HOMEAID HAWAII - MAUI HOUSING INITIATIVE

MAUI COUNTY COUNSELMEMBERS PRESENTATION

Maui, Hawaii
30 October 2023

CM&D Construction Management & Development

Received at 10/30/2023 GREAT meeting from Kimo Carvalho

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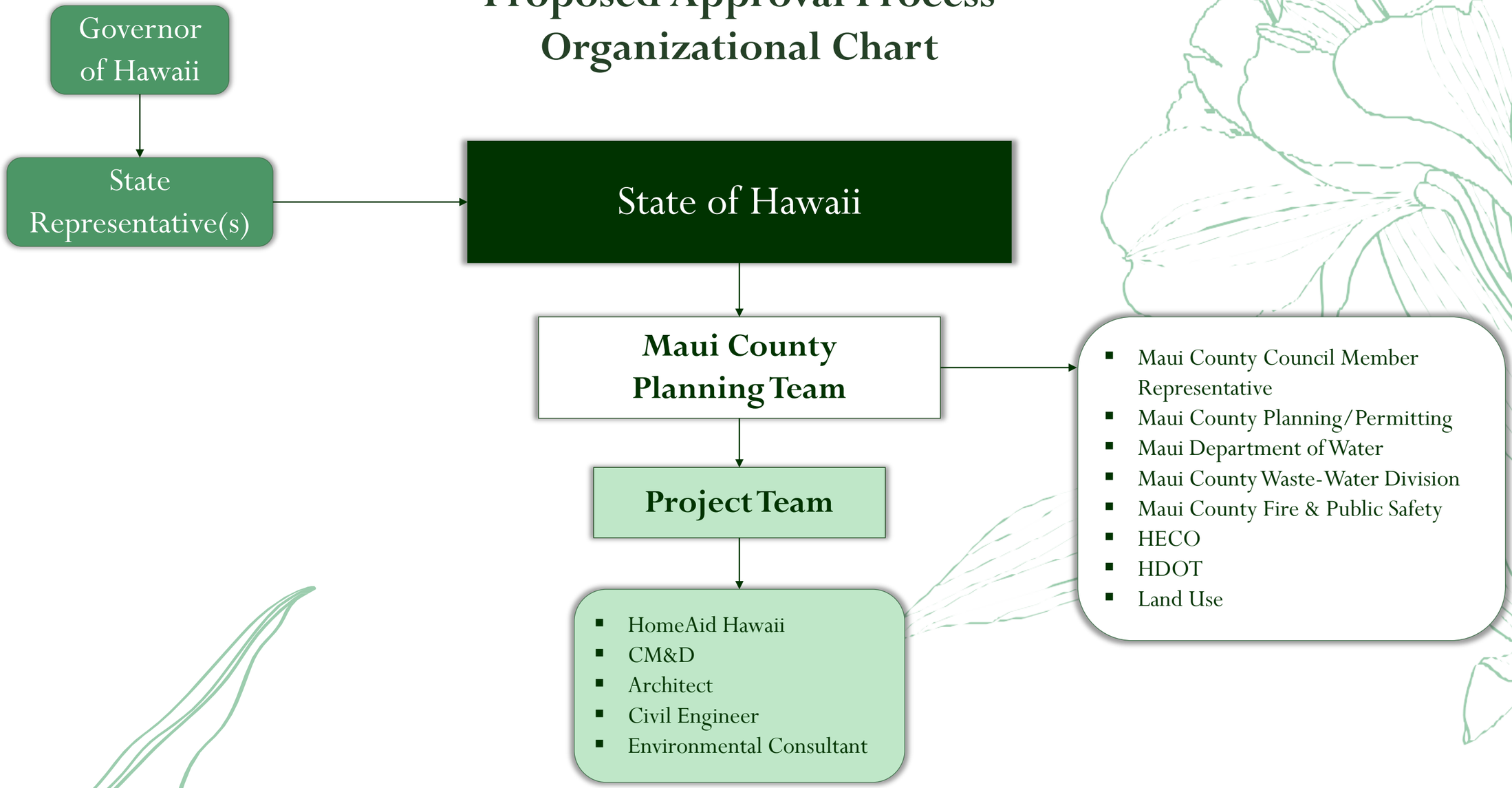
PRESENTATION PURPOSE

Proposed process for Maui County Projects seeking entitlement/permitting exemptions and/or use of public funding that will directly impact the displaced residences and homeless from the Maui fires.

MAUI HOUSING INITIATIVE
Proposed Approval Process
Organizational Chart



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PROPOSED PROCESS WORKFLOW FOR INDIVIDUAL PROJECT APPROVAL

1. **PRE-DEV BRIEF** — A Project Team to produce a **Pre-Development Brief** outlining a potential Project for Maui County and State Consideration. The Brief is to include a summary description of land parcel, project summary and general area program.

