

Conceptual Master Planning for Real Property Development in Kaka'ako Makai

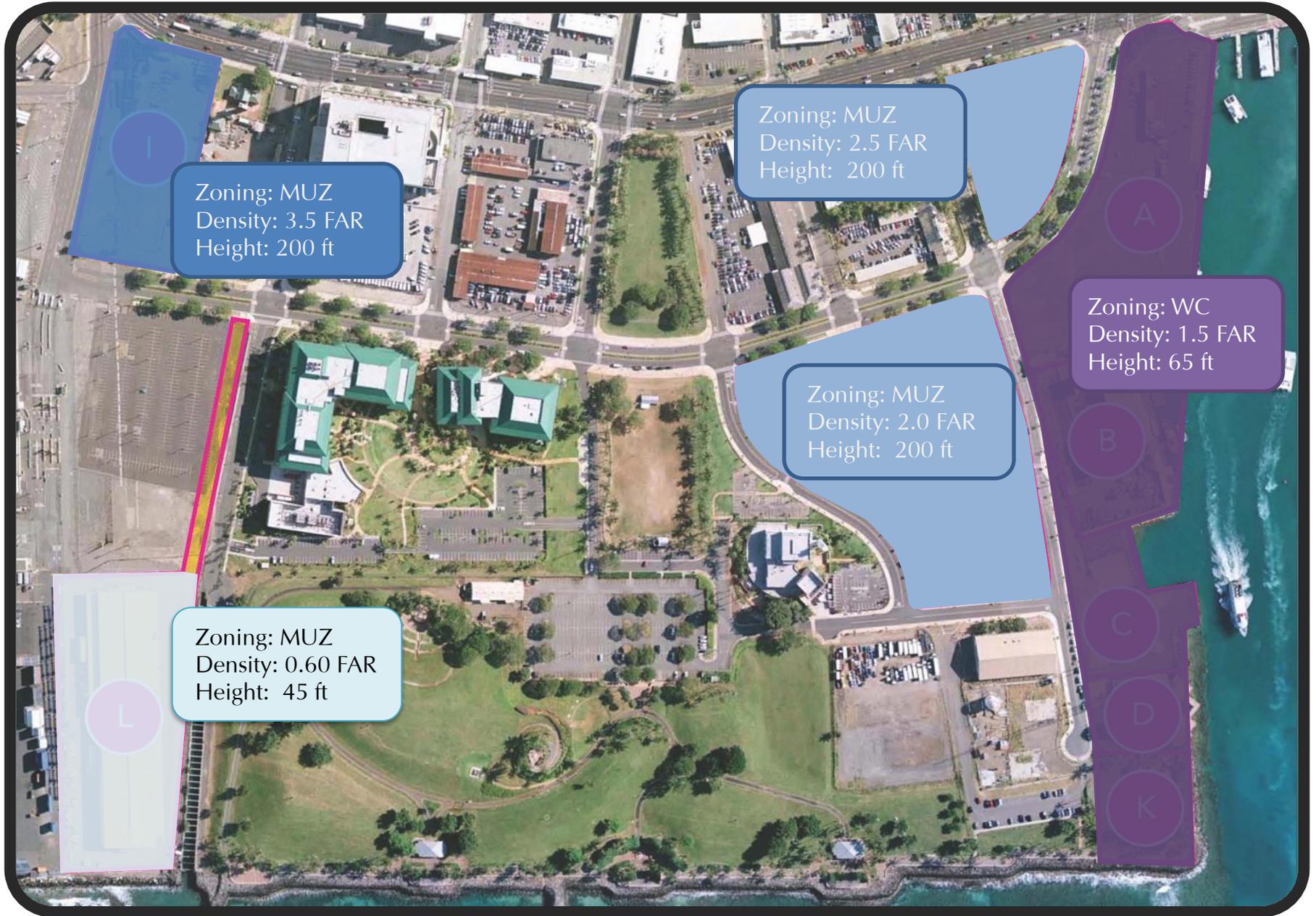
Pre-Proposal Conference
05 August 2014



OHA Settlement

- On July 1, 2012, the State conveyed 30 acres of land in Kaka'ako Makai to OHA to settle past due claims for OHA's share of revenue generated from public trust lands for the period of November 7, 1978 to June 30, 2012.
- OHA accepted the aforementioned land, consisting of nine parcels, that were equivalent to \$200 MM in value.
- Lands from Kaka'ako Makai are meant to generate revenue that will support OHA programs.
- While OHA took the lands subject to current encumbrances, it was understood that OHA would return later for necessary entitlements.





