



STATE OF HAWAII  
OFFICE OF HAWAIIAN AFFAIRS  
560 NORTH NIMITZ HIGHWAY, SUITE 200  
HONOLULU, HAWAII 96817

June 20, 2017

**REQUEST FOR PROPOSALS (RFP) NO. KM 2017-08**

**REAL ESTATE BROKERAGE TO MANAGE AND LEASE  
OHA'S KAKAOKO MAKAI PROPERTIES**

**ADDENDUM 2**

1. Q. Is there utilities going to all lots?  
A. Yes most have utilities. Parcels B, D, and K (self-managed). All have ability to hook up. Not all have sewer.
2. Q. Redevelopment master plan?  
A. Master planning for all parcels, but only Parcel A targeted for redevelopment for now.
3. Q. Pump house?  
A. HCDA property.
4. Q. Is EIS doing Phase I and Phase II?  
A. No. Both Phase I and Phase II environmental studies are independent of the EIS, however the Draft EIS will consider and incorporate the completed environmental reports.
5. Q. Can questions be asked throughout?  
A. Questions can be asked till June 14<sup>th</sup>. You may have more questions at the site visit.

**Lot A – Fisherman's Warf**

6. Q. Utilities?  
A. Water and power available (connected to ice machine). No active sewer connection.
7. Q. How old is sewer line?  
A. Installed when Fisherman's Warf building was erected. Sewer line changes from cast iron to PVC at new slab.

8. Q. Existing tenant lease?  
A. Parcel A-1 VIP Tours (portion), Back lot – Republic Parking.
9. Q. On short term?  
A. Yes, less than 5 years.
10. Q. Redevelopment in determination?  
A. Yes.
11. Q. Is there environmental issues?  
A. They all do. All of Kakaako Makai is considered a Brownfield by the EPA.
12. Q. Is metal light pole border line?  
A. Yes. The metal pole is the outside boundary then towards the fence. Entire asphalt area up to metal light pole.
13. Q. Driveway on the back lot?  
A. OHA's access easement from the alleyway. Also acts as access to pier (not OHA property).
14. Q. Parking is Republic Parking not OHA?  
A. Yes. OHA leases space to Republic Parking NW for parking lot management (Piano lot and Parcel A).

#### **Lot E – AAFES Building**

15. Q. Does OHA manage AAFES building?  
A. No. Currently managed by DAGS. Department of Health occupies 60%. Option on proposal includes the parking lot.
16. Q. Ground lease? Space lease?  
A. Written as space lease but DAGS responsible for property maintenance up to \$25,000 for major repairs.
17. Q. Split ACs on building?  
A. There are 5 which are managed by each division.
18. Q. Fire sprinklers?  
A. None.
19. Q. How many square feet?  
A. Each floor plate approximately 25,000SF. Entire building is 108,000 SF. 5<sup>th</sup> floor only has utility rooms, bathrooms, small closets and conference room.

20. Q. Has elevator been modernized?  
A. No, it doesn't seem to be.
21. Q. When was the last time elevator was serviced?  
A. May 2017 according to the service log.
22. Q. Parking ratio?  
A. 136 reserved stalls; 21 metered stalls.
23. Q. Why is it called AAFES?  
A. Army Air Force Exchange Services.
24. Q. Is the restrooms common area?  
A. Yes. The restrooms with showers are used by DDS.
25. Q. Entrance from Ala Moana Boulevard?  
A. The door is always locked. Only entry by key or fab. Kept locked for security reasons. Only one entry from Ward Avenue.

**Piano Lot (F/G)**

26. Q. Piano Lot short term?  
A. Yes under 5 year term.
27. Q. Does the state pay for all the space?  
A. Yes, for now.

**Parcel L – Warehouse**

28. Q. Height?  
A. Maximum height for property is 45'. Unsure about exact height of current improvements.
29. Q. What separates the leasable spaces?  
A. Chain link fence separates most tenant spaces. Only Next Step Shelter has a solid wall. Shelter operates 24 hours and takes up most of the utilities, approximately 34, 500 SF of interior space.
30. Q. Sub meters?  
A. There are electrical sub meters on Mauka side of building. Unclear on which areas sub meters are reading. Water sub meter was installed in common bathroom Re-Use Hawaii and Geobunga space.
31. Q. Who cleans the restrooms?  
A. Re-Use Hawaii cleans common area.

32. Q. Tax exempt?  
A. OHA is tax exempt. Tenant's responsibility to pay taxes if applicable.

**Lot I**

33. Q. Baseyard?  
A. Tenant month to month. Departure scheduled end of July.
34. Q. Parcel I-1 (mauka)?  
A. Paved portion has HECO account but no usage. JTB – 3 year lease.
35. Q. Parcel I-2?  
A. Appears to have utilities but managed by tenant.
36. Q. Power? Water? Storm drain?  
A. OHA has HECO account, but no usage. Unclear about water. Old storm drain.