



KA'ULUOKAHA'I MASTER-PLANNED COMMUNITY

INCREMENTS II-C, II-D, II-E AND II-F AND

ASSOCIATED BACKBONE ROADWAY AND UTILITIES INFRASTRUCTURE,

EAST KAPOLEI, OAHU

RFP-24-HHL-001

Pre-Proposal Conference

9:00 am, August 14, 2023

TEAMS Meeting

Ka'uluokaha'i

Please sign-in in the chatbox with your name, company, and e-mail address.

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Agenda

- Introductions
- Scope of Work
- Background
- DHHL Objectives
- Project Description
- Developer Qualifications
- Evaluation Criteria
- Significant Dates
- Questions

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Scope of Work

The Project consists of Increments II-C, II-D, II-E, IIF and associated backbone roadway and utilities infrastructure, of DHHL's Kauluokahai Master-planned Community in East Kapolei, Oahu, Hawaii.

The selected developer's responsibilities shall include design and construction of on- and off-site infrastructure; and design, construction, financing, and marketing of houses in an approximately 115.5-acre single-family residential subdivision.



Background

All lots shall be leased to eligible native Hawaiians who at closing will be awarded a 99-year residential lot lease from Department for \$1.00 a year in accordance with the Hawaiian Homes Commission Act of 1920, as amended.

Act 279, SLH 2022 appropriated \$600,000,000 in funds to address the needs of HHCA beneficiaries still waiting for a Hawaiian Home Lands lease.

The 115.5-acre project site is located at Kapolei, Oahu, designated as Tax Map Key: (1) 9-1-017: portion of parcel 110. City and County of Honolulu Zoning is AG-1, Agricultural District. The Department has declared that the Project will be designed and built in accordance with R-5, Residential District standards.



DHHL Objectives

- 1) To plan, design, and construct a residential neighborhood that considers the needs of the Department's waiting list and the existing site conditions, shows respect to the area, harmonizes with adjacent land uses, and will foster a sense of community interaction and identity.
- 2) To provide a range of housing opportunities to applicants on the Department's Residential Waitlist based on their financial qualifications, including but not limited to:
 - Purchasing a turn-key house.
 - Leasing an improved vacant lot for the purpose of constructing a house as owner-builders, or through Habitat for Humanity, or other self-help housing construction program.
 - Participating in a Low-Income Housing Tax Credit (LIHTC) Rent-with-Option-to-Purchase program.
- 3) To incorporate green building practices, including implementation of DHHL'S Ho'omalū Energy Policy into the design and construction of the facilities to achieve a lower cost of operation and maintenance by minimizing energy use.

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Other projects in the region:

DHHL Headquarters and Kanehili Subdivision (404 single-family lots)