Zoning: MUZ
Density: 3.5 FAR
Height: 200 ft

Zoning: MUZ
Density: 2.5 FAR
Height: 200 ft

Zoning: MUZ
Density: 2.0 FAR
Height: 200 ft

Zoning: WC
Density: 1.5 FAR
Height: 65 ft

Zoning: MUZ
Density: 0.60 FAR
Height: 45 ft

L

A

B

C

D

K



Site A

- Approximately 4.915 acres
- Current uses: parking and baseyard



Site B

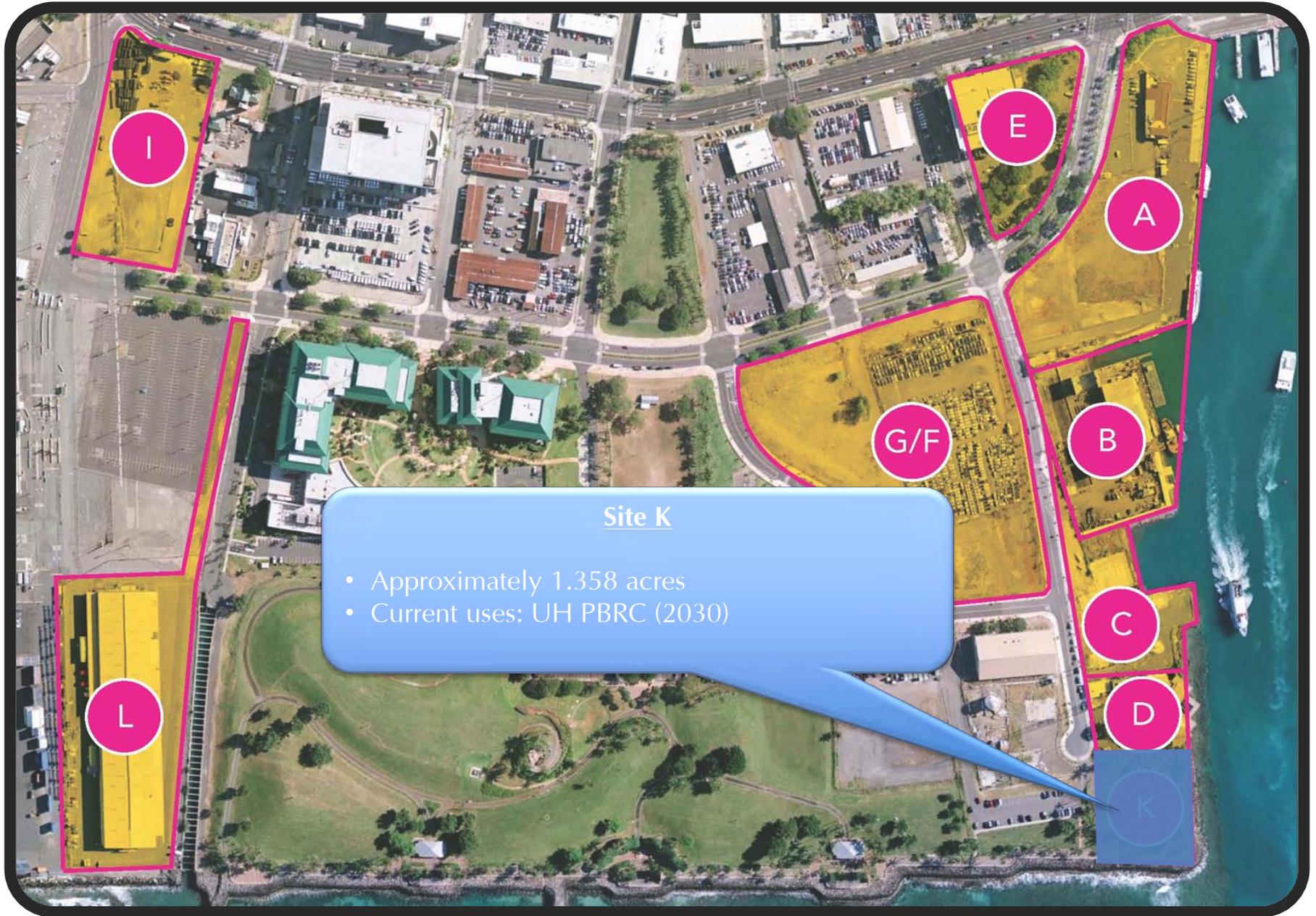
- Approximately 2.378 acres
- Current uses: HNL Marine Shipyard



