

**BACKGROUND:**

The Kakaina subdivision in Waimanalo is a residential homestead project that was initially designed as a 44 home subdivision to be constructed on lands that were transferred from the Department of Land and Natural Resources (DLNR) to the Department of Hawaiian Home Lands (DHHL) in February 2007.

When DLNR was the property owner, the land was utilized by adjacent land owners primarily as passive extensions of their properties. However, at least one resident retained a revocable permit (RP), a short term land disposition, from DLNR which allowed him to utilize the DLNR land for horses. When the land was transferred from DLNR to DHHL, all existing land use agreements with nearby residents were cancelled and everyone was asked to vacate the property. Needless to say, some hard feelings were directed toward the DHHL, which is understandable.

Attached is a letter the department received from one homeowner.

- Kakaina Kaonohi Letter – May 30, 2012 PDF

As our department's mission is to place 50% blood quantum native Hawaiians on lands we control, the DHHL initially designed the residential development to be compliant with City and County building codes and guidelines for transportation connectivity – the “complete streets initiative” – along with area drainage improvements that would help to address pre-existing flooding conditions for our neighbors.

The DHHL project was discussed before the Waimanalo Neighborhood Board on numerous occasions throughout 2012 – in July Commissioner Tassill reported that the ground breaking occurred on the Kakaina project, in November the Board discussed surveyors being on site, and on February 11, 2013, the Board and the community discussed the ingress and egress planned for the Kakaina subdivision.

At this meeting, residents adjacent to the project voiced their concerns regarding possible increased traffic and parking impacts along Mekia and Poalima Streets, as these residents had been accustomed to living along a cul-de-sac with very little traffic. In compliance with the City's connectivity standards, DHHL designed this subdivision with a primary access from Hihimanu Street, a secondary access from Kakaina Street, and a third access point, from Poalima Street. At this point, the design was complete and DHHL was ready to begin construction of the subdivision.

However, following the February NB meeting, on-going discussions with the community and elected officials led to DHHL's consultation with the City to consider allowing the DHHL to close the third entry point from Poalima Street to allay the fears and concerns of our neighbors. At a follow up meeting in April called by the City with DHHL and the neighboring residents, the City agreed to allow DHHL to close the access point to the subdivision from Poalima Street. At this meeting, it was also explained to our neighbors that this would lead to the elimination of off-site drainage improvements that would help address some of the pre-existing flooding conditions, as well as delay construction of the project until the City approved the redesign of the project. Based on our neighbors' input, DHHL agreed to redesign the project to accommodate the community's requests. The subsequent subdivision redesign and the resubmission of plans for permit approval by the City created an unanticipated delay in the resumption of construction during which high winds and torrential rains buffeted the partially completed construction site.

Had the department not agreed to be a good neighbor and redesign the project, the project would most likely be completed by now. However, in deference to our neighboring residents, DHHL's attempt to accommodate their

wishes ultimately created other unforeseen impacts.

Throughout the process the department and its contractors have made a concerted effort to engage the community through on-site monthly meetings along with six bi-weekly newsletters that are mailed to each of our surrounding neighbors. Contractors have provided their cellular phone and email contact information so that they can be reached by neighboring residents at all times.

In addition to this public outreach, the names of neighbors who had project related construction claims have been forwarded to the contractor's insurance company for claims processing.

The department believes that it has done its due diligence and continues to try to be a good neighbor and complete the project as expeditiously as possible pending the final approvals from the City.

Please note that the Kakaina subdivision is the second undivided interest community being built recently by DHHL in Waimanalo. The first was the nearby Kumuhau subdivision completed in July 2011.

**From Rob Perez:**

**I just returned from a meeting with some residents who live adjacent to or near the Kakaina subdivision project. They tell me that DHHL has done a poor job of addressing their problems related to the ongoing construction. For roughly the past year, they said, they have been dealing with excessive noise, dust, vibrations caused by the heavy equipment, flooding, mold, rodents and other issues. They also said DHHL has not kept them adequately informed about developments with the project.**

**Some of these same issues were mentioned in Sen. Laura Thielen's Nov. 18 letter to Darrell Young. I have many of the same questions that she raised, so if you can provide me with a copy of the agency's written response to the senator, that likely can answer some of my questions.**

**Given that these concerns aren't new, gathering responses shouldn't require researching new, unfamiliar matters. My deadline is Friday, so if you could get responses to me by noon Friday, I would appreciate it. That way I'll be able to include DHHL's perspective in the story.**

**Here are the questions:**

**• What is the scope of the Kakaina project, including how many homes will be built and the total cost of the project? When did the construction start and when is it expected to be completed?**

- 45 house lots
- Notice to Proceed: December 3, 2012
- Original estimated completion date: September 4, 2013
- Current estimated completion date due to delays in redesign and permit approvals: November 10, 2014

**• Did DHHL require the contractor to make changes based on the concerns raised by homeowners along Poalima and Mekia streets?**

The construction team (DHHL, contractor, and construction manager) has been addressing issues as they are brought to our attention; and as much as possible, attempting to anticipate and mitigate potential problems. Some complaints, such as noise and dust, are to be expected with any construction project. The contractor has taken steps to minimize the effects, but cannot eliminate them entirely.

**• What has DHHL done to address the Poalima/Mekia street flooding problems that residents say have been caused by the Kakaina work?**

After the first reported incident on October 27, the contractor reinforced the earthen berm, added a second berm within the site, installed two silt fences and cleaned up the adjacent lots.

Another storm occurred the weekend of November 9-10. While the amount of silt runoff was minimal, the amount of rain was more than the detention pond and berms could handle and there was flooding into Poalima Street.

The contractor has since completed the concrete drainage ditch along the boundary at Poalima Street. This should prevent runoff from future storms from flowing into the Poalima/Mekia streets intersection.

**• Why was it necessary to raise the elevation of the Kakaina site by several feet along the border with some of the existing homes? Will that be changed based on the homeowner concerns?**

The lots within the Kakaina Subdivision are designed to drain storm water away from the neighboring lots and into the internal roadways. Therefore the rear of the lots are higher. (See attached)

- Kakaina Site Plan (Drainage) – PDF

**• What has DHHL done to address the damages that homeowners say were caused by the Kakaina work? The damages include cracked walls, windows and other surfaces, structural settling, flooding and mold, according to the homeowners.**

The contractor's insurance agent has been contacting affected residents to file claims.

