

DEPARTMENT OF BUDGET AND FISCAL SERVICES
CITY AND COUNTY OF HONOLULU

530 SOUTH KING STREET, ROOM 208 • HONOLULU, HAWAII 96813
PHONE: (808) 768-3900 • FAX: (808) 768-3179 • INTERNET: www.honolulu.gov

2017 MAY -8 PM 3:44

KIRK CALDWELL
MAYOR



NELSON H. KOYANAGI, JR.
DIRECTOR

PETER M. BIGGS
DEPUTY DIRECTOR

May 1, 2017

RECEIVED
2017 MAY -8 P 1:32
CITY COUNCIL
HONOLULU, HAWAII

The Honorable Joey Manahan, Chair
and Members
Committee on Budget
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Manahan and Councilmembers:

SUBJECT: Budget Communication No. 10
Follow Up Questions Relating to the Special Committee on
Budget Meeting on April 11, 2017

In response to your request, dated April 18, 2017, attached are the responses from various departments. Should you have any questions, please contact me at 768-3901.

Sincerely,

Handwritten signature of Nelson H. Koyanagi, Jr.

Nelson H. Koyanagi, Jr., Director
Budget and Fiscal Services

Attachment

APPROVED:

Handwritten signature of Roy K. Amemiya, Jr.

Roy K. Amemiya, Jr.
Managing Director

DEPARTMENT OF TRANSPORTATION SERVICES
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 3RD FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8305 • Fax: (808) 768-4730 • Internet: www.honolulu.gov

KIRK CALDWELL
MAYOR



WES FRYSZTACKI
DIRECTOR

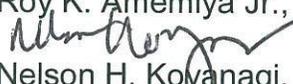
JON Y. NOUCHI
DEPUTY DIRECTOR

TP4/17-688035

April 28, 2017

MEMORANDUM

TO: Roy K. Amemiya Jr., Managing Director

VIA: 
Nelson H. Koyanagi, Jr., Director
Department of Budget and Fiscal Services

FROM: 
Wes Frysztaeki, Director
Department of Transportation Services

SUBJECT: Response to Budget Communication No. 10 for the Department of
Transportation Services

The following is our agency's response to the CIP Budget questions in the Budget Communication received from the Committee on Budget. Please see our attached response.

Attachment

Attachment

Question:

- A. **Kuakini Extension (page 12, Bill 26-2018) - \$185,000 additional funding was appropriated in FY 17; an additional \$100,000 is requested for FY 18. Please identify the work to be completed as part of the “design traffic improvements” for this project, and provide an update on the traffic flow delivered from the Keola Street-Lanakila Avenue intersection to the Kuakini Extension.**

Answer:

Kuakini Street Extension funding was requested to prepare close out documentation to meet federal requirements. In 2010, prior to the construction of the Kuakini Street Extension, roughly 4,000 vehicles used Keola Street to traverse the area. Typically, a post study is conducted 6 month or more after new construction to allow traffic flow to normalize. Due to summer break starting, DTS will update the vehicular traffic counts in September, when all schools are back in session.

Question:

- B. **Traffic Improvements at Various Locations (page 7) - Of the total appropriated for this project, \$600,000 was identified for Complete Streets features on Liliha Street from School Street to Wylie Street. What features have been undertaken and completed for this project, and how do these features relate to the pending Liliha Street-Nuuanu Complete Streets evaluation underway by the city’s recently selected consultant?**

Answer:

The consultant received the Notice to Proceed on April 6, 2017 for the Liliha Street/Nuuanu Avenue complete streets planning study. DTS is starting its context sensitive solutions community outreach process to determine which features are appropriate for these streets. Upon the planning study’s completion, DTS will begin the design process based on the study’s outcomes.

Question:

- C. **Oahu Pedestrian Master Plan (page 11) - \$500,000 was appropriated to “evaluate pedestrian safety improvements, with phase 1 involving urban Honolulu to**

complement the Oahu Bike Plan: A Bicycle Masterplan”; the project was undertaken at the department’s request to help identify urban Honolulu areas involving severe traffic congestion and pedestrian accidents/fatalities. Has the department obtained a consultant and what is the consultant’s timetable for the project?

Answer:

The scope of the Oahu Pedestrian Master plan is an operating fund item. DTS has initiated procurement for the plan with savings identified from the department’s current FY 2017 operating budget and funds will be encumbered by end of the fiscal year.

Question:

D. Bikeway Improvements (page 11) - \$400,000 for Civic Center Improvements (at Fasi Municipal Bldg.). What improvements have been completed for this project?

Answer:

Design is currently 90% complete for the construction plans and specifications, and is pending comments from other agencies. Improvements will link the South King Street protected bike lane to the newly installed South Street protected bike lane. FY18 CIP request is for the construction and inspection phases.

Question:

Please provide a status update on the following FY 17 requirement (Ordinance 16-15, page 42) - “The DDC, DFM, DPP and DTS shall provide an annual report on the implementation of all Complete Streets (CS) and pedestrian safety projects planned, designed and constructed /installed during FY 2016 by 12/31/16, and progress report by 3/1/17, on all CS projects in planning, design, construction/installation during the first 6 months of FY 2017. The progress report must include information on bike lanes, sharrows and other CS projects undertaken in conjunction with the Rehabilitation of Streets projects authorized in Bill 15 (2016) CD2, FD1.”

Answer:

DTS is currently working on the development of the report and anticipates submission of the report to City Council by July 2017.

DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

KIRK CALDWELL
MAYOR

ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER

EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR



IN REPLY REFER TO:
17-115

April 27, 2017

MEMORANDUM

TO: Roy K. Amemiya, Jr., Managing Director
VIA: *Nelson H. Koyahagi, Jr.*
Nelson H. Koyahagi, Jr., Director
Department of Budget and Fiscal Services
FROM: *Ross S. Sasamura*
Ross S. Sasamura, P.E.
Director and Chief Engineer
Department of Facility Maintenance
SUBJECT: Response to Budget Communication No. 10 for the Department of
Facility Maintenance

The following is our agency's response to the CIP Budget questions in the Budget Communication received from the Committee on Budget. Please see our attached response.

Attachment

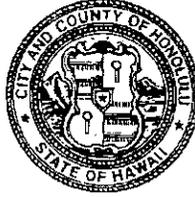
Attachment

Question: Please provide a status update on the following FY17 requirement (Ordinance 16-15, page 42): "The Department of Design and Construction, Facility Maintenance, Planning and Permitting, and Transportation Services shall provide an annual report on the implementation of all Complete Streets and pedestrian safety projects planned, designed and constructed/installed during FY 2016 by December 31, 2016, and progress report by March 1, 2017, on all Complete Streets projects in planning, design or construction/installation during the first six months of FY 2017. The progress report must include information on bike lanes, sharrows and other Complete Streets projects undertaken in conjunction with the Rehabilitation of Streets projects authorized in Bill 15 (2016), CD2, FD1."

Answer: Response provided by the Department of Transportation Services (DTS).

DEPARTMENT OF COMMUNITY SERVICES
CITY AND COUNTY OF HONOLULU

715 SOUTH KING STREET, SUITE 311 • HONOLULU, HAWAII 96813
PHONE: (808) 768-7762 • FAX: (808) 768-7792
www.honolulu.gov/dcs



KIRK CALDWELL
MAYOR

GARY K. NAKATA
DIRECTOR

SUSAN L. FERNANDEZ
DEPUTY DIRECTOR

April 28, 2017

TO: Roy K. Amemiya Jr., Managing Director
Roy K. Amemiya Jr.

VIA: Nelson H. Koyanagi, Jr., Director
Department of Budget and Fiscal Services

FROM: Gary K. Nakata, Director
Department of Community Services *Gary K. Nakata*

SUBJECT: Response to Budget Communication No. 10
for the Department of Community Services

The following is our agency's response to the CIP Budget questions in the Budget Communication received from the Committee on Budget. Please see our attached response.

Attachment

Attachment

Question a: Iwilei Hygiene Center (page 3, Ordinance 16-15) - \$2 million in CIP funds were appropriated, with an additional \$1 million in operating funds in Ordinance 16-14. Please provide a status update on the plans, design and construction for the proposed facility with public restrooms, showers and laundry facilities to serve homeless individuals and the general public, as well as the uses of the operating funds for this project.

Answer:

The project architects are finalizing the construction plans and specifications for the rehabilitation of the existing warehouse building on Kuwili Street in Iwilei. Construction bids for the project will be solicited in May 2017. The operating funds will be used for the cost of operating and maintaining the Hygiene Center. Such costs include, but are not limited to, the cost of utilities, supplies and consumables, staff to oversee the operation and maintenance of the Hygiene Center, and support services to assist homeless persons who will use the Hygiene Center.

