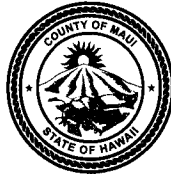


ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 27, 2016

RECEIVED

2017 SEP 27 PM 2:52

OFFICE OF THE MAYOR

OFFICE OF THE
COUNTY COUNCIL

2017 SEP 28 PM 3:59

RECEIVED

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

For Transmittal to:

Honorable G. Riki Hokama, Chair
and Members of the Budget and Finance Committee
200 South High Street
Wailuku, Hawaii 96793

Alan Arakawa 9/29/17

Dear Chair Hokama and Members:

SUBJECT: CONTRACT AND GRANTS C6172 WITH FERRARO CHOI AND ASSOCIATES LTD ((WAILUKU PARKING AND EVENTS FACILITY NOW KNOWN AS THE WAILUKU CIVIC CENTER) (BF-53-(2))

Thank you for the opportunity to present the conceptual design of the Wailuku Civic Center to the Budget and Finance Committee. The Department of Planning (Department) is transmitting this response to the questions that were asked during the meeting.

The scope of work for this project is considered to fall in the category of professional services, so by law the Department utilized the Qualified Bidders selection process as outlined in HRS §103D-304 and supporting sections. The Department developed a scope of work along with an invitation to qualified firms to provide proposals on the project. A copy of that scope of work and expectations is attached. Also included is a copy of the proposal received from Ferraro Choi and Associates, Ltd.

Second, as requested by the Committee, the sub-consultants retained as part of C6172 and their respective responsibilities relating to the contract are as follows:

Ferraro Choi And Associates Ltd

Architecture and Programming
Interior Architecture and FF&E
Way-finding and Signage

PBR Hawaii & Associates, Inc.

Planning
Community Outreach
Cultural
Landscape Architecture

Honorable Alan M. Arakawa, Mayor
For Transmittal to:
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September 20, 2017
Page 2

SSFM International	Civil Structural
WSP Hawaii	Mechanical Plumbing Fire Protection Electrical Lighting Audio Visual Telecom Acoustics Security
E. F. Whitney, Inc.	Food Service Equipment
Nash Architectural Solutions, LLC	Specifications
Rider Levett Bucknall	Cost Estimator
Austin Tsutsumi & Associates, Inc.	Traffic
Warren S. Unemori Engineering, Inc.	Surveyor
Island Geotechnical Engineering, Inc.	Geotechnical
EKNA Services, Inc.	Environmental
Xamanek Researches, LLC	Archaeological
D. L. Adams Associates, Ltd.	Noise Assessment
Progressive Urban Management Associates	Market and Feasibility Analysis
Goodwin Consulting Group	Financing Plan
Dixon Resources Unlimited	Parking Management Plan

The time of performance for the project will be from December 15, 2016 to August 15, 2021.

Thank you to Councilman Guzman for identifying the inconsistency with the scope of work and contract timeframe. A request for a contract amendment has been transmitted to Corporation Counsel to remedy the error.

Honorable Alan M. Arakawa, Mayor
For Transmittal to:
Honorable G. Riki Hokama, Chair
September 20, 2017
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Finally, the payment schedule follows the percentage of task completion, billed monthly. The total project scope is broken into the following tasks: Program Feasibility, Community Outreach, Master Planning, Site Services, Special Entitlements, Concept Design, Design Development, Construction Documents, Permit, Bidding, Construction Administration, and Site Services.

Thank you the opportunity to provide additional information on this matter. Should you have any questions, please feel free to transmit them to the Department of Planning via transmittal through the Office of the Mayor.

Sincerely,



W WILLIAM SPENCE
Planning Director

Attachments

xc: Michele Chouteau McLean, Deputy Planning Director (PDF)
Clayton I. Yoshida, Planning Program Administrator (PDF)
Maui Redevelopment Agency Members

WRS:EKW:

Council Communication
General File

K:WP_Docs/Planning/MRA/2017/Council_TransmittalBudgetCommitteeResponse.doc

ALAN ARAKAWA
Mayor

DON FUJIMOTO, Chair
CAROL BALL, Vice-Chair
FRANK DeREGO
ASHLEY LINDSEY
JONATHAN STARR



COUNTY OF MAUI
MAUI REDEVELOPMENT AGENCY

July 19, 2016

In June of 2016, the County of Maui Department of Finance ran its annual advertisement to request statements of qualifications for professional services to support a range of projects the County will be undertaking in fiscal year seventeen. One of the projects listed in the ad was the Wailuku Town Parking and Events Facility. In your response to the ad, your firm indicated an interest in providing professional services for this project.

A selection committee reviewed all the statements of qualifications submitted to the Department of Finance and narrowed the list of truly qualified firms down to four. The selection committee would like to invite you for an interview on Maui on August 8, 2016 at 200 S. High Street, Wailuku on the 9th floor of the Kalana o Maui Building in the Mayor's Lounge.

