

**SOLICITATION
TO DEVELOP WATERFRONT COMMERCIAL SPACE ON FAST LANDS SURROUNDING
KEWALO BASIN HARBOR
ON A PORTION OF PARCEL Tax Map Key: 2-1-058:131, DEVELOPMENT PARCEL #1, 2, 3,
IN THE KAKAOKO COMMUNITY DEVELOPMENT DISTRICT
MAKAI, OAHU, HAWAII
MARCH 2, 2015**

**ADDENDUM #2
MARCH 31, 2015**

The following additions are hereby made: Section I: Pre-Proposal Conference Q&A

1. Section I: Pre-Proposal Conference Q&A new section shall be inserted and read as follows:

SECTION I: PRE-PROPOSAL CONFERENCE Q&A

The HCDA held an informal pre-proposal conference on March 31, 2015 at 10:00am at the offices of the HCDA at 547 Queen Street. Attendees asked the listed questions below with the following responses provided by HCDA Executive Director, Anthony Ching.

1. Is the current Environmental Impact Statement Preparation Notice (EIS-PN) currently issued by HCDA related to the solicitation for any and all of the parcels?

It is separate and apart from this solicitation and is focused on area parks. Proposed development would be done under the current existing Programmatic EIS and the developer would be expected to conduct an Environmental Assessment (EA) that is both site specific and program specific, consistent with Section 343 of the Hawaii Revised Statutes (HRS).

2. The parks EIS-PN is in a preliminary stage, *could* it cover the parcels?

The EIS-PN was released for the purpose of master planning efforts for Makai Area Parks. The EIS-PN is intended to be park specific based on existing conditions. The future use of these parcels would be considered, however at this time it is unknown and open for solicitation. As previously disclosed, the Developer would need to provide a conduct and complete a site specific/program-specific EA as a condition of development.

3. What park lands are covered by the EIS-PN? Does it cover the Kewalo Basin Park?

Yes. Kewalo Basin Park, Gateway Parks, and Kakaako Waterfront Park are covered in the Makai Area Parks EIS-PN.

4. Any traffic studies related to that (Kewalo Basin) Park use will not take into account the future development on the fast lands, (development) lots 1, 2 and 3?

It depends on where the parcel development is because the EIS that would be done for the Makai Area Parks would be considerate of the adjacent uses and the like, if they were known. If they are not known, for instance, if we don't take action on the parcels prior to the EIS being completed, there would be no information and the traffic studies would simply anticipate the existing situation. If there is information that is developed and available during the course of the preparation of the EIS for the Makai Area Parks then it would be obliged to incorporate that information into its traffic studies.

5. Has there been any update to the schedule for responses for the presentation to the HCDA Board?

We hope to give the HCDA staff sufficient time to review, analyze, and compile a package for the Authority. The length of time that takes is dependent on the number and complexity of the proposals we receive. We are aiming for presentations at the June 2015 Authority Meeting.

6. Does HCDA have a preference on all three lots being developed jointly by one developer or three lots developed by different developers? Is HCDA neutral or will it wait to see what the proposals propose?

HCDA has no position or preference on whether the three lots are developed by one or three separate developers. A developer interested in multiple parcels could choose to submit three proposals – one for each parcel, or one joint/consolidated proposal covering all three parcels.

A proposal for an area less or smaller than a development parcel would be non-conforming and may be disqualified.

In the event the Authority decides more information is necessary, the solicitation does outline the potential process of a Best and Final Offer (BAFO) from a priority list of respondents (PLR).