

Report of the Executive Director – Kaka‘ako

December 6, 2023

I. Planning & Development

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

Approval Date	Name of Applicant	Project
09/14/2023	Catherine Clay (1001 Queen, LLC)	KAK 23-059 Interior alteration re checkout stands
09/15/2023	Hiroshi Tsuji (ILOQUE Inc.)	KAK 23-061 Alterations converting existing retail to new sushi restaurant, including interior and front doors and window work
09/18/2023	Beau Suzuki (Hawaiian Electric Company, Inc.)	KAK 23-062 Installation of three (3) new DC fast chargers to replace two (2) existing chargers at parking lot fronting Ward Avenue
09/20/2023	AOAO of Hokua at 1288 Ala Moana	KAK 23-063 Electrical infrastructure upgrades within the parking garage to support EV charging stations
09/21/2023	Consentino North America, Inc. (B.P. Bishop Trust Estate / One Waterfront Plaza Partners)	KAK 23-064 Interior renovation of tenant space
09/21/2023	Word of Life Christian Center	KAK 23-065 Change of use from office to classroom
09/26/2023	Allen Kang (Office of Hawaiian Affairs)	KAK 23-066 Emergency concrete sidewalk repair
10/05/2023	Keauhou Place - Condo Master	KAK 23-067 Fire alarm system

Approval Date	Name of Applicant	Project
10/10/2023	Kozue Ng	KAK 23-069 Interior renovation of existing ground floor spaces and replacement of windows and doors with new
10/17/2023	Coffman Engineers Inc. (HECO)	KAK 23-070 Replace existing Chiller #1 and #2 and accessory equipment. Rooftop mechanical enclosure and screen to remain unchanged.
10/23/2023	Beau Suzuki (Hawaiian Electric Company, Inc.)	KAK 23-071 Interior alteration of existing office/meeting room
10/23/2023	Waterfront Plaza (KS)	KAK 23-072 Interior alteration of existing office
10/23/2023	AOAO Imperial Plaza (Mike Kuhl, Board President)	KAK 23-073 Replacement of existing booster (all work is within 5th floor mechanical room)
10/23/2023	Kei Lee (Kate Larson, unit 1908)	KAK 23-074 Interior alteration of unit no. 1908 at Nauru Tower
10/30/2023	1240 Ala Moana LLC (HHC)	KAK 23-075 Interior alteration and renovation of IBM Building - 3rd floor
10/31/2023	Kei Lee (Mark Manzano)	KAK 23-077 Interior alteration of unit 3604
10/31/2023	Gary Ting (City and County of Honolulu, Department of Enterprise Services)	KAK 23-078 Lighting Improvements (Parking)

Approval Date	Name of Applicant	Project
10/31/2023	Gary Ting (City and County of Honolulu, Department of Enterprise Services)	KAK 23-079 Installation of new telecom infrastructure
11/01/2023	Gary Ting (City and County of Honolulu, Department of Enterprise Services)	KAK 23-80 Lighting Improvements (Walkway)
11/01/2023	Hawaiian Electric Company	KAK 23-081 Installation of 23 EV chargers within existing parking structure
11/02/2023	Kenny Lee for Things We do (Trustees of Bernice Pauahi Bishop dba Kamehameha Schools)	KAK 23-082 Interior Alteration
11/02/2023	Rae Aranas & Ana Aranas	KAK 23-083 Interior Alteration
11/03/2023	Rocky Yoneyama (Victoria Ward Entertainment Center LLC)	KAK 23-076 Tenant improvement at Ward Entertainment Center
11/06/2023	STG Hawaii, LLC	KAK 23-086 Replacement of existing cooling towers equipment on roof
11/07/2023	HCDA Capital Improvement Project	KAK 23-087 Queen Street Improvement
11/07/2023	HCDA Capital Improvement Project	KAK 23-088 Kolowalu Dog Park

Approval Date	Name of Applicant	Project
11/08/2023	Pacific Asset Strategies LLC	KAK 23-090 Interior alteration of existing tenant space

Developments Under-Construction

There are ten (10) major projects under construction in Kakaako:

- The 803 Waimanu project’s (KAK 13-091) developer still has plans to construct enhancements to the recreation deck amenities.
- Residents have moved into the Koula project (KAK 18-038). The first and second level commercial unit storefronts and interior improvements have yet to be installed.
- Victoria Place (KAK 19-069) vertical superstructure was topped off in April, and construction is ongoing.
- The Ililani project (an HHFDC 201H Project) vertical superstructure construction is ongoing.
- The Ala Moana Pedestrian Bridge is under construction. The bridge will link Kewalo Basin Harbor to the Victoria Ward Park, mauka of Ala Moana Boulevard.
- The Honolulu Authority for Rapid Transportation is relocating utilities for the Honolulu Rail Transit Project along Halekauwila Street.
- The foundation permit for The Park at Ward Village (KAK 21-002) was approved and sitework is underway.
- Construction has commenced for Ulana Ward Village (KAK 21-001).
- The building at 250 Ward Avenue will be demolished to facilitate the construction of the Pohukaina Street extension to Auahi Street.