Question b: Community Revitalization (page 25, Ordinance 16-15)— \$18 million in CIP funds were appropriated for "land acquisition, lease, development and/or renovation of facilities for urban rest stops, navigation centers, workforce/affordable housing, and other community-focused projects initiated by community stakeholders in partnership with state housing development agencies or qualified nonprofits." DCS' response in Budget Communication No. 4 states, *"We are not currently reviewing or working on any CIP projects using this funding. In February 2016, the Administration sought input from the then Council chair, Ernest Martin, on potential projects within each council district. We look forward to reviewing these proposals for feasibility and community benefits/impacts within the parameters of the budgeted funds."* Has the department solicited further Community Revitalization recommendations from Council Chair Menor in 2017? If not, why not?

Answer:

The Administration has not formally sent Council Chair Menor a request for additional recommendations, but as always willing to research possible sites identified by Councilmembers. However, please realize that the staff available to undertake such projects is currently very limited in both the Office of Strategic Development and in the Department of Community Services. The new Department of Land Management will help remedy this limitation.

Question c: Housing Partnership (page 25, Ordinance 16-15) - \$5.6 million in CIP funds from the Affordable Housing Fund (AF) was appropriated for "development or preservation of affordable and permanent supportive housing in partnership with state housing and development agencies or qualified nonprofit housing developers." What projects have been undertaken with this appropriation, and what is the current status of these projects?

Answer:

Funding will be used to promote the preservation and development of affordable housing projects in partnership with nonprofit agencies. Funding from this appropriation will be provided to the following projects which were selected through a Request for Proposals process.

Development Team	Project	Status
Hawaii Assisted Housing Inc. Mark Development Inc.	Na Lei Hulu Kupuna Rehabilitation	Developer closing on acquisition. Rehab to follow.
Hawaiian Community Development Board Laulima Development, LLC	Hale Maili	Project currently in planning and design.
Hui Kauhale Inc. Bronx Pro Group, LLC	Nohona Hale	Project currently in design phase.

Question d: Homeless Relocation Initiative (page HU-22, Ordinance 15-26): \$32 million in CIP funds were appropriated for "acquisition/renovation of facilities and other public areas to relocate homeless individuals from parks, facilities and other public areas to emergency, transitional and permanent housing." What projects have been undertaken with this appropriation, and what is the current status of these projects?

Answer:

Projects undertaken by the Office of Strategic Development as delegated by the Department of Community Services:

Project	Cost	Current Status
<u>1727 Beretania Street</u> Acquisition of a 24-unit (1 bdrm, 2 bdrm) rental housing building for persons experiencing homelessness	\$6,048,569	Acquisition Completed. Units are rented out with preference to homeless families.
<u>Kahauiki Village</u> Public-private partnership to develop 200 units for homeless families at Keehi Lagoon "Paintball Site". The City will contribute \$4M for installation of offsite sewer and water infrastructure.	\$4,000,000	Design Build contract is executed for the infrastructure and being administered by DFM.

Department of Community Services
 Budget Communication No. 10
 Page 3

<u>Sand Island Expansion – Phase 2</u> Purchase of additional container living units to increase housing for 21 additional persons. Project also includes site work.	\$293,000	Contract for container units executed and units completed at baseyard. Site work contract executed and work to commence May 2017. Architect/Engineering plans, permits completed.
<u>Farrington Hwy Modular Project</u> Site and infrastructure preparation and purchase of 16 modular housing units to house up to 83 homeless persons	\$4,000,000 (est.)	Plans & specifications for site and infrastructure 90% complete. Modular unit design 95% complete. Contracts for site work and modular units to be executed in May 2017
<u>ADA Renovations for 2 Units at 1727 Beretania Street</u> Design and renovation of 2 units for ADA compliance and other exterior improvements.	\$600,000 (est.)	Plans & specifications completed. Pending contract with general contractor May 2017
<u>Self Contained Sewer System & Trailer Bathrooms for Hale Mauliola</u> Purchase of improvements to replace rented facilities at Hale Mauliola. Improvements will be mobile and has applicability for other sites in the future.	\$1,100,000 (est.)	RFP issued and closed. 3 submittals received. Selection committee reviewing submittals and contract in May 2017.
<u>Acquisition of Property in Iwilei</u> Permanent rentals.	\$4,000,000 (est.)	Letter of Interest submitted; pending response from Seller.
<u>Acquisition of Property in Urban Honolulu</u> Permanent rentals.	\$6,500,000 (est.)	Due diligence being performed on property for possible offer.
<u>Winston Hale Improvements – 12 additional units sewer and water lines</u>	\$500,000 (est.)	
<u>Kuwili Street Hygiene and Apartment</u>	\$4,958,431 (est.)	
TOTAL	\$32,000,000	

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluodpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

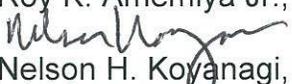


KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

April 28, 2017

TO: Roy K. Amemiya Jr., Managing Director

VIA: 
Nelson H. Koyanagi, Jr., Director
Department of Budget and Fiscal Services

FROM: Kathy K Sokugawa, Acting Director 
Department of Planning and Permitting

SUBJECT: Response to Budget Communication No. 10 for the Department of
Planning and Permitting

The following is our agency's response to the Operating Budget question in the Budget Communication received from the Committee on Budget. Please see our attached response.

Attachment

DEPARTMENT OF PLANNING AND PERMITTING:

Budget Communication No. 10

April 28, 2017

Page 2

Attachment

Question: Please provide a status update on the use of FY17 appropriation of \$500,000 (Ordinance 16-14, Amendment List 8) for a historic resource survey to identify historic properties, scenic and cultural landmarks and to evaluate their eligibility for a Hawaii or National Registers of Historic Places designation within the one-half mile radius around each transit station. Has the department contracted with a consultant for the study, and what is the projected timetable for completion of the study?

Answer:

The funding for a historic resource survey of neighborhoods hosting rail stations is being lapsed. DPP has experienced a staggering amount of unforeseen staff changes in the last year, involving staff planners, division chiefs, deputy and director levels. This has made it challenging to maintain commitments to existing, and core planning projects. Therefore, we were unable to encumber the funds for this project, due to already strained resources.

Question: Please provide a status update on the following FY17 requirement (Ordinance 16-15, page 42): "The Department of Design and Construction, Facility Maintenance, Planning and Permitting, and Transportation Services shall provide an annual report on the implementation of all Complete Streets and pedestrian safety projects planned, designed and constructed/installed during FY 2016 by December 31, 2016, and progress report by March 1, 2017, on all Complete Streets projects in planning, design or construction/installation during the first six months of FY 2017. The progress report must include information on bike lanes, sharrows and other Complete Streets projects undertaken in conjunction with the Rehabilitation of Streets projects authorized in Bill 15 (2016), CD2, FD1."

Answer: Response provided by the Department of Transportation Services (DTS).

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4567
Web site: www.honolulu.gov

KIRK CALDWELL
MAYOR



ROBERT J. KRONING, P.E.
DIRECTOR

MARK YONAMINE, P.E.
DEPUTY DIRECTOR

April 27, 2017

TO: Roy K. Amemiya Jr., Managing Director
[Signature]
VIA: Nelson H. Koyanagi, Jr., Director
Department of Budget and Fiscal Services
FROM: *[Signature]*
Robert J. Kroning, P.E., Director
Department of Design and Construction

SUBJECT: Response to Budget Communication No. 10 for the Department of Design and Construction

The following is our agency's response to the CIP Budget questions in the Budget Communication received from the Committee on Budget. Please see our attached response.

Attachment

cc: Department of Enterprise Services
Department of Facility Maintenance
Department of Planning and Permitting
Department of Transportation Services

bcc: Department of Design and Construction Civil Division
Department of Design and Construction Facilities Division

Attachment

Question 1. Please provide a status update on the following FY17 requirement (Ordinance 16-15, page 42): "The Department of Design and Construction, Facility Maintenance, Planning and Permitting, and Transportation Services shall provide an annual report on the implementation of all Complete Streets and pedestrian safety projects planned, designed and constructed/installed during FY 2016 by December 31, 2016, and progress report by March 1, 2017, on all Complete Streets projects in planning, design or construction/installation during the first six months of FY 2017. The progress report must include information on bike lanes, sharrows and other Complete Streets projects undertaken in conjunction with the Rehabilitation of Streets projects authorized in Bill 15 (2016), CD2, FD1."