Ka Makana Ali'i Shopping Center

University of Hawaii – West Oahu Campus

Ho'opili Master-planned Community

Skyline Rail Transit



Future elementary school

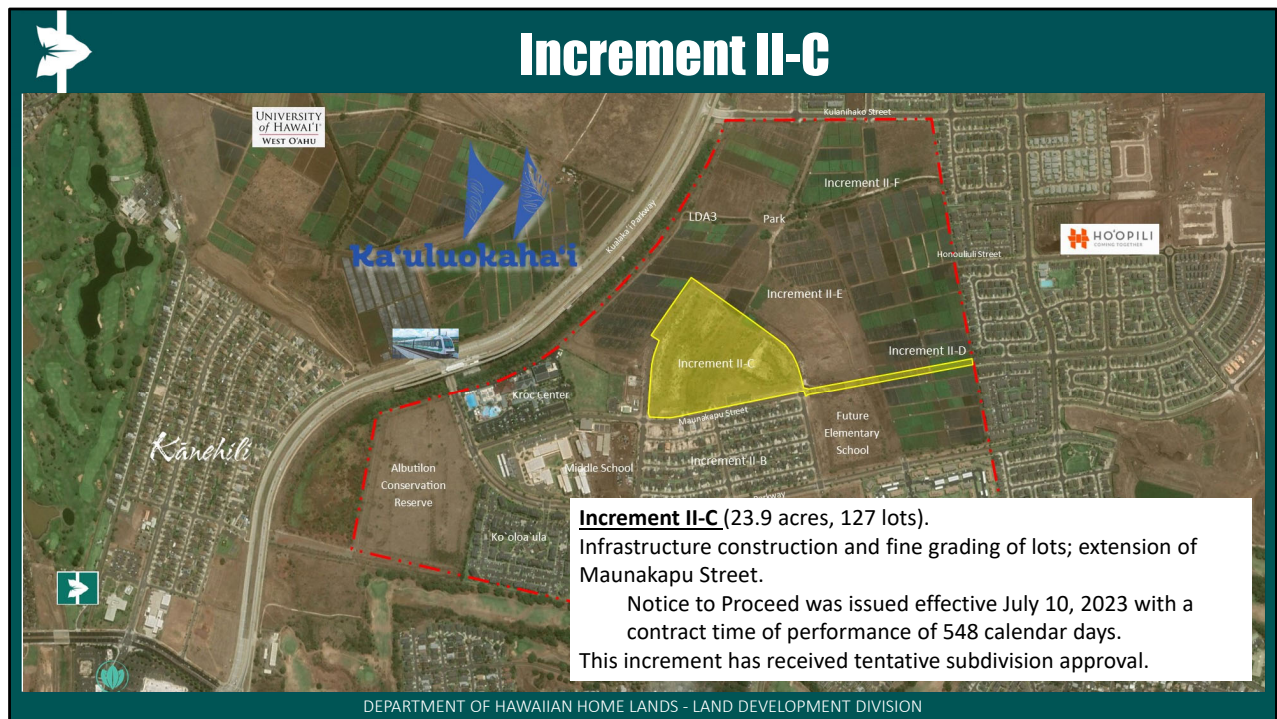


Other DHHL Parcels

Increment II-B (160 residential lots - yellow) –139 turnkey houses completed and occupied; 21 vacant lots construction by owner-builders in progress

Increment II-A (32.6 acres – light green) – future transit-oriented development

LDA3 (23.976 acres - green) – future transit-oriented mixed-use development



Increment II-C (23.9 acres, 127 lots).

Construction of the fine grading and infrastructure (including all roadways and utilities) for this increment has started.

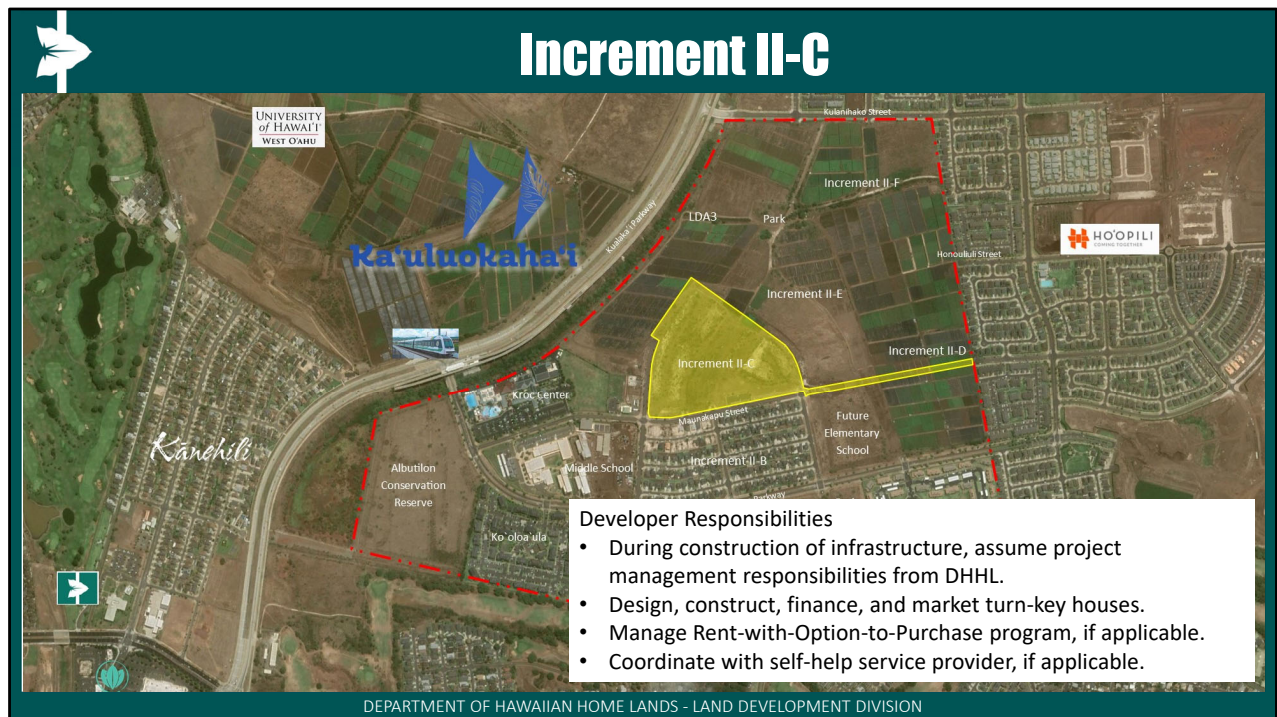
Contractor: Hawaiian Dredging Construction Company; contract amount = \$29,039,673.10

