

Report of the Executive Director

KALAELOA

July 10, 2019

Planning and Development Activities

The following updates were reported at the Kalaeloa Public Safety group meeting, which was held on June 27, 2019:

United States Coast Guard

The United States Coast Guard Air Station Barbers Point (USCG) reported that their installation has been without electricity since Monday, June 24, 2019 and did not know when the power would be restored. The USCG filed a service request with Navy Facilities and is currently running on generator power.

Separately, the USCG announced they are hosting the Pacific Rim Search and Rescue (PACSAR) conference on July 23 – 27, 2019. Participants will include search and rescue professionals from Australia, New Zealand, Tahiti and the greater Pacific Region. The PACSAR conference will also include a mass casualty training exercise on July 24, 2019. The USCG requested that the Hawaii Community Development Authority (HCDA) staff assist in their efforts to secure a location at the Kalaeloa Airport.

Honolulu Fire Department

The Honolulu Fire Department (HFD) requested the HCDA's assistance in their efforts to plan for a future fire station and training complex within the district. The HFD estimates that they will need five to seven acres, with a location that is preferably on one of the major roadways to allow for easy ingress and egress. The HFD also asked Kalaeloa staff to facilitate discussions with Kalaeloa's major landowners/developers.

The HFD also provided the monthly statistics for Kalaeloa (see below chart):

TYPE	MONTHLY COUNT					TOTAL
	JAN	FEB	MAR	APR	MAY	
FIRES	2	5	4	0	2	13
EMS	16	22	33	20	16	107
RESCUE	0	1	0	0	1	2
HAZMAT	0	2	0	2	0	4
SERVICE CALLS	0	1	2	2	4	9
GOOD INTENT	3	4	5	3	3	18
FALSE ALARM	3	1	0	1	0	5
	24	36	44	28	26	158

Update of the Kalaeloa Community Development Plan and Rules

As approved at the Authority's March 6, 2019 meeting and pursuant to Hawaii Revised Statutes § 92-2.5 *Permitted Interactions of Members*, a task force to update the Kalaeloa Community Development Plan and Rules was formed. The next task force meeting is anticipated for Tuesday, July 9, 2019.

Permits

In May/June 2019, the following are the approved permit applications that did not require HRS §206E-5.6 hearings and by rule, are subject to administrative approval:

Name of Applicant:	Project:	Action:
Kalaeloa Ventures LLC	KAL 19-008 – Rules Clearance Interior Renovations	5/28/2019
Kalaeloa Ventures LLC	KAL 19-009 – Rules Clearance Interior Renovations	6/12/2019

Enterprise Energy Corridor Project

The HCDA issued a Notice-to-Proceed for the Enterprise Energy Corridor Project – Phase II to Paul's Electrical Contracting, LLC (Paul's). Paul's is expected to begin construction on Monday, July 22, 2019. The HCDA staff will request that the contractor provide an update to the Kalaeloa stakeholders beginning with the Kalaeloa Community Network meeting that is planned for July 11, 2019. Paul's previously provided informational flyers for Phase I of the electrical project and it proved helpful for community awareness and planning. The HCDA will request that Paul's provides informational flyers for Phase II and will distribute it to the community.

Safe and Reliable Energy Infrastructure Project (SREIP)

The objective of the Kalaeloa Safe and Reliable Energy Infrastructure Project (SREIP) is to improve the electric service in the Kalaeloa district via a transfer of ownership of the electric system away from the US Navy. As part of this project, the HCDA contracted with C.H. Guernsey and Company (Guernsey) in April 2018. The contract scope includes four major deliverables delivered as reports explaining the options for transfer and ownership of the electric system, environmental and system reviews, a competitive solicitation, evaluation, and selection of a new utility owner/operator for the district, and transition work.

The Guernsey consultant presented a summary of the draft Task 1 Report, “Infrastructure and Utility Model” at the October 2018 board meeting. Staff worked with the consultant to refine the report, and a revised version was accepted in March 2019. The final Task 1 Report provides more clarification and detail, including relevant case studies. The report identifies viable alternatives to the current navy ownership, including methods for transfer, and replacement or upgrade of the electric infrastructure. The report includes preliminary information for valuation of the existing system, cost estimates for transfer and upgrades, identification of risks and opportunities including a quantified risk matrix, an analysis of alternatives, and recommended approaches for the work.

Since the October 2018 meeting, the US Navy has approached HCDA with new information regarding a Navy-led disposal process for the electric system. In summary, the Navy is working on their own system valuation report, with the intent of disposing of the system, likely via a lease-to-own method, in the next year. The Navy expressed interest in working with HCDA as part of this disposal; the Navy also has capacity to move forward with this work without HCDA involvement.

Related electric infrastructure work in the district includes the near-completion of Phase 1 of the Kalaeloa Enterprise Road Energy Corridor, movement on the Aloha Solar and Coral Sea Road Corridor projects, and movement from the Hunt Development Corporation regarding their roadway realignments and electric upgrade request.

Due to the interrelated nature of these projects, HCDA staff are planning to present a status update on the SREIP with other relevant projects, at the August 2019 Kalaeloa Board meeting.

Right of Way and Metes and Bounds Survey (ROW)

The intent of the ROW project is to develop a complete set of maps for all planned streets in the district. The HCDA proposed the ROW project to ascertain that new projects are consistent with the existing Kalaeloa Master Plan, and to identify and address any modifications as necessary.

The HCDA contracted with Austin, Tsutsumi & Associates (ATA) to complete the project. The contract scope of work includes three major deliverables: 1) Full survey of the existing roadways with documentation showing maps and relevant notes for the existing roadways; 2) Community consultation regarding the existing versus proposed roadways, and 3) Iteration of the documents upon feedback of relevant parties.

As of June 15, 2019, ATA has completed their survey fieldwork in the district. ATA will be providing digital and hard copy survey maps (Deliverable 1) to HCDA by July 3, 2019. HCDA will share the Deliverable 1 maps with the board in advance of the community consultations. In advance of the community consultations, HCDA plans to share the maps to best facilitate meaningful discussion for any problem solving or iteration that may be required.

Attachments