

The Advanced Leeward Outpatient Healthcare Access (“ALOHA”) Project

VA MULTI-SPECIALTY OUTPATIENT CLINIC (MSOC)

HCDA WAIVER HEARING

JULY 8, 2021





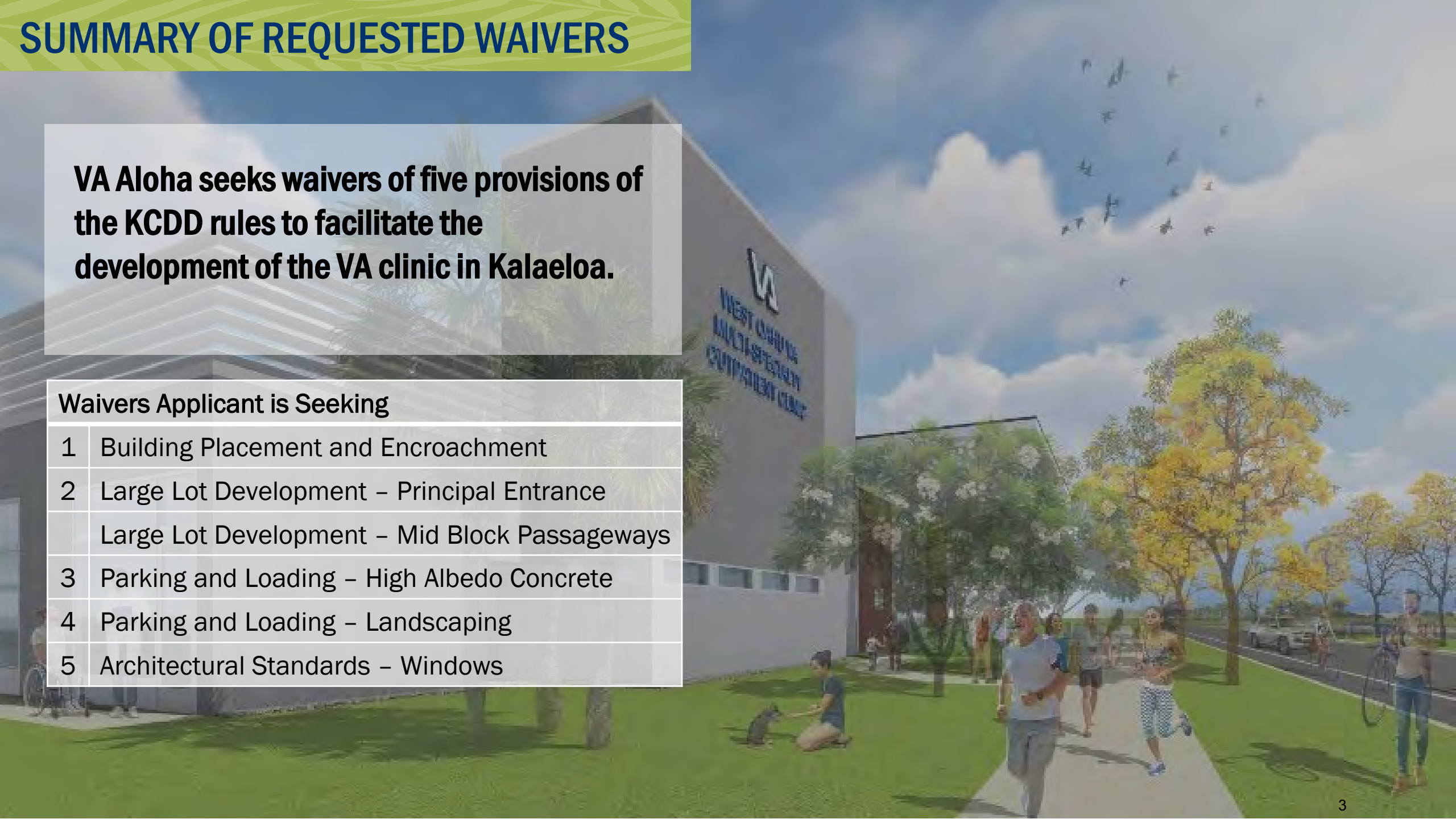
THOMAS LEE
VICE PRESIDENT
HUNT COMMUNITIES HAWAII, LLC



SUMMARY OF REQUESTED WAIVERS

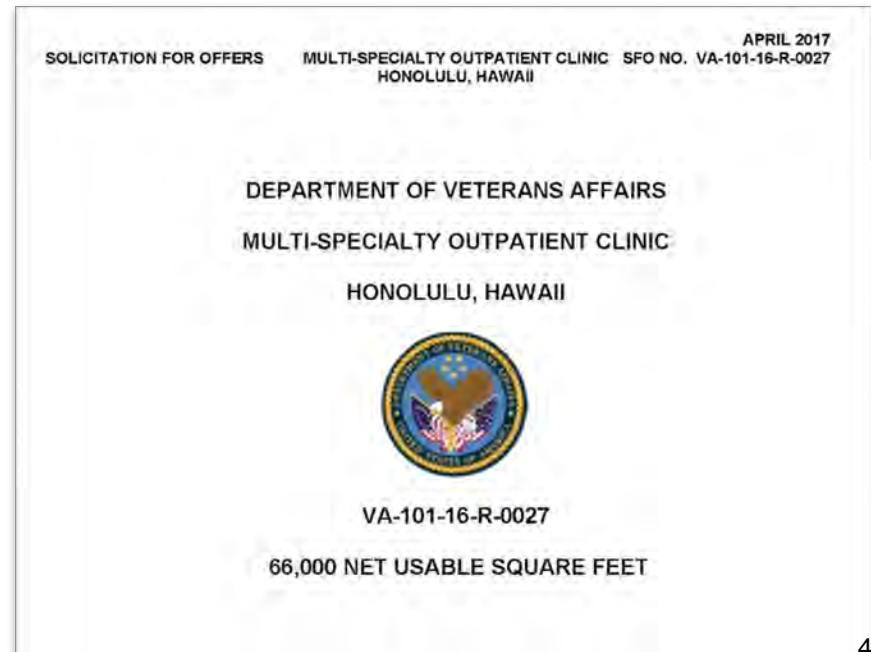
VA Aloha seeks waivers of five provisions of the KCDD rules to facilitate the development of the VA clinic in Kalaeloa.