Civil engineer: Community Planning and Engineering, Inc

Construction manager is Bowers + Kubota Consulting, Inc.

Notice to Proceed was issued effective July 10, 2023 with a contract time of performance of 548 calendar days.

This increment has received tentative subdivision approval.



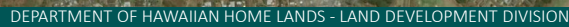
Developer Responsibilities

During construction of infrastructure, assume project management responsibilities from DHHL.

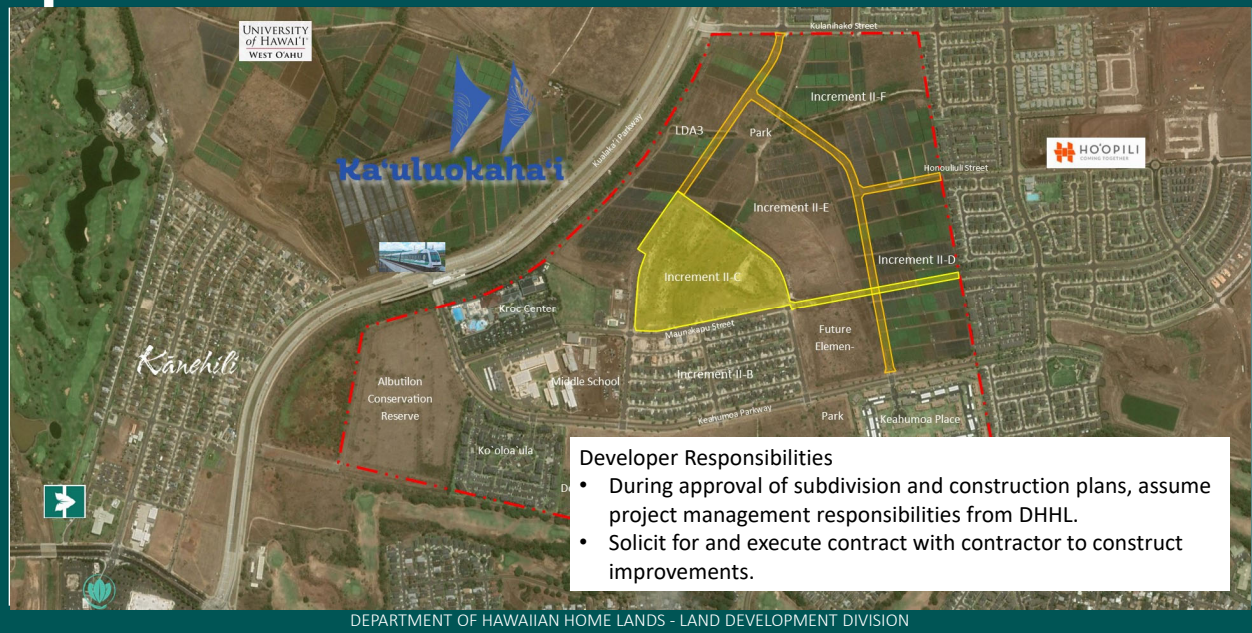
Design, construct, finance, and market turn-key houses.

