

April 8, 2022

Mr. Donn Mende
Chair, Hawaii Housing Finance and
Development Corporation
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Re: April 14, 2022, Agenda Item IV.A Use of Pohulani Open Space Parcel – Oahu Tax Map Key No.
(1) 2-1-51:18

Ladies and Gentlemen:

I write on behalf of Ililani, LLC, developer of the Ililani condominium project at 615 Keawe Street in Kakaako, Honolulu. Ililani, LLC has entered into a license agreement with Komohale 620 Coral LLC to use the Pohulani Open Space Parcel at 620 Coral Street in Kakaako as a construction staging area for the Ililani condominium project at 615 Keawe Street. This license agreement is subject to approval of the HHFDC Board.

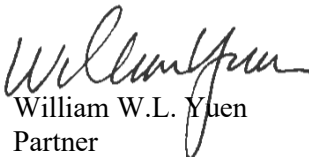
As the HHFDC Board is aware, Ililani is a HRS Section 201H-38 housing project that will deliver 197 of its planned 328 units to affordable buyers. The Pohulani Open Space Parcel will provide a much needed construction staging area and work space for construction of the project, so Ililani, LLC would appreciate the Board's favorable consideration for the request to approve the license agreement.

We understand HHFDC staff has suggested that a portion of the Pohulani Open Space Parcel be used to accommodate a pick up and drop off area for Pohulani. Ililani, LLC is concerned that mixing construction activities with vehicular and pedestrian traffic on a small lot will create an unsafe condition. Attached is Ililani, LLC's Tower Crane Management Plan. As you can see from these plans, Ililani, LLC's general contractor Hawaiian Dredging Construction Company, Inc. intends to use the Pohulani Open Space Parcel to erect and dismantle the luffing crane for the project and as the primary site to hoist materials for construction of the parking structure. Hawaiian Dredging will also have concrete trucks, forklifts, mobile cranes, a concrete pump and other large equipment operating on this small site for much of the construction period.

Ililani, LLC would consider opening some portion of the Pohulani Open Space Parcel to Pohulani residents' use in the latter stages of construction once the construction cranes' work has been completed and the cranes have been dismantled and removed from the project site. Until that time, Ililani, LLC and Hawaiian Dredging believe it would be too dangerous to allow pedestrian and vehicular use of the Pohulani Open Space Parcel during construction operations.