Site C

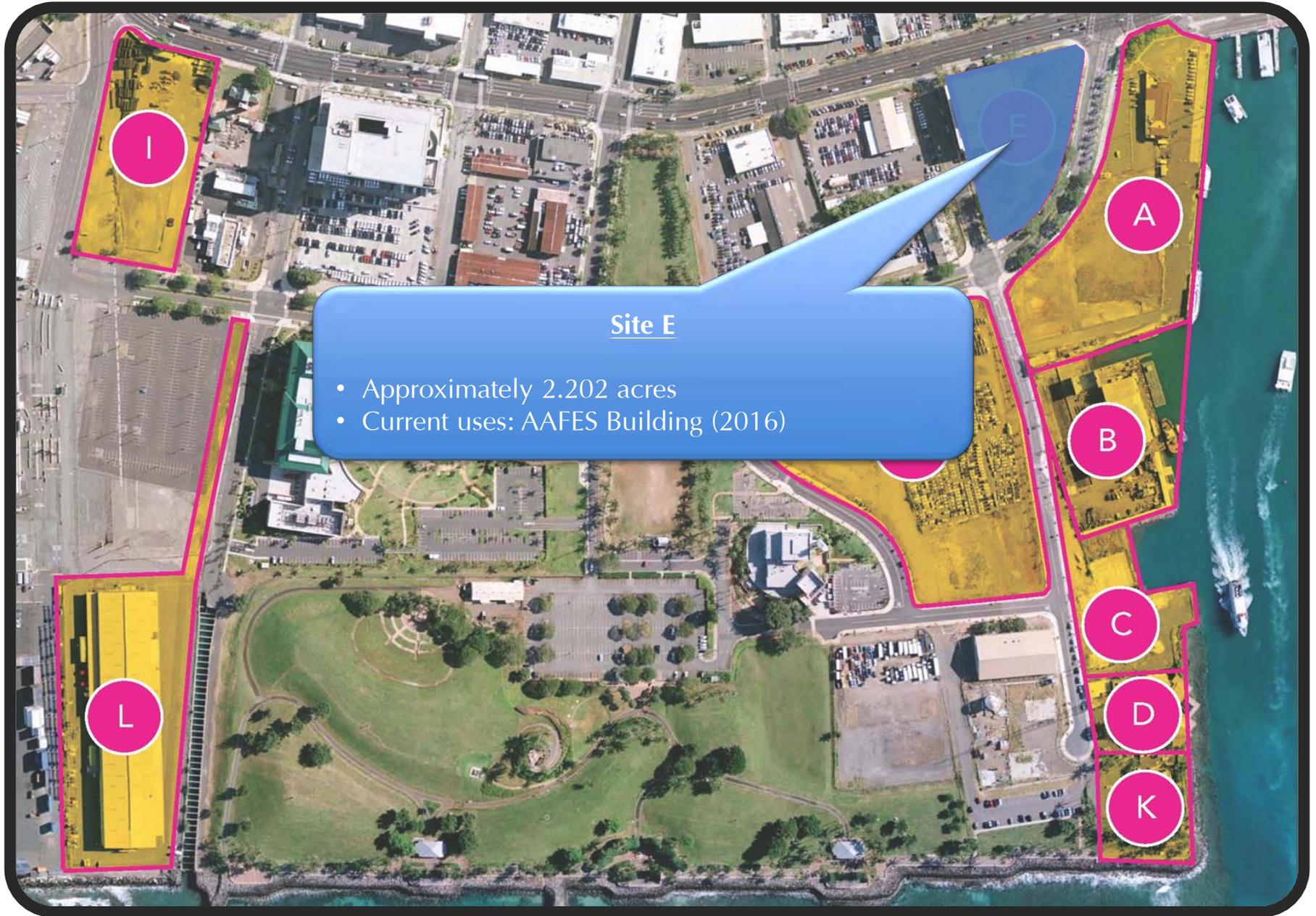
- Approximately 1.69 acres
- Current uses: 15,000 SF for Kewalo Keiki Fishing Conservancy (2074)





Site K

- Approximately 1.358 acres
- Current uses: UH PBRC (2030)



Site E

- Approximately 2.202 acres
- Current uses: AAFES Building (2016)



