



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

PU:20-026

November 12, 2019

TO: Interested Parties

FROM: Charmaine Matsuura  
Lead Procurement

SUBJECT: Request for Information No. KKL 2020-11  
Conceptual Design for Kukaniloko Welcome Pavilion, Interpretive Center, and  
Cultural Nodes

The Office of Hawaiian Affairs (OHA) will hold a Request for Information (RFI) in-person meeting seeking comment from the public regarding the design specifications in preparation for a planned Request for Proposal (RFP) for the conceptual design for the Kukaniloko Welcome Pavilion, Interpretive Center, and Cultural Nodes.

Specifically, the OHA would like to obtain information for the public on matters related to the components needed for a complete schematic design package that addresses the OHA's programmatic requirements to inform entitlements, permitting, and code requirements to prepare the project for design and construction. We also would like to know the expertise needed to complete schematic design (planning, preliminary design, preliminary engineering, rough utility and circulation/parking requirements, estimated design and construction costs, recommended phasing for the process from preliminary design and construction with an estimated timeframe range for each phase, etc.). All the above is specific to the OHA's 511-acre property located in Wahiawa, Oahu; is zoned AG-1; and has a conservation easement tied to it. The OHA reserves the right to incorporate or not incorporate into the planned RFP any recommendation made in response to the RFP considering the best interest of the OHA.

Discussions during the RFI Meeting will reference the attached sample draft of the Conceptual Design for the Kukaniloko Welcome Pavilion, Interpretive Center, and Cultural Nodes. Written comments are welcome.

The RFI Meeting will be held at:

Location: OHA Conference Room  
560 North Nimitz Highway, Suite 200  
Date: Tuesday, November 19, 2019  
Time: 9:00 a.m. to 10:30 a.m.

Participation to this RFI is optional and is not required in order to respond to any subsequent procurement solicitation issued by the OHA. Neither the OHA nor the interested parties responding has any obligations under the RFI.

Teleconference arrangement may be available upon request, please contact Ms. Charmaine Matsuura at [charmainem@oha.org](mailto:charmainem@oha.org) or (808) 594-0273 no later than November 15, 2019 to request arrangement or if you have any questions. Thank you.

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**Request for Information (RFI).**

RFI No. KKL 2020-11 Conceptual Design for Kukaniloko  
Welcome Pavilion, Interpretive Center, and Cultural Nodes

**Project Summary: Conceptual Design for Welcome Pavilion, Interpretive Center, and Cultural Nodes**

Description: Complete conceptual drawings for the Kūkaniloko Welcome Pavilion, Interpretive Center, and Cultural Nodes. These drawings shall incorporate OHA's programmatic needs; communicate circulation, utility, hardscape, and landscaping needs; comply with all applicable rules, codes, laws, zoning, etc., and contain all information required to inform an EA/EIS/CIA (disclosure documents).

Note: separate from this, there are two other structures undergoing schematic design. They are a Water Storage and Distribution System, and a Nursery and Greenhouse Facility. Information about these designs will be shared as they are made available to help inform this design project.

Location: Wahiawā, Oahu, Hawaii, TMK's: 7-1-001: 045, 046, 047, 050.

**I. Background**

The Office of Hawaiian Affairs (OHA) is the fee simple owner of 511-acres of agricultural land in Wahiawā, Oahu. The property is located near Lake Wilson, Kamananui Road, and Kamehameha Highway. See: Exhibit A. The OHA's property surrounds a 5-acre parcel containing the Kukaniloko Birth Stones, which is considered one of the most sacred Native Hawaiian sites in Hawaii. It was the birthing place of many prominent chiefs. The 5-acre parcel is owned in fee by the Department of Land and Natural Resources (DLNR), who has delegated management authority to the OHA under a Right of Entry agreement.

During the conceptual master planning process for the OHA's 511 acres Wahiawā lands, a welcome pavilion, interpretive center, and cultural nodes were identified as key projects to be developed on the property.

**A. The Interpretive Center:**

The interpretive center will be the main facility on the property. It will be constructed in what is labeled as the "Piko Zone". The central portion of the 511-acre property where many of the programmatic activities, community and public event will be focused. See: Exhibit A -Project Map, and Exhibit B – Description of Projects Items.

