

15 March 2023

To: Munekiyo Hiraga
Chris Sugidono, Senior Associate

From: Design Partners Incorporated

Project: Hale Mahaolu Ke Kahua - Affordable Housing Community Project

Subject: Estimated Costs for the Requested Exemptions from the Revised Exhibit "A" of Resolution 23-79

See responses below to the recent inquiries on the estimated costs associated with the requested Exemptions listed in the Exhibit "A".

Item 1D - Partial Exemption from Chapter 16.04C, "Fire Code"

The requested exemption asks to waive the Fire Department's Plan Review Fees, which are calculated at 12.5% of the Building Permit Fee for the project. Because the project is still in the early conceptual design stage, it is not possible to determine the exact Fire Plan Review Fee amount until the construction drawings are completed. The estimated amount is based on the Owner's current estimated construction cost of \$33,500,000 and the estimated Building permit fee as calculated in item 1G below. The estimated Fire Code Plan Review Fee for the project is \$41,360.

Item 1E - Partial Exemption from Chapter 16.18B, "Electrical Code"

The requested exemption asks to waive the Electrical Permit Fees and Inspection Fees, if any that the project may incur. The electrical permit is applied for once the Building Permit has been issued and the General Contractor and its Electrical subcontractor is ready to start the actual construction of the project. Because the project is still in the early conceptual design stage, it is not possible to determine the Electrical permit and inspection fee amounts until the construction drawings are completed. Based on the current information, the estimated on-site electrical permit fees would be \$13,311.

Item 1F - Partial Exemption from Chapter 16.20C, "Plumbing Code"

The requested exemption asks to waive the Plumbing Permit Fees and Inspection Fees, if any that the project may incur. The plumbing permit is applied for once the Building Permit has been issued and the General Contractor and its Plumbing subcontractor is ready to start the actual construction of the project. Because the project is still in the early conceptual design stage, it is not possible to determine the Electrical permit and inspection fee amounts until the construction drawings are completed. Based on the current information, the estimated on-site Plumbing permit fees would be \$26,325.

Item 1G - Partial Exemption from Chapter 16.26B, "Building Code"

The requested exemption asks to waive the Building Department's Plan Review and Permit Fees, which are calculated at \$5,880 for the first \$1,000,000 of estimated construction costs, plus \$10 for each additional \$1,000 of the estimated construction costs or fraction thereof. Because the project is still in the early conceptual design stage, it is not possible to determine the exact Building Permit Fee amount until the construction drawings are completed. Based on the Owner's current estimated construction costs of \$33,500,000, the total estimated Building Permit fee is \$330,880.

March 17, 2023



CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032

Mr. Chris Sugidono
Munekiyo Hiraga
chris@munekiyohiraga.com

Dear Chris:

Subject: Hale Mahaolu Ke Kahua
Estimated Costs for Requested Exemptions from the Revised Exhibit "A"

In response to the requests for estimated costs associated with the requested exemptions listed in Exhibit "A", we offer the following:

Item 1A - Exemption from Section 8.04.040, "Disposal permits—Application and suspension"

Disposal permits cost \$25. Since most contractors already have a disposal permit, one will most likely not be required.

Item 1B - Exemption from Section 8.04.050, "Disposal charges"

The Department of Environmental Management (DEM) allows these fees to be waived. The Contractor shall fill out an application at the time of construction. Since these fees are based on the amount of material being disposed of, the estimated dollar amount associated with this exemption cannot be determined at this time.

Item 1C - Exemption from Section 14.07.030, "Water system development fee schedule"

The water system development fees are based on water meter size. Since the project is still in the conceptual design phase, the exact water demand has not been determined. Based on the preliminary site and building plan, it is estimated that one 3" water meter for domestic use and one 2" water meter for irrigation use will be required for this project. The anticipated water system development fee is \$404,392.

Item 1J - Exemption from Section 16.26B.3600, "Improvements to Public Streets"; Item 1K - Exemption from Section 18.20.040, "Existing Streets"; Item 1L - Exemption from Section 18.20.070, "Sidewalks"; Item 1M - Exemption from Section 18.20.080, "Curbs and gutters"

The project is requesting to be exempt from constructing curb, gutter, and sidewalk along its frontage with Kahekili Highway. Since the project is still in the conceptual design phase and has not gone out to bid, it is not possible to determine construction costs. A rough order of magnitude estimate is \$70,000 for sidewalks and \$110,000 for curb and gutter. The total estimated cost for these improvements is \$180,000.

HLU Committee

From: Yolanda Poouahi <yolanda@munekiyohiraga.com>
Sent: Tuesday, March 21, 2023 1:56 PM
To: HLU Committee; Tasha A. Kama; Evan P. Dust; Paige Greco; Ana L. Lillis; Stacey L. Vinoray
Cc: GChun@halemaolu.org; debbie.cabebe@meoinc.org; moe.mohanna@housingpartners.com; ashley@otomoengineering.com; Mark Roy; Chris Sugidono
Subject: Hale Mahaolu Ke Kahua Affordable Housing Community - Estimated Costs for the Requested Exemptions from the Revised Exhibit "A" of Resolution 23-79 (HLU-2(1))
Attachments: Memo from Design Partners, Inc. Regarding Items 1D – 1G 03.15.23.pdf; Memo from Otomo Engineering, Inc. regarding Items 1A – 1C, 1J – 1M 03.17.23.pdf

Some people who received this message don't often get email from yolanda@munekiyohiraga.com. [Learn why this is important](#)

To: County of Maui, Maui County Council Housing and Land Use Committee
Councilmember Tasha Kama
Evan Dust
Paige Greco
Ana L. Lillis
Stacey L. Vinoray

From: Chris Sugidono, Senior Associate
Munekiyo Hiraga

Attachments:

Quantity	Date	Description
1	3/15/23	Memo from Design Partners, Inc. Regarding Items 1D – 1G
1	3/17/23	Memo from Otomo Engineering, Inc. regarding Items 1A – 1C, 1J – 1M

Message: Aloha Honorable Housing and Land Use Committee Chair Tasha Kama,

As requested by the HLU Committee at its last meeting on March 8, 2023, please see enclosed memos from the Applicant's consultants Design Partners, Inc. and Otomo Engineering, Inc. regarding exemption items 1A. – 1G. and 1J. – 1M. These items represent the only construction permitting related costs to the Applicant. Thank you.

Please contact us at (808)244-2015, should you have any questions.

cc: Grant Chun, Hale Mahaolu
Debbie Cabebe, MEO
Moe Mohanna, Highridge Costa Development Company
Ashley Otomo, Otomo Engineering
Mark Alexander Roy, Munekiyo Hiraga

Yolanda Poouahi, Administrative Assistant
Email: yolanda@munekiyohiraga.com



MUNEKIYO HIRAGA

Maui: 305 High Street, Suite 104, Wailuku, Hawaii 96793 **T:** 808.244.2015 **F:** 808.244.8729
Oahu: 735 Bishop Street, Suite 412, Honolulu, Hawaii 96813 **T:** 808.983.1233
Planning. Project Management. Sustainable Solutions. www.munekiyohiraga.com

CONFIDENTIAL AND PRIVILEGED COMMUNICATION: This message (including attachments) is intended for the use of the designated recipient(s) named above. The contents of this correspondence are considered privileged and confidential. If you have received this message in error, kindly notify us immediately by email or telephone, and delete this email from your computer system. Thank you.