

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

MEETING DATE: December 21, 2004

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.
- 2) STATEMENTS FROM THE PUBLIC
- 3) APPROVAL OF MINUTES - Minutes of the November 23, 2004, Water Board Meeting
- 4) APPROVAL OF ADDENDUM AND/OR SUPPLEMENTAL AGENDA (if necessary)
(Note: Addendum requires Roll Call Vote)
- 5) SOUTH HILO:

A. JOB NO. 98-705, HONOMU EXPLORATORY WELL:

Contractor requests a time extension of 35 working days. This request is due to rain-out days (5) and a delay due to pump manufacture and shipping (30). Contractor anticipated receiving the pump in late November; but it still has not arrived as of December 10, 2004. Staff has reviewed the request and finds it acceptable.

This is the fourth time extension request for the project.

RECOMMENDATION: It is recommended that the Board approve a contract time extension of thirty-five (35) working-days from December 17, 2004, to February 9, 2005, for JOB NO. 98-705, HONOMU EXPLORATORY WELL.

6) NORTH HILO:

**A. JOB NO. 2003-828, LAUPAHOEHOE DEEP WELL NO. 1 REPAIR
(WELL NO. 5814-01):**

Bids for this project were opened on December 9, 2004, at 2:00 p.m.; and following are the bid results:

Bidder	Amount
Wai'eli Drilling and Development	\$161,861.00

Beylik Drilling & Pump Service, Inc.	\$187,000.00
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Project Scope: This project consists of removal of the existing column pipe, lineshaft, oil tube, discharge head, motor and pump and replacement with new column pipe, lineshaft, discharge head, motor and pump, all in accordance with the plans and specifications.

Project Cost:

1) Low Bidder (Wai'eli Drilling and Development)	\$161,861.00
2) Construction Contingency (11.2%)	<u>18,139.00</u>
Total Construction Cost:	<u>\$180,000.00</u>

Funding for this project will be from the C.I.P. budget.

The contractor will have 180 calendar days to complete this project.

RECOMMENDATION: It is recommended that the Board award the contract for JOB NO. 2003-828, LAUPAHOEHOE DEEP WELL NO. 1 REPAIR, to the lowest responsible bidder, Wai'eli Drilling and Development, for their bid amount of \$161,861.00 plus \$18,139.00 in construction contingency for a total contract amount of \$180,000.00, subject to review as to form and legality of the contract by Corporation Counsel.

7) HAMAKUA AND SOUTH KOHALA:

A. **JOB NO. 97-684, CONSTRUCTION OF THE PUUKAPU-NIENIE BOOSTER PUMP STATIONS NO. 1 AND NO. 2 REPLACEMENT:**

The contractor, Dick Pacific Construction Company, Ltd., is requesting a contract time extension. A report and recommendation will be provided at the meeting.

8) NORTH KONA:

A. **ASSIGNMENT OF HASEKO WATER AGREEMENT WATER UNITS:**

This matter was deferred at the October 26 and November 23, 2004, Water Board Meetings.

As part of a tri-party agreement dated May 4, 2000, between HASEKO (HAWAII), Inc., Keopuolani Estates Associates (KEA), and the Water Commission, KEA, the owner of TMK 7-5-001:044, was granted forty-six (46) units to be assigned to the same parcel in exchange for a well and well site. Now, SUNRA COFFEE, LLC, successor to KEA, desires to assign fifteen (15) of these units to Wainani 42 LLC to be used on TMK 7-5-001:027.

Section 5 of the subject agreement provides for the assignment of all or part of the 46 units to other parcels in the North Kona water system, subject to whatever water system improvements are required by the Department.

RECOMMENDATION: It is recommended that the Board approve this assignment and consent, subject to the approval of the Corporation Counsel, and that either the Chairman or the Vice-Chairman be authorized to sign the document.

B. AGREEMENT FOR ASSIGNMENT AND TRANSFER OF WATER COMMITMENTS FOR KONA SOURCE AGREEMENT II:

Y-O Limited Partnership wishes to assign one thousand five hundred (1,500) Kona Source Agreement II commitments allocated to Tax Map Key 7-3-009:019, 020, and 032, to Kaloko Heights Associates, LLC, the new owner of the subject parcels.

RECOMMENDATION: It is recommended that the Board approve this assignment and consent, subject to the approval of the Corporation Counsel, and that either the Chairman or the Vice-Chairman be authorized to sign the document.

9) MISCELLANEOUS

A. DEDICATION OF WATER SYSTEMS:

We 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. **LICENSE EASEMENT NOS. 605 AND 608**
"HILO SCATTERED LOTS" – KAUMANA SITE
E.W.O.: 2002-031
Grantor: Department of Hawaiian Home Lands
TMK: (3) 2-3-025:014 to 017 and 047
Lots: 49
Facilities Charge: \$118,650.00
Final Inspection Date: 12/02/04
Water System Cost: \$405,610.00

2. **GRANT OF EASEMENT AND BILL OF SALE**
"KEAHOLE MAUKA" (Dennis Young) SUBDIVISION
Subdivision Application No. 2003-037
E.W.O.: 2004-089
Grantor: Keahole Mauka Group, LLC
TMK: (3) 7-3-010:029
Lots: 11 Lots plus 1 Roadway Lot
Facilities Charge: \$55,000.00
Capital Assessment Fee: \$5,000.00
Final Inspection Date: 9/07/04
Water System Cost: \$71,155.00

