

**STATE OF HAWAI‘I
OFFICE OF HAWAIIAN AFFAIRS
560 N. Nimitz Hwy, Suite 200
HONOLULU, HI 96817**

**Committee on Resource Management
Minutes**

February 19, 2020 10:00 am

ATTENDANCE

Trustee Dan Ahuna, Chairperson
Trustee Leina‘ala Ahu Isa
Trustee Kalei Akaka
Trustee Keli‘i Akina
Trustee Carmen Hulu Lindsey
Trustee Brendon Kalei‘aina Lee
Trustee Colette Machado
Trustee John Waihe‘e, IV

Guest and Community:

None.

STAFF PRESENT:

Sylvia Hussey
Raina Gushiken
Jonathan Ching (phone)
Lee Miller
Lisa Victor
Lisa Watkins-Victorino
Miles Nishijima
Sterling Wong
Alyssa Kau
Paul Harleman
Maria Calderon
Brandon Mitsuda
Kauikeaolani Wailehua
Priscilla Nakama
Nathan Takeuchi
Everett Ohta

I. CALL TO ORDER

Gavel sounds.

Chair Ahuna – Aloha. Today is the meeting for the Committee on Resource Management for Wednesday, February 19th at 10:00am.

Roll call taken.

	Present	Excused	Comments
TRUSTEE LEI AHU ISA	x		
TRUSTEE KALEI AKAKA	x		
TRUSTEE KELI 'I AKINA			Late arrival
TRUSTEE BRENDON KALEI 'AINA LEE	x		
TRUSTEE HULU LINDSEY	x		
TRUSTEE ROBERT LINDSEY		x	
TRUSTEE COLETTE MACHADO	x		
TRUSTEE JOHN WAIHE'E			
CHAIRPERSON DAN AHUNA	x		
TOTAL	7		
At the Call to Order, there are (7) Trustees present.			

Chair Ahuna – Mahalo. Asks for public testimony. None.

II. PUBLIC TESTIMONY

NA

Chair Ahuna – refers to next item on agenda.

III. NEW BUSINESS

A. Approval of Minutes

1. **July 31, 2019**
2. **November 6, 2019**
3. **November 27, 2019**
4. **December 4, 2019**
5. **January 10, 2020**

Chair Ahuna - On the approval of minutes, we will defer July 31st, November 6th and December 4th. Looking to approve November 27th and January 10th, 2020

Trustee Hulu Lindsey – motion to approve.

Trustee Machado – seconds.

Chair Ahuna – roll call vote.

Trustee Hulu Lindsey, MOVED, SECOND by Trustee Machado. Motion to approve 11/27/2019 and 1/10/20 minutes.

	1	2	'AE (YES)	'A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
TRUSTEE LEI AHU ISA			X			
TRUSTEE KALEI AKAKA			X			
TRUSTEE KELI'I AKINA			X			
TRUSTEE BRENDON LEE			X			
TRUSTEE HULU LINDSEY	1		X			
TRUSTEE ROBERT LINDSEY						Excused
TRUSTEE COLETTE MACHADO		2	X			
TRUSTEE JOHN WAIHE'E						
CHAIRPERSON DAN AHUNA			X			
TOTAL VOTE COUNT			8			
MOTION: [] UNANIMOUS [x] PASSED [] DEFERRED [] FAILED Motion passes with eight (8) YES votes.						

Chair Ahuna – Moves to next item on agenda III. B. Calls on KP Sylvia Hussey to discuss.

KP Sylvia Hussey – reviews and discusses items per workshop 5.

III. NEW BUSINESS

B. Workshop 5: Kaka'ako Makai – Chronological Review

Chair Ahuna – Thanks KP and staff for discussion on items.

IV. ANNOUNCEMENTS

- A. Video of The Committee on Resource Management Limited Meeting of 2/05/2020 will be posted on the OHA website no later than February 19, 2020.

Chair Ahuna – asking for further discussion on item. Nothing further.

V. ADJOURNMENT

Chair Ahuna calls for motion to adjourn. Motioned by Trustee Hulu Lindsey.

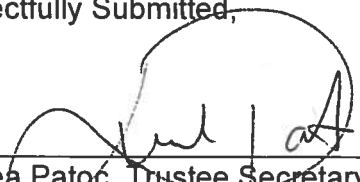
Trustee Machado– second.

Chair Ahuna - calls for roll call vote.

Trustee Hulu Lindsey, MOVED, SECOND by Trustee Lee. Motion to adjourn.						
	1	2	'AE (YES)	'A'OLE (NO)	KANALUA (ABSTAIN)	EXCUSED
TRUSTEE LEI AHU ISA			X			
TRUSTEE KALEI AKAKA			X			
TRUSTEE KELI'I AKINA			X			
TRUSTEE BRENDON LEE		2	X			
TRUSTEE HULU LINDSEY	1		X			
TRUSTEE ROBERT LINDSEY						Excused
TRUSTEE COLETTE MACHADO			X			
TRUSTEE JOHN WAIHE'E			X			
CHAIRPERSON DAN AHUNA			X			
TOTAL VOTE COUNT			8			
MOTION: [] UNANIMOUS [x] PASSED [] DEFERRED [] FAILED						
Motion passes with seven (8) YES votes.						

Chair Ahuna adjourned meeting at 11:05 am.

Respectfully Submitted,


 Anuhea Patoc, Trustee Secretary
 Committee on Resource Management


 Dan Ahuna, Chairperson
 Committee on Resource Management

Approved: RM Committee meeting 10/21/20

Attachment(s):

- Trustee Robert Lindsey Letter – Excused from meeting
- Workshop 5: Kaka‘ako Makai – Chronological Review



OFFICE OF HAWAIIAN AFFAIRS MEMORANDUM

Mea ho'omana'o a ke Ke'ena Kuleana Hawai'i

To: Trustee Dan Ahuna
Chairperson, RM Committee

From: Trustee Robert K. Lindsey, Jr.
Vice-Chairperson, RM Committee

Date: 2.18.2020

Re: Excused Absence

Aloha!