B. The Welcome Pavilion:

The welcome pavilion is labeled as the “Welina Zone” in exhibits A and B and. will be dedicated as the official entry into the property. **See:** Exhibit A -Project Map, and Exhibit B – Description of Projects Items. Here, visitors will be introduced to the place by learning about the rich culture and history of the birthing stones, as well as proper cultural protocol and behavior on site. This area may be a “stop and go” for many visitors and accompanied by appropriate programmatic and ancillary uses; or it may serve as the first stop before engaging and gaining more in depth with the site. The anticipated location for this structure will be at the site entrance off of Kanamanui Road.

C. The Cultural Nodes

The cultural nodes are small areas will be positioned throughout the property along pedestrian pathways and intersections where visitors can connect to Hawaiian culture, knowledge, and practices. These nodes will serve multiple functions for educational purposes to enlighten the next generations of leaders. The feel of each of these simple spaces can be different, they may be themed and landscaped: some with small structures, some with seating and shading, some with cleared areas for multiple uses, etc. All of them should be distinct in the sense that one would know that they have arrived at a node. Exhibit A provides visual representations of the key projects items, and Exhibit provides more detailed description of each project items from the Conceptual Master Plan. **See:** Exhibit A -Project Map, and Exhibit B – Description of Projects Items.

D. Overarching Goal for the Property:

Develop Kukaniloko in a way that delivers meaningful social, ecological, and economic impacts in a manner that is culturally nuanced, regenerative, and aligns with the OHA’s mission and Conceptual Master Plan.

E. OHA’s Mission

To mālama Hawai‘i’s people and environmental resources, and the OHA’s assets, toward ensuring the perpetuation of the culture, the enhancement of lifestyle and the protection of entitlements of native Hawaiians, while enabling the building of a strong and healthy Hawaiian people and lāhui, recognized and internationally.

1. The CONTRACTOR will provide schematic design for the Kūkaniloko welcome pavilion, interpretive center, and cultural nodes to enable the OHA to proceed with an EA/EIS. This shall include:
  - a. Building programming, massing, and siting;
  - b. Estimated building footprint and usable area (s/f);
  - c. Character of buildings and infrastructure;
  - d. Material recommendations;

- e. Estimated utility needs;
  - f. Permitting requirements;
  - g. Compliance with conservation easement, zoning, applicable exemptions, building codes, ada requirements, etc; and
  - h. Alignment with the sustainable communities plan for Wahiawā.
2. The OHA shall provide the following materials to the CONTRACTOR for review to better understand the project.
- a. Kūkaniloko Conceptual Master Plan with highlighted sections – A presentation by OHA's Legacy Land Team will be coordinated;
  - b. Soil Conservation Plan; and
  - c. A Traditional Cultural Property Study of Kūkaniloko.

## **II. Programmatic Objectives**

### **A. Interpretive Center Objectives:**

When completed, the interpretive center will provide the following services:

- 1. Educate visitors about the history and cultural significance of the birthing stones.
- 2. Provide a space for OHA's beneficiaries to gather and practice their culture.
- 3. Provide a space for educational and cultural programming to take place.
- 4. Provide an alternative experience to the physical visitation of the Birthing Stones.

### **B. Welcome Pavilion Objectives**

When completed, the welcome pavilion will provide the following services:

- 1. Educate visitors about the history and cultural significance of the birthing stones.
- 2. Orient and introduce visitors to the site.
- 3. Provide parking and entrance ticketing services (maybe incorporate ancillary retail as well in compliance with the conservation easement).

### **C. Cultural Nodes**

When completed the culture nodes will provide the following service:

Provide a space for educational and cultural programming.

## **III. Design Criteria**

### **A. Design Criteria - The design shall be developed and consistent with the following:**

1. Culturally focused and environmentally friendly – design must reflect the reverence of the site and consider the history of the property.
2. Provide visitors with interpretive and educational information about the area's natural and cultural resources.
3. Design a safe and easily maintained site with special considerations of the needs of the local climate.
4. The Interpretive Center and Welcome Pavilion facilities must be ADA accessible.
5. Prioritize green design options – e.g. LEED Silver Compliant.
6. Design areas to be multi-functional blending the indoor and outdoor experience when feasible.
7. Include open spaces in overall design.
8. Incorporate nature into the design theme.
9. Develop additional / clarify existing programming requirements with OHA's LLP team.