Waivers Applicant is Seeking	
1	Building Placement and Encroachment
2	Large Lot Development – Principal Entrance
	Large Lot Development – Mid Block Passageways
3	Parking and Loading – High Albedo Concrete
4	Parking and Loading – Landscaping
5	Architectural Standards – Windows



WAIVER REQUEST

- Public-private partnership
- Proposed design of the VA Clinic is a result of the Department of Veterans Affairs' (VA) requirements, specifications, and preferences for a major multi-specialty clinic that will meet the specific needs of the VA and veterans.
- The VA's Solicitation for Offers issued in April 2017 (the "SFO") and the accompanying conceptual plans described the VA's specifications for the project.



SOLICITATION FOR OFFERS

Among the numerous design requirements and preferences, the SFO included the following provisions:

SFO Provision	Reference
§ 1.1, Amount and Type of Space	“Space <u>shall</u> be located in a quality new building, constructed of sound and substantial construction, and <u>shall be in compliance with all of the Government’s minimum requirements</u> set forth in this Solicitation for Offers. . . . <u>Space must be adjoining[.]</u> ” (emphasis added).
§ 1.12, Site Criteria	The SFO site criteria mandated that the site “be able to accommodate the proposed building and provide the required amount of appropriately located parking”.
§ 1.3.2	“The space offered <u>shall</u> be of <u>shape</u> and <u>dimensions</u> that will <u>accommodate the space program and interior functional requirements of VA Multi-Specialty Outpatient Clinic[.]</u> ” (emphases added).

SOLICITATION FOR OFFERS (continued)

SFO Provision	Reference
§ 7.1.1, Space Planning and Functional Layout; Conceptual Plans by Leo A. Daly	“The conceptual floor plan (PART VIII) provided in this solicitation <u>shall</u> be used as the basis for the planning and functional layout of the facility.”
§ 5.2.9, Parking Facilities	The SFO required the offeror to “[d]evelop sufficient new parking so that the total number of facility <u>spaces will be the greater of 528 spaces, or as required by local codes.</u> ”
§ 2.2.2.A.(2)	The SFO noted that offerors would be evaluated, among numerous other technical factors, on the “quality of site development,” including the offeror’s “site plan composition and elements, ingress and egress, and physical security.”
Section 4.2.4	Physical security standards, including a 25-foot standoff distance, is referenced in Section 4.2.4 of the SFO. ¹

¹ Although the VA subsequently amended the security provisions of Section 4.2.4., Hunt’s proposed design maintains the VA’s original security standards to better protect the health and safety of building occupants.

SOLICITATION FOR OFFERS (continued)

SFO Provision	Reference
§ 4.2.4.B.(2). ²	The SFO originally provided that “Access roads shall be configured to prevent vehicles from attaining speeds in excess of 25 mph. Avoid any straight-line vehicular approaches to the facility.”
§ 4.2.4.C. ³	The SFO originally required a public entrance design that would limit public access to “a single entrance”; provide “access from drop-off to lobby to prevent a straight line of travel”; a security screening vestibule; and numerous security safeguards and measures.
§ 2.2.2, Technical Evaluation	“VA will evaluate the Offeror’s development of the site to accommodate VA’s conceptual building footprint including the required setbacks; [and] delivery of parking spaces in excess of the required minimum number of spaces, <u>the ingresses and egresses to and from</u> the main (public), emergency, and staff entrances[.]”
§ 4.2.1. ⁴	The VA adopted various model codes and standards for the construction of new structures, including the International Energy Conservation Code, 2015 Edition (“IECC 2015”).

² See Note 1.

³ See Note 1.


⁴ On May 20, 2020, the City and County of Honolulu also adopted the IECC 2015 with amendments. See https://energy.hawaii.gov/wp-content/uploads/2020/07/HonoluluCounty_EnergyCode.pdf.

Effect on VA Clinic if KCDD Rules Strictly Enforced

VA has accepted Hunt’s proposed design for the clinic as confirmed through congressional approval of the lease award. Material alterations or conditions on the design of the clinic as proposed in the application and petition for waivers could alter the VA’s preferred design for the VA Clinic as selected through the comprehensive SFO process.

	Waivers Applicant is Seeking	Effect if KCDD rules strictly enforced
1	Building Placement and Encroachment	Would result in a building structure that would not be in conformance with the SFO’s original provisions and the VA’s conceptual plans, and ultimately would not fully meet the specific requirements, needs, and preferences for the VA and veterans.
2	Large Lot Development – Principal Entrance	
	Large Lot Development – Mid Block Passageways	
3	Parking and Loading – High Albedo Concrete	Would create practical and logistical construction and landscaping issues for this development.
4	Parking and Loading – Landscaping	Increases the risk of long term root pavement damage, which is of particular concern in a medical facility, where patients (many of whom may have mobility issues) need to park and access the clinic as easily as possible
5	Architectural Standards – Windows	<p>Would likely result in windows that may meet the VLT requirement, but do not conform to the VA (and the City and County of Honolulu’s) IECC 2015 energy standards.</p> <p>The VA Clinic’s current design targets insulated glazing units that comply with the IECC 2015 energy standards, and with low emissivity coating at approximately 62 percent VLT.</p>





TROY MIYASATO, AIA
PRINCIPAL
FERRARO CHOI AND ASSOCIATES LTD.

