

Kalaeloa Community Development District

Staff Report

March 5, 2008

Kalaeloa Community Development Rules: In the month of February, Townscape Inc. worked on draft rules for connectivity points within the district, streets, medial strips, table of contents, and landscaping. The Kalaeloa Advisory Team (KAT) Rules Committee is reviewing drafts prior to their meetings on Friday, March 7, 2008, and March 15, 2008. The committee is still on track to distribute a draft by the end of June 2008. Dev Braganza from Hunt Development will attend the next KAT meeting.

The next KAT meeting is scheduled for Monday, March 31, 2008 at the Kalaeloa Airport beginning at 6:30 p.m.

Public Safety and Security Issues: The Kalaeloa Public Safety (KPS) Group met on February 21, 2008. HCDA staff thanked the KPS members for addressing the issues raised last month by the Kalaeloa Community Network (KCN). The KCN reported a reduction of illegal activity at the lower park in Pointer Field. HCDA staff also reported an Electrical Engineer has been selected to do the design work for the \$250,000.00 life safety projects. Federal Fire asked questions about their plans for the old Fire Station on brokered parcels. Dev Braganza confirmed his attendance at the next KPS meeting.

The next KPS meeting is scheduled for Thursday, March 20, 2008 at the Kapolei Police Station beginning at 9:30 a.m.

Kalaeloa Community Network: The Kalaeloa Community Network (KCN) met on Thursday, February 14, 2008. Members reported that since the last meeting, the illegal activity at the lower park at Pointer Field has significantly decreased. Members recognized more monitoring by Navy Security and HPD. The KCN looked at the 2008 goals and identified that the Geiger Gate entrance needs to be reconditioned. Suzette Smith from Kalaeloa Rentals volunteered to be the project manager. HCDA staff will be working with the KCN and the Project Manager on developing an action plan and budget. HCDA staff will be requesting support at a future Authority meeting. Dev Braganza attended the meeting and fielded questions about their plans and impact on current public benefits and other lease situations. Mr. Braganza told the KCN he is in the process of looking at all the leases and will have more information going forward. He does not anticipate any changes in the near future and he looks forward to working with the group.

The next KCN meeting is scheduled for Thursday, March 13, 2008.

Administration: On Wednesday, February 13, 2008, HCDA staff met with Trudi Saito, Deputy Managing Director and Lester Chang, Director of Parks and Recreation to discuss the strategies for the BRAC land conveyance and Pointer and Pride field activities. HCDA staff will facilitate a follow-up meeting with Dev Braganza and the Deputy Director on City and County issues in Kalaeloa.

On Friday, February 15, 2008, HCDA engineering staff meet in Kalaeloa to finalize scope of work for awarding the electrical engineer contract.

HCDA staff met with Congressman Abercrombie on Wednesday, February 20, 2008 to get his support for securing the public benefits in Kalaeloa through Federal legislation if it is necessary.

HCDA staff and Alicia Maluafiti, Loihi Communications Consultant attended the Native Hawaiian Chamber Commerce luncheon on Thursday, February 21, 2008, in an effort to expand community outreach and to build relations among those organizations as they will be relied upon in addition to Ahahui Siwila Hawaii O Kapolei (Kapolei Hawaiian Civic Club) and the Hoakalei Cultural Foundation as resources for the Native Hawaiian Culture and Education Center as described in the Kalaeloa Master Plan.

On Friday, February 22, 2008, HCDA staff met with representatives from the Ron S. Ho Engineering, LLC in Kalaeloa to discuss the scope of work.

