

# HB2146 HD1

Measure Title: RELATING TO WAILUKU PROPERTIES.

Report Title: Department of Accounting and General Services; Wailuku State Office Master Plan, Wailuku State Office Building; Old Courthouse Building; Other Properties in Wailuku for State Use; Appropriation (\$)

Description: Requires the Department of Accounting and General Services to develop a Wailuku state office master plan to address the shortage of space in the Wailuku state office building and old courthouse building. Makes an appropriation for the master plan. Makes an appropriation for the purchase of certain other properties in Wailuku. (HB2146 HD1)

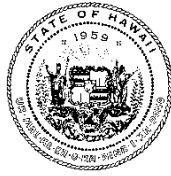
Companion: [SB2249](#)

Package: None

Current Referral: GVO, WAM

Introducer(s): SOUKI

DAVID Y. IGE  
GOVERNOR



DOUGLAS MURDOCK  
Comptroller

AUDREY HIDANO  
Deputy Comptroller

**STATE OF HAWAII**  
**DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES**  
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

TESTIMONY  
OF  
DOUGLAS MURDOCK, COMPTROLLER  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
TO THE  
SENATE COMMITTEE  
ON  
GOVERNMENT OPERATIONS  
ON  
MARCH 15, 2016  
H.B. 2146, H.D. 1

RELATING TO WAILUKU PROPERTIES

Chair Mercado Kim and members of the Committee, thank you for the opportunity to testify on H.B. 2146, H.D. 1.

The Department of Accounting and General Services (DAGS) provides the following comments. We appreciate the intent of this bill, provided its passage allows the proposed actions to be incorporated into our existing program efforts and provided further, the measure does not replace or adversely impact priorities indicated in the Executive Budget.

DAGS has implemented a phased program to develop a statewide master plan for addressing the shortage of State managed office space within the DAGS jurisdiction, which is fully State CIP-funded. Work includes verification of State office space needs in DAGS-managed facilities and in DAGS-managed lease space, development and population of a new DAGS database system to record and track space authorizations, assignments, and leases, and development of area master plans to identify means and methods to reduce lease rents by

relocation of programs into DAGS-managed facilities, to optimize efficient use of space, and to optimize program operations.

Exploration of solutions currently includes consideration for renovation or demolition/redevelopment of existing DAGS-managed facilities, development of new facilities on existing State properties, or acquisition/renovation of existing commercial facilities.

The project phases are geographically based and prioritized to address the highest concentration of space shortfall first. Phase 1 encompasses the State Capital District. The study is in final review for issuance. Phase 2 expands the program to include outlying Oahu districts, and the neighbor islands. Phase 2 was initiated in January 2016 to complete the statewide effort by December 2016. The Wailuku, Maui, district has been prioritized for earlier review. A separate, prioritized interim report can be generated for this target area. DAGS also supports the appropriation of funds to supplement program efforts provided this does not replace or adversely impact priorities indicated in the Executive Budget. The current program scope does not include complete canvassing of all lands and buildings adjacent to DAGS-managed facilities, nor does it include coordination with county agencies. The additional funding would help finance these efforts.

If acquisition of one or more of the specified properties proves to be feasible and appropriate, DAGS supports the appropriation of funds for the acquisition provided this also does not replace or adversely impact priorities indicated in the Executive Budget. DAGS notes, however, that the process for executing the acquisition(s) is likely to extend beyond the normal lapse date of June 30, 2017, for fiscal year 2016-2017 general revenue funds. DAGS would not be able to complete the transaction should funds lapse prior to closure of the purchase(s).

Thank you for the opportunity to testify on this matter.



*The Judiciary, State of Hawai‘i*

**Testimony to the Senate Committee on Government Operations**

Senator Donna Mercado Kim, Chair

Senator Les Ihara, Jr., Vice Chair

Tuesday, March 15, 2016, 1:30 PM  
State Capitol, Conference Room 414

**WRITTEN TESTIMONY ONLY**

by

Rodney A. Maile

Administrative Director of the Courts

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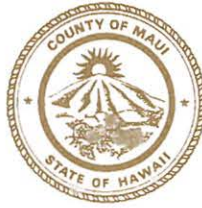
**Bill No. and Title:** House Bill No. 2146, House Draft 1 Relating to Wailuku Properties.

**Purpose:** Requires the Department of Accounting and General Services to develop a Wailuku state office master plan to address the shortage of space in the Wailuku State Office Building and Old Courthouse Building. Makes an appropriation for the master plan. Makes an appropriation for the purchase of certain other properties in Wailuku. (HB2146, HD1)

**Judiciary's Position:**

The Judiciary takes no position on House Bill No. 2146, House Draft 1 and respectfully offers the following comments. The bill identifies the Judiciary as an appropriate stakeholder with whom the Department of Accounting and General Services shall consult in developing a Wailuku State Office Master Plan. Having programs in leased space totaling roughly 13,300 square feet, the Judiciary's Second Circuit is currently facing space shortages in the Wailuku-Kahului area. To consolidate operations and accommodate projected growth through 2030, the Hawai‘i Judiciary Facilities Master Plan recommends that 82,000 SF be added in the Wailuku-Kahului area. Hoapili Hale comprises approximately 80,000 SF. There, the Second Circuit is confronting mounting deferred maintenance needs, currently estimated at roughly \$20.0 million. Given these issues, the Judiciary would be open to participating in a discussion of a master state office plan for the area.

Thank you for the opportunity to testify on House Bill 2146, House Draft 1.



**OFFICE OF THE MAYOR**

Ke'ena O Ka Meia  
COUNTY OF MAUI – Kalana O Maui

**TESTIMONY OF ALAN ARAKAWA, MAYOR  
COUNTY OF MAUI**

BEFORE THE SENATE COMMITTEE ON GOVERNMENT OPERATIONS

Tuesday, March 15, 2016  
1:30 p.m.  
Conference Room 414

**HB 2146, HD1, RELATING TO WAILUKU PROPERTIES**

Honorable Donna Kim, Chair  
Honorable Les Ihara, Jr., Vice Chair  
Honorable Members of the Senate Committee on Government Operations

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**HD1** Thank you for this opportunity to testify in **STRONG SUPPORT OF HB 2146,**

As Mayor of Maui County I support this bill for the following reasons:

1. Wailuku town is the civic and government heart of Maui County. It comprises of the judiciary, the Maui County seat of government, locally owned businesses, higher education and health care facilities. Wailuku town is where the state judiciary and state office campus belong.
2. The over six-hundred employees of the judiciary and state offices, as well as the daily influx of jurors, attorneys, court reports, and others are customers of the Wailuku town businesses. They, along with many residents and visitors shop, eat, have their shoes repaired, cut their hair, get their taxes done, and more.
3. Unfortunately, many of the existing facilities and buildings are aging, and there is a severe shortage of parking. Improvements, upgrades and expansion are sorely needed for the State Judiciary and campus.
4. There is adequate acreage within Wailuku Town to accommodate all of the forecasted needs for building square footage and parking. The existing B-3 zoning of the property where the State campus sits affords a density of development that would allow a much greater utilization and functionality (permitting up to 12 stories).

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5. As the County of Maui is currently investing significant resources into revitalizing Wailuku town, now would be the opportune time to initiate and implement the Wailuku State Office Master Plan. I look forward to working with the state so that we can all be a part of Wailuku town's success.

For these reasons I STRONGLY SUPPORT HB 2146, HD1.