

IT Committee

From: Erin Wade <Erin.Wade@co.maui.hi.us>
Sent: Friday, February 19, 2021 3:27 PM
To: IT Committee
Cc: Laksmi.Abraham@sharecare.com
Subject: Management presentation for 2/22/21
Attachments: Kalana O Maui Campus Parking.pptx

Please see attached. ekw
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Kalana O Maui Campus Parking

Maui County Council, Infrastructure and Transportation Committee

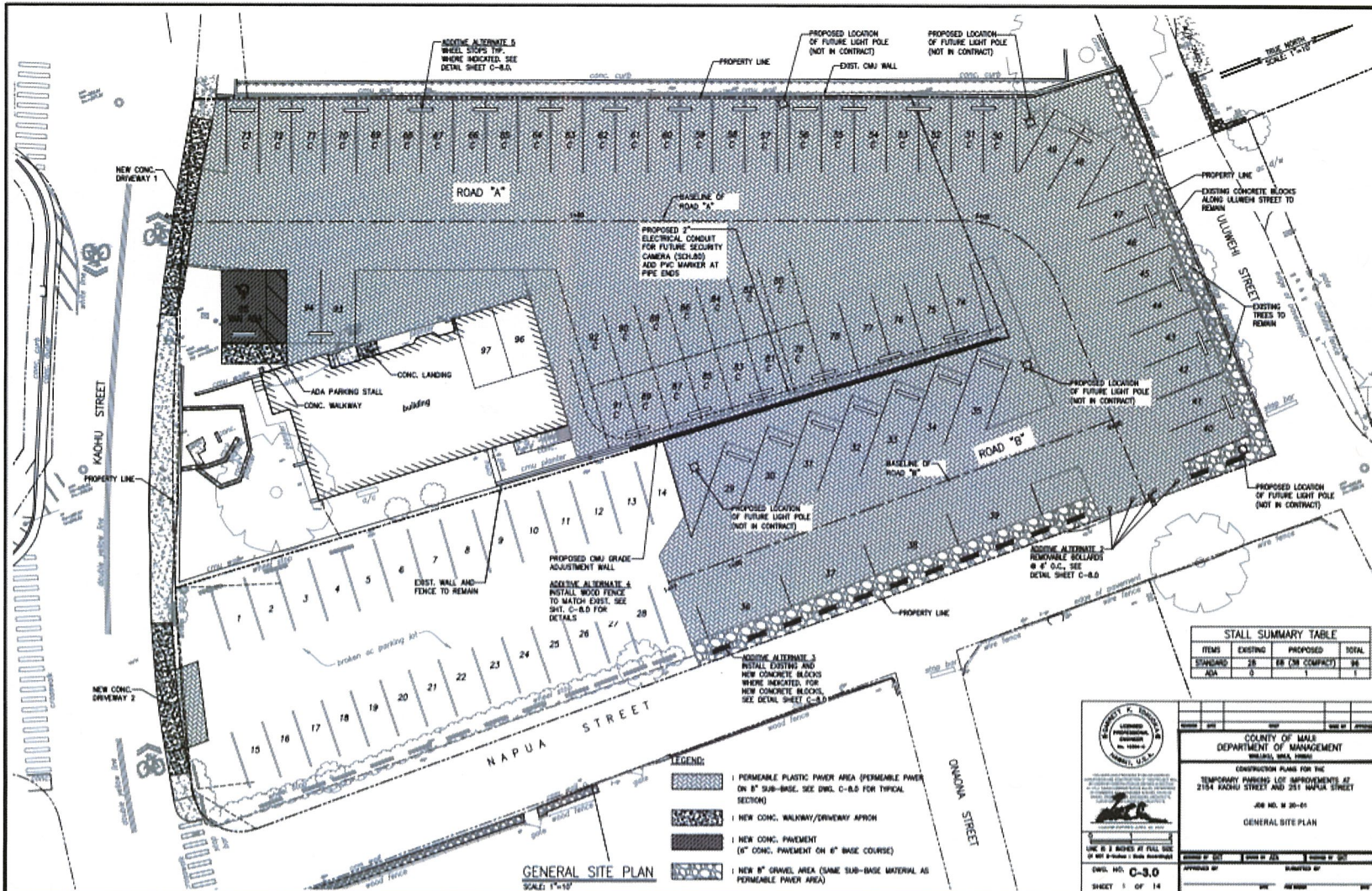
February 22, 2021



Kalana
O Maui

Napua
Street
Lot

Miyahira
Lot



GENERAL SITE PLAN
SCALE: 1"=10'