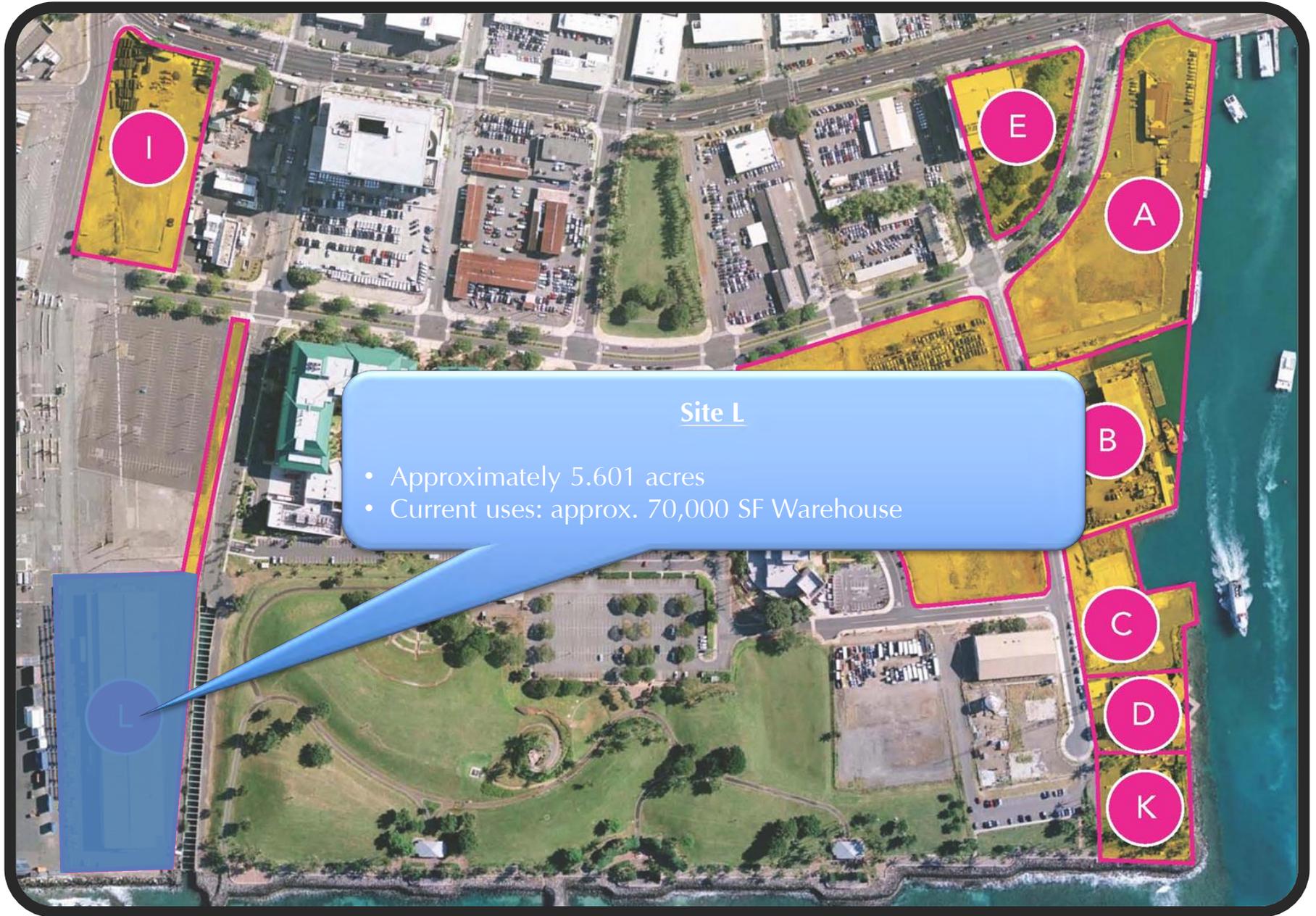
Site F/G

- Approximately 7.531 acres
- Current uses: Parking



Site I

- Approximately 2.977 acres
- Current uses: C&C Honolulu base yard (2015)



