

**DEPARTMENT OF WATER SUPPLY
COUNTY OF HAWAI'I
WATER BOARD MEETING
AGENDA**

MEETING DATE: February 27, 2007

PLACE: Hilo Operations Center Conference Room; 889 Leilani Street, Hilo, Hawai'i

TIME: 10:00 a.m.

- 1) CALL TO ORDER - 10:00 a.m. (*please turn cell phones off or set to silent*)
- 2) STATEMENTS FROM THE PUBLIC
- 3) APPROVAL OF MINUTES - Minutes of the January 23, 2007, Water Board Meeting
- 4) APPROVAL OF ADDENDUM AND/OR SUPPLEMENTAL AGENDA (if necessary)
(**Note: Addendum requires Roll Call Vote**)
- 5) NORTH KOHALA:

A) **JOB NO. 2002-805, MAKAPALA PRODUCTION WELL AND SUPPORTING FACILITIES:**

The contractor, Isemoto Contracting Co., Ltd., requests a 30-calendar day time extension. This request is due to continuing delays due HELCO's work to design/install power poles. (See attached letter from the contractor.)

This is their sixth time extension request. Previous extensions were as follows:

- First time extension - 170 calendar days (delays in the building permit processing, modifications to the access road, and changes in the motor controls).
- Second time extension - 9 working days (rain-out days).
- Third time extension - 56 working days due to asphalt shortage and time to obtain easements.
- Fourth time extension - 59 calendar days due to Hawaii Electric Light Company, Inc.'s, problems in trying to obtain their required easements.
- Fifth time extension - 61 calendar days due to continuing delays with Hawaii Electric Light Company, Inc.'s, work to design/install power poles.

Staff has reviewed the request and finds that the 30 calendar days are justified.

RECOMMENDATION: It is recommended that the Board approve a contract time extension to Isemoto Contracting Co., Ltd., of thirty (30) calendar days from February 28, 2007, to March 30, 2007, for JOB NO. 2002-805, MAKAPALA PRODUCTION WELL AND SUPPORTING FACILITIES.

6) NORTH KONA:

A. JOB NO. 99-754, PUAPUAA 2.0 MG CONCRETE RESERVOIR AND SUPPORTING FACILITIES:

The contractor, Willocks Construction Corporation (WCC), has submitted a request for contract time extension of 487 calendar days (2 years and 125 days) due to the delay in bringing HELCO power to the site as stated in their request. Part of the delay in bringing HELCO power to the site was a result of the redesign of the driveway as stated in the previous time extension request. The neighboring property, Kuakini Self Storage, was responsible for the driveway, and Department of Public Works approval was required prior to issuing plans to the contractor. Subsequently, upon obtaining the permanent power to the site, the WCC had to bring back their sub-contractors to complete the equipment installation and testing.

This would be the fourth time extension to the contract. Previous extensions are as follows:

- 1st time extension – 91 calendar days.
- 2nd time extension – 122 calendar days (access road issue with Department of Public Works).
- 3rd time extension – 62 calendar days (access road issue with Department of Public Works still not resolved).

If approved, the contract completion date will be extended from September 30, 2004, to January 31, 2006. Engineering staff has reviewed the request and finds that the 487 calendar days are justified; and the project has been completed as of January 31, 2006. This delay in request for extension is due to non-receipt of closing documents. The reservoir has been in use since September 2004.

RECOMMENDATION: It is recommended that the Board grant this extension of contract time of 487 calendar days to Willocks Construction Corporation for JOB NO. 99-754, PUAPUAA 2.0 MG CONCRETE RESERVOIR AND SUPPORTING FACILITIES.

7) MISCELLANEOUS:

A. DEDICATION OF WATER SYSTEMS:

The Department has received the following documents for action by the Water Board. The water systems have been constructed in accordance with the Department's standards and are in acceptable condition for dedication.

