

STATE OF HAWAII
HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Kakaako Community Development District
Honolulu, HI 96813

May 3, 2017

Chairperson and Members
Hawaii Community Development Authority
State of Hawaii
Honolulu, Hawaii

HCDA Board Members:

SUBJECT: Shall the Authority Authorize the Executive Director to Expend Up to \$1,500,000 in Capital Improvement Funds (CIP) for the Planning, Design, Rehabilitation and Renovation of the Two Remaining Structures at the Ala Moana Pump Station Site, Tax Map Key: 2-1-15:063, and Enter into the Required Professional Service and Construction Contracts?

SUMMARY:

The Authority is being asked to authorize the Executive Director to expend CIP funds for planning, design, and construction, to rehabilitate and renovate the two remaining historic structures at the Ala Moana Pump Station site. The Authority is also being asked to authorize the Executive Director to procure the required professional service and construction contracts for the project.

AUTHORITIES:

Hawaii Revised Statutes § 206E-4

BACKGROUND:



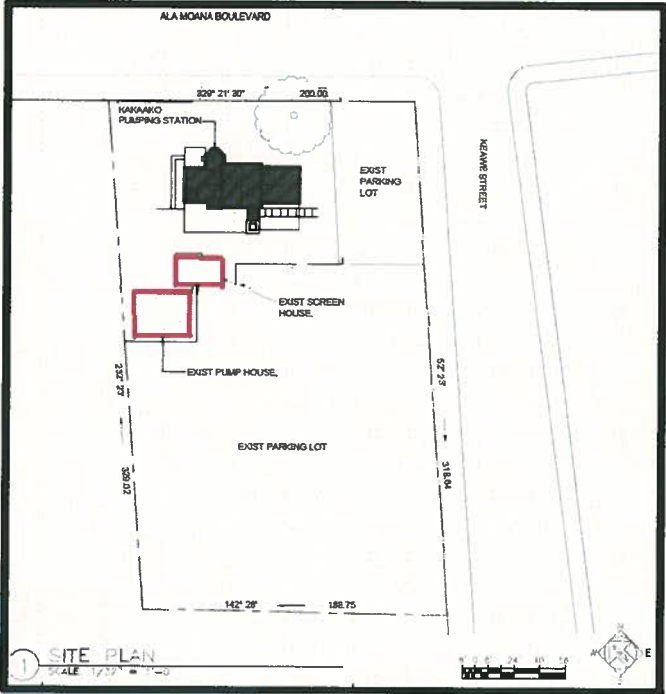
The historic Ala Moana Pump Station is located at 660 Ala Moana Boulevard, Kakaako Makai, and is comprised of 3 historic structures: The 1900 Pump Station, 1940 Pump House, and Screen House.

The property is owned by the Hawaii Community Development Authority (HCDA).

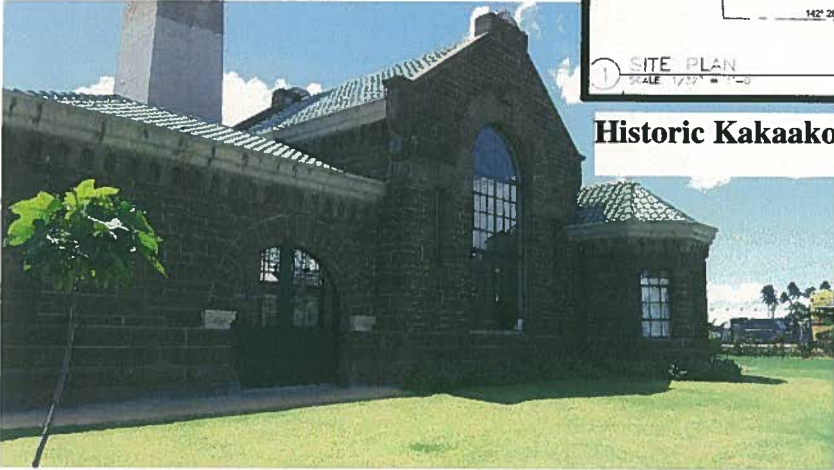
View of Historic Kakaako Pump Station

Over the years there has been interest in redevelopment of the property; however, nothing came into fruition and the property remained vacant, until the recent rehabilitation of the 1900 Pump Station.

In 2015, renovation of the 1900 Pump Station building was completed through a CIP grant-in-aid made pursuant to appropriations by the Hawaii State Legislature. The building is currently under a lease to the Pacific Gateway Center, which operates a senior community center.