3. **GRANT OF NON-EXCLUSIVE EASEMENT**
KONAWAENA MIDDLE SCHOOL
HAWAIIAN LANGUAGE IMMERSION PROGRAM
E.W.O.: 2003-080
Grantor: State of Hawai'i, by its Board of Land and Natural Resources
TMK: (3) 8-1-002:038 portion
Facilities Charge: \$4,350.00
Capital Assessment Fee: \$500.00
Final Inspection Date: 6/30/03
Water System Cost: \$41,800.00

4. **LIMITED WARRANTY DEED**
MAKAHANALOA WELL AND RESERVOIR SITE
(Kulaimano Mauka)
Grantor: C. Brewer and Company, Limited
TMK: (3) 2-8-004:003

5. **GRANT OF NON-EXCLUSIVE EASEMENT**
WAIOHINU WATER SYSTEM
Grantor: State of Hawai'i, by its Board of Land and Natural Resources
TMK: (3) 9-5-002:002 & 005

6. **GRANT OF EASEMENT**
BILL OF SALE
HAWAIIAN RAINBOWS SUBDIVISION
Subdivision Application No. 2003-156
E.W.O.: 2004-075
Grantor (Grant of Easement): Continental Pacific, LLC
Seller (Bill of Sale): Hawaiian Rainbows Development Corporation
TMK: (3) 2-8-007:001 portion
Facilities Charge: \$8,460.00 (paid 9/26/02)
Final Inspection Date: 11/18/04
Water System Cost: \$211,245.00

7. **GRANT OF EASEMENT AND BILL OF SALE**
Makalapua Business Center Subdivision, Increment 2
Subdivision Application No. 2002-103
E.W.O.: 2004-034
Grantor: Trustees of the Lili'uokalani Trust
TMK: (3) 7-4-025:012, File Plan 2369
Lots: 12
Facilities Charge: \$239,400.00 (133 units)
Final Inspection Date: 12/02/04
Water System Cost: \$308,930.00

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. PROFESSIONAL SERVICES AGREEMENT:

Milo Street Water System Improvements

In addition to replacing an existing 12-inch transite pipe along Milo Street, it has become imperative that the existing steel tank along Milo Street also be replaced due to excessive corrosion. Consequently the water level in the tank has been lowered to reduce the pressure on the wall and lessen the water leakage. In addition, the existing booster pumps at the existing tank site must be relocated/replaced. This project is not listed on the Department's current 5-year Capital Improvement Projects list; therefore, Water Board approval is necessary to proceed.

Project Scope: The scope of the services for this contract includes the survey, preparation of construction plans, specifications, bid proposal, and cost estimate for the replacement of 1,800 feet of 12-inch transmission water main, booster pumps, and 0.3-mg reservoir

Consultant: To be procured subsequent to Board approval

Consultant Fee Estimate: \$150,000

Construction Cost Estimate: \$1,600,000

RECOMMENDATION: It is recommended that the Board approve this project such that a professional services contract can be executed for the intended scope of work, subject to the results of the procurement process, and that either the Chairman or the Vice-Chairman be authorized to sign all necessary documents, subject to the approval of the Corporation Counsel.

C. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2005:

Board to elect Chairman and Vice-Chairman for the 2005 term.

D. BOARD MEMBERS' SERVICE:

Section 13-4(d) of the County Charter allows a Board Member to serve an additional ninety days or until a successor is appointed and confirmed, whichever comes first.

RECOMMENDATION: Pursuant to Section 13-4(d) of the County Charter, expired term Board Members will be allowed to serve an additional ninety days or until their successor is appointed and confirmed, whichever comes first, if desired to.

E. MONTHLY PROGRESS REPORT:

Review of progress report of projects.

F. **REVIEW OF MONTHLY FINANCIAL STATEMENTS:**

Review of financial statements and information.

G. **SPECIAL MEETING SCHEDULE:**

It is recommended that a Special Meeting of the Board be held on Wednesday, January 26, 2005, 9:00 a.m., in the Hilo Operations Center conference room, to discuss issues concerning the Board. This item is for discussion and to set the concerns to be discussed.

H. **PROPOSED PRESENTATION BY R. W. BECK:**

R. W. Beck, Inc., proposes to do a one-hour informational presentation to the Board at its January 25, 2005, meeting on the following:

- Draft Results of Financial Plan
- Water Service Area Expansion
- Progress Report of Water Master Plan

I. **EXECUTIVE SESSION:**

1) *First Insurance of Hawaii (Kaulana at Kona)*

The purpose of this meeting is to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, and liabilities, as authorized by Hawai'i Revised Statutes, Section 92-4 and 92-5(a)(5).

2) *Association of Apartment Owners Kaulana at Kona*

The purpose of this meeting is to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, and liabilities, as authorized by Hawai'i Revised Statutes, Section 92-4 and 92-5(a)(5).

J. **MANAGER'S REPORT:**

1. Kona Coastview/Wonderview status
2. USGS Drilling Program
3. Kona Water Quality
4. Employee of the Quarter Award (3rd quarter) - Mr. Lawrence Sousa
5. Retirees of the Department of Water Supply

K. **CHAIRMAN'S REPORT:**

10) ANNOUNCEMENTS:

Next Meeting:

The next meeting of the Water Board will be held on January 25, 2005, in the Department of Water Supply, Hilo Operations Conference Room, 889 Leilani Street, Hilo, Hawai'i.

11) STATEMENTS FROM THE PUBLIC

12) ADJOURNMENT

If you require an accommodation or auxiliary aid and/or services to participate in this meeting (i.e., sign language interpreter, and large print), please call this number 961-8050.

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