

**Developer
Request for
Qualifications
No. DEV-RFQ-
13-001**

**Mixed-Use, 26-Acre Site at the
Villages of Kapolei**



Issued: 8/7/2013

Responses Due: 10/11/2013, 2pm

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1. EXECUTIVE SUMMARY

Opportunity	Submit qualifications to develop approximately 26.62 acres of land in Kapolei, located 22 miles west of Honolulu. The landowner—the Hawai'i Housing Finance and Development Corporation (HHFDC) —seeks a developer to plan, design, develop, and operate a vibrant, mixed-use “urban village” on the last vacant parcel of land in the Villages of Kapolei (VOK), an 888-acre master planned community. As the entryway to the VOK and the final piece of the master planned community, HHFDC envisions a cornerstone project at the property which will enhance the character of the area and fulfill its potential as a source of Village cohesion and identity.
Site	The Property consists of 27.619 gross acres and 26.617 net acres, after easements are deducted. It is located in the northwest corner of the Villages of Kapolei, at the intersection of Fort Barrette Road and Farrington Highway.
Potential Uses	Mixed-use development with small-scale retail, commercial, and multifamily housing.
Selection Process	A limited number of teams will be selected through the RFQ process. These teams will be invited to submit responses to a Request for Proposals (RFP). HHFDC expects to issue invitations to respond to the RFP in November 2013 and to select a developer for exclusive negotiations by April 2014.
RFQ Appendices	Available as a downloadable file on HHFDC's website, http://hawaii.gov/dbedt/hhfdc/ .
Non-Mandatory RFQ Informational Meeting	10 a.m. on Thursday, September 5, 2013 in the boardroom at HHFDC's office located at: 677 Queen Street, Suite 300 Honolulu, Hawai'i 96813 Interested parties may also participate via conference call. Contact Ken Takahashi via email for instructions at: Ken.T.Takahashi@hawaii.gov .
RFQ Questions	Accepted beginning on August 7th through September 12th at 5 p.m. Answers will be posted to HHFDC's website as addenda to the RFQ.
RFQ Responses Due	No later than 2 p.m. on Friday, October 11, 2013 . A non-refundable application fee of \$250 must accompany the proposal.
RFQ Response Format	Submit 1 original marked “ORIGINAL”, 5 copies marked “COPY”, audited financial statements in separate sealed envelope marked “Confidential” if Respondent desires to keep those statements confidential, and one electronic copy on compact disc to: Executive Director Request for Qualifications No. DEV-RFQ-13-001 Hawai'i Housing Finance and Development Corporation 677 Queen Street, Suite 300 Honolulu, Hawai'i 96813

2. INTRODUCTION TO THE PROPERTY

Kapolei, O'ahu's Second City

Kapolei is located 22 miles west of Honolulu on the island of O'ahu in Hawai'i (see **Figure 1**). It is located within the consolidated city-county of Honolulu, in one of the county's nine administrative districts, called District 1, Ewa. Honolulu's General Plan promotes full development of the Primary Urban Center (the city of Honolulu) while also encouraging development of the Secondary Urban Center at Kapolei, which is called "the heart of Ewa" in the County's *Ewa Development Plan*.

Between the late 1800s and the 1950s, much of the city now called Kapolei was used for sugar production, part of the vast land holdings of James Campbell and, after his death, the Estate of James Campbell. As sugarcane production declined during the 1950s, the Estate of James Campbell and City and State officials collaborated to develop a vision for a secondary urban center, to complement the State's capital and primary city, Honolulu. By the 1970s, the vision for a second city was memorialized into policies approved by the City and State that directed growth towards Kapolei to prevent urban sprawl, preserve open space and agricultural and rural lands on the island, stimulate the economy, and provide an orderly plan for growth based on sustainable principles.

Between 1990 and 2010, Kapolei was transformed from the remains of the plantation to a city of 15,200 people and 4,300 homes with average household incomes of \$96,120.¹ The larger Ewa district grew from 43,000 people in 1990 to 101,400 in 2010 and is projected to grow by more than 64,000 residents to 165,000 by 2035.

¹ Population, housing units, and household income per Census 2010 for Kapolei Census Designated Place (CDP).

2. INTRODUCTION TO THE PROPERTY

Figure 1 Kapolei and Honolulu, O'ahu



Villages of Kapolei

The Villages of Kapolei (VOK) is one of HHFDC's most significant master planned communities. Development of the 888-acre project began in the 1980s and is nearly complete, featuring 4,000 housing units at various densities as well as schools, parks, commercial services, and recreation facilities. During the master planning of the VOK, the lack of affordable housing particularly on the island of O'ahu was reaching crisis proportions. As one response to the affordable housing need, the State prepared a development concept for the VOK which provides a significant number of high-quality single- and multifamily homes in a master-planned community atmosphere with affordable price levels, with 60 percent of homes developed affordable to households making no more than 140 percent of area median income and 40 percent to be sold or rented at market rate prices. Currently, the VOK's 4,000 units include approximately 60 percent income-restricted units. VOK includes:

- Village 1 Kumu Iki
- Village 2 A'elo
- Village 3 Malanai
- Village 4 Keku'ilani
- Village 5 Iwalani
- Village 6 Malu'ohai
- Village 7 Kapolei Kai
- Village 8 Kaupe'a
- Three schools including Kapolei Elementary, Middle and High Schools
- Golf course
- Recreation center
- Community park

2. INTRODUCTION TO THE PROPERTY

Northwest Corner Property

HHFDC requests responses from qualified developers to partner in planning, entitling, and developing the last vacant parcel in the VOK, a 26.62-acre site located in the northwest corner of the project (called “NW Corner”) at the key intersection of Fort Barrette Road and Farrington Highway (see **Figure 2** for property location and general boundaries). The property is currently vacant. The HHFDC occasionally rents out the land for large community gatherings with some festivals attracting 7,000 to 10,000 people. Roadways around the property include:

- **West.** Fort Barrette Road is a two-lane State roadway running north-south through Kapolei. Work to expand Fort Barrette Road to four lanes is underway. Access to this road from the NW Corner site is proposed and will be considered by the State Department of Transportation in collaboration with a development plan, though the ultimate decision will depend on traffic analysis at that time. North of the site, Fort Barrette Road becomes Makakilo Drive and connects to Highway H-1, O’ahu’s primary freeway, less than 1,000 feet from the NW Corner site.
- **North.** Farrington Highway is a four-lane County road running east-west and parallel to the H-1 Freeway. Access to this road from the NW Corner site is proposed and will be considered by the County in collaboration with a development plan though the ultimate decision will depend on traffic analysis at that time.
- **East.** Kealanani Avenue is a two-lane County road running north-south through the Villages of Kapolei. Access from the NW Corner site to this road exists.

The NW Corner is zoned BMX-3 (Community Business District) by the City and County of Honolulu. This allows for a broad mix of uses including residential, office, retail, civic, cultural, medical, and visitor-serving, among others, and buildings up to sixty feet in height. HHFDC has commissioned several studies for the NW Corner property. Most recently, a 2007 analysis explored alternative land use scenarios with a) mostly commercial, b) mostly residential, and c) mixed-use. The mixed-use concept illustrated a plan with 750 to 800 residential units and 386,900 square feet of commercial space. See **RFQ Appendix 1** for 2007 Planning Concepts.

2. INTRODUCTION TO THE PROPERTY

Figure 2 Northwest Corner Property



Key Objectives and Vision for the Site

As the entryway to the VOK and the final piece of the master planned community, HHFDC envisions a cornerstone project at the property which will enhance the character of the area and fulfill its potential as a source of Village cohesion and identity.

HHFDC has established the following project objectives and desired features:

- **Market-Rate and Affordable Housing** – The project on the NW Corner shall include some residential units priced for households with incomes of no more than 140 percent of area median income (AMI).² Incentives for the development of affordable housing are described in **Chapter 4**, section 4.8.
- **Sustainable Development Standards** – To the extent possible, the project shall comply with Chapter 196-9, Hawai'i Revised Statutes, regarding energy efficiency and environmental standards for state facilities.

² AMI for a 4-person household in 2013 in Honolulu County was \$86,300. For families making up to 140 percent of AMI, an affordably priced 3-bedroom apartment could rent for \$3,564 per month (utilities inclusive) or a home for a 4-person household could sell for up to \$591,400 (at 5.5 percent interest rates).

2. INTRODUCTION TO THE PROPERTY

- **Community Engagement and Due Diligence** – Project planning shall include a robust community participation process to explore uses and design elements, as well as analyze traffic, environmental, and similar conditions.
- **Gateway and Focal Point of the VOK** – Create a development that announces arrival at VOK, and establishes the NW Corner as a high-quality, attractive, and lively place for residents and visitors to gather and recreate.
- **Mixed-Use Urban Village** – The NW Corner may incorporate housing, office, retail, and other uses that create a unique urban center for VOK and promote 24-hour activity.
- **Mixed-Income Development** – In addition to affordable housing targeted to incomes up to 140 percent of AMI, the NW Corner site may incorporate housing for a variety of lower-income levels, possibly by utilizing federal and State financing programs.
- **Small-Scale Retail** – Kapolei has a substantial amount of large-format retail, including a Wal-Mart across the street from the NW Corner. To diversify the local shopping options, HHFDC is envisioning a development that offers smaller stores and restaurants as complementary alternatives to the existing retail centers.
- **Placemaking Elements** – The NW Corner may include placemaking elements such as community gathering space, public art, activated streets, or other elements that will facilitate dynamic and unique public spaces.
- **Smart Growth and New Urbanism** – Development of the NW Corner should incorporate Smart Growth principles and New Urbanism approaches that will enhance the area, involve the community, embrace sustainability, create business opportunities, and create conditions that encourage walkability and facilitate transportation choices by connecting to bikepaths and local bus routes.
- **Advanced Sustainable Design** – The NW Corner project should consider sustainable and energy efficient practices such as solar power, advanced metering, water conservation initiatives, passive solar heating, efficient building systems and products, vehicle charging stations, and rooftop gardening, among others.
- **Attractive Land Disposition Revenues** – HHFDC is authorized to sell this land, in addition to offering it through long-term ground lease, and seeks to maximize the combined land proceeds and affordable units associated with the development. HHFDC will use the proceeds from the NW Corner project to advance its mission to develop and finance low- and moderate-income housing projects and administer homeownership programs throughout the State.

3. MARKET CONTEXT AND DEVELOPMENT OPPORTUNITY

Market Overview

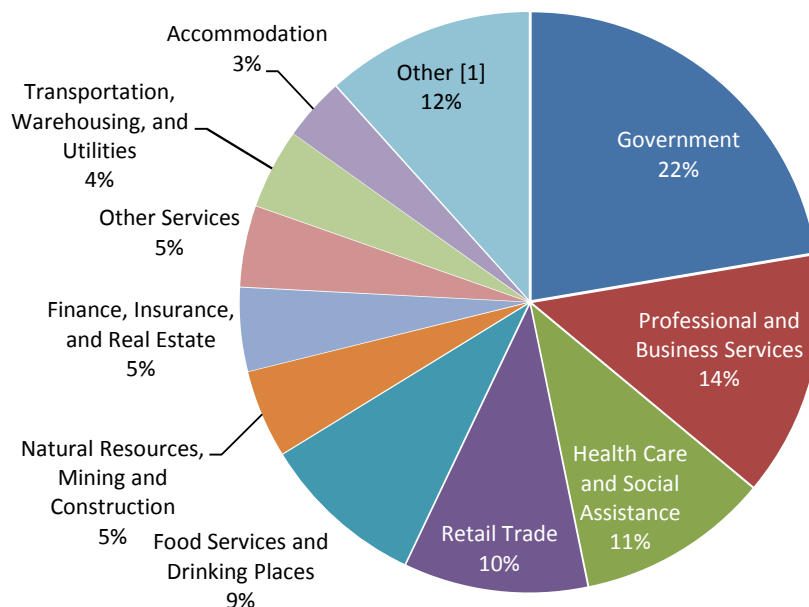
Honolulu County, O'ahu

Honolulu is best known for its world-famous tourist attractions including Waikiki Beach, Diamond Head state monument, Pearl Harbor, and Haleiwa, gateway to the legendary North Shore. Honolulu is also the financial, institutional, civic, and population center of the State. Among the four counties in the State (the others being Hawai'i, Kauai, and Maui), Honolulu in 2011 represented almost 70 percent of the State's population with almost 1 million people (including military personnel), and had grown by an average of about 8,100 new residents per year since 2010. In 2011, Honolulu had:

- 337,500 housing units
- 440,000 jobs
- 5.7 percent unemployment rate
- 4.4 million overnight visitor arrivals per year

Jobs in Honolulu are made up primarily of Government, Professional and Business Services, and Health Care and Social Assistance, Retail, and Food and Drink industries which total about 66 percent of all jobs (see **Figure 3** below).