**• Sections of the dust barrier surrounding the construction site collapsed during the recent President's Day weekend. Homeowners say that was the second time sections of the barrier have collapsed. What has been done to prevent that from happening again?**

First of all, as stated above, the Notice to Proceed was given December 2012, with anticipated completion by September 2013. Had we been able to follow our initial timeline, the dust screens would have been taken down some time during the summer of 2013. It was never anticipated that they would have been up this long awaiting our resumption of construction.

Nevertheless, it appears the combination of age, wet soil conditions surrounding the posts and high wind have loosened the posts and have caused the posts and/or dust screens to fall over. Paradigm has responded by removing any fallen posts and dust screens as they occur. Paradigm has inspected the current condition of the dust fence and removed any posts or dust screens which may appear a potential problem should high winds and rains be encountered again.

Paradigm will inspect the current condition of all fence posts to assess the level of repair required. Loose posts will be removed, the hole re-drilled and the posts reset with Controlled Low Strength Material (CLSM). CLSM is self-compacting cementitious fill. Repair of the dust screens will occur when more favorable weather conditions prevail and the site dries out for work to continue.

**• Is the agency satisfied with the work Paradigm Construction has done on the project, including its oversight of the construction activities?**

Yes.

**• Given the close proximity of the Kakaina site to an existing neighborhood and given DHHL's experience in developing subdivisions, including in-fill ones, why wasn't the agency better able to anticipate and minimize some of the problems that have cropped up with this project?**

Most DHHL projects are in undeveloped areas with few existing residents as those are the type of lands that have been conveyed to the department.

With respect to the Kakaina development, in accommodating our neighboring residents' concerns, the department encountered other challenges in redesigning the project, obtaining requisite permitting approvals from the county and constructing new drainage improvements. During that same period, inclement weather exacerbated the challenges.

As we stated above, the Kakaina subdivision is the second undivided interest community being built recently by DHHL in Waimanalo. The first was the nearby Kumuhau subdivision completed in July 2011. We experienced none of these problems there.

It should also be noted that your perception of "close proximity" could be the result of some of the existing houses being non-compliant with the City's five-foot setback requirements as their backyards were vacant lands until 2007.

**• Do you disagree with the homeowners' contention that DHHL has not adequately addressed their concerns and has not adequately kept them informed of developments with the project?**

Yes. Since complaints were aired at the Waimanalo Neighborhood Board meeting on November 4, 2013, the construction team has initiated monthly "talk-story" sessions and a twice-monthly newsletter. The "talk-story" sessions are held on the project site to meet with neighboring residents. The newsletters provide a progress summary of the project, upcoming construction activities and answer any concerns or comments posed by the surrounding neighbors.

Even if they elect not to attend these public outreach meetings or ignore our mailed information to them, we will continue to reach out and be available to our neighbors to hear and address their concerns as we go about our mission in building quality affordable homes for our 50% blood quantum native Hawaiian beneficiaries.

**Please provide any other information that will help put these issues into the proper context.**

For your convenience, we have provided the six newsletters, an original site plan showing the three access points and the revised site plan eliminating the access point to Poalima Street as we discussed in our response to you.

- Revised Site Plan – PDF
  
- Kakaina Newsletter No. 1 – Nov. 15, 2013 PDF
- Kakaina Newsletter No. 2 – Dec. 4, 2013 PDF
- Kakaina Newsletter No. 3 – Dec.20, 2013 PDF
- Kakaina Newsletter No. 4 – Jan. 9, 2014 PDF
- Kakaina Newsletter No. 5 – Jan. 31, 2014 PDF
- Kakaina Newsletter No. 6 – Feb. 28, 2014 PDF

To Darrell Ing Land Development Division,

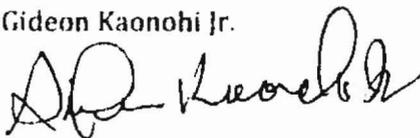
My name is Gideon Kaonohi Jr. from Poalima street Waimanalo, we want you to know that we have an attorney, to watch your contractor when he starts to work.

1. If your contractor makes dust we will sue
2. Is the Diesel exhaust is too much we will sue
3. If your contractor works 10 hours a day and Saturdays we will sue

Hawaiian Homes and it's contractors is not going to run over us, we are not going to play games with Hawaiian Homes or its contractor. Uncle Tome Kane said, "Hawaiians come first". So if Hawaiian Homes and it's contractor screw our homes up with dust and diesel exhaust, you will pay. We sent a petition and a letter, saying that we oppose this project and the wind direction, to no class Kane. No reply from Uncle Tom Republican Hawaiian with on class. We pay 6 times the property tax than what the Hawaiians pay. We don't like it, we hate it. So we join in suing in the US Supreme Court, and if we win, we want the Hawaiians to pay what we pay. 90% of the homes on Poalima street got new paint. For me, Gideon Kaonohi Jr. I have a one 2 story, one 3 bedroom, and one work shop on my property with new paint job and new white roof \$27,000 of my money, not Hawaiian Home's money. My wife watches our two-year old granddaughter, so if my wife or granddaughter get sick from the dust or diesel exhaust, or if any of the residents get sick from the dust or diesel exhaust, we will have mercy in court, we will go after Uncle Tom Kane, Nahale-a, Hawaiian Homes and it's contractors. If we have to call the Health Department everyday we will. Our attorney said, get the Health Department to do its job first.

