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

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.
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.
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: Kakaʻako 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.
Chair Ahuna - calls for roll call vote.

Chair Ahuna adjourned meeting at 11:05 am.

Respectfully Submitted,

Anuhea Patao, 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
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!

[Signature]

Trustee Robert K. Lindsey, Jr.
Date: February 12, 2020

To: Dan Ahuna, Luna Ho'omalu o ke Kōmike RM, Chair of the RM Committee
    Robert K. Lindsey, Jr., Hope Luna Ho'omalu 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‘aina 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 Aho 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, Comercial 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.
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

<table>
<thead>
<tr>
<th>Doc File No</th>
<th>Digital File</th>
<th>Hard Copy</th>
<th>Author</th>
<th>Title</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Land Management Development Design by Group 70</td>
<td>2</td>
<td>Rider Levett Bucknall/Group 70 International/Sanford Murata, Inc.</td>
<td>Land Management &amp; Development Design Services; Strategic Action Plan, Cultural Landscape &amp; Ancestral Connectivity Analysis, Charette Vision &amp; Strategic Priority, Market Assessment &amp; Land Value Analysis, Master Baseline Infrastructure Review, Master Baseline Development Strategy</td>
<td>Nov-13</td>
</tr>
<tr>
<td>02</td>
<td>15-0331 OKM</td>
<td>2</td>
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<td>Community Engagement Plan WCIT</td>
<td>Mar-15</td>
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<td>03</td>
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<td>2</td>
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<td>Community Engagement Plan WCIT</td>
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<td>04</td>
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<td>Community Engagement Plan WCIT</td>
<td>25-Mar-15</td>
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<tr>
<td>05</td>
<td>15-0709 OKM</td>
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<td></td>
<td>Community Engagement Plan WCIT</td>
<td>Jun-15</td>
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<tr>
<td>06</td>
<td>EKF Cultural Theme</td>
<td>2</td>
<td>Edith Kanakaole Foundation</td>
<td>Cultural Theme Content; Themes for Design Guidelines - Kipuka, Hālauʻaola and ʻAnuʻu</td>
<td>25-Jun-15</td>
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<tr>
<td>07</td>
<td>15-1205 OKM</td>
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<td>15-1103 OHA</td>
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<td>09</td>
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<td>Community Engagement Plan WCIT</td>
<td>Dec-15</td>
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</table>
## WCIT Architecture

