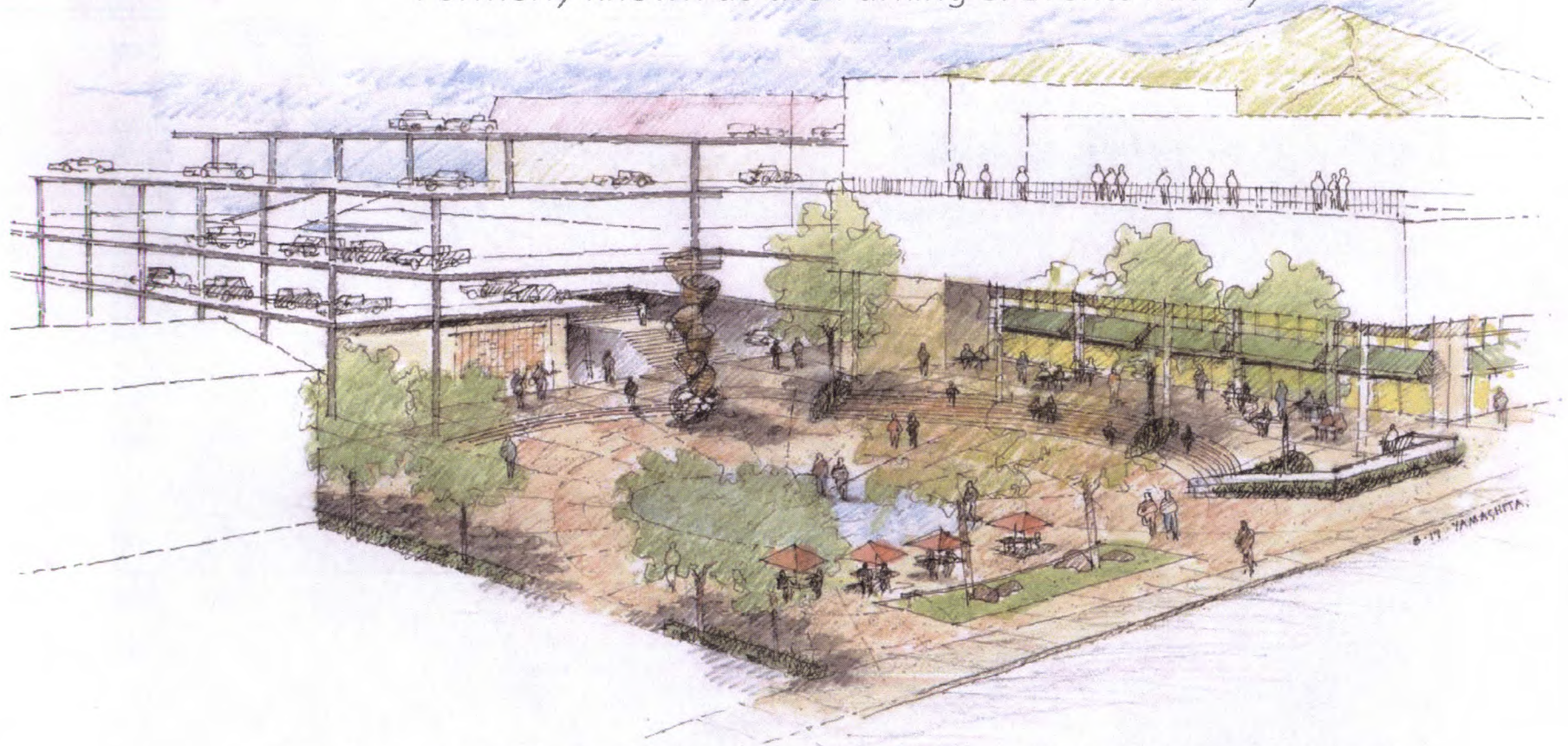


Wailuku Civic Complex
Formerly known as the Parking & Events Facility



Update to Budget & Finance Committee of the County Council

RECEIVED AT BF MEETING ON 8-15-17
Submitted by Planning Department, BF-53(2)

Wailuku Municipal Parking Lot



Wailuku Redevelopment Plan (2000)

neighborhoods.

ACTION CHART: LAND USE

#	PROPOSALS FOR ACTION	TIMING			IMPLEMENTING / COORDINATING AGENCY (L: Lead)	PRIVATE (Partn)
		NEXT TWO YEARS	TWO TO FIVE YEARS	SIX TO 20 YEARS		
PROJECTS						
LU-1	Develop a police substation within the commercial core of Wailuku Town, and encourage a police presence.	✓			Economic Development (L), Police	WM priv non pro me
LU-2	Develop the Wailuku side of the I'ao theater into an open air park and community gathering place.	✓			Planning (L) Parks and Rec., Finance	W p n I
LU-3	Redevelop the Municipal Parking Lot with potential opportunities for mixed use development, such as a business hotel, commercial, residential, entertainment, public parking or other uses that will create an activity generator.		✓		County of Maui (L)	
PROGRAMS						
LU-4	Encourage on-going public participation by forwarding project and planning proposals to community organizations, such as the Wailuku Main Street Association (WMSA), and interested individuals for review and comment.	✓			MRA (L)	