Site L

- Approximately 5.601 acres
- Current uses: approx. 70,000 SF Warehouse

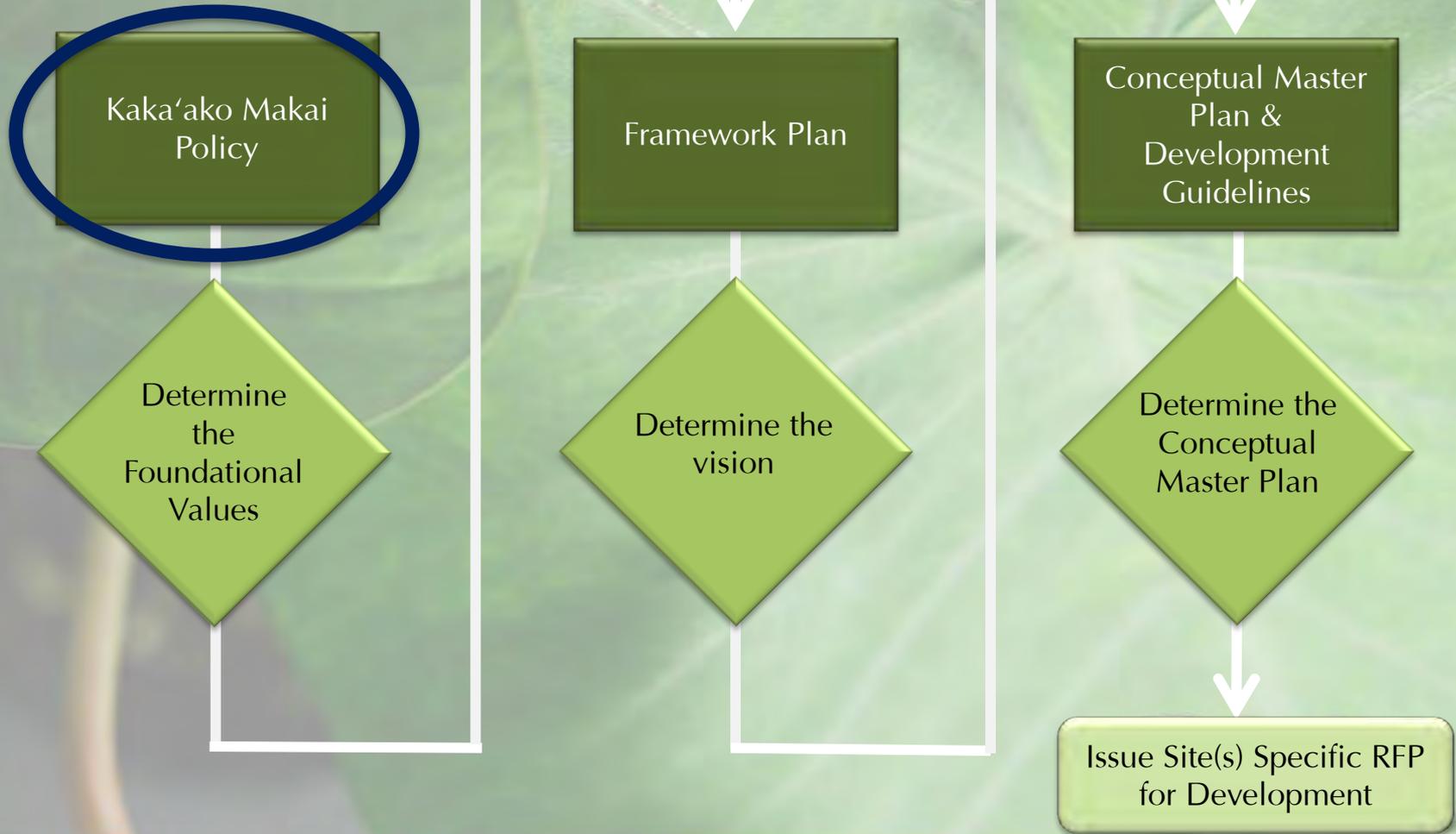
KAKA'AKO MAKAI DEVELOPMENT PROCESS

Conceptual Master Plan

Sept. 2012 to March 2013

April 2013 to February 2014

24 Months



Kaka'ako Makai Policy

1. Create synergy between OHA's Kaka'ako Makai parcels and OHA's vision and strategic priorities.
2. Ensure that cultural and stewardship values drive/provide the base for design and use decisions.
3. Balance near-term revenue stream with long-term financial and strategic goals and decisions.
 - Create a Hawaiian Sense of Place
 - Balance Pono and Commerce
4. Develop a timely, accountable process.
5. Exercise appropriate leadership and management.



