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GOVERNOR



CRAIG K. HIRAI
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
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January 14, 2015

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

ADDENDUM NO. 2

This Addendum No. 2 is hereby made a part of the Kapolei Parkway 9-Acre Vacant Parcel Request for Proposals issued by HHFDC on September 30, 2014. This Addendum is based on written questions from the prospective developers.

APPROVED:

A handwritten signature in blue ink, appearing to read "Craig K. Hirai", written over a horizontal line.

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

1/14/2015
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. 2 for the Kapolei Parkway 9-Acre Vacant Parcel Request For Proposals is hereby acknowledged.

Signed: _____ Title: _____

Company: _____ Date: _____

Below are answers to questions pertaining to the Request for Proposals solicitation:

1. Are there any timing requirements on the construction of the traffic signal at the corner of Kapolei Parkway and Puainako Street (i.e. is it required prior to the start of construction on the parcel or can it be deferred until a later date)?
 - A. Before Certificate of Occupancy or earlier if required by the City and County of Honolulu.
2. To what extent will grading be allowed in the Community Association Property (CAP) along Kapolei Parkway (i.e. can the bank that's presently located on the 9-acre parcel be relocated into the CAP)?
 - A. HHFDC has no knowledge that a CAP exists along Kapolei Parkway. Developer should follow grade limits of the 9-acre parcel.
3. Can surface drainage be allowed to flow from the lots onto and through the CAP?
 - A. Surface drainage should drain into catch basins or per City ordinance.
4. Will the selected developer of the 9-acre parcel be required to design and install the landscaping and irrigation in the perimeter CAPs?
 - A. Landscaping in Right of Way along Kapolei Parkway will be completed by HHFDC. The landscaping along Puainako Street and Kamaaha Avenue shall be installed by the developer and maintained by the project sub-association.
5. According to the Kapolei Village Design Guidelines, the only requirement for perimeter walls and fences is that they be an "opaque material, which are compatible in design and color with adjacent homes." We've observed that many of the fences along Kapolei Parkway are constructed out of concrete masonry units (CMU). Will HHFDC allow vinyl fences along Kapolei Parkway or will a stricter design standard be required?
 - A. A CMU will be required by HHFDC along Kapolei Parkway.
6. Can the perimeter fences be installed in the CAP or do they need to be in the homeowner's lots?
 - A. HHFDC would recommend the perimeter fences be installed in the homeowner's lots, as HHFDC has no knowledge of a CAP.

7. According to the Land Court map, the centerline of the allowable 70' wide access into the property does not align with the centerline of Puainako Street. It's also unlikely that 70' will be sufficient. Are HHFDC and DHHL agreeable to shift the location of the entry point as well as widen it to accommodate the City-required ROW? If so, will HHFDC/DHHL prepare the amended Land Court(?) map/application or will this need to be done by the successful applicant?
- A. HHFDC is agreeable to the proposed changes, but it shall be the responsibility of the successful applicant to prepare and obtain any approvals or documentation necessary to implement proposed changes.
8. Our preliminary engineering investigation indicates that a new 24" drain may need to be added from the Kamaaha/Puainako intersection to the entry point to the subject parcel. This will obviously result in some modification and connection to, the DHHL drainage system. Please confirm that DHHL is willing to allow this, if required.
- A. HHFDC has no as built drawings since Kaupea was built by DHHL. HHFDC is willing to cooperate and assist, but successful applicant shall work with DHHL on approval to connect to drainage system.
9. Can HHFDC's drainage excess volume rights be transferred for the subject parcel?
- A. HHFDC has no excess drainage volume and believes there is sufficient capacity.
10. Does the regional storm water detention system have sufficient capacity to accept runoff from the 9-acre parcel?
- A. Regional storm water detention system should have sufficient overall capacity, however, it is developer's responsibility to confirm this.
11. Can hydraulic computations and runoff maps for Outlet 1 & Outlet 2 of the Kapolei Village 8 be provided?
- A. Developer should check with City & County of Honolulu.
12. Our preliminary engineering investigation indicates that there are two 6" sewer laterals to the property. Our preliminary analysis indicates that 8" diameter sewer lines will be required (assuming that the density under the underlying zoning is allowed to be maximized). One of the 6" stubs is coming from Puainako Street but it has a relatively high invert. If this connection location is used, the sewer lateral may not have sufficient coverage. The second 6" lateral is in Kamaaha Street. A third alternative is to install a new lateral at the Puainako/Kamaaha intersection and extend the lateral up Puainako Street into the project. Will it be acceptable to install

a new 8" lateral to DHHL's sewer system at either the Puainako/Kamaaha intersection or in the Kamaaha cul-de-sac?