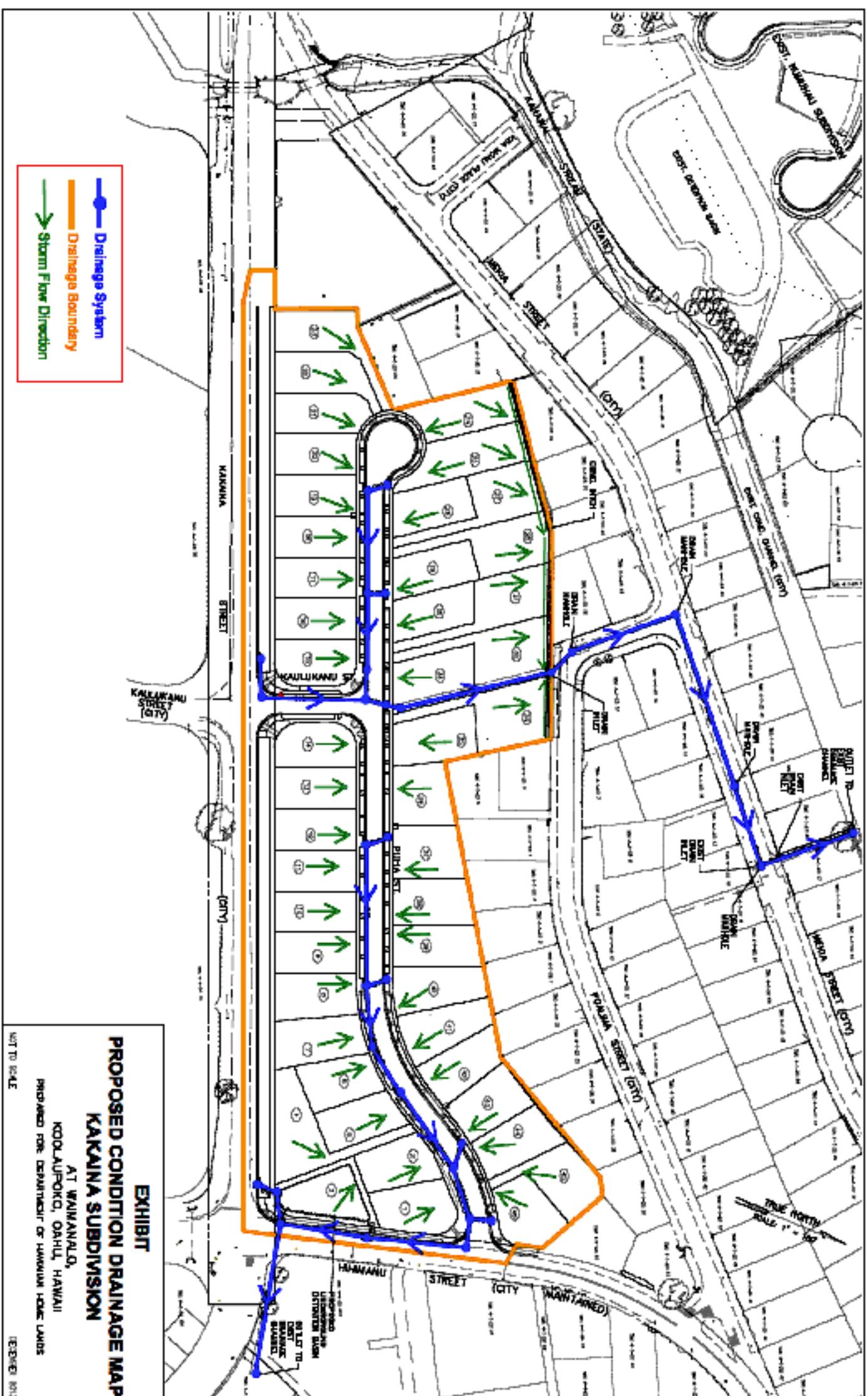
P.S. 90% of the time the wind blows in the direction of our homes.

Gideon Kaonohi Jr.



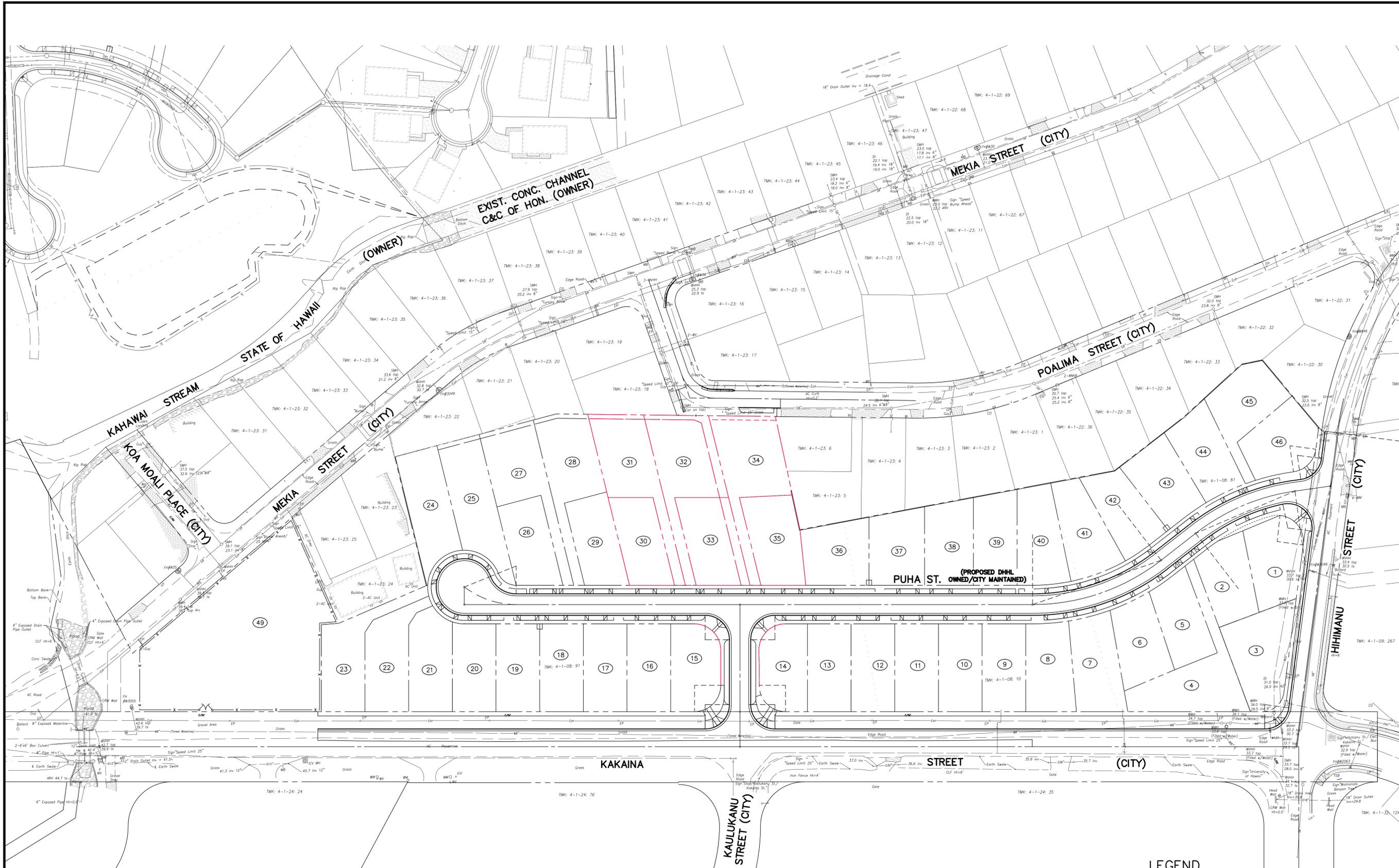
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LAND DEVELOPMENT  
DIVISION