Please be advised that I will not be able to attend the RM Committee meeting on Wednesday, February 19, 2020 at 10:00 am. Please extend my apologies to the members of the Board of Trustees.

Mahalo!


Robert K. Lindsey, Jr.



OFFICE OF HAWAIIAN AFFAIRS
Interoffice Memorandum

Date: February 12, 2020

To: Dan Ahuna, Luna Ho'omalulu o ke Kōmike RM, Chair of the RM Committee
Robert K. Lindsey, Jr., Hope Luna Ho'omalulu o ke Kōmike RM, Vice Chair of the RM Committee
Colette Y. Machado, Ke Kauhuhu o ke Kaupoku, Chairperson of the Board of Trustees
Brendon Kalei'āina Lee, Ke Kua Aupuni, Trustee-at-Large
Carmen Hulu Lindsey, Ke Kua 'o Maui, Trustee of Maui
John Waihe'e IV, Ke Kua Aupuni, Trustee-at-Large
Kaleihikina Akaka, Ke Kua 'o O'ahu, Trustee of O'ahu
Keli'i Akina, Ke Kua Aupuni, Trustee-at-Large
Leina'ala Ahu Isa, Ke Kua Aupuni, Trustee-at-Large

From: Sylvia M. Hussey, Ed.D., Ka Pouhana, Chief Executive Officer 

CC: BOT Staff
Lisa Watkins-Victorino, Ka Pou Nui Kūikawā, Interim Chief Operating Officer
Gloria Li, Ka Poukihi Kanaloa Wai Kūikawā, Interim Chief Financial Officer
Raina P.B. Gushiken, Ka Paepae Puka, Senior Legal Counsel
Miles T. Nishijima, Ka Poukihi Kanaloa 'Āina, Land Assets Division Director
Jonathan Ching, Pou Kāko'o 'Āina Ho'oilina, Legacy Land Manager, a me Pou Kāko'o Kuleana Ho'owaiwai Kūikawā, Interim Commercial Property Manager
Lee Miller, 'Aho Pueo Kuleana Ho'owaiwai, Commercial Property Specialist

Subject: KAKA'AKO MAKAI WORKSHOP #5 - CHRONOLOGICAL REVIEW

In preparation for the Resource Management Committee meeting next week Wednesday, February 19, 2020, Administration has set up several items for your advance review:

1. **Lending Library (Hard Copies).** Attachment A details Kaka'ako Makai Reference Deliverables that are available in a lending library with two (2) sets of the documents. The library includes the deliverables under the Rider Levett Bucknall contract (also known as the Framework Plan); and the deliverables under the WCIT Architecture contract. The lending library is located in the cubicle of Hihina Ahsing, Trustee Ahuna's Aide, and we ask that borrowers sign out for each document that is taken from the library to review.

February 12, 2020

Kaka'ako Makai Workshop #5 – Chronological Review

Page 2

2. **MS Teams Site (Soft Copies).** You and your aides should have received an invite for an MS Teams site titled “Kakako Makai BOT”. A soft, digitized copy of these documents are available for your review. If you cannot find the invitation in your e-mail, please contact Lee Miller at leem@oha.org.
3. **WCIT Architecture Contract Reconciliation.** Attachment B is a listing of the deliverables under the WCIT Architecture contract, which lists the price of each deliverable, the percent completed, and the amount paid to date. Of the total contract price of \$2,925,752.00, only \$1,969,593.95 or 67.32% has been paid; the remainder of the contract lapsed and is no longer available for use. The uncompleted and unpaid deliverables pertain to the Environmental Impact Statement (EIS).

Land Director Miles Nishijima and Commercial Property Specialist Lee Miller are very willing to meet with Trustees individually or two at a time to answer any questions that might arise during your (or your aides') review of the documents any time between today and next Wednesday's RM meeting.

Please feel free to contact them directly to set up a meeting time.

Attachments:

Attachment A – Kaka'ako Makai Reference Deliverables in the Lending Library and MS Teams Site

Attachment B – Cost Breakdown of deliverables in the WCIT Architecture Contract

Kakaako Makai Reference Deliverables
as of February 10, 2020

Doc File No	Digital File	Hard Copy	Author	Title	Date
01	Land Management Development Design by Group 70	2	Rider Levett Bucknall/Group 70 International/Sanford Murata, Inc.	Land Management & Development Design Services; Strategic Action Plan, Cultural Landscape & Ancestral Connectivity Analysis, Charette Vision & Strategic Priority, Market Assessment & Land Value Analysis, Master Baseline Infrastructure Review, Master Baseline Development Strategy	Nov-13
02	15-0331 OKM	2	Kuhikuhi Pu'uone Collaborative (WCIT)	Q1 - Background Analysis; Long-Range Plans and Vision Documents, Regulatory Plans, Policies and Requirements, Recommended Considerations	Mar-15
03	Community Engagement Plan WCIT	2	Kuhikuhi Pu'uone Collaborative (WCIT)	Community Engagement Plan; Identify Role Players in Community Engagement, Prep for Conceptual Master Plan Input, Coordinate Info Received	Mar-15
04	15-0325 OKM	2	Kuhikuhi Pu'uone Collaborative (WCIT)	Q1 Update; Conceptual Master Planning Schedule and Implementation Strategy	25-Mar-15
05	15-0528 OKM	2	Kuhikuhi Pu'uone Collaborative (WCIT)	Q2 Update; Update Project Schedule, Summary for Market Analysis Findings, Update Preliminary Land Use Scenarios and Preliminary Financial Assessment	28-Jun-15
06	15-0709 OKM	2	Kuhikuhi Pu'uone Collaborative (WCIT)	Q2 Deliverables; Market Analysis - General & Limiting Conditions; Kaka'ako Market, Commercial (Retail/Restaurant), Residential Condominium, Hospitality, Office Market, Industrial, Cultural Uses and Attractions; Pae 'Aina Meeting Summary, Draft Land Use Scenarios, Draft Financial Assessment	Jun-15
07	EKF Cultural Theme	2	Edith Kanakaole Foundation	Cultural Theme Content; Themes for Design Guidelines - Kipuka, Hālauāola and Kūlia Ānu'u	25-Jun-15
08	15-1205 OKM	2	Kuhikuhi Pu'uone Collaborative (WCIT)	Q3 Deliverables; Land Use Themes, Final Land Use Scenarios and Pae 'Aina Meeting Summary w/Appendices	Nov-15
09	15-1103 OHA	2	Kuhikuhi Pu'uone Collaborative (WCIT)	CONFIDENTIAL Land Use Scenario Update; Land Use Scenarios, Development Road Maps and Cashflow Projections	4-Nov-15
10	15-1205 OKM	2	Kuhikuhi Pu'uone Collaborative (WCIT)	Q3 Deliverables Part 2; Draft 2 Financial Assessment, Final Memo, Development Roadmap, Phasing Strategy and Development Schedule, Public-Private Financing Tools	Dec-15