- LEGEND:**
- PERMEABLE PLASTIC PAVER AREA (PERMEABLE PAVER ON 8" SUB-BASE, SEE DWG. C-3.0 FOR TYPICAL SECTION)
 - NEW CONC. WALKWAY/DRIVEWAY APRON
 - NEW CONC. PAVEMENT (6" CONC. PAVEMENT ON 8" BASE COURSE)
 - NEW 8" GRAVEL AREA (SAME SUB-BASE MATERIAL AS PERMEABLE PAVER AREA)

STALL SUMMARY TABLE

ITEMS	EXISTING	PROPOSED	TOTAL
STANDARD	28	68 (36 CONTRACT)	96
ADA	0	1	1

STATE OF HAWAII
REGISTERED PROFESSIONAL ENGINEER
NO. 10584
KAREN L. UYEDA, P.E.

COUNTY OF MAUI
DEPARTMENT OF MANAGEMENT
HONOLULU, HAWAII
CONSTRUCTION PLANS FOR THE
TEMPORARY PARKING LOT IMPROVEMENTS AT
2154 KAHUJU STREET AND 251 NAPUA STREET
JOB NO. M-20-01
GENERAL SITE PLAN

DWG. NO. **C-3.0**
SHEET 1 OF 14

JOB NO. M-20-01
GENERAL SITE PLAN

We received 2 bids - both over budget

- ▶ “The scope of work consists of the construction of a temporary County employee parking lot at 2154 Kaohu Street and 251 Napua Street, at TMK's: (2) 3-4-008: 040 and 050, Wailuku, Maui, Hawaii, to include but not be limited to: hazmat abatement, demolition, and removal of up to two buildings, including foundations and utilities; demolition and removal of existing concrete slabs, sidewalks, and asphaltic paving, traffic signs, cmu wall and wood fencing, tree stumps and landscaping; mass grading & installation of 22,800 sq. ft. of permeable paver parking surface and base course; installation of CMU grade adjustment wall with wood fencing, concrete slabs, sidewalks and driveway aprons, tire stops, traffic markers, and associated signage; removal of existing parking stall striping and re-striping at the Kalana o Maui parking lot to provide one additional, accessible parking stall, in conformance with ADA requirements.”

Revised Scope

- ▶ Demolition of Miyahira back house
 - ▶ Sealing exterior openings of front house
 - ▶ Abatement
 - ▶ Dust Screen/Silt Fencing
 - ▶ Demolition
- ▶ Disposition of the Napua St. House
 - ▶ IFB for relocation house
 - ▶ Foundation demolition



Campus Parking - Supply & Demand

- ▶ Off-Street Campus Parking Supply - 354 total permits
 - ▶ 78 stalls at Kaohu - employee permit
 - ▶ 47 stalls at Old Post Office site - employee permit (60)
 - ▶ 160 stalls at Kalana O Maui - employee permit & fleet stalls
 - ▶ 11 stalls at Miyahira - employee permit
 - ▶ 45 stalls at Napua St. Lot - fleet vehicles
 - ▶ 52 stalls of High Street - public parking
- ▶ Employee Wait list
 - ▶ 246 employees on the wait list (down from 310 last year)
 - ▶ Approx 20 pending reassignments