**EXHIBIT**  
**PROPOSED CONDITION DRAINAGE MAP**  
**KAKAINA SUBDIVISION**

AT WAINANALO,  
 KOOLAUPOKO, OAHU, HAWAII  
 PREPARED FOR DEPARTMENT OF LAND AND NATURAL RESOURCES

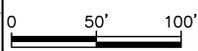


SOURCES:  
CREATED: 3/4/2013  
REVIS: JCT

KAKAINA SUBDIVISION

GENERAL LAYOUT

Prepared For: DHH



Akinaka & Associates, Ltd.  
CONSULTING ENGINEERS

EXHIBIT

1

**LEGEND**

- 1/8" — EXISTING WATER LINE
- 8" — EXISTING SEWER LINE
- D42" — EXISTING DRAIN LINE
- (27) LOT NUMBER

**FOR DISCUSSION PURPOSES ONLY**



# DEPARTMENT OF HAWAIIAN HOME LANDS

## KAKAINA SUBDIVISION

### NEWSLETTER

#### PROJECT CONTACTS:

Mike Kamaka.....	Bowers + Kubota Consulting .....	457-8587
Sherwood Kaopua.....	Bowers + Kubota Consulting .....	286-2709
Peter Sohn .....	Paradigm Construction .....	478-0285
Darrell Ing.....	DHHL .....	620-9276

### Bi-Weekly Newsletter No. 1 – Published November 15, 2013

This newsletter is intended to provide information to the residents in the immediate vicinity of the Kakaina Subdivision with a progress summary of the project, upcoming construction activities and answer any concerns or comments posed by our surrounding neighbors. This Newsletter will be published twice a month. Questions or concerns from the neighboring community will be collected and published with each newsletter. If there are any questions or questions, please contact:

Mike Kamaka of Bowers and Kubota at 457-8587, or via e-mail at [mkamaka@bowersandkubota.com](mailto:mkamaka@bowersandkubota.com); or Sherwood Kaopua of Bowers and Kubota at 286-2709, or via e-mail at [skaopua@bowersandkubota.com](mailto:skaopua@bowersandkubota.com).

In addition to this newsletter, the project team will conduct monthly "talk story sessions" to meet with interested residents. The meetings will be conducted at the project trailer located on Kakaina Street near the Mekia Street intersection. The first meeting will be on **November 26**, starting at **2:30 p.m.**

#### PROJECT SCOPE

The Kakaina Subdivision Project will create forty-five (45) single family lots with infrastructure improvements. The infrastructure development includes potable water, sewer, drainage, electrical and communication, and roadway for the project site. Off-site work includes re-location of a 20-inch water main on Hihimanu Street and roadway improvements on Kakaina street.

#### SUMMARY OF WORK PERFORMED

- **Mass Excavation and Import Fill:** The project required the removal of expansive soil and import of appropriate structural fill material for single-family residences. To date approximately 95% of the expansive soil and import structural fill work has been completed.
- **Retaining Earth Wall:** A retaining earth wall was installed on the northern portion of the subdivision. The retaining wall will slope the lots towards the street, thus directing rainfall runoff away from the neighboring lots. All of the earth retaining walls have been completed.
- **Utility Installation:** Potable water, sewer and drain lines to the individual lots have been are being installed and are approximately 60% complete.
- **Culvert drainage on Mekia Street:** A drain culvert being installed along Mekia Street to discharge storm runoff collected from the subdivision into Kahawai Stream. The box culvert drain has been installed from the City and County outlet at 41-619 Mekia Street to 41-651 Mekia Street.
- **20-Inch Water Line:** A new 20-inch waterline has been installed along Hihimanu Street. An existing 20-inch water line is located within the limits of the property and is being relocated into the roadway. The new 20-inch water line is awaiting connection to the existing system.

#### UPCOMING WORK

The Contractor Paradigm anticipates the following work to occur during the next two weeks, weather permitting:

- **Relocation of Dust Screens and Concrete Ditch:** Paradigm will be working to install a drainage ditch near Lot 34, along Poalima Street. The drainage ditch in this location is required as part of the re-design resulting from the closure of the Kaulukanu through street;

- **Mass Excavation and Import Fill:** Paradigm will be performing mass excavation near Lots 1 and 2, and placing import fill in this area;
- **Install Waterline:** Paradigm will install water line on Puha Street.

See attached map of working areas. Work areas are subject to change.

## QUESTIONS AND CONCERNS

This section will present questions and concerns regarding the project, and the response/action by DHHL or Paradigm:

### 1. **Please cut back the vegetation along Poalima Street near Lot 34 to allow cars to park in this area**

The vegetation in this area was cut back by Paradigm. However, dust screens will be relocated in this area toward Poalima Street in order to install the concrete ditch required as part of the re-design. No parking will be allowed during the day in this area

### 2. **There is a significant amount of sediment runoff from the Kakaina Subdivision during heavy rains**

On Sunday, October 27, a rain storm occurred in Waimanalo. The intensity of the rain caused storm runoff on the site to breach the earthen berms and bio-socks set in place. Paradigm responded within hours to assess sediment runoff and repair the berms and bio-socks.

After that event, Paradigm has installed two earthen berms on the interior of the site, as well as two silt fences between the subdivision and Poalima Street. These measures were installed to minimize storm water and sediment runoff from the Kakaina Project Site.

Another severe storm occurred the weekend of November 9-10. Paradigm again responded immediately to assess and make needed repairs. While the amount of silt runoff was minimal, the amount of rain was more than the detention pond and berms could handle and there was flooding into Poalima Street.

We will continue to monitor the effectiveness of the temporary floodwater control measures and make adjustments as needed, within our budget.

### 3. **There was damage caused to my property by storm water runoff from the Kakaina Subdivision during heavy rains**

Paradigm has cleaned up the mud and damage caused by the runoff from the Kakaina Project Site for the affected properties.

### 4. **When will the Kakaina Project be completed?**

The removal of the Kaulukanu Street extension required the construction plans to be revised and resubmitted to the City for review and approval. To date, the re-design plans have not been approved by the agencies. It is unknown at this time when plans will be approved for construction.

However, DHHL has instructed Paradigm to continue with performing work in other area of the plans that are not affected by the re-design. Paradigm continues to complete as much work as feasible to minimize the delay caused by the re-design.