Figure 3 Honolulu County Jobs by Industry

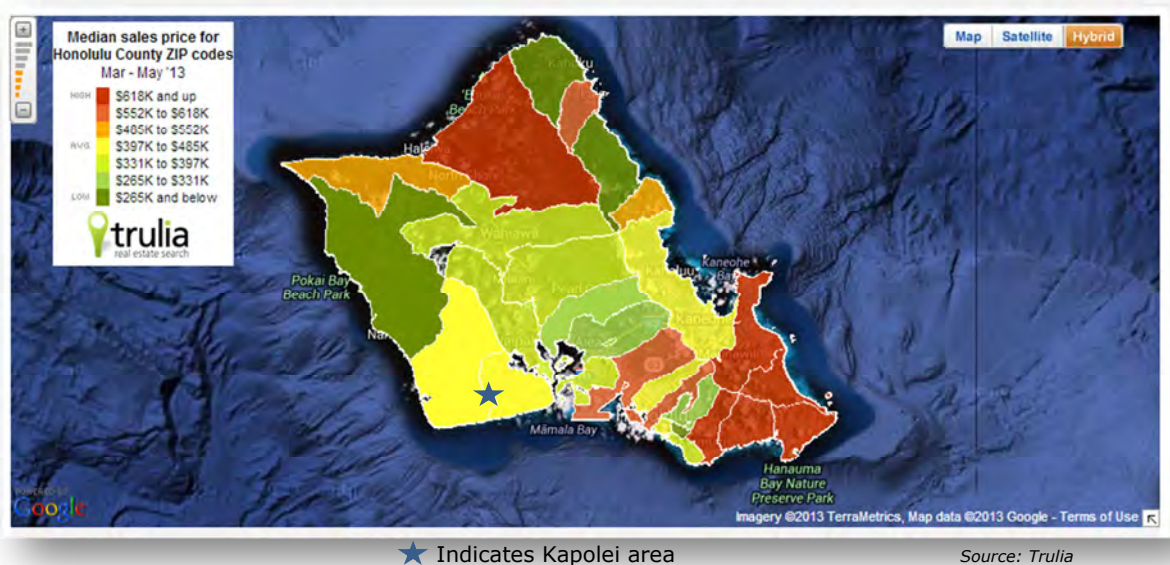


[1] Other includes: Wholesale Trade; Educational Services; Manufacturing; Information; Arts, Entertainment and Recreation; and Agriculture.

3. MARKET CONTEXT AND DEVELOPMENT OPPORTUNITY

The median household income in Honolulu County was \$71,300 in 2011 and about 57 percent of households own their own home. In the first quarter of 2013, 2,700 homes were sold in Honolulu County, a 26 percent increase from the same period in 2012 and the median sale price for all homes was \$438,000, a 7 percent year-over-year increase. This overall median sale price subsumes the wide variation by location in the County and housing type (single-family versus multifamily). **Figure 4** below shows that the County's highest home prices are around the city of Honolulu and Diamond Head on the southeast coast and around the famed North Shore where in some zip codes the median list price tops \$2 million. Kapolei is located in what is called the Ewa area of the island, in the southwest, where home prices are about average for the island. Current listings in Kapolei average \$565,700 (as of July 2013,) and the median sale price for the three-month period between April and June 2013 was \$472,700.³

Figure 4 Median Listed Sales Prices by O'ahu Zip Code, March to May 2013



Kapolei/Ewa Area

The Ewa region of O'ahu comprises the region on the southwest of the island designated in the Honolulu General Plan as the Secondary Urban Center of O'ahu (as adopted in 1977). The Ewa Development Plan envisions employment, industrial, resort, government, and higher education uses centered in the City of Kapolei, with a variety of housing types and supporting retail and office uses throughout Ewa. Between 2000 and 2010, population growth in Ewa made up more than 70 percent of growth on the island. By 2010, 94,500 people lived in Ewa, about 10 percent of O'ahu's total population, up from less than 5 percent in 1990.⁴ 30,000 housing units are

³ Listing and median prices data from www.trulia.can, accessed on July 23, 2013.

⁴ Statistics on Ewa from the Ewa Development Plan Review Report, 1997 to 2010, Appendix D Scorecard, published by the City and County of Honolulu Department of Planning and Permitting.

3. MARKET CONTEXT AND DEVELOPMENT OPPORTUNITY

located in Ewa, with the development plan for the area envisioning more than 26,000 more for a total of 56,300 by 2035. The creation of jobs in Ewa has also been robust, with about 33,500 jobs in the area in 2010 (up from 11,600 in 1990), not counting construction jobs. Of these, about 3,100 are in the armed forces and public administration, 1,200 are in transportation/communications/utilities, 600 are in hotels, and the remaining almost 27,000 are in the FIRE (finance, insurance, and real estate), service, and retail sectors.

Compared to the island as a whole, Ewa:

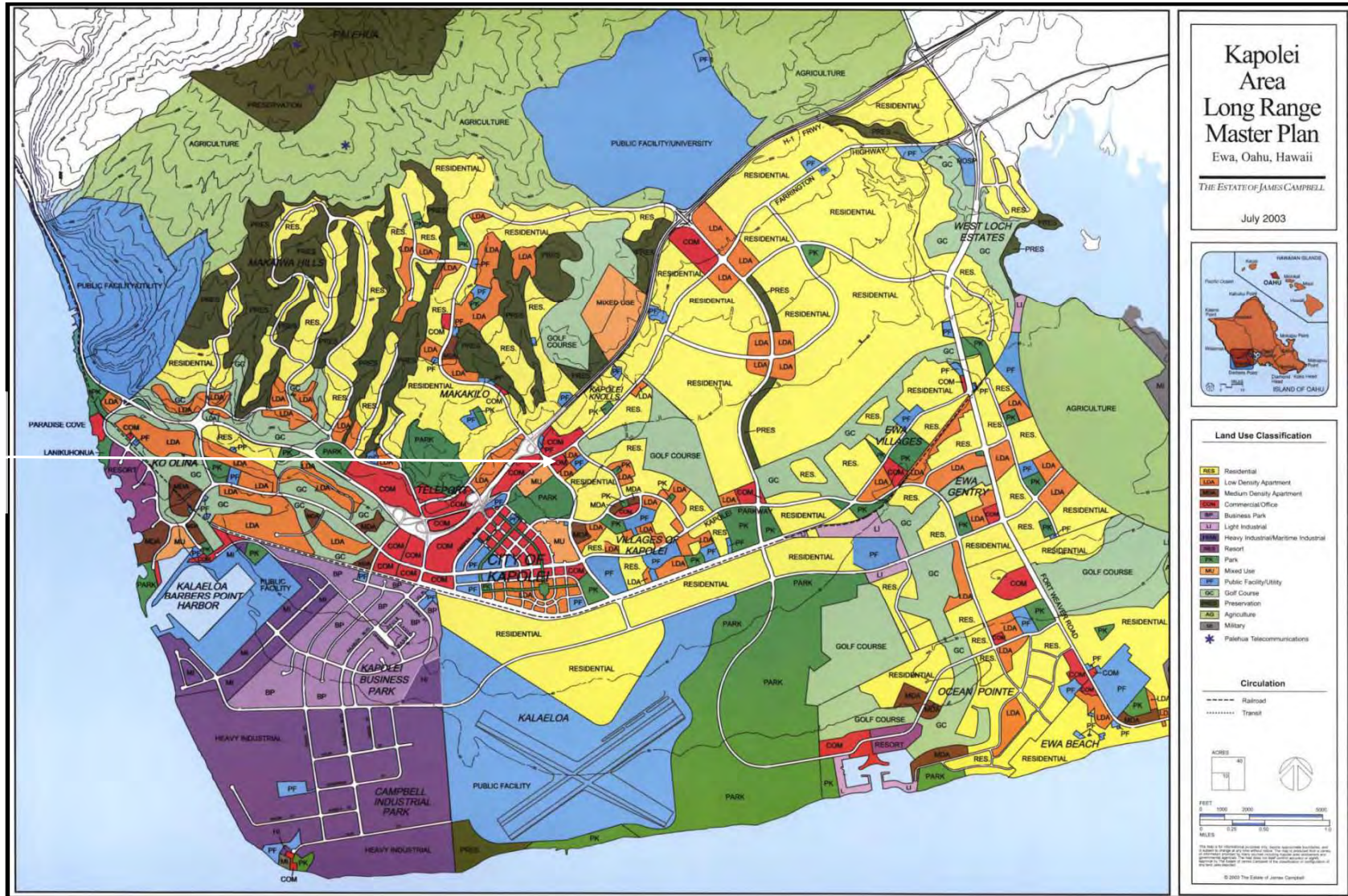
- Is younger with 28.5 percent of its residents under 18 compared with 22 percent for O'ahu and 9.1 percent of residents over 65 compared with 15 percent for O'ahu
- Has a higher homeownership rate, with 74.8 percent compared to 56.9 percent on O'ahu
- Has higher median household income (\$84,200 compared to \$71,300)
- Has lower poverty rates, with 6.5 percent of the population living below the poverty level vs. 9.3 percent of people in O'ahu

Long-Range Development Plan for Ewa

The Ewa Development Plan ultimately plans an Urban Growth Boundary of 23,000 acres, with over 6,000 acres or 27 percent of the total reserved for open space in parks, wildlife habitats, golf courses, and natural and grass-lined drainage ways. **Figure 5** illustrates the area included in Ewa's long range planning. Note that the NW Corner site is shown as separate areas of land uses, including "Commercial/Office", "Low Density Apartment" and "Public Facility" though zoning for the site is more flexible across the site. **Figure 6** illustrates the level of development that has occurred through 2010 relative to the total expected through 2035 for selected metrics. Development has roughly built out about 40 to 55 percent of the 2035 projection to date in all categories except the number of students at University of Hawai'i, West O'ahu which total about 20 percent of the 2035 expected. The campus is growing quickly; however, between 2010 and 2013 enrollment grew from about 1,500 to 1,900 enrolled students.

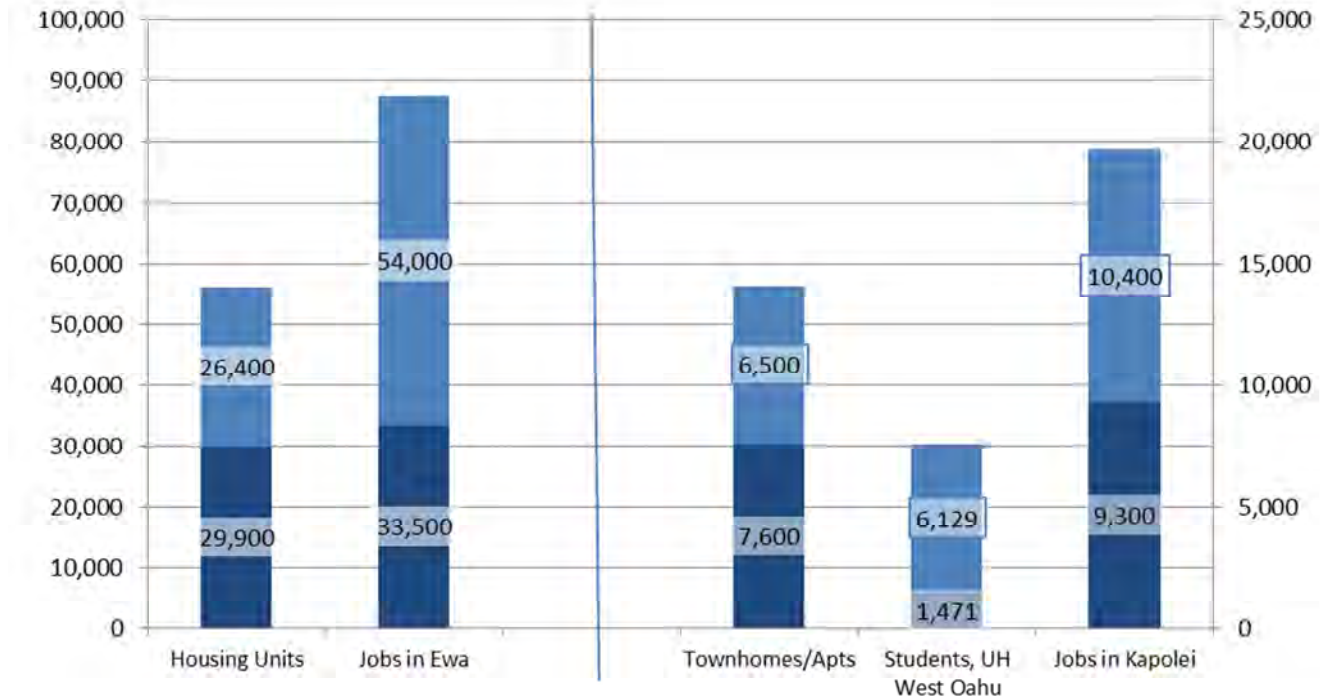
3. MARKET CONTEXT AND DEVELOPMENT OPPORTUNITY

Figure 5 Ewa, O'ahu Long Range Master Plan



3. MARKET CONTEXT AND DEVELOPMENT OPPORTUNITY

Figure 6 Selected Development Metrics by 2010 and Expected Through 2035 for Ewa*



*All metrics are for broader Ewa area except for "Jobs in Kapolei" column which focuses just on Kapolei. Also note that, jobs numbers include non-construction jobs only.

