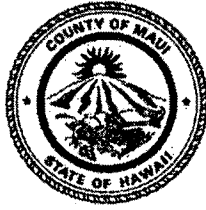


MICHAEL P. VICTORINO
Mayor

SANDY K. BAZ
Managing Director

TYSON K. MIYAKE
Deputy Managing Director



DEPARTMENT OF MANAGEMENT
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

March 28, 2019

Testimony from Sandy Baz
Managing Director
Department of Management
County of Maui
200 South High Street
Wailuku, Hawaii 96793

A handwritten signature in black ink, appearing to read "Sandy Baz".

SUBJECT: WAILUKU CIVIC COMPLEX (EDB-76)

Thank you for sending the attached inquiry dated March 27, 2019. Our staff will be in attendance at the Economic Development and Budget Committee meeting on Friday, March 29, 2019. We will be prepared to provide an overview and status update for the Wailuku Civic Complex.

Per your requests for information on the following, please see below:

1. **Identify the cost and program description of Phase 1A.** Phase 1A of the Wailuku Civic Complex project includes the reconstruction of three blocks of roads and infrastructure.
 - a. Church Street from Main to Vineyard will be improved with a traffic signal at the intersection of Main and Church and improved pedestrian crossings. Subsurface work includes waterline, sanitary sewer, and storm drain improvements along with burying the overhead utilities. At grade, continuous sidewalk will be provided on both sides of Church Street, new street lighting installed, a loading zone created on the Makai side of the street and travel lanes designed for two-way traffic. All on-street parking on Church Street is planned to be removed to accommodate the two-way travel and sidewalks.
 - b. Vineyard Street from High to Market Streets will be improved with the same subsurface improvements as Church Street. At grade, continuous sidewalk will be provided on both sides of the lower section of Vineyard and on the Waikapu side of the upper section of Vineyard. On-street parking on the Waikapu side of the street will be removed to accommodate the sidewalk and new street lighting installed, storm gutters and two-way travel lanes provided at grade.
 - c. Costs addressed in item 3 (Exhibit A).



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OFFICE OF THE
COUNTY COUNCIL

RECEIVED

RECEIVED AT EDB MEETING ON 3/29/19
Committee chair

2. **Identify the cost and program description of Phase 1B.** Phase 1B includes the site work and construction of a 428-stall parking structure at the Wailuku Municipal Parking Lot and supporting utilities and connections. This includes ADA compliant access from Market Street next to First Hawaiian Bank and ADA compliant access from Main Street, next to the Main Street Promenade building. A required fire lane and fire suppression system is provided as well as an interior security system, cameras and lighting. Landscaping and irrigation surrounding the parking structure and temporary walkways connecting to Vineyard Street are part of the scope of 1B. A cost estimate done by Rider Levett Bucknall in September of 2018 estimated the demolition, construction and landscaping cost associated with Phase 1B to be \$29,459,487.00 (Exhibit A).
3. **Identify the dollar amounts already encumbered for Phase 1A.** The Department of Management has a contract with MIRA Image Construction LLC to build Phase 1A. This contract (C6664) is for \$10,449,847.00. In addition, the Department of Management has a contract with Dowling Company Inc. for Construction Management of Phase 1A and 1B for a total of \$2,536,722.00.
4. **Identify the dollar amounts already encumbered for any other phase of the project.** The Construction Management Contract with Dowling Company includes Phase 1B.
5. **Provide copies of executed contracts in relation to the Wailuku Civic Complex.** Please see attached contracts (Exhibit B and Exhibit C).
6. **Identify any penalties and cost implication associated with the cancellation of any executed contracts for work beyond Phase 1A of the Project.** Penalties associated with cancellation of executed contracts are outline in the County of Maui's General Terms and Conditions for Professional Services and the County of Maui General Terms and Conditions for Construction Contracts; both provided within the attached contracts. The Department of Management recommends Council seek a legal opinion as to the likely penalties and cost implications associated with cancellation of any executed contract.



OGG00041
September 4th, 2018

Ms. Jennifer Poepoe, AIA
Project Architect
Ferraro Choi
1240 Ala Moana Blvd #510
HONOLULU, HAWAII 96814

WAILUKU CIVIC HUB - CONSTRUCTION DOCUMENT COST ESTIMATE

Dear Jennifer,

Per your requested we have prepared a Construction Document cost estimate for the project listed above.

Estimated Cost Value

Our order of magnitude overall construction cost estimates is; **\$80,842,000.00** (Eighty Million Eight Hundred Forty-Two Thousand Dollars).

- Phase 1A: **\$9,238,836.00** (Nine Million Two Hundred Thirty-Eight Thousand Eight Hundred Thirty-Six Dollars).
- Phase 1B: **\$29,459,487.00** (Twenty-Nine Million Four Hundred Fifty-Nine Thousand Four Hundred Eighty-Seven Dollars).
- Phase 2: **\$40,943,801.00** (Forty Million Nine Hundred Forty-Three Thousand Eight Hundred One Dollars).
- Art Allowance: **\$1,200,000.00** (One Million Two Hundred Thousand Dollars).
- Rounding Factor: **-\$124.00** (One Hundred Twenty-Four Dollars).

Should you have any questions, or would like to discuss some aspect of this estimate, please feel free to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Mitchell', written in a cursive style.

Kevin Mitchell
Senior Vice President
Rider Levett Bucknall Ltd.

Exhibit "A"



Wailuku Civic Hub

Construction Document Cost Estimate - Revision R1