Manage Rent-with-Option-to-Purchase program, if applicable.

Coordinate with self-help service provider, if applicable.

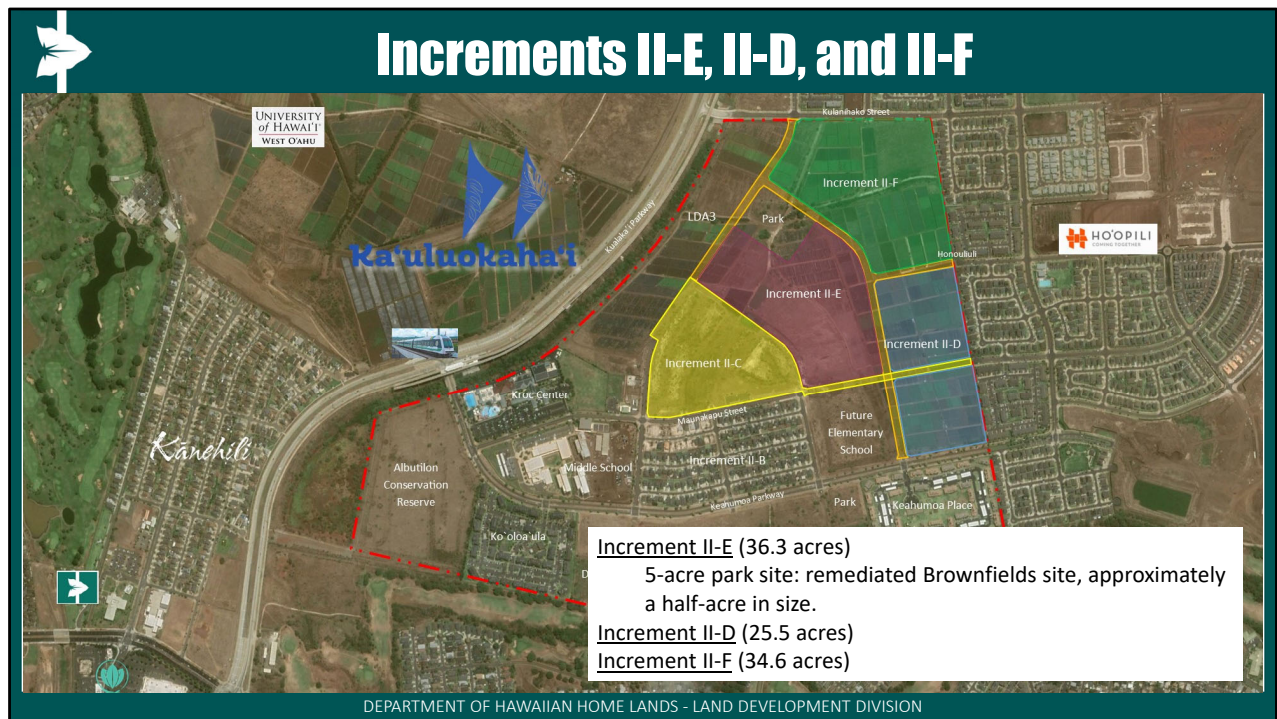


Planning, design and construction of the backbone roadway infrastructure, associated utilities and mass grading for Increments II-E, II-D, and II-F. Tentative Approval granted by the City & County of Honolulu Department of Planning and Permitting (“DPP”) on April 21, 2023. Construction plans in progress.