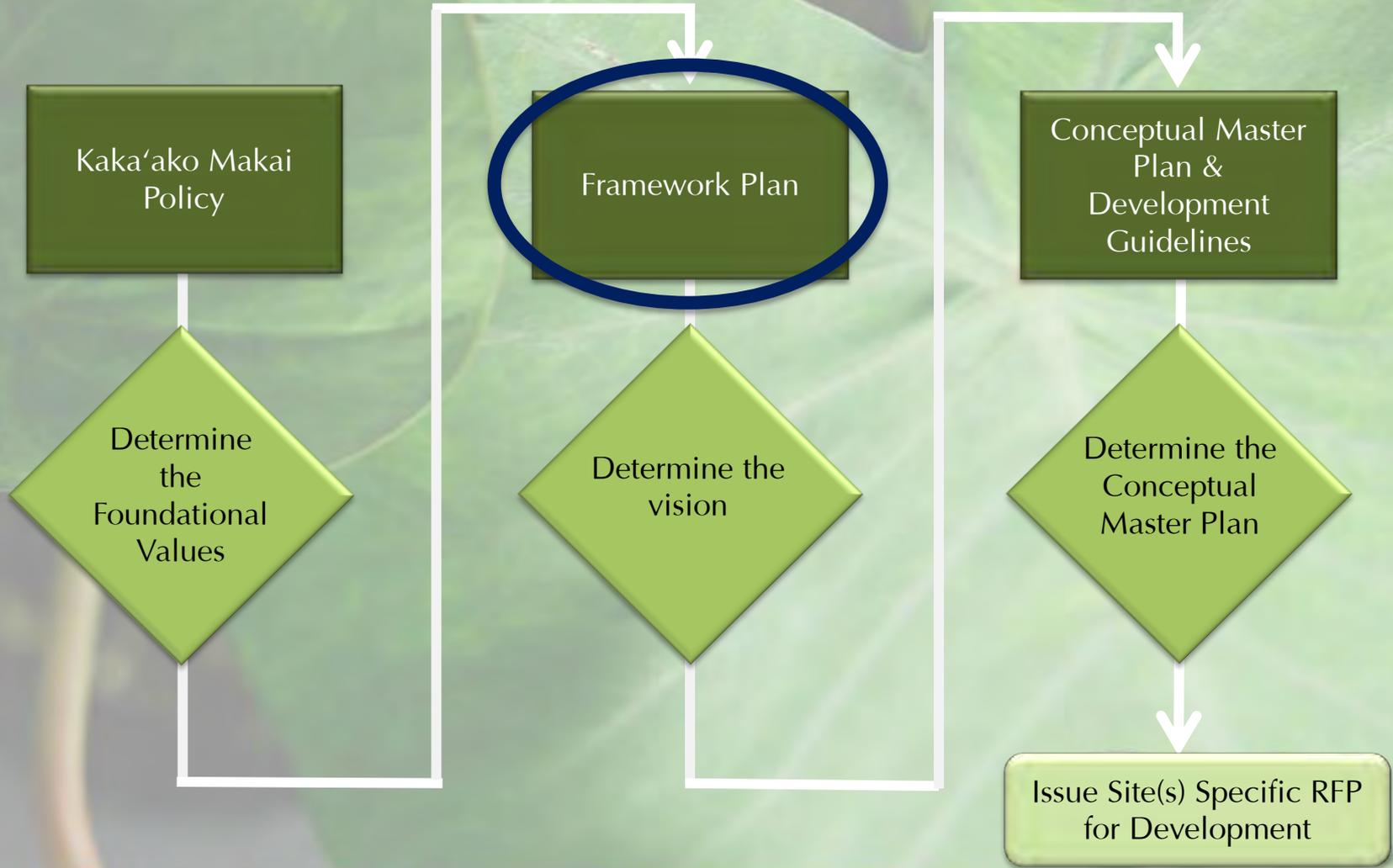
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Framework Plan

Create a *kīpuka* where Hawaiian national identity can flourish.



Support a *hālau ola* that invests in native intellectual capital & innovation.



