

July 2023

Exhibit A

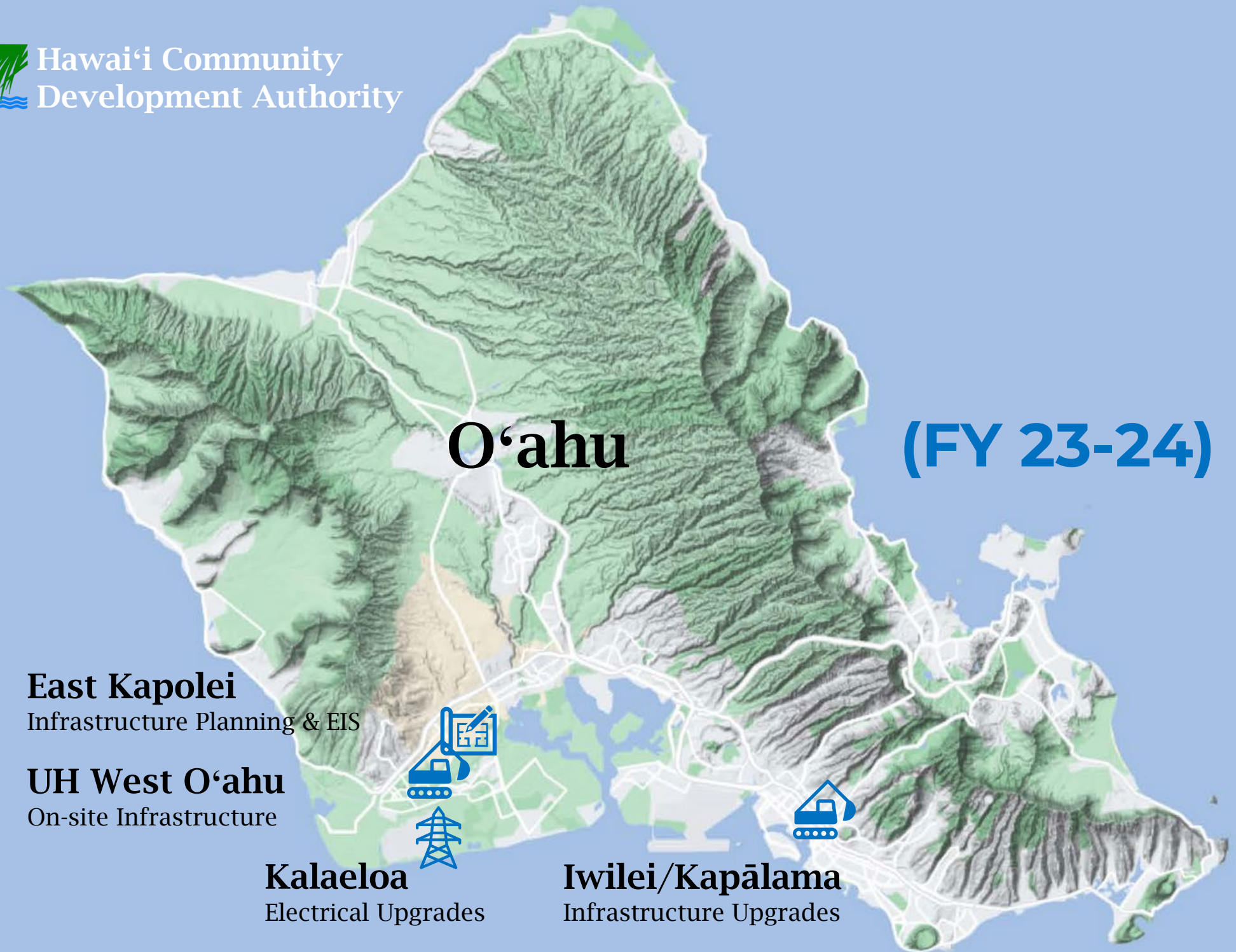


Transit Oriented Development Projects: Update



Hawai'i Community Development Authority

State of Hawai'i Department of Business, Economic Development, & Tourism



FY 23-24

TOD Projects

OVERVIEW:

Project	Budget	Proposed Veto Reduction	Remaining Budget	Procurement Method	Expending Agency
Iwilei-Kapālama TOD infrastructure design & construction	\$86,000,000	\$61,000,000	\$25,000,000	RFP for design-build contractor	HCDA
East Kapolei infrastructure implementation master plan & programmatic environmental impact statement	\$2,000,000	\$1,500,000	\$500,000	TBD	OPSD
University of Hawai'i, West O'ahu on-site infrastructure for twenty-acre parcel	\$35,000,000	\$ -	\$35,000,000	RFP for design-build contractor	HCDA
Kalaeloa electrical upgrades	\$47,000,000	\$42,000,000	\$5,000,000	RFP for design-build contractor	HCDA
Saratoga Avenue electrical upgrade	\$12,125,000	\$ -	\$12,125,000	RFP for design-build contractor	HCDA
	\$182,125,000	\$104,500,000	\$77,625,000		