#### **IV. Vehicle and Pedestrian Circulation and Parking**

A road from the Kamananui Rd access gate will bring all visitors to the welcome pavilion. This road will primarily support visitor access but will also need to meet the needs of commercial trucks for future construction projects.

1. Parking and access road to the welcome pavilion shall be “paved” with a durable pervious substrate if possible.
2. Access road shall be designed for 15 MPH posted speed and parking lot shall have a design speed of 10 MPH.
3. Edges of vehicular circulation development may be finished with concrete curbing or an appropriate alternative.
4. The parking lot and access road shall be lit, unless otherwise determined and agree upon by OHA. Maximum standard height for lighting shall be 20 feet unless otherwise determined and agreed upon by OHA.
5. The CONTRACTOR shall provide the OHA with a parking stall plan. The plan must be reviewed and approved. The parking stall plan will include the following:
  - a. Passenger Car Parking;
  - b. Short-term vistration parking – based on industry standards;
  - c. Bus drop-off/pickup;
  - d. Short-term Commercial Truck Parking;
  - e. Overflow parking; and
  - f. Pedestrian travel ways.

#### **V. Main Structures**

- A. Architectural Character – New structures will be designed to be multi-functional incorporating indoor/outdoor continuity where possible with connection to open spaces. Attached images are examples of architectural designs that provide an understanding of what the Conceptual Master Plan describes. These images provide a visual of the types of various levels of material finishes and aesthetic. Designs shall be durable, long-lasting, and as cost effective as possible.

**B. Building Requirements**

1. Welcome Pavilion

- a. Space/infrastructure for collecting entrance/space rental fees, retail payment, and general information;
- b. Public office;
- c. Storage and office space;
- d. Utility rooms and janitor closet;
- e. Small retail/ diversified use space; and
- f. Exhibit area, including permanent replica of birthing stones and interpretive signs.

2. Interpretive Center (Kauhale)

- a. Public restrooms;
- b. Conference rooms;
- c. Storage;
- d. Administrative space;
- e. Indoor and outdoor classroom;
- f. Amphitheater;
- g. Retail space;
- h. Lobby and front desk;
- i. Exhibit/ interpretive area; and
- j. Enable clear views to each mountain range for interpretive lessons; and educational observations.

3. Cultural Node - examples of uses shall include, but not limited to:

- a. Outdoor classroom spaces;
- b. Garden/Landscaped Spaces; and
- c. Gathering spaces for events.

**VI. Interpretive Displays**

Both indoor and outdoor interpretation shall be designed to be integrated into the site development. Interpretation shall be developed to allow visitors to connect spiritually to the natural and cultural resources of Kukaniloko and understand the significant role the area plays in Hawaiian culture.

- A. The CONTRACTOR shall work collaboratively with the OHA to develop the interpretation of the site.
- B. Simplicity, ease of maintenance, and durability will be emphasized for all interpretation. The interpretation shall include, but may not be limited to the exhibit areas but should instead involve the entire site.
- C. Major interpretive offerings shall include, but may not be limited to the following:
  - 1. Historical Information; and
  - 2. Cultural Information.

## **VII. Appurtenant Elements**

- A. Signs and Gates
  - 1. Signs shall be standardized in collaboration with the OHA.
  - 2. Gates are envisioned to manage vehicular circulation. Should fencing and gating be considered, the discussion would need to be in collaboration with the OHA.
- B. Solid Waste Disposal and Utilities
  - 1. Exterior Waste Disposal/Holding Area - Design a secured area for dumpster type containers accessible by garbage trucks. Container area will be screened and preferably on the prevailing downwind side of the public entrance and public gathering areas.
  - 2. Trash Receptacles – Public trash disposal receptacles for interior and exterior developments.
  - 3. Utilities Requirements– Water, storm water drainage, sewer, electricity, telephone systems, and computer (data) lines.

