
A BILL FOR AN ACT

RELATING TO STATE CONSTRUCTION PROJECTS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. (a) There is established within the office of
2 the comptroller a five-year office of the state construction
3 manager pilot program, which shall be headed by a full-time
4 state construction manager, to provide guidance and
5 recommendations on the design review of state construction
6 projects pursuant to this section. The state construction
7 manager shall be hired by the comptroller without regard to
8 chapter 76, Hawaii Revised Statutes, and report to the
9 comptroller.

10 (b) To be eligible to serve in the position of state
11 construction manager, an individual shall have held a valid
12 license under chapter 464, Hawaii Revised Statutes, for at least
13 five years immediately preceding the date of hire.

14 (c) The state construction manager shall not engage in the
15 private practice of professional construction management or
16 serve in a managing capacity in any private business or
17 enterprise.



1 (d) The salary of the state construction manager shall be
2 established by the comptroller.

3 (e) Except as provided in subsection (f), the office of
4 the state construction manager shall provide guidance and
5 recommendations on the design review of state construction
6 projects with an estimated design value of \$2,000,000 or more
7 that are administered by the department of accounting and
8 general services or the department of education and located in
9 any county with a population of less than five hundred thousand.
10 The office of the state construction manager shall:

11 (1) Review all plans, drawings, specifications, and any
12 other documents necessary for state construction
13 projects, and ensure the final plans, drawings,
14 specifications, and other documents reviewed are
15 submitted to the disability and communication access
16 board for review to ensure compliance with any
17 applicable accessibility laws as required under
18 section 103-50, Hawaii Revised Statutes; provided that
19 any changes to the final plans, drawings,
20 specifications, or other documents shall require



1 resubmittal to the disability and communication access
2 board for review;

3 (2) Provide exclusive centralized design review services
4 for state construction projects subject to this
5 section;

6 (3) Assign an inspector to each eligible state
7 construction project for the purpose of observing the
8 construction work; and

9 (4) Assign employees to the department of public works of
10 each applicable county who shall have the sole
11 responsibility for reviewing and approving permit
12 applications submitted for state construction projects
13 administered by the department of accounting and
14 general services or the department of education in the
15 respective county. The county agencies under this
16 paragraph shall not assign any other work to these
17 employees.

18 (f) The department of education may opt into the pilot
19 program for specific complex projects and shall not be required
20 to subject all of its capital improvement projects to the review
21 process set forth in subsection (e).



1 (g) The cost of all design review services performed by
2 the office of the state construction manager for a state agency
3 shall be determined by the comptroller, in consultation with the
4 state construction manager.

5 (h) All fees collected pursuant to subsection (g) shall be
6 deposited with the comptroller to the credit of the design
7 review special fund established by subsection (i).

8 (i) There is established in the state treasury the design
9 review special fund to be administered and expended by the
10 comptroller for the purposes of this Act, into which shall be
11 deposited:

- 12 (1) Fees collected for services provided to state agencies
13 pursuant to this section;
- 14 (2) Appropriations made by the legislature to the special
15 fund; and
- 16 (3) Interest earned or accrued on moneys in the special
17 fund.

18 Moneys remaining on balance in the design review special
19 fund at the close of each fiscal year shall remain in the
20 special fund and shall not lapse to the credit of the state



1 general fund until after the dissolution of the office of the
2 state construction manager pilot program.

3 No funds appropriated to the department of education for
4 operating expenses or capital improvements shall be diverted or
5 used to finance or support the design review special fund.

6 (j) No later than December 31, 2027, the comptroller, in
7 consultation with the state construction manager, shall adopt
8 rules pursuant to chapter 91, Hawaii Revised Statutes, to
9 implement this section.

10 (k) The office of the state construction manager shall
11 prepare and submit an annual report on the office of the state
12 construction manager pilot program to the governor and
13 legislature no later than twenty days prior to the convening of
14 the regular sessions of 2027, 2028, 2029, 2030, and 2031. The
15 report shall include:

16 (1) A summary describing the activities of the office of
17 the state construction manager, including but not
18 limited to a list and description of each state
19 construction project that received a design review
20 during the preceding fiscal year;



1 (2) A financial report on the status of the design review
2 special fund established by subsection (i);

3 (3) An assessment of whether the pilot program should be
4 extended; and

5 (4) Other findings and recommendations, including any
6 proposed legislation.

7 (1) The office of the state construction manager pilot
8 program shall be dissolved on June 30, 2031.

9 (m) As used in this section:

10 "State agency" means the department of accounting and
11 general services and the department of education.

12 "State construction project" means any undertaking of work
13 or improvement of state lands or any interest therein,
14 developed, acquired, constructed, reconstructed, rehabilitated,
15 improved, altered, or repaired by a state agency.

16 "State lands" means all lands owned by the State through
17 any state agency.

18 SECTION 2. There is appropriated out of the general
19 revenues of the State of Hawaii the sum of \$3,034,000 or so much
20 thereof as may be necessary for fiscal year 2026-2027 for the
21 implementation of the office of the state construction manager



1 pilot program established pursuant to section 1 of this Act,
2 including the establishment of:

- 3 (1) One full-time equivalent (1.0 FTE) state construction
4 manager position within the office of the comptroller;
5 and
- 6 (2) Five full-time equivalent (5.0 FTE) positions within
7 the office of the state construction manager,
8 including three full-time equivalent (3.0 FTE)
9 positions to be assigned to applicable county
10 agencies.

11 The sum appropriated shall be expended by the department of
12 accounting and general services for the purposes of this Act.

13 SECTION 3. This Act shall take effect on July 1, 2026.



Report Title:

DAGS; DOE; Office of the State Construction Manager; Pilot Program; Design Review Special Fund; Positions; Appropriation

Description:

Establishes a five-year Office of the State Construction Manager Pilot Program to provide guidance and recommendations on the design review of certain state construction projects that are administered by the Department of Accounting and General Services or Department of Education and located in any county with a population of less than 500,000. Requires the Office to assign employees to the Department of Public Works of each applicable county to review and approve permit applications under the Pilot Program. Establishes the Design Review Special Fund. Appropriates funds for the Pilot Program and necessary positions. (CD1)

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