Attached you will find a project description, department expectations and anticipated scope of work. In addition there is an outline of the expected interview process. Please be aware that the County is utilizing the Qualified Bidders selection process as outlined in HRS §103D-304 and supporting sections. Per HRS Subchapter 7 §3-122-63, after awarding of the contract all information associated with the selection process will be open to the public.

FIRM X scheduled interview time is 9:30 PM, Monday August 8, 2016. Please contact Erin Wade, Maui Redevelopment Agency staff, with any questions about the interviews or content of this information package. Erin can be reached at (808) 270-5517 or erin.wade@mauicounty.gov. Thank you and we look forward to meeting you on the 8th.

Sincerely,

A handwritten signature in cursive script, appearing to read "Erin Wade".

Erin Wade, Maui Redevelopment Agency Staff

PARKING AND EVENTS FACILITY OVERVIEW-

The Parking and Events Facility is part of a larger vision for Wailuku town (reWailuku). This vision has been refined over several years, beginning in 2012 with a series of community workshops. One of the issues addressed during these workshops was the need for more parking in Wailuku. A previous design for a parking garage had been completed but it was considered to be out of scale and incompatible with the town's overall form and structure.

The reWailuku planning effort resulted in an urban design concept for the "superblock" -- bordered by Market St., Vineyard St., Church St., and Main St. Because this is the largest block in the town, traffic flow and pedestrian connections into this site are especially important. The block should include inviting pedestrian connections from all of the four surrounding streets. And although the Parking and Events Facility will be a significant structure in size, it must be thoughtfully designed to ensure that its massing and scale relate to the buildings and spaces around it. Both structures should exhibit architectural excellence, innovation, and be timeless in design.

The **Parking Facility** is intended to meet a large part of the parking demand in Wailuku Town. As a historic neighborhood, very few properties have on-site parking, and the Wailuku Municipal Lot has acted as the primary parking resource for the neighborhood. This should continue with the new facility while enabling other activities to occur at the site. The facility should be designed with the capability to host events such as food-truck rallies, farmer's markets, festivals, and other outdoor events. Features such as utility hookups, solar panels (for shade and electricity), and other innovative improvements should be considered.

An **Events Facility** is being contemplated to be built as a second phase along the Vineyard Street frontage. This facility should be considered in the planning and environmental review of the parking structure.

In summary, the county's expectation for the Parking and Events Facility is that it will establish a new standard of excellence for architecture and urban design in Wailuku. Furthermore, because of its location, size, and prominence, the facility will provide a solid foundation on which subsequent projects can be built.

A. PURPOSE

The Department of Management (Department) in conjunction with the Department of Planning is evaluating interested consultants who meet the qualifications described herein to (within the parameters established by the Department and described herein) design a parking and events facility located at TMK: (2)3-4-013:075, which is the approximately 2.192-acre site identified as the Wailuku Municipal Parking Lot, in the heart of Wailuku Town.

The proposed Wailuku Parking and Events Facility is intended to meet the following objectives:

1. Provide adequate, convenient, and accessible parking for residents and visitors seeking a Downtown Wailuku destination.
2. Create an activity gathering place to bring new energy and economic vitality to Downtown Wailuku.
3. To connect and integrate Downtown Wailuku into a unified business, commercial, and social hub.

B.

C. PROJECT CONCEPT AND DESCRIPTION

The County of Maui, Planning Department has embarked on a concept development phase of project planning to define the general design parameters for the Project. Offerors are required to use the concepts and related general design parameters developed by the Planning Department in advancing design development for the Project. Key elements of the Project are summarized below:

1. Parking Structure and Vineyard Street Reconstruction and plaza – Phase 1
 - a. The Wailuku Parking and Events Facility shall accommodate 300 or more parking stalls with a portion of the parking to be created subgrade or partially subgrade.
 - b. Site and parking structure designs shall take advantage of the grade change within the block to reduce the amount of internal access ramps allowed by applicable codes and regulations.
 - c. Parking facilities shall have minimum 10-foot ceiling heights. The above-

grade portion of the facility should be designed to be integrated with a proposed special events facility. The parking structure open spaces shall utilize natural lighting and incorporate tools such as light wells to enhance these qualities. The open space designs shall also promote free airflow throughout the structure.