2006 NATIVE HAWAIIAN MEN'S
HEALTH CONFERENCE

Ina pa'a 'ole nā pohaku kihi, hā'ule ka hale

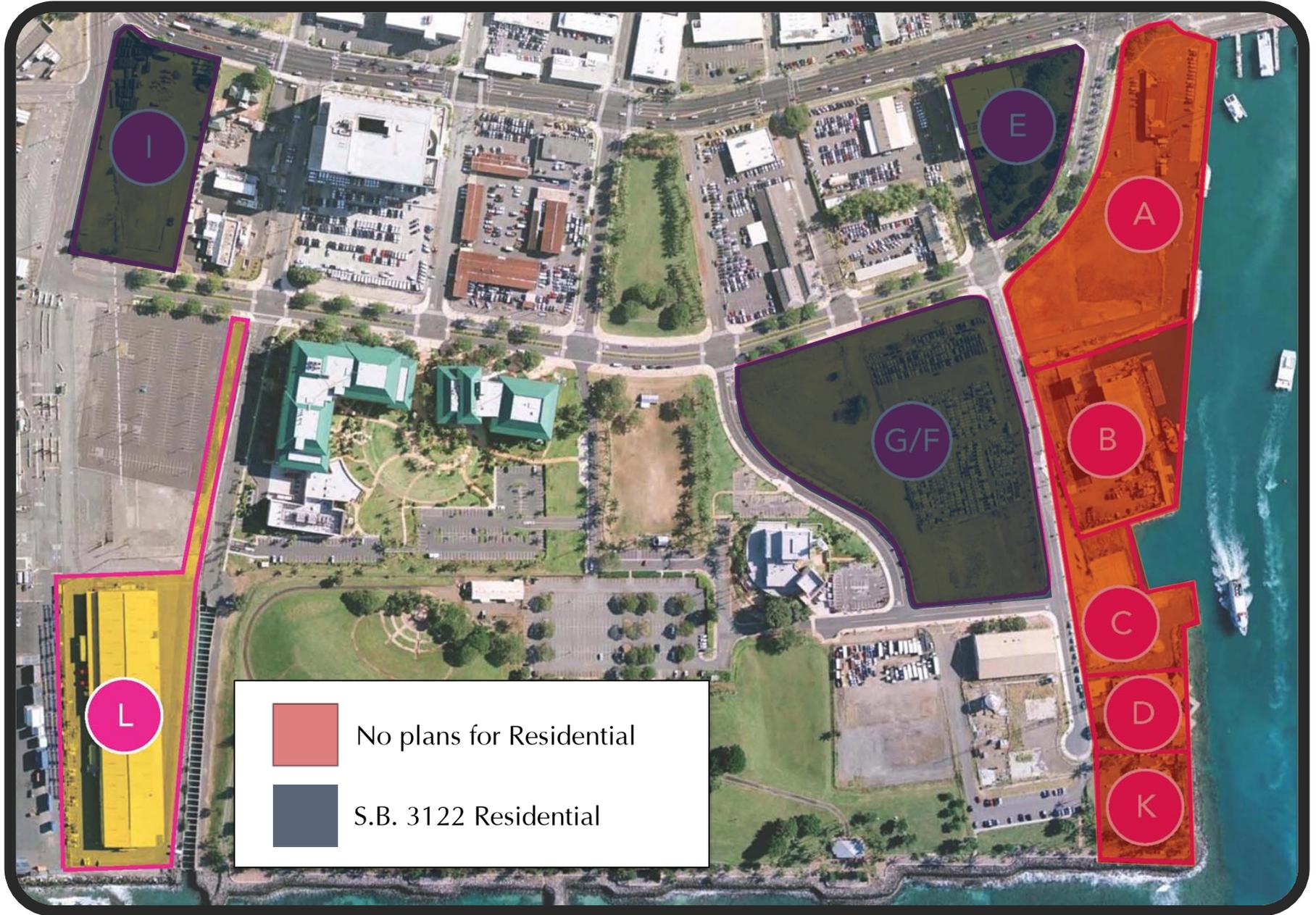
If the corner stone is not properly set, the house shall collapse.

Integrate a planned community that embraces *live, work, and play* ideal.