Iwilei/Kapālama

Infrastructure Upgrades

FY 23-24

- **\$25 million - TOD infrastructure design and construction.**
- **Prioritize the installation of infrastructure to facilitate the development of housing.**
- **In collaboration with the Hawai'i Housing Finance & Development Corporation (HHFDC), the Office of Planning & Sustainable Development (OPSD), City & County of Honolulu, and private developers.**



(Photo by Honolulu Civil Beat)

Iwilei/Kapālama

Infrastructure Upgrades

UPDATE:

- HCDA to procure design-build contractor to complete identified infrastructure upgrades.
 - HCDA RFP to be issued – end of Q3 2023
- Projected 25 kv electrical upgrade construction costs:

25-kV Underground Network Costs		
(2022 estimate)	Range*	
	Low	High
North King Street	7.0	11.5
Liliha Street	2.3	2.3
Iwilei Road North	1.23	1.85
Pine Street	1.25	1.6
Sumner Street	1.72	2.3
SUBTOTAL (Million)	13.5	19.55
Add Canal Crossing Estimate	3.0	3.0
Add Kohou Street (N. King - Dillingham)	TBD	TBD
GRAND TOTAL (Million)	*16.5	*22.6
*Excluding engineering & permitting costs		

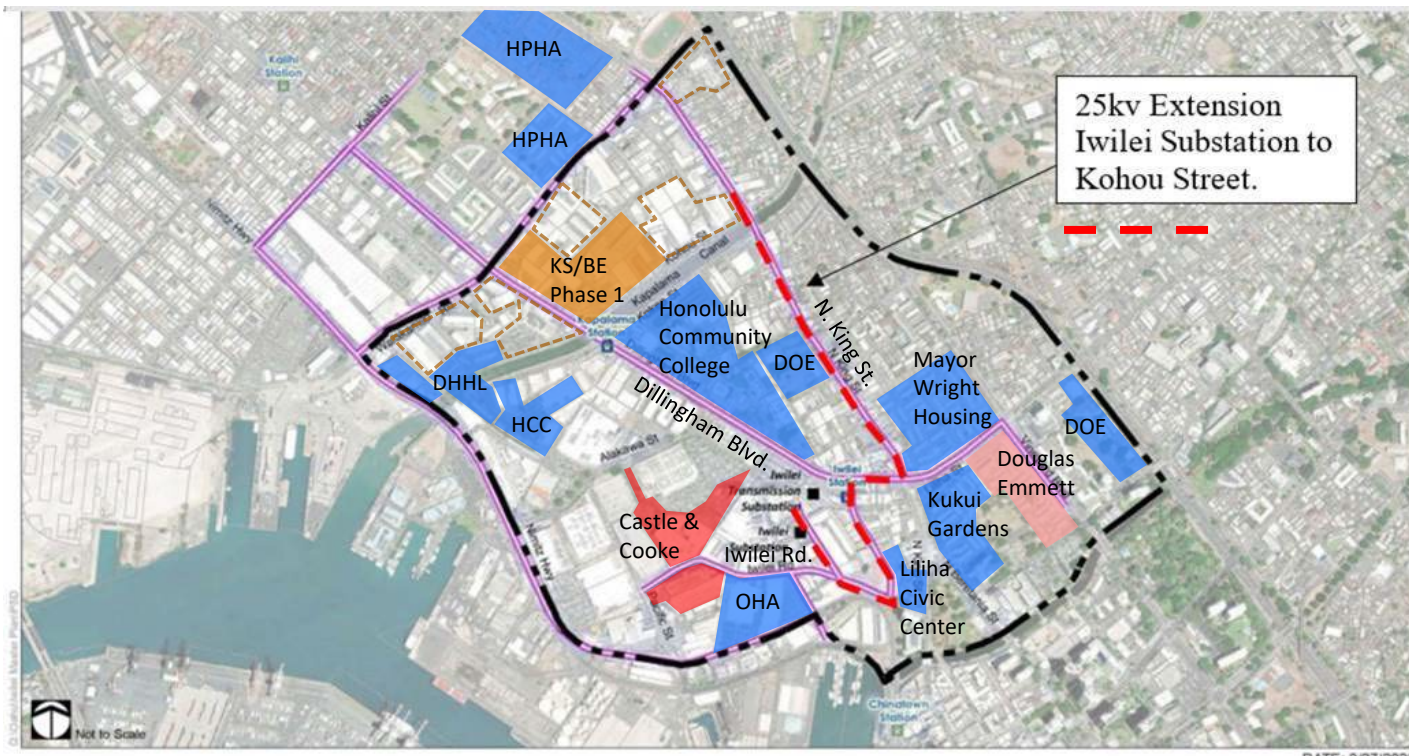
Note: 2022 cost estimates for 25-kV underground infrastructure include budgets for: prorations for appropriately sized utility handholes and manholes, trenching and backfilling, pavement saw cutting and repair work, patching, shoring, dewatering, and traffic control; and HECO cabling and equipment. (Iwilei-Kapālama Infrastructure Master Plan Feb 2023, HHFDC.)