■ 2010 ■ Expected by 2035

Major Proposed Projects in Ewa

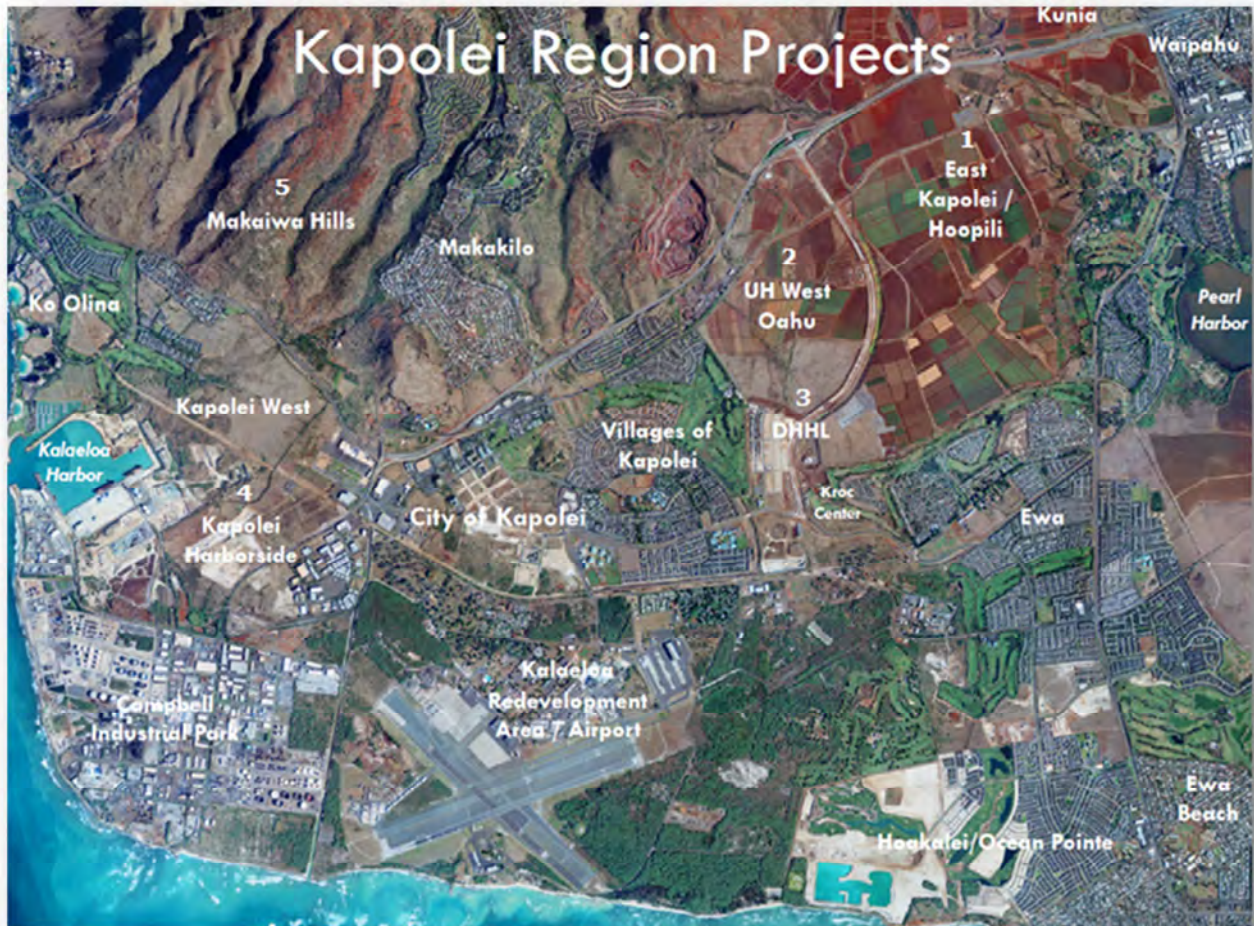
As the primary area of growth on O'ahu outside of Honolulu, there are several major projects in planning in Ewa that are noted below.

- 1. Ho'opili, Ewa.** Almost 12,000 homes, R&D/office, retail, and open space and agriculture. Project has been zoned "Urban" by the State Land Use Commission and will need County rezoning.
- 2. University of Hawai'i West O'ahu, East Kapolei.** 500 acres at build out. UHWO is currently a campus with 1,900 students with plans for an enrollment near 7,600 in subsequent phases.
- 3. Ka Makana Ali'i, East Kapolei (DHHL/Hawai'i DeBartolo LLC).** 1.4 million square foot regional, department-store anchored shopping center, hotel, and office. Ground breaking in 2014.
- 4. Kapolei Harborside Center, Kalaeloa.** 345 acres industrial approved in 2008, no groundbreaking yet planned.
- 5. Makaiwa Hills, West of Makakiko.** 4,100 homes plus supporting schools and community retail. Approved in 2008, no groundbreaking yet planned.

3. MARKET CONTEXT AND DEVELOPMENT OPPORTUNITY

Figure 7 illustrates the locations of these selected projects. Other longer-term projects are also shown on the map.

Figure 7 Major Proposed Projects in Planning in Ewa



Source: Kapolei Development Company

Previous Appraisal

While proposals to purchase or lease the land from HHFDC will be requested in the second phase of the selection process, HHFDC would like to share the results of an appraisal conducted in 2007 for the property (see **RFQ Appendix 2**). The appraisal applied the sales comparison approach to the NW Corner property, using its existing BMX-3 zoning as the highest and best use of the land. Similar sales showed values ranging from \$23.14 to \$49.95 per land square foot and a value of \$29.60 per land square foot was applied to the NW Corner property, based on adjustments to the value based on site conditions. The analysis appraised the property in total at \$34.32 million, fee simple, and \$2.75 million per year in ground rent. Note that this appraisal is provided for informational purposes. The actual transaction terms will be negotiated by HHFDC and the selected developer based upon market conditions, project design and features, affordability, and other factors at the appropriate time.

4. SITE CONDITIONS

This section describes existing site conditions on the NW Corner site and surrounding areas and provides information on regulatory encumbrances, infrastructure, and pertinent design guidelines.

4.1 Site Boundaries

The 26.6-acre NW Corner property is bounded on the north by Farrington Highway, on the east by Kealanani Avenue, on the west by Fort Barrette Road, and on the south by an existing Villages of Kapolei residential subdivision called Kumu Iki. The property is identified as a portion of Tax Map Key (TMK) parcel (1) 9-1-016:035 (see **Figure 8** Location Map and **Figure 9** Tax Map Key). This parcel consists of four lots, listed below, which include roadway and landscaping easements along its north and east boundaries. The developable portion of this parcel is made up of Lot 2 and Lot 5351.

Lot 2 = 3.727 acres

Lot 5351 = 22.890 acres

Net Project Area = 26.617 acres

Lot 5353 (Landscaping Easement) = 0.506 acres

Lot 5354 (Road Widening Easement) = 0.496 acres

Gross Area = 27.619 acres

4.2 Site Improvements and Interim Uses

The NW Corner is currently vacant, consisting of a relatively flat, grassy field. A sprinkler system maintains the grass and there is a narrow asphalt path adjacent to the residential area to the south, but no other above-ground improvements exist. The site has been made available as a community gathering place for select events such as the Kapolei Carnival, but otherwise is posted as Government property with no-trespassing signage, and is off-limits to the public.

4.3 Land Use Classification

Per Hawai'i Revised Statutes (HRS) §205-2, land uses within Urban districts shall include activities or uses as provided by ordinances or regulations of the County within which the Urban district is situated. In 1990, the State Land Use Commission (LUC) reclassified the 888-acre Villages of Kapolei site, including the NW Corner property, from the Agricultural District to the Urban District in Decision and Order Docket No. A88-622 (Bureau of Conveyances Document No. 1736622). Several of the conditions imposed by the LUC as part of the re-classification may apply to development of the NW corner site. These conditions are included in Section 4.8 Permits and Clearances.

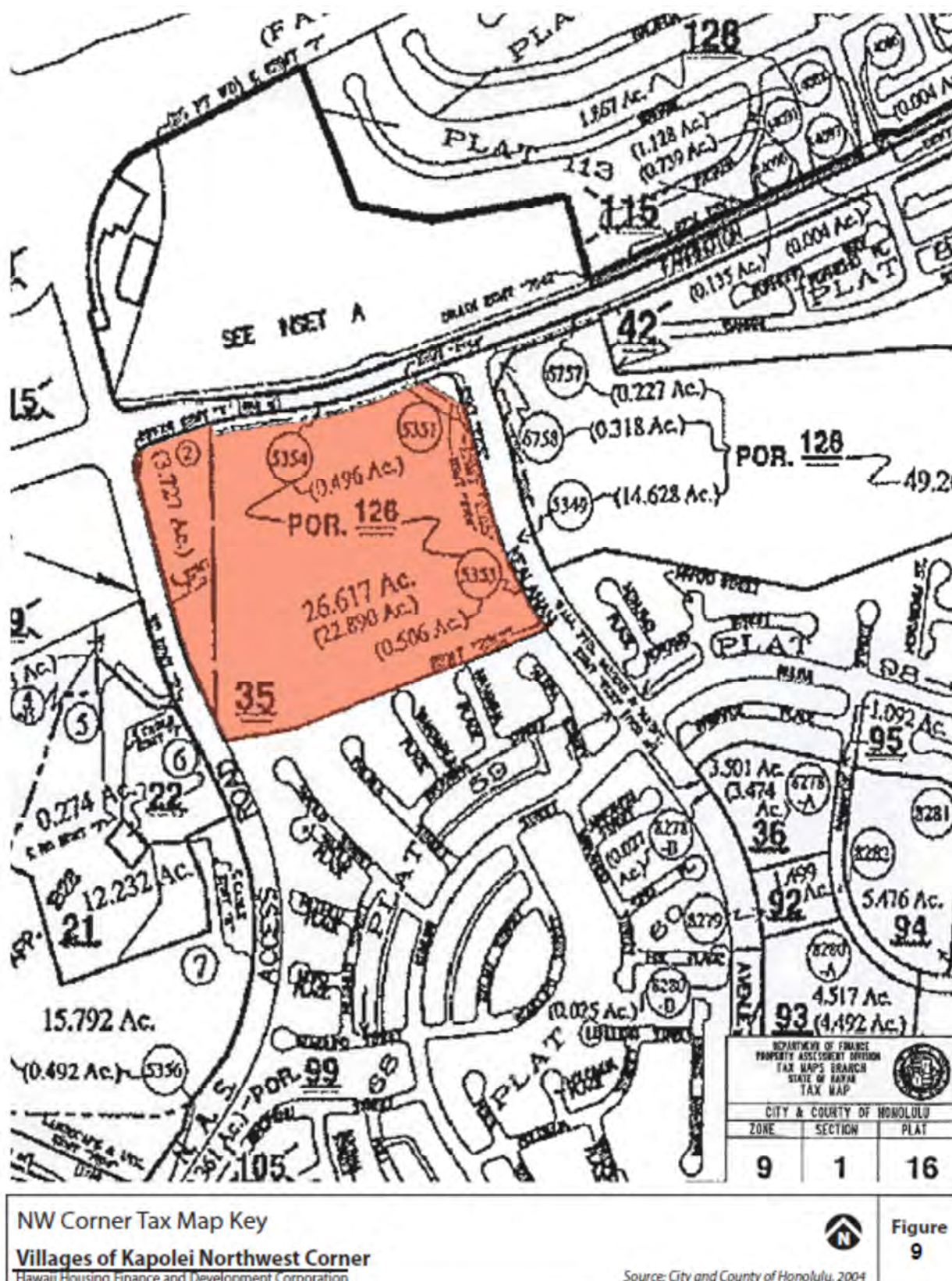
4. SITE CONDITIONS

Figure 8 Location Map



4. SITE CONDITIONS

Figure 9 Tax Map Key



4. SITE CONDITIONS

4.4 Zoning

The City & County of Honolulu re-zoned the NW Corner property from AG-1 to BMX-3 (Community Business Mixed-use District) in 2001 by City Council Ordinance 01-07 (see **Figure 10**, Zoning Map). Per the Land Use Ordinance (LUO) Section 21-3.120(b), the intent of BMX-3 zoning is to provide areas for both commercial and residential uses outside of the central business mixed-use district. Development of the NW Corner will be subject to the development standards for BMX-3-zoned areas outlined in the LUO as well as to conditions imposed by the City and County of Honolulu's re-zoning. BMX-3 development standards and other conditions are described in the following sections.