Answer:

Response provided by the Department of Transportation Services (DTS)

Question 2. Departments of Design and Construction, and Enterprise Services: Please provide a breakdown on the cost elements and expenditures to date for the FY 17 appropriation of \$6 million in CIP funds to "plan and design Blaisdell Center facility improvements Blaisdell Center redevelopment (*Ordinance 16-15, page 34*).

What deliverables were required as part of the project, and has the entire appropriation been encumbered and expended? Please provide a breakdown of expenditures for the various consultants engaged for the initial phase of this project (e.g., AECOM, WCIT Architecture, Lincoln Center Global, Auerbach-Pollock-Friedlander), and a copy of the scope of work for contracted services pursuant to the \$6 million CIP appropriation.

Please provide a breakdown of the cost elements and expenditures proposed for the FY 18 appropriation of \$12 million in CIP funds, particularly with respect for the proposed *Scope of Work for Amendments to Contract No. SC-DPP-1500004*.

Please explain what the following cost elements include in terms of plans, design, construction, equipment, landscaping, etc. for particular phases of the Blaisdell redevelopment (Six-Year CIP and Budget FY 2018-2023):

- **FY 19 - projected \$80 million appropriation**
- **FY 20 - projected \$80 million appropriation**
- **FY 21 - projected \$80 million appropriation**
- **FY 22 - projected \$120 million appropriation**
- **FY 23 - projected \$20 million appropriation**

What is the Department of Enterprise Services' timeline for community outreach, and review of the conceptual alternatives identified as part of the Feasibility Analysis? Please provide documentation of the City's analysis/review of the lack of necessity for an Environmental Impact Statement for the proposed project.

Answer:

Paragraph 1: \$4.62 million of the \$6 million in FY17 appropriation is currently being added to the Blaisdell Center Master Plan contract (SC-DPP-1500004). The balance is being reserved for the next phase of the project, and will be combined with the FY18 appropriation.

The general services being procured with the FY17 funds will cover three distinct categories (Stages V, VI, and VII in the attached scope of work). Stage V covers technical studies including a topographical survey; an historic building survey; subterranean borings for a hydro-geologic assessment; and potable water, groundwater, wastewater, structural, mechanical, electrical, plumbing, and geotechnical assessments. Stage VI is comprised of work that produces a comprehensive Master Plan for the Blaisdell site, programming criteria and space allocations for the site and each building component (Concert Hall, Exhibition Hall, garage, Arena, and collateral support), Concept Designs for each building component, and cost estimates for each building component. Stage VII includes stakeholder consultation, a public programming plan, a project website, a cultural impact assessment, and the project environmental assessment.

The following is a rough breakdown of the FY17 funds (\$4.62 million) by project consultant. Note that some of the sub-consultants have changed since the earlier phases of the project to meet the City's current project needs.

- AECOM Technical Services: \$1.1 million
- WCIT Architecture: \$860,000
- Snohetta: \$693,000
- The Wilhelm Group: \$380,000
- DTL: \$282,000
- Gensler: \$191,000
- Geolabs \$191,000
- Aina Archaeology: \$179,000

- Theatre Projects: \$152,000
- Tom Nance Water Resource Engineering: \$60,000
- Kai Hawaii: \$46,000
- PBR Hawaii: \$26,500
- Coffman Engineers: \$14,600
- Franzen Photography: \$8,400
- Reimbursable Budget & Allowance for Extra Work: \$430,000

Paragraph 2: Based on the \$400 million rough estimate construction cost derived from the Feasibility Study, five percent of the construction cost, \$20 million, is considered a fair professional design consultant fee for a job of this complexity and magnitude. The remaining \$1.38 million of FY17 design funds and the request for \$12 million in FY18 are sufficient to get the design started and provides time to complete the planning, which will help to better determine if more design funds will be needed.

It is too early to provide a comprehensive cost breakdown for the design funds; in general they will be used to perform professional design consultant services to produce design and construction documents for the overall site and each building component.

Paragraph 3: The completion of planning (expected by January 2018) will produce a phasing plan for site redevelopment and construction or renovation of each building component. Landscaping improvements will be assigned to each phase, as appropriate.

Construction costs will include all equipment and fixtures that are attached to the building structures, but not furniture or equipment that is mobile. The plan will also allow fine tuning of the current six year construction estimates.

Paragraph 4: The Feasibility Study is complete; therefore, there will not be any more community outreach or review for that stage. Moving forward, FY17 funds are being used to fund an Environmental Assessment (EA) to ensure compliance of the project with the requirements of Chapter 343, Hawaii Revised Statutes (HRS), which includes public outreach related to site design and the EA process. Stakeholder meetings will begin in the coming months and continue through the Master Plan phase, and public workshops are currently planned in June/July and November of 2017. A project website is also being developed.

The Director of the Department of Planning and Permitting (see attached memo) determined that the Final Environmental Impact Statement for the Kaka'ako Community Development District Transit-Oriented Development Overlay Plan (June 10, 2015) fulfills the requirements of Chapter 343, HRS for the Blaisdell Center Master Plan. Environmental assessments will be required once more details are available for the major components of the Neal S. Blaisdell Center redevelopment.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-8041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



GEORGE I. ATTA, FAICP
DIRECTOR
ARTHUR D. CHALLACOMBE
DEPUTY DIRECTOR

April 22, 2016

MEMORANDUM

TO: Robert J. Kroning, P.E., Director
Department of Design and Construction

FROM: George I. Atta, FAICP, Director *George I. Atta*
Department of Planning and Permitting

SUBJECT: Environmental Compliance for the Blaisdell Center Master Plan

Based on your inquiry, our position is that the Final Environmental Impact Statement for the Kaka'ako Community Development District Transit-Oriented Development Overlay Plan (June 10, 2015) fulfills the requirements of Chapter 343, Hawaii Revised Statutes (HRS) for the Blaisdell Center Master Plan.

During the more detailed planning and design phases, an environmental assessment will be required for each major component of the Neal S. Blaisdell Center redevelopment project to comply with Chapter 343, HRS.

Should you have any questions, please contact me at 768-8000.

cc: Ray Soon, Chief of Staff, Office of the Mayor
Guy Kaulukukui, Director
Department of Enterprise Services
Aedward Los Banos, Acting Director
Hawaii Community Development Authority

DEPARTMENT OF PLANNING & PERMITTING

Planning Division
City & County of Honolulu



Review for Compliance and Stored With File

TOD / Renee Espiau
BRANCH / STAFF PLANNER

DPP File No. Blaisdell Center Master Plan

ENVIRONMENTAL CHECKLIST Part I

1 ENVIRONMENTAL IMPACT STATEMENT (EIS)/ENVIRONMENTAL ASSESSMENT (EA) COMPLIANCE

APPLICABILITY:

Chapter 343, Hawaii Revised Statutes (HRS)

- DOES NOT APPLY, Attach DPP letter of determination if letter of determination has been issued.
- APPLIES AS CHECKED
 - USE OF STATE/COUNTY LANDS/FUNDS (other than for feasibility studies or for land purchase)
 - USE OF STATE CONSERVATION LANDS
 - USE WITHIN HISTORIC SITES (State or National Register)
 - USE WITHIN WAIKIKI SPECIAL DISTRICT
 - SIGNIFICANT ZONE CHANGE (within the eight Development Plan areas as specified in each plan) due to one of the following.
 - () Acreage greater than _____ to any district except preservation or agricultural district
 - () Acreage greater than _____ to a residential or country zoning district
 - () Acreage greater than _____ to an apartment, resort, commercial, industrial or mixed use zoning district
 - () A change in zoning of 10 or more acres to a low-density residential district from a less-intensive zoning district (PUC)
 - () A change in zoning of two or more acres to a medium or high density residential (multi-family or apartment district) from a less-intensive zoning district (PUC)
 - () A development which would have a major social, environmental, or policy impact or major cumulative impacts due to a series of applications in the same area
 - USE WITHIN SHORELINE SETBACK AREA
 - NEW OR MODIFICATION OF HELICOPTER FACILITY (refer to Ch. 343-2 and 343--5(a)(8), HRS)
 - WASTEWATER TREATMENT (except individual wastewater systems or wastewater treatment units serving fewer than fifty single-family dwellings or the equivalent)
 - WASTE-TO-ENERGY FACILITY
 - LANDFILL
 - OIL REFINERY
 - POWER-GENERATING FACILITY (fossil-fueled w/ output exceeding 5 megawatts; refer to Ch. 343-2, HRS)

DETERMINATION:

EXEMPTION (Pursuant to Chapter 343, HRS):