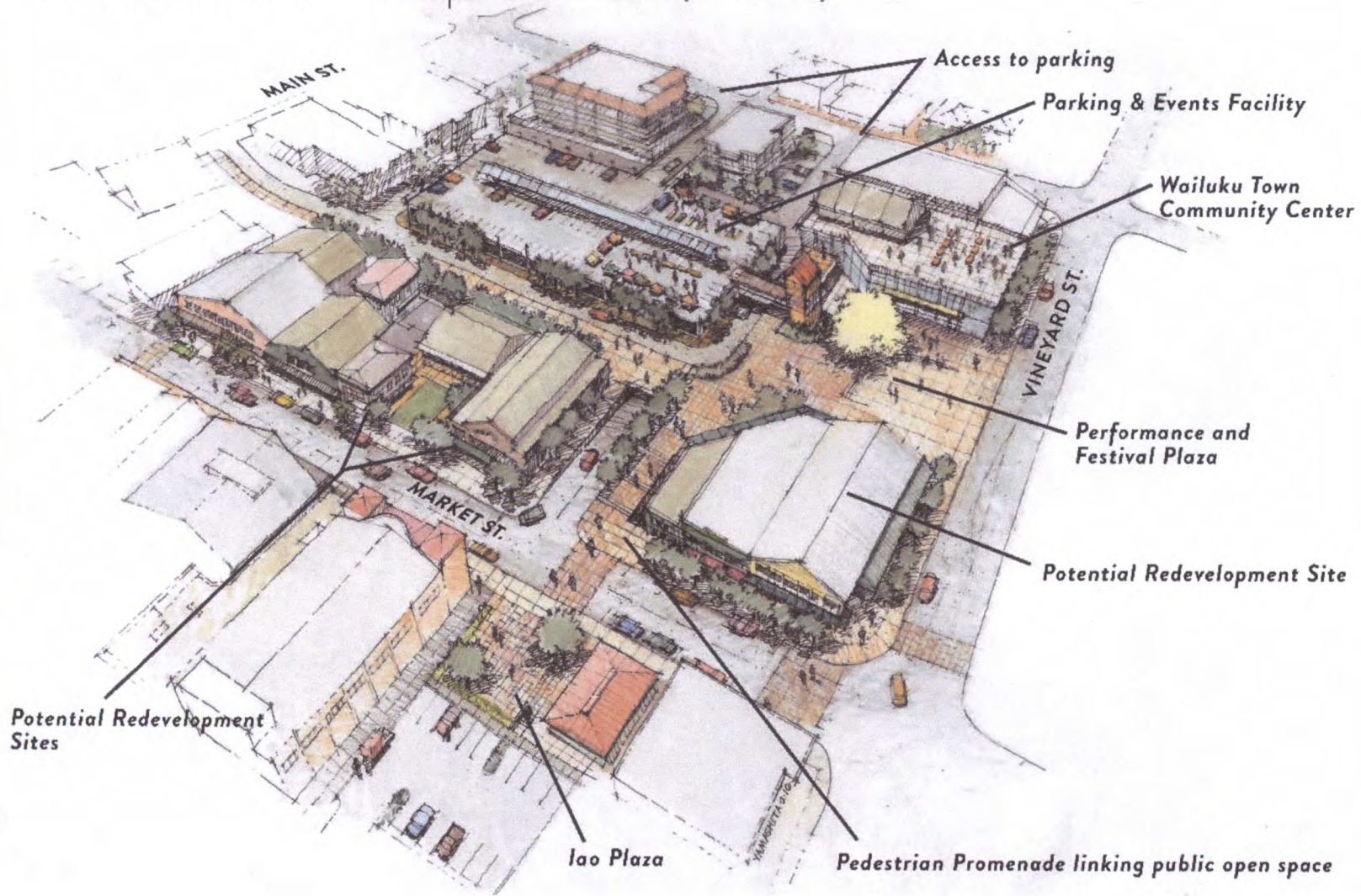


*re*WAILUKU
REMEMBER*REIMAGINE*RENEW



Wailuku Superblock Redevelopment (2014)

Wailuku Block Redevelopment Plan (FY16)



Community Outreach

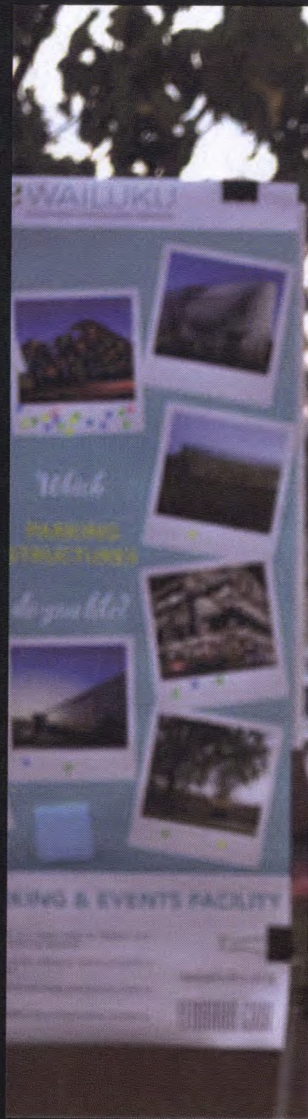
- Focus Groups
- Community Opinion Survey
- Newsletters
- Website
- First Friday Pop-up Planning
- Open Houses
- MRA meetings
- Project Advisory Committee



WAILUKU

Which
PARKING
STRUCTURES
do you like?

PARKING & EVENTS FACILITY



reWAILUKU

Which
COMMUNITY
BUILDING
do you like?

WAILUKU PARKING & E



Which
STREET EDGE
do you like?