- d. Security of the site is a high priority. The facility and site shall be designed to accommodate security cameras and other surveillance methods. The structure and site design shall avoid spaces that will present opportunities for loitering and illegal activity. All spaces of the site shall be designed to feel comfortable and safe by users of all age groups, including individuals with disabilities.
 - e. The parking structure, via an elevator/stairway tower, may be integrated with the events facility and/or adjoining buildings.
 - f. The portion of the parking structure between Main Street and Pili Street shall not exceed the height of the windows on the third floor (second floor of offices) at the Wailuku Executive Center (24 North Church Street, TMK (2)3-4-013:044).
 - g. Concurrent with the development of the parking structure and site, Vineyard Street planned as a Festival Street, will require reconstruction to enable its integration with the plaza space at a level grade. This Festival Street concept addresses the segment of Vineyard Street, between Church Street and Market Street.
 - h. Vineyard Street presently lacks an adequate street drain system that results in large volumes of stormwater flows that inundate the street. Innovative designs applying Low Impact Development (LID) and Green Streets techniques shall be applied. The same techniques shall be applied throughout the parking and events facility site to potentially blend in with Vineyard Street's festive design.
2. Events Facility – Phase 2 (design to be contracted separately)
- a. An events building facility, plaza, community gathering, and performance space shall be developed on the Vineyard Street end of the project. Refer to **Figure 3**. This indoor and outdoor gathering space would support a

variety of uses and would be programmed for events and equipped to accommodate various size performances. Electrical service and permanent lighting shall be provided on the at grade level, and top parking level deck as well as the plaza area to accommodate various venues for both day and night activities.

3. Other Design and Operational Considerations

In addition to the foregoing program design elements of the Project, Offerors shall address other design and operational considerations which will lead to the successful implementation of the Project. By way of example only, such other considerations may include, but not be limited to the following:

- a. Landscaping and comprehensive signage plans to maintain design consistency and establish integration among the various physical elements of the Project.
- b. Ancillary facilities, such as trash enclosures, loading and unloading areas, street furniture, and bicycle racks.
- c. Onsite and offsite utility service and connections (e.g., water, sewer, electrical) to ensure the optimum use of each Project design element.
- d. Integrated improvements to the existing pedestrian access ways to Main Street (between Parcels 96 and 98) and to Market Street (between Parcel 48 and 97). Refer to **Figure 2**.
- e. Pedestrian and bicycle pathways to facilitate walkability and connectivity of the Project with surrounding uses and public transit systems.
- f. Revenue and expenditure pro-forma to establish the initial fee and revenue generation framework.
- g. Parking operational management plan.
- h. Fiscal impact analysis of the project to define long-term effects to County and State fiscal parameters.
- i. Facility sustainability objectives and measures.

j. Involvement of a local cultural practitioner and an artist to incorporate public art and/or artistic design elements into the project that illustrate the relevance, history, and or cultural importance of the project site, the neighborhood or the people of Wailuku.

4. Special Design Considerations

It is important that the site and facility designers consider all facets of modern, energy efficient, healthy, sustainable, and innovative design practices, some of which have been previously described or specified in some form in this RFP. The site and facility designs shall also be fully accessible without discrimination to any users regardless of age, race, religion, gender, physical ability, or financial status. Finally, the overall site and facility design shall be appropriate in scale, mass, and aesthetics to be compatible to the surrounding Wailuku town. General design considerations related to the foregoing items include, but are not limited to:

- a. ADA Compliance
- b. Low Impact Development (LID)
- c. Green Streets techniques
- d. Leadership in Energy and Environmental Design (LEED)
- e. Transit Oriented Development (TOD)
- f. Complete Streets Compatibility
- g. Sustainability Strategies
- h. Cultural and Context Sensitive Designs

D. DEPARTMENT'S OBJECTIVES

The firm's approach shall consider the Department's objectives for the Project, which are summarized as follows:

To design the entire facility with a logical two phase plan that will allow the facility to be constructed and functional with its first phase completed, while the second phase awaits funding.

The desire is to construct an independent Phase 1 for the facility to be used primarily for parking, outdoor events and plaza space. Then a contract extension will be considered to complete the Phase 2 portion of the project that will allow for additional time for a needs and feasibility analysis and supplemental construction funding. Phase 2 would include the design of a building to be located on Vineyard Street for public use and support service in connection with the Parking and Events facility.

Include with the design phase, all planning permits and construction permits/plan approvals to be secured to expedite advertising for construction bids for accomplishing both Phase 1 and Phase 2 of the project expeditiously upon receiving its respective funding appropriations.

II. SCOPE OF WORK

The Consultant shall be responsible for the planning and design phases for the entire project as described in Section I of this document. Also, the Consultant shall provide post design services to address any Requests for Information (RFI) that arise during the bidding and construction phases.