FERRARO CHOI

SUMMARY OF REQUESTED WAIVERS

	Waivers Applicant is Seeking	KCDD Rules	Waiver of Rule will...
1	Building Placement and Encroachment	HAR § 15-215-41(a) (Building Placement) Figures 1.3 and 1.8	...permit the VA Clinic to have less than the required 50% minimum building frontage occupancy at the build to line to accommodate the VA's specifications for the VA Clinic, including the VA's original requirement for a 25-foot security stand-off distance.
2	Large Lot Development – Principal Entrance	HAR § 15-215-62	... permit the clinic to have its principal entrance as proposed by the VA, and not “off of a new or existing thoroughfare or passageway” as specified by the KCDD Rules.
	Large Lot Development – Mid Block Passageways	HAR § 15-215-62(d)(4)	...permit the VA Clinic to have a continuous building form along Franklin D. Roosevelt Avenue without a mid-block pedestrian passageway and courtyard every three hundred feet in order to accommodate the VA's security and patient access preferences, the VA's requirement that the clinic space must be “adjoining,” as well as to accommodate the shape, dimensions and conceptual floor plans for the VA Clinic.
3	Parking and Loading – High Albedo Concrete	HAR § 15-215-47(i)(6)	...permit the use of asphalt in the surface parking lot in lieu of the specified high albedo concrete, which will assist in implementing the VA's requirement of providing over two times the number of parking spaces (528 parking spaces) than required by the KCDD Rules.
4	Parking and Loading – Landscaping	HAR § 15-215-47(j)	...permit additional flexibility in the size and placement of shade trees (in lieu of the specified large shade trees every forty-five feet along the entire length of every other row) in the parking lot. This waiver will assist in accommodating the VA's requirement for the extensive parking at the clinic.
5	Architectural Standards – Windows	HAR § 15-215-43(h)(2)	...permit a visible light transmission level of windows in the clinic to be less than the required seventy percent. This waiver is necessary to meet the solar heat gain coefficient requirements of IECC 2015 table C402.4 for Climate Zone 1 / Hawaii.

SOLICITATION FOR OFFERS

The VA's conceptual plan reflected the requirements and design preferences of the SFO.



Ferraro Choi closely adhered to the original provisions of the SFO and the VA's conceptual design plan in developing the proposed design for the clinic in order to best position the proposed design for the VA's consideration, but more importantly, to ensure the proposed design would conform to the VA's specific and detailed needs for the clinic.

SOLICITATION FOR OFFERS MULTI-SPECIALTY OUTPATIENT CLINIC SFO NO. VA-101-16-R-0027
HONOLULU, HAWAII

APRIL 2017

DEPARTMENT OF VETERANS AFFAIRS
MULTI-SPECIALTY OUTPATIENT CLINIC
HONOLULU, HAWAII



VA-101-16-R-0027

66,000 NET USABLE SQUARE FEET

NAICS CODE: 531120

SIZE STANDARD - \$38.5 MILLION

ANN TWINETTE DUPREE-HART
Contracting Officer

SAMUEL PERMINTER, JR.
Project Manager

Offers are solicited under Section 40 U.S.C. 490(H)(1), AS AMENDED, AND Section 1 of the Reorganization Plan of 1950 (40 U.S.C. 490 Note).

The information collection requirements contained in this Solicitation/Contract that are not required by regulation have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

Lessor _____ Gov't. _____ of _____ Pages

(1) BUILDING PLACEMENT

Building Placement and Encroachment

HAR § 15-215-41(a) provides in pertinent part that:
“[f]acades shall be built parallel to the build to line with a minimum frontage occupancy as provided in Figure 1.8 (building placement and encroachments)[.]”

Figure 1.8 of the KCDD Rules illustrates the requirement of a 50 percent minimum frontage occupancy at the build to line, and a front yard setback of 5-15 feet.

- The proposed design has a greater setback and does not strictly conform to the 50% minimum frontage occupancy at the build to line, given the VA's original security standards, including a 25-foot standoff distance, its conceptual design preferences, and the size and orientation of the 9.5 acre lot.
- Strict compliance with this rule would necessitate a change to the VA's desired shape, dimensions, and/or orientation of the building as specified in the SFO and extensive redesign of the clinic's layout, orientation, space plan, and footprint.
- The VA's current specific requirements for this facility best serve the specific and unique needs of veterans.