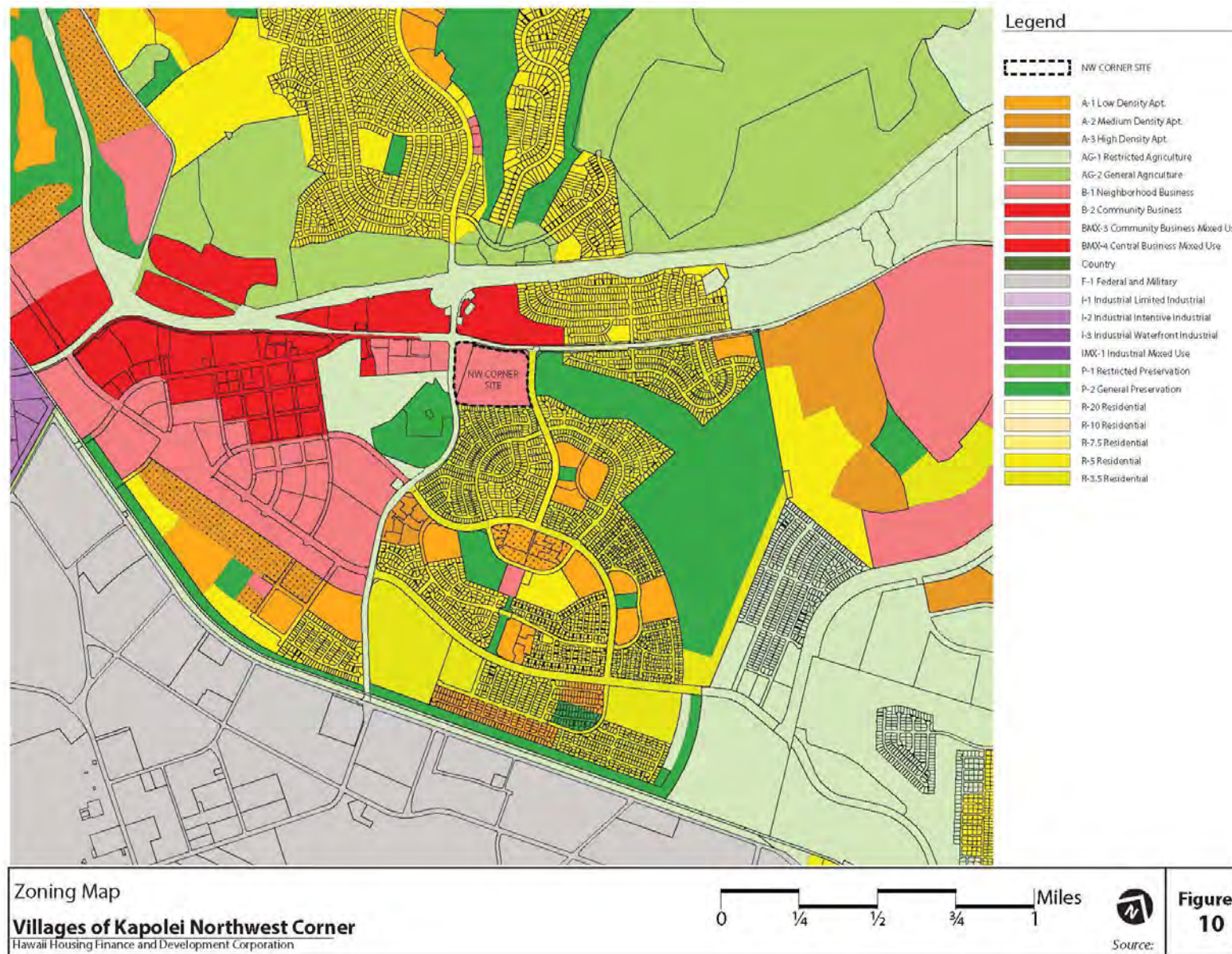
4.4.1 Zoning Development Standards

Development standards for BMX-3 zoning (LUO Sec. 21-3.120-2) are provided below:

Minimum lot area:	5,000 square feet (sf)
Minimum lot width and depth:	50 feet
Front yard:	10 feet for dwellings; 5 feet for other uses - Note: where a zoning lot adjoins a residential, A-I, AMX-I district and forms a continuous front yard, the lot or the first 100 feet of the lot (whichever is less) shall conform to the front yard requirements for the dwelling use of the adjoining district per LUO Figure 21-3.6 (see Figure 11 of this document).
Side and rear yard:	5 feet for detached dwellings; 10 feet for MF dwellings; 0 for other uses (see notes from LUO Table 21-3.4).
Maximum density	2.5 (FAR)
Open Space Bonus:	(A) For each square foot of public open space provided, 5 sf of floor area may be added, exclusive of required yards; (B) For each square foot of arcade provided, 3 sf of floor area may be added, exclusive of required yards; and (C) Maximum density with open space bonuses shall not exceed an FAR as provided under LUO Table 21-3.4; Max. FAR is 3.5.
Height Limit:	60 feet
Transitional Height setbacks:	(A) Where a zoning lot adjoins a zoning lot in a residential, A-I, or AMX -1 district, the residential district height setback shall be applicable at the buildable area boundary line of the adjoining side of the BMX-3 zoning lot per LUO Figure 21-3.5 (see Figure 12 of this document).
Street Setbacks and Street Trees:	(A) No portion of a structure shall exceed a height equal to twice the distance from the structure to the vertical projection of the center line of any street per LUO Figure 21-3.7; (B) If street tree plan exists for the street which fronts the project, the applicant shall install street trees, as required by the director.

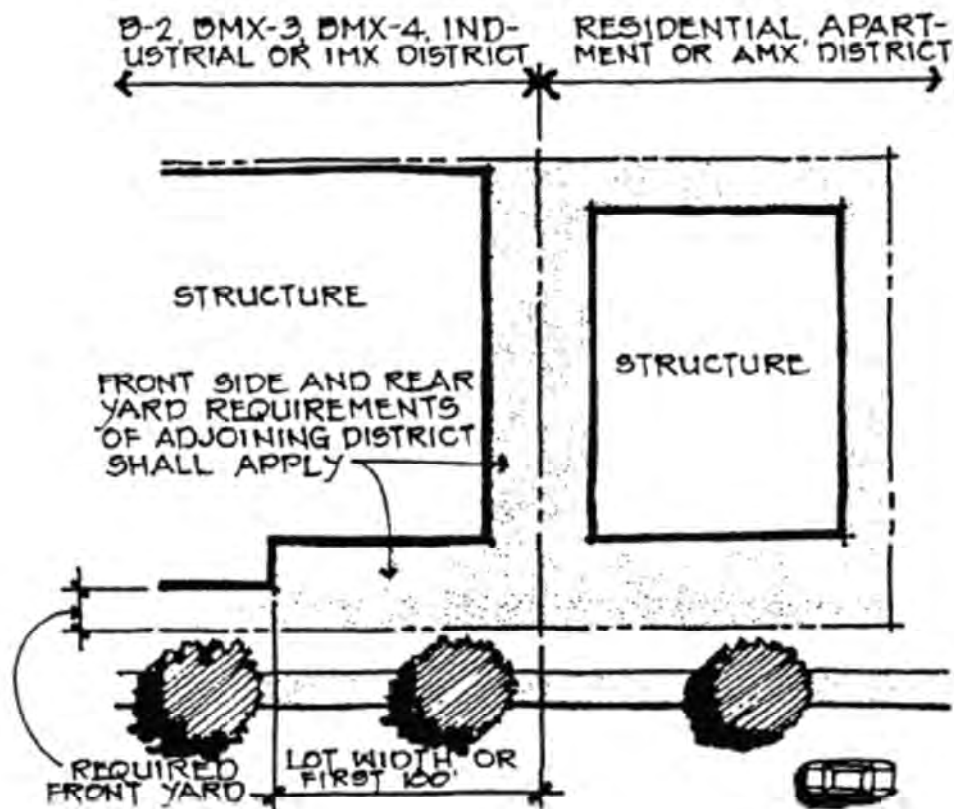
4. SITE CONDITIONS

Figure 10 Zoning Map



4. SITE CONDITIONS

Figure 11 Front Yard Requirements



LUO Figure 21-3.6 (Front Yards)
Villages of Kapolei Northwest Corner
Hawaii Housing Finance and Development Corporation

Source: City and County of Honolulu, Land Use Ordinance

Figure
10

4. SITE CONDITIONS

4.4.2 Conditions of Re-zone (City Council Ordinance 01-07)

The *Unilateral Agreement and Declaration for Conditional Zoning for Ordinance 01-07* (see **RFQ Appendix 3**) imposed the following conditions on future development of the NW Corner site:

1. A Master Site Development Plan for the NW Corner property must be submitted to the City Department of Planning and Permitting ("DPP") before the property is subdivided. The Master Site Development Plan must address the following elements to assure implementation of policies, principles and guidelines in the Ewa Development Plan (see below):

a. Building location and massing which:

- (1) Reflect provisions for safe and pleasing pedestrian and bicycle circulation within the site, and connecting the site to other focal points in the Kapolei community.
- (2) Avoid location of open parking, loading and open storage areas adjacent to residential uses.
- (3) Assign bulkier masses away from streets to create a friendly, pedestrian oriented streetscape, and promote major streets as public view corridors.
- (4) Contribute to a vibrant streetscape, particularly along Barbers Point Access Road and Farrington Highway, through such means as locating retailing establishments along the street frontages, lush landscaping and open areas, and attractive signage.

b. Landscaping concepts which:

- (1) Recognize the established landscaping themes of adjacent projects in Kapolei.
- (2) Promote pedestrian circulation by providing visual and shade relief.
- (3) Implement the concept of a Hawai'ian garden city.

The development of the NW Corner shall conform to the approved Master Site Development Plan, provided that the Master Site Development Plan may be amended from time to time with the prior written approval of the DPP.

The developer will be responsible for formulating and submitting a Master Site Development Plan to DPP for approval.

4.4.3 Ewa Development Plan Guidelines

The 1997 *'Ewa Development Plan* provides guidance for land use regulations, the location and character of new development and facilities, and planning for County and State facilities and services. The NW Corner property is designated by the 'Ewa Development Plan as "Community Commercial Center."

The Community Commercial Center principally serves the community in which it is located, providing for basic shopping and service needs on a larger scale than the neighborhood center. Community Commercial Centers may contain up to 250,000 sf of floor area, and major attractions typically include a large grocery store, a drug store, and/or a department store. The other, smaller tenants in the center are largely dependent on the effectiveness of the major

4. SITE CONDITIONS

tenants to draw customers. The Kapolei Shopping Center is an example of this type of commercial center.

The *'Ewa Development Plan* also includes guidelines to implement general policies and planning principles. Below are the guidelines for Community Commercial Centers:

Architectural Character

- The architectural character may be varied, depending on the context.
- Commercial center buildings that are visible from adjacent residential areas should reflect a residential character; other facades may have a character more typical of a commercial building.
- The design should avoid disruptive contrasts between facades that are visible simultaneously from public areas.

Building Bulk and Massing

- When the building is adjacent to a residential area or a building of historic value, there should be a transition in scale from larger building elements of the commercial center to finer elements near the adjacent use.
- Portions of buildings visible from a street should avoid blank facades by using texture, articulation, color and fenestration to create visual interest.
- Facades that are close to the public right-of-way should be composed of display windows and pedestrian entrances.

Building Height and Density

- Building heights should generally not exceed 45 feet. (Note that this recommendation is below the 60-foot height allowed under the BMX-3 zoning, and requires a developer to “justify” the need for heights over 45 feet).
- The total floor area should not exceed 250,000 square feet for a standard Community Commercial Center.

Pedestrian, Bicycle and Transit Facilities

- Street frontage improvements for bus stops, including a bus shelter and a pull-out off a traffic lane, should be provided along all abutting streets which have bus routes.
- There should be a pedestrian pathway from the bus stop to an entrance to the main building of the commercial center. The pathway should be clearly indicated with special paving or markings and covered to provide weather protection, if the commercial center building is not directly connected to the bus shelter.
- Bicycle racks should be designed to provide security and be visible from the street entry to the commercial center.

Visual Screening

- The visibility of parking and service areas from the street and adjacent residential areas should be minimized through screening.

4. SITE CONDITIONS

- A landscape screen, consisting of trees and hedges, should be planted along the street fronting the parking lot or garage.
- If there is a parking lot, shade trees should be planted throughout.
- If there is a parking garage close to and readily visible from a street, landscape planters should be provided along the facade of each parking level fronting the street.
- Service areas should be visually screened from public and residential areas.

Signage

- Signage visible from residential areas should be indirectly illuminated.

4.4.4 Villages of Kapolei Design Guidelines

The NW Corner parcel is located within the Villages of Kapolei, and therefore, subject to Kapolei Villages Condemnation Agreement, dated April 11, 1989 (see **RFQ Appendix 4**). The Condemnation Agreement included Design Guidelines to provide the developer/builder for each residential village with general design parameters along with specific requirements. The intent of the guidelines is to provide the builder with a great deal of flexibility in designing single-family and residential projects throughout the village while ensuring a certain level of continuity. Design guidelines for commercial uses and mixed uses are not addressed in the Design Guidelines.

4.5 Surrounding Land Uses

The surrounding area comprises a variety of commercial, residential, and open space uses (see **Figure 13**, Vicinity Map). Wal-Mart is located across Farrington Highway, directly north of the NW Corner property. The H-1 Freeway borders the Wal-Mart site to the north and is approximately 1,000 feet north of the NW Corner property. The H-1 Freeway has an on- and off-ramp on Makakilo Drive.

Northwest of the property, directly across the Fort Barrette Road/Farrington Highway intersection, is the Kapolei Shopping Center, which is the major retail hub for the surrounding community. The Kapolei Shopping Center was the first retail project built in the City of Kapolei. The shopping center includes a Safeway grocery store, a Long's drug store, banks, restaurants, and a variety of other specialty stores.

4. SITE CONDITIONS

Figure 13 Vicinity Map



4. SITE CONDITIONS

West of the NW Corner site, across Fort Barrette Road, is a developed commercial center with the Kapolei Medical Park, gas stations, and other commercial facilities. The Kapolei Medical Park is a comprehensive medical facility that services the surrounding area by providing a range of medical services including clinics, hospital, a 24-hour Emergency Room, dialysis and related services, dental care, vision, chiropractic, mental health, physical and occupational therapy, geriatric care home, and health management.