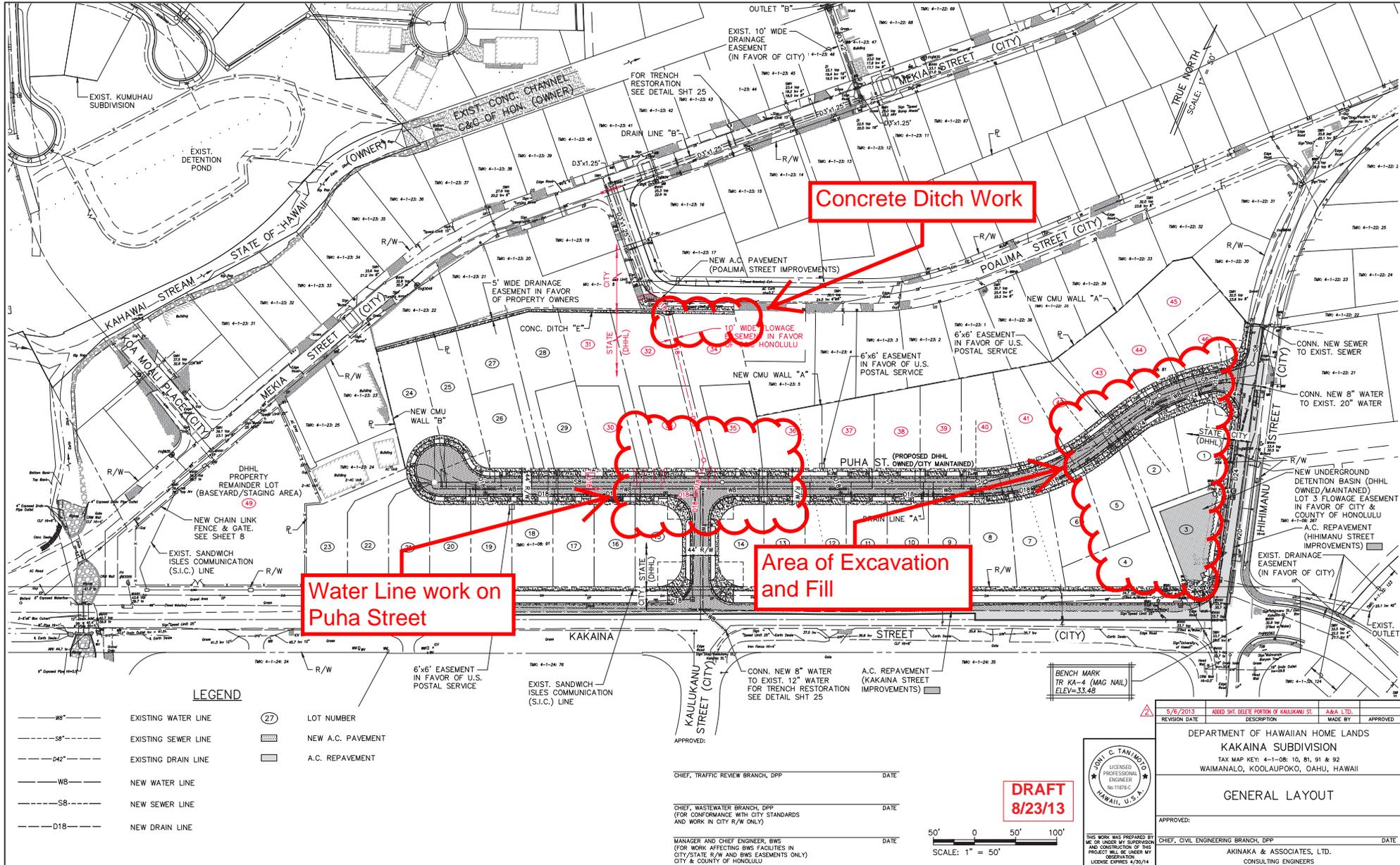
### 5. **It appears there have been an increase in mice and rats in the neighborhood since the clearing and grading work started**

DHHL has consulted with the HDOH Vector Control Branch to determine a course of action. HDOH recommends placing bait stations along the perimeter of the Kakaina project site. DHHL is working with Paradigm to hire a pest control company to install the bait traps.

**ATTACHMENT:** Areas of Proposed Work November 18 to December 2

Prepared by B+K Consulting

AREAS OF PROPOSED WORK FOR NOVEMBER 18 - DECEMBER 2

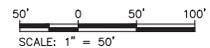


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 Last Saved: 8/22/2013  
 Plotted on: 8/23/2013  
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LEGEND

- W8--- EXISTING WATER LINE
- S8--- EXISTING SEWER LINE
- D42--- EXISTING DRAIN LINE
- W8--- NEW WATER LINE
- S8--- NEW SEWER LINE
- D18--- NEW DRAIN LINE
- (27) LOT NUMBER
- [Pattern] NEW A.C. PAVEMENT
- [Pattern] A.C. REPAVEMENT

**DRAFT**  
 8/23/13



5/6/2013	ADD SHT DELETE PORTION OF KAILIKUANU ST.	AAA LTD.	APPROVED
REVISION DATE	DESCRIPTION	MADE BY	APPROVED
DEPARTMENT OF HAWAIIAN HOME LANDS KAKAINA SUBDIVISION TAX MAP KEY: 4-1-08-10, 81, 91 & 92 WAIMANALO, KOOLAUPOKO, OAHU, HAWAII			
GENERAL LAYOUT			
APPROVED:			
CHIEF, CIVIL ENGINEERING BRANCH, DPP		DATE	
AKINAKA & ASSOCIATES, LTD. CONSULTING ENGINEERS			

THIS SHEET SUPERSEDES SHEET 7 SHEET 7A OF 88 SHEETS

Work areas may be subject to change without notice



# DEPARTMENT OF HAWAIIAN HOME LANDS

## KAKAINA SUBDIVISION

### NEWSLETTER

#### PROJECT CONTACTS:

Mike Kamaka.....	Bowers + Kubota Consulting .....	457-8587
Sherwood Kaopua.....	Bowers + Kubota Consulting .....	286-2709
Peter Sohn .....	Paradigm Construction .....	478-0285
Darrell Ing.....	DHHL .....	620-9276

## Bi-Weekly Newsletter No. 2 – Published December 4, 2013

This newsletter is intended to provide information to the residents in the immediate vicinity of the Kakaina Subdivision with a progress summary of the project, upcoming construction activities and answer any concerns or comments posed by our surrounding neighbors. This Newsletter will be published twice a month. Questions or concerns from the neighboring community will be collected and published with each newsletter. If there are any questions or questions, please contact:

Mike Kamaka of Bowers and Kubota at 457-8587, or via e-mail at [mkamaka@bowersandkubota.com](mailto:mkamaka@bowersandkubota.com); or Sherwood Kaopua of Bowers and Kubota at 286-2709, or via e-mail at [skaopua@bowersandkubota.com](mailto:skaopua@bowersandkubota.com).