Attachments: Exhibit A: Award Letter for Electrical Engineer



HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



KAKAKO
KALAELOA

Linda Lingle
Governor

Jonathan W. Y. Lai
Chairperson

Anthony J. H. Ching
Executive Director

677 Ala Moana Boulevard
Suite 1001
Honolulu, Hawaii
96813

Telephone
(808) 587-2870

Facsimile
(808) 587-8150

E-Mail
act@hcdaweb.org

Web site
www.hcdaweb.org

Ref. No.: PL KALAELOA 17.1.14

February 19, 2008

Mr. Ronald N. S. Ho, President
Ronald N. S. Ho & Associates, Inc.
2138 Algaroba Street
Honolulu, Hawaii 96826

Dear Mr. Ho:

Re: Professional Services for Design of Life Safety Projects in
the Kalaeloa Community Development District

As discussed with my staff, Ronald N. S. Ho & Associates, Inc. is requested to submit a cost proposal to perform the subject professional services for the Hawaii Community Development Authority (HCDA).

The scope of services consist of the design of street lighting systems, traffic warning systems and walkways in various locations in the Kalaeloa Community Development District. Attached for your reference are photographs of the different locations and a location map. Professional services shall also include:

- Preparing plans and specifications for review and approval by various government agencies and utility companies.
- Preparing cost estimates.
- Securing necessary permits that need to be obtained prior to construction.
- Assistance in bidding and post-design services, such as construction observation, review of shop drawings, responding to contractor's requests for information, value engineering reviews, etc.

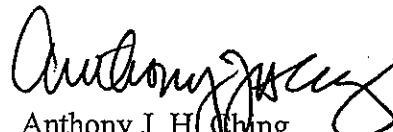
We look forward to meeting with your staff on February 22, 2008 at our Kalaeloa office to discuss the proposed scope of services in detail. If there are any

EXHIBIT A

Mr. Ronald N. S. Ho, President
Page Two
February 19, 2008

questions, please contact Stephen Miyamoto at 587-8168 or by e-mail:
steve@hcdaweb.org.

Sincerely,


Anthony J. H. Ching
Executive Director

AJHC/SHM:ak

Encs.

c: Ms. Tesha Malama, Kalaeloa Director of
Planning and Development

Priority 1: Street lights; warning signs; traffic calming on S-curve on Coral Sea Road.



Priority 2: Street lights; warning signs at intersection of Philippine Sea and Roosevelt Avenue.



Priority 3: Pedestrian walkway/sidewalk; streetlights; entry median delineators on Enterprise Road between Saratoga and Roosevelt.



Priority 4: Streetlights; clear existing sidewalks on Roosevelt Avenue between Copahoe Avenue to Boxer Road.