Also west of the property is the Kapolei Regional Park, a 73-acre park which includes an archery range and a dormant volcano shield known as Pu'u o Kapolei. The Kapolei Regional Park features a vast area of open space designed to encourage a variety of recreational and leisure activities.

Directly south and east of the NW Corner property are the residential communities of the Villages of Kapolei. Further south off of Fort Barrette Road an active adult and senior community, Ilima at Leihano, is under construction on a 40-acre lot. In addition, the Kapolei Golf Course, an eighteen-hole golf course, is directly east of the NW Corner site.

4.6 Transportation/Access Context

Existing roadways bordering the Villages of Kapolei, NW Corner property include Fort Barrette Road, Farrington Highway, and Kealanani Avenue.

Existing Conditions

Fort Barrette Road (State Highway Route 901) is a two-lane roadway classified as a minor arterial with a posted speed limit of 40 mph. Fort Barrette Road runs in the north-south direction through Kapolei although adjacent to the property it runs diagonally in the northwest-southeast direction. Fort Barrette Road has two approximately 12-foot wide lanes, with approximately four- to six-foot wide paved shoulders transitioning to grass with no curbs. At the approach to the signalized intersection with Farrington Highway, Fort Barrette Road has two dedicated left-turn lanes, two through lanes, a bike lane, and a dedicated right-turn lane. The receiving lanes along the south leg of the intersection merge from two lanes to one. North of the intersection, Fort Barrette Road transitions into Makakilo Drive before crossing over Interstate H-1. The Makakilo Drive southbound approach to the intersection includes two dedicated left-turn lanes, a through lane, shared through/right lane, a dedicated right-turn lane, with curbs and sidewalks on both sides. There are two northbound receiving lanes with a third added for exiting to eastbound H-1.

Farrington Highway is a four-lane roadway running east-west parallel to the H-1 Freeway that is owned and maintained by the City and County of Honolulu. The roadway has four (4) 11-foot wide lanes separated by a 15-foot wide striped median. The posted speed limit is 35 mph. East bound, Farrington Highway has two (2) 11-foot wide lanes, a bike lane, and sidewalk with curb and gutters. West bound, Farrington Highway has two (2) 11-foot lanes, a bike lane, and sidewalk with curb and gutters. There are two (2) signalized intersections located at Fort Barrette /Farrington and Kealanani/Farrington. Approaching the intersection with Fort Barrette Road and Makakilo Drive, Farrington Highway has a dedicated left-turn lane, a dedicated right turn lane and a striped shoulder. Street parking is prohibited in both directions on Farrington Highway. The bike lane, curb & gutter, and sidewalk are all within the City right-of-way.

4. SITE CONDITIONS

Kealanani Avenue is a two-lane roadway running north-south through the Villages of Kapolei owned by HHFDC. HHFDC intends to transfer ownership of Kealanani to the City and County of Honolulu; however, there is no estimated date when that transfer will be completed. As discussed above, there is a signalized intersection at Kealanani/Farrington. Kealanani Avenue contains two (2) 12-foot wide lanes separated by a 20-foot wide paved/landscaped median and has a posted speed limit of 30 mph. Kealanani Avenue contains bike lanes in both directions and has curbs and gutters on both sides of the road. Kealanani Avenue has a 70-foot long strip of brick pavers located near the intersection of Farrington Highway. There are dedicated left-turn and right-turn lanes on Kealanani Avenue to turn onto Farrington Highway. Curbside parking is prohibited in both directions on Kealanani Avenue.

Ongoing and Future Roadway Improvements

Roadway infrastructure improvements to alleviate traffic in the overall Kapolei region are ongoing. Improvements to date include: 1) Kapolei Parkway, a major east-west access road alleviating traffic on Kamokila Boulevard; 2) Kalaeloa Boulevard, running from the H-1 to Malakole Street; and 3) the City of Kapolei urban core roads, which are perpendicular roads connecting Kamokila Boulevard and Kapolei Parkway.

Planned roadway infrastructure improvements include: 1) Fort Barrette Road widening, between Farrington Highway and Roosevelt Avenue, from a rural two-lane, undivided roadway to an urban four-lane, divided roadway with raised median, dedicated left and right-turn lanes at intersections, sidewalks, and bike facilities (*Corridor Transportation Study Fort Barrette Road – Road Widening* (PB, May 2006)); 2) Farrington Highway widening, between Fort Weaver Road and the Kapolei Golf Course, from two to four lanes with dedicated turn lanes and pedestrian walkways (*Kapolei Regional Plan* (DHHL, Nov 2010)); and 3) Kapolei Interchange Complex ongoing upgrades, which includes the Pālailai and Makakilo interchanges to improve access in and out of Kapolei and Makakilo as well as reduce congestion at the Makakilo Drive/Fort Barrette Road and Farrington Highway intersection.

The *Revised Ordinances of Honolulu* (ROH), Chapter 33A Impact Fees for Traffic and Roadway Improvements in 'Ewa, includes a "regulatory scheme for the assessment and collection of impact fees to be borne on a pro-rata share basis by landowners, developers, home builders, and others who directly contribute to expanding the population and increasing economic activity in the 'Ewa region through new development activities." Included in the ROH are methods for measuring resulting development impact fees based on predicted vehicular trips generated by the new land development activity. The latest ROH includes reference to the 1997 'Ewa *Development Plan* (CCH, Aug 1997) and has a future forecasted year of 2010. An update to the 1997 'Ewa *Development Plan* was still in draft form at the time of this writing.

The HHFDC and predecessor agencies have contributed a significant amount of off-site highway improvements in the 'Ewa Region as part of its master plan development of the Villages of Kapolei. As a result, HHFDC has obtained credits from the State Department of Transportation (DOT) towards the 'Ewa Impact Fee ordinance for affordable housing developments within the Villages of Kapolei. These 'Ewa Highway Impact Fee credits may be available to the Northwest Corner developer, subject to approval by the DOT at the time of Building Permit application.

4. SITE CONDITIONS

A July 2010 map of completed and planned projects in the City of Kapolei, downloaded from the City of Kapolei website, includes known projects in the area west of the NW Corner property. In addition, a Long Range Master Plan (LRMP) included in the *Kapolei Master Plan* (HCDA, March 2006) shows the regional land use classification. Per the LRMP, the NW Corner lot is classified as having a mix of proposed land uses including Commercial/Office, Low Density Apartment, and Public Facility/Utility.

Within Kapolei Regional Park is the Kapolei Archery Range which is currently accessed off of Fort Barrette Road, 0.15 miles south of the intersection with Farrington Highway. Future plans noted in *Corridor Transportation Study Fort Barrette Road – Road Widening* (PB, May 2006) include full-access being maintained to Kapolei Archery off of Fort Barrette Road through an unsignalized intersection with a northbound left-turn lane.

4.7 Infrastructure Context

Infrastructure services for water, sewer, drainage, power, cable and communications are readily available to the NW Corner site (see **Figure 14**, Perimeter Roadways and Utilities Map). Descriptions of existing infrastructure facilities are provided in this section.

4.7.1 Drainage

Existing Drainage Infrastructure

The Farrington Highway drainage infrastructure near the project site consists of roadside catch basins with 18-inch to 24-inch storm water drainage pipes. There is also a large 2-cell 16-ft x 5-ft reinforced concrete box culvert that crosses under Farrington Highway, then transitions to a single 20-foot x 8-foot reinforced concrete box culvert, passing under the project site northeast corner via a drainage easement. The culvert alignment bends toward the east before crossing under Kealanani Avenue and discharges stormwater into the Kapolei Golf Course drainage pond. The culvert starting from the headwall along the Wal-Mart side of Farrington highway to the end wall at the Kapolei Golf Course is currently being maintained by HHFDC.

The Kealanani Avenue drainage infrastructure near the project site consists of roadside catch basins with 18-inch diameter storm water drainage pipes.

The Fort Barrette Road drainage infrastructure near the site is limited to a relatively short concrete line ditch along the southbound lane that discharges to a 26-inch diameter storm drain towards the project site. The outlet of this storm drain is undetermined.

The site storm water runoff travels overland towards to the southern boundary where it is intercepted by a wide grass swale. There is an existing 6-foot x 6-foot drainage inlet located within the grass swale that discharges to a 48-inch storm drain that connects to the Villages of Kapolei drainage system via Wakamali'i Place. No other drainage facilities presently exist within the site.

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Kapolei Regional Drainage Master Plan

The *Kapolei Village: Drainage Master* was prepared for HHFDC by R.M. Towill Corporation in December 1991. This plan provided a regional drainage analysis for the “existing” undeveloped condition, and a developed condition for the Villages of Kapolei. According to this regional master plan, stormwater generated within the NW Corner site will be connected to the existing storm drain system at Wakamali’i Place within the Kumu Iki residential subdivision.

Flood Maps

FEMA’s Flood Insurance Rate Map (FIRM) dated September 30, 2004, indicates the project site is located within Zone D, which is defined as areas in which flood hazards are undetermined, but possible (Map Number 151003C0310F).

USGS Maps

USGS Maps shows an intermittent stream that traverses the project site.

Site Drainage and Water Quality Design Criteria

Storm drainage and storm water quality design for the site development will need to comply with the City and County of Honolulu, Department of Planning and Permitting (DPP), Rules Relating to Storm Drainage Standards (January 2000, as amended December 12, 2012), hereinafter referred to as “Storm Drainage Standards”. These standards and other related reference documents are available online at the DPP webpage.⁵

This project is considered a Priority A1 project since the area of disturbance will be greater than 5 acres. At a minimum, this will require the following Priority A1 management practices to meet criteria defined in the Storm Drainage Standards:

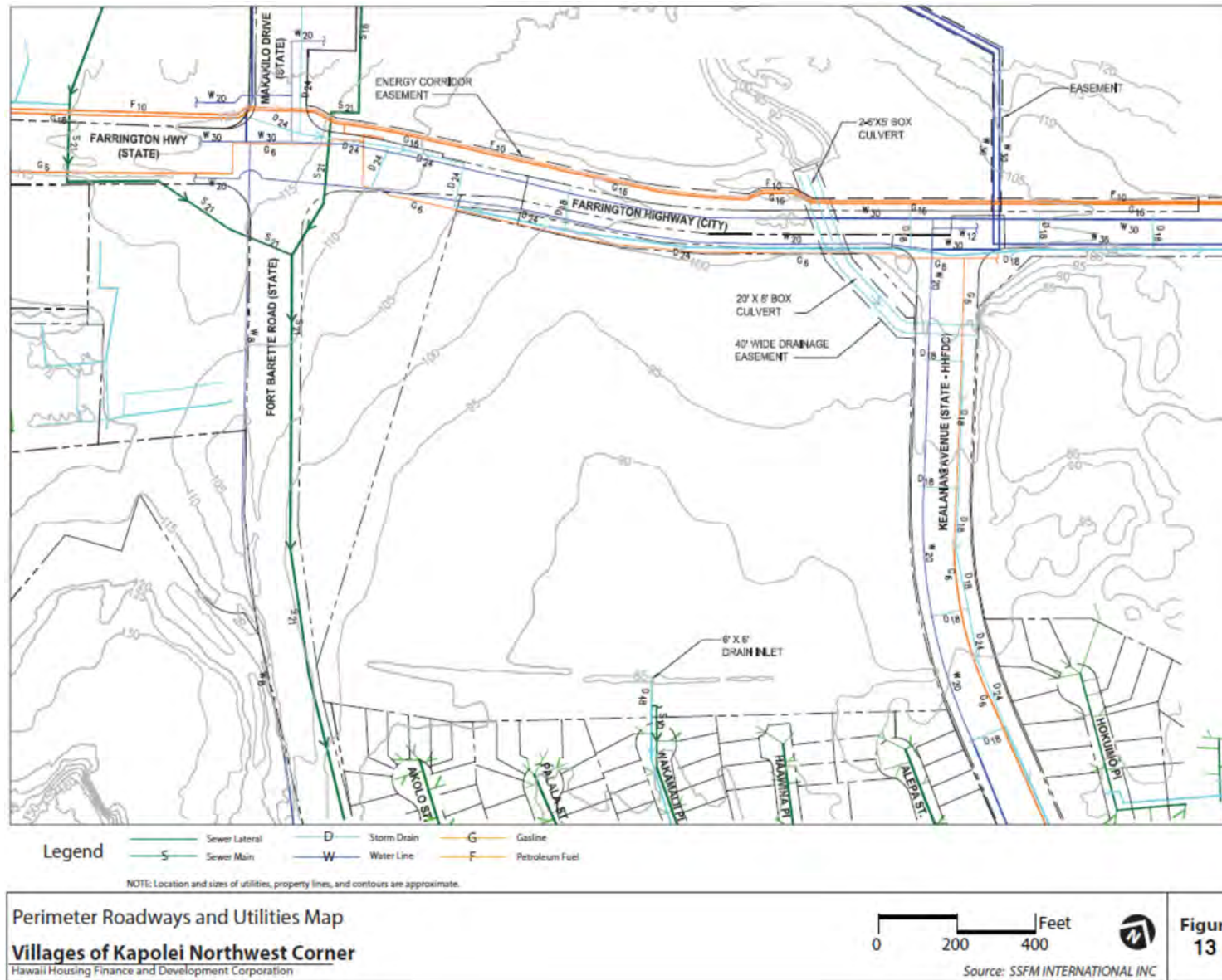
- All applicable Site Design Strategies
- All applicable Source Control Best Management Practices (BMPs)
- Unless infeasible, retain with Low Impact Development (LID) Retention BMPs, the Water Quality Volume (WQV)
- Unless infeasible, biofilter with LID Biofiltration BMPs, any portion of the WQV not retained
- Alternative Compliance if WQV is not retained or biofiltered

A Storm Water Quality Report (SWQR) will need to be prepared per the Storm Drainage Standards and templates before receiving Construction Plan Approvals from DPP. The SWQR will need to be signed by the Owner and Licensed Architect/Engineer. In addition, the Water Quality management strategy must be included in the Master Plan, Discretionary Land Use Permit, and environmental disclosure document, if applicable.

