



STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

677 QUEEN STREET, SUITE 300
HONOLULU, HAWAII 96813
FAX (808) 587-0600

November 18, 2104

KAPOLEI PARKWAY 9-ACRE VACANT PARCEL
REQUEST FOR PROPOSALS (RFP)
HONOLULU, OAHU, HAWAII
TMK (1) 9-1-016: 88

ADDENDUM NO. 1

This Addendum No. 1, a Summary of Informational Meeting held on October 10, 2014 and **Extension of Proposal Due Date**, is hereby made a part of the Kapolei Parkway 9-Acre Vacant Parcel Request for Proposals for one (1) parcel located on vacant, non-ceded land issued by HHFDC on September 30, 2014.

APPROVED:

Craig K. Hirai, Executive Director
Hawaii Housing Finance and Development Corporation

November 18, 2014
Date

Please detach and execute receipt below and return immediately to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813.

Receipt of Addendum No. 1 Summary of Informational Meeting held on October 10, 2014 and **Extension of Proposal Due Date**, is hereby made a part of the Kapolei Parkway 9-Acre Vacant Parcel Request for Proposals for one (1) parcel located on vacant, non-ceded land issued by HHFDC on September 30, 2014.

Signed: _____ Title: _____

Company: _____ Date: _____

Informational Meeting for Kapolei Parkway 9-Acre Vacant Parcel Request for Proposal
HHFDC Boardroom, 10:00 a.m.
Friday October 10, 2014

The following HHFDC staff members were in attendance:

Beth Malvestiti, Project Coordinator 587.0546
Leo Domingo, Project Coordinator
Stuart Kritzer, Asset Manager

In addition, outside developer attendees:

Garrett Furukido, Castle & Cooke
Bruce Barrett, Castle & Cooke
Richard Riegels, Stanford Carr Development
Sarah Agnew-Miller, Stanford Carr Development
Stanley T. Yasumoto, Architects Hawaii
David Murphy, Brookfield Homes
Thomas Lee, Hunt
Ron Nishihara, Trinity Management Group

Beth Malvestiti, Project Coordinator, opened the meeting at 10:05 a.m. Following the introduction of the HHFDC staff members, Ms. Malvestiti presented a summary of the RFP. Ms. Malvestiti then welcomed questions regarding the RFP from the attendees. Meeting adjourned at 11:00 a.m.

Questions & Answers:

1. Is the entire parcel zoned R-3.5?
A: Yes.
2. Is there gas line to parcel?
A: Developer shall call Gas Company and inquire.
3. What type of material should be used for a wall along Kapolei Parkway side of property?
A. HHFDC will look into this question and comment at a later date.
4. Is there a soils report for the parcel?
A: An EIS was completed for the entire Villages of Kapolei in February 1988. No additional soils report has been completed and is the responsibility of the developer.
5. Is there any Department of Education impact fees?
A: None.

6. Who will pay the Ewa Highway Impact Fee?
A: HHFDC will use State credits to cover the Impact Fee.
7. The RFP states that access is not permitted from Kapolei Parkway. Is this correct?
8. A: Yes, That is correct. However, the developer is responsible for obtaining driveway access approval from the City.
9. Is there a drainage easement on property?
A: Yes, the drainage swale along the Kapolei High School boundary discharges into a drainage easement across the Hawaiian Home Lands property. HHFDC believes that the swale accommodates only Village 8 vacant parcel flows, but the developer's engineer should verify this during the design stage of the Project.
10. Is Market Study a standard requirement?
A: Yes.
11. Can we review the EIS?
A: Yes, the EIS is available for review.

Extension of Time:

1. **HHFDC will extend the Proposal Due Date to January 27, 2015. This extension will also adjust due dates for Questions and Clarifications.**
 - a. **Deadline for Questions and Clarifications – December 30, 2014**
 - b. **State Response to Questions and Clarifications – January 14, 2015**
 - c. **Proposal Due – January 27, 2015**