Information and decision-making process

Community Input

Survey Results

Programming
Feasibility

Market
Analysis

Design
Constraints

Cultural
Advisors

MRA Priorities

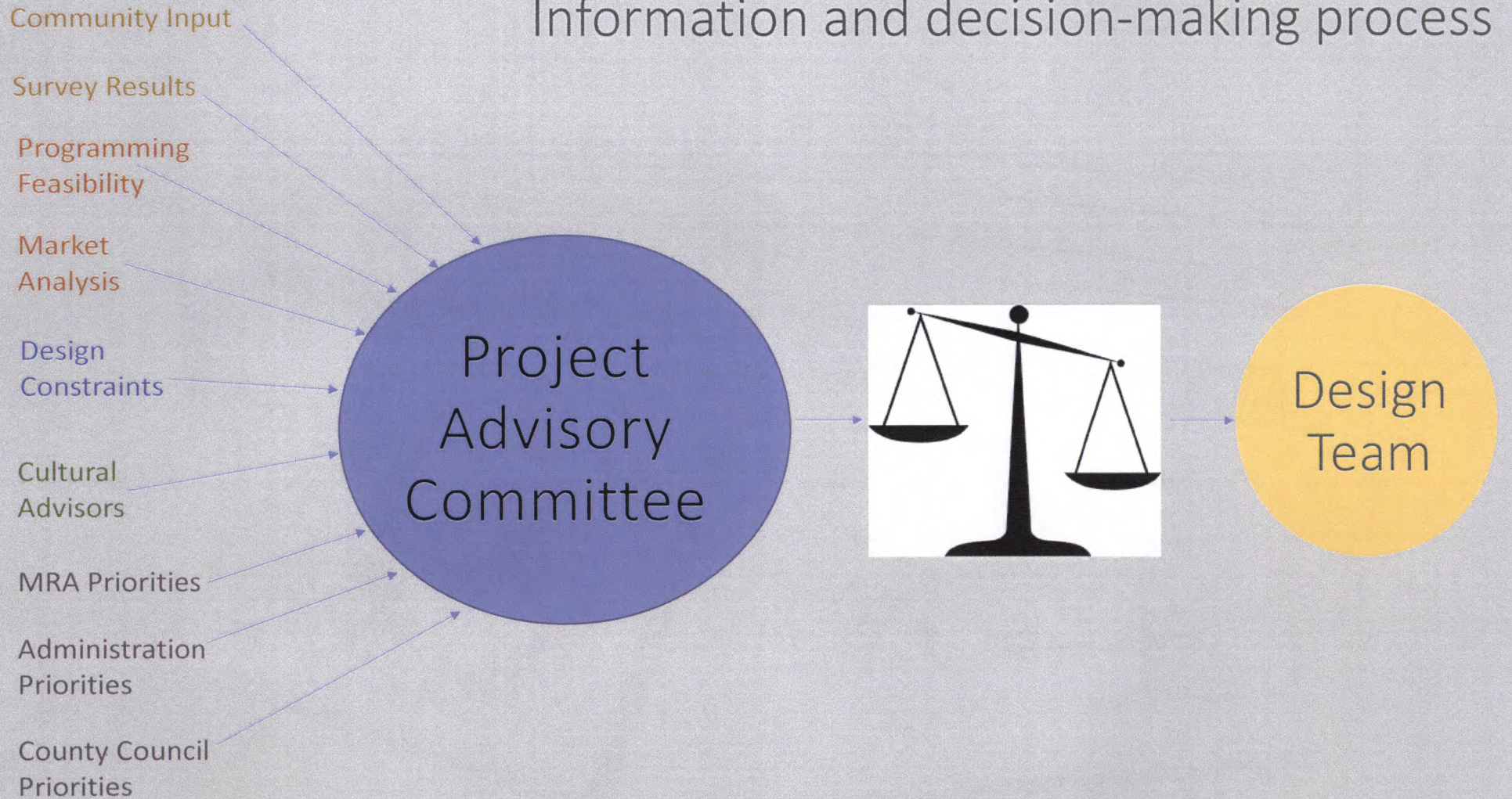
Administration
Priorities

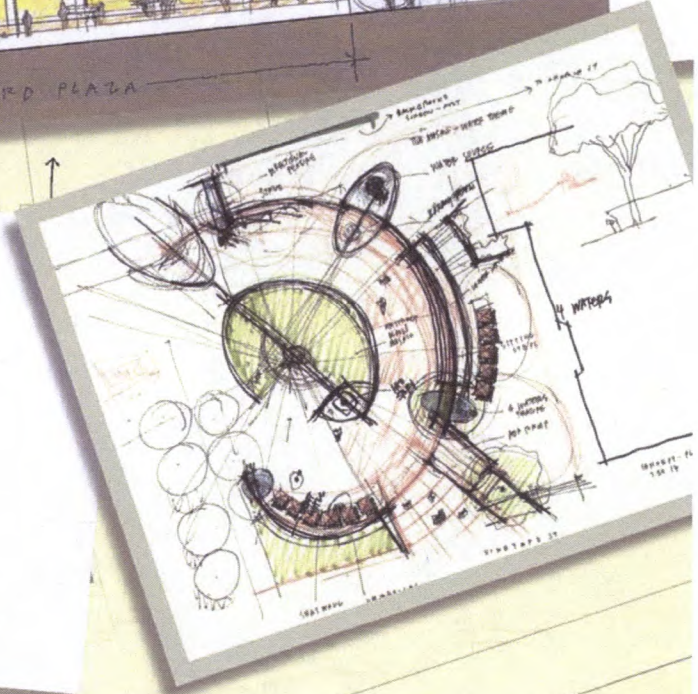
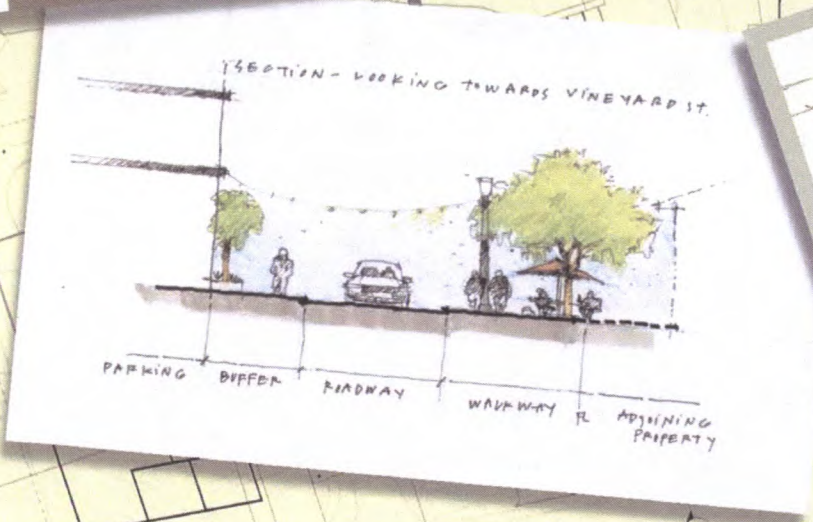
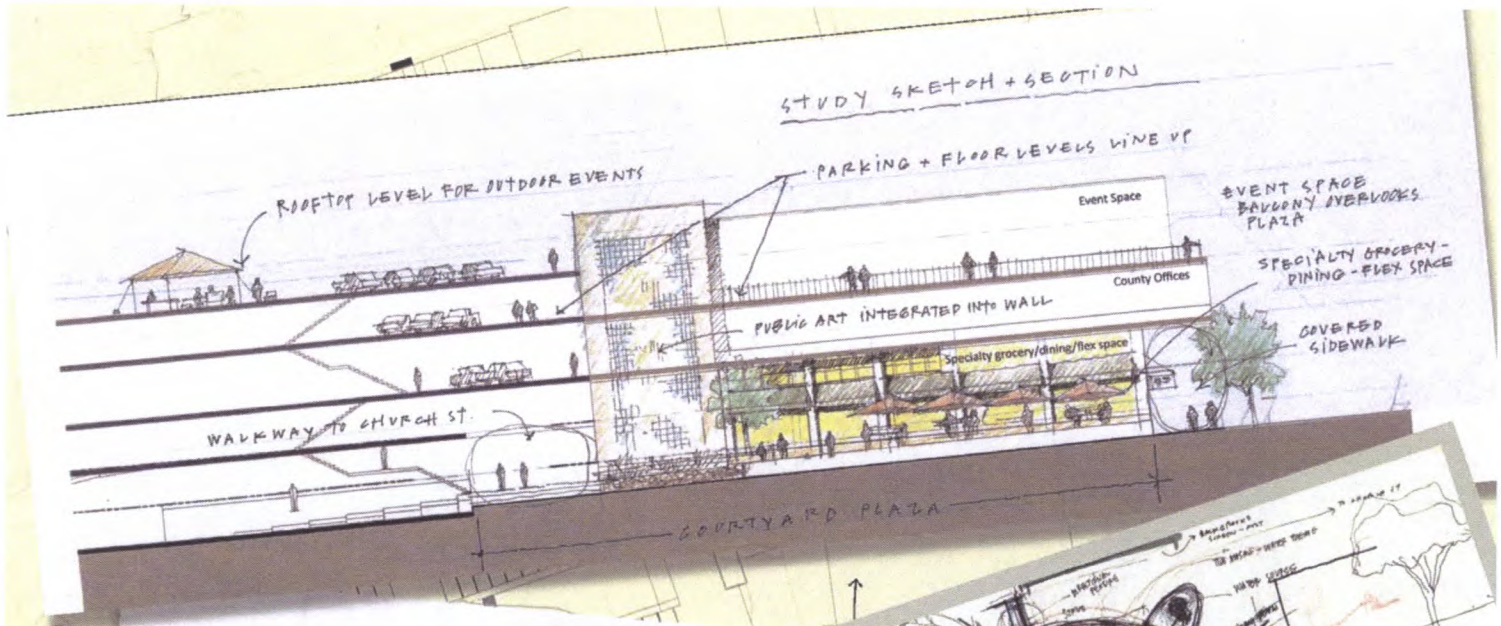
County Council
Priorities