Iwilei/Kapālama

Infrastructure Upgrades

UPDATE:

- **Proposed 25 kv electrical upgrade location:**



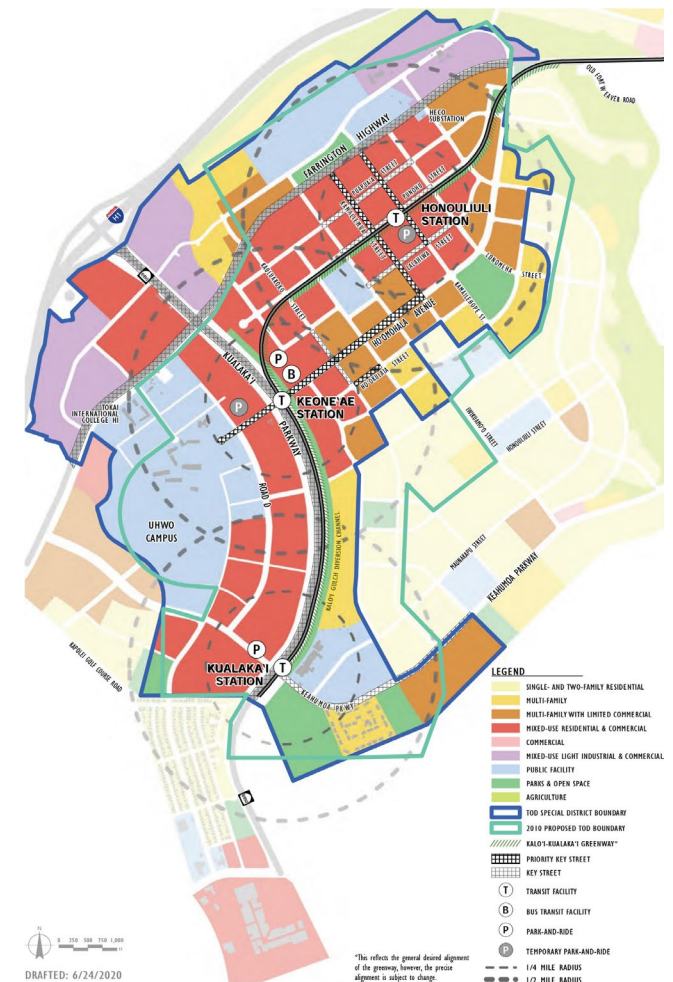
- **Infrastructure upgrades to support the development of a projected 6,236 new housing units in the next 10 years.** (Iwilei-Kapālama Infrastructure Master Plan Feb 2023, HHFDC.)

East Kapolei

Infrastructure Planning & EIS

FY 23-24

- \$2 million - Infrastructure implementation master plan and programmatic environmental impact statement (EIS).
- In collaboration with the Office of Planning & Sustainable Development (OPSD).



(East Kapolei TOD Neighborhood Plan, City & County of Honolulu)

East Kapolei

Infrastructure Planning & EIS

UPDATE:

- **HCDA is preparing to transfer the funding and project management for the project to OPSD.**
- **OPSD is reviewing agreements between the relevant state agencies and the City to outline roles and responsibilities.**
- **An RFP to secure consultant planning services has been drafted. With the expected budget reduction to \$500,000, OPSD will focus on delivering the infrastructure master plan, and defer the Environmental Impact Statement tasks until additional funding is available.**



UH West O‘ahu

On-site Infrastructure

FY 23-24

- **\$35 million - On-site infrastructure for twenty-acre parcel.**
- **Infrastructure to support the development of affordable housing and the University Village.**
- **In collaboration with the Hawai‘i Housing Finance & Development Corporation (HHFDC), and the University of Hawaii (UH).**