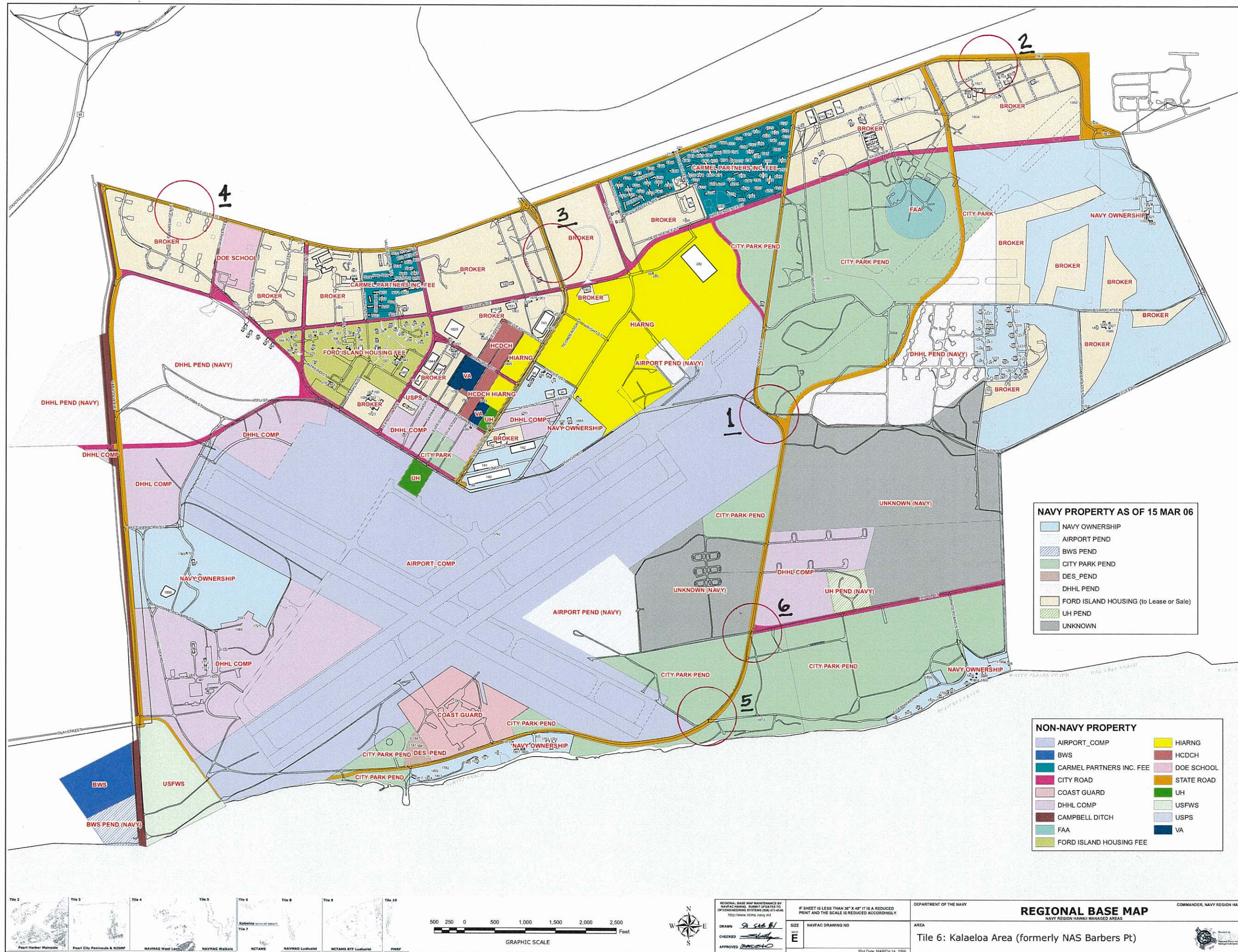


Priority 5: Streetlights; warning signs/pavement markers on Coral Sea Road at entry to campsites.



Priority 6: Repair streetlight; protection for stop sign; pavement markings at intersection of Coral Sea Road and Tripoli.



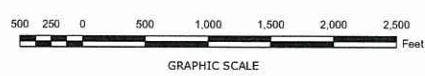


NAVY PROPERTY AS OF 15 MAR 06

Light Blue	NAVY OWNERSHIP
Light Purple	AIRPORT PEND
Light Green	BWS PEND
Light Yellow	CITY PARK PEND
Light Orange	DES PEND
Light Pink	DHHL PEND
Light Brown	FORD ISLAND HOUSING (to Lease or Sale)
Light Grey	UH PEND
Dark Grey	UNKNOWN

NON-NAVY PROPERTY

Light Blue	AIRPORT_COMP	Yellow	HIARNG
Dark Blue	BWS	Red	HCDCH
Teal	CARMEL PARTNERS INC. FEE	Pink	DOE SCHOOL
Purple	CITY ROAD	Orange	STATE ROAD
Light Blue	COAST GUARD	Green	UH
Light Purple	DHHL COMP	Light Green	USFWS
Dark Purple	CAMPBELL DITCH	Light Blue	USPS
Light Green	FAA	Dark Blue	VA
Light Yellow	FORD ISLAND HOUSING FEE		



REGIONAL BASE MAP MAINTENANCE BY NAVY ENGINEERING CENTER (NAVEC) 417-4244
OPENSOURCE ENGINEERING SYSTEMS (OS) 417-4244
<http://www.navvec.navy.mil>

DRAWN: SA SAB/N
 CHECKED: [Signature]
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IF SHEET IS LESS THAN 36" X 48" IT IS A REDUCED PRINT AND THE SCALE IS REDUCED ACCORDINGLY.

SIZE: E
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 Plot Date: MARCH 14, 2006