- EXEMPT (Class/Section No. _____)
By Principal or Originating Accepting Agency:
 - DPP
 - Other: (_____)
(Accepting Authority)

If DPP is an Additional Accepting Agency, then:

- EXEMPT (Class/Section No. _____)
- NOT EXEMPT**

FONSI or EIS:

- Date Finding of No Significant Impact published in OEQC Bulletin: _____
- Date EIS Acceptance published in OEQC Bulletin: _____

FEIS for the Kaka'ako Community Development District Transit-Oriented Development (TOD) Overlay Plan, published July 8, 2015

2 SPECIAL MANAGEMENT AREA OR SHORELINE SETBACK ORDINANCE (Chapters 25 or 23, ROH) & RULES COMPLIANCE (If checked, provide copy of this form to LUPD and consult with supervisor on permitting sequence)

- | | |
|---|--|
| <p>SPECIAL MANAGEMENT AREA (CHAPTER 25, REVISED ORDINANCES OF HONOLULU)</p> <ul style="list-style-type: none"> <input type="checkbox"/> APPLIES (Site <u>IS</u> Within the SMA) | <p>SHORELINE SETBACK (CHAPTER 23, REVISED ORDINANCES OF HONOLULU)</p> <ul style="list-style-type: none"> <input type="checkbox"/> APPLIES (Site <u>IS</u> Within or in Close Proximity to the Shoreline Setback) |
|---|--|

3 LIST OTHER DPP PERMITS/APPROVALS REQUIRED:



BRANCH / STAFF PLANNER _____

DPP File No. _____

ENVIRONMENTAL CHECKLIST Part II

1 SUPPLEMENTAL EIS/EA COMPLIANCE (Hawaii Administrative Rules Section 11-200-26)

APPLICABILITY:

Step 1:

- DOES NOT APPLY:
 - Not Subject to Supplemental EIS/EA Requirements
 - Exempt Action (See environmental checklist of prior permit record)
 - Involves an Entirely New Action (New EA/EIS-Complete Environmental Compliance Checklist Part I)
 - No Substantive Change or No Significant Effect (Complete DETERMINATION column)

Step 3:

- APPLIES. Must Prepare a Supplemental:
 - EA
 - EISPursuant to:
 - Chapter 343, HRS
 - Chapter 25, ROH (If checked, provide copy of this form to LUPD and consult with supervisor on permitting sequence)

DETERMINATION:

Step 2:

The Proposed Action Involves a Substantive Change(s) in Size, Scope, Intensity, Use, Location, Timing: _____

- No
- Yes; specifically: _____
_____ ; and

If YES, the Proposed Action Involves a Significant Effect(s):

- No
- Yes; specifically: _____
_____ ; and

If YES to any one of the above, proceed to Step 3.

2

COMPLETE FOR SUPPLEMENTAL FONSI/EIS WHEN STEP 3 ABOVE APPLIES

Date Notice Requiring Supplemental Document Published in OEQC Bulletin: _____

Date FONSI for Supplemental Document Published in OEQC Bulletin: _____

Date Notice of Acceptance of Supplemental EIS Published in OEQC Bulletin: _____

3

BACKGROUND INFORMATION ON PRIOR EA/EIS COMPLIANCE

FONSI/EIS Published in OEQC Bulletin on: _____

SUPPLEMENTAL FONSI/EIS published in OEQC Bulletin on: _____

EXEMPTIONS CITED (Class/Section No. _____)

OTHER PERTINENT INFO: _____

**SECOND AMENDED
APPENDIX A: SCOPE OF WORK**

1. PROJECT TITLE

“Blaisdell Center Master Plan”

The Project is to provide professional planning services for the Neal S. Blaisdell Center, to be referenced as the Blaisdell Center Master Plan (the “Project”).

2. BASIC SCOPE OF SERVICES

The scope of services consists of the development of an economic feasibility study and master plan for a facility upgrade or redevelopment of the Neal S. Blaisdell Center complex, possibly with additional on-site uses, and a community participation process. The complete services to be performed by the CONSULTANT shall consist of the following stages:

A. Stage I – Mobilization and Existing Conditions

- 1) The CONSULTANT shall be responsible for developing a project work plan and schedule.
- 2) The CONSULTANT shall be responsible for developing and managing a community participation process that shall consist of a variety of outreach strategies that may include: community meetings (as outlined below), on-line surveys, and media coverage. The CONSULTANT shall partner with the CITY on the outreach process.
- 3) The CONSULTANT shall also be responsible for conducting an existing conditions assessment, including analysis of:
 - a. Existing plans, policies and ongoing projects applicable to the Blaisdell Center and the surrounding neighborhoods (Kakaako, Makiki, and Civic Center);
 - b. Issues, opportunities, and constraints for the Center itself and its relationship to its neighborhoods of Kakaako and the Civic Center, and the performing arts community;
 - c. The physical condition of the facilities and land, including outdoor landscaping elements;
 - d. Past and current financial performance of the various Blaisdell facilities; and
 - e. High level review of the ability of off-site infrastructure to handle existing and future demands utilizing existing studies provided by the CITY.

Of particular focus shall be documenting the historical context of the site from pre-contact time and indigenous cultural customs, through the conversion of the property from the private Ward Estate to the State of Hawaii's premier gathering place. The information shall be summarized in a PowerPoint concise report format.

- 4) The CONSULTANT shall also initiate the market and economic analysis including:
 - a. Meeting with the CITY to understand key objectives, discuss evaluation criteria for possible uses, and to review planning or policy factors that may affect potential uses;
 - b. Review previous market studies or financial reports related to Blaisdell Center;
 - c. Meeting with key stakeholders to understand issues related to demand and market; and
 - d. Presenting brief PowerPoint on relevant/comparable performing arts centers best practices, with respect to general land uses, management structure, and overall campus format.
- 5) The CONSULTANT shall be responsible for implementing the approved community participation process. The CONSULTANT shall work with all sectors of the community: the general public, community leaders, and key stakeholders to establish project goals and objectives, and development options upon which the financial models are evaluated; and make recommendations based on this feedback, as well as professional experience and expertise.
 - a. The CONSULTANT shall conduct one (1) public community meeting at this stage in the process, to present the project, summarize findings of the existing conditions assessment, and encourage input on community needs and desires.
 - b. The CONSULTANT shall also conduct one (1) meeting with the CITY's advisory committee(s).
- 6) The CONSULTANT shall develop a draft vision statement, goals and objectives based on feedback received from the public and advisory meetings.
- 7) The CONSULTANT shall develop a study tour of two (2) to three (3) relevant performing arts venues including recommendations on who to visit at each venue.

Stage I Deliverables

Stage I deliverables shall include:

- A.1 Preparation of a Work Plan explaining key elements and milestones of the Project, including a schedule for the Project acceptable to the CITY.
- A.2 PowerPoint summary of existing conditions. (One set of consolidated revisions is anticipated) Note: Assumes that deliverable is a tech edited submission.
- A.3 Design of the community participation process, including a list of outreach strategies to be used to gather public input and comments. The process shall confirm and/or refine the roles of advisory committees established by the CITY.
- A.4 Prepare for, and conduct the community meeting, total of one (1).
- A.5 Prepare for and conduct the advisory committee meeting, total of one (1).
- A.6 Prepare a written summary/documentation of the meetings and comments received.
- A.7 Prepare draft vision statement, goals and objectives.
- A.8 Brief PowerPoint on relevant/comparable performing arts centers best practices with respect to general land uses, management structure, and overall campus format.
- A.9 Prepare a study tour of two (2) to three (3) relevant performing arts venues in PowerPoint form.

B. Stage II – Market and Economic Analysis

- 1) Operational and Physical Review of Blaisdell Center:
 - a. The CONSULTANT shall review usage trends for all three facilities including; user groups and attendance by category, operating revenues and costs, historic capital costs and improvements, and any deferred maintenance issues that may affect project feasibility.
 - b. The CONSULTANT shall conduct a physical review of Blaisdell Center in order to assess the size, characteristics, configuration, and other factors that will affect the market potential and financial viability of development scenarios.

2) Preliminary Market Evaluation of Existing Uses (i.e. performing arts center, arena, and exhibition center)

The CONSULTANT shall:

- a. Analyze historic and existing usage patterns;
- b. Interview major users and/or tenant groups to assess their existing and future needs and characteristics;
- c. Interview national and local concert promoters and meeting planners;
- d. Examine the local and regional market for events, facilities, and other types of programming / offerings (performing arts, entertainment, sports, cultural);
- e. Review key physical, operating, and market characteristics of competitive venues;
- f. Conduct benchmarking for comparable facilities, focusing on mix of users and financial viability;
- g. Develop a preliminary assessment of future market potential; and
- h. Identify opportunity areas for joint or private development.