## **VIII. SCOPE OF WORK PHASE 1: CONCEPT DESIGN**

### **A. TASK 1: Data Review and Task Analysis**

Review all available surveys and reference plans. Conduct a site investigation with the OHA to verify the existing conditions. Photo-document key features, access points/conditions, property edges, existing uses, adjacent off-site uses/conditions,



views, noise generators, established landscapes (native and invasive), and other discoveries.

1. Review OHA's Wahiawā Lands Conceptual Master Plan (Final Draft Jan. 7, 2019, amended version forthcoming);
2. Provide scope and estimates for a topographical survey and other related work (to be conducted in the next design phase);
3. Review existing easements;
4. Study site access points;
5. Read flora/fauna report (list of plants to consider for landscaping);
6. Review soil remediation recommendations, existing site infrastructure, cultural/archaeological data, Conceptual Master Plan, Soil Conservation Plan, TCP and other pertinent studies; and
7. Prepare a site analysis map to record pertinent site features and list relevant opportunities and constraints.

**B. TASK 2: Preparation Site Plan Alternatives**

Prepare preliminary functional/programmatic relationship bubble diagrams followed by scaled site layouts to explore operational development plan alternatives for the property.

1. Hold in-house brainstorming meeting with the OHA to discuss planning, landscape architecture, civil engineering work. Also review and discuss existing conditions, proposed program, and relationships between activities, circulation, and operational requirements that support the Draft Master Plan.
2. Prepare alternative functional diagrams to analyze relationships between programmatic elements.
3. Formulate alternative site plans (2-3) for further exploration. Plans, sections, and 3-D models may be used to illustrate site layouts.

**C. TASK 3: PRELIMINARY CIVIL ENGINEERING DESIGN Considerations**

1. Assess the existing conditions using the previous studies and current observations;
2. Calculate the projected water demand for drinking and irrigation;
3. Calculate the projected wastewater generation per capita or per acre;
4. Calculate the stormwater runoff volume for the design storm per City and County of Honolulu (City) design standards. Include existing culvert runoff (goal of net-zero runoff);
5. Identify the water source or sources and anticipated available capacity from these sources. Use previous water studies to determine this information;
6. Identify wastewater treatment options;
7. Identify stormwater treatment options to meet City Water Quality Rules;
8. Evaluate whether stormwater capture is a viable option as a water source for nearby restoration efforts;

9. Size and lay out water and wastewater piping and wastewater treatment;
10. Develop preliminary (schematic) grading plan. Identify stormwater detention opportunities, swales, drainage patterns, and low impact development best management practices (BMPs);
11. Address access to the site from Kamananui Road, including coordination with State Department of Transportation Highways Division;
12. Develop internal circulation plan;
13. Prepare permits and approvals list;
14. Prepare rough order of magnitude (ROM) opinion of probable design, engineering, permitting/entitlements/construction costs (OPCCs); and
15. Prepare electrical requirement estimates.

**D. TASK 4: PREPARATION OF PRELIMINARY BRIEFING BOOKLET**

A preliminary Briefing Booklet will be prepared that presents the site plan alternatives, preliminary engineering report, and related recommendations in a concise format with all pertinent information included. A presentation will be provided as requested to the OHA for review and comment on the alternatives. Feedback and decision on the preferred plan will be provided to the consultant for incorporation into the final report. The booklet will generally follow the table of contents below:

**Table of Contents:**

1. Goals and objectives.
2. Existing Conditions, Parameters and Assumptions.
3. Alternatives Site Development Plans (2-3).
  - a. Site configuration/circulation concept;
  - b. Unique programmatic components (facility requirements/size;
  - c. Materials and construction summary (physical life); and
  - d. Preliminary engineering and utility estimates;
  - e. Preliminary ROM OPCCs.
4. Evaluation of Alternatives (Decision Matrix).
5. Selection of preferred plan will be inserted into final Briefing Booklet (all working documents, calculations, and non-preferred alternatives will be in appendices).