2. **MCPT** — Set a **Maui County Planning Team ("MCPT")** meeting with the **critical Stakeholders** to identify the **MAXIMUM** allowable density for the Project based upon the available basic services i.e. water, waste-water and electricity and each department's constraints/requirements.

3. **FORMAL APPLICATION** — Project Team to produce a **Formal Application** of the Project, including land plan, conceptual design, area program, utility requirements, traffic study, desktop environmental, and a list of requested exemptions and/or public funding requirement.

4. **APPROVAL PROCESS** — Re-engage the MCPT with Formal Application following a detailed analysis and recommendation to be submitted to the MCPT for consideration. Obtain formal feedback and/or approval to proceed with **State Emergency Proclamation approval process.**

5. **ACCESS AGREEMENT** — If applicable, Project Team to proceed with negotiating the **ground lease, access agreement and/or fee simple land transfer** needed depending on the property owner. Once general terms have been agreed upon, the Project Team would proceed with community involvement.

6. **COMMUNITY STAKEHOLDER** — Project Team to host a Community Stakeholder session to solicit thoughtful input and **community involvement** on the Project. The Community Stakeholder input is utilized to refine the Project prior to State and County Approval.

7. **PROJECT COMMENCEMENT** — Project Team is given the requested exemptions following Maui County and State of Hawaii Approval. As a condition of the exemption approvals, oversight is implemented, which includes ongoing monthly oversight until completion of the Project.

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PLAN & COST REVIEW AND ONGOING PROJECT OVERSIGHT

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HOMEAID HAWAII – PLAN & COST REVIEW

Plan & Cost Review – Project Assessment

The process of evaluating the supporting material contained in a Formal Application a Project Team and to report on the viability of said material to the MCPT

Process of Evaluation:

- Geotechnical Reports and Subsurface Investigation- Evaluation: Review the reports, interpret the findings and recommendations, and confirm that the soil characteristics have been acknowledge by the design team.
- Site Environmental Reports, Existing Conditions, Evaluation: Review the reports evaluate the findings and summarize site conditions that may be averse to the project cost or schedule.
- Land Title Documentation, Easements, Set Back- Evaluation: Review the existing property lines, recorded easements and setbacks and existing infrastructure against the proposed improvements.
- Exemptions to Entitlements/Permits- Evaluation: Review the requested exemptions to entitlement approvals and/or permits and provide a comparison to the existing entitlement/permit application process, status, timing and jurisdictional limitations.
- Project Team Qualifications- Evaluation: Review corporate resumes and in an attempt to determine qualifications by evaluating relevant experience.
- Drawings & Specifications- Evaluation: Perform a cursory review of the project drawings and specifications to determine the content and scope of the proposed improvements.
- Development Budget- Evaluation: Determine the viability of the overall project budget by reviewing all components of the development budget, land costs, soft costs, financing, construction, contingencies, etc. and comparing to similar projects.
- Hard Cost Budget (Construction)- Evaluation: Determine the viability of the construction costs by reviewing the detailed breakdown the construction costs and comparing to similar projects.
- Utilities, Evaluation: Determine through "Will-Serve" letters and or service applications that the utility needs of the project and can be satisfied by the local providers in a time frame and at a cost that meets the Project needs.

HOMEAID HAWAII – ONGOING OVERSIGHT

Ongoing Oversight
Providing construction loan monitoring to primarily evaluate cost, progress, risks, and the overall health of a project.

Supporting Material for the Monitoring Process:

- Schedule of Values- Review the breakdown, detail, and value of the components of the contracted construction cost.
- Construction Schedule- Review the current schedule against the progress in the field and report on the status.
- Development Draw- Review the development draw against the original budget, the progress of the project and remaining duration and provide a judgement to the lender regarding funding.
- Construction Payment Application- Review the construction payment application against the current contract value, actual work in place, materials on site and properly documented store materials and provided a judgement to the lender regarding funding.
- Third Party and Jurisdictional Inspections- Review the status of third-party inspections and monitoring reports and the status of current and ongoing jurisdictional inspections.
- Manpower & Staffing- Review workforce manpower and supervisor and support staff levels and evaluate if the overall staffing appears consistent with the project needs.
- Quality Issues- Perform a cursory review of the workmanship on a monthly basis and evaluate if it is consistent with contractual requirements.
- Change Order and Claims- Review changer orders, potential changes orders and open claims and report to the lender.
- Contract Conformity- Review insurance requirements and certificates, lien waivers.
- Differing and Adverse Conditions- Review and report on field conditions that are inconsistent with the contract documents, adverse conditions in the field that could result in cost or schedule impacts or potential hazards.

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Open Forum Questions & Answers

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HomeAid Hawaii

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