A. PLANNING AND PERMITTING

1. Provide a master plan for the block
2. Comply with Hawai'i Revised Statutes (HRS) Chapter 343 regulatory requirements by preparing and processing a new Environment Assessment (EA) for the project. A Final Environmental Assessment (EA) is on file with the Office of Environmental Quality Control dated July 2012, for a parking structure design earlier conceived for the project site. The new EA will require acknowledgement of a new design concept which includes an events facility integrated with the parking structure, an open space plaza area that can support a variety of functions and activities, and reconstruction of Vineyard Street between its block of Church Street and Market Street.
3. Include all supporting technical reports/studies to support the findings documented in the new EA, including but not limited to:
 - a. Interim Parking Plan
 - b. Soils Investigation Report
 - c. Environmental Noise Assessment Report
 - d. Archaeological Investigation Report and Monitoring Plan
 - e. Cultural Impact Analysis
 - f. Preliminary Engineering Report
 - g. Traffic Impact Assessment Report
 - h. Feasibility Studies to support the events facility design

4. Prepare other studies to support the project's implementation, funding, infrastructure needs, long-term financing, and continued integration into present and future multi-modal transportation systems. These studies shall include but not be limited to:
 - a. Financing Plan
 - b. Interim Parking and Construction Plan
 - c. Multimodal Plan
 - d. Securing all permits necessary for both the Phase 1 and Phase 2 designs to facilitate the County's effort in expeditiously allowing the construction for each phase to begin immediately after the construction contracts are awarded.

B. DESIGN

1. Prepare designs in accordance with the Project Concept and Description outlined herein and complying with the representations made in the Environmental Assessment. The MRA anticipates the community wanting to see three or four alternative designs that range from the most basic interpretation of the project concept to something featuring very innovative and creative use of the space and
2. Complete designs of Phase 1 - Parking Structure facility and any required off-site improvements. The development of the Phase 1 parking structure and related ground level facilities along with Vineyard Street's reconstruction, must be fully functional while waiting for construction funds to be appropriated to bid out the Phase 2 - Events Facility and related improvements.
3. Coordinate proposed designs with applicable County Departments, including but not limited to the Planning Department and Department of Public Works (DPW). At a minimum, such coordination shall address the following subject matters:
 - Parking Management considerations
 - Continuity of vehicular circulation during construction
 - Pedestrian and bicycle connectivity for Downtown Wailuku
4. The present parking lot's vehicular access to Vineyard Street will be eliminated to allow for the proposed Performance and Festival Plaza space to blend with


Vineyard Street. This may include an alternative that plans a reconstructing of the Vineyard Street block between Market Street and Church Street envisioned as a Festival Street with no curb separation from the plaza other than some feature such as bollards to prevent vehicles from entering while allowing pedestrians to freely move between the plaza and street.

5. Coordinate with the State Department of Transportation, Highway Division to confirm detailed requirements on developing a direct vehicular access connection onto Main Street. Based on those requirements, determine the land acquisition requirements and prepare a parcel map and metes and bounds description for the Department's use in initiating appraisals, conducting land acquisition negotiations, and preparation of acquisition documents.
6. Coordinate with the County Department of Transportation to analyze potential site designs that would enhance the existing and future public transportation system's connectivity to the project site.
7. Develop a comprehensive plan to provide interim parking areas during project construction.
8. Prepare plans, specifications, and construction contract bid documents for the County to advertise for construction bids to accomplish Phase 1 and Phase 2 under separate contracts. Prepare construction cost estimates for the Department's use in programming the necessary funds required for execution of the construction contracts in two (2) subsequent fiscal years. In preparing the bid documents, all provisions required by County, State, and Federal laws and regulations must be incorporated so that all prospective bidders are fully aware of applicable legal requirements.
9. Construction contract bid documents shall include all requirements to comply with:
 - a. HRS 103B, Employment of State Residents on Construction Procurement Contracts, as Amended by Act 193, SLH2011
 - b. HRS Section 103D-1002 (Act 175, SLH 2009), Hawaii Product Preference
 - c. HRS Section 103-55.6 (Act 7, SLH 2009,) Apprenticeship Agreement Preference


10. Secure all the permits necessary for Phase 1 designs to facilitate the County's effort in expeditiously allowing the construction for each phase to begin immediately after the construction contracts are awarded. Examples include but are not limited to:
 - a. Chapter 343, HRS, Environmental Assessment and supporting technical reports/studies
 - b. County building, electrical, plumbing, grading, and Work Upon County Highway
 - c. State Department of Health - National Pollutant Discharge Elimination System (NPDES) permit.
 - d. State Department of Transportation – Permit to Perform Work Upon State Highway
 - e. Maui Redevelopment Agency development review application

C. COMMUNITY OUTREACH

1. During the planning and design phase, develop a "good faith" community outreach strategy/plan to advance the fostering of public trust and understanding to minimize any challenges that could jeopardize timely project implementation. At a minimum, the community outreach strategy should include meetings with community groups, such as the Wailuku Community Association, Aha Moku Representative for Wailuku, business associations, and other relevant stakeholder individuals or groups that may provide meaningful input into the project.
2. In the construction contract bid documents, include a requirement for the contractor to conduct a pre-construction public informational meeting to present to the general motorist, Wailuku town employees, and directly affected businesses, a work schedule/work hours, interim provisions for replacement of existing parking, anticipated lane closures, detours, work phasing, and typical work zone traffic control plan. Additionally, a project-accountable manager and his/her contact number shall be provided to receive and address daily work zone condition information and complaints/safety concerns expressed by the public.