Project
Advisory
Committee



Design
Team





Budget Committee Meeting

Wailuku Civic Complex
Wailuku, Maui

August 15, 2017

*re*WAILUKU
REMEMBER * REIMAGINE * RENEW

FERRARO CHOI



LOW INTENSITY

- A** PARKING GARAGE - 361 STALLS
 - 4 LEVELS
 - LEVEL 2 CONNECTION TO PLAZA
- B** SURFACE PARKING LOT
- C** COMMUNITY CENTER / REAL PROPERTY TAX BUILDING
 - 2 LEVELS
- D** PLAZA
 - WITH STAGE
- E** TERRACED LAWN / AMPHITHEATER SEATING

\$\$\$\$\$



MEDIUM INTENSITY

- A** PARKING GARAGE - 367 STALLS
 - 4 LEVELS (INCLUDING 1 SUBSURFACE)
 - LEVEL 2 CONNECTION TO PLAZA
- B** PARKING / EVENT DECK
- C** EVENT PAVILION
- D** COMMUNITY CENTER / REAL PROPERTY TAX BUILDING / COUNTY HEARING ROOM
 - 2 LEVELS
- E** PLAZA
 - WITH COVERED STAGE
 - SHADE STRUCTURE

\$\$\$\$\$



HIGH INTENSITY

- A** PARKING GARAGE - 311 STALLS
 - 3 LEVELS (1 SUBSURFACE WITH OPTIONAL FOURTH LEVEL - 401 STALLS)
 - LEVEL 2 CONNECTION TO PLAZA
- B** REAL PROPERTY TAX BUILDING
 - 2 LEVELS
- C** COMMUNITY CENTER / COUNTY HEARING ROOM / CHILDREN'S DISCOVERY CENTER
 - 3 LEVELS
- D** COURTYARD
- E** FLEXIBLE SPACE
 - WITH STAGE
- F** TERRACED SEATWALLS

