



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
JUDICIARY AND LABOR
ON
JANUARY 30, 2015

S.B. 142

RELATING TO THE WAILUKU STATE OFFICE MASTER PLAN

Chair Keith-Agaran and members of the Committee, thank you for the opportunity to testify on S.B. 142.

The Department of Accounting and General Services (DAGS) supports the intent of S.B. 142, 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 three phase 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 97% complete. Target completion is April 2015. Phase 2 expands the program to include outlying Oahu districts, and Phase 3 addresses the neighbor islands to complete the statewide effort by December 2016. Implementation of Phases 2 and 3 will be concurrent upon the completion of Phase 1. The Wailuku, Maui, district is included in Phase 3, and 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. DAGS anticipates that this expansion of scope can be implemented beginning January 2016.

Thank you for the opportunity to testify on this matter.



The Judiciary, State of Hawaii

Testimony to the Senate Committee on Judiciary and Labor

Senator Gilbert S.C. Keith-Agaran, Chair
Senator Maile S.L. Shimabukuro, Vice Chair

Friday, January 30, 2015, 8:30 AM
State Capitol, Conference Room 016

by
Rodney A. Maile
Administrative Director of the Courts

WRITTEN TESTIMONY ONLY

Bill No. and Title: Senate Bill No. 142, Relating to the Wailuku State Office Master Plan.

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.

Judiciary's Position:

The Judiciary takes no position on Senate Bill No. 142. 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 roughly totaling some 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 \$30.5 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 Senate Bill No. 142.

From: mailinglist@capitol.hawaii.gov
To: [JDL Testimony](#)
Cc: [REDACTED]
Subject: *Submitted testimony for SB142 on Jan 30, 2015 08:30AM*
Date: Thursday, January 29, 2015 3:33:51 PM

SB142

Submitted on: 1/29/2015

Testimony for JDL on Jan 30, 2015 08:30AM in Conference Room 016

Submitted By	Organization	Testifier Position	Present at Hearing
Councilmember Michael Victorino	Individual	Support	No

Comments:

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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Testimony of Jonathan Starr

Related to SB142, The Wailuku State Office Master Plan

I wish to express strong support and appreciation for this proposed Bill, and the implementation of a State Office Master Plan for Wailuku.

I am a major commercial property owner in Wailuku, and a Member of the Maui Redevelopment Agency. I have been working for two decades toward the improvement of our Historic Town of Wailuku into a vibrant Live – Work – Play walkable environment that does justice to Maui County's center of Government, Business, Arts, Higher Education, and Health Care.

On my own properties, comprising approximately an acre and a half in the center of town, I have been waiting for the day when economic factors will support the construction of a dense rental workforce apartment project for several hundred of the approximately 20,000 community members who work within a one mile radius of Market and Main Streets.

Both the State Campus and Judiciary and the Maui County seat of Government have needed revamping for a number of years. Recently, the County of Maui has initiated a new master plan, under which a new office building and parking and other improvements are being planned. Maui Medical Group and other long-term Wailuku entities are also expanding and building new facilities, and an Entertainment District is developing around two active legitimate Theatre & dance organizations in the Market Street and Vineyard Street axis. A Clean and Safe Program is being implemented this Spring, to improve our Streetscapes, and many new festivals and pop up programs are in the works. A program to study and digitally map infrastructure, to quantify future needs and create a timeline for integration into departmental CIP programs, is in the works. Based on SWISS (sewer, water, infrastructure, streets and sidewalks) guidelines, this will help greatly with pipes, walk and bike-ability, vehicular circulation and parking.

The Wailuku State Campus has numerous issues that need to be addressed. These relate to capacity (many State programs and agencies require space not currently available), security (particularly the Judiciary does not meet current standards, with parking below the courts), maintainability (elevators, waterproofing etc), and parking deficit. There is additional land area available for State Governmental usage, and greater density would be welcomed and would help the town.

In the past there has been consideration of moving State and Judicial functions out into active agricultural lands in the Pu'unene area. This would be bad policy and contrary to all State and County planning principles, along with good sense.

The proposed Bill is in accord with Maui County Planning, Actions and Community Interest. The present time is the ideal time to implement the Wailuku State Office Master Plan, since great efficiencies and symbiosis would be found by working with Maui County as it revamps the County Campus and reviews and improves infrastructure and parking etc.

Mahalo for your efforts here.

Jonathan Starr
Starr Properties, Wailuku
Member, Maui Redevelopment Agency
Past Chairman, Maui Planning Commission
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Dain P. Kane	Individual	Support	No

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