WCIT Architecture
Cost Breakdown of Contract Deliverables

<u>Contract Description</u>	<u>Document Name</u>	<u>Contract Amount</u>	<u>Percent Complete</u>	<u>Amount Paid</u>
Quarter 1 Background Analysis Tech Memo 3.E	Q1 - Background Analysis	\$ 104,452.50	100%	\$ 104,452.50
Quarter 1 Community Engagement Plan	Community Engagement Plan	\$ 50,801.25	100%	\$ 50,801.25
Quarter 1 Additional Studies Technical Memo	Q1 Update	\$ 47,737.50	100%	\$ 47,737.50
Quarter 2 Market Analysis Report and Pae 'Āina Community Meetings	Q2 Update	\$ 185,782.00	100%	\$ 185,782.00
Quarter 2 Draft Conceptual Land Use Scenarios	Q2 Deliverables	\$ 326,990.00	100%	\$ 326,990.00
Quarter 3 Land Use Theme Refinement Report	Cultural Theme Content	\$ 152,000.00	100%	\$ 152,000.00
Quarter 3 Draft Financial Assessment; Final Conceptual Land Use Scenarios; Phasing Strategy Report & Schedule	Q3 Deliverables	\$ 264,633.90	100%	\$ 264,633.90
Quarter 3 Public-Private Financial Tools Tech Memo	CONFIDENTIAL Land Use Scenario Update	\$ 19,000.00	100%	\$ 19,000.00
Quarter 3 Development Roadmap; Agency and Community Group Consultation Memo; Final Financial Assessment; Present Conceptual Master Plan to BOT	Q3 Deliverables Part 2	\$ 163,419.00	100%	\$ 163,419.00
Quarter 4 Development Design Guidelines	Not completed	\$ 164,730.00	95%	\$ 156,493.50
Quarter 4 Present Conceptual Master Plan to Pae 'Āina	Completed; no report	\$ 181,687.50	100%	\$ 181,687.50
Quarter 4 EIS Scoping Meetings	Not completed	\$ 68,965.74	15%	\$ 10,344.86
Quarter 5 Draft EIS	Not completed	\$ 620,691.70	19%	\$ 117,931.42
Quarter 5 Assist with Public Meetings	Not started	\$ 20,320.50	0%	\$ -
Quarter 6 Public Meeting for EIS	Not started	\$ 34,482.87	0%	\$ -
Contract Addition - Land Use Scenario (no residential); New Appraisal; Public Involvement Plan	Not completed	\$ 520,057.54	36%	\$ 188,320.52
		Total	67%	\$1,969,593.95