WAILUKU TOWN
PARKING & EVENTS FACILITY
DESIGN, PLANNING AND ENGINEERING SERVICES



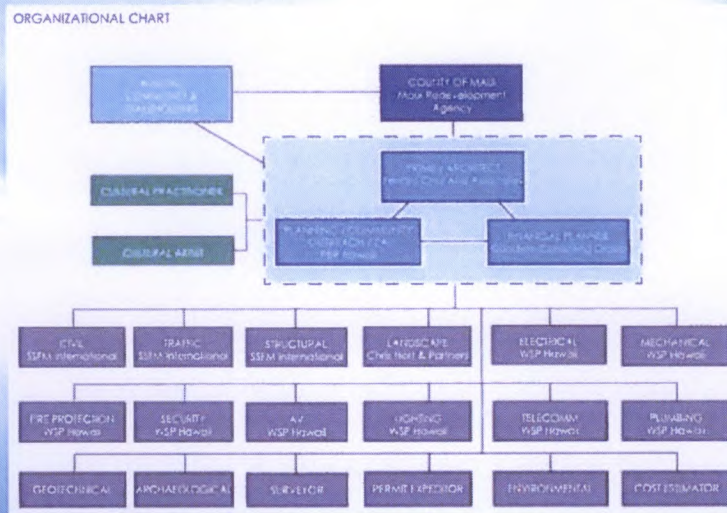
FERRARO CHOI
WWW.FERRAROCHOI.COM

AGENDA

- Experience and Professional Qualifications
- Past Performance on Projects of Similar Scope
- Capacity to Accomplish the Project in the Required Timeframe
- Innovative and Alternative Methods
- Q & A

Experience and Professional Qualifications

PROPOSED TEAM



PROJECT LEADERSHIP

Ferraro Choi And Associates, Ltd.



Bill Brooks, AIA
Principal
Design and QC



David Akinaka, AIA
Principal in Charge



Mark Ayers, AIA
Associate / Senior
Project Architect

PBR Hawaii



Kimi Yuen
Principal / Planner

Goodwin Consulting Group



Dave Freudenberg
Senior Principal
Financing Strategies

FIRM INTRODUCTION

Ferraro Choi And Associates, Ltd.

Ferraro Choi was founded in 1988 by:

Joe Ferraro, FAIA, LEED AP
Gerald Choi AIA, MBA

Principals:

Joe Ferraro, FAIA, LEED AP
Bill Brooks, AIA, LEED AP
Troy Miyasato, AIA, MBA
David Akinaka, AIA

Staff of 23:

10 architects
5 Intern architects
5 interior designers
3 administrative staff



MISSION STATEMENT

"Our mission is to provide architectural, interior architecture, and research services that preserve, protect, and enhance the natural and built environment."



PROJECT EXPERIENCE

We have worked with a wide range of clients for government, institutional, corporate, and healthcare projects.

- **Federal:** NSF, NOAA, GSA, F&W, USDA, US Navy, US Army
- **State:** DOE, HCDA, DLNR, UH, DBEDT
- **Institutional:** Hawaii Theatre, YWCA, YMCA, Oahu Veterans Center
- **Corporate:** Howard Hughes Corp., Bank of Hawaii, Hunt Development
- **Healthcare:** Waimanalo Health Center, Shriners Hospitals, Queens Medical Center, Kaiser Permanente, Hawaii Pacific Health



PROJECT EXPERIENCE

We have extensive experience on projects involving Master Planning, parking garages, community outreach, and public/private funding:

- Hosoi Garden Mortuary
- HCDA/HTDC Kakaako Makai Innovation Block
- UH Culinary Institute of the Pacific at Diamond Head
- Lahainaluna High School Cafeteria
- Molokai General Hospital
- East Kapolei Middle School
- HMSA Keaau
- West Hawaii Explorations Academy
- Roosevelt High School Master Plan
- Stevenson Middle School STEM Center



FIRM INTRODUCTION

PBR HAWAII & Associates, Inc.

PBR HAWAII was founded in 1970 by:
Frank Brandt, FASLA

Principals:

Tom Witten, FASLA
 Stan Duncan, ASLA
 Russell Chung, FASLA, LEED AP BD+C
 Vincent Shigekuni
 Grant Murakami, AICP, LEED AP BD+C
 Tom Schnell, AICP
 Kimi Yuen, LEED AP BD+C

Staff of 42:

19 planners
 15 landscape architects/designers
 1 graphic designer
 7 administrative staff



PROJECT EXPERIENCE

We have worked with a wide range of clients for government, institutional, and corporate projects.