In addition to this newsletter, the project team will conduct monthly "talk story sessions" to meet with interested residents. The meetings will be conducted at the project trailer located on Kakaina Street near the Mekia Street intersection. The first meeting was held on November 26 at 2:30 p.m. The next meeting will be held on **December 17, 2013 at 2:30 p.m.**

### PROJECT SCOPE

The Kakaina Subdivision Project will create forty-five (45) single family lots with infrastructure improvements. The infrastructure development includes potable water, sewer, drainage, electrical and communication, and roadway for the project site. Off-site work includes re-location of a 20-inch water main on Hihimanu Street and roadway improvements on Kakaina Street.

### SUMMARY OF WORK PERFORMED SINCE NEWSLETTER NO. 1

- **Concrete Drainage Ditch 'E':** A new concrete drainage ditch was installed near Lot 34, along Poalima Street. The drainage ditch in this location is required as part of the re-design resulting from the closure of the Kaulukanu through street;
- **Mass Excavation and Import Fill:** Paradigm continued with mass excavation of the subgrade at Lot 34 and placed import fill material to bring the area near Poalima Street up to grade. This should minimize future problems with stormwater run-off from the site into Poalima Street.

### UPCOMING WORK

The Contractor Paradigm anticipates the following work to occur during the next two weeks, weather permitting:

- **Erect Dust Fence:** Paradigm will re-install dust fencing and repair damage caused by heavy rain and strong winds encountered over 11/29/13 through 12/1/13;
- **Mass Excavation and Import Fill:** Paradigm will continue with mass excavation at Lots 1, 2 and 34. Paradigm will continue placing import fill in these areas as required;
- **Install Waterline:** Paradigm will install water line on Puha Street/Kaulukanu area. This work is contained within the property boundary; and
- **Install Bait Stations:** Paradigm will subcontract a pest control company to install bait stations along the northern portion of the property to address concerns regarding rodents.

See attached map of working areas. Work areas are subject to change.

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**QUESTIONS AND CONCERNS**

This section will present questions and concerns regarding the project, and the response/action by DHHL or Paradigm:

**1. The dust from the project site is impacting my home**

To minimize dust from the Site, Paradigm has installed dust screens along the perimeter of the project. In addition, during working hours, Paradigm will provide dust control by spraying water over the Site and its immediate work area. If dust is a continual problem, please contact Peter Sohn of Paradigm Construction at 478-0285. Mr. Sohn will respond and take the reasonable and appropriate measures to minimize the dust issue.

**2. How are traffic control and road closures determined during construction?**

In order to close the road for construction, Paradigm submits a plan to the City and receives a permit to proceed with the road closure. As part of the road closure, Paradigm is required to provide police officers to control traffic. For a typical two way street, one lane is closed and on lane remains open. There are times where both lanes of the road will be closed due to working conditions, however, traffic flow typically is not impeded for more than five minutes.

When and where road closures occur is determined by the work schedule of the Paradigm. Road closures may occur in different areas along the roadway, dependent on the nature of the work. Paradigm may be working in various roadway areas between the hours of 8:30AM to 3:30PM.

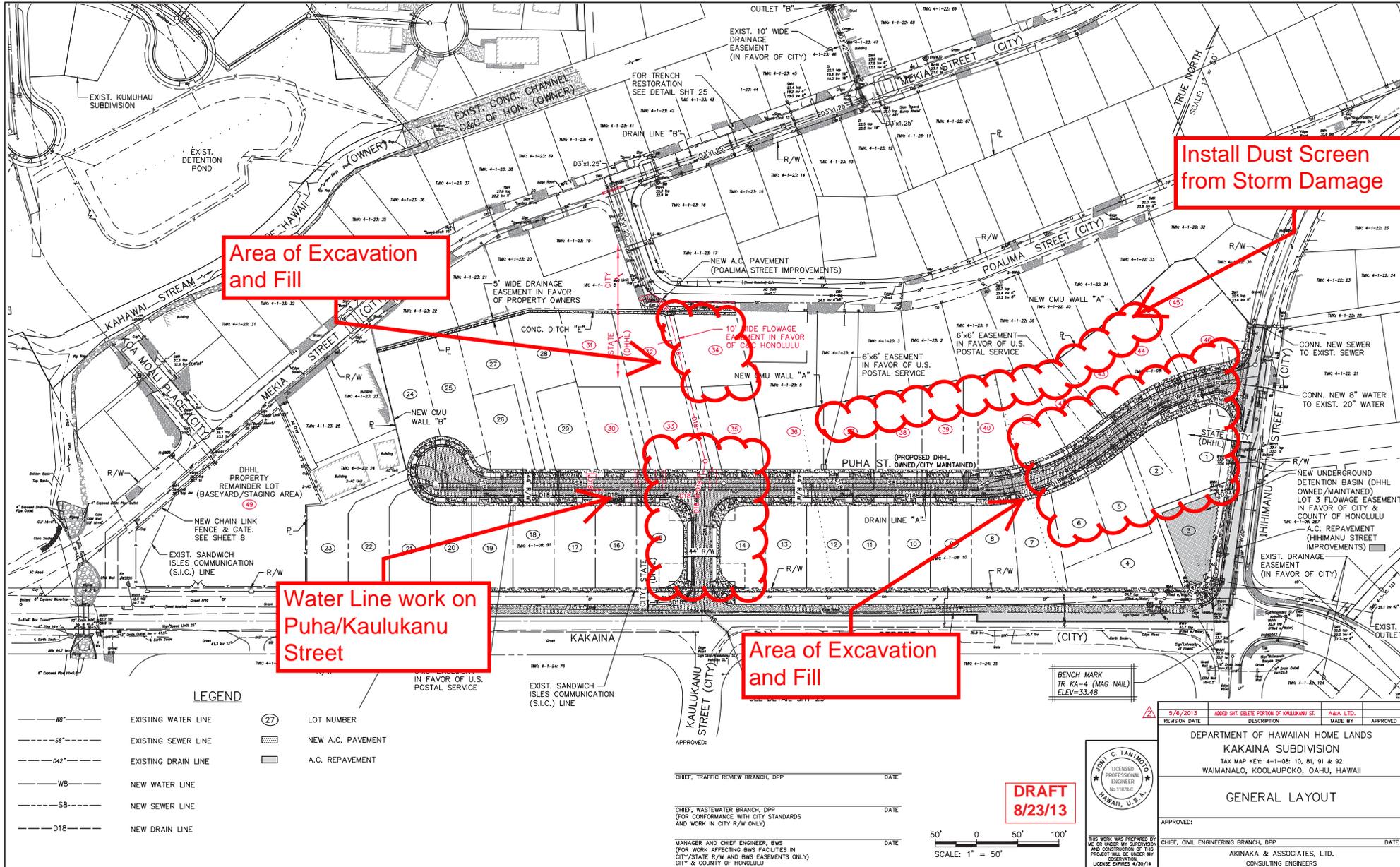
**3. Who can we contact for emergencies after hours or on weekends?**