Kaka'ako








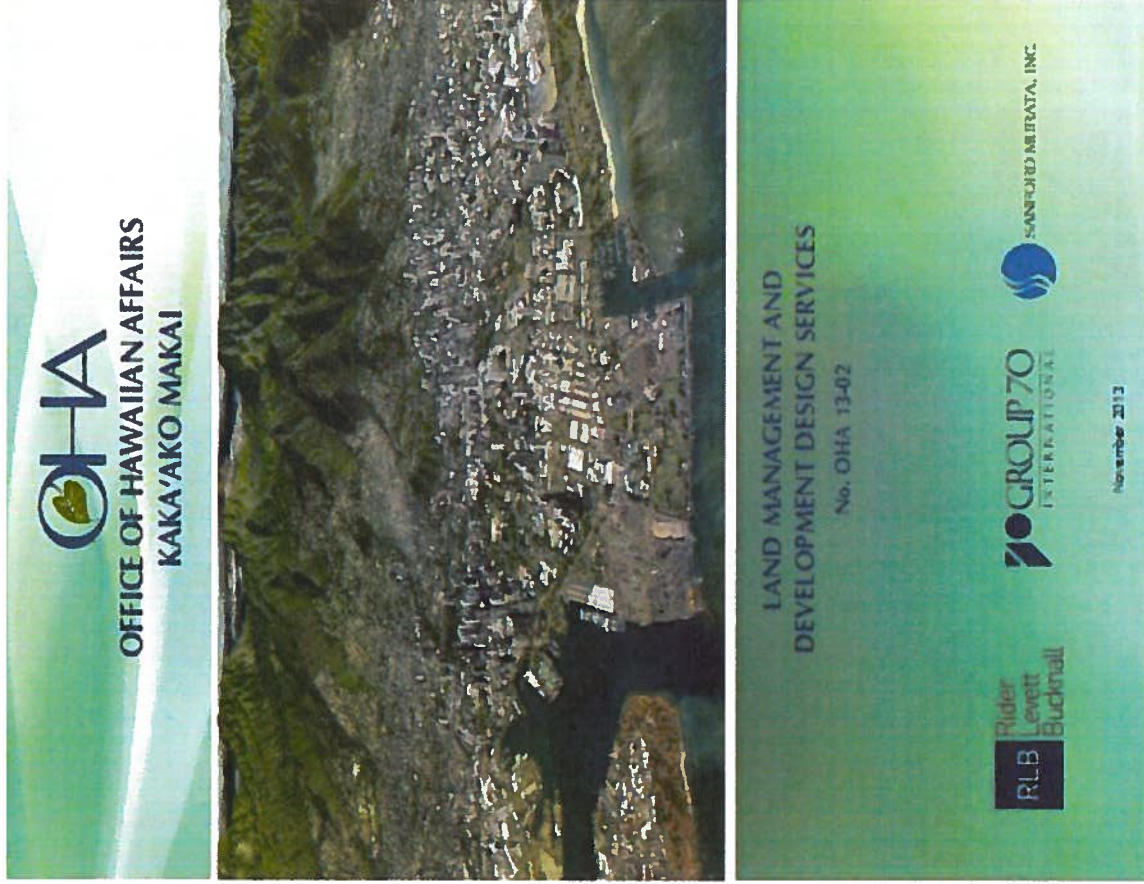
Makai

Kaka'ako Makai Workshop Timeline

Date	Workshop #	Topic
November 20, 2019	Workshop #1	Kaka'ako Makai Overview
November 27, 2019	Workshop #2	Programmatic Uses
December 4, 2019	Workshop #3	Phasing and Business Models (Spire)
January 20, 2020	Workshop #4	Presentations by HCDA, Kamehameha Schools and Howard Hughes
February 5, 2020	Site Visit	
February 19, 2020	Workshop #5	Chronological Document Review
March 4, 2020	Workshop #6	Commercial Property Development Processes in Private and Public Contexts
April 8, 2020	Workshop #7	Developer Selection Process Components
April 22, 2020	Workshop #8	Presentation of Conceptual Master Plan Components
May 2020	Action Item	Approval of conceptual master plan, including programmatic uses, design guidelines, phasing, and RFP process

Kaka'ako Makai Development Timeline Overview

2012	2013	2014	2015	2016	2017	2018	2019
<p>Land Transfer</p> <p>KM Policy Adopted</p> <ul style="list-style-type: none"> Balance Rev. Generation w/OHA's Strat. Goals Create a Haw. Place Embrace Community 	<p>April – Oct.</p> <p>OHA's Strategic Action Plan</p>    <ul style="list-style-type: none"> Cultural Context for Development Baseline Development Strategy Basis for Conceptual Master Plan 	<p>Land Division Created</p> <p>Conceptual Master Plan Begins In December</p>  <p>KUHIKUIHI PU'UONE COLLABORATIVE</p> <p>Legislature Denies OHA's Residential Use Request</p>	<p>BACKGROUND ANALYSIS MARCH 2015</p> <p>COMMUNITY ENGAGEMENT PLAN MARCH 2015</p> <p>Quarter 1 Update MARCH 25, 2015</p> <p>2015 Quarter 2 Update MAY 28, 2015</p> <p>QUARTER 2 DELIVERABLES JUNE 2015</p> <p>KUHIKUIHI PU'UONE JUNE 2015</p> <p>QUARTER 3 DELIVERABLES OCTOBER 2015</p> <p>LAND USE SCENARIO UPDATE NOVEMBER 04, 2015</p> <p>QUARTER 3 DELIVERABLES PART 1 - DECEMBER 2015</p> <p>OHA Stops Pursuing Entitlements</p>	<p>April</p> <p>Commercial Property Manager Leaves</p> <p>OFFICE OF HAWAIIAN AFFAIRS SUPPLEMENTAL CONTRACT NUMBER 3MPJ01 TO CONTRACT NUMBER 3MP BETWEEN OFFICE OF HAWAIIAN AFFAIRS AND WCT ARCHITECTURE, INC.</p> <p>September</p> <p>New Commercial Property Manager Starts</p>	<p>OHA Decides to Proceed w/Existing Entitlements</p> <p>OHA Denied by HCDA to be EIS Accepting Authority</p> <p>Pae 'Āina (Report Back)</p> <p>Begin Work on Design Guidelines</p>	<p>Master Plan Contract Expires (Incomplete)</p> <ul style="list-style-type: none"> Plans not finalized Design Guidelines not completed EIS and SMA not completed Approx. \$1mil of contract unspent) 	<p>February</p> <p>Commercial Property Manager Leaves</p>  <ul style="list-style-type: none"> 2020 Regroup Set Strategic Course Decision Making



OHA
OFFICE OF HAWAIIAN AFFAIRS
KAKA'AKO MAKAI

LAND MANAGEMENT AND
DEVELOPMENT DESIGN SERVICES

No. OHA 13-02



November 2013

Author: Ryder Levett Bucknall, Group 70, and Sanford Murata INC.