⁵ <http://www.honoluludpp.org/ReportsNotices/StormWaterQualityPage.aspx>

4. SITE CONDITIONS

Figure 14 Perimeter Roadways and Utilities Map



4. SITE CONDITIONS

In addition, the Storm Drainage Standards include the following maintenance requirements.

- Maintenance activities and responsibility specified in the SWQR, as applicable
- Treatment Control BMPs must be maintained regularly and inspected annually before any rainy season (November 1)
- Maintenance Activity log must be kept on file for 5 years

It will be the responsibility of the Development to comply with these requirements.

Other Drainage Criteria

Drainage infrastructure within the State of Hawai'i Department of Transportation (HDOT) Highways right-of-way along Fort Barrette Road shall be designed in accordance with the HDOT Design Criteria for Highway Drainage dated October 1, 2010.

Projects that create greater than 1 acre of new permanent impervious surface and perform work within HDOT Highways right-of-way, and/or require a Discharge/Connection Permit to HDOT's MS4 storm drainage system are subject to the rules and criteria of the State of Hawai'i Department of Transportation (HDOT), *Storm Water Permanent Best Management Practices Manual* dated March 2007. Projects that return an area to pre-development runoff conditions may be exempt from these Storm Water Permanent BMP requirements.

Permanent BMPs will be subject to review and approval by HDOT Highways Design Branch (HWY-D) and HDOT Highways Planning Branch (HWY-P) at various stages of the design and environmental documentation.

4.7.2 Sewer

Existing Sewer Infrastructure

Existing 21-inch gravity sewer lines are located along Fort Barrette Road on the western side of the site. These sewer depths range from approximately 6.7 feet to 11.1 feet.

There is a 10-inch gravity sewer line stub-out located along the southern project boundary that connects to the Kumu Iki residential subdivision sewer collection system along Wakamali'i Place. The sewer collection system conveys wastewater to the Hono'uli'uli Waste Water Treatment Plant (WWTP).

No other sewer facilities presently exist within the project site.

Sewer Master Plan

According to Table 3-1 *Villages of Kapolei-Ultimate Wastewater Contributions*, from the *Villages of Kapolei Sewer Master Plan* (February 2005), the NW Corner design population is assumed to be 1,064 with a design average flow of 0.090 million gallons per day (mgd) and a design peak flow of 0.459 mgd. Note however, the actual design flows would depend upon the proposed development activities and anticipated population distribution and densities.

4. SITE CONDITIONS

Sewer Design Criteria

Sewer design criteria are set forth by the City and County of Honolulu, DPP, Wastewater Branch's *Design Standards of the Department of Wastewater Management*, Volume 1 dated July 1993, *Standard Specifications for Public Works Construction* dated September 1986, and *Standard Details for Public Works Construction* dated September 1984, as amended by the City and County of Honolulu, hereinafter collectively referred to as "Wastewater Collection Standards". Electronic scanned images of these standards are available online at the Municipal Reference Center.

A DPP Wastewater Branch sewer connection application will be required for connection to the City's Hono'uli'uli Wastewater Plant from the unsewered lot. In addition a wastewater system facility charge for both residential and nonresidential domestic wastewater will be assessed by the City in accordance with Ordinance 11-17, Bill 20 (2011).

Proposed sewer connections will likely occur along Fort Barrette Road. Depending upon the depth of the existing gravity sewer collection system, and the proposed slopes and elevations of the final grades, the future wastewater generated within the property may, or may not, require a lift station.

4.7.3 Domestic Water

Existing Water Infrastructure

Water service is presently available at the site and serves an existing on-site irrigation sprinkler system. Existing underground water distribution mains are found to the north along Farrington Highway with a 20-inch ductile-iron (DI) pipe, to the east along Kealanani Avenue with a 20-inch DI pipe, and to the west along Fort Barrette Road with an 8-inch asbestos cement (AC) pipe. In addition, a 30-inch concrete cylinder (CC) water transmission main is buried along the north side of Farrington Highway (see Figure 7, Perimeter Road and Utilities Map). An elevated ground storage tank serving the Villages of Kapolei and the adjacent commercial developments is located to the north of Highway H-1, along the slopes of the Makakilo subdivision. The connecting transmission main is aligned parallel to Farrington Highway within State and City roadway right-of-ways.

The semi-autonomous City and County of Honolulu, Board of Water Supply (BWS) will review plans for commercial and residential use projects. An inquiry on water availability must be submitted in writing to the Manager and Chief Engineer, along with relevant information about the property; proposed development plans will be reviewed and checked by BWS. During the design and pre-construction phases, a DPP Building Permit will be required, by which BWS will ensure that design checklist items are complete. Easements within the property for nonresidential buildings will be required. A water system facilities charge will be assessed based upon the fixture units for both residential and nonresidential use.

Water Design Criteria

The key design criteria is set forth by the City and County of Honolulu, BWS *Water System Standards* (2002), and *Water System External Corrosion: Control Standards* (1991), hereinafter collectively referred to as "Water Distribution Standards". Electronic scanned images of these standards are available online at the Municipal Reference Center.

4. SITE CONDITIONS

The location of the BWS owned and operated water meter will be proposed once a site development layout plan is developed. An above ground backflow prevention valve will be owned, maintained and operated by the property owner.

4.7.4 Recycled Water (R-1)

BWS owns a water recycling facility at the Hono'uli'uli WWTP that produces irrigation (R-1) and reverse osmosis (RO) recycled water.

Recycled water is not available at the project site currently. The nearest R-1 distribution main is located to the west of the project site at Manawai Street. BWS does not have any plans in the near future to expand service within the vicinity of the project site.

4.7.5 Electricity

Underground electrical lines serve the adjacent residential area, and several electrical boxes and underground ducts exist around the site perimeter and are located predominantly along Farrington Highway and connecting to the Villages of Kapolei power distribution grid. Electrical service can readily be extended to the site. Proposed underground connections and meters will need to be coordinated with Hawai'ian Electric Company (HECO).

4.7.6 Petroleum Fuel

HECO also owns an existing underground 10-inch petroleum fuel line located within an easement along the north side of Farrington Highway.

4.7.7 Propane Gas

The Gas Company has two (2) existing underground propane gas mains located along Farrington Highway. There is an existing 16-inch gas main located on the north side of Farrington and a 6-inch line located along the south side of Farrington. There are also several large utility vaults and equipment associated with these gas lines located on the northeast corner of the intersection of Farrington Highway and Fort Barrette Road.

4.7.8 Cable/Communications

Adjacent areas are presently served by underground cable and communications, as well as cellular sites. These services can readily be extended to the property. Underground ducts are located predominantly along Farrington Highway. Proposed connections shall be coordinated with the telephone and cable television proprietors (Hawai'ian Telcom, Oceanic Cable Television, Verizon Wireless, etc.).

Record drawings also show an existing Signal Corp (Army communication) line located within the intersection of Fort Barrette Road and Farrington Highway.

4.8 Permits and Clearances

The developer will be responsible for the preparation, submittal, and approval of all permits and clearances necessary to construct and complete the project. The list below is provided to identify potential permits and clearances that may be required for the project. Other permits and clearances may be required which are not listed below. The developer will be responsible to

4. SITE CONDITIONS

ensure that all design and construction work receives appropriate approvals and all conditions and commitments are followed.

State of Hawai'i

- Hawai'i Revised Statutes Chapter 343 Environmental Review Process
- Conditions (portion) prescribed by LUC Decision and Order Docket No. A88-622 (see **RFQ Appendix 5**):
 - 1) Coordination with the Board of Water Supply, the Department of Land and Natural Resources, the Ewa Water Development Corporation, adjoining land owners and developers, and/or other federal, state, or county agencies regarding measures designed to obtain the required water for the project. In the event that water is unavailable due to insufficient supply, the developer may be required to fund on an equitable basis, necessary water storage, transmission facilities, and filtration system development.
 - 2) Provision of drainage improvements for the subject project and coordination of off-site improvements with the Estate of James Campbell, the Barbers Point Naval Air Station, adjoining land owners and developers, and/or other federal, state, or county agencies.
 - 3) Provision of professional archaeological monitoring of the project site during all grading, digging, or other earthworking phases of the project in accordance with the Department of Land and Natural Resources requirements. Should any archaeological resources such as artifacts, shell, bone, or charcoal deposits, human burial, rock or coral alignments, pavings, or walls be encountered during the project's development, work shall immediately cease and the State Historic Preservation Office shall be contacted.

State of Hawai'i Department of Transportation

- Storm Drain Connection Permit (for drain connections with State right-of-way)
- Permit to Perform Work within State Right-of-Way
- Right-of-Way Certification

State Department of Health

- National Pollution Discharge Elimination System (NPDES) Permit

The NPDES permit is administered by the State of Hawai'i Department of Health Clean Water Branch (DOH-CWB) under the Hawai'i Administrative Rules, Chapter 11-55. At a minimum, a Form C for Stormwater Associated with Construction Activities will be required before any earth disturbing activities can begin for the project. Form F for Hydrotesting Waters and Form G for Construction Activity Dewatering Effluent may also be required.

DOH-CWB is currently going through a rule change process to re-adopt the NPDES General Permits. NPDES Individual Permits are required until that rule change is complete.

4. SITE CONDITIONS

City and County of Honolulu, Department of Planning and Permitting

- Master Site Plan Approval and other requirements of the 2001 Unilateral Agreement and Declaration for Conditional Zoning recorded in the State Land Court as Document No. 2689090 (see **RFQ Appendix 3**).
- Building Permit
- Grading Permit
- Grubbing and Stockpiling Permit
- Storm Drain Connection Permit
- Trenching Permit
- Driveway Application (if installing new driveway within C&C Honolulu right-of-way)
- Sewer Connection Permit
- Permit to Perform Work within County Right-of-Way

Affordable Housing Exemptions under Chapter 201H, Hawai'i Revised Statutes

Chapter 201H, HRS, provides a process whereby an affordable housing project may be granted exemptions from any statutes, ordinances and rules of any governmental agency relating to planning, zoning and construction standards that do not negatively affect the health and safety of the general public. Exemptions may include Development (or Sustainable Community) Plan designations and zoning district requirements (e.g., allowing an apartment building in a residential district), parking requirements (e.g., providing fewer stalls than required by the Land Use Ordinance), relief from park dedication requirements, and subdivision requirements (e.g., street design, and overhead utilities instead of underground utilities in a rural area), and additional building height or density exemptions. Certified or approved affordable housing developments may also be eligible for General Excise/Use Tax exemptions under HRS Section 201H-36.

The City and County Department of Planning and Permitting (DPP) grants exemptions to qualifying affordable housing projects where at least half (50 percent) of the units are made affordable to income target groups established by City rules, based on guidelines provided by the U.S. Department of Housing and Urban Development (HUD). The target groups are defined as a percentage (usually 80-140 percent) of the median income for Honolulu as determined by HUD.

Projects must contain at least 50 dwelling units and must provide not less than 10 percent of its units for families earning less than 80 percent of the median income for the area, and 20 percent of the units for families earning between 80 percent and 120 percent of median income. Projects which are developed only for persons with special living needs are not subject to this requirement. The 201H exemption process for County permits includes an application to DPP with all supporting documentation (ownership, preliminary plans, proof of financing, etc.), presentations to Neighborhood Boards and public review, and review by the City Council. Projects which do not meet the City's eligibility requirements (e.g., projects proposed for target groups between 120 percent and 140 percent of median income), are processed by the HHFDC. Approved exemptions are enacted via City Council resolution.

The developer may file for State General Excise/Use Tax exemptions on behalf of itself and any qualified entities importing any property, services or contracting to be used in a certified or approved affordable housing project (e.g., subcontractors, materials houses, real estate sales agencies, etc.). Exemptions are submitted using State Department of Taxation form G-37, which

4. SITE CONDITIONS

are submitted to HHFDC as the certifying body. HRS Section 201H-36 contains further details about the process for applying for and claiming exemptions.

HHFDC administers other affordable housing development financing tools such as:

- Low Income Housing Tax Credit program
- Rental Housing Trust Fund (RHTF)
- Rental Assistance Revolving Fund (RARF)
- Dwelling Unit Revolving Fund (DURF)

With enough and appropriate affordable housing units, development of the NW Corner may qualify to receive these funding sources.

4.9 Conceptual Programming

The NW Corner is envisioned as a place providing high-quality urban development and public spaces based on sustainable development principles. *Please note that the following are suggestions for an approach to development programming that HHFDC would find favorable for the site, not necessarily requirements of existing or future regulations.*

Identity: Provide an attractive gateway development to the Villages of Kapolei.

Placemaking: Create a compact pedestrian-oriented town center and gathering place.