- **State:** UH, HCDA, DLNR, DBEDT, DHHL, OHA, DOT
- **County:** Maui, Kauai, Honolulu, Hawaii
- **Institutional:** Punahou School, Kamehameha Schools, Hanalei School, Asia Pacific International School, Tokai University
- **Corporate:** Pulama Lanai, A&B Properties, Inc., Haleakala Ranch, Maui Land & Pineapple Company, Inc., Howard Hughes Corp.



MASTER PLANNING

PBR HAWAII has over 45 years of experience preparing master plans for a range of projects including civic center master plans, residential and new community master plans, educational campus master plans, and master plans for parks and recreational facilities.

Stemming from the history of a place and working closely with our clients and the community, our plans are designed to reflect our clients' goals, to coordinate actions with the visions of its host community, and to guide project implementation.



ENVIRONMENTAL STUDIES

PBR HAWAII has extensive expertise in preparing and processing environmental assessments and environmental impact statements (both Chapter 343, HRS and NEPA).



FIRM INTRODUCTION

Goodwin Consulting Group (GCG)

GCG was founded in 2001 by:

Susan Goodwin
David Freudenberger

Services:

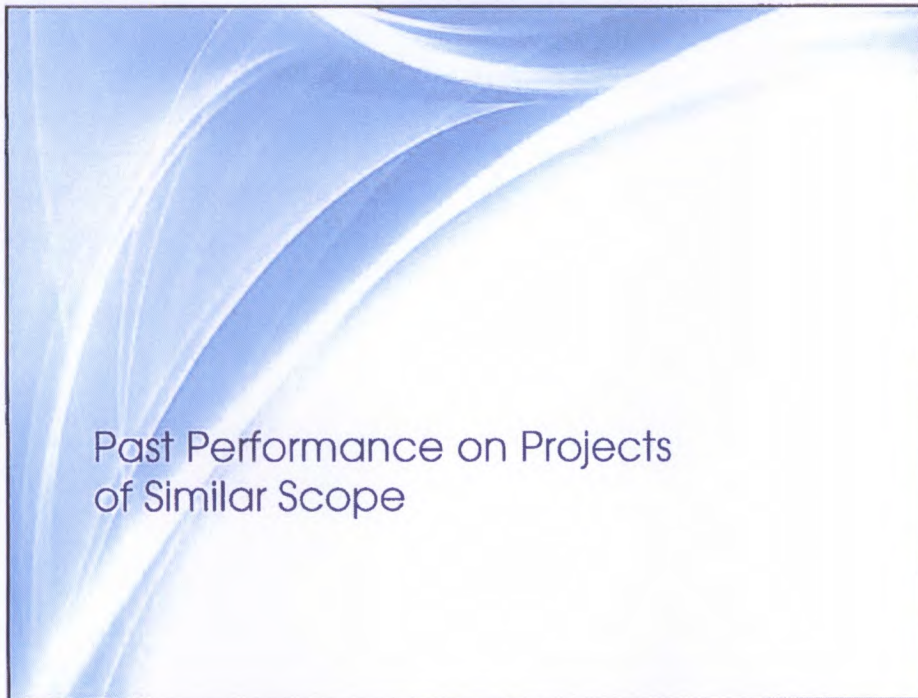
- Public finance
- Development economics
- Real estate market analysis
- Municipal consulting
- **Financing strategies from planning, implementation, and through administration**
- **Experienced with public agencies and private developers**



Wailuku Redevelopment
Financing Plan



Kona Community
Development Plan –
Public Facilities Financing Plan



UH Culinary Institute of the Pacific at Diamond Head

Project Size:
43,000 sq ft , New Campus

Site Area:
7.8 acres

Phase 1 Scope of Work:
Kitchen Labs, Student
Lounge, Support Buildings

Cost:
\$25M (Phase 1)

Future Phases:
Competition Auditorium,
Restaurant, Kitchen Labs,
Classrooms, Administration

Awards:
LEED Silver Registration



UH Culinary Institute of the Pacific at Diamond Head

CHALLENGES & SOLUTIONS:

Extended Project Development Period:
Ferraro Choi and PBR Hawaii involved for more than 10 years

Community-sensitive site:
Strong attention to building scale / appearance, landscaping, parking / traffic impact, noise, public access

Hilly Terrain:
Careful site planning to negotiate 40 ft grade elevation change with ADA accessibility

Ferraro Choi & PBR Hawaii engaged in significant community outreach:
EA, PRU, SMA, Special Design District, SHPD, Diamond Head Citizen's Advisory Committee, Neighborhood Boards, Native Hawaiian Cultural Advisory Hui



Conceptual - single building, multi-story



Approved - campus style, single story

UH Culinary Institute of the Pacific at Diamond Head

DESIGNED TO BE MANY THINGS TO MANY PEOPLE:

Culinary Academic Village:
State of the art teaching labs, classrooms, and auditorium

Community Events Venue:
Farmer's markets, public restaurant and banquet facilities, cooking demonstrations and competitions, continuing education classes