(1) BUILDING PLACEMENT



Hunt Concept Plan
in accordance with SFO and accompanying Concept Plan

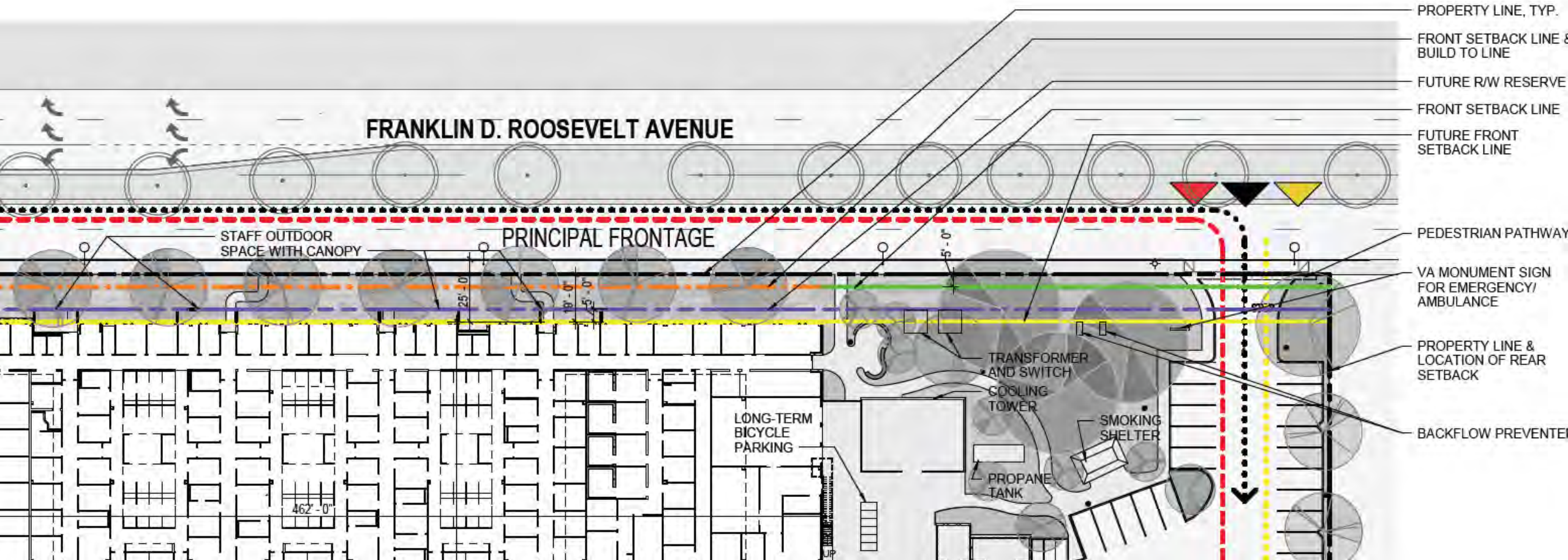


Per Leo A. Daly Concept Plan
as provided in the SFO



(1) BUILDING PLACEMENT

The VA's original requirement of a 25-foot standoff distance was maintained to protect the health and safety of building occupants.



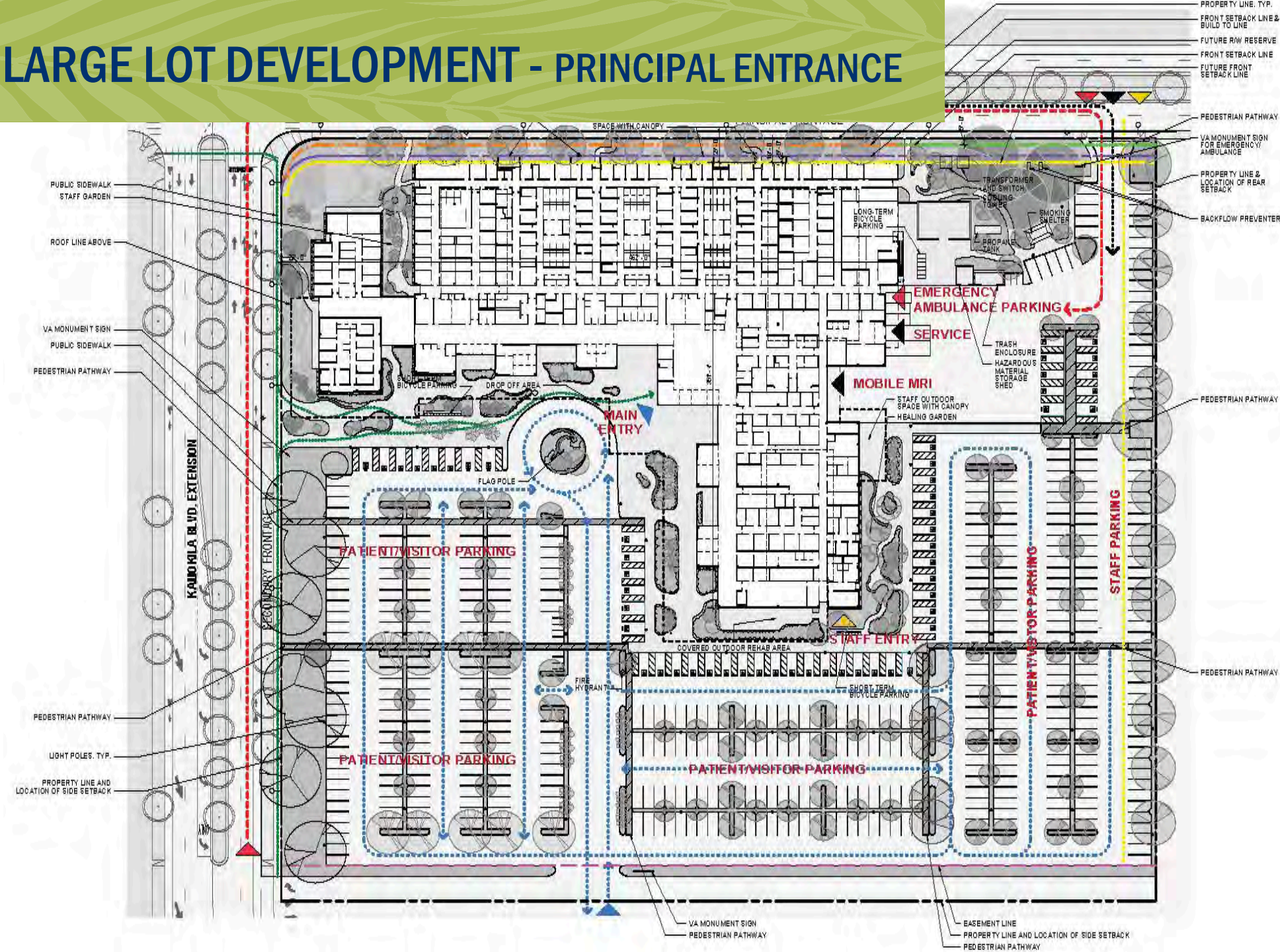
(2) LARGE LOT DEVELOPMENT - PRINCIPAL ENTRANCE

Large Lot Development – Principal Entrance

HAR § 15-215-62(d)(2) requires that new buildings have their principal entrance off of a new or existing thoroughfare or passageway

- Strict application of this rule would require a change to the VA's preference to construct a single, centrally-located main entry with a convenient patient drop-off area.
- Setting back the principal entrance as reflected in the building design (vs. having the principal entrance immediately off of an existing thoroughfare) is consistent with the VA's conceptual design.
- The proposed principal entrance provides a safe and secure, yet central, access to the clinic to facilitate patient flow and security screening.