3) Preliminary Market Evaluation of Potential Uses

The CONSULTANT shall:

- a. Review site to assess strengths, weaknesses, opportunities, and threats from a market and financial perspective;
- b. Review the size and key characteristics of available resident and tourist markets in Honolulu and on Oahu;
- c. Conduct preliminary market research related to possible uses. Uses examined shall be discussed with the CITY and could include attractions, cultural uses, housing, commercial, and other uses as relevant;
- d. Investigate and summarize residential market opportunities. A pro-forma shall be used to capture results and shall be presented to the CITY.
- e. Evaluate and rank the possible uses based upon the following criteria:

- i. Physical factors;
- ii. Market considerations;
- iii. Consistency with CITY goals;
- iv. Synergies with existing uses;
- v. Input from stakeholders and community; and
- vi. Financial / development considerations.

Other evaluation criteria identified as part of the Project orientation will be added as relevant.

4) Interim Workshop

- a. The CONSULTANT shall meet with the CITY to present a summary of preliminary findings based upon its initial market research. The purpose of this meeting [total of one (1)] shall be to confirm the selection of scenarios and/or uses for more detailed market and financial feasibility analysis.
- b. The CONSULTANT shall develop a short list of uses to be used as part of the alternatives analysis.

5) Physical Planning Parameters

Based upon the refined list of uses, the CONSULTANT shall develop market-based physical planning factors for the development of the alternatives for future analysis.

Stage II Deliverables

Stage II deliverables shall include:

- B.1 PowerPoint presentation summarizing market research, analysis, and key findings.
- B.2 PowerPoint summarizing initial assessment of the potential to reuse or modify the existing Blaisdell performing arts facility to accommodate new demand including Market Market Analysis for Residential.
- B.3 PowerPoint report summarizing key findings, including conclusions from interim CITY workshop.
- B.4 Notes/documentation from CITY Interim Workshop.

C. Stage III – Generation of Alternatives

- 1) The CONSULTANT shall identify programming needs and facilities central to the success of the complex; including performing arts and exhibition space and other use, based on local feedback, national cutting edge success strategies and examples, and local financing capacity. This assessment shall discuss what types of supplemental uses could be accommodated, including on-site housing (affordable and market rate) and commercial development for sustainable revenue generation.
 - a. The CONSULTANT shall develop a revised Blaisdell Center Master Plan vision statement, goals and objectives with leadership and input from the community to guide the master plan alternatives [two (2) rounds of revisions are anticipated].
 - b. The CONSULTANT shall develop two (2) conceptual upgrade or redevelopment alternative schemes that respond to varying vision statements and potential, feasible development concepts for the Center, based on a realistic cost and revenue model. It is assumed the existing condition (or status quo) will be considered Alternative Three (3). Alternatives shall vary in proposed urban design principles, public realm concepts, implementation, and other study outcomes.
- 2) Financial Analysis of Alternatives
 - a. Based upon the two alternatives plus the status quo/existing condition alternative, the CONSULTANT shall refine market analysis to develop estimates of demand.
 - b. The estimates of demand will then be used to confirm physical planning parameters required for market support.
 - c. The CONSULTANT shall prepare a financial analysis for the alternatives, which shall include estimated revenues, operating costs, and capital costs required. Note that the estimates will be fairly high level--appropriate for this stage of the planning process.
- 3) The CONSULTANT shall provide financial benchmarking of three (3) comparable facilities, including key metrics such as top line operating cost and revenues, sources of revenue by category, operating costs by category and observations/insights, related to business/management model and size of facility.

Stage III Deliverables

Stage III deliverables shall include:

- C.1 Blaisdell Center Master Plan revised vision statement, goals and objectives and associated documentation.
- C.2 Preliminary and final draft “executive summary like” report on programmatic opportunities and options as reflected in two (2) alternative schemes plus the status quo. One (1) round of comments is assumed and all deliverables to be tech edited submissions. Each scenario shall be described in text and illustrated with conceptual sketches. The narrative shall explain the advantages and challenges of each alternative, including high level, order of magnitude on- and off-site costs, availability of partnerships, and general benefits to the community. The graphics shall illustrate land uses and site plans. Build-out of the project could be provided under a staged or phased timetable.
- C.3 A summary brochure and one (1) set of graphic materials of the alternatives to present to the public online, and at one (1) community meeting.
- C.4 PowerPoint summarizing financial benchmarking comparables.

D. Stage IV – Alternatives Analysis/Preferred Alternative

- 1) The CONSULTANT shall be responsible for conducting a second meeting, called the Big Idea Charrette, that presents the programmatic findings, recommendations, alternative development schemes and facilitates a brainstorming session with an invited group of participants. The CONSULTANT shall establish a process for accepting and documenting comments on the alternative schemes and big ideas.
- 2) The CONSULTANT shall be responsible for conducting two (2) meetings to present the findings, recommendations and alternative development schemes, including the advisory committee, public agencies and others.
- 3) The CONSULTANT shall make recommendations based on feedback, and further analyses, as warranted. Decision-making criteria shall include, but not limited to:
 - a. Sustainability in terms of long-term financial viability, energy conservation;
 - b. Community Support;
 - c. Place-making as a reflection of Hawaii values and design; and
 - d. Catalytic potential to redevelop the neighborhood.

The preferred development scheme shall be elaborated in a brief report that includes a general facility land use plan, urban design

principles to be applied, public realm concepts, phasing plan estimated high level, order of magnitude construction and maintenance costs and new revenue sources.

Recommendations shall address the feasibility of developing the facility as a design/build project (company shall be licensed in accordance with Chapter 444, HRS) or a solicitation to lease property for development. The CITY has the option to request the CONSULTANT to design the next phase(s) of this Project. If the CITY does not elect this option, participation by a contractor in the solicitation or contracts for future projects or phases is governed by Hawaii Revised Statutes Section 103D-405(d) and Hawaii Administrative Rules Section 3-122-13(e).

- 4) The CONSULTANT shall be responsible for drafting and finalizing the Master Plan that recites the selected vision statement, development scheme, and implementation steps. (One set of revisions is assumed.) Assumes that deliverables are tech edited submissions. The final report shall be concise and "executive summary like" in the order of magnitude of approximately 25 pages.

Stage IV Deliverables

Stage IV deliverables shall include:

- D.1 Prepare and conduct one (1) advisory committee meeting.
- D.2 Prepare and conduct one (1) Big Idea Charrette.
- D.3 Organize, categorize and prepare a written summary of the comments received.
- D.4 A revised PowerPoint summarizing relevant/comparable performing arts centers best practices to be presented at the meeting, focusing primarily on similar facilities, facility construction timelines and budgets, specific management structures, public programming, and details on venue elements that meet current industry requirements.
- D.5 Summary of Financial Analysis (Note: one set of revisions assumed) Assumes that deliverables are tech edited submissions.
- D.6 Prepare and submit digital copy of the executive summary like Draft Master Plan (PDF).
- D.7 Upon CITY approval, prepare and submit digital copy of the executive summary like Final Master Plan (PDF).
- D.8 Prepare a summary brochure of the final Master Plan, and submit digital copy (PDF).

E. Stage V – Technical Studies

- 1) The CONSULTANT shall conduct a topographic and boundary survey of Tax Map Keys (1) 2-3-008: 001 & 002 (Blaisdell Center campus) and Tax Map Key (1) 2-4-002: 19 (Museum of Art School parking lot), also covering adjacent portions of South King Street, Ward Avenue and Kapiolani Boulevard, existing buildings, utilities, pavements, street signs, street striping, curbs, sidewalks, driveways, fences, walls, hedges, specimen trees (trunk diameter 6"+), visible surface utilities, and other topographic details, as well as spot elevations. The survey for TMK (1) 2-4-002:19 shall include lot frontage on Young and Beretania Streets. The surveys shall include data collection, horizontal /vertical controls and boundary study, laser Scanning/Topographic Surveys, computation & AUTOCAD mapping, field check and utility inverts, and boundary stakeout.
- 2) The CONSULTANT shall assess the potable water resource at the Blaisdell Center campus by researching existing system sizing, layout, capacity, demands, and future Board of Water Supply (BWS) and/or other potable water plans in the project area vicinity, and meeting with BWS.
- 3) The CONSULTANT shall assess the wastewater system at the Blaisdell Center campus by researching existing system sizing, capacity, layout, demands, and future public or private wastewater system plans in the area, and meeting with the CITY Department of Planning and Permitting (DPP) and State of Hawaii Department of Health (DOH) on issues in the project area vicinity.
- 4) The CONSULTANT shall perform the structural engineering services of the arena, concert hall, and exhibition hall to assess the general condition of the exposed primary structural members, and to identify those deficiencies that are apparent during site visit. The assessment shall consist of a walk-through inspection of all accessible portions of the buildings, including parking structures, to provide a general idea of the condition of the structure. The higher wall elevations would be assessed through the use of a drone or binoculars. The arena and concert hall roof trusses shall be inspected from the catwalk system that is assumed to exist above the acoustical ceiling.
- 5) The CONSULTANT shall assess the mechanical (heat, vacuum, air conditioning [HVAC]) and electrical systems of the Blaisdell Center campus through literature review and site reconnaissance. The CONSULTANT shall make observation of the existing conditions of the following components relative to capacity, codes and current standards, visual appearance and general observable quality of materials and original workmanship: exposed plumbing lines, fixtures, and equipment; air conditioning equipment,

ductwork, piping, and appurtenances; ventilation equipment, ductwork, and appurtenances; power service and service equipment; telephone service; and data service.