During approval of subdivision and construction plans, assume project management responsibilities from DHHL.

Solicit for and execute contract with contractor to construct improvements.



Increment II-E (36.3 acres)

5-acre park site: remediated Brownfields site, approximately a half-acre in size.

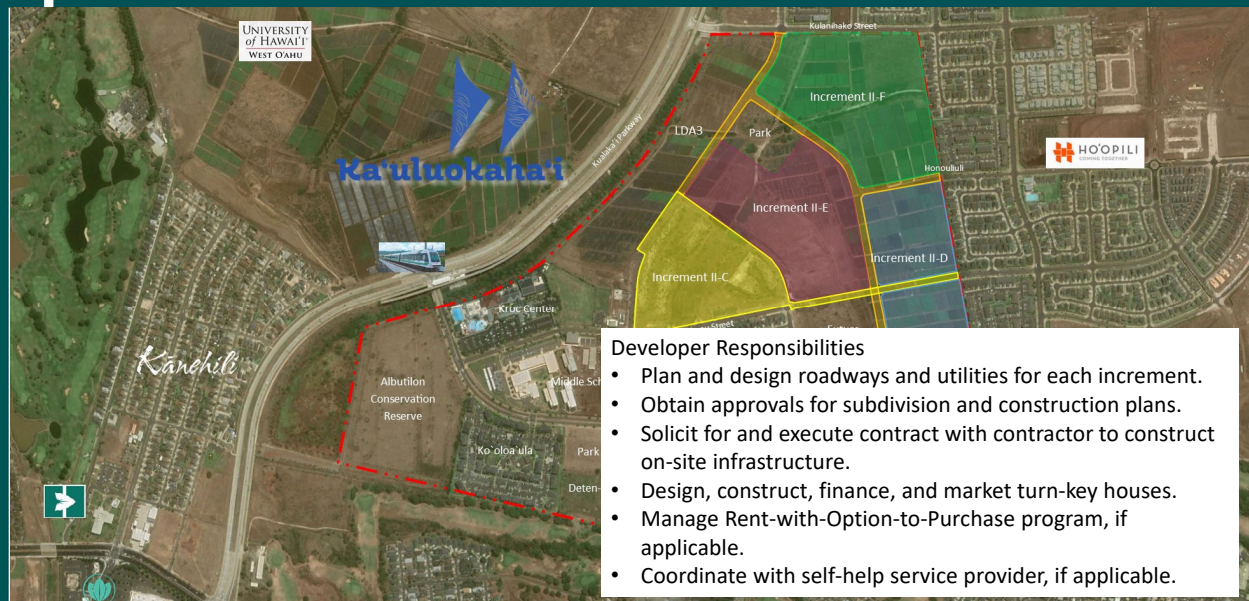
Use restrictions – see Exhibit M of the rFQ

Increment II-D (25.5 acres)

Increment II-F (34.6 acres)



Increments II-E, II-D, and II-F



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Developer Responsibilities

Plan and design roadways and utilities for each increment.

Obtain approvals for subdivision and construction plans.

Solicit for and execute contract with contractor to construct on-site infrastructure.

Design, construct, finance, and market turn-key houses.

Manage Rent-with-Option-to-Purchase program, if applicable.

Coordinate with self-help service provider, if applicable.



DHHL Responsibilities

- 1) Execute a Development Agreement with the Developer for the Project.
- 2) Submit a declaration to DPP that the Project shall be developed in accordance with R-5 Residential zoning standards, and include exemptions to county requirements, as appropriate.
- 3) Pay the Developer monthly progress payments for infrastructure design and construction based on the value of services performed by the Developer, as estimated by the Developer and approved by DHHL.
- 4) Conduct initial mailout to applicants on the Oahu Island-wide Residential Waiting Lists or any other appropriate and applicable waiting lists.
- 5) Assist with information/orientation meetings and selection of lots/houses.
- 6) Certify the native Hawaiian qualification status of prospective buyers.