(2) LARGE LOT DEVELOPMENT - PRINCIPAL ENTRANCE



(2) LARGE LOT DEVELOPMENT – MID BLOCK PASSAGEWAYS

Large Lot Development - Mid Block Passageways

HAR § 15-215-62(d)(4) provides that buildings shall incorporate mid-block pedestrian passageways and courtyards every 300 feet

- A mid-block pedestrian passageway through a secure, multi-specialty medical clinic would negatively affect the interior functional design by physically separating areas within the clinic.
- The clinic is designed to provide ease of access for patients to multiple medical specialties and services under one roof.
- Mid-block passageways, on the other hand, are ideal for retail and commercial buildings with public-access.

(2) LARGE LOT DEVELOPMENT – MID BLOCK PASSAGEWAYS



(3) PARKING AND LOADING - HIGH ALBEDO CONCRETE

Parking and Loading - High Albedo Concrete

HAR § 15-215-47 requires the use of high albedo concrete in surface parking lots.

- The VA requires a minimum of 528 parking spaces for the VA Clinic, which is over twice the number of parking spaces required by the KCDD Rules.
- This provision would require significantly more concrete for the VA Clinic parking lot than ordinarily required.
- Working with a substantially larger volume of concrete for the surface parking lot increases the risk and complexity of the project, which is under a strict development and construction timetable.
- Consider that high albedo concrete is nearly 3x more expensive than asphalt, our proposed alternative.

The site plan illustrates the layout of the proposed new building and its surrounding landscape. Key features include:

- Building and Entry:** A large central building with a prominent 'MAIN ENTRY' and a designated 'DROP OFF AREA'.
- Parking and Access:** Multiple parking zones are shown, including 'PATIENT/VISITOR PARKING', 'STAFF PARKING', and 'EMERGENCY AMBULANCE PARKING SERVICE'. Access is provided via 'KAMOKILA BLVD. EXTENSION' and 'FRANKLIN D. ROOSEVELT AVENUE'.
- Specialized Facilities:** The plan includes a 'MOBILE MRI' unit, a 'HEALING GARDEN', a 'COVERED OUTDOOR REHAB AREA', and a 'SMOKING SHELTER'.
- Landscaping and Greenery:** The site is landscaped with various tree types (Silver Trumpet Tree, Medium Tree, Small Tree, Large Tree, Palm Tree, Palm), lawns, and pedestrian pathways.
- Other Amenities:** Features such as a 'FLAG POLE', 'STAFF OUTDOOR SPACE WITH CANOPY', and a 'VA MONUMENT SIGN' are also indicated.

(4) PARKING AND LOADING - LANDSCAPING

Parking and Loading - Landscaping

HAR § 15-215-47(j) requires that large shade trees be planted every forty-five feet in every other median of the parking lot.

- The space available for landscaping within the parking lot is directly affected by the number of stalls required by the VA.
- Placing large shade trees at locations in strict compliance with the rule (and without regard to the specific design of this particular parking lot), for example, would likely result in long-term pavement damage throughout the lot, affecting patient safety.
- A waiver of the strict application of this rule will permit more flexibility in the placement and type of trees, which will improve the overall landscaping and safety of the parking lot.

(4) PARKING AND LANDSCAPING



(5) ARCHITECTURAL STANDARDS - WINDOWS

Architectural Standards - Windows

HAR § 15-215-43(h)(2) requires the visible light transmission level of ground floor windows to be 70% or greater.

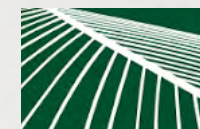
- The SFO (and the City and County of Honolulu) requires the VA Clinic to comply with the model code energy standard, IECC 2015, which sets forth standards for building energy efficiency.
- Despite diligent research, VA Aloha (to date) has not been able to locate an insulated glazing unit that meets both the 70% VLT requirement and the Solar Heat Coefficient requirements of IECC 2015 for Hawaii.
- The IECC 2015 standard regulates the Solar Heat Coefficient in order to ensure that the building meets overall energy efficiency requirements.
- VA Aloha's current plan to use insulated glazing units for the clinic with low emissivity coating at approximately 62% VLT will properly balance the requirement to comply with IECC 2015 while also considering patient privacy, comfort, and safety as a single-story medical facility (as opposed to a commercial project where increased VLT encourages an activated pedestrian experience).

(5) ARCHITECTURAL STANDARDS - WINDOWS





TOM SCHNELL, AICP
PRINCIPAL
PBR HAWAII & ASSOCIATES, INC.



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& ASSOCIATES, INC.



Eye Clinic National Teleradiology
Mental Health Pain Clinic
Audiology and Speech Pathology

Pharmacy

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WAIVERS OF THE STRICT APPLICATION OF KCDD RULES

The Authority's rules of practice and procedure permit a waiver of "any of the provisions of the administrative rules of HCDA's community development districts" upon a finding that:

- Granting the waiver will not endanger the health, safety, or welfare of the subject community development district; and
- There is either an alternate means for which the spirit and intent of the provision for which petitioner seeks a waiver can be accomplished or the waiver of the strict application of the provision is in the best interest of the subject community development district. *See* HAR § 15-219-98(e).