Parking Demand - Moment of Transition

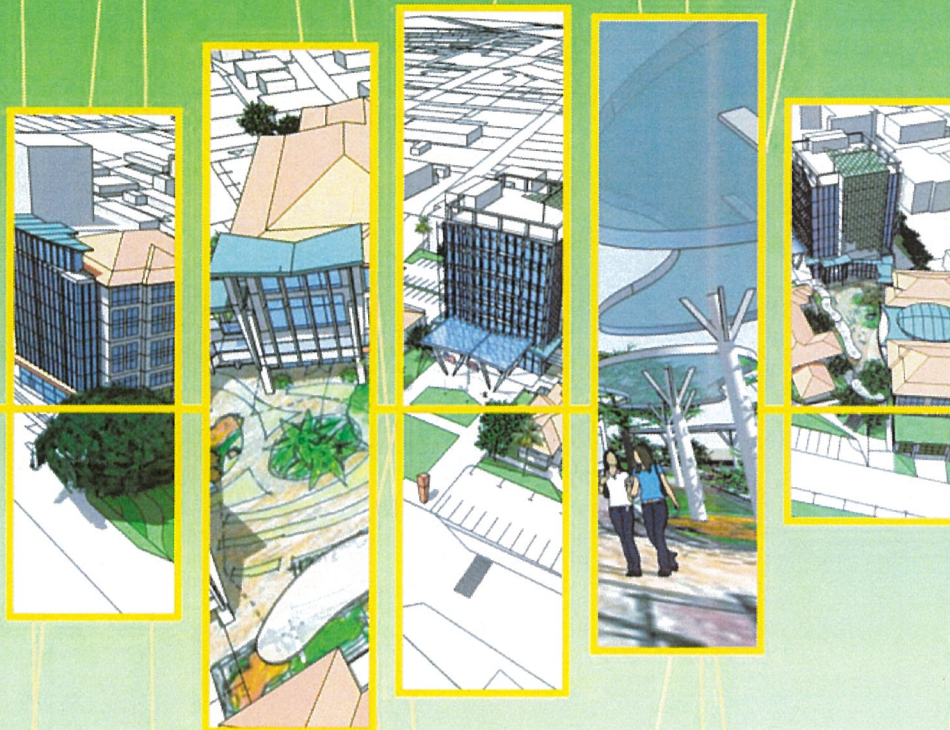
- ▶ Moving to County Service Center: DSA, Liquor & DOT
 - ▶ 51 employees
 - ▶ 24 fleet vehicles
 - ▶ Freeing up 78 stalls in May 2021
- ▶ Moving to Old Hawaiian Tel Bldg: MEMA & ITS
 - ▶ 54 employees
 - ▶ 3 fleet vehicles
 - ▶ Freeing up 57 stalls over next two years
- ▶ Telework?
- ▶ Virtual meeting participation?
- ▶ Additional property purchases?