- 6) The CONSULTANT shall conduct research on existing hydrology and geotechnical data in CITY files, as well as drilling and sampling of four borings extending to a depth of about 100 feet below the existing ground surface for a total of 400 linear feet (lf) of field exploration to support the hydrogeologic assessment of the Blaisdell Center campus. The four (4) exploratory borings shall be converted to ground water monitoring wells. Laboratory testing of selected samples obtained during the field exploration shall be used as an aid in classifying the materials and evaluating their engineering properties.
- 7) The CONSULTANT shall assess groundwater conditions and the Blaisdell Center water feature using the four (4) monitoring wells and topographical survey provided by the CONSULTANT. The CONSULTANT shall conduct water-level recordings in the monitoring wells and in the water feature to establish the mauka to makai gradient of the groundwater body, establish correlation of water levels in shallow groundwater and the water feature, illustrate response to tidal and barometric influences, and document response to rainfall events. Water quality sampling and laboratory testing shall be conducted at varying depths in the monitor wells, across the water feature, and from the nearest accessible well(s) tapping the volcanic aquifer at depth. In addition to a characterization of the water feature and shallow groundwater, the sample results shall be used to identify the source of the "spring" at the mauka end of the water feature. The CONSULTANT shall investigate the basalt aquifer as a possible source.
- 8) The CONSULTANT shall perform geotechnical engineering exploration of the Blaisdell Center campus by drilling and sampling five borings extending to depths of about 75 to 100 feet below the existing ground surface for a total of 500 linear feet of field exploration. In support of the seismic design consideration, the CONSULTANT shall perform a seismic shear wave velocity profiling (up to 100 feet depth) utilizing Seismic Cone Penetration Testing equipment. To determine the infiltration characteristics of the underlying subsurface soils, the CONSULTANT shall perform four infiltration tests at about a 5 feet depth below the existing ground surface.
- 9) The CONSULTANT shall prepare a Historic American Building Survey (HABS) of the Blaisdell Center campus through literature review, consultations, and site visits. The CONSULTANT shall prepare a HABS Historical Narrative Report and appropriate photo-documentation that meet HABS archival standards.

Stage V Deliverables

Stage V deliverables shall include:

- E.1. Topographical survey and survey produced in AutoCAD/Civil 3D.
- E.2. Potable water assessment and report. One (1) CITY review.
- E.3. Wastewater assessment and report. One (1) CITY review.
- E.4. Structural assessment and report. One (1) CITY review.
- E.5. Mechanical, electrical, and plumbing (MEP) assessment and report. One (1) CITY review.
- E.6. Drill and sample subterranean borings for hydrogeologic assessment and report. One (1) CITY review.
- E.7. Groundwater conditions assessment and report. One (1) CITY review.
- E.8. Geotechnical assessment and report. One (1) CITY review.
- E.9. HABS Historical Narrative Report and Photo-documentation. One (1) CITY review.

F. Stage VI – Master Plan Development

- 1) Analysis of Current Physical Conditions–Campus-wide
 - a. To supplement the existing conditions analysis from Stages I and II, the CONSULTANT shall review additional historical, background information, applicable planning regulations (e.g., zoning codes and neighborhood/district plans), existing facility drawings, previous planning reports and documentation, interview the operators and tenants of the Blaisdell Center campus and its facilities, and conduct pedestrian site visits as it relates to the physical condition of the campus.
 - b. The CONSULTANT shall record observations, meeting notes, and inventory existing space and develop a space list with spatial, functional, and environmental requirements for all spaces, desired adjacencies, and include projections for mechanical, electrical, and plumbing, and other support spaces.
- 2) Blaisdell Center Campus-wide Concept
 - a. The CONSULTANT shall investigate the genealogy of the project area based on literature review and use it as a

foundation in the development of the Blaisdell Center brand and design. The CONSULTANT shall facilitate the process of identifying key guiding themes important to, and reflective of, the community and site, to be used as the basis for design, programming, and brand inspiration.

- b. The CONSULTANT shall develop up to six (6) visual communication concepts reflecting the Project's overall mission, vision and positioning, and conceptual design for the Blaisdell Center Campus to establish a visual identity system to include project logo architecture and design guidelines for a consistent and cohesive look, feel, and messaging on all project touchpoints, media, and collateral. The CITY shall select a preferred visual communication concept.
 - c. The CONSULTANT shall develop a minimum of two (2) comprehensive signage and wayfinding plan alternatives that include concepts and guidelines for campus signage, from exterior building identity, wayfinding, environmental graphics, interior room identity, interpretive, and regulatory signage. The CITY shall select a preferred comprehensive signage and wayfinding concept.
- 3) Concert Hall Concept
- a. The CONSULTANT shall provide examples of historic and contemporary concert halls of similar size, form, and actor-audience relationship, with images, plans, and sections. The CONSULTANT shall develop conceptual concert hall auditorium/stage concepts to establish a direction for renovation. The CITY shall select the preferred concept.
 - b. The CONSULTANT shall develop the preferred concept illustrating the intent and functional arrangement of the auditorium and stage, showing: seating layout and sightlines, auditorium levels, auditorium catwalks, stage lighting positions, control rooms, stage layout, orchestra pit and trap room, stage grids and galleries, and movable technical elements. The CONSULTANT shall develop the preferred concept for a new small performance venue and dedicated practice facility/rooms to support concert hall programming and activation of adjacent public spaces; siting, orientation, entry strategy, public spaces, visitor experience and exterior façade.
 - c. The CONSULTANT shall provide planning guidelines showing critical dimensions and design criteria for: catwalks, control rooms, dressing rooms, loading and scene docks, rehearsal spaces, stage flooring, ticket office, and other support spaces and technical details.

- d. The CONSULTANT shall develop a preliminary theater equipment and performance, sound, video, communication (PSVC), and establish infrastructure cost budget for the concert hall renovation to inform the construction cost estimate. The CONSULTANT shall also provide input to performance-related equipment needs in the arena, exhibition hall, and other performance-related spaces.
 - e. The CONSULTANT shall prepare drawings and assumptions to inform the construction cost estimate.
- 4) Arena Concept
- a. The CONSULTANT shall develop up to three (3) site concepts for the arena involving the seating bowl, premium seating options, concessions, food and beverage, maintenance areas, event operations, and staging areas, as well as overall building aesthetics and architectural improvements. The CITY shall select and provide direction on one (1) preferred concept.
 - b. The CONSULTANT shall prepare drawings and assumptions to inform the construction cost estimate.
- 5) Exhibition Hall Concept
- a. The CONSULTANT shall develop up to three (3) concepts for the exhibition hall with at least 95,000 square feet of open/flexible space and meeting spaces as multiple and/or standalone uses located and combined with other uses to minimize building footprint and lined with active uses to the maximum extent possible including reception and business areas. The preferred concept will be developed to include massing, façade components, and interior space planning.
 - b. The CONSULTANT shall prepare drawings and assumptions to inform the construction cost estimate.
- 6) Master Plan Concept
- a. The CONSULTANT shall create sketches for three (3) concepts, inclusive of all major programmatic components (arena, concert hall, exhibition hall, parking, and site [outdoor spaces]) and other smaller programs, such as retail, office, and new performance venue, for inclusion in the draft preliminary concept report. The CITY shall select and provide direction on one (1) preferred concept.
 - b. The CONSULTANT shall further develop the one (1) preferred concept with three (3) stacking and massing concepts through

hand sketches, digital sketches, and sketch-level perspectives to a standard master plan level of detail for inclusion in the preliminary concept report. The CITY shall select and provide direction on one (1) preferred stacking and massing concept.