1. **BILL OF SALE**

HUALALAI ELDERLY HOUSING PHASE 3 PROJECT

Seller: Hualalai Elderly Housing Phase 3 Limited Partnership

TMK: (3) 7-5-010:084

E.W.O.: 2006-043

Facilities Charge: \$137,500.00

Paid: 9/28/06

C.A.F.: \$1,000.00

Paid: 9/28/06

Final Inspection Date: 1/28/07

Water System Cost: \$51,080.00

2. **GRANT OF EASEMENT AND BILL OF SALE**
Subdivision Application No. 97-118
KEAHOLE HEIGHTS, PHASE II
Grantor: Keāhole Gardens Limited Partnership
TMK: (3) 7-3-054:010
E.W.O.: 2005-083
Lots: 13
Facilities Charge: \$34,845.00 Paid: 5/9/06
Final Inspection Date: 2/16/06
Water System Cost: \$74,593.00

3. **GRANT OF EASEMENT AND BILL OF SALE**
KAPUAHI STREET (PORTION OF LOKAHI MAKAI, PHASE 2)
Grantor: Sonny Ventures, LLC, by Westpro Holdings, LLC, its Manager
TMK: (3) 7-3-010:050
E.W.O.: 2004-070
Final Inspection Date: 3/13/06
Water System Cost: \$449,639.00

4. **GRANT OF EASEMENT AND BILL OF SALE**
KAKAHIKA STREET (PORTION OF LOKAHI MAKAI PHASE 1 & PHASE 2)
Grantor: Sonny Ventures, LLC, by Westpro Holdings, LLC, its Manager
TMK: (3) 7-3-010:054
E.W.O.: 2004-095 (Phase 1) & 2004-070 (Phase 2)
Final Inspection Date: 3/8/05
Water System Cost: \$470,122.25

5. **GRANT OF EASEMENT AND BILL OF SALE**
KAKAHIKA STREET EXTENSION (LOKAHI KA‘U)
Grantor: Seascape Development, LLC, by Westpro Holdings, LLC, its Manager
TMK: 7-3-010:054
E.W.O.: 2007-009
Final Inspection Date: 2/13/07
Water System Cost: \$226,963.80

RECOMMENDATION: It is recommended that the Water Board accept these documents subject to the approval of the Corporation Counsel and that either the Chairman or the Vice-Chairman be authorized to sign the documents.

B. WATER RATE STUDY:

At the January 23, 2007, Water Board Meeting, the Board took action by a duly processed motion not to consider a rate change “at this time.” The Motion was based on R. W. Beck, Inc.’s, conclusion that rates do not need to go up for at least three (3) years. In addition to the motion, the Department would like to provide closure for the rate study and document it in a report normally provided by the consultant. The Department also would like to update the Strategic Plan and see if any proposed action or decisions resulting from the update would impact the rates.

RECOMMENDATION: It is recommended that the Water Rate Study be finalized and the consultant be directed to complete the Final Report of the Water Rate Study and that the Department proceed with the Strategic Plan update and report back to the Board any proposed cost impacts.

C. MONTHLY PROGRESS REPORT:

Submission of Progress Report of Projects by the Department (see attached). Department personnel will be available to respond to questions by the Board regarding the status/progress of any project.

D. REVIEW OF MONTHLY FINANCIAL STATEMENTS:

Submission of financial statements and information relating to the financial status of the Department. Department personnel will be available to respond to questions by the Board relating to the financial status of the Department.

E. MANAGER'S REPORT:

- 1) The Manager will provide an update of negotiations with Kamehameha Investment Corp.
- 2) The Manager will provide the status of the Palani Road Transmission Waterline project.

F. CHAIRMAN'S REPORT:

Chairman to provide comments and/or information relating to matters of concern to the Water Board.

8) **ANNOUNCEMENTS:**

1. **Next Meeting:**

The next meeting of the Water Board will be held on March 27, 2007, 10:00 a.m., in the Royal Kona Resort, Resolution Room; 75-5852 Alii Drive, Kailua-Kona, Hawai'i.

9) **STATEMENTS FROM THE PUBLIC**

10) **ADJOURNMENT**

The meeting place is accessible to persons with disabilities. If you require use of an auxiliary aid or other access accommodation, please contact Doreen Shiota at 961-8050 as soon as possible or at least 5 days prior to the meeting.

The Department of Water Supply is an Equal Opportunity provider and employer.

Notice to Lobbyists: If you are a lobbyist, you must register with the Hawai'i County Clerk within five days of becoming a lobbyist. {Article 15, Section 2-91.3(b), Hawai'i County Code} A lobbyist means "any individual engaged for pay or other consideration who spends more than five hours in any month or \$275 in any six-month period for the purpose of attempting to influence legislative or administrative action by communicating or urging others to communicate with public officials." {Article 15, Section 2-91.3(a)(6), Hawai'i County Code} Registration forms and expenditure report documents are available at the Office of the County Clerk-Council, 25 Aupuni Street, Hilo, Hawai'i 96720.