Please call Peter Sohn of Paradigm Construction at 478-0285.

**ATTACHMENT:** Areas of Proposed Work December 3 to December 13

Prepared by B+K Consulting

AREAS OF PROPOSED WORK FOR DECEMBER 3 - DECEMBER 13



Work areas may be subject to change without notice



# DEPARTMENT OF HAWAIIAN HOME LANDS

## KAKAINA SUBDIVISION

### NEWSLETTER

#### PROJECT CONTACTS:

Mike Kamaka.....	Bowers + Kubota Consulting .....	457-8587
Sherwood Kaopua.....	Bowers + Kubota Consulting .....	286-2709
Peter Sohn .....	Paradigm Construction .....	478-0285
Darrell Ing.....	DHHL .....	620-9276

### Bi-Weekly Newsletter No. 3 – Published December 20, 2013

This newsletter is intended to provide information to the residents in the immediate vicinity of the Kakaina Subdivision with a progress summary of the project, upcoming construction activities and answer any concerns or comments posed by our surrounding neighbors. This Newsletter will be published twice a month. Questions or concerns from the neighboring community will be collected and published with each newsletter. If there are any questions or questions, please contact:

Mike Kamaka of Bowers + Kubota at 457-8587 or via e-mail at [mkamaka@bowersandkubota.com](mailto:mkamaka@bowersandkubota.com); or Sherwood Kaopua of Bowers + Kubota at 286-2709 or via e-mail at [skaopua@bowersandkubota.com](mailto:skaopua@bowersandkubota.com).

In addition to this newsletter, the project team will conduct monthly "talk story sessions" to meet with interested residents. The meetings will be conducted at the project trailer located on Kakaina Street near the Mekia Street intersection. The first meeting was held on November 26 at 2:30 p.m. The next meeting will be held on **January 14, 2014 at 2:30 p.m.**

#### PROJECT SCOPE

The Kakaina Subdivision Project will create forty-five (45) single family lots with infrastructure improvements. The infrastructure development includes potable water, sewer, drainage, electrical and communication, and roadway for the project site. Off-site work includes re-location of a 20-inch water main on Hihimanu Street and roadway improvements on Kakaina Street.

#### SUMMARY OF WORK PERFORMED SINCE NEWSLETTER NO. 2

Due to rainy weather over the past weeks, the contractor has re-scheduled some of its work activities. The following work was performed:

- **Repair of Dust Screens:** Paradigm repaired dust screens along Lots 36-44 damaged from recent rain and wind;
- **Mass Excavation and Import Fill:** Paradigm continued with mass excavation of the subgrade at Lots 1, 2, 31, 32, 33 and 34 and placed import fill material to bring the lots up to grade;
- **Install Waterline:** Paradigm started the installation of the water line on Puha/Kaulukanu area;
- **Install Concrete at Culvert Connection:** Concrete was poured for connection points for the box culvert along Mekia Street. The steel plates were removed upon completion and paving replaced.

#### UPCOMING WORK

The Contractor anticipates the following work to occur during the next two weeks, weather permitting:

- **Placement of Import Fill:** Paradigm will continue with placement of fill at Lots 1, 2 and Puha Street. Paradigm will continue placing import fill in these areas as required;
- **Install Waterline:** Paradigm will continue with the installation of the water line on Puha Street/Kaulukanu area. This work is contained within the property boundary;
- **Install Bait Stations:** Paradigm will re-schedule the pest control company to install bait stations along the northern portion of the property to address concerns regarding rodents.

The City and County Building Department has approved the re-design of closing off the Kaulukanu Street thoroughfare. Paradigm will be re-evaluating its schedule upon receipt of the approved re-design plans from the City.

See attached map of working areas. Work areas are subject to change.

## QUESTIONS AND CONCERNS

This section will present questions and concerns regarding the project, and the response/action by DHHL or Paradigm:

**1. Tall grass in the construction yard on Mekia Street is contributing to the increased presence of mongoose and rodents and should be cut and maintained**

Paradigm will schedule work to cut the grass along Mekia Street next to the construction staging area.

**2. During heavy rains, dirt and muddy water flows from construction yard into Mekia Street. Berms were removed from construction yard facing Mekia Street**

After the grass is cut, Paradigm will assess the site conditions and repair or install sediment control devices as required to contain sediment within the project site.

**3. Heavy rains over the weekend washed debris left behind by heavy equipment going down Mekia Street**

Paradigm will remind its crew and truckers of its housekeeping practices for heavy equipment traveling on public roadways. Paradigm will “dry” sweep the public roadways before washing the roadway with its water truck.

**4. Concrete piling were installed along Mekia Street to prevent dumping of cars on the property. With the installation of the chain link fence, the concrete piling are no longer required. Will DHHL consider removing the pilings?**

DHHL will request Paradigm to move the concrete pilings along Mekia Street, next to the baseyard area, and store within the chain link fencing of the baseyard area.

**5. Heavy vibration from work on the Site is affecting structures and foundations of older houses in the area. What can be done?**

Paradigm has responded to this issue by altering its construction practice, including compacting “thinner” layers of fill, and using smallest size equipment practicable. Paradigm is using a ride-on, articulated, single drum sheepsfoot roller. This roller primarily compacts the soil through the weight of the equipment, rather than mechanical vibration. This adjustment in construction practice is the maximum extent to minimize vibration and still meet the compaction requirements. Paradigm’s sheepsfoot roller’s operating weight is approximately 33,770 pounds. For comparison, a typical, fully loaded, refuse truck is approximately 50,000 pounds.