\$\$\$\$\$

UNIVERSAL KEY FOR SCHEMES

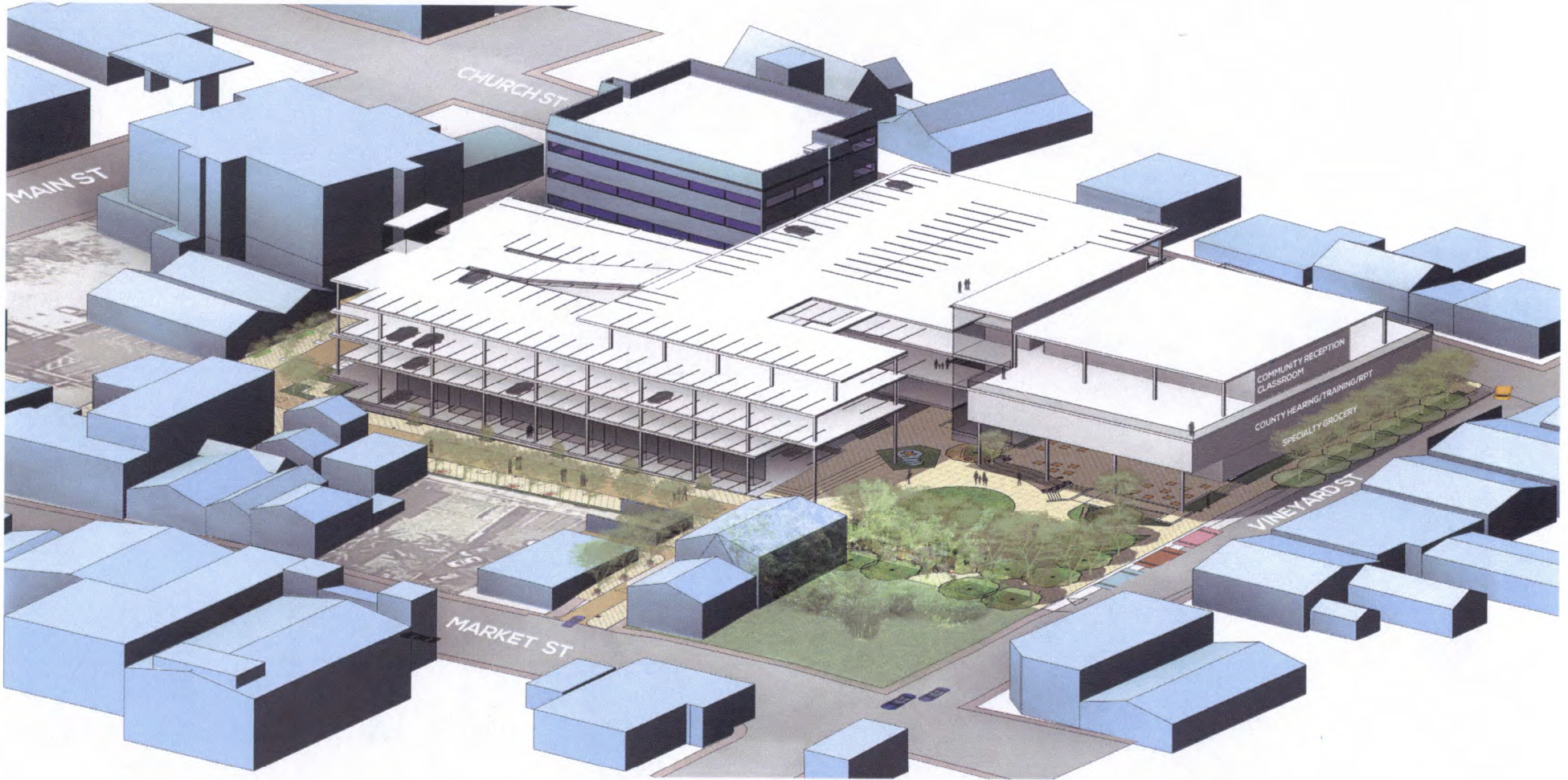
- BIOSWALE
- WATER FEATURE
- PEDESTRIAN WALKWAYS
- FOOD TRUCKS

Low Intensity / Medium Intensity / High Intensity Comparison Chart



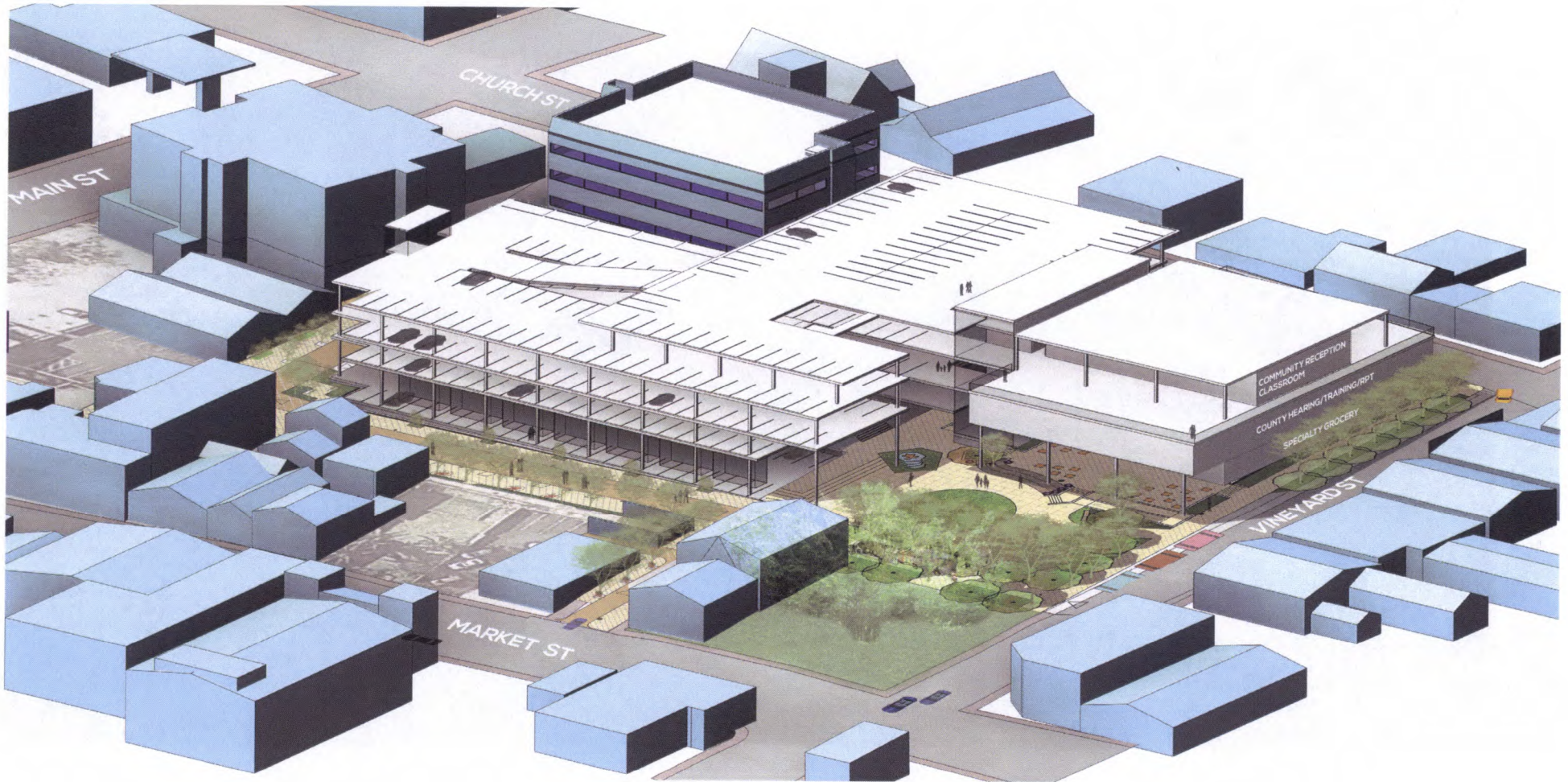
Project Site Boundary





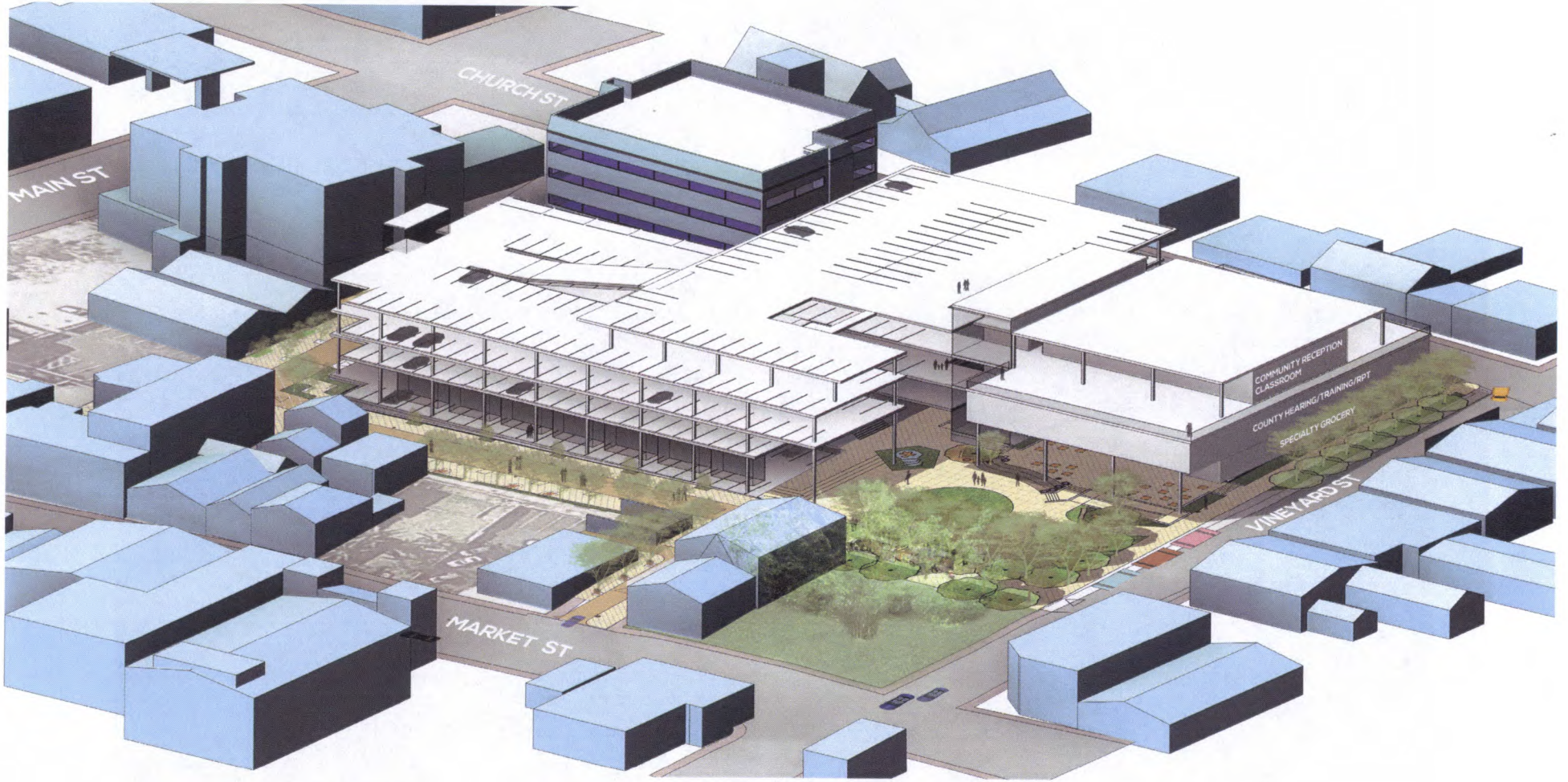
Wailuku Civic Complex Aerial View





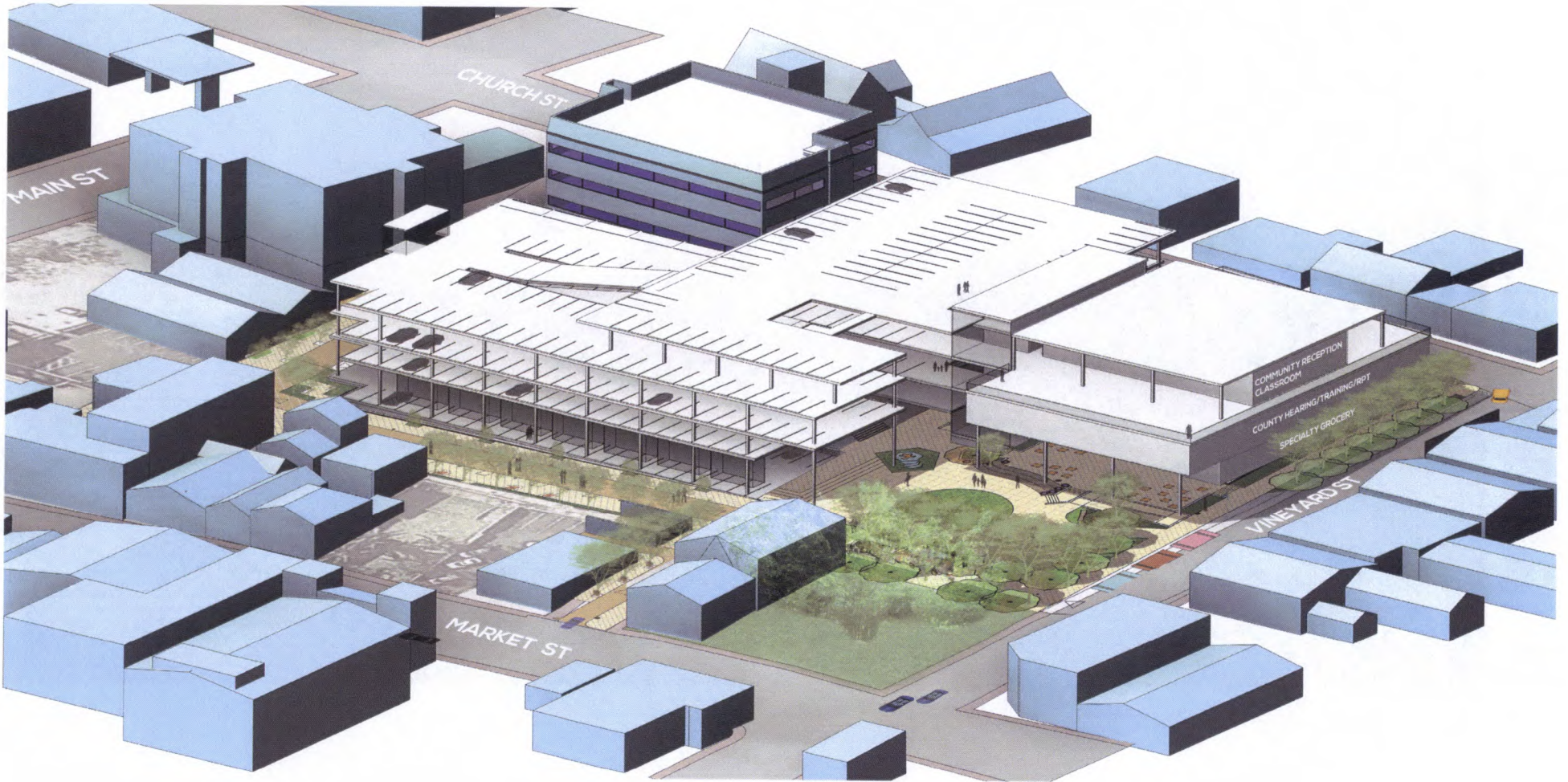
Wailuku Civic Complex Aerial View





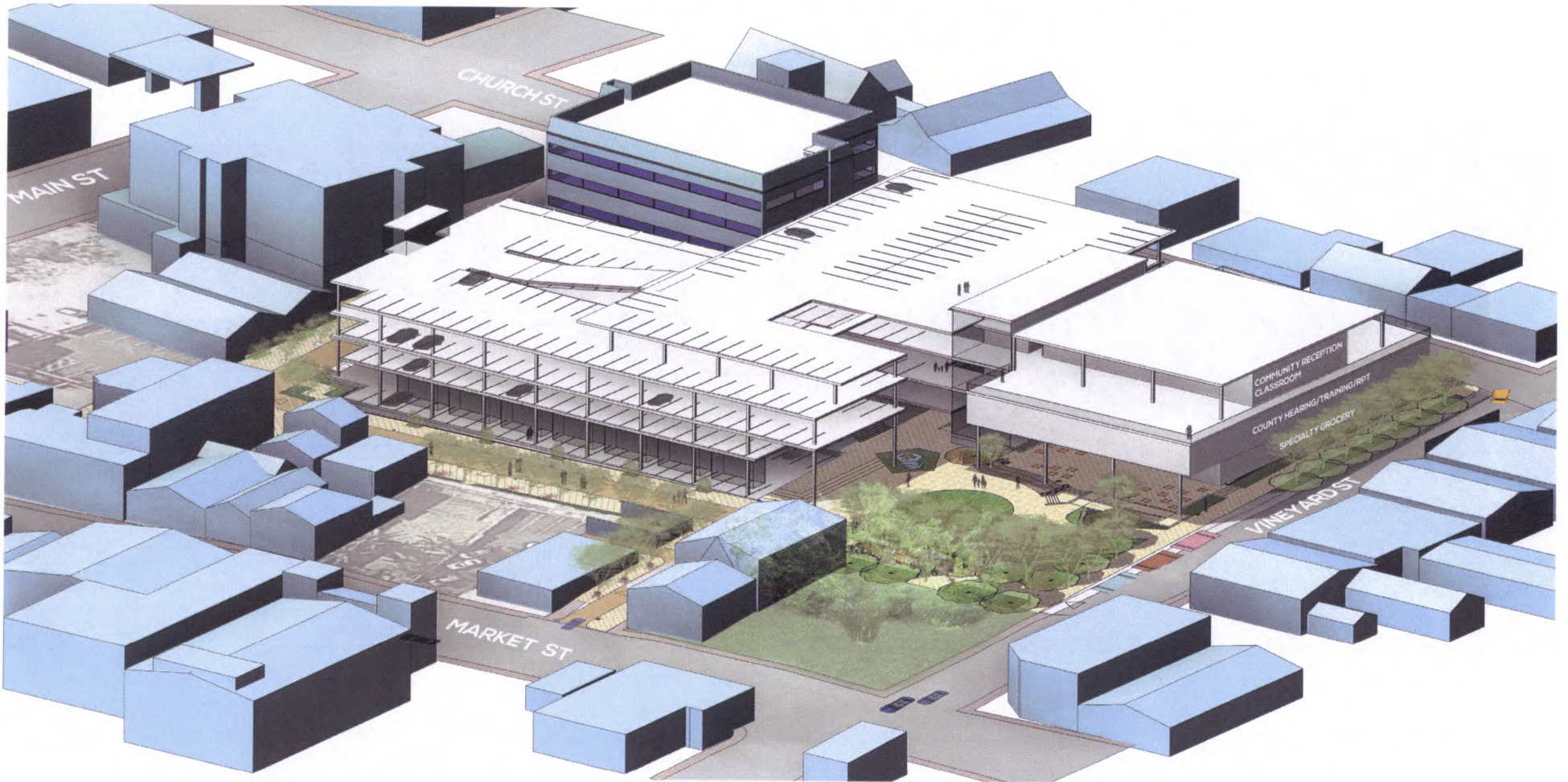
Wailuku Civic Complex Aerial View