PROCEDURE FOR AUTHORITY TO CONSIDER REQUESTS FOR WAIVERS

HAR § 15-215-98 requires a written petition¹ requesting waivers from the strict application of any of the provisions of the KCDD Rules.

On June 1, 2021, VA Aloha submitted a Petition for Waivers of Certain Provisions of the Kalaeloa Community Development District Rules Pursuant to Hawaii Administrative Rules § 15-219-98, which provides the foregoing information for the KCDD Rules for which VA Aloha seeks the waivers.

Includes:

- ✓ The contact information for the petitioner and its counsel;
- ✓ The specific provisions of the administrative rules for which the petitioner seeks waivers;
- ✓ The effect of the strict application of the provisions for which the petitioner seeks waivers;
- ✓ The reasons why the petitioner seeks to avoid the strict application of the provisions for which the petitioner seeks the waivers;
- ✓ An alternate plan or other means by which the spirit and intent of the provisions for which the petitioner seeks the waivers can be accomplished other than the strict application of the rules;
- ✓ The extent to which the waivers are in the best interest of the community development district; and
- ✓ The extent to which the waivers may endanger the health, safety, or welfare of the community development district.

SOLICITATION FOR OFFERS

The SFO required that site, improvements, building, interior construction, and equipment comply with general design criteria, including codes and standards, criteria unique to the VA, fire, and life safety requirements, environmental requirements, accessibility standards, Occupational Safety and Health Administration (OSHA) requirements, and energy efficiency and sustainable design.

The waiver of the five rules subject to the Petition will ensure that the clinic will accommodate the VA's specific requirements and design preferences for this facility, which, in turn, will best serve the best interests of the VA and veterans.



APRIL 2017
SOLICITATION FOR OFFERS MULTI-SPECIALTY OUTPATIENT CLINIC SFO NO. VA-101-16-R-0027
HONOLULU, HAWAII

DEPARTMENT OF VETERANS AFFAIRS
MULTI-SPECIALTY OUTPATIENT CLINIC
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VA-101-16-R-0027

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NAICS CODE: 531120

SIZE STANDARD - \$38.5 MILLION

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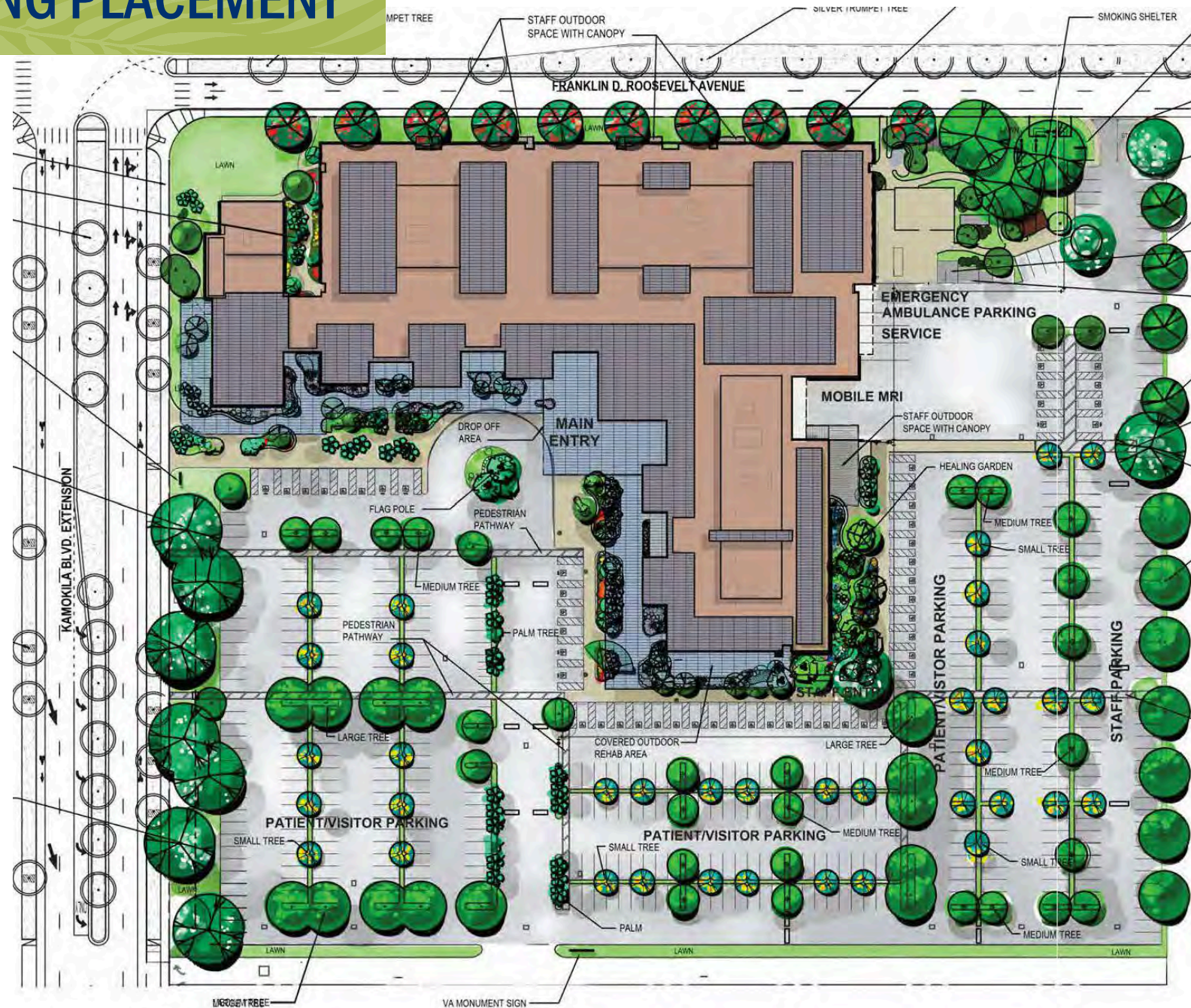