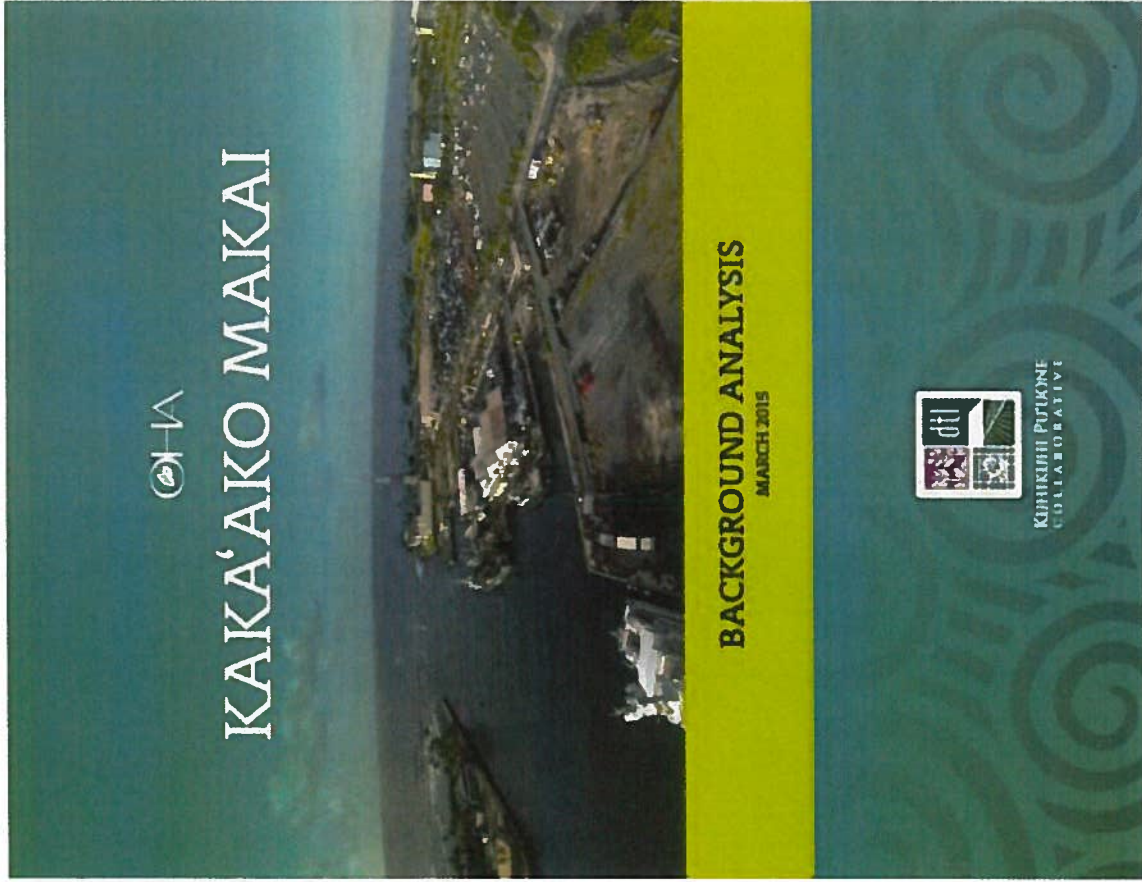
Deliverable dated: November 2013

Cost: \$150,000.00

Description: To prepare a management and development framework for OHA's Kaka'ako Makai lands (Basis for Conceptual Master Plan)

- History/Cultural Landscape/ Ancestral Connectivity
- Create Kipuka
- Create Cultural Marketplace
- Live/Work/Play

❖ **Suggested Next Steps:** ALTA Survey, Utility and Infrastructure Needs, Flood Zone Assessment/Sea Level-Rise Analysis, Topo Survey, Market Analysis & Viability Study, Hight Limits and Max Build-out, Land Value Analysis, etc.

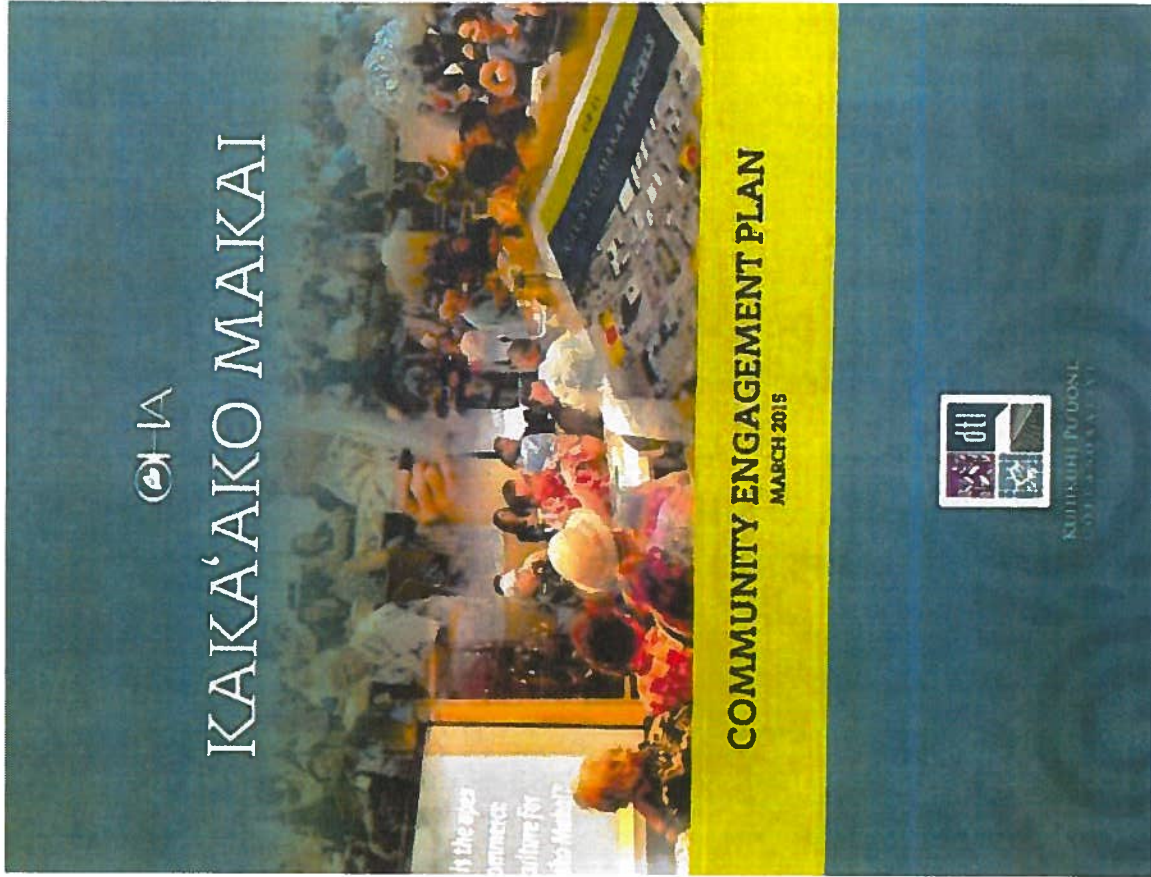


Author: WCIT, DTL, EKF, and PBR

Deliverable dated: March 31, 2015

Cost: \$104,452.50

Description: Overview of relevant information, past studies and previously completed plans for Kaka’ako Makai, including the Kaka’ako Makai Policy and Ryder Levett Bucknall’s Strategic Action Plan (aka the Framework Plan).



