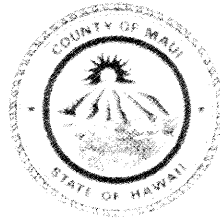


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COUNTY CLERK



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

July 30, 2019

Honorable Michael P. Victorino  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Victorino 7/31/19  
Mayor Date

For Transmittal to:

Keani N.W. Rawlins-Fernandez, Chair  
Economic Development and Budget Committee  
Maui County Council  
200 South High Street  
Wailuku, HI 96793

Dear Ms. Rawlins-Fernandez:

**SUBJECT: WAILUKU CIVIC COMPLEX (EDB-76)**

Thank you for your June inquiry requesting information to the following:

**Project Planning Costs to Date**

The Planning and Design Contract with Ferraro Choi & Associates totals \$8,963,263.04. Included in these costs are architecture civil and structural engineering, archaeology, traffic and fiscal analysis, environmental review, permitting and construction oversight and more.

**Demand for Paid Parking**

Neither of the two parking studies performed in the last decade have evaluated the occupancy rates of paid parking. However, from the Department of Management's employee database we know that the County manages 265 parking stalls and charges

Keani N. W. Rawlins-Fernandez, Chair

July 30, 2019

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permit fees for all of those stalls. Those 265 stalls are at 100% capacity, with a waiting list of 260. The State campus has a similar situation: 354 employee stalls with permits at 100% capacity, and a waiting list of 60. Kaahumanu Church rents out 18 parking stalls and has a waiting list of 18. In addition, the State has metered parking stalls which DAGS reports an occupancy rate of approximately 70% during the work week.

### **Cost for Maintaining Improvements**

The cost for maintaining the Market Street Improvements (built in 2008) and Kipuka Square (built in 2015), is reflected in the cleaning services from the Ho`omaika`i contract estimated at approximately \$55,000 annually for FY2020. The maintenance costs for the landscape improvements on Church and Main are expected to be approximately \$15,000 annually. Rubbish collection costs are inapplicable as trash receptacles were not included as part of those improvements. Costs for the Department of Public Works will remain similar as no additional roadway length is needed to be maintained, with the exception of a reduction in cost relating to flooding. Without existing storm water drainage facilities in parts of the project area, flooding and road surface deterioration occur at a faster rate than properly draining roadways. This additional maintenance cost will be eliminated with the new design. There are inquiries about the estimated operational and maintenance costs for the garage with parking operators, however the Department of Management has not received any responses to date. The Department of Management intends to have a reserve study completed for new projects involving vertical construction to assist with timely budgeting. That information will be provided to the Council when it becomes available.

### **Cost for Temporary Parking Facility**

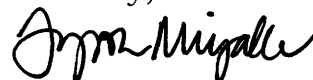
Per a question from the Budget Chair following the June MRA meeting, the estimated cost to develop temporary parking at Wells Park is approximately \$125,000 to construct and maintain the temporary parking throughout the duration of the construction timeframe. Once the need for the temporary parking has concluded, the Department of Parks and Recreation will proceed with their Wells Park Plan Improvements.

### **Project Archeologist**

Erik Frederikson of Xamanek Researchs, LLC completed the Archeological Inventory Survey and subsequent Preservation Plan, Data Recovery Plan, and Monitoring Plan for the project. Erik and his team have been retained as the archeological monitors during the construction of Phase 1A.

Should you have any questions, please contact Erin Wade, Redevelopment Program Planner, at ext. 6258.

Sincerely,



TYSON MIYAKE

Deputy Managing Director