic areas

UHMC Dorm Project - Inspection Results

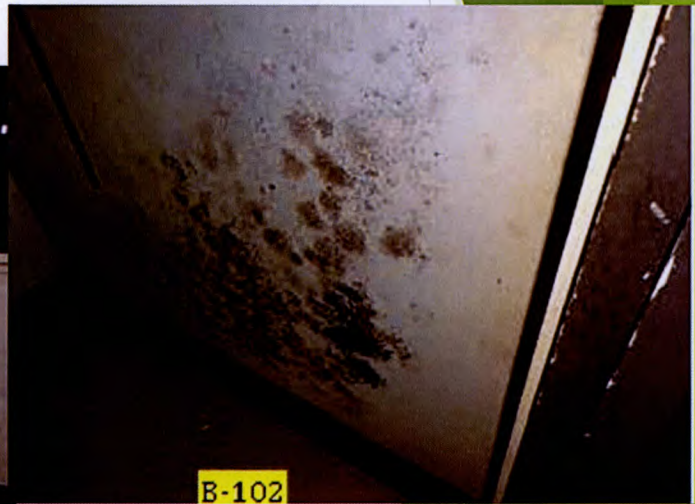
Interior Spaces: Moisture intrusion, mold growth and termite damage



Most of the lower interior wall finishes had moisture damage. In buildings B & C moisture intrusion and mold growth in interior areas, bedroomr, bathrooms and closet areas.

UHMC Dorm Project - Inspection Results

Interior Spaces: Moisture intrusion, mold growth and termite damage



Moisture intrusion and mold growth in interior areas of buildings B & C

UHMC Dorm Project - Inspection Results

Interior Spaces: Damaged windows & doors



Most of the doors had varying degrees of damage. Visible moisture and termite damage at interior window trim areas.

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



While a few of the kitchens in Building A appeared operable, Buildings B & C were not in good shape

UHMC Dorm Project - Inspection Results

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



Visible indications of moisture damage, mold growth, damaged flooring, damaged cabinets and counters, damaged mirrors, damaged toilets and damaged 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)

It will take an army of licensed contractors, licensed landscape contractors, licensed plumbers, licensed electricians, foundation/masonry contractor, licensed pest contractor, licensed fire suppression contractor, licensed security contractor and licensed fire extinguisher contractor to address the summary of significant recommendations.

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.

We spoke to UHMC about the surrender clause. We've asked them about their intentions once we cancel the lease. We are waiting to hear back.

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

Reno: once you start, you will likely find new issues. Bring to code: receptacles and kitchen service areas require GFI fistures; all bedrooms require arch fault circuit protection, smoke detectors need to be hardwired & interconnected

Bring to serviceability – will require significant time and labor. For instance, pipes have not been maintained, there may be interior micro bacterial growth which will require monitoring and possible replacement. Electrical conductors were cut off and ripped out – fixing could require significant effort. Starting fresh may provide additional flexibility – won't be locked into existing footprint/floorplan. We

will have more options.

Never throw good money after bad...

An abstract graphic design featuring a white rectangular area with the word "Mahalo!" in green. This area is framed by a black border and surrounded by a background of overlapping, semi-transparent green geometric shapes, primarily triangles and polygons, in various shades of green.

Mahalo!