

Reviewed and Approved by Executive Director: 
 March 6, 2024

FOR INFORMATION

I. SUBJECT

Presentation by the HCDA Staff on the Status of Funding and Procurement of various Transit-Oriented Development (TOD) and Pulehunui Related Projects.

II. BACKGROUND

FY23-24 General funds were released by the Department of Budget and Finance to the HCDA in November of 2023 and are required to be encumbered by the end of June 2024. The original budgeted amounts were reduced through the legislative process to the final allotted amounts, Refer to the table below:

Project	Org. Budget (\$ million)	Allotted (\$ million)	Procurement Method	Expending Agency	Anticipated Award
Iwilei-Kapalama TOD Infrastructure : Design & Construction	\$86	\$25	RFP for design-build contractor	HCDA	April 18, 2024
University of Hawaii, West Oahu: On-site Infrastructure for Twenty-Acre Parcel Design & Construction	\$35	\$35	RFP for design-build contractor	HCDA	May 10, 2024
East Kapolei Infrastructure Master Plan & Programmatic EIS	\$2	\$0.5	RFP for planning	OPSD	Awarded
Saratoga Avenue Electrical Upgrades	\$12.125	\$0	Converted from General to General Obligation Bond Funds		Included in the FY25 budget (HB1800)
Kalaeloa Electrical Upgrades-District Wide	\$47	\$0.5	Professional Services	HCDA	May 31, 2024

TOD Infrastructure Improvement Districts :

In 2022, the Hawaii State Legislature determined that construction, installation, and improvement of certain infrastructure is necessary and desirable to facilitate renewal and redevelopment of areas designated by the State and the counties for transit-oriented development (Act 184, SLH 2022). On June 27, 2022, Act 184 (Gov. Msg. No 1285) was signed into law creating the transit-oriented development infrastructure improvement districts to be administered by the HCDA. The Hawaii Interagency Council for Transit-Oriented Development (“TOD Council”), established by Act 130 (SLH 2016) has identified projects as part of the strategic plan for TOD (2018 Revised, Strategic Plan for TOD) on the Island of Oahu. Act 184 allows the HCDA to contract for the planning, development, and construction of infrastructure improvements within each county-designated TOD zone, or within one-half (½) mile radius of a proposed or existing transit station.

Iwilei-Kapalama TOD Infrastructure Design & Construction:

The HCDA plans to support the State and City efforts to promote the development of new housing units on State, City, and privately owned lands in the Iwilei and Kapalama neighborhoods and around the planned transit stations by improving the necessary electrical infrastructure. The HCDA staff has published a solicitation for a Request for Proposals (“RFP”) to plan, design, permit, and construct electrical infrastructure improvements. The project’s primary initiative is to install underground electrical duct lines and facilities to support 25kV electrical circuits along Kuwili Street, Iwilei Road, and North King Street connecting the following housing development projects:

1. Liliha Civic Center;
2. Mayor Wright Homes Redevelopment; and
3. Kamehameha Schools, Kapalama Kai Master Plan, Phase I.

The City and County of Honolulu (“City”) has not designated Iwilei-Kapalama neighborhoods as a TOD zone, however, the project area does fall within one-half (½) mile of three of the planned rail transit stations.

The HCDA has paid for a service and engineering study with the Hawaiian Electric Company (“HECO”) (Project ID: P-OTH-23-664329) to study the routing and HECO capacities to service the primary initiatives of the Project.

University of Hawaii, West Oahu: On-site Infrastructure for Twenty-Acre Parcel, Design & Construction:

The HCDA plans to support the State efforts to promote the development of new mixed-use housing on a twenty-acre parcel on University of Hawaii (“UH”) owned land at UH, West Oahu, by improving roadway and utility infrastructure. The HCDA will enter into a Memorandum of Agreement (“MOA”) with UH and the Hawaii Housing Finance and Development Corporation (“HHFDC”) to define each agency’s responsibilities. The area of work is adjacent Hoomahala Avenue, Kualakai Parkway, and Keoneae Skyline Station.

The HCDA staff has published a solicitation for an RFP to design, permit, and construct on-site infrastructure improvements including roadway, sidewalks, drainage, electrical, water, street trees, and streetlights. Infrastructure will be built to City standards with the intent to convey the finished infrastructure to the City.

East Kapolei Infrastructure Master Plan & Programmatic EIS:

The HCDA has entered into a MOA with the Office of Planning and Sustainable Development (“OPSD”) to facilitate the transfer of funds from the HCDA to OPSD in order to contract an infrastructure master plan study for the East Kapolei TOD zone. OPSD has recently completed an RFP for the master plan work. The awarded consultant is Jacobs. The EIS tasks are deferred until additional funding is available.

Saratoga Avenue Electrical Upgrades:

This project is to construct electrical and communication infrastructure improvements along Saratoga Avenue between Enterprise Avenue and Boxer Road to replace the aging Navy electrical distribution system in this area of the Kalaeloa Community Development District. Reliable electricity is a critical element to building a community in Kalaeloa. The lack of reliable electricity was cited in our recent master plan update community meetings as a major impediment to further development and building of the community. The Navy’s electrical system is deteriorating and is unreliable and the Navy wants to transition existing users from their system to HECO.

Kalaeloa Electrical Upgrades-District Wide:

The HCDA had originally planned to use the requested \$5 million to conduct district wide electrical improvements and support any cost overruns for the planned electrical infrastructure improvements along Saratoga Avenue. The remaining allotted funds will be used to contract, through professional services procurement, updates to the 2010 Kalaeloa Infrastructure Master Plan. The scope of the study may include: determination of future electrical loads; phased construction of roadway infrastructure; and other district wide improvements.

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