Author: WCIT, DTL, EKF, and PBR

Deliverable dated: March 2015

Cost: \$50,801.25

Description: Provides the guiding framework for outreach activities, including the collection of input from OHA trustees, beneficiaries and other stakeholders.



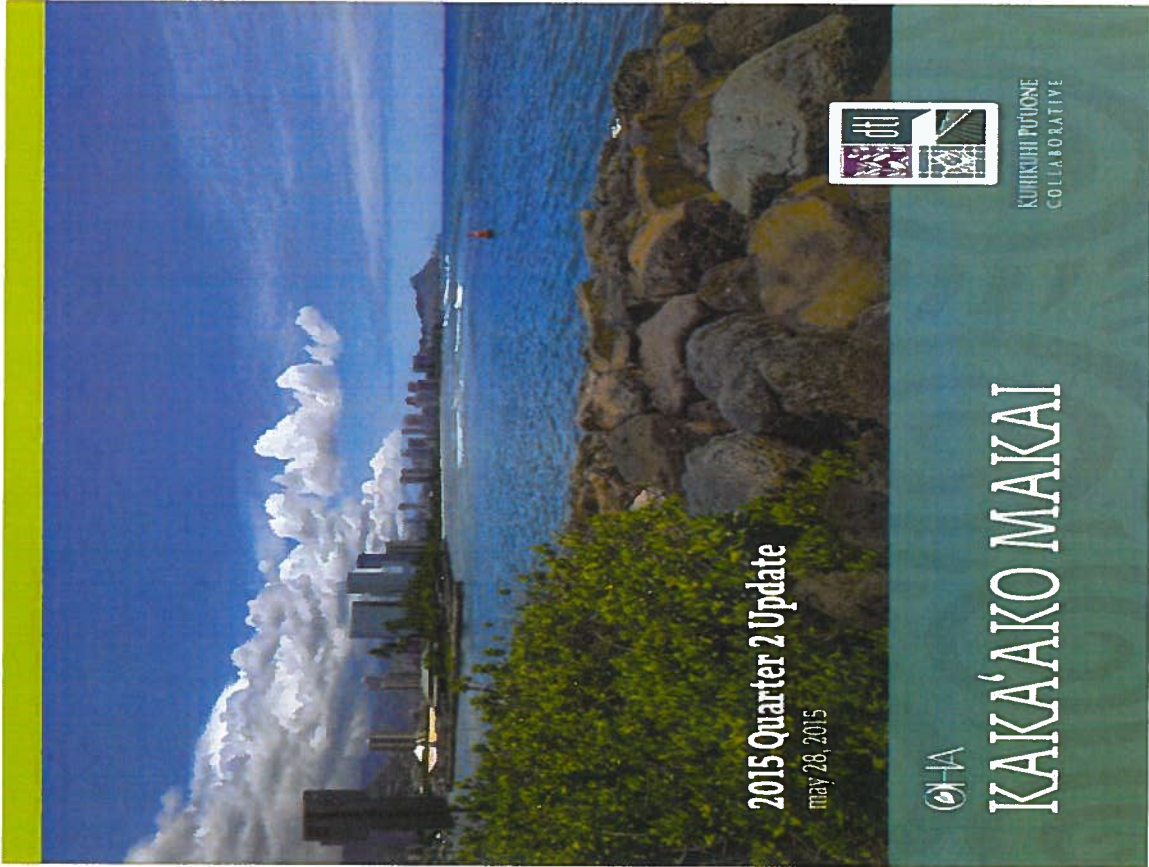
Author: WCIT, DTL, EKF, and PBR

Deliverable dated: March 25, 2015

Cost: \$47,737.50

OKM LAP Presentation Quarter 1 Update

Description: PowerPoint presentation of Quarter 1 progress given to the BOT's Land and Property Committee on March 25, 2015, which included the outcome of the Pae 'Āina meetings held in February and March, together with a summary of their preliminary Market Analysis findings.



Author: WCIT, DTL, EKF, and PBR

Deliverable dated: May 28, 2015

Cost: \$185,782.00

OKM LAP Presentation Quarter 2 Update

Description: PowerPoint presentation of Quarter 2 progress given to the BOT's Land and Property Committee on May 28, 2015, which included a summary of their final Market Analysis findings, preliminary Land Use Scenarios (6), and preliminary Financial Assessment.



KAKA'AKO MAKAI

Description: PowerPoint presentation of Quarter 2 progress given to the BOT's Land and Property Committee on May 28, 2015, which included a summary of their final Market Analysis findings, preliminary Land Use Scenarios (6), and preliminary Financial Assessment.

Author: WCIT, DTL, EKF, and PBR

Deliverable dated: June 2015

Cost: \$326,990.00

QUARTER 2 DELIVERABLES
JUNE 2015



KUHIKIHI PUWONE
COLLABORATIVE

KUHIKUHI PU`UONE

Author: WCIT, DTL, EKF, and PBR

Deliverable dated: June 25, 2015

Cost: \$152,000.00

Description: Report by the Edith Kanaka`ole Foundation presenting the cultural themes for the design guidelines: Kīpuka, Hālauāola, Kūliaānu`u and Wai.