Generate annual income consistent with \$200M value





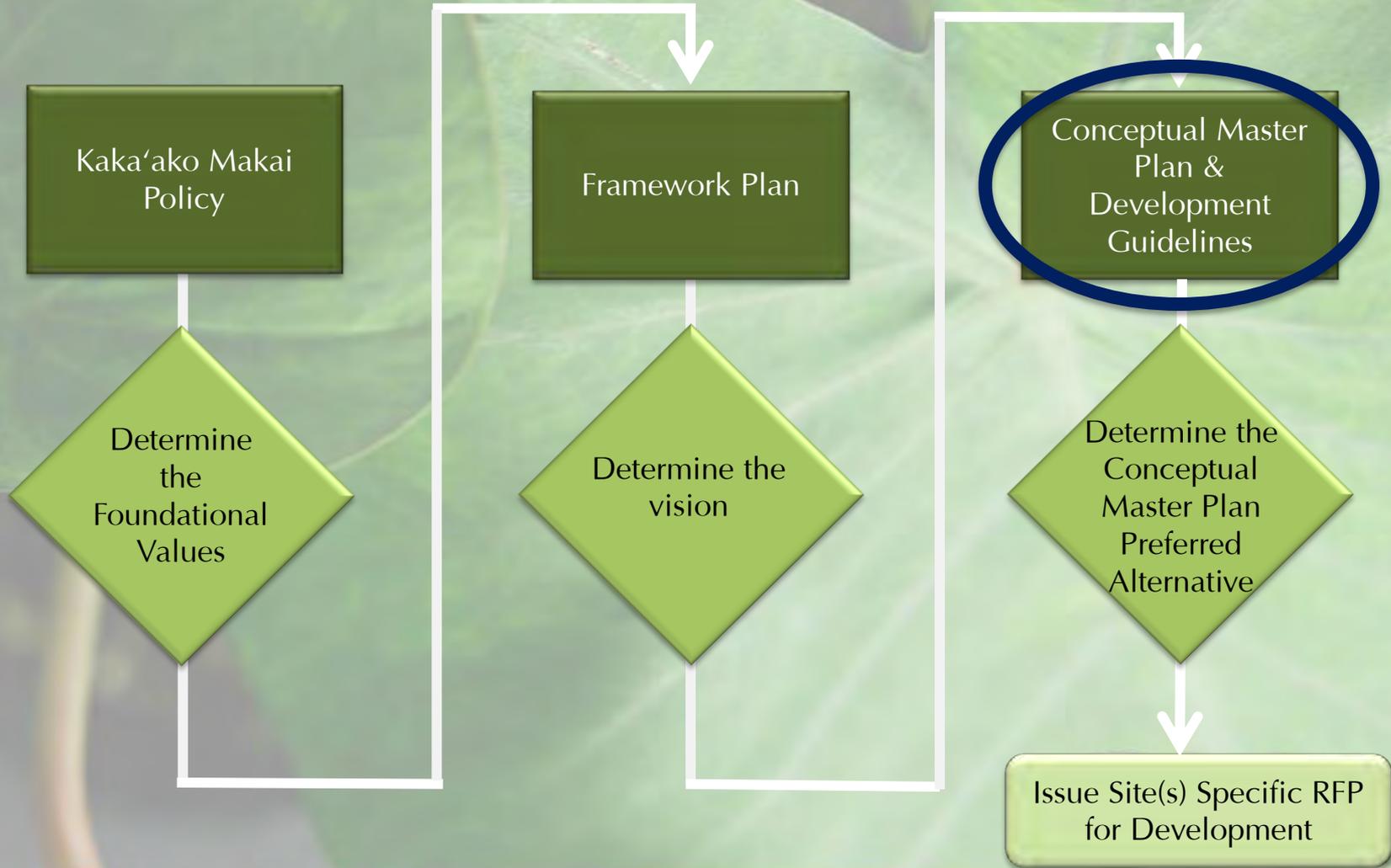
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Conceptual Master Plan

BACKGROUND ANALYSIS

REFINEMENT OF LAND USE THEMES FROM FRAMEWORK PLAN

MARKET ANALYSIS

COMMUNITY ENGAGEMENT PLAN

CONCEPTUAL LAND USE SCENARIOS (3 ALTERNATIVES)

FINANCIAL ASSESSMENT OF CANDIDATE LAND USES

PUBLIC-PRIVATE FINANCING TOOLS

PHASING STRATEGY & DEVELOPMENT SCHEDULE

DEVELOPMENT ROADMAP (PERMITS & APPROVALS)

DEVELOPMENT DESIGN GUIDELINES



Conceptual Master Plan Implementation

PRESENT CMP TO BENEFICIARIES & COMMUNITY

PRESENT CMP TO OHA TRUSTEES AND FACILITATE DECISION ON COURSE OF ACTION

PROGRAMMATIC EIS

HCDA MASTER PLAN/SMA APPROVAL (ANY OTHERS?)



RFP Selection Process

MINIMUM REQUIREMENTS CHECK (PASS/NO PASS)

EVALUATION OF PROPOSALS (RFP CRITERIA)

RANK PROPOSALS & PRIORITY LIST

PRIORITY LIST CONFERENCES

BEST AND FINAL OFFER (BAFO) SUBMISSION

EVALUATION OF BEST AND FINAL OFFERS (RFP CRITERIA)

RANK BAFOS & AWARD



RFP SCHEDULE

Release of Request for Proposals	July 28, 2014
Due Date to RSVP for Pre-Proposal Conference	August 1, 2014 – 3:00 PM HST
Pre-Proposal Conference	August 5, 2014 - 10:00 a.m. HST
Due Date to Submit Questions	August 8, 2014 – 4:30 p.m. HST
OHA's Response to Questions	August 15, 2014
Proposals Due Date/Time	September 12, 2014 – 3:00 p.m. HST
Proposal Evaluations	September 26, 2014
Conferences with Priority Listed Offerors	To Be Determined
Due Date to submit Best and Final Offer, if necessary	To Be Determined
Notice of Award	September 30, 2014
Contract Start Date	October 15, 2014

**During the RFP Process, all questions
should be directed to the RFP Coordinator**

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