### Cost Breakdown of Contract Deliverables

<table>
<thead>
<tr>
<th>Contract Description</th>
<th>Document Name</th>
<th>Amount</th>
<th>Percent Complete</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quarter 1 Background Analysis Tech Memo 3.0.E</td>
<td>Q1 Background Analysis</td>
<td>$104,452.50</td>
<td>100%</td>
<td>$104,452.50</td>
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<tr>
<td>Quarter 1 Community Engagement Plan</td>
<td>Community Engagement Plan</td>
<td>$50,801.25</td>
<td>100%</td>
<td>$50,801.25</td>
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<tr>
<td>Quarter 1 Additional Studies Technical Memo</td>
<td>Q1 Update</td>
<td>$47,737.50</td>
<td>100%</td>
<td>$47,737.50</td>
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<tr>
<td>Quarter 2 Market Analysis Report and Pae ʻĀina Community Meetings</td>
<td>Q2 Update</td>
<td>$185,782.00</td>
<td>100%</td>
<td>$185,782.00</td>
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<tr>
<td>Quarter 2 Draft Conceptual Land Use Scenarios</td>
<td>Q2 Deliverables</td>
<td>$326,990.00</td>
<td>100%</td>
<td>$326,990.00</td>
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<tr>
<td>Quarter 3 Land Use Theme Refinement Report</td>
<td>Cultural Theme Content</td>
<td>$152,000.00</td>
<td>100%</td>
<td>$152,000.00</td>
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<tr>
<td>Quarter 3 Draft Financial Assessment; Final Conceptual Land Use Scenarios; Phasing Strategy Report &amp; Schedule</td>
<td>Q3 Deliverables</td>
<td>$264,633.90</td>
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<td>$264,633.90</td>
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<td>Quarter 3 Public-Private Financial Tools Tech Memo</td>
<td>CONFIDENTIAL Land Use Scenario Update</td>
<td>$19,000.00</td>
<td>100%</td>
<td>$19,000.00</td>
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<tr>
<td>Quarter 3 Development Roadmap; Agency and Community Group Consultation Memo; Final Financial Assessment; Present Conceptual Master Plan to BOT</td>
<td>Q3 Deliverables Part 2</td>
<td>$163,419.00</td>
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<tr>
<td>Quarter 4 Development Design Guidelines</td>
<td>Not completed</td>
<td>$164,730.00</td>
<td>35%</td>
<td>$156,493.50</td>
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<tr>
<td>Quarter 4 Present Conceptual Master Plan to Pae ʻĀina</td>
<td>Completed; no report</td>
<td>$181,687.50</td>
<td>100%</td>
<td>$181,687.50</td>
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<tr>
<td>Quarter 4 EIS Scoping Meetings</td>
<td>Not completed</td>
<td>$68,965.74</td>
<td>15%</td>
<td>$10,344.86</td>
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<tr>
<td>Quarter 5 Draft EIS</td>
<td>Not completed</td>
<td>$630,691.70</td>
<td>19%</td>
<td>$117,931.42</td>
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<tr>
<td>Quarter 5 Assist with Public Meetings</td>
<td>Not started</td>
<td>$20,320.50</td>
<td>0%</td>
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<tr>
<td>Quarter 6 Public Meeting for EIS</td>
<td>Not started</td>
<td>$34,482.87</td>
<td>0%</td>
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<tr>
<td>Contract Addition – Land Use Scenario (no residential); New Appraisal; Public Involvement Plan</td>
<td>Not completed</td>
<td>$520,057.54</td>
<td>36%</td>
<td>$188,320.52</td>
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</table>

**Total** $2,925,752.00 | 97% | $1,969,593.95
## Kaka’ako Makai Workshop Timeline

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

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<tbody>
<tr>
<td><strong>Land Transfer</strong></td>
<td>April – Oct.</td>
<td>Land Division Created</td>
<td>Conceptual Master Plan Begins In December</td>
<td><strong>BACKGROUND ANALYSIS</strong></td>
<td><strong>APRIL</strong></td>
<td>Commercial Property Manager Leaves</td>
<td><strong>Master Plan Contract Expires</strong></td>
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<tr>
<td><strong>KM Policy Adopted</strong></td>
<td>OHA’s Strategic Action Plan</td>
<td></td>
<td></td>
<td><strong>COMMUNITY ENGAGEMENT PLAN</strong></td>
<td><strong>OHA Decides to Proceed w/Existing Entitlements</strong></td>
<td></td>
<td><strong>2020</strong></td>
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<tr>
<td>- Balance Rev. Generation w/OHA’s Strat. Goals</td>
<td></td>
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<td></td>
<td><strong>2015 Quarter 1 Update</strong></td>
<td>OHA Denied by HCDA to be EIS Accepting Authority</td>
<td><strong>Regroup</strong></td>
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</tr>
<tr>
<td>- Create a Haw. Place</td>
<td></td>
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<td></td>
<td><strong>2015 Quarter 2 Update</strong></td>
<td>Pa‘iaina (Report Back)</td>
<td><strong>Set Strategic Course</strong></td>
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<tr>
<td>- Embrace Community</td>
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<td><strong>2015 Quarter 3 Update</strong></td>
<td>Begin Work on Design Guidelines</td>
<td><strong>2021</strong></td>
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<td><strong>2015 Quarter 4 Update</strong></td>
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<td><strong>Decision Making</strong></td>
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<td><strong>2016 Quarter 1 Deliverables</strong></td>
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<td><strong>2016 Quarter 2 Deliverables</strong></td>
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<td><strong>2016 Quarter 3 Deliverables</strong></td>
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<td><strong>2016 Quarter 4 Deliverables</strong></td>
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<td><strong>2017 Quarter 3 Deliverables</strong></td>
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<td><strong>2017 Quarter 4 Deliverables</strong></td>
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<td><strong>2018 Quarter 1 Deliverables</strong></td>
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<td><strong>2018 Quarter 2 Deliverables</strong></td>
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<td><strong>2018 Quarter 3 Deliverables</strong></td>
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<td><strong>2018 Quarter 4 Deliverables</strong></td>
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<td><strong>2019 Quarter 1 Deliverables</strong></td>
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<td><strong>2019 Quarter 2 Deliverables</strong></td>
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<td></td>
<td><strong>2019 Quarter 4 Deliverables</strong></td>
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</tbody>
</table>