KAKA'AKO MAKAI

QUARTER 3 DELIVERABLES
NOVEMBER 2015



KIRIKIRI PŪKŪŪŪ
COI LABŌRĀTĪVĪ

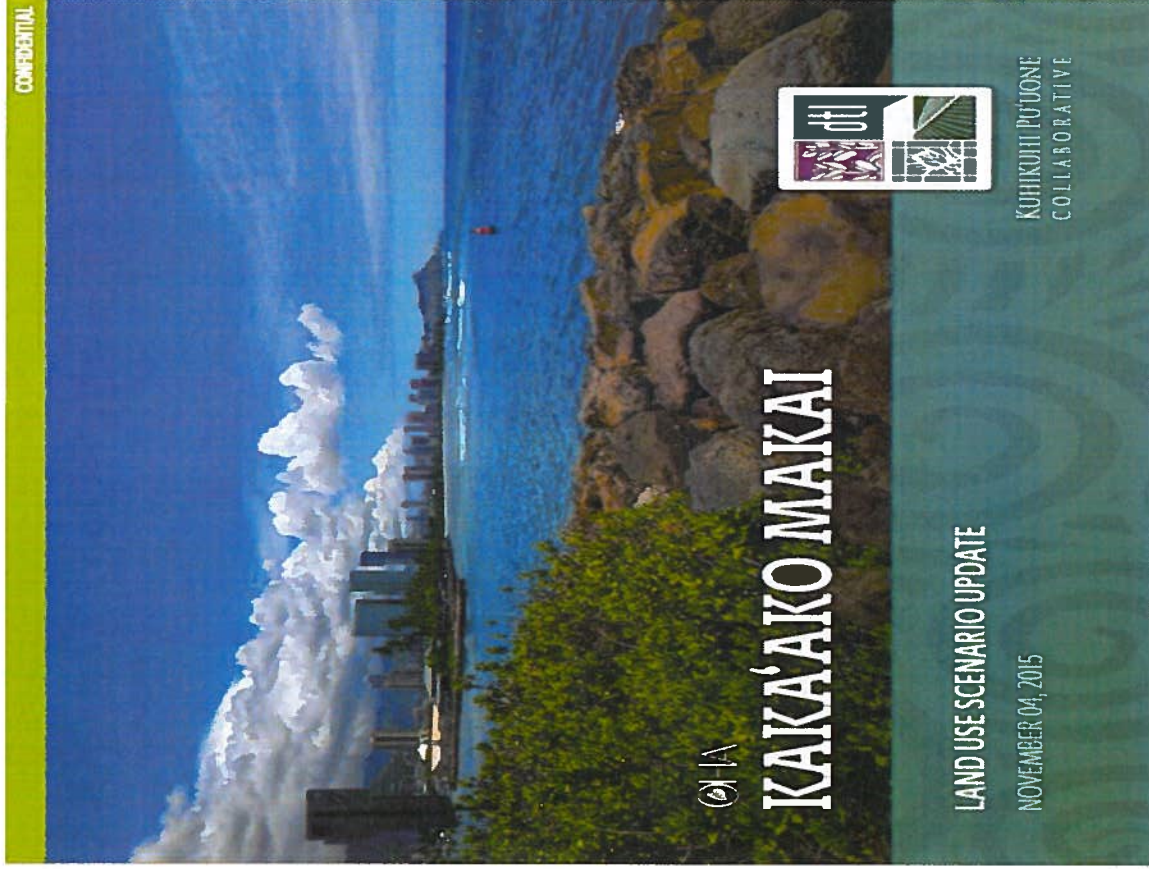
Author: WCIT, DTL, EKF, and PBR

Deliverable dated: November 2015

Cost: \$264,633.90

Quarter 3 Deliverable (Part 1)

Description: Land use cultural themes; final Land Use Scenarios (2); Pae 'Āina meetings summary.