Wailuku Civic Complex Aerial View





Wailuku Civic Complex Aerial View

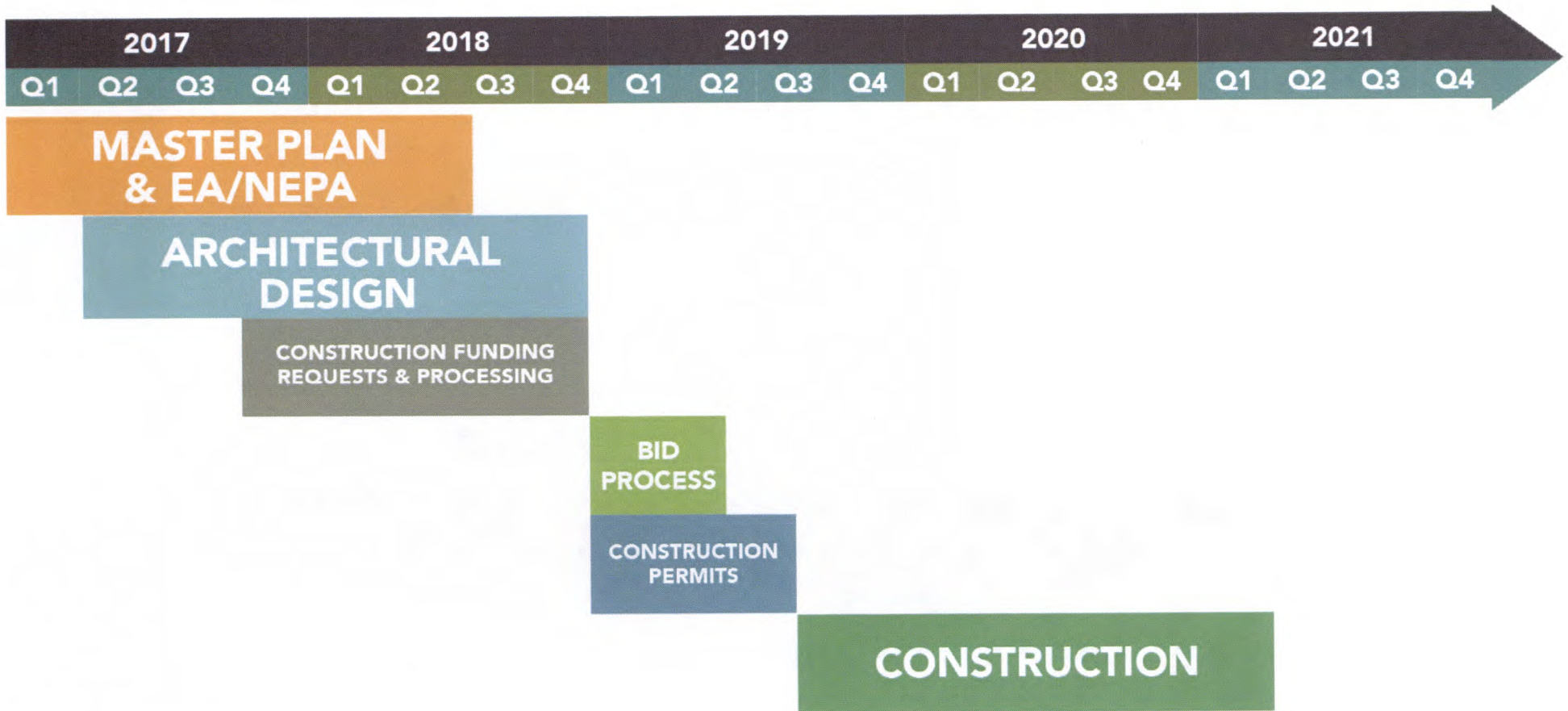


	Low Intensity Option	Medium Intensity Option	High Intensity Option	Preferred Option
Events Building Area	22,700 SF	35,800 SF	68,700 SF	46,300 SF
Parking Structure Area	136,400 SF	127,700 SF	121,000 SF	173,800 SF
Total ROM Cost Per Scheme	\$ 54,928,000	\$ 64,736,000	\$ 70,844,000	\$ 75,031,000

Component	Low Intensity Option	Medium Intensity Option	High Intensity Option	Preferred Option
Parking Structure	\$ 27,813,000	\$ 27,296,000	\$ 27,586,000	\$ 35,030,000