Ordinance 16-21 Certification Requests

HCDA staff processed five (5) new requests related to infrastructure improvements, pursuant to the City and County of Honolulu’s Ordinance 16-21. To date, HCDA has received and processed twenty-eight (28) Ordinance 16-21 certification requests for the calendar year.

II. Asset/Land/Property Management

Reserved Housing

In October-November 2023, two Subordinations of Equity Sharing Payment Agreements were executed to allow reserved housing unit owners to refinance their mortgages. This includes one approval for a second mortgage, which is allowable under certain conditions. One other request for a second mortgage subordination was received and is pending further action.

In October-November 2023, there were no requests to sell a reserved housing unit during its regulated term.

In October-November 2023, one Release of Unilateral Agreement was executed, generating a total of \$174,500.00 in shared equity payment to the HCDA.

One other request for Unilateral Release was received in October-November 2023 and is pending further action.

In October-November 2023, there were 23 inquiries relating to Reserved Housing Rules and Regulations.

New Contracts/ Lease Updates

In October, a professional services contract with RMA Architects, Inc. was executed for architecture and engineering services to modernize two (2) passenger elevators at the HCDA Kauhale Kakaako Parking Garage.

Kauhale Kakaako Garage Elevator Maintenance Contract

The current garage elevator maintenance contract with Elevator Services, LLC expires on January 31, 2024, with no additional options to extend. The HCDA issued an Invitation for Bids (IFB) solicitation, for a new contract, on September 22, 2023. The solicitation closed on October 16, 2023, with Elevator Services, LLC being the lowest responsive, responsible, qualified bidder. On October 23, 2023, a Notice of Award was issued to Elevator Services, LLC for \$104,280.00 for the initial 3-year term, which includes a \$30,000 annual allowance for pre-approved additional services. Staff is currently working on contract documents to execute the new contract prior to the expiration of the current contract.

Kauhale Kakaako Garage Parking Management and Security Services Contract

The current parking management and security services contract with Diamond Parking Services LLC expires on December 31, 2023, with no additional options to extend. The HCDA issued a Request for Proposals (RFP) for a new contract on October 31, 2023. Proposals from interested offerors were due on December 1, 2023, and the RFP evaluation committee will make a recommendation for award that will be reported in next month's ED Report.

Right of Entry Agreements

There were 10 active Right of Entry (ROE) and/or license agreements through November 2023. See Exhibit A.

III. Capital Improvements

Kakaako Street Improvements

Wilson Okamoto & Associates continue their professional services contract for roadway and infrastructure improvement planning and engineering in the Central Kakaako, on Ilaniwai and Kamani Streets. Planning and community outreach activities are planned for December 2023 and January 2024.

Queen Street Crosswalk Improvements

The HCDA staff has contracted Haron Construction to complete the planned permanent crosswalk improvements on Queen Street, at the Kolowalu Park. Work outside of the roadway will be conducted first, while the contractor waits for HECO approval of the electrical permit; the work outside the roadway is expected to commence on December 11, 2023. Haron plans to conduct any roadway closures on Queen Street within the HDOT guidelines for holiday work schedules. No traffic impacts are expected at this time, on Queen Street, within the work areas.

Howard Hughes Corp. (HHC) has planned for several archaeological survey trenches in the vicinity of the crosswalk works. This work is currently planned for December. All HHC work will be coordinated with HCDA contractors through the HCDA construction managers, Limtiaco Group.

Kolowalu Dog Park

The HCDA has contracted Bolton Inc. to construct the planned dog park improvements on the Mauka side of Kolowalu park. Construction activities will commence on the week of November 20th. Initial activities include: mobilization; site fencing; best management practices; site clearing; and trench work. ASM Affiliates is contracted by HCDA to conduct archeological observations during any ground disturbances. Construction activities are scheduled to continue through the holiday season.

Attachments

Exhibit A: List of Right of Entry Agreements

EXHIBIT A
 HCDA Right of Entry List
 KAKAAKO COMMUNITY DEVELOPMENT DISTRICT

	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	Bike Share Hawaii	7-17	Kolowalu Park	6/9/2017	5/31/2025	Biki station	none
3	UH JABSOM	13-18	Lot C	9/1/2018	8/31/2028	325 parking stalls	\$37,700/ month
4	Kupu	1-19	NOAA Lot (portion)	10/1/2019	9/30/2024	Supplemental parking and storage	\$1,232.50/ month
5	Reuse Hawaii	7-20	Portion of Forrest Driveway	6/1/2020	5/31/2025	For temporary storage container	\$615.60/ month
6	Dept. of Transportation	2-21	Kewalo Basin makai landing site	3/30/2022	DOT project acceptance date	For construction of Ala Moana pedestrian walkway brdige	none
7	Kewalo Makai LLC	License 21-01	Kewalo NOAA Lot and Charterboat Building	7/1/2021	6/30/2024	Sublease office space	\$1,900/ month
8	Ward Management Development Company LLC	6-22	Queen St. (portion)	1/1/2023	12/31/2023	Electrical infrastructure improvements	none
9	Komohale Kamakee Vista LLC	5-22	Kawaiahoo Sidewalk	2/1/2023	1/31/2024	Replace sidewalk tile pavers	none
10	Ward Management Development Company	3-23	Queen St. (portion)	11/1/2023	10/31/2024	AIS fieldwork (trenching)	none