Historic Kakaako Pump Station:Location Map



Historic Kakaako Pump Station (built in 1900)

Restored View from Ala Moana Boulevard



Historic Kakaako Pump Station-Built 1940 and Screen House

In 2016, the Hawaii State Legislature appropriated \$1,500,000 (Act 119, Session Laws of Hawaii 2015, as amended by Act 124, SLH 2016, Capital Project No. KA013, Item No. 47-A16), for the purposes of planning, design, and construction, for the renovation and preservation of the two remaining structures of the historic Ala Moana Pump Station. On March 16, 2017, the Governor approved the release of these funds. A copy of Governor’s approval of release of funds is provided as Exhibit A.

Planning for rehabilitation of the two structures will require an environmental assessment, and special area management permit. It is also expected that the Historic Preservation Division will require an archaeological inventory survey. A preliminary project schedule is provided as Exhibit B.

ANALYSIS:

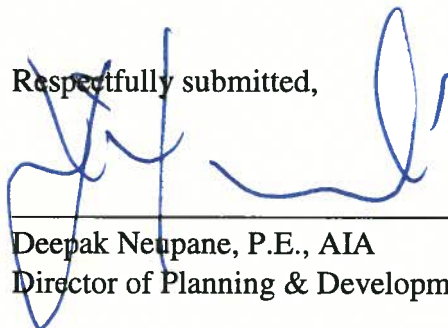
Staff proposes hiring an architectural firm to be the lead consultant for the required planning, design, and preparing construction documents for this rehabilitation project. Staff will solicit competitive sealed bids on the construction documents to procure a construction contract.

Not proceeding with this project will result in the buildings falling further into disrepair. Over time, the costs for repair and renovation of the property will continue to escalate. The appropriated funds will lapse on June 30, 2018, and time is of the essence to procure professional services to proceed with this rehabilitation project.

RECOMMENDATION:

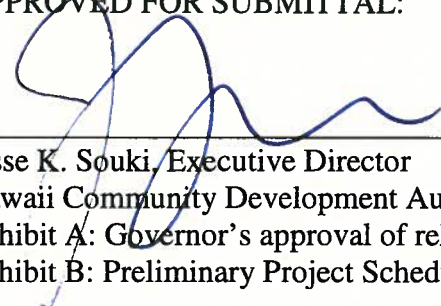
Staff recommends the Authority authorize the Executive Director to expend up to \$1,500,000 in Capital Improvement Funds for the planning, design, rehabilitation and renovation of the two remaining structures at the Ala Moana Pump Station site, Tax Map Key: 2-1-15:063 and enter into the required professional service and construction contracts.

Respectfully submitted,



Deepak Neupane, P.E., AIA
Director of Planning & Development

APPROVED FOR SUBMITTAL:



Jesse K. Souki, Executive Director
Hawaii Community Development Authority
Exhibit A: Governor's approval of release of funds.
Exhibit B: Preliminary Project Schedule.

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HAWAII COMMUNITY DEVELOPMENT AUTHORITY



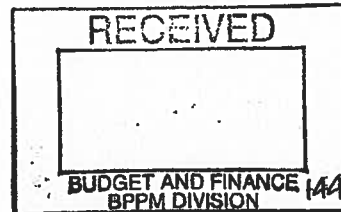
KAKA'IKO KALAELOA

David Y. Ige
Governor

John Whalen
Chairperson

Aedward Los Banos
Interim Executive Director

September 30, 2016



To: The Honorable David Y. Ige, Governor
State of Hawaii

Through: Wesley K. Machida, Director
Department of Budget and Finance

Luis P. Salavaeria, Director *[Signature]*
Department of Business, Economic Development & Tourism

From: Aedward Los Banos, Interim Executive Director *[Signature]*
Hawaii Community Development Authority

Subject: Release of Capital Improvement Funds for the Hawaii Community
Development Authority, Oahu, Capital Project No. KA013, as
Authorized by Act 119, SLH 2015, Item 47-A16

Permission is requested for the release of \$1,500,000.00 in general obligation bond funds for the subject project.

1. This request consists of an allotment of \$1,500,000.00 to finance plans, land acquisition, design, construction and equipment for the renovation and preservation of two remaining structures of the Old Pump Station and prep for programs in the structures, Oahu.
2. The Executive Director ensures that there are adequate funds appropriated for this request.

Department contact: Deepak Neupane at 594-0338.

