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# 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) The office of the state construction manager shall  
4 provide guidance and recommendations on the design review of  
5 state construction projects administered by the department of  
6 accounting and general services and the department of education.  
7 The office of the state construction manager shall:

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

20 (2) Provide exclusive centralized design review services  
21 for the state construction projects;



1           (3) Assign an inspector to each state construction project  
2                   for the purpose of observing the construction work;  
3                   and

4           (4) Assign employees to the department of planning and  
5                   permitting of the city and county of Honolulu, who  
6                   shall have the sole responsibility of reviewing and  
7                   approving permit applications submitted for state  
8                   construction projects administered by the department  
9                   of accounting and general services and the department  
10                  of education. The department of planning and  
11                  permitting shall not assign any other work to these  
12                  employees.

13           (f) The state construction manager may employ staff,  
14 including qualified architects and engineers as necessary,  
15 without regard to chapter 76, to carry out the duties and  
16 responsibilities established by this Act.

17           (g) The cost of all design review services performed by  
18 the office of the state construction manager for a state agency  
19 shall be determined by the comptroller, in consultation with the  
20 state construction manager.



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

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

8 (1) Fees collected for services provided to state agencies  
9 pursuant to this section;

10 (2) Appropriations made by the legislature to the special  
11 fund; and

12 (3) Interest earned or accrued on moneys in the special  
13 fund.

14 Moneys remaining on balance in the design review special  
15 fund at the close of each fiscal year shall remain in the  
16 special fund and shall not lapse to the credit of the state  
17 general fund until after the dissolution of the office of the  
18 state construction manager pilot program.

19 (j) No later than December 31, 2027, the comptroller, in  
20 consultation with the state construction manager, shall adopt  
21 rules pursuant to chapter 91 to implement this section.



1 (k) The state construction manager shall prepare and  
2 submit an annual report on the office of the state construction  
3 manager pilot program to the governor and legislature no later  
4 than twenty days prior to the convening of the regular sessions  
5 of 2027, 2028, 2029, 2030, and 2031. The report shall include:

6 (1) A summary describing the activities of the office of  
7 the state construction manager, including but not  
8 limited to a list and description of each state  
9 construction project that received a design review  
10 during the preceding fiscal year;

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

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

15 (4) Other findings and recommendations, including any  
16 proposed legislation.

17 (1) The state construction manager pilot program shall be  
18 dissolved on June 30, 2031.

19 (m) For the purposes of this section:

20 "State agency" means the department of accounting and  
21 general services and the department of education.



1 "State construction project" means any undertaking of work  
2 or improvement of state lands or any interest therein,  
3 developed, acquired, constructed, reconstructed, rehabilitated,  
4 improved, altered, or repaired by a state agency.

5 "State lands" means all lands owned by the State through  
6 any state agency.

7 SECTION 2. There is appropriated out of the general  
8 revenues of the State of Hawaii the sum of \$ or so  
9 much thereof as may be necessary for fiscal year 2026-2027 for  
10 the implementation of the office of the state construction  
11 manager pilot program established pursuant to section 1 of this  
12 Act, including the establishment of:

13 (1) One full-time equivalent (1.0 FTE) state construction  
14 manager position within the office of the comptroller;  
15 and

16 (2) full-time equivalent ( FTE) positions  
17 within the office of the state construction manager,  
18 including full-time equivalent ( FTE)  
19 positions to be assigned to the department of planning  
20 and permitting of the city and county of Honolulu.



1           The sum appropriated shall be expended by the department of  
2 accounting and general services for the purposes of this Act.  
3           SECTION 3. This Act shall take effect on July 1, 2525.



**Report Title:**

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

**Description:**

Establishes within the Office of the Comptroller a five-year Office of the State Construction Manager Pilot Program headed by a full-time State Construction Manager, to provide guidance and recommendations on the design review of state construction projects administered by the Department of Accounting and General Services and Department of Education. Requires the final plans, drawings, specifications, and other documents to be reviewed by the Disability and Communication Access Board for compliance with state accessibility laws. Requires the Office to assign employees to the Department of Planning and Permitting of the City and County of Honolulu to review and approve permit applications submitted for state construction projects administered by the Department of Accounting and General Services and Department of Education. Establishes the Design Review Special Fund. Establishes positions. Appropriates funds. Effective 7/1/2525. Pilot Program sunsets on 6/30/2031. (SD2)

*The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.*