Cultural Education:
Outdoor demonstration of Native Hawaiian plants, foods, and cooking for locals and visitors

Source of Revenue:
Restaurant operations, fundraising events



HCDA / HTDC Kakaako Makai Innovation Block Master Plan

Project Size:
360,000 sq ft

Site Area:
5.5 acres

Entrepreneur Development:

- Entrepreneur's Sandbox
- Kewalo Incubation Center

Retail, Warehouse & Office:

- Innovation Hale

Public parking:

- 900 stall garage

Education & Office:

- Learning Center

Community gathering:

- Kewalo Courtyard plaza
- Pedestrian promenade



HCDA / HTDC Kakaako Makai Innovation Block Master Plan

CHALLENGES & SOLUTIONS:

Urban renewal:
Transform a surface parking lot into vibrant mixed-use innovation district. Connect with JABSOM, Cancer Center, and Kakaako Waterfront Park

Major utility easements bisect site:
Careful site planning and phasing to avoid relocation of easements during initial phases

Public-private partnership:
Worked with HCDA, HTDC, Federal EDA, and Stanford Carr Development to meet multiple funding requirements

Recognize the history of the area:
Create a heterogeneous design vocabulary in keeping with the industrial use of Kakaako Makai and to attract tenants, customers, and visitors



Hosoi Garden Mortuary – Phase 1

Project Size:
90,000 sq ft (Phase 1)

Site Area:
2.1 acres

Phase 1 Scope of Work:
239 stall parking garage

Long range, multi-phase redevelopment:
New chapel, social halls, crematorium, and offices.
Renovation of existing chapel and social halls.



Hosoi Garden Mortuary – Phase 1

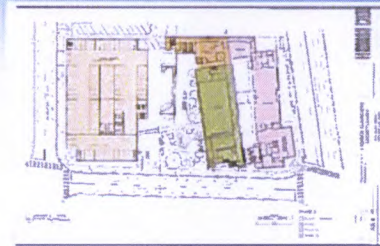
CHALLENGES & SOLUTIONS:

Uninterrupted facility operations:
Careful site planning and phasing to minimize impact of construction

Interim parking:
Assisted Owner in developing interim parking plan during construction

Poor soil conditions:
Use of micro-pile foundations to support structure and minimize construction noise

Security:
Use of stainless steel security screens and decorative stairwell enclosures



Lahainaluna High School Cafeteria

Location:
Lahaina, Maui


Project Size:
21,000 sq ft

Site Area:
7.8 acres

Cost:
\$8.0M

Building program:
Multi-purpose cafeteria,
commercial kitchen

Awards:
LEED Silver-equivalent





Lahainaluna High School Cafeteria

CHALLENGES & SOLUTIONS:

Site selection:
Performed alternative studies to determine the most opportune site location for views, circulation, wind patterns, and daylighting.

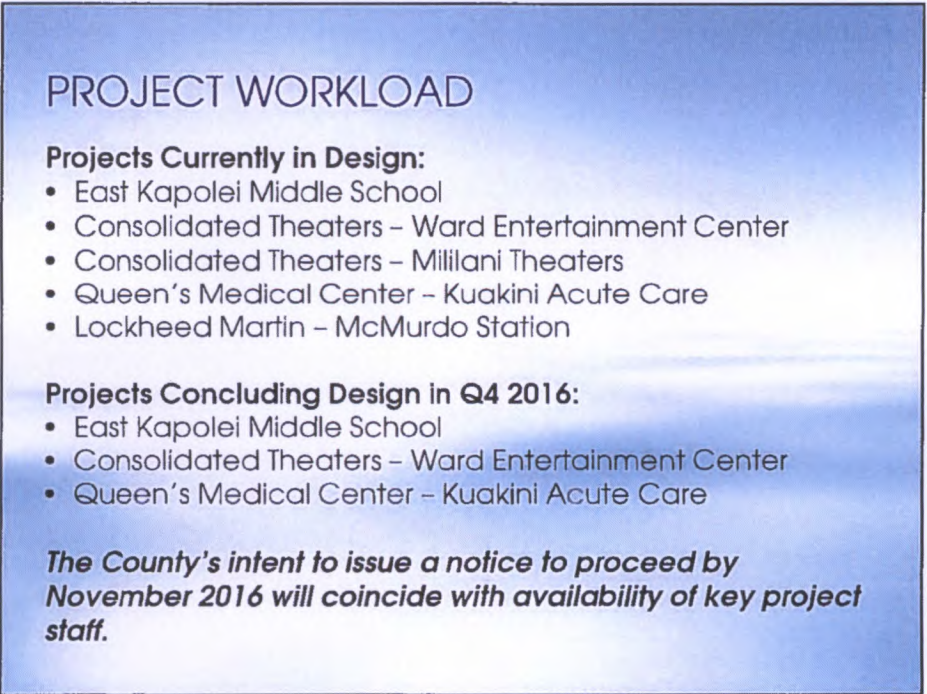
Parking:
Analyzed campus parking to confirm capacity