FIGURE 64: OHA's Wahiawā Lands Conceptual Site Plan



### WELINA ZONE

Visitors will be able to enjoy the park/open space like qualities of this portion of the property, participate in cultural site programming, as well as community events. They will be able to learn about the rich culture and history in the area through the use of the welcome pavilion which is located at the site entrance off of Kamananui Road (current master plan shows two possible entrances to the site). Here, visitors and locals alike will be introduced to the historical events of the site in relation to Kūkaniloko, as well as proper protocol and behavior on site.

Figure 59 illustrates the main access points to the site and vehicular connectors within the 511-acre parcel. The main meandering street/road will act as vehicular connectors for drop-off, loading, and emergency vehicle access. All vehicular paths shall connect to the pedestrian spaces. Kamananui Road on the West side will bring visitors and people from the surrounding areas into the site, as well as four private entrances on Kamehameha Highway on the East side of the site. Entrance 3 is for agricultural use only for direct access. Following down Kamehameha Highway, Entrance 4 is for practitioner access as well as access for security. The current easement access at Entrance 5 to the 5-acre parcel will remain, however the main entrance to the site will be signaled to the entrance on Kamananui Drive. The smaller streets/roads on the site will be designed in a way to focus more on the pedestrian and less on the vehicle while still giving an adequate amount of vehicular circulation.

The following images are examples of architectural designs that provides an understanding of what the Working Group had described. These images provide a visual of the types of various levels of material finishes and aesthetic. These are in no way an exact depiction of what the OHA will chose to do, however it is included for illustrative purposes only.



FIGURE 58: Welcome Pavilion concept images

## PIKO ZONE

Open spaces plays a large role in the design of this Plan as they become the backbone to embracing the culture and rich history in the area. There are multiple open spaces surrounding the site, and adding a large space that will act as a central hub will be beneficial in creating a sense of community and place for the area. The large open space on-site will provide adequate room for: programmatic activities; community and public events; and to a degree, for recreation and leisure. It will act as a greenway from the 5-acre birthing stone parcel to the communal areas of the "piko" corridor. The "piko" corridor, as illustrated by the light green in the middle of the property, will embrace sustainability and will focus on the pedestrian rather than the vehicle.

The area closest to Entrance 1 on Figure 60 is labeled as the Welcome and Interpretive Center and will house spaces that bring the visitors into one area and provide numerous activities and events to keep the community involved, incorporating layers of cultural history and diversity. Adding a community center on-site and programming a calendar of events for the space will benefit those living in the area and those visiting for specified uses and events. Having amenities such as spaces for targeted uses and recreation to an extent, and meeting spaces, will create a diverse space for the OHA's beneficiaries and the community can engage and utilize. Thus, these types of spaces could be reserved for civic and community use.

An outdoor amphitheater space attached to the south end of the community center could accommodate approximately 250-300 people. When not being used for communal events, the space can act as a large open park space for numerous programmatic activities. The center space can then be easily be converted to a "deck-like" space and be outfitted with tables and seating to enjoy some shade and relaxation. All multipurpose spaces shall be designed to be flexible to enable diversified uses with minimal effort by staff and management. The following images are examples of architectural designs that provides an understanding of what the Working Group had described. These images provide a visual of the types of various levels of material finishes and aesthetic. These are not an exact depiction of what the OHA will chose to construct, however it is included for illustrative purposes only.



FIGURE 61: The Welcome and Interpretive Center concept images

vi. WALKING PATH NODES & LANDSCAPE STRUCTURES

Landscape structure design should appear as extensions and/or additional building components of the overall site experience. Pavilion nodes shall be implemented along each walking path every half-mile (or estimated 8-10 minute walking distances).

Guidelines:

- › Arbors, pavilions and/or decks shall be located within designated areas located on the Master Plan. They shall be sited and designed not to impede views from other areas of the site;
- › Height, color and style used for outdoor structures shall be the same or similar to structures within the “piko” (i.e. visitors center, multipurpose hale structures, etc.); and
- › In general those guidelines applying to architecture shall apply to design of landscape structures.



FIGURE 74: Precedent images for types of nodes, covered, open on all sides, or open-to-the-sky cleared vegetation areas.