Event Building	\$ 13,296,000	\$ 21,182,000	\$ 27,209,000	\$ 25,084,000
Plaza	\$ 4,451,000	\$ 6,567,000	\$ 6,491,000	\$ 5,550,000
On-Site Work	\$ 2,789,000	\$ 3,112,000	\$ 2,979,000	\$ 2,789,000
Off-Site Improvements including undergrounding of power and telcom, road widening, traffic signalization and streetscape improvements	\$ 6,498,000	\$ 6,498,148	\$ 6,498,148	\$ 6,498,000
Demo One Medical Plaza	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000

Parking Structure	Low Intensity Option (4 Levels Parking) (391 stalls)	Medium Intensity Option (4 Levels Parking) (367 stalls)	High Intensity Option (3 Levels Parking) (311 Stalls)	Preferred Option (5 Levels parking) (460 Stalls)
Structure Only	\$ 26,313,000	\$ 24,625,000	\$ 23,334,000	\$ 33,531,000
Excavation and Retaining Walls	\$ 1,499,000	\$ 2,294,000	\$ 3,600,000	\$ 1,499,000
Mechanical Exhaust and Sprinklers	\$ -	\$ 376,804	\$ 652,336	\$ -
Cost Per Parking Stall	\$ 71,000	\$ 74,000	\$ 89,000	\$ 76,000

ROM Cost Estimate



Project Schedule

Wailuku Civic Complex

