

Report of the Executive Director - Kakaako

March 4, 2020

I. Planning

Approved permit applications that did not require HRS § 206E-5.6 hearings

Name of Applicant:	Project:	Action:
Mabel Asato	KAK 20-003 Interior Alterations	1/28/20
Dave & Busters	KAK 20-004 Interior Alterations	1/28/20
Dearborn 535 LLC	KAK 20-005 Interior Alterations	1/28/20

II. Asset/Land/Property Management

Kauhale Kakaako Parking Garage

Johnson Controls Fire Protection LP, HCDA's fire protection services vendor for the parking garage, recently completed their inspection of the fire alarm, elevator pre-action, exit signs, portable fire extinguishers, and sprinkler system in the garage. The inspection revealed a significant number of deficiencies and repairs that will be needed in order to bring the system back to satisfactory conditions, specifically the sprinkler system and portable fire extinguishers. The HCDA took over management of these fire protection systems at the same time as the garage elevators, and both were found to be in various states of disrepair. HCDA staff are currently waiting to receive proposals for necessary repairs to the garage fire protection system and will request expenditure approval from this board as soon as quotes are received.

In late February 2019, one of the two elevators at the parking garage was damaged. HCDA's elevator maintenance contractor's initial assessment concluded that the elevator door was forced off the track. The contractor believes someone kicked the external doors from the outside, causing the elevator car to strike the doors as it traveled down the shaft. The contractor recommends replacing the door operator assembly and car door. HCDA staff are currently awaiting cost estimates for parts and labor for the repair and intends to utilize an exemption from the Hawaii Revised Statutes (HRS) Chapter 103D, pursuant to Hawaii Administrative Rules (HAR) §3-120-4(b), which states that certain goods and services are exempt from Chapter 103D, HRS, in order to procure the repair. The parking garage services the tenants of Kauhale Kakaako as well as the general public, so it is essential to keep the facility in working order. HCDA staff intends to move forward with the repairs as soon as an estimate is received and will seek retroactive approval for the expenditure from this board, if necessary.

Reserved Housing

In February 2020, one subordination of equity sharing payment agreement was executed. Nine other requests for subordination due to refinancing were received.

In February 2020, no requests to sell a reserved housing unit during its regulated term were received.

In February 2020, one Release of Unilateral Agreement was executed. Three requests for Unilateral Release were received.

In February 2020, there were 75 inquiries relating to Reserved Housing Rules and Regulations.

Right of Entry Agreements

There were six active Right of Entry (ROE) agreements through February 2020. See Exhibit A.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
HCDA Right of Entry List

	PROJECT/PARTIES	ROE #	SITE	START DATE	TERMINATION DATE	COMMENTS	FEE
1	C&C Honolulu Emergency Services Ocean Safety and Lifeguards	15-15	NOAA Lot/ Harbormaster Office	2/9/2016	2/8/2047	For Kewalo Basin lifeguard station	None
2	Howard Hughes Corp.	24-19	NOAA Lot/ Harbormaster Office	9/1/2019	8/31/2020	Harbor Master's office for harbor management	None
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2023	325 parking stalls	\$32,500/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2020	Supplemental parking and storage installing new water meter for Kewalo property	\$1,232.50/ month
5	Kupu	13-19	Kewalo DH Parking Lot	8/12/2019	8/11/2020	For relocation of underground utilities	none
6	HECO	21-19	Enterprise Ave. and Midway Rd.	10/1/2019	9/30/2020		none