

UH-Dorms Revitalization Project

AH-8 County Owned Parcel North Papa Avenue

December 4, 2019

Project History

The University of Hawaii, Maui Dorms were built in 1981 to provide housing for college students attending Maui Community College.



RECEIVED AT AH MEETING ON 12/4/19

Deputy Director Housing +
Human Concerns

Project Future

The current buildings will be repurposed to provide permanent housing for homeless families

- will include support services
- partnering with UH
- received Ohana Zone Funding
 - \$864K

Increase density on under-developed areas of the property

- up to 50 additional units



Current Status

- 12 Residential Apartments
 - 2-bedroom units
- 1 Community Building
 - Laundry
 - Mailboxes
- Green Space
- Lighted Parking



A

Rec.
Ctr.

B

C

Current Status

- Structural Assessment Complete
 - Cost estimates
 - Schedules
 - Pending executive summary to tie it together
- Budget Amendment Transmitted (11/18)
 - \$5M DURF funding provided by leg
- Department is acting under Governor's Emergency Proclamation for the initial rehabilitation phase



Structural Assessment

Structural Report

- Recreation Building is in GOOD condition
- Buildings A and C are in FAIR condition
- Building B has the most damage to report and is in POOR condition.
- Termite damage
- Dry rot in some areas



Structural Assessment

Structural Report

All of the buildings can be renovated. Necessary structural improvements have been identified in the Structural Assessment Report.

- All damaged wood or structural beams can be replaced.
- All Framing and Foundation areas of concern will be repaired and structurally updated to current 2006-International Building Code.
- Post renovation, all areas should be treated for termites to ensure no future damage will occur.



Options for Revitalization of the Property

1. Renovation
2. Demolition to the slab foundations and reconstruction
3. Total demolition and rebuild

#1: Renovation

- Renovation includes initial demolition "down to the studs" for removal and replacement of nearly everything except the structural framing and some floor and roof sheathing
- All interior and exterior siding and finishes will be replaced except some 2nd story finishes
- Apartments will be updated with in-kind fixture replacement.

#1: Renovation

Cost Estimate: **\$4,000,000**

Construction Plans & Permitting	\$ 300,000
Construction	\$3,700,000

Timeframe (from project/budget approval): 1 year estimated

Structural/Design	(6 months)
Construction	(6 months)

#2: Demolition to Slab Foundation and Rebuild

Cost Estimate: **\$5,500,000**

Construction Plans & Permitting	\$ 300,000
Construction	\$5,200,000

Timeframe (from project/budget approval): 1.5 years (estimated)

Planning/Permitting	(9 months)
Construction	(9 months)

#3: Total Demolition and Rebuild

Cost Estimate: **\$6,900,000**

Land Use Approvals (EA/CIZ/SMA)	\$ 250,000
Construction Plans & Permitting	\$ 400,000
Construction	\$6,250,000

Timeframe (from project/budget approval): 3 years (estimated)

EA/SMA & CIZ	(12-18 months) * <u>w/Council Introduced CIZ</u>
Construction Plans/Permitting	(9 months)
Construction	(12 months)

Recommendation - Renovation

Immediate and cost effective:

- Structures will be repaired and brought up to code
- Interior finishes will be replaced including all electrical and plumbing fixture
- Fast (approximately 1 year)
- Within budget

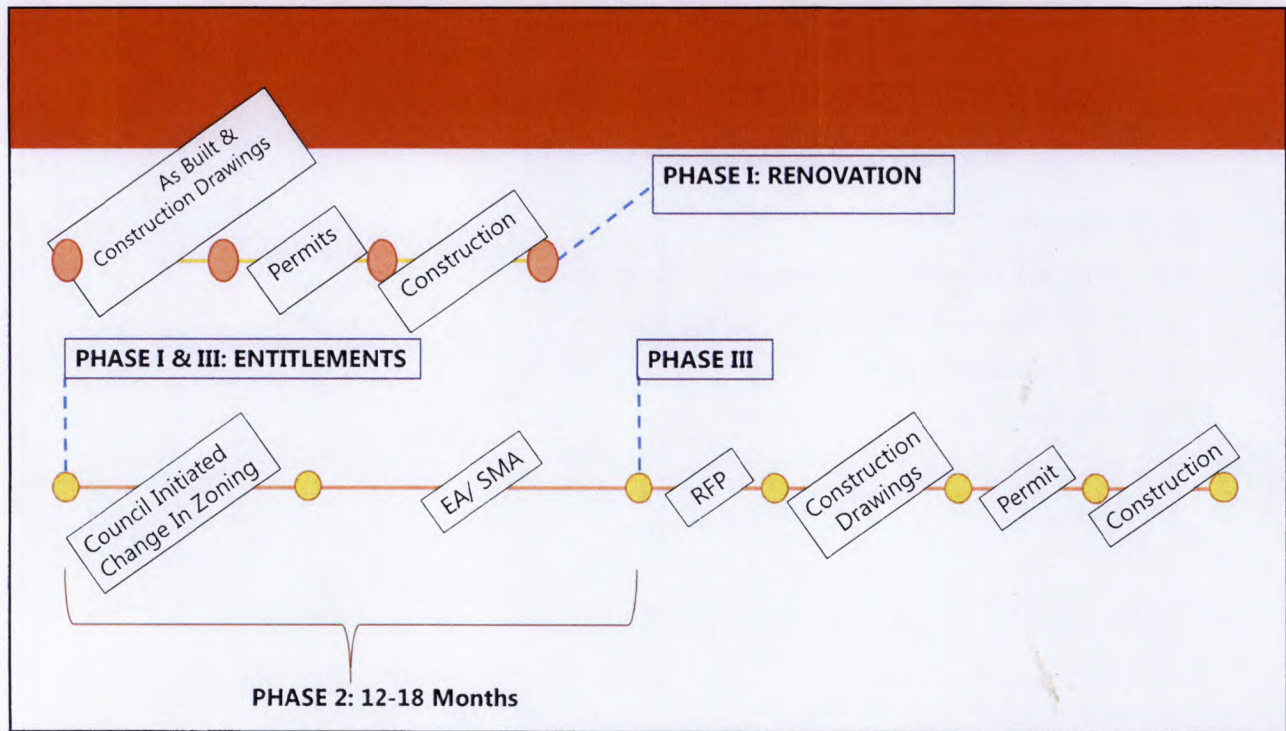
Next Steps

Phase I – Renovation/Reconstruction

- Project approval today
- Budget amendment for \$5M DURF funding approved
- Transfer lease from UH to HHFDC (condition of funding)
- Initiate contract for structural design and Building Permitting
- Initiate contract for renovation scope
- Begin construction

Phase II – Entitlements

- RFP for EA/SMA & CIZ



-MAHALO-