- c. The CONSULTANT shall develop the massing, façade concepts, interior space planning, and major site components for the preferred alternative and the smaller programs through hand sketches, digital sketches, and sketch-level perspectives to a standard master plan level of detail (i.e., overall concept that includes urban design, landscaping, circulation, present/future land use and built form) concept level for inclusion in the draft concept report.
- d. Based on CITY comments on the draft concept report, the CONSULTANT shall continue to develop the massing, façade concepts, interior space planning, and major site components through hand sketches, digital sketches, and sketch-level perspectives to a standard master plan level of detail for inclusion in the final concept report. These sketches will include site plan(s), floor plans, elevations, and building sections to describe the physical component of the Project in full. The CONSULTANT shall provide a narrative describing the concept(s) and significant campus features, improvements, and equipment.
- c. The CONSULTANT shall prepare a conceptual parking plan and assess service (configurations to review opportunities to create additional parking, as well as to improve service and patron circulation, that may include use of the Museum of Art School parking lot parcel). The CONSULTANT shall prepare drawings and assumptions to inform the construction cost estimate.

7) Green Building/Sustainability

- a. The CONSULTANT shall provide high-level green building/sustainability recommendations for the Blaisdell Center campus and other new programmatic elements to ensure high-performance buildings and sites are integrated into the initial concepts of the master plan and identify building engineering strategies.
- b. The CONSULTANT shall prepare site/exterior sustainability recommendations for site features, such as exterior lighting and landscaping, building cooling systems, and preliminary pedestrian comfort/high-level wind and air-flow studies.
- c. The CONSULTANT shall develop high-level water conservation strategies and reuse analysis.

- d. The CONSULTANT shall perform a Sustainable Systems Integration (SSIM) Model™ Stage 1 summary of existing conditions and proposed conditions with regards to energy, water, and waste.
 - e. The CONSULTANT shall develop high-level strategies for how the construction waste management program would function and provide recommendations on percent-of-construction waste recycling and demolition recycling targets. The CONSULTANT shall interview up to three local waste management providers. A waste-to-energy strategy shall be explored that ties into the CITY's waste reduction strategies.
- 8) Campus Emergency Response Plan
- a. The CONSULTANT shall assess applicable existing emergency response requirements and provide recommendations for inclusion in the Blaisdell Center concept plan.
- 9) Transportation Analysis
- a. The CONSULTANT shall conduct AM and PM peak traffic data collection at the intersections of: Kapiolani Boulevard and Ward Avenue; Kapiolani Boulevard and Kamakee Street, South King Street and Ward Avenue, and South King Street and Victoria Street.
 - b. The CONSULTANT shall conduct several types of traffic analyses for the existing and projected future conditions (five to seven years following the commencement of construction) with and without Blaisdell Center renovation and/or redevelopment. The CONSULTANT shall focus the analyses on the peak commuting time periods and selected peak activity time periods. The types of analyses conducted shall be: intersection operations, transit accessibility, bicycle accessibility, and pedestrian accessibility.
 - c. The CONSULTANT shall provide recommendations to mitigate negative findings identified as a result of the analyses for all major modes of transportation. These recommendations may include roadway geometric and intersection configuration modifications, bicycle facility upgrades, pedestrian facility upgrades, traffic signal timing modifications, and travel demand management measures.
- 10) Phasing and Costing

- a. The CONSULTANT shall develop short (1-5 years) and long (6-10 years) term strategic campus development and re-investment plans. Based on the findings, the CONSULTANT shall prepare a construction phasing plan for the Blaisdeil Center campus.
 - b. The CONSULTANT shall provide programming, design, and construction cost estimates as an opinion of probable construction cost at the end of the predetermined stages of planning and design.
 - c. The CONSULTANT shall prepare a complete estimate on the buildings to be redeveloped based on information and documents provided by the project consultants/designers, including earthwork, complete structural systems, envelope, interior architectural finishes, and MEP system. The CONSULTANT shall prepare complete cost estimates and two (2) revisions at predetermined stages of planning and concept design.
 - d. The CONSULTANT shall provide ongoing cost advice throughout the concept design period to evaluate alternative designs, materials, and methods of construction, and to continuously monitor the development of the design relative to the budget for construction.
 - e. The CONSULTANT shall provide annual maintenance, repair, and utility expenses for the campus and buildings based on the historic costs on similar building types. The CITY shall provide information and/or contacts for determining this information.
- 11) The CONSULTANT shall summarize the findings of items F.10.a-F.10.e for inclusion in the construction phasing plan as a component of the master plan for Blaisdeil Center.

Stage VI Deliverables

Stage VI deliverables shall include:

- F.1 Analysis of Current Physical Conditions—Campus-wide
 - a. Interview notes from site operator and users of the concert hall, arena, and exhibition hall.
 - b. Space list for each facility—concert hall, arena, and exhibition hall—with spatial, functional, environmental, and programming requirements for all spaces included, desired adjacencies, and projections for mechanical, electrical, plumbing, and other support spaces. The CONSULTANT shall make

recommendations on which spaces to retain, improve, and/or add based on feedback from the CITY.

- c. Summary of items F.1.a and F.1.b for inclusion in the *Current Conditions Report* and *Program Report*, components of the *Blaisdell Center Master Plan*. One (1) round of CITY review.

F.2 Blaisdell Center Campus-wide Concept

- a. Development of genealogy, guiding themes, and identity systems (branding) for the Blaisdell Center. Five (5) rounds of CITY review for a total of six (6) revisions.
- b. Concept designs and guidelines for Blaisdell Center signage. A minimum of two (2) initial concept designs for signage and wayfinding. Two (2) rounds of CITY review.
- c. Narratives and accompanying graphics of F.2.a and F.2.b for inclusion in the *Blaisdell Center Master Plan*.

F.3 Concert Hall Concept

- a. Historic and contemporary examples of comparative concert halls.
- b. Development of up to three (3) auditorium and stage concepts.
- c. Refinement of the preferred concepts.
- d. Sketch layouts or planning guidelines.
- e. Preliminary theater equipment and performance, sound, video, and communications budget.
- f. Narrative and accompanying graphics for items F.3.a-F.3.e for inclusion in the *Program Report* and *Concept Report*, components of the *Blaisdell Center Master Plan*. Up to three (3) rounds of CITY review.

F.4. Arena Concept

- a. Three (3) concepts for the arena, including floor plans and sections. Two (2) rounds of CITY review.
- b. Up to three (3) 3D renderings and phasing diagrams for the preferred concept. One (1) round of CITY review.
- c. Narratives and accompanying graphics for the following: executive summary, site master plan, site infrastructure improvement evaluation, spatial diagrams, renderings, and cost estimates. One (1) round of CITY review.

- d. Summaries of F.4.a-F.4.c for inclusion in the *Concept Report*, a component of the *Blaisdell Center Master Plan*.
- F.5 Exhibition Hall Concept
- a. Three (3) concepts for the exhibition hall. One (1) round of review.
- F.6 Master Plan Concept
- a. Three (3) master plan concepts. One (1) round of CITY review. CITY selects one (1) preferred concept.
 - b. Three (3) stacking and massing concepts, including hand sketches, digital sketches, and sketch-level perspectives. Two (2) rounds of CITY review. CITY selects one (1) stacking and massing concept.
 - c. Further development of massing, façade concepts, interior space planning, and major site components through hand and digital sketches, and sketch level perspectives for the preferred stacking and massing concept. Sketches to include site plan(s), floor plans, elevations, and building sections to describe the project in full. Two (2) rounds of CITY review.
 - d. Parking plan. One (1) round of review.
 - e. Summaries of F.6.a-F.6.d for inclusion in the *Concept Report*, a component of the *Blaisdell Center Master Plan*. Two (2) rounds of review. The *Concept Report* to include four (4) photo-realistic renderings of the final concept. One (1) round of review for each rendering.
- F.7 Green Building/Sustainability
- a. Supporting graphics and accompanying narratives for green building/sustainability recommendations. One (1) round of CITY review.
 - b. High-level water strategies and reuse analysis, site/exterior sustainability recommendations for site features. One (1) round of CITY review.
 - c. Summary narrative (1-2 pages) of construction waste management program. One (1) round of CITY review.
 - d. Summary of F.7.a-F.7.c for inclusion in the *Concept Report*, a component of the *Blaisdell Center Master Plan*.

- F.8 Campus Emergency Response Plan
 - a. *Campus Emergency Response Plan*, a component of the *Blaisdell Center Master Plan*. One (1) round of CITY review.

