

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

August 7, 2019

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 Public Facilities Dedication Funds in the Amount of \$80,000 and Enter into a Consultant Contract to Complete an Engineering Condition Assessment of the Box Drain Culvert Adjacent to the John A. Burns School of Medicine (JABSOM)?

SUMMARY:

In February 2019, JABSOM began repairing a sinkhole that appeared on the Ewa end of their property. Upon excavating the area, it was discovered that the cause of the sinkhole was a gap within sections of the existing box drain culvert (see attached photo). The sinkhole has since been repaired however, the concern is whether sinkholes will continue to appear if there are other gaps in the culvert. This engineering condition assessment will be able to determine whether there are any other gaps and/or damage to this portion of the existing box drain culvert (see attached Location Map).

AUTHORITY:

At the August 3, 2016 General Meeting, the Board indicated it would like to renew and approve all procurement requests over \$25,000. The proposal was solicited using the Professional Services method of procurement.

BACKGROUND:

The box drain culvert was constructed in 1990 by the Hawaii Community Development Authority (HCDA) as part of its Improvement District 2 project. This portion of the culvert consists of two 11.5 feet by 9 feet cells, laid side by side, approximately 800 feet long. The drainage system services approximately one third of the Kakaako Community Development District. The flow from the culvert goes into the open channel, adjacent to the Kakaako Waterfront Park, which eventually empties into the Pacific Ocean.

Additionally, it is the HCDA's intent to dedicate the culvert over to the City and County of Honolulu (City). In prior discussions with the City, all gaps and/or damages to the culvert must be repaired prior to their acceptance.

ANALYSIS:

HCDA staff has received a proposal from Sato & Associates, Inc. to prepare an Engineering Condition Assessment of the double box culvert, located within the JABSOM site, for a total fee of \$73,305.00 (see attached correspondence of June 25, 2019.) A large portion of the fee, approximately \$41,000, is for the underwater inspection of the culvert. This involves sending divers into the culvert, which is usually filled with water, to inspect and document the conditions, including photographs and videos. The fee is high due to safety standards, which require a minimum of five divers for this type of work. The remainder of the fee is for the analysis, recommended repairs and estimation of probable costs.

A contingency of \$6,695, or approximately 9% if the proposed fee, is budgeted for unforeseen conditions. Therefore, the total cost would be \$80,000.00.

RECOMMENDATION:

HCDA staff recommends that the Authority Authorize the Executive Director to Expend Public Facilities Dedication Funds in the Amount of \$80,000 and Enter into a Consultant Contract to Complete an Engineering Condition Assessment of the Box Drain Culvert within the JABSOM property.

