

Project Information Sheet

DATE: October 2, 2012

PROJECT: Lalamilo Phase 2A Subdivision

BRIEF DESCRIPTION: Construct the infrastructure for DHHL Lalamilo Phase 2A, which consists of approximately 160 residential lots. Scope of work includes grading; constructing roadways; and installing drainage, wastewater and water facilities, and other utilities. Project coordinated with **RCUH** research to develop new deep unexploded ordnance (UXO) detection technology.

ESTIMATED COST (Increment 1): \$15,500,000.00

ACTUAL LOW BID (Increment 1): \$11,266,518.15

PROJECT STATUS: Due to DHHL budget constraints and the limited number of interested and qualified lessees, the project was recently further phased into Increment 1 and Increment 2. The current phase, Lalamilo Housing Phase 2A, Increment 1, will construct 83 residential lots (instead of 160 residential lots). Increment 1 combined with Kawaihae Road Improvements at South Kohala Distribution Road project.

Notice to Bidders for Construction, **IFB-12-HHL-008 Lalamilo Housing Phase 2A, Increment 1 and Lalamilo Housing Phase 2A, Kawaihae Road Improvements at South Kohala Distribution Road** advertised February 17, 2012. Bids Opened 4/2/12. Contract awarded to low bidder Goodfellow Bros., Inc. 4/20/12 (Total Bid: \$11,266,518.15, DHHL: \$10,805,788.15, SIC: \$460,730.00. Of the \$10,805,788.15 portion, 80% DHHL Trust (\$8,644,630.15), 20% NAHASDA (\$2,161,158.00). As of 6/29/12, DAGS certifying construction contract.

CM consultant contract (SSFM International, Inc.) executed 1/25/11. Includes other Lalamilo construction projects in scope of work.

Working with the U.S. Army Corps of Engineers (USACOE) to address possible existing munitions and explosives in the project area.

Coordinating project with rancher (**general lessee**) **Mr. Fred Rice** who currently ranches within project limits.

PROJECT SCHEDULE:

BID OPENING DATE: April 2, 2012

(Increment 1) **NOTICE TO PROCEED DATE:** November 2012 (Tentative)

CONSTRUCTION COMPLETION DATE: November 2013 (Tentative)

CONSULTANT: Design: Community Planning & Engineering, Inc.
Construction Management: SSFM International, Inc.

CONTRACTOR: Goodfellow Bros., Inc.

- REMARKS, ISSUES AND CONCERNS:**
1. First phase (Increment 1) will construct 83 residential lots instead of 160 residential lots. Also includes one archaeological preservation lot, one easement lot for new HELCO Substation, and one park. Procurement of a new design consultant will be required to complete the remaining phases of the project.
 2. Construction Time (Increment 1): 365 Calendar days. Low Bid of \$11,266,518.15 includes electrical, roadway lighting and Sandwich Isles Communications costs (\$460,730.00), but does not include possible costs to address UXO unexploded ordinances (sweeping, subconsultant, training, escort, etc.).
 3. Possible future Lalamilo Phase 2 Development Projects. (Dependent upon DHHL budget and number of interested and qualified lessees.):
 - a. Lalamilo Housing Phase 2A Increment 1 Housing
 - 83 Residential Houses
 - House Construction Start: October 2013, Complete September 2015
 - b. Lalamilo Housing Phases 2A Increment 2
 - 77 residential lots, 2 preservation lots.
 - Infrastructure Construction Start 2015, Complete 2016
 - House Construction Start 2016, Complete 2018
 - c. Lalamilo Housing, Phase 2B
 - 134 Residential Lots
 - Infrastructure Construction Start 2017, Complete 2018
 - House Construction Start 2018, Complete 2020
 - d. Lalamilo Housing, Phase 2C
 - 124 Residential Lots
 - Infrastructure Construction Start 2019, Complete 2020
 - House Construction Start 2020, Complete 2023
 4. Phase 2 Area Breakdown:

Phase 2A, Increment 1:	34.7 acres
Phase 2A, Increment 2:	28.0 acres
Phase 2B:	45.2 acres
Phase 2C:	47.9 acres
Open Space:	10.4 acres
Preservation Area:	42.6 acres
Stream Lot Buffer Area:	<u>11.2 acres</u>
Total:	220.0 acres