(Entrance to Road D, 6/27/2023)



(Road D, 6/27/2023)

UH West O‘ahu

On-site Infrastructure

UPDATE:

- **HCDA to draft MOU with HHFDC, and UH.**
- **HHFDC will issue an RFP for the development of a 20-acre parcel, to include the development of a University Village, mixed use housing development, and leasehold for sale units.**
 - **HHFDC RFP to be issued – Q4 2023**
- **HCDA to issue a design-build RFP for the construction of infrastructure and roadways to support the HHFDC developments.**
 - **HCDA RFP to be issued – end of Q3 2023**

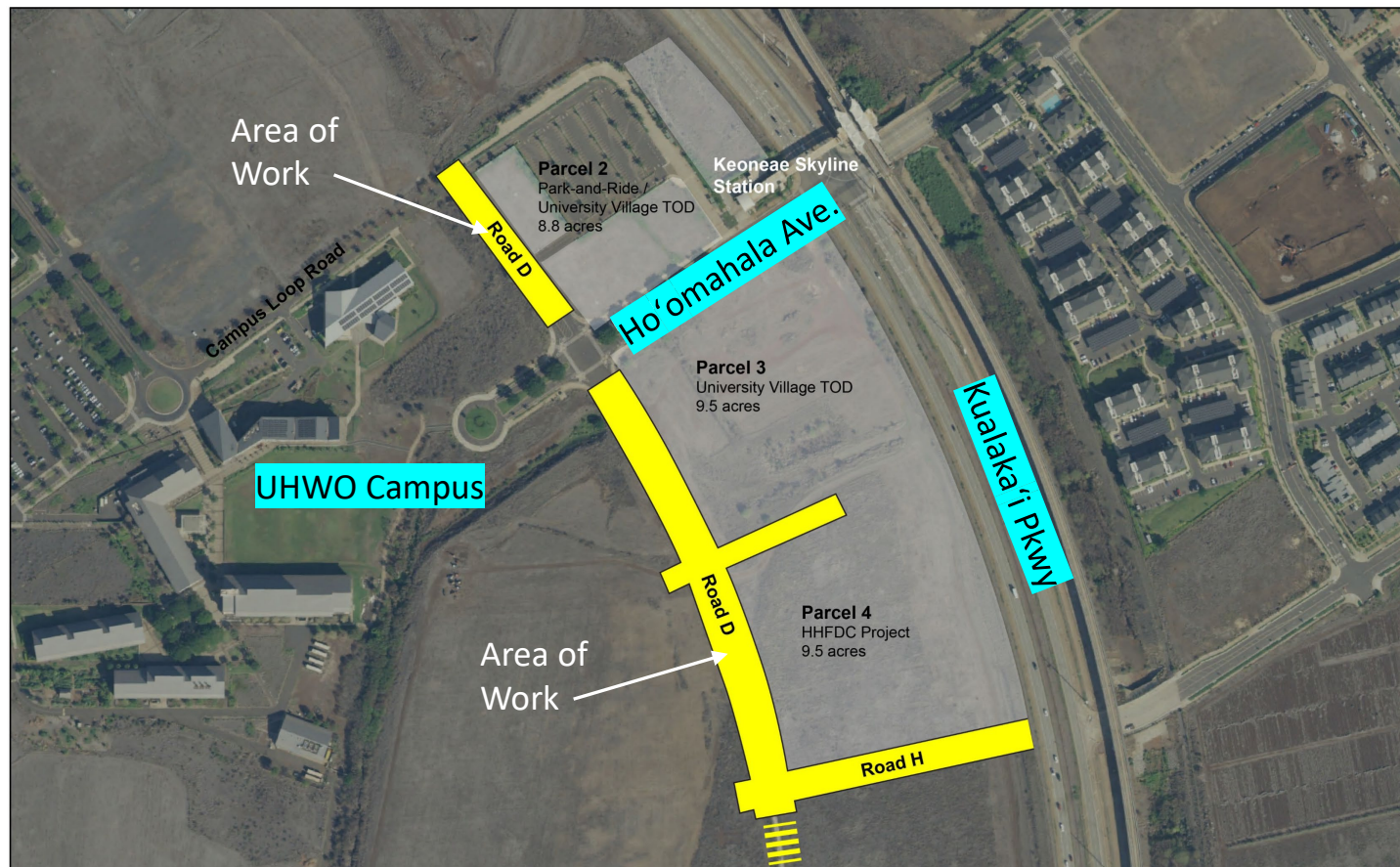


UH West O‘ahu

On-site Infrastructure

UPDATE:

- Location of on-site roadway and infrastructure work:



Kalaelo

Electrical Upgrades

FY 23-24

- **\$5 million – Electrical upgrades.**
- **\$12,125,000 – Saratoga Avenue electrical upgrade.**
- **Upgrades to further efforts to transfer all customers off the Navy electrical utility system.**
- **In collaboration with the Hawaiian Electric Company (HECO), the Navy Facilities Engineering Systems Command (NAVFAC) Hawai'i, and private developers.**



(Photo by, D. Suehiro Electric, Inc.)