New Urbanism and Smart Growth:

- i. Meet or exceed LEED Silver standards.
- ii. Integrate “complete streets” for multimodal access and linkages for all users.
- iii. Incorporate “connectivity” by providing bike and pedestrian linkages and connections to nearby transit stations, community amenities and nodes.
- iv. Develop a network of streets and blocks that will allow alternative routes to neighborhood destinations and entries of the project.

Site design:

- i. Maximize access along bordering streets.
- ii. Develop a traditional street and block pattern for the development. Small blocks result in more internal roads, which make neighborhoods more walkable and better connected between origins and destinations.
- iii. A central plaza and/or park should become the focal point and gathering place for the town center and neighborhood.
- iv. Develop safe, convenient, comfortable and attractive pedestrian access throughout the site and along its edges, entries, and street crossings.
- v. Develop a walkable community that may include:
 1. Mini-circles placed at key intersections to calm traffic.

4. SITE CONDITIONS

2. Bulb-outs at intersection corners that cover the on-street parking zone to shorten street crossing distance and make pedestrians more visible as seen from the driver's cone of vision.
3. 12 foot wide sidewalks on streets with mixed-use frontage with 6 foot sidewalk zone against the building frontage and 6 foot streetscape zone against the curb.
4. 10 foot wide sidewalks on streets with residential frontage, with 5 foot sidewalk zone against the building frontage and 5 foot streetscape zone against the curb.
5. Direct pedestrian access to the bus stops along Farrington Highway.
6. Bike access to the existing bike network and bike facilities throughout the project.
7. Street trees in the streetscape zone with adequate planting spaces to achieve large canopies that shades the majority of the sidewalk.
8. Street lighting with pedestrian level fixtures and integrated with the spacing of the street trees.
9. Intersections with appropriate lighting fixtures to achieve adequate lighting levels.

Land Use:

- i. Mixed-use can be either vertically or horizontally integrated in the town center. Vertical mixed-use buildings are commercial uses on the ground floor and residential and other uses above. Horizontal mixed-use is composed of commercial, multifamily, institutional and civic uses in separate buildings fronting a street and within a town center district.
- ii. Commercial uses of the town center can be concentrated along the northern portion and edges of the site to take advantage of street frontage and visibility from the major thoroughfares.
- iii. Commercial uses shall be neighborhood service convenience center or neighborhood center retail. No big box retailers or large off street parking lots with street frontage should be considered.
- iv. All residential units should be within a ¼-mile walking path distance to the commercial uses in the town center.
- v. Consider live-work, senior housing, semi-detached in-law housing types and other residential uses that have lower parking requirements.

Building Massing, Orientation and Setbacks:

- i. Maximum building height is 60 feet.
- ii. Uses along the southern portion of the site should transition to a scale compatible with the existing single-family uses of the villages along the south project boundary.
- iii. Develop a step-up transition of building heights from two-story along the south edge to up to 60 feet along Farrington Highway.

4. SITE CONDITIONS

- iv. Buildings should be oriented towards the street forming a continuous building edge with no or minimum side yards and consistent street edge along the right of way.

Building Design:

- i. The NW Corner can exceed LEED Silver standards and should consider sustainable and energy efficient practices such as solar power, advanced metering, water conservation initiatives, passive solar heating, efficient building systems and products, vehicle charging stations, and rooftop gardening, among others.
- ii. Residential buildings can be multifamily structures including semi-detached, row houses or stacked flats.
- iii. Generally form a street wall and build-to-line along all streets.
- iv. First floor should be oriented towards the public sidewalk.
- v. The ground floor should incorporate architectural detail that is attractive and scaled to the pedestrian.
- vi. Building heights should define urban thoroughfares to form stronger spatial definition of the street. Urban enclosed thoroughfares should have building height to thoroughfare width at a minimum of 1:3.
- vii. Mixed-use buildings should have their primary entries along the adjacent thoroughfare. They should provide multiple entrances along the block face to break down the scale of the building and to provide better connectivity along the sidewalk. Entries from the parking and secondary thoroughfares are also encouraged.

Parking type and orientation:

- i. Maximize on-street parking within the internal roadways of the site.
- ii. On-street parking can be parallel parking on both sides of the street.
- iii. Back-in angled parking spaces can be placed along the edges of the park.
- iv. Off-street parking shall be under or behind buildings with alley access.
- v. No off-street parking lots shall have frontage on a street.

5. SUBMITTAL CONTENTS

Respondents shall submit one original marked "ORIGINAL", five (5) copies each marked "COPY" and an electronic version (on compact disc in Acrobat PDF format) of the response to the RFQ. Responses should include the sections described below and be organized in the following order.

A. Development Entity

1. Transmittal Letter

Provide a one- to two-page transmittal letter that summarizes Offeror's (developer's) proposal and confirms that the Offeror shall comply with the requirements, provisions, terms, and conditions specified in this RFQ. The transmittal letter should be in the form of a standard business letter on official business letterhead and signed by an authorized representative of Offeror.

If development partners, consultants and/or subcontractors will be used, append a statement to the transmittal letter from each subcontractor signed by an individual authorized to legally bind the subcontractor and stating, in addition to the paragraph above:

- a. The general scope of work to be performed by the subcontractor; and
- b. The subcontractor's willingness to perform the indicated work in accordance with the RFQ.

2. Offer Form

Provide a signed Offer Form OF-1, see **Chapter 8 Offer Form**, with the complete name and address of Offeror's firm and the name, mailing address, telephone number, and fax number of the person the HHFDC should contact regarding the Offeror's proposal.

3. Developer Description

Provide an accurate description of the developer including narrative and quantitative metrics such as number of employees, dollar volume per year, and office locations, among other descriptive information.

4. Development Team

Identify the development team, including major consultants, to be involved in the planning and implementation of the development. The consultants identified may include, but not be limited to design architects and planners, economic/financial analysts, engineers, contractors, and legal counsel.

5. Team Roles

Identify the roles and submit resumes for the project manager and key individuals who will be involved in the development, implementation, and operation of the development.

5. SUBMITTAL CONTENTS

6. Certificate of Vendor Compliance from the Hawai'i Compliance Express (HCE) system

The State shall verify compliance on HCE. HCE is an electronic system that allows vendors/contractors/service providers doing business with the State to quickly and easily demonstrate compliance with applicable laws. It is an online system that replaces the necessity of obtaining paper compliance certificates from the Department of Taxation, Federal Internal Revenue Service; Department of Labor and Industrial Relations, and Department of Commerce and Consumer Affairs. Respondents should register with HCE at <https://vendors.eHawaii.gov> before submitting a response. The annual registration fee is \$12.00 and the 'Certificate of Vendor Compliance' is accepted as proof of compliance for award, execution of the contract, and final payment.

B. Financial Qualifications

Note that HHFDC and its consultants will maintain the confidentiality of all financial information provided by Responders as a part of the Statement of Qualifications review process. Responders may provide proprietary financial information under separate cover.

1. Summary of Financial Capacity

Provide a description of developer's financial capacity and backing, including general financial capabilities and partnerships. Describe the developer's need for and ability to raise equity and additional capital sources. Describe how pre-development costs will be funded.

2. Detailed Financial Qualifications

In order to demonstrate access to equity capital and financing resources to carry out entitlement and development of the Property, provide the information indicated below.

- 2.1. Composition of current real estate portfolio.
- 2.2. Recent history (last five to seven years) in obtaining financing commitments, detailing type of project, financing source, and amounts committed.
- 2.3. Projects in pipeline including status, development schedule and financial commitment required of developer, a description of project financing methods, sources, and amounts. Indicate any working relationship on other projects with members of the development team proposed for this Project.
- 2.4. Audited financial statements for the past three years. Place in separate, sealed envelope marked "**Confidential**" if Respondent would like HHFDC and its consultants to maintain the confidentiality of this portion of the response.
- 2.5. Specific sources of debt/equity capital that may be used for this project, including relationship to the developer (outside lender, parent company, etc.) and contact information.
- 2.6. Adverse actions taken by any funding sources or financial institutions against the developer or joint venture partner, such as terminating or restricting the use of funds anytime during the past five years, if any.
- 2.7. Litigation in which developer (and any related affiliated entities) is involved or settled litigation over the last five years, if any.

5. SUBMITTAL CONTENTS

C. Experience

1. Developer Experience

Describe the relevant development experience of the developer. Provide relevant examples of projects with similar entitlement and development challenges that are in completion or have been successfully completed by the developer. Similar projects include those with one or more of the following types of attributes: (1) mixed-use development combining residential, retail, and/or office, (2) partnerships and/or negotiations with public agency landowners, (3) focal point of broader community, (4) sustainability and smart growth principles; (5) mixed-income residential component including some affordable units; and (6) significant public outreach process, among others.

For each project identified by the developer, please provide the following information:

- 1.1. Project name and type.
- 1.2. Locations, including addresses, and photograph(s).
- 1.3. Size, mix of uses, and anchor tenants.
- 1.4. Development timeline (from developer selection/site control to completion of construction, indicating phasing as relevant).
- 1.5. Project cost, capital and financing sources used, and indications of economic performance.
- 1.6. General description including role of development team and key project personnel, unique challenges of project, occupancy and history.
- 1.7. Identification of developer and explanation if different from the proposed developer for the Property.

2. Development Team Members' Experience

Please provide relevant experience of the development team members. Provide no more than three projects per team member. Provide information including the project name, location, description, services provided, dates of service, and outcome of work effort. These projects may be the same as those submitted under section C.1.

3. References

Please provide at least five references for the developer, including public and private entities.

D. Project Understanding and Approach

1. Physical and Market Context and Development Opportunities and Constraints

Describe the key opportunities and constraints as you see them from a market and planning perspective, and your experience addressing such issues or opportunities on past projects.

2. Regulatory, Political and Community Context

Summarize the developer's understanding of the regulatory, political, and community context including the key milestones or achievements that will help to achieve a successful project.

5. SUBMITTAL CONTENTS

3. *Approach to Developing a Plan*

Summarize the developer's understanding of the process required for redevelopment of the Property, including the context for investigating, planning, and entitling the Property. Include examples from projects described in *Section C, Experience*, to illustrate successful strategies applied in previous planning efforts. Note that site diagrams, "bubble" plans, plan renderings or any other design work are not requested or required in this response.

Submittal Deadline and Delivery

Submit responses as follows:

1. One original printed response
2. Five (5) printed copies of the response
3. Audited financial statements in separate sealed envelope marked "**Confidential**" if Respondent desires to keep those statements confidential
4. \$250 application fee (see below)
5. One CD of the response to the RFQ

Delivered to:

Executive Director
Request for Qualifications No. DEV-RFQ-13-001
Hawai'i Housing Finance and Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawai'i 96813

Responses must be received by **2 p.m. on Tuesday, October 11, 2013** to be considered for selection.

The sealed envelope or box containing proposals shall have the following information provided on the outside of the package:

- a. RFQ title (Development Opportunity for Villages of Kapolei Northwest Corner)
- b. RFQ number (DEV-RFQ-13-001)
- c. Offeror name
- d. Offeror address

It is the Offeror's sole responsibility to ensure that its proposal is delivered and time-stamped at the location above before the Proposal Due date. Proposals not time-stamped at the location above by the Proposal Due date will be considered late and shall not be considered for selection.

The Offeror must submit a non-refundable application fee of \$250 with their proposal. The fee shall be in the form of a cashier's check made payable to "Hawaii Housing Finance and Development Corporation".

A proposal security is NOT required for this RFQ.

6. DEVELOPER SELECTION CRITERIA AND PROCESS

Developer Selection Criteria – RFQ Response

As a part of selecting top ranking developers, HHFDC and its consultants will utilize a formal evaluation process involving consideration of the responses provided to the RFQ categories described in *Section 5, Submittal Contents*.

A. Developer Entity

The selection panel will look for a complete description of legal developer entity and team members.

B. Financial Qualifications

The selection panel will evaluate developer's demonstration of a credible ability to provide adequate funds for a purchase or raise or finance all costs, including pre-entitlement and other development costs. Financial strength will be judged on:

- **Strong financial standing and history.** Successful teams will have a developer with a strong financial record.
- **Successful financing of comparable projects.** Responses including a description of how projects have been successfully funded (including pre-development costs) and equity raised on similar projects will receive higher scores.

C. Experience

1. Developer Experience

The selection panel will evaluate the experience of the developer and the specific personnel and consultants proposed for assignment to the project. Specifically, this category will be judged on the following project experience:

- **Focal point of broader community.** Demonstrate experience creating projects that establish a “place” within a broader community that draws in residents, workers, and visitors from around the project site.
- **Illustrate New Urbanism/Smart growth principles experience.** Provide project example(s) where elements such as mixed-use development, sustainability, and effective bike and pedestrian circulation have been incorporated.
- **Mixed-income residential component including some affordable units.** Demonstrate experience developing successful mixed-income housing units, including substantial portions of income-restricted affordable units.
- **Involvement with public outreach process.** Proven ability to successfully execute a public outreach strategy, including working with community organizations, public agencies and regulatory bodies, elected officials, and members of the public to develop an acceptable development program.

6. DEVELOPER SELECTION CRITERIA AND PROCESS

- **Public/private development.** Proven ability to work with a public agency landowner toward a project that contributes to the agency’s mission as well reflecting sound private sector development practices.