MAUI COUNTY CIVIC CENTER MASTER PLAN

JUNE 2013

 **GROUP 70**
INTERNATIONAL



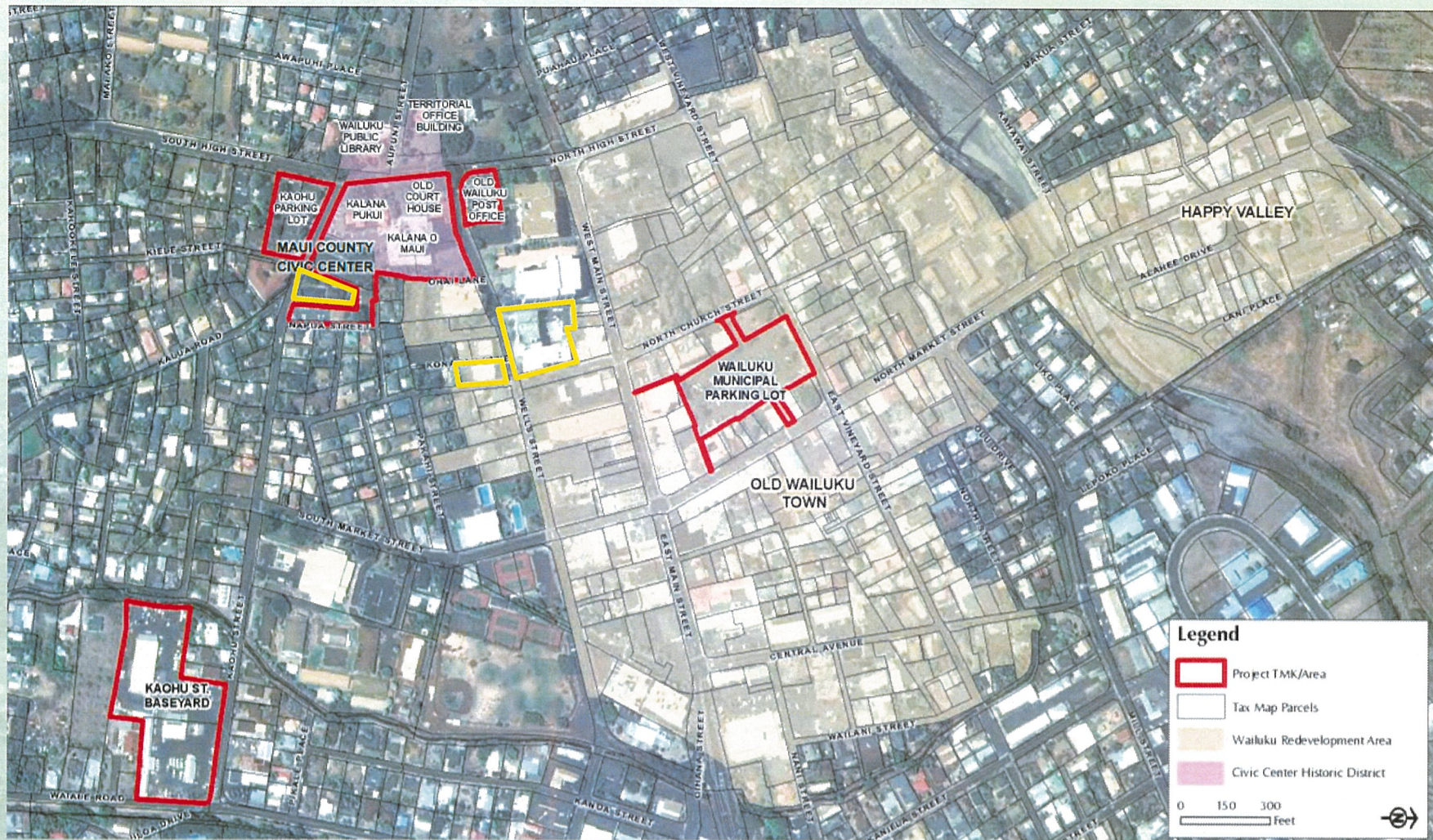


Figure 1.1 Master Plan Project Area Location Map

MAUI COUNTY CIVIC CENTER MASTER PLAN

SPACE REQUIREMENTS

Population and Employment Growth

From 1970 to 2000, the County of Maui's resident population grew exponentially from 38,700 to 128,241, an approximate 8% increase annually. From 2000 to 2010 Maui experienced a significantly lower rate of population growth at approximately 1.55% annually. Maui's population growth rate is expected to be slightly lower from 2020 to 2030 at approximately 1.23% and by 2030, Maui's population is projected to reach 176,687 (Source: U.S. Census Bureau, 2000, Socio-Economic Forecast, County of Maui Department of Planning, 2006 revised 2009).

The projected growth rate for County employment is anticipated to be at 50% of the historic employment growth rate of the past 10 years. This projected growth rate is based on the current Mayor's attrition plan. At the projected growth rate, County employees are expected to increase from 780 persons in 2012 to 904 persons in 2030.



Kalana O Maui and Kalana Pakui (foreground)

Office Space Requirements

A Wailuku Campus Space Study was conducted by Munekiyo & Hiraga, Inc. in January 2009 using 100% projected County employment growth rate. The 2009 study included 17 departments, including the Office of the County Clerk and County Council. Excluded from the study were baseyards, field offices, the Department of Fire and Public Safety, and the Police Department.

An updated space analysis was conducted by Group 70 International as part of the Master Plan update for 18 County departments that will be consolidated at the Wailuku Civic Center campus (see box to the right). Space analysis is discussed in detail in Chapter 4. There are currently 113,629 square feet of gross office space within the Civic Center campus, which includes Kalana O Maui, Kalana Pakui, and the County Courthouse. According to this current study, approximately 191,005 square feet of gross office space is required to consolidate current employees from 18 department offices and accommodate year 2030 projected future employees.



County Courthouse

Parking Space Requirement

The County currently has 460 parking spaces located within the vicinity of the Civic Center campus. These included: 78 spaces at Kaohu Street parking lot; 128 spaces at Wailuku Municipal Parking Lot designated employee parking; 45 spaces at Napua Street parking lot; and 209 spaces at Kalana O Maui. The current parking waiting list indicates that 260 employees desire parking. Therefore, a total of 720 parking stalls are preferred within the vicinity of the Civic Center campus. This well exceeds what is required by County code (1 stall per 500 square feet).



Wailuku Municipal Parking Lot



Kaohu Street Baseyard

18 County Department Offices Included in the Maui County Civic Center Master Plan Update

1. Civil Defense
2. Corporate Counsel
3. County Clerk
4. Council Services
5. County Council
6. Environmental Management
7. Finance
8. Housing & Human Concerns
9. Liquor
10. Management
11. Mayor's Office
12. Personnel
13. Planning
14. Prosecuting Attorney
15. Public Works
16. Water
17. Parks
18. Transportation



Next Steps - Update of Campus Master Plan and Continued Dialog with Council

- ▶ Complete scope of work for Miyahira and Napua Street
- ▶ Reassign existing stalls as they are available
- ▶ Send out an employee survey about parking/commuting
- ▶ After Liquor and DSA, move evaluate changing Kaohu St. Lot to Old P.O. format
- ▶ Confirm parking at Old Hawaiian Tel
- ▶ Monitor additional property purchases and potential relocations and incorporate into Campus Master Plan
- ▶ Submit for budget amendment in summer of 2021 to complete parking build-out of Miyahira and Napua St. if needed