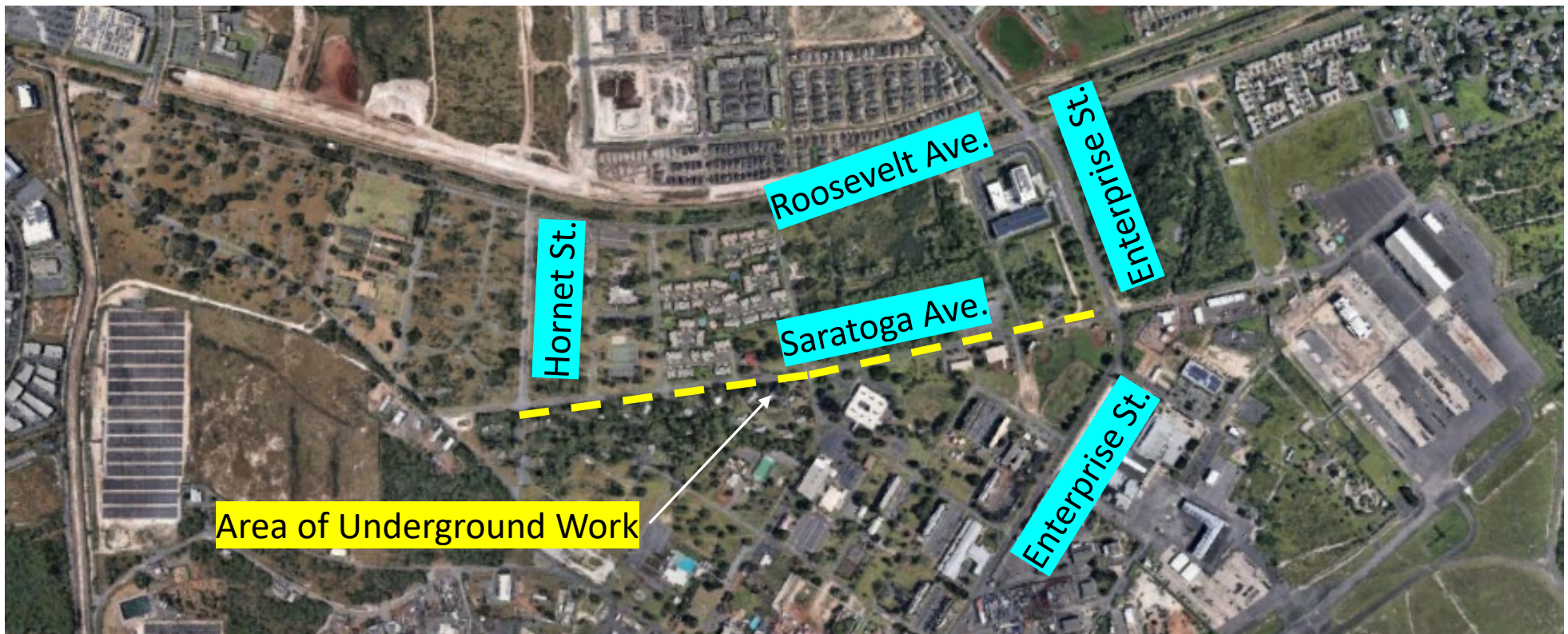


Kalaeloa

Electrical Upgrades

UPDATE:

- **HCDA to issue a design-build RFP for the \$12,125,000 – Saratoga Avenue electrical undergrounding work.**
 - **HCDA RFP to be issued – end of Q3 2023**



Kalaeloa

Electrical Upgrades

UPDATE:

- **HCDA to utilize the \$5 million, electrical upgrade funding, to address potential construction overruns on Saratoga Ave., and environmental assessments for electrical undergrounding work.**
- **Ongoing collaboration efforts with the HECO, NAVFAC Hawai'i, and private developers to determine the phasing and future projected electrical loads for the district.**



(Substation D, Roosevelt Ave., 6/27/2023)

