

**BRENT NAKAOKA DIRECT TESTIMONY**

**PRESENTATION HEARING**

**Q Please state your name, place of employment, and position.**

A Brent Nakaoka, P.E., LEED AP BD+C, Civil Project Manager at R.M. Towill Corporation.

**Q How long have you been with R.M. Towill?**

A I've been with R.M. Towill for 22 years.

**Q Please describe your educational background and experience.**

A Please see my resume, which is marked as an exhibit in this proceeding.

**Q What has R.M. Towill Corporation been retained to do for this Project?**

A Gentry Kalaeloa, LLC retained R.M. Towill Corporation to prepare a Preliminary Engineering Report ("PER") to determine and confirm the availability of infrastructure to accommodate the Ka'ulu development, including drainage, sewer, water, electrical, telecommunications and cable. The PER is attached as Appendix D1 to the Project Application.

**Q Please describe the Ka'ulu site condition and access.**

A Ka'ulu will be a residential community within three Tax Map Key parcels (TMK (1) 9-1-013:197, 198 and 199) totaling 29.8 acres on what is commonly referred to as Hunt Parcel 1 within the Kalaeloa Community Development District ("KCDD"). The recently-permitted VA Multi-Specialty Outpatient Clinic being developed by VA Aloha, LLC (the "VA Clinic") will be in the northwest corner of Parcel 1.

The Ka'ulu site was previously used for U.S. Navy family housing. It was cleared many years ago and was undeveloped and vacant land generally covered with weeds, grass, trees, and a few remanent concrete slabs. The topography was generally flat with a few small mounds and depressions. With the commencement of the VA Clinic construction, the Ka'ulu site has also been cleared.

Existing roadways along the perimeter of the Project site include Frankin D. Roosevelt Avenue to the north, Saratoga Avenue / Realigned Boxer Road to the south, Copehee Avenue to the east, and Kamokila Boulevard extension to the west.

As part of the Kalaeloa Backbone Roadway Improvements Project, Hunt is currently constructing the following improvements: Kamokila Boulevard will be extended along the west side of the site and will connect to Saratoga Avenue / Realigned Boxer Road to the south, which will transition into the existing Boxer Road past Copehee Avenue.

**EXHIBIT 10**

Franklin D. Roosevelt Avenue and Copahee Avenue will also be improved to meet the City and County of Honolulu, Department of Planning and Permitting standards. See Proposed Site Plan attached as Figure 6 to the PER.

There will be a total of three (3) driveway entrances to the Project: one coming off Franklin D. Roosevelt Avenue, one on Saratoga Avenue / Realigned Boxer Road, and a third on Kamokila Boulevard that will be shared with the adjacent VA Clinic. A technical memorandum prepared by Fehr and Peers dated March 17, 2021 concluded that, from an operational perspective, the proposed driveways for Parcel 1 will provide desirable overall intersection Level of Service during peak hours at full buildout of Kalaeloa.

**Q Please summarize the Preliminary Engineering Report’s conclusions with respect to Ka’ulu.**

A The infrastructure requirements for Ka’ulu have been identified and thoroughly analyzed. The existing and planned infrastructure (including the proposed infrastructure improvements made by the Kalaeloa Backbone Roadway Improvements Project) will meet the infrastructure needs for the proposed Project.

#### Drainage / Storm Water Quality

##### *Existing Drainage System*

Existing onsite runoff generally flows from north to south with a few pockets of depression that allow runoff to infiltrate into the underground coral subgrade. The Project site does not receive any offsite runoff. Current, non-functioning drywells will be demolished and removed.

##### *Proposed Drainage System / Storm Water Quality*

The proposed onsite drainage system will conform to the City’s storm drainage standards and studies for Kalaeloa. The system will generally consist of underground drain pipes, drain inlets, and drain manholes to capture and convey runoff.

In accordance (and in coordination) with the Kalaeloa Backbone Roadway Improvements Project drainage system, runoff generated onsite will not sheet flow to the adjacent backbone roadways, and will either be retained onsite via a subsurface infiltration system or be discharged offsite via an underground drainage system. The increase in peak flow from the Project site will not have an adverse impact to the downstream and adjacent properties.

The design of Ka’ulu’s storm water quality system will conform to the drainage master plan and the City’s guidelines related to storm water quality.

### Sanitary Sewer System

The Project's proposed sanitary sewer system will be designed in accordance with the City and County of Honolulu, Department of Environmental Services' ("ENV") Wastewater System Design Standards, July 2017. The City approved a sewer connection application on April 27, 2020, which is attached to the PER as Appendix C.

The proposed sewer system will connect to one sewer stub out on Saratoga Avenue / Realigned Boxer Road, one sewer stub out within the Project site, and three sewer stub outs on Copahee Avenue. Sewer service will be provided by Kalaeloa Water Company.

### Water System

The potable water system will be designed in conformance with the Board of Water Supply ("BWS") Water System Standards, dated 2002 and its amendments. The proposed water system will be designed to accommodate the domestic and fire protection requirements. Ka'ulu will connect to the Kalaeloa water system at two locations: one on Franklin D. Roosevelt Avenue, and one on Saratoga Avenue / Realigned Boxer Road. Water service to the Project will be provided by Kalaeloa Water Company, which is a subsidiary of Hawaii Water Service. Kalaeloa Water Company's letter dated April 30, 2021 confirming that it is willing to provide service to the Project is attached to the PER as Appendix D2.

### Electrical System / Telecommunications Improvements

Hunt Communities Hawaii, LLC's Kalaeloa Parcel 1 Off-site Infrastructure Project, which includes underground Hawaiian Electric ("HECO"), Hawaiian Telcom ("HT"), and Spectrum duct systems connected to the stub-outs provided under the City and County of Honolulu's Kamokila Boulevard Extension project, has been designed and is currently under review by the City, HECO, HT and Spectrum.

HECO's "Will Serve" letter for Ka'ulu dated April 21, 2021 is attached to the PER as Appendix D2. HECO notes that it has existing distribution circuits along Kamokila Boulevard that may be used to serve the Project. New HECO infrastructure will be required to extend the circuits from its existing facility to the Project site.

Spectrum's "Will Serve" letter for Ka'ulu dated February 25, 2021 is attached to the PER as Appendix D2.

**Q In your professional opinion, are the existing infrastructure and planned infrastructure improvements described in the PER adequate to support the Ka'ulu development?**

**A** Yes.