RECOMMEND:

APPROVAL DISAPPROVAL

[Signature]
Wesley K Machida
Director of Budget and Finance

Date: 3/3/17

APPROVED DISAPPROVED

[Signature]
David Y. Ige
Governor, State of Hawaii

Date: Mar 16, 2017

Enc. (4)

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Honolulu, Hawaii
96813

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TABLE R (5/97)

CAPITAL PROJECT INFORMATION AND JUSTIFICATION SHEET

EXPENDING AGENCY: HCDA		SCOPE CODES	
USER PROGRAM ID	CAPITAL PROJECT NUMBER	N - NEW	I - RENOVATION
DEPT NUMBER	KA013	A - ADDITION	R - REPLACEMENT
BED	150	O - ONGOING	
ISLAND	1	PREV PRIORITY NO.	DATE
SEN DIST	12	REP DIST	9/30/2016
REP DIST	28	PROJ. SCOPE	
		N	

PROJECT TITLE: HAWAII COMMUNITY DEVELOPMENT AUTHORITY, OAHU

PROJECT DESCRIPTION: PLANS, LAND ACQUISITION, DESIGN, CONSTRUCTION AND EQUIPMENT FOR RENOVATION AND PRESERVATION OF TWO REMAINING STRUCTURES OF THE OLD PUMP STATION AND PREP FOR PROGRAMS IN THE STRUCTURES.

TOTAL ESTIMATED PROJECT COST (In Thousands of Dollars)

COST ELEMENT	PRIOR APPROPRIATIONS (including MOF)										APPROPRIATIONS (including MOF)		TOTAL PROJECT COST	
	ACT	YR	ITEM	ACT	YR	ITEM	ACT	YR	ITEM	ACT	YR	ITEM		FUTURE YEARS
PLANS														80
LAND														10
DESIGN														20
CONSTRUCT														1,300
EQUIPMENT														90
TOTALS														1,500
														1,500
														1,500

PROJECT INFORMATION AND JUSTIFICATION (use back if necessary):

- Total Scope of Project.
The scope of the projects consists of rehabilitation and renovation of two remaining structures at the historic Ala Moana Pump Station.
- Identification of Need and Evaluation of Existing Situation.
The historic Ala Moana Pump Station is listed in the National and State register of historic places. Over the years due to lack of use and maintenance the buildings have deteriorated and are not in habitable condition. Currently the HCDA is in the process of providing a ground lease to the Pacific Gateway Center which has undertaken rehabilitation of one of the buildings for use as a kupuna community center.
- Alternatives Considered and Impact if Project is Deferred.
No other alternatives have been considered. The buildings have remained unoccupied for extended time period and have deteriorated due to lack on maintenance. If the buildings are not renovated the likelihood is that is that the buildings will deteriorate even more and become a safety issue.
- Discuss What Improvements Will Take Place When Project Completed (including benefits to be derived and/or deficiencies this project intends to correct).
The project will complete interior and exterior of the existing historic buildings so that the building will become habitable and put in use as kupuna community center by the Pacific Gateway Center.
- Impact Upon Future Operating Requirements (show initial and ongoing funding requirements by cost element, including position count, means of financing, fiscal year).
There are no future operating requirements.
- Additional information:

CIP PROJECT SUMMARY OF PROPOSED EXPENDITURES

PROJECT: HAWAII COMMUNITY DEVELOPMENT AUTHORITY, OAHU
 TITLE: HAWAII COMMUNITY DEVELOPMENT AUTHORITY, OAHU

DATE: 9/30/2016
 DEPARTMENTAL PRIORITY NO.
 CAPITAL PROJECT NO. KA013

COST ELEMENTS	SOURCE OF FUNDS (ACT/ITEM, ACCOUNT NUMBER, FEDERAL, COUNTY, PRIVATE)					TOTAL
	Act 119, SLH15, 47-A16 B-15-408-B	Act 119, SLH15, 47-A16 B-15-410-B	Act 119, SLH15, 47-A16 B-15-411-B	Act 119, SLH15, 47-A16 B-15-412-B		
LAND ACQUISITION						
Land						
Consultant Services						
Staff Support						
PLANS	80,000					80,000
Consultant Services	80,000					80,000
Staff Support						
DESIGN		120,000				120,000
Consultant Services		120,000				120,000
Staff Support						
CONSTRUCTION			1,287,000			1,287,000
Basic Bid			1,287,000			1,287,000
Alternatives						
Contingency						
Consultant Services						
Staff Support						
Other Costs						
EQUIPMENT						
Basic Bid						
Consultant Services						
Staff Support						
WORKS OF ART			13,000			13,000
TOTAL PROJECT COST	80,000	120,000	1,300,000			1,500,000
ALLOTTED TO DATE*						
ALLOTMENT REQUEST	80,000	120,000	1,300,000			1,500,000
BALANCE						
FUNDS APPROPRIATED	80,000	120,000	1,300,000			1,500,000
COMPLETION DATE						
*(AA# & DATE)						
PLANS:	1 Current request					
LAND:	2 \$10,000 from Land and \$90,000 from Equipment was reallocated to design funds					
DESIGN:						
CONST:						
EQUIP:						