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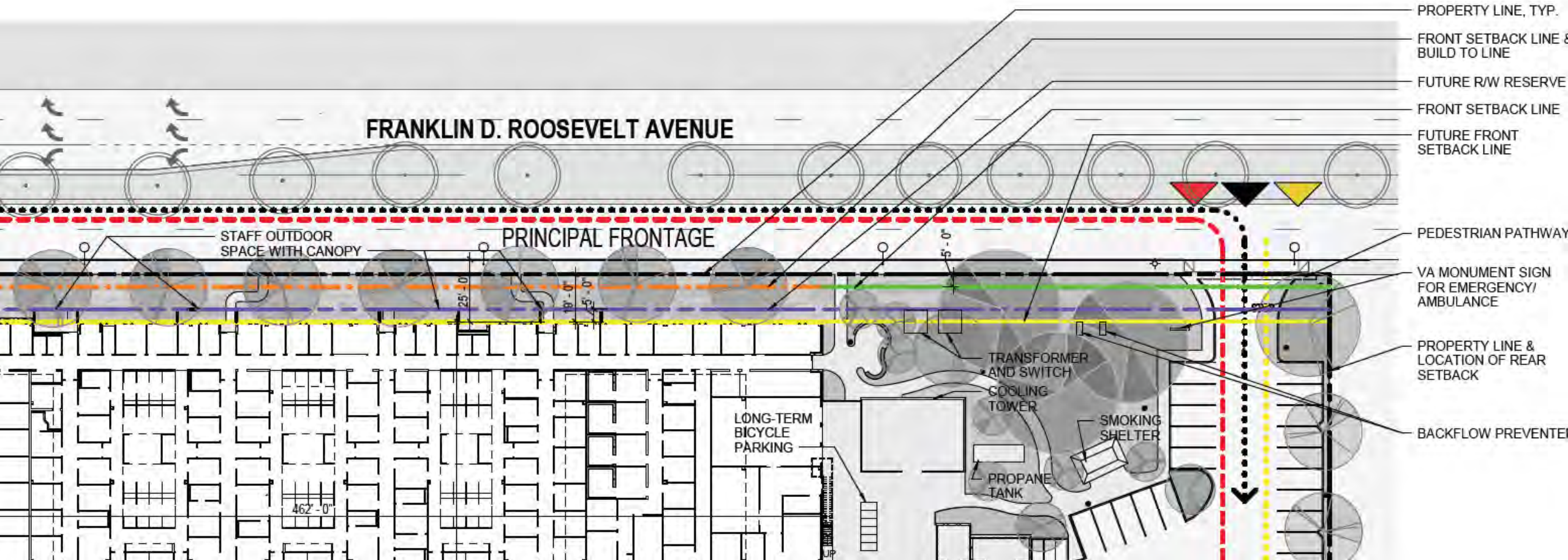
(1) BUILDING PLACEMENT



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Per Figure 1.3 Development Standards Summary, 5'- 15' setback is required for the front yard.

The VA's original requirement of a 25-foot standoff distance was maintained to protect the health and safety of building occupants.