- F.9 Transportation Analysis
 - a. AM and PM peak traffic data collection.
 - b. Traffic analyses of existing and projected conditions and recommendations.
 - c. Summary of F.9.a and F.9.b for inclusion in the *Transportation Impact Analysis Report*, a component of the *Blaisdell Center Master Plan*. One (1) round of CITY review.

- F.10 Phasing and Costing
 - a. Construction phasing plan based on short, mid, and long-term redevelopment and investment plans.
 - b. Programming, design, and construction cost estimates as an opinion of probable construction cost at the end of the predetermined stages of planning and concept design.
 - c. Complete cost estimate of the buildings to be redeveloped based on information and documents provided by CONSULTANT, including earthwork, complete structural systems, envelop, interior architecture finishes and mechanical, electrical, and plumbing.
 - d. Probable cost estimate of annual maintenance, repair and utility expenses for the campus based on historic costs on similar buildings.
 - e. One (1) complete cost estimate based on F.10.a-F.10.d. Two (2) rounds of CITY review at predetermined stages of planning and concept design.
 - f. Summary of F.10.a-F.10.e for inclusion in the *Construction Phasing Plan*, a component of the *Blaisdell Center Master Plan*.

- F.11 Compilation of F.1-F.10 as *Blaisdell Center Master Plan*. Two (2) rounds of CITY review.

G. Stage VII – Environmental Review

The CONSULTANT shall prepare a campus-wide Environmental Assessment (EA) for the Blaisdell Center Master Plan project. If a potentially significant determination is made during the EA preparation, or

as the result of agency and/or public input during public commenting process, then a Final EA/Environmental Impact Statement Preparation Notice (EIS PN) shall be required in accordance with Chapter 343, Hawaii Revised Statutes (HRS). Following the FEA/EISPN, the process of preparing a Draft EIS and Final EIS would be required. Preparation of an FEA/EISPN, Draft EIS and Final EIS would require a contract amendment.

- 1) The CONSULTANT shall coordinate and conduct a pre-assessment consultation with applicable agencies, citizen groups, and individuals during the master planning and environmental review process. The CONSULTANT shall record contents and outcomes of these consultations. Public feedback shall also be used to aid the development of a public programming plan that includes strategies for achievement, program prioritization, marketing and communications guide for public programs, program assessment, evaluation and funding strategies.
- 2) The CONSULTANT shall create and maintain a project website to facilitate information sharing and public and agency feedback on the project EA.
- 3) The CONSULTANT shall prepare an EA through investigation of all pertinent existing conditions at the Blaisdell Center campus, as well as the existing conditions surrounding the Center that may potentially be affected by elements executed as a result of the Master Plan. Pertinent information will also be garnered from work performed by the technical studies. The CONSULTANT shall prepare three versions of the Draft EA and three versions of the Final EA: Administrative, Pre-Public, and Public. The administrative and pre-public documents shall be submitted to the CITY for one round of review each. Review comments shall be consolidated and reconciled by the CITY in a comment/response matrix prior to dissemination to the CONSULTANT. The CONSULTANT shall file the Public Draft EA with the Office of Environmental Quality Control (OEQC) for publication in The Environmental Notice in compliance with HRS Chapter 343. The CONSULTANT shall address the comments received on the draft EA.
- 4) The CONSULTANT shall prepare a stand-alone Cultural Impact Assessment (CIA) as required under HRS Chapter 343. The CONSULTANT shall prepare all aspects of the archaeological component of the EA including: literature review, Archaeological Inventory Survey Plan (AISP), and an Archaeological Inventory Survey (AIS). The CONSULTANT shall incorporate pertinent CIA and archaeological information into the EA document, as well as including these reports in their entirety as an appendix to the EA (excluding potentially sensitive information).

Stage VII Deliverables

- G.1 Conduct pre-assessment consultation with applicable agencies, citizen groups, and individuals during the master planning and environmental review process. Record and address comments received.
- G.2 Prepare a *Community and Public Program Plan*, a component of the *Blaisdell Center Master Plan*. One (1) round of CITY review.
- G.3 Project website development and content maintenance.
- G.4 EA of the Blaisdell Master Plan (draft and final). Two (2) CITY reviews for each draft and final review (four [4] total reviews).
- G.5 Cultural impact assessment (draft and final).

3. SERVICES TO BE PAID FOR BY THE ALLOWANCE FOR REIMBURSABLE EXPENSES

If requested by the CITY, the CONSULTANT shall be responsible for providing additional services to support the successful completion of the Project. This work shall be done upon written notice from the Officer-in-Charge and compensation made as a reimbursable expense. These additional services may include, but are not limited to, the following:

- A. Additional Technical Studies/Services. Preparation of additional studies and services, such as financial analyses, market studies, transportation planning, urban design, and concept design sketches or renderings.
- B. Additional Public/Stakeholder Meetings. Preparation for and attendance at additional public or stakeholder meetings.
- C. Reproduction. Reproduction (printing/plots) of graphics, presentation boards and other Project-related printing.
- D. Community Participation/Public Outreach Support. Direct expenses related to public outreach activities, such as mailings, postage and public surveys.

4. MISCELLANEOUS INCIDENTAL SERVICES

The basic scope of services to be performed by the CONSULTANT shall include, but not be limited to, the following miscellaneous incidental services as part of established professional services practices, without any additional compensation:

- A. Travel - The CONSULTANT shall be responsible for travel and travel-related costs (transportation, lodging, meals, etc.) required to attend and conduct necessary project meetings and workshops.

- B. Digital Document Files - The CONSULTANT shall provide all work products in electronic format. Reproduction expenses shall be considered reimbursable expenses. The CONSULTANT shall also provide to the CITY digital information to post to the existing CITY's TOD website and TOD Facebook page.
- C. Attendance of Meetings and Conferences – The CONSULTANT shall attend, as necessary to complete each stage, regular project conferences and meetings with the Officer-in-Charge and the CITY Department of Planning and Permitting (DPP). When requested by DPP, the CONSULTANT shall also discuss and present planning and design reasons and conclusions. Except for public hearings recorded by others, the CONSULTANT shall, within one (1) week following the respective meeting, provide a memorandum summarizing the discussions.
- D. Preparation for Community Workshops – The CONSULTANT shall organize and prepare for all community workshops, including the following: prepare notices announcing the community workshop; and consider the most appropriate and productive means of gathering public input, e.g., break-out groups, mark-up of maps, rating or preference forms.
- E. CITY Review of CONSULTANT Products – The CONSULTANT shall submit drafts of all work products, including material for presentation at Advisory Committee meetings and community workshops, to the CITY for review and approval at least one (1) week prior to the scheduled meeting. When substantial revisions are requested by the CITY, the CONSULTANT shall provide opportunity for final CITY review and approval before publication.

CITY review comments are not intended to constitute a change in the scope of work. If, in the opinion of the CONSULTANT, the review comments do constitute a change in the scope of work, the CONSULTANT shall advise the CITY of such change prior to commencing with the next stage. The CITY approval of work submitted by the CONSULTANT is required prior to the CONSULTANT proceeding to the next dependent stage, although some stages of work are concurrent and overlap.

- F. Project Management and Planning – The CONSULTANT shall provide professional project management and planning in accordance with established professional services which include, but are not limited to, items such as researching available information, scheduling of the work, internal quality control, timely submittals, and communications with the Officer-in-Charge on necessary changes in the work as they may become apparent during the various stages of work.

The CONSULTANT shall employ proven methods for managing the Project and controlling costs to the CITY. These methods should provide the CITY with pertinent and timely information regarding the status of the

Project, measures to help maintain costs and identify and solve problems as they arise.

Within fourteen (14) working days of execution of the Contract, the CONSULTANT shall prepare and submit to the CITY a schedule for approval showing the order in which the CONSULTANT proposes to carry on the work, the dates on which work will begin on the various stages and activities, and the contemplated number of days and dates of completion. The schedule shall provide for the completion of all work within the time provided in this Agreement. Upon approval of this schedule by the CITY, the CONSULTANT shall track the progress of the work stages and activities and reflect the status at the end of each month as part of the monthly invoice and payment request.

The CONSULTANT shall furnish sufficient technical supervision and administrative personnel to ensure the completion of the work in accordance with the approved progress schedule or schedules.

5. SUB-CONSULTANTS

The CONSULTANT shall disclose for CITY concurrence the name and responsibilities of any sub-consultants that may be retained to accomplish the above Stages. The CONSULTANT shall also be responsible for all work conducted under this Agreement, including any technical or other related work prepared by any sub-consultant.