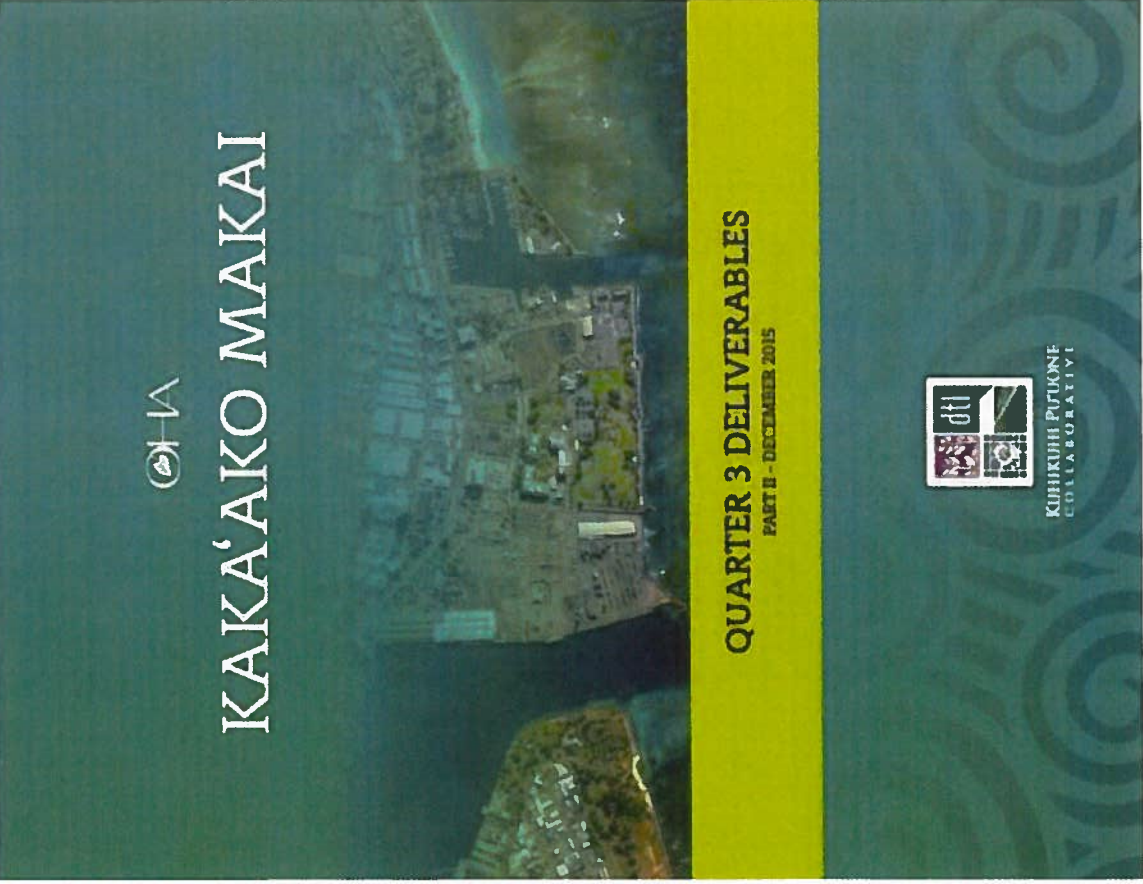
Author: WCIT, DTL, EKF, and PBR

Deliverable dated: November 4, 2015

Cost: \$19,000.00

OHA Land Use Scenario Update Presentation

Description: PowerPoint presentation given to the BOT's Land and Property Committee showing two (2) Land Use Scenarios and the accompanying Financial Assessment



Author: WCIT, DTL, EKF, and PBR

Deliverable dated: December 2015

Cost: \$163,419.00

Quarter 3 Deliverables (Part 2)

Description: Final Financial Assessment; Development Roadmap; Phasing Strategy and Development Schedule; and Public-Private Financing Tools

Author: WCIT, DTL, EKF, and PBR
Outstanding Deliverables

1. Design Guidelines

Cost: Paid \$156,493.50 of \$164,730.00

Reasoning: OHA has not decided on what they want to do, so useful Design Guidelines cannot be established.

2. EIS

Cost: Paid \$128,276.28 of \$744,460.81

Reasoning: No accepting authority identified, and uses not fully defined, needing more input from OHA to be completed.

3. Supplemental Contract No. 1

Cost: Paid \$188,320.52 of \$520,057.54

Reasoning: No work on SMA permit.

Remaining Balance: \$956,158.05

OFFICE OF HAWAIIAN AFFAIRS

CONTRACT NUMBER ~~3007~~

CONTRACT BETWEEN

OFFICE OF HAWAIIAN AFFAIRS

AND

WCIT ARCHITECTURE, INC.

OFFICE OF HAWAIIAN AFFAIRS

SUPPLEMENTAL CONTRACT NUMBER 3007.01

TO

CONTRACT NUMBER 3007

BETWEEN

OFFICE OF HAWAIIAN AFFAIRS

AND

WCIT ARCHITECTURE, INC.

Author: Ryder Levett Bucknall, Group 70, and Sanford Murata INC.

Contract dated: April 11, 2013

Cost: \$150,000.00

OFFICE OF HAWAIIAN AFFAIRS
CONTRACT NUMBER 284-S

CONTRACT BETWEEN

OFFICE OF HAWAIIAN AFFAIRS
AND
RYDER LEVETT BUCKNALL, LTD.

Description: To prepare a management and development framework for OHA's Kaka'ako Makai lands (Basis for Conceptual Master Plan) History/Cultural Landscape/ Ancestral Connectivity
Create Kīpuka
Create Cultural Marketplace
Live/Work/Play

 **COPY**

OFFICE OF HAWAIIAN AFFAIRS
CONTRACT NUMBER 0007
CONTRACT BETWEEN
OFFICE OF HAWAIIAN AFFAIRS
AND
WCIT ARCHITECTURE, INC.

Author: WCIT

Dated: December 11, 2014

Contract Cost: \$2,925,752.00

Description: To provide conceptual master planning services for Kaka'ako Makai including ancillary service such as conducting financial analysis and market studies, drafting design guidelines, etc.

Author: OHA

Title: Supplemental Agreement

Deliverable dated: July 19, 2016

Cost: \$520,057.54

Supplemental Contract Agreement

Description: Supplemental Contract No.1 to prepare a “No Residential” Land Use Scenario; conduct a new appraisal of OHA’s Kaka’ako Makai properties; and provide a Public Involvement Plan to generate support of the CMP.

OFFICE OF HAWAIIAN AFFAIRS
SUPPLEMENTAL CONTRACT NUMBER 3007.01

TO

CONTRACT NUMBER 3007

BETWEEN

OFFICE OF HAWAIIAN AFFAIRS

AND

WCIT ARCHITECTURE, INC.

WCIT Architecture Cost Breakdown of Contract Deliverables

<u>Contract Description</u>	<u>Document Name</u>	<u>Contract Amount</u>	<u>Percent Complete</u>	<u>Amount Paid</u>
Quarter 1 Background Analysis Tech Memo 3.E	Q1 - Background Analysis	\$ 104,452.50	100%	\$ 104,452.50
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Quarter 3 Draft Financial Assessment; Final Conceptual Land Use Scenarios; Phasing Strategy Report & Schedule	Q3 Deliverables	\$ 264,633.90	100%	\$ 264,633.90
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Quarter 6 Public Meeting for EIS	Not started	\$ 34,482.87	0%	\$ -
Contract Addition - Land Use Scenario (no residential); New Appraisal; Public Involvement Plan	Not completed	\$ 520,057.54	36%	\$ 188,320.52
Total		\$ 2,925,752.00	67%	\$ 1,969,593.95

Unpaid Balance: \$956,158.05

Steps to making WCIT's deliverables into a Conceptual Master Plan

Task	Time	Outside Cost Items	Staff Manhours
Incorporate BOT approval of programmatic uses (14)	Minimal	None	4 hours
Finalize OHA's interpretation of the four cultural themes	One weeks	None	20 hours
Complete design guidelines	Four weeks	None	100 hours
Determine parameters of allowable uses	One week	None	20 hours
Other "must haves," (e.g., large parking structure on F/G, iwi kupuna repatriation vault)	Two days	None	8 hours
			152 hours (4-5 weeks)

General Roadmap for Kaka`ako Makai Development Workshops, Action Item, Budgeting, Contracting, Monitoring Activities