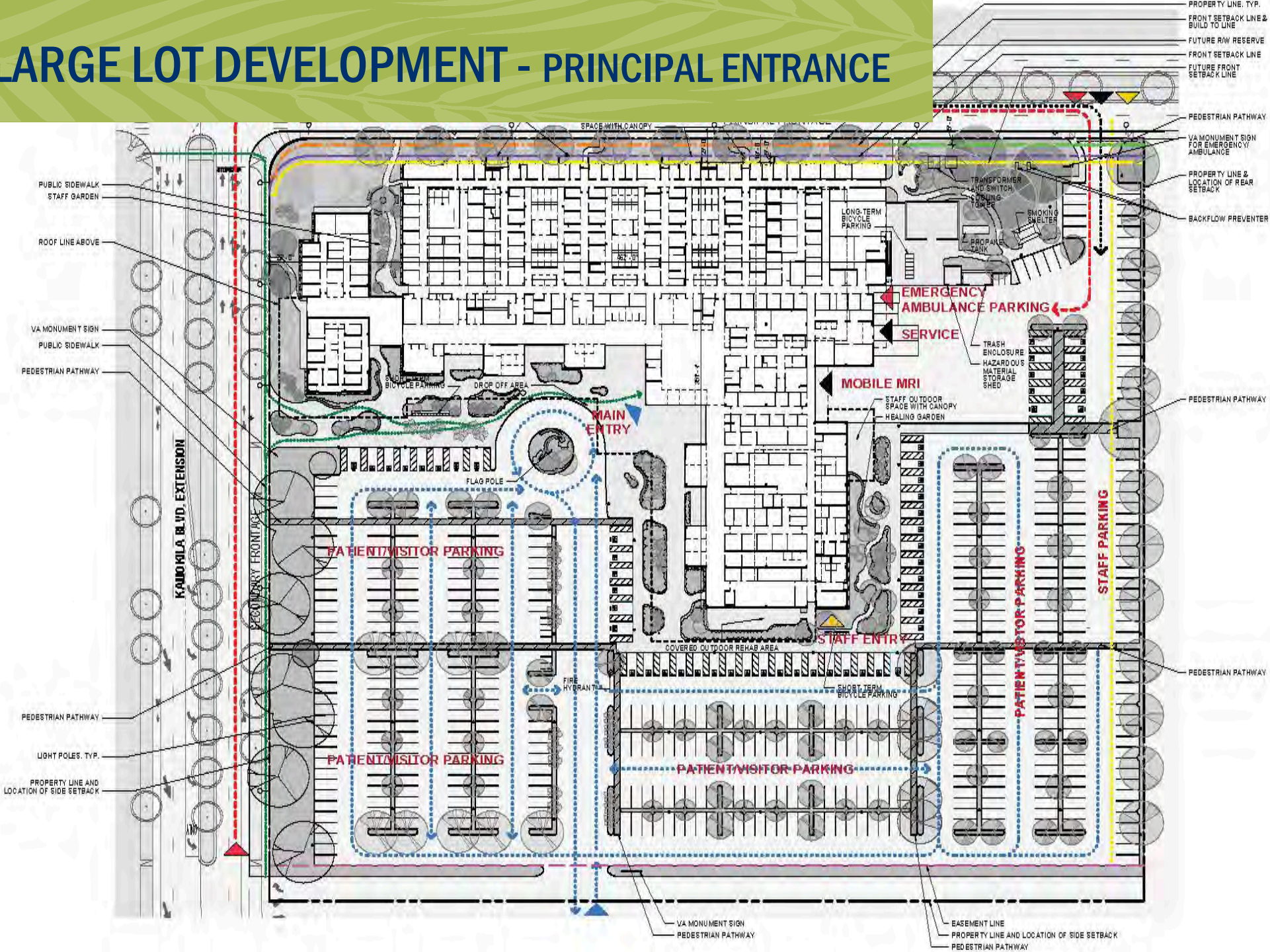
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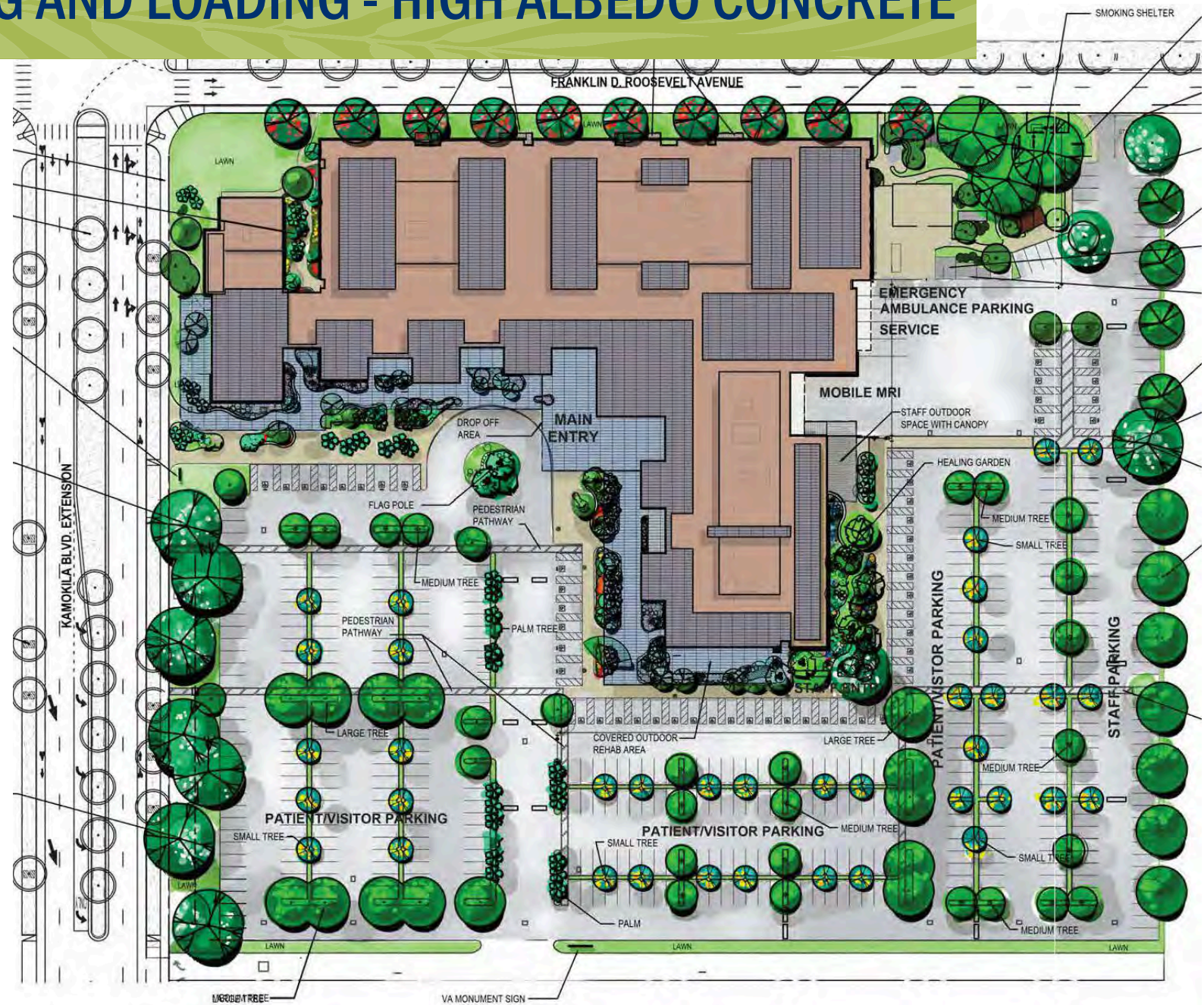
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- Consider that high albedo concrete is nearly 3x more expensive than asphalt, our proposed alternative.

(3) PARKING AND LOADING - HIGH ALBEDO CONCRETE



(4) PARKING AND LOADING - LANDSCAPING

Parking and Loading - Landscaping

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(4) PARKING AND LANDSCAPING



(5) ARCHITECTURAL STANDARDS - WINDOWS

Architectural Standards - Windows

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Mahalo for your support!