Respectfully submitted,

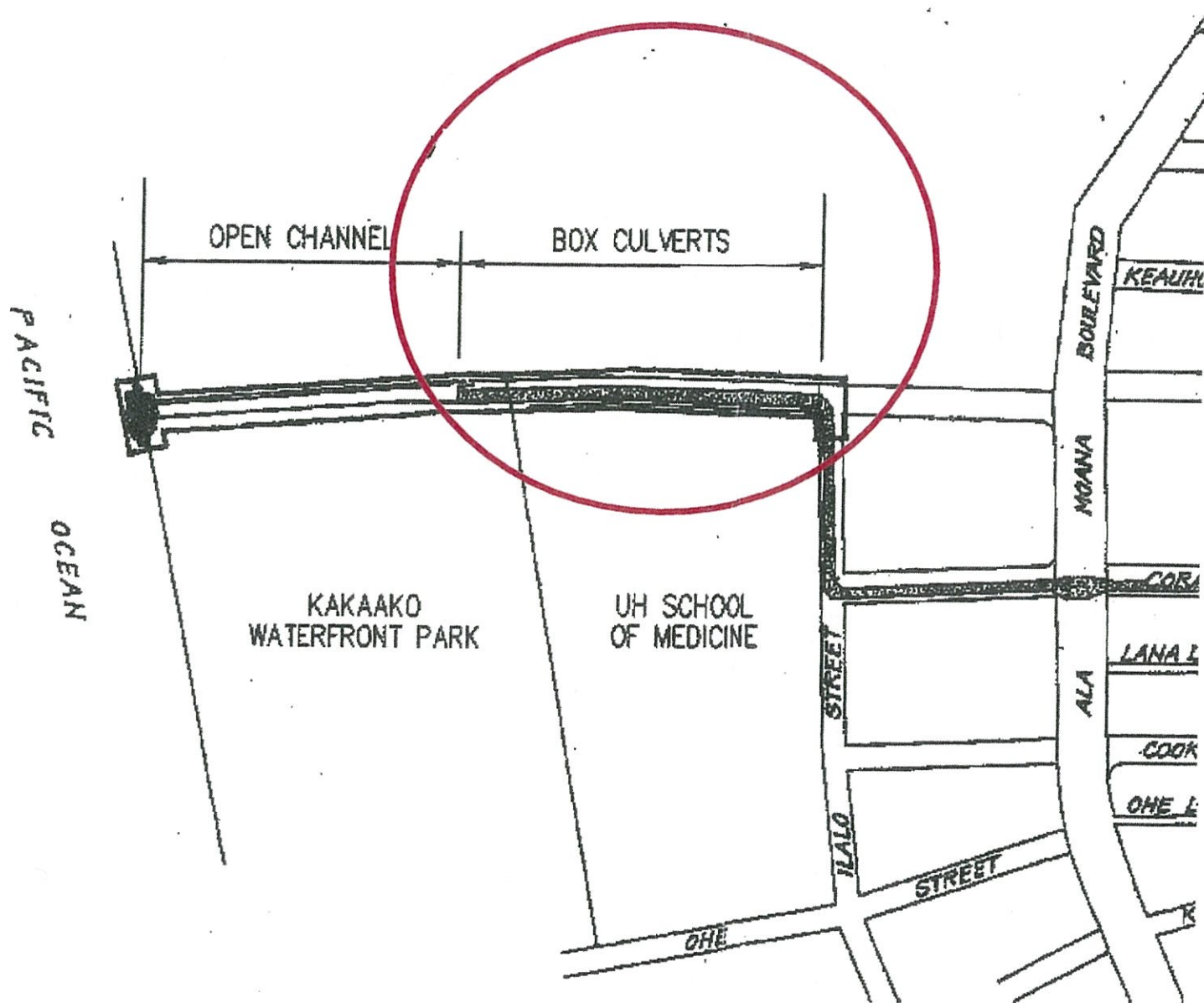


Garett Kamemoto
Interim Director of Planning and Development

APPROVED FOR SUBMITTAL:

Aedward Los Banos, Executive Director
Hawaii Community Development Authority





LOCATION MAP

SCALE: NONE

TAX MAP KEYS: 2-1-080; 08 & 09



Sato & Associates, Inc.

Consulting Engineers

2046 S. King Street, Honolulu, Hawaii 96826

OFFICES IN HONOLULU AND MAUI

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**HAWAII COMMUNITY
DEVELOPMENT
AUTHORITY**

June 25, 2019

Mr. Aedward Los Banos
Executive Director
Hawaii Community Development Authority
547 Queen Street
Honolulu, Hawaii 96813

Attention: Mr. Garrett Kamemoto
Interim Director of Planning and Development

Dear Mr. Los Banos:

Subject: Engineering Assessment for Repairs to
Kakaako Box Drain Culvert
Kakaako Community Development District, Makai Area

In reference to your letter dated April 29, 2019, Sato & Associates, Inc. is pleased to submit our fee proposal for Professional Design Services for the subject project. Our Scope of Services is as follows:

Scope of Services

Prepare an Engineering Condition Assessment of the double box culvert under Keawe Street from Station 06+58 to 15+03. See attached location map.

The report shall include:

1. Underground water inspection of the box culvert.
2. Documentation of observed conditions including photographs.
3. Analysis and recommended repairs
4. Probable cost.

We propose to provide the above mentioned services for a total fee of \$73,305 (see attached).

We trust that this meets with your satisfaction and approval. Please contact us if you have any questions or need additional information.

Very truly yours,

SATO & ASSOCIATES, INC.

Richard M. Sato, PE
President

RMS/sm

Attachments

Engineering Assessment
Repairs on Box Drain Culvert
Kakaako Community Development District
Makai Area

	Hours		Rate		Total
Sato & Associates, Inc.					
Principal	20	X	\$175	=	\$3,500
Senior Engineer	120	X	\$150	=	\$18,000
CADD	40	X	\$100	=	\$4,000
Clerical	50	X	\$75	=	\$3,750
Field Work	0	X		=	\$0
					\$29,250
Sea Engineering, Inc. (Underwater Inspection)				=	\$41,119
Sub-Total				=	\$70,369
Hawaii State GET (4.712%)				=	\$2,936
TOTAL					\$73,305

June 25, 2019