ALLOTMENT ADVICE

TO: Luis P. Salaveria, Director

ADVICE NO. 17-0144

Department of Business, Economic Development & Tourism

COMPTROLLER'S NO. XXXXXXXX

I have this day approved the following allotment from general obligation bond fund appropriation

authorized by Section 47, Act 119, SLH 2015, as amended by Act 124, SLH 2016, for the purpose indicated:

TC	F	YR	APP	D	ALLOT CAT	SOURCE/ OBJECT	ITEM	TITLE AND PURPOSE OF ALLOTMENT	M O F	AMOUNT	
XXX	X	XX	XXX	XX	XX	XXXX	XXXXXX	(20 x)	X	XXXXXXXXXXXX	XX
ALLOTMENT											
531	B	15	408	B	20		A-16	Hawaii Community Development Authority, Oahu Plans, land acquisition, design, construction and equipment for the renovation and preservation of the two remaining structures of the old Pump Station and prep for programs in the structures. (Plan)	C	80,000	00
531	B	15	411	B	20		A-16	Hawaii Community Development Authority, Oahu (Construction)	C	1,287,000	00
531	B	15	411	B	20		A-16	Hawaii Community Development Authority, Oahu (Construction)	C	13,000	00
804	B	15	411	B		9992	A-16	Hawaii Community Development Authority, Oahu (Construction)	C	13,000	00
805	S	17	319	M		1994		1% Works of Art Special Fund	B	13,000	00

ALLOTMENT ADVICE

17-0144

TO: Luis P. Salaveria, Director

ADVICE NO. XXXXXXXX

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XXX	X	XX	XXX	XX	XX	XXXX	XXXXXX	(20 x)	X	XXXXXXXXXXXX	XX
TRANSFER AND REALLOTMENT											
473	B	15	409	B			A-16	Hawaii Community Development Authority, Oahu (Land)	C	10,000	00
474	B	15	410	B			A-16	Hawaii Community Development Authority, Oahu (Design)	C	10,000	00
473	B	15	412	B			A-16	Hawaii Community Development Authority, Oahu (Equipment)	C	90,000	00
474	B	15	410	B			A-16	Hawaii Community Development Authority, Oahu (Design)	C	90,000	00
531	B	15	410	B	20		A-16	Hawaii Community Development Authority, Oahu (Design)	C	120,000	00
										Purpose: To finance plans, land acquisition, design, construction and equipment for the subject project.	
										Total Allotment: \$1,500,000.00	
										Statewide Project No.: KA013	

Hung K. Manu
 DIRECTOR OF BUDGET AND FINANCE

David Y. Ige
 GOVERNOR, STATE OF HAWAII

DATE: **MAR 3 2017**

Ala Moana Pump Station: Renovation of 1940 Pump House and Screen House

ID	Task Name	Duration	Start	Finish	2017				2018				2019				2020							
					Qtr.1	Qtr.2	Qtr.3	Qtr.4	Qtr.1	Qtr.2	Qtr.3	Qtr.4	Qtr.1	Qtr.2	Qtr.3	Qtr.4	Qtr.1	Qtr.2	Qtr.3	Qtr.4				
1	Authority Approval to Expend Funds and Enter into Contract	0 days	Wed 5/3/17	Wed 5/3/17																				
2	Negotiate and Draft Consultant Contract	14 days	Wed 5/3/17	Mon 5/22/17																				
3	AG Review and Approval	20 days	Tue 5/23/17	Mon 6/19/17																				
4	Contract Certification by DAGs	30 days	Tue 6/20/17	Mon 7/31/17																				
5	HCDA Planning Diligence	230 days	Tue 8/1/17	Mon 6/18/18																				
6	Supplemental Environmental Assessment	120 days	Tue 8/1/17	Mon 1/15/18																				
7	Environmental Site Assessment	120 days	Tue 8/1/17	Mon 1/15/18																				
8	Development Permit	20 days	Tue 1/16/18	Mon 2/12/18																				
9	Special Area Management Permit	90 days	Tue 2/13/18	Mon 6/18/18																				
10	Archaeological Inventory Survey	60 days	Tue 8/1/17	Mon 10/23/17																				
11	SHPD Approval of AIS	120 days	Wed 10/18/17	Tue 4/3/18																				
12	Design & Bidding		Wed 9/6/17																					
13	Design & Construction Documents 5 mos	110 days	Tue 8/1/17	Mon 1/1/18																				
14	DPP Building Permit 8 mos	160 days	Tue 1/2/18	Mon 8/13/18																				
15	Bidding	50 days	Sat 3/24/18	Thu 5/31/18																				
16	Blanket Encumbrance of Funds	15 days	Fri 6/1/18	Thu 6/21/18																				
17	Construction Contract Award and Certification	20 days	Tue 8/14/18	Mon 9/10/18																				
18	Construction 8 mos	180 days	Tue 9/11/18	Mon 5/20/19																				
19																								
20																								