**BACKGROUND ANALYSIS**

- March 2015

**COMMUNITY ENGAGEMENT PLAN**

- Back 2015

**QUARTER 2 DELIVERABLES**

- KUHIKUHI PU‘UONE June 2015

**QUARTER 3 DELIVERABLES**

- LAND USE SCENARIO UPDATE
  - November 9, 2015

**OHA Decides to Proceed w/Existing Entitlements**

- OHA Denied by HCDA to be EIS Accepting Authority

**Pae ‘Āina (Report Back)**

- Begin Work on Design Guidelines

**Master Plan Contract Expires**

- Incomplete

**2020**

- Regroup

**2021**

- Set Strategic Course

**2022**

- Decision Making

---

**2012**

- Cultural Context for Development
- Baseline Development Strategy
- Basis for Conceptual Master Plan

**2013**

- Legislation Denies OHA’s Residential Use Request

**2014**

- OHA Stops Pursuing Entitlements
**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 Kakaʻako 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.
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.
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.
Author: WCIT, DTL, EKF, and PBR
Deliverable dated: June 2015
Cost: $326,990.00

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.
Description: Report by the Edith Kanaka'ole Foundation presenting the cultural themes for the design guidelines: Kipuka, Hāluaola, Kūlia'nu'u and Wai.

KUHIKIHI PU'UONE
KAKAʻAKO MAKAI

QUARTER 3 DELIVERABLES
NOVEMBER 2015

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 ʻĀina 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
OFFICE OF HAWAIIAN AFFAIRS

CONTRACT NUMBER 0007

CONTRACT BETWEEN

OFFICE OF HAWAIIAN AFFAIRS

AND

WCIT ARCHITECTURE, INC.

OFFICE OF HAWAIIAN AFFAIRS

SUPPLEMENTAL CONTRACT NUMBER 3007.01

TO

CONTRACT NUMBER 0007

BETWEEN

OFFICE OF HAWAIIAN AFFAIRS

AND

WCIT ARCHITECTURE, INC.

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
Author: Ryder Levett Bucknall, Group 70, and Sanford Murata INC.
Contract dated: April 11, 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 Kīpuka
Create Cultural Marketplace
Live/Work/Play
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.
## WCIT Architecture Cost Breakdown of Contract Deliverables

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

**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

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

Total: 152 hours (4-5 weeks)
General Roadmap for Kaka'ako Makai Development Workshops, Action Item, Budgeting, Contracting, Monitoring Activities

Workshop #5
Chronological [Document] Review
2/19/2020

Workshop #6
Commercial Property Development Process(es) in Private and Public Contexts
3/4/2020

Workshop #7
Developer Selection Process Components
4/8/2020

Workshop #8
Presentation of Conceptual Master Plan Components
4/22/2020

Solicitation for Commercial Property Professional Services
Date: TBD

Action Item
Non-Core Budget Realignment
Date: TBD

Prepare and Implement Marketing, Branding and KM Communication Plan Activities
Date: TBD

Prepare for Developer RFP
Date: TBD

Action Item
Approve the Kaka'ako Makai Conceptual Master
Date: May 2020

Issue Developer RFI Inquiry, Gather Info to Prepare RFP
Date: TBD

Issue Developer RFQ Qualified Entities
Date: TBD

Issue Developer RFP Ranking and Selection of Responsive Developers
Date: TBD

Agreement Monitoring
Date: TBD

Master Plan, Provide to Other Government, Regulatory Agencies
Date: TBD

Lease or Development Agreement Negotiations
Date: TBD