Very truly yours,

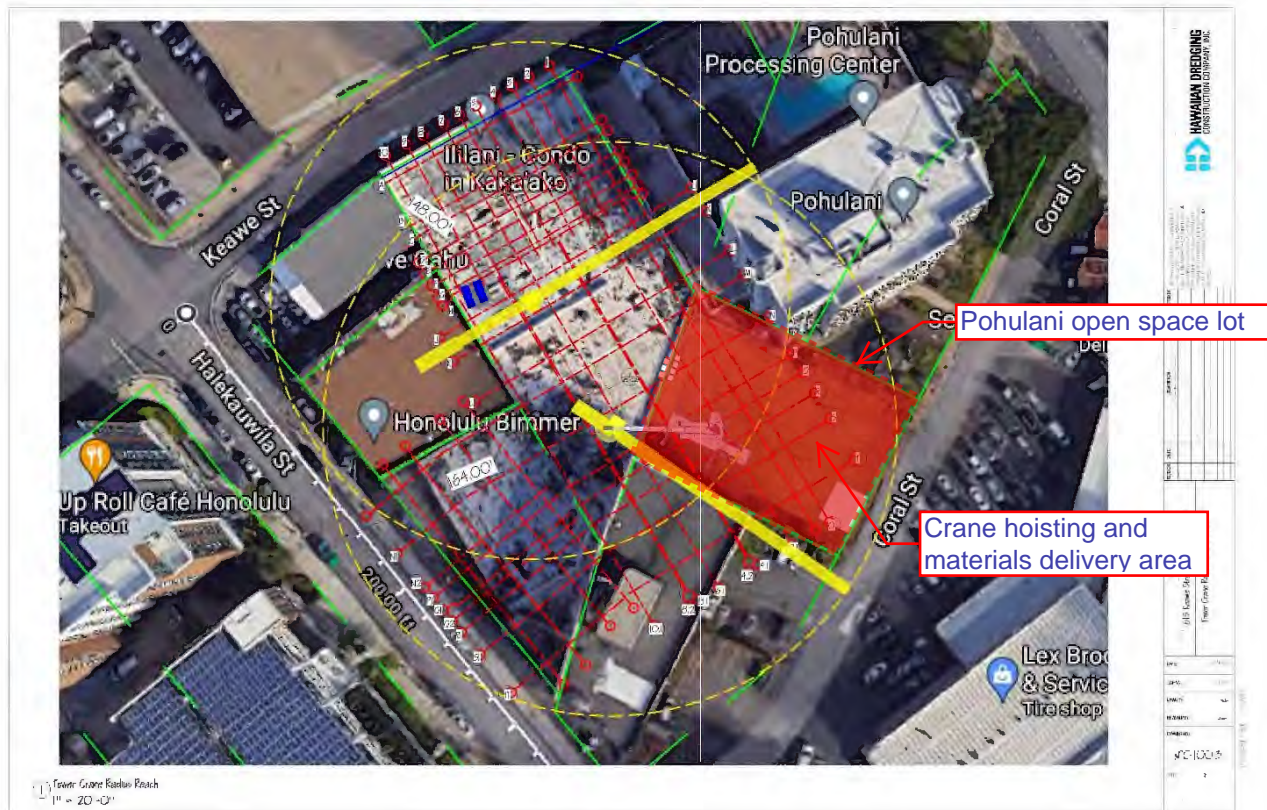
Dentons US LLP



William W.L. Yuen
Partner

Ililani – Tower Crane Management Plan

Tower Crane Layout:

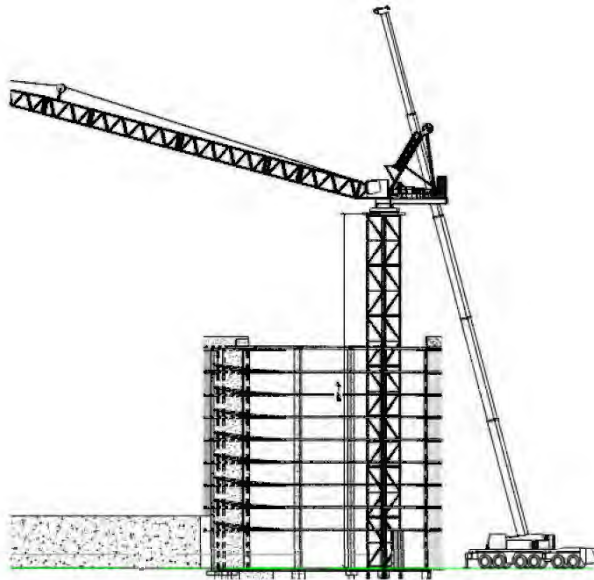


Tower Crane Operations and Procedures:

- Crane operators and riggers will have the required training and certification.
- Crane operators and riggers will communicate by a dedicated radio channel as well as by hand signals when there is a direct line of sight.
- Tag lines will be used to control all loads during hoisting.
- The crane operator will sound the horn when hoisting a load.
- The cranes are inspected daily by the crane operators prior to placing in operation.
- All necessary rigging used are inspected daily and stored properly at the end of each shift.
- Primary hoisting of materials and equipment for tower construction will be from Keawe Street. Primary hoisting for parking structure construction will be from both the Fiddlestick Lot and Halekauwila Street.
- A barrier will be constructed around the base of the cranes to prevent unauthorized entry.

Tower Crane Erection and Dismantling

- To be performed during normal Working Hours from 6:00 AM to 6:00 PM, or as permitted.
- The tower crane for the main tower will be erected from within the project site. Initial free-standing height will be 278' and the final height will be 430'. Working radius is 148'. The tower crane will be jacked down for dismantling by the parking structure's luffing crane.
- The parking structure's luffing crane will be erected and dismantled from the Fiddlesticks lot. The initial and final height will be 133' with a working radius of 164'.
- Sections of the front and counter jibs of both cranes will be over the air space of the adjacent properties during the process of erecting and dismantling the cranes.
- HDCC will coordinate closely with the adjacent property owner to ensure no building occupant is present below and the area is cleared before and during the operation.
- The area below the operation will be taped off along with appropriate personnel stationed to prevent anyone from entering.
- All hand tools used for operation will be tethered to prevent fall hazards.



During Construction

- At no time will loads suspended from the crane hook be allowed over the adjacent properties. Only the crane's front jib and counter jib will be allowed to pass through the air space of the adjacent properties.
- Traffic control will be utilized when appropriate to prevent vehicles or pedestrians from being under load.
- For safety, the cranes will weather vane during non-work shifts.
- Normal working hours of crane will be between the hours of 6:00 AM and 6:00 PM, Monday thru Friday. Additional working hours on Saturdays between the hours of 6:00 AM and 4:00 PM may be implemented. All Community Noise Permit requirements will be followed.
- Operation of crane will be weather dependent and evaluated daily by the Project Superintendent and crane operator. Hoisting operations will be suspended when weather conditions will prevent safe operation of crane.