2. *Development Team Members’ Experience*

While the experience of the responding developer is most important, the selection panel will also evaluate proposed development team members. Team members with relevant project experience will be judged most qualified.

3. *References*

The selection panel will evaluate the references provided. These references will be contacted and interviewed by HHFDC or its consultants. Reference interviews will include inquiries related to the developer’s performance in successfully planning, funding and financing, entitling, and developing a similar development.

D. Project Understanding and Approach

The selection committee will evaluate responses to determine the extent to which a viable approach to developing a redevelopment plan for the Property is articulated. Specifically, what types of uses may be appropriate for the Property and under what conditions? How will the developer determine the appropriate mix and scale of development? How will the developer work with HHFDC to advance mutual interests? How will public outreach to community members and agencies be conducted?

Selection Process

This RFQ is the first step in selecting a qualified developer to purchase/lease and develop the Property. Subsequent to receiving RFQ responses from interested developers, HHFDC will screen and rank the RFQ responses received to establish a very limited number of finalists. An RFP will be issued to each finalist, which will request a more advanced development concept and business plan for the Project. The RFP responses will be reviewed by the HHFDC selection committee, interviews may be conducted, and the top-ranked team will be awarded an “exclusive right to negotiate” the terms of a sale or long-term ground lease transaction with HHFDC. HHFDC will also likely select an alternate developer, in case the agency cannot come to terms with the selected developer.

Selection Schedule

HHFDC has established the timeline summarized in **Table 1** for selecting a developer for exclusive negotiations.

6. DEVELOPER SELECTION CRITERIA AND PROCESS

Table 1 Selection Schedule Summary (subject to amendment)

Milestone	Date or Timeframe
1. RFQ Issued	August 7, 2013
2. Pre-Bid Meeting	<p>September 5, 2013, 10 a.m. in the boardroom at HHFDC's office location at:</p> <p>677 Queen Street, Suite 300 Honolulu, Hawai'i 96813</p> <p>Interested parties may also participate via conference call. Contact Ken Takahashi at Ken.T.Takahashi@hawaii.gov for call-in instructions.</p>
3. Deadline for Receipt of RFQ Questions	Questions will be accepted beginning on August 7 th through September 12 th at 5 p.m. Responses will be posted to HHFDC's website as addenda.
4. RFQ Response Deadline	<p>October 11, 2013 2 p.m.</p> <p>Submit 1 original marked "ORIGINAL", 5 copies marked "COPY", audited financial statements in a separate sealed envelope marked "Confidential" if Respondent desires to keep those statements confidential, and one electronic copy on compact disc to:</p> <p>Executive Director Request for Qualifications No. DEV-RFQ-13-001 Hawai'i Housing Finance and Development Corporation 677 Queen Street, Suite 300 Honolulu, Hawai'i 96813</p>
5. Announce Finalists and Issue RFP	Early November 2013
6. RFP Response Deadline	End of January 2014
7. Determine Selected Team	March or April 2014

7. TERMS AND CONDITIONS

This RFQ and all responses are subject to the following terms and conditions.

Reservation of Rights

HHFDC, in its sole discretion, reserves the right to:

- a. change or cancel this RFQ;
- b. accept and/or reject any or all proposals received in response to this RFQ;
- c. determine whether a proposal submitted in response to this RFQ fails to meet the requirements of the RFQ in some material respect;
- d. obtain modification or clarification necessary to properly evaluate a proposal;
- e. obtain references regarding any Respondent's past performance from any source; and
- f. execute a Contract or Development Agreement with a Successful Respondent.

Neither issuance of this RFQ nor evaluation of any proposal(s) obligates HHFDC to award a Contract from this RFQ.

Submission of Proposal

By submission of a proposal, Respondents warrant and represent that they have read and are familiar with the contractual requirements set forth in the RFQ and its attachments and exhibits, the provisions of which are expressly incorporated into this RFQ by reference as though fully set forth in its entirety herein. Furthermore, the submission of a proposal shall constitute an incontrovertible representation by the Respondent of compliance with every requirement of the RFQ, and that the RFQ documents are sufficient in scope and detail to indicate and convey reasonable understanding of all terms and conditions of performance of the work.

Before submitting a proposal, each Respondent must:

- a. Examine the solicitation documents thoroughly. Solicitation documents include this RFQ, any attachments, exhibits, plans referred to herein, and any other relevant documents; and
- b. Be familiar with State, local, and federal laws, statutes, ordinances, rules, and regulations that may, in any manner, affect cost, progress, or performance of the work.

All submitted proposals shall become the property of the HHFDC and be subject to public disclosure in accordance with Hawai'i's Open Records Law.

7. TERMS AND CONDITIONS

Confidentiality

If a person believes that any portion of a proposal, offer, specification or correspondence contains information that should be withheld as confidential, then the Procurement Officer should be so advised in writing and provided with legal justification to support the confidentiality claim.

A Respondent shall request in writing nondisclosure of designated trade secrets or other proprietary data considered confidential by law. Such data shall accompany the proposal, be clearly marked, and shall be readily separable from the proposal in order to facilitate eventual public inspection of the non-confidential portion of the proposal.

Proposers may not mark an entire proposal confidential. Should a proposal be submitted in this manner, the HHFDC reserves the right to hold no portion of the proposal as confidential, unless such a portion is determined by the Attorney General to be exempt from Hawai'i's Open Records Law.

If a request is made to inspect the confidential material, the inspection shall be subject to written determination by the Department of the Attorney General in accordance with HRS Chapter 92F. If it is determined that the material designated as confidential is subject to disclosure, the material shall be open to public inspection, unless the Respondent appeals pursuant to HRS §92F-42(1). If the request to inspect the confidential material is denied, the decision may be appealed to the Office of Information Practices in accordance with HRS §92F-15.5.

Responsibility of Respondents

The highest-scoring responsive proposer ("Selected Respondent") shall, at the time of award, be compliant with all laws governing entities doing business in the State, including, but not limited to:

- 1) Chapter 237, tax clearance;
- 2) Chapter 383, unemployment insurance;
- 3) Chapter 386, workers' compensation;
- 4) Chapter 392, temporary disability insurance;
- 5) Chapter 393, prepaid health care; and
- 6) Chapter 103D-310(c), Certificate of Good Standing (COGS) for entities doing business in the State.

As proof of compliance, Respondents must furnish to the HHFDC a current and valid Certificate of Vendor Compliance from the Hawai'i Compliance Express (HCE) system. The State shall verify compliance on HCE.

- **Hawai'i Compliance Express.** HCE is an electronic system that allows vendors/contractors/service providers doing business with the State to quickly and easily demonstrate compliance with applicable laws. It is an online system that replaces

7. TERMS AND CONDITIONS

the necessity of obtaining paper compliance certificates from the Department of Taxation, Federal Internal Revenue Service; Department of Labor and Industrial Relations, and Department of Commerce and Consumer Affairs.

Respondents should register with HCE at <https://vendors.eHawaii.gov> before submitting a response. The annual registration fee is \$12.00 and the 'Certificate of Vendor Compliance' is accepted as proof of compliance for award, execution of the contract, and final payment.

- **Timely Registration on HCE.** Respondents are advised to register on HCE soon as possible.

Additional Terms and Conditions

- **Approvals.** Any agreement arising out of this offer may be subject to the approval of the Department of the Attorney General as to form, and is subject to all further approvals required by statute, regulation, rule, order, or other directive.
- **Confidentiality of Material.** All material given to or made available to the Respondent by virtue of this contract, which is identified as proprietary or confidential information, will be safeguarded by the Respondent and shall not be disclosed to any individual or organization without the prior written approval of the State.
- **Nondiscrimination.** No person performing work under this Agreement, including any subcontractor, employee, or agency of the Contractor, shall engage in any discrimination that is prohibited by any applicable federal, state, or county law.
- **Competency of Respondent.** The Procurement Officer shall determine whether the Successful Respondent has the financial ability, resources, skills, capability, and business integrity necessary to complete a project. For this purpose, either before or after the deadline for the RFQ, the HHFDC may require Respondent to submit answers to questions regarding facilities, equipment, experience, personnel, financial status or any other factors relating to the ability of the Respondent to satisfactorily fulfill the RFQ requirements. Whenever it appears from answers to the questionnaire or otherwise, that the Successful Respondent is not fully qualified and able to fulfill the RFQ requirements, a written determination of non-responsibility of an Respondent shall be made. The unreasonable failure of an Respondent to promptly supply information in connection with an inquiry with respect to responsibility may be grounds for a determination of non-responsibility with respect to such Respondent. The decision of non-responsibility shall be final.
- **Preparation of Offer.** A Respondent may submit only one offer in response to this RFQ solicitation. If a Respondent submits more than one offer, then all such offers shall be rejected.

The State and HHFDC reserves the right to amend or add terms and conditions to the RFQ and Contract at any time before the date and time by which proposals must be submitted. These terms and conditions will be within the scope of the RFQ and will not affect the proposal evaluation. HHFDC also reserves the right to approve amendment(s) to the selected developer(s) proposal, and any such changes or amendments shall not nullify the selection process that was used to select the developer(s) for the Project.

7. TERMS AND CONDITIONS

Campaign Contributions by State and County Contractors

It has been determined that funds for this contract have been appropriated by a legislative body.

Therefore, if awarded a contract in response to this solicitation, Respondent agrees to comply with HRS Section 11-205.5, which states that campaign contributions are prohibited from a State and county government contractor during the term of the contract if the contractor is paid with funds appropriated by a legislative body.

Cancellation

HHFDC reserves the right to cancel this RFQ without liability when it is determined by HHFDC, at its sole discretion, to be in the best interests of the State. In no event shall HHFDC have any liability for a cancellation. The Respondent assumes the sole risk and responsibility for all expenses connected with the preparation of its proposal.

Rejection of Responses

HHFDC reserves the right to reject any or all proposals, in whole or in part, without liability, when it is determined by HHFDC, at its sole discretion, to be in the best interest of the State. The Respondent assumes the sole risk and responsibility for all expenses connected with the preparation of its proposal.

Financial Obligations

Any brokerage or consulting fees expended by or on behalf of the respondent will not be paid by HHFDC. Each respondent is responsible for all costs incurred in responding to this RFQ. Neither HHFDC, its agents or its advisors has financial responsibility for any costs or fees incurred by a Responder in responding to this RFQ or any transaction that may be consummated as contemplated by this RFQ.

Disclaimer in Event of Reliance on Material in this RFQ

The information and data included in this RFQ and related documents are for informational purposes only and are deemed reliable but are not guaranteed. HHFDC and its advisors provide no representations, assurances, or warranties pertaining to the accuracy of the information. Detrimental reliance on this information is at Responders' sole risk.

8. OFFER FORM

**OFFER FORM
OF-1**

**DEVELOPMENT OPPORTUNITY FOR
VILLAGES OF KAPOLEI NORTHWEST CORNER
STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
RFQ No. DEV-RFQ-13-001**

Procurement Officer
Hawaii Housing Finance and
Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Dear Sir or Madam:

The undersigned has carefully read and understands the terms and conditions specified in this Request for Qualifications, including all attachments, exhibits, and addenda, and hereby submits the following offer to perform the work specified herein, all in accordance with the true intent and meaning thereof. The undersigned further understands and agrees that by submitting this offer, the undersigned:

- 1) is declaring his/her offer is not in violation of Chapter 84, Hawaii Revised Statutes, concerning prohibited State contracts;
- 2) is certifying that Offeror shall comply with all applicable federal and State laws prohibiting discrimination against any person on the grounds of race, color, national origin, religion, creed, sex, age, sexual orientation, marital status, handicap, or arrest and court records in employment and any condition of employment with the Contractor or in participation in the benefits of any program or activity funded in whole or in part by the State;
- 3) acknowledges and agrees that Offeror shall comply with HRS Section 11-355, which states that campaign contributions are prohibited from a State and county government contractor during the term of the contract if the contractor is paid with funds appropriated by a legislative body; and
- 4) acknowledges and agrees that Offeror shall comply with all the requirements, provisions, terms, and conditions specified in this RFQ.

Offeror is:

☐ Sole Proprietor ☐ Partnership ☐ *Corporation ☐ Joint Venture
☐ Other: _____

*State of incorporation: _____

Hawaii General Excise Tax License I.D. No. _____ Federal Tax I.D. No. _____

Business address (street address): _____

City, State, Zip Code: _____

Respectfully submitted:

Date: _____

(x)

Authorized (Original) Signature

Telephone No.: _____

Fax No.: _____

Name and Title (Please Type or Print)

E-mail Address: _____

**** Exact Legal Name of Company (Offeror)**

****If Offeror is a "dba" or a "division" of a corporation, furnish the exact legal name of the corporation under which the awarded contract will be executed:** _____

RFQ APPENDICES

The following documents can be downloaded for reference from HHFDC's website at:

<http://dbedt.hawaii.gov/hhfdc/>:

1. 2007 Planning Concepts, NW Corner Community Leader Charrette notes, and Community Workshop notes
2. Market Value Appraisal of the Unencumbered Fee Simple Interest of Various Parcels, including the Northwest Corner, February 2007
3. 2001 Unilateral Agreement and Declaration for Conditional Zoning
4. Kapolei Village Condemnation Agreement, dated 4/11/89
5. LUC Decision and Order in Doc. No. A88-622