A. Developer's engineer needs to confirm connection point with City. If required to connect to DHHL's sewer, then Developer shall obtain DHHL's approval. Or an alternative would be to connect to Kapolei Parkway.

13. In some preliminary discussions with the City and County of Honolulu's Department of Planning and Permitting (DPP), we've received feedback that the wastewater system in the area may only have enough capacity for the connection of ten (10) homes on the parcel. Are there any other allocations that the HHFDC is aware of that can be transferred to this property?

A. HHFDC is working on the sewer capacity issue for this parcel with DPP. No time frame is set to resolve this issue.

14. Our preliminary engineering investigation indicates that the two Type A water laterals will not be sufficient to service the property if the density under the underlying zoning is allowed to be maximized. The most feasible solution is a new 8" lateral connected to the existing 12" main in Puainako Street.

Will it be acceptable to make this connection into DHHL's water main?

A. Developer will need approval from DHHL.

Will this system be subject to BWS water system facilities charges?

B. Yes.

If not, can HHFDC transfer capacity to this project?

C. No excess credits available.

15. Our preliminary engineering investigation indicates that a new electrical and communications duct banks will need to be installed across and along Puainako Street. Some of the work will also require crossing the HHFDC/VOKA landscape strip. Please confirm that:

The work in the landscape strip will be allowed?

A. Yes, this work will be allowed.

The work in Puainako Street will be allowed?

B. This work requires approval from DHHL.

Hawaiian Telcom and Oceanic Time Warner Cable ducts and services will be permitted over and across exiting Puainako Street and onto the project site?

A. This will require approval from DHHL.

16. May we have a copy of the approval letter from the Disability and Communication Access Board (DCAB) for the surrounding sidewalks and pathways?

A. HHFDC has requested a copy of "As built" from DHHL, as the sidewalks were built by DHHL.

17. The underlying R-3.5 zoning reduces the potential unit count on the site compared to what might be possible using other development strategies (e.g. Cluster, PF-H, 201(H), etc), adding a year or more to the development schedule. Will these strategies be considered?

A. All potential strategies will be considered. Please account for proposed strategies in the Development Schedule.

18. If other agencies are agreeable, would HHFDC have any objection to tankless gas water heaters being used in the home for hot water heating? This will help to reduce the peak electricity demand at approximately 7:00 PM.

A. HHFDC has no objection to the use of tankless gas water heaters.

19. If Hawaii Gas is able to install a feeder line, can the feeder line be placed within the DHHL roadway?

A. Placing a feeder line within DHHL roadway would require DHHL approval. Another alternative would be to install the feeder line directly from Kapolei Parkway, which is owned by HHFDC. HHFDC would have no objection to this alternative.

20. The Kapolei Villages Design Guidelines that are included in the RFP requires a 15-gallon tree in the front yard of every home. It doesn't appear that this was done in other projects in the Villages. Can it be conformed that this is a current requirement.

A. Yes, Developer must comply with the Kapolei Villages Design Guidelines which are still in effect.

21. Will a right-in, right-out construction vehicle access to the site from Kapolei Parkway be allowed during construction?

A. Developer must obtain approval from the City and County of Honolulu.

22. If there are any missing street trees along either Puainako or Kamaaha Streets, will the developer of the 9-acre parcel be required to replace them?

A. Trees along those streets are installed and maintained by DHHL.

23. Extension of Time:

HHFDC will extend the Proposal Due Date to March 19, 2015. This extension will also adjust dues dates for State Response to Questions and Clarifications.

A. State Response to Questions and Clarifications – February 12, 2015

B. Proposal Due Date – March 19, 2015.