Constrained and hilly site area:
Careful site planning to accommodate required building program





Capacity to Accomplish the
Project in the Required Timeframe



PROJECT WORKLOAD

Projects Currently in Design:

- East Kapolei Middle School
- Consolidated Theaters – Ward Entertainment Center
- Consolidated Theaters – Mililani Theaters
- Queen’s Medical Center – Kuakini Acute Care
- Lockheed Martin – McMurdo Station

Projects Concluding Design in Q4 2016:

- East Kapolei Middle School
- Consolidated Theaters – Ward Entertainment Center
- Queen’s Medical Center – Kuakini Acute Care

The County's intent to issue a notice to proceed by November 2016 will coincide with availability of key project staff.



Innovative and Alternative Methods

PROJECT OPPORTUNITIES

- The Wailuku community is highly eager to see the parking structure project constructed.
- Stakeholders have a strong desire to participate in the discussion.
- Past studies have helped the Wailuku community confirm they prefer a parking structure smaller in scale.
- Past studies have helped the Wailuku community confirm that the parking structure development should reflect the significance of the Municipal Lot's history and location and be more than just a parking garage.

INNOVATIVE METHODS

- Enhance community outreach and facilitation processes via engaging events and technology to ensure all stakeholder concerns are heard and avoid non-starters.
- Ensure stakeholders can visually understand conceptual design options by using 3D graphics and real world imagery.

INNOVATIVE METHODS - COMMUNITY OUTREACH

PBR HAWAII has extensive experience in **organizing and gathering community input** including **workshops, charrettes, and large and small-scale open public meetings**. Our experience includes preparing graphics and other materials for **effective visual communication, engaging presentations, and on-going public relations**.



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INNOVATIVE METHODS - COMMUNITY OUTREACH

To more fully engage the community, PBR HAWAII uses **innovative technologies** such as **keypad polling**, **collaborative on-line platforms**, **social media**, and various survey methods and platforms.

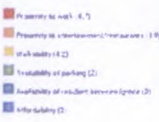
Who has the best shave ice on O'ahu?

duration: 00:01:16



How attractive is Kaka'ako to live in? Evaluate

duration: 00:03:13



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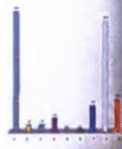


Is this your first Ala Moana TOD workshop?



What do you like MOST about living/working in South Kaula??

1. Rural views
2. Location is close to jobs
3. Housing is affordable
4. Safe to walk, drive or bike (few accidents)
5. Good schools for children
6. Close to shopping
7. Close to recreation areas/beaches
8. Access to beaches
9. Other



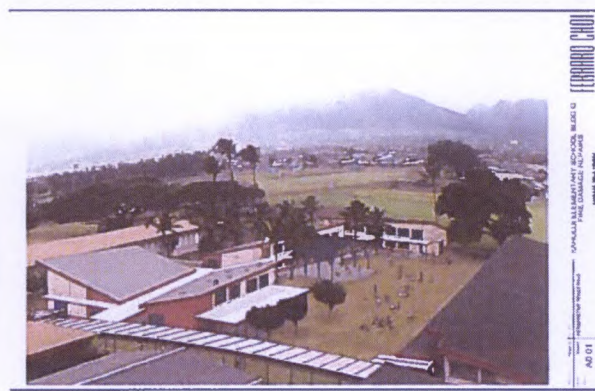
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INNOVATIVE METHODS - 3-D VISUALIZATION

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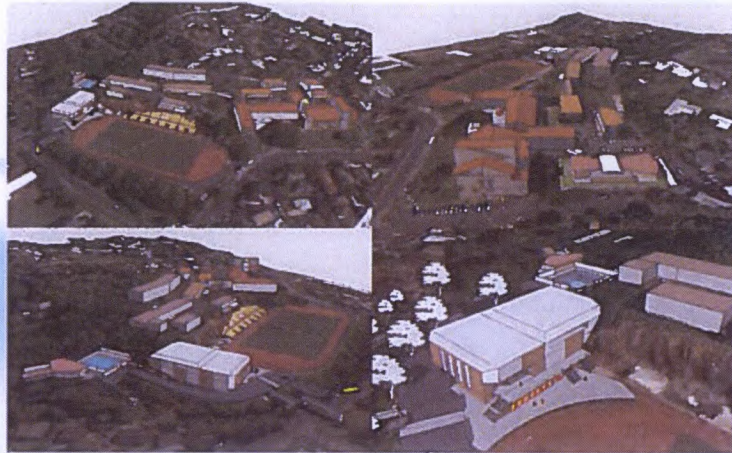
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INNOVATIVE PARKING STRUCTURES



MASTER PLANNING & PHASING