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DHHL Responsibilities (continued)

- 7) Award homestead leases in accordance with HHCA and DHHL Administrative Rules. Record leases, mortgages, and other documents necessary for Developer's conveyance of homes or lots to beneficiaries.
- 8) May make Affordable Housing Credits available to the Developer, subject to Affordable Housing Credits policy and negotiations with DHHL.
- 9) May provide zero-interest interim construction loan funds to qualified developers to fund the construction of turn-key housing units.
- 10) Request HHFDC assistance to certify the persons or entities who are contractually participating in the project as exempt from applicable Hawaii general excise tax on gross income earned from the Project.
- 11) If a home is rented to a Beneficiary with an option to purchase, the Department will provide a separate homestead ground lease to the Beneficiary.



Developer Qualifications

- 1) A principal member of the Respondent's company must have at least five years of single-family housing development experience in the State of Hawaii.
- 2) Responsible Managerial Employee (RME) - who will be responsible for day-to-day operations and oversight throughout the design and construction of the Project - shall have had substantial responsibility in the development of at least three separate subdivision development projects with at least one project consisting of one hundred or more units.
- 3) The Respondent shall show evidence of credit worthiness and financial resources to complete the design and construction of the Project lien-free.
- 4) The Respondent and all team members must be authorized to do business in the State of Hawaii and have all licenses necessary to carry out the design, construction, and management of the Project.

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Developer Qualifications (continued)

- 5) The Respondent shall not be in default or have failed to perform under any contract, agreement, or lease with the State of Hawaii, and shall not have any outstanding judgments against it.
- 6) The Respondent shall provide its two most recent audited annual financial statements, a statement of financial net worth, and statement of bonding capacity.
- 7) The Respondent shall provide evidence of two prior projects similar to the Project and provide actual completed cost data for those projects.



Evaluation Criteria

Experience and professional qualifications relevant to the Project	25
Experience on projects of similar size and scope	25
Capacity to complete projects of similar size and scope	20
Project approach addresses the DHHL's requirements and goals	20
Proposed fees are reasonable	10
TOTAL POSSIBLE POINTS	100

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Significant Dates

Final deadline for written inquiries	8/25/2023
Intent to Submit Offer	8/29/2023
Respond to questions/ Issue addenda	9/1/2023
Proposal submittal (QF-1)	9/8/2023, 2:00 pm
Deliver to Hale Kalanianaʻole, 91-5420 Kapolei Parkway	

Site Inspection: Access to the Project land is not restricted. Potential Respondents are encouraged to contact DHHL for a limited right-of-entry to inspect the land at their convenience.

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Questions Received Prior to Meeting

- Is there a remaining Undivided Interest list for Ka'uluokaha'i?
 - Yes, there is a UI list of approximately 200.
- Will there be additional UI awards being made for Ka'uluokaha'i?
 - No.
- Section 2.1 Project Overview and History (Page 9) states that the Project will be designed and built in accordance with R-5, Residential District Standards. But then it notes housing lots can be both subdivided lots and condominium lots. Is it envisioned that the entirety of project to be 5,000 square foot lots or would smaller lots be allowed / encouraged?
 - The intent of creating CPR lots is to be able to issue homestead leases prior to subdivision approval. Deviations from R-5 zoning standards, including minimum lot sizes are not contemplated.
- Is CPR ownership allowed under DHHL administrative rules?
 - AGs are verifying applicability of CPR rules to DHHL homestead awards.
- Section 2.2.2. Developer's Responsibilities 1), 2) (Page 13) – developer is to assume project management responsibilities from DHHL. What does that entail since construction has already broken ground on Increment II-C and design work is in progress on the backbone infrastructure?
 - Essentially, the developer would assume day-to-day oversight of the existing contracts. DHHL will pay invoices upon verification by developer.

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KAULUOKAHAI MASTER-PLANNED COMMUNITY

QUESTIONS

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