Compaction work being performed on the Site is being observed by the Construction Manager, Geotechnical Consultant, in addition to Paradigm supervisors. The Site inspectors have not observed any unusual occurrences associated with typical construction practices being implemented. If there are observations of “mini earthquake” levels of shaking occurring during construction, please call the Field Office (286-2709) and request the Inspector observe what is occurring at your property.

**6. Storm water runoff from heavy rains is leaving the Site near Poalima Street. We had been informed that catch basins were to be installed at Mekia and Poalima Streets to help with flooding.**

The original approved construction plans included drainage improvements as part of the Kaulukanu Street connection to Poalima Street. At the community’s urging, the plans were revised eliminating the connection. As a result, drainage improvements to Poalima and Mekia Streets are not required and will not be installed by DHHL.

The on-site grading and drainage system are designed to eliminate the flow of stormwater from the project site

onto Poalima and Mekia Streets. Storm water will be collected by the new concrete ditch and drainage structures within Puha Street. The storm water will be diverted through the new box culvert being installed on Mekia Street to Kahawai Stream and/or through a detention basin at the corner of Hihimanu and Kakaina Streets and toward an existing storm drain connection. Please see attached drainage plan.

Paradigm has established a Best Management Practices plan to minimize storm water runoff from the Site and will continue to implement and monitor the effectiveness of it.

**7. The surrounding roadways in Waimanalo have been paved by the City. Will Poalima, Mekia, Hihimanu and Kakaina Streets in the surrounding area be re-paved when the Kakaina subdivision is completed?**

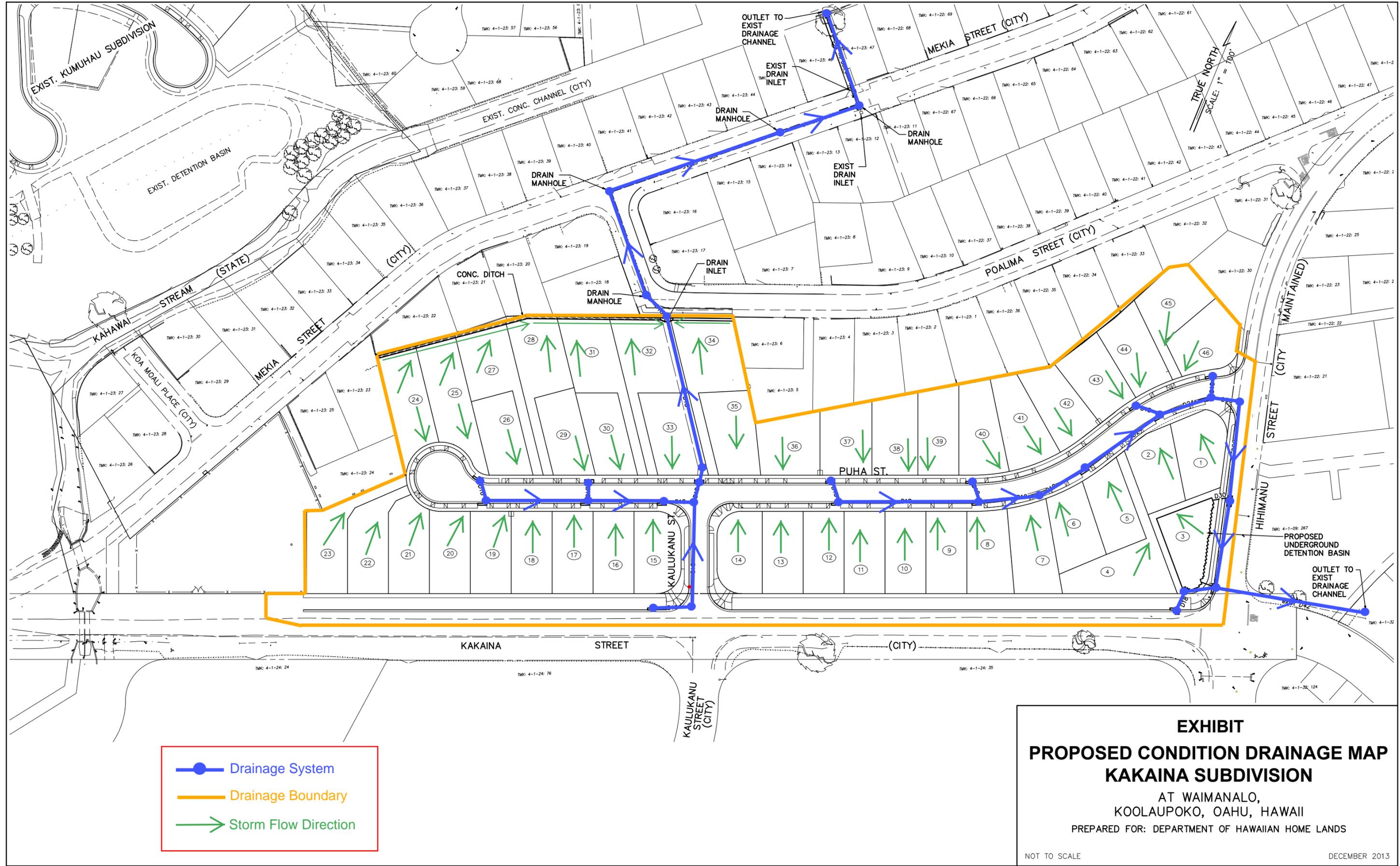
Paving work for Poalima, Mekia, Hihimanu and Kakaina Streets have been suspended by the City until the Kakaina Subdivision is completed. DHHL and the City have coordinated to prevent installation of new paving prior to completion of the Kakaina Subdivision. We shall inform the City when the project off-site work is complete so that they can schedule resumption of the paving work.

**8. Why is work not being done continuously? For instance, why has the contractor stopped drain line work on Mekia Street and not complete to the Kakaina Site?**

Paradigm has completed nearly all the work not affected by the revision of the construction plans to remove the connection of Kaulukanu and Poalima Streets. Rather than suspend all work until design changes are completed, DHHL has directed Paradigm to perform as much work to minimize future delay to the completion of the project, while awaiting re-design approval. Work associated with the re-design cannot commence until revised plans are approved by the City.

**ATTACHMENTS:** Areas of Proposed Work December 17 to December 31, 2013  
Drainage Plan at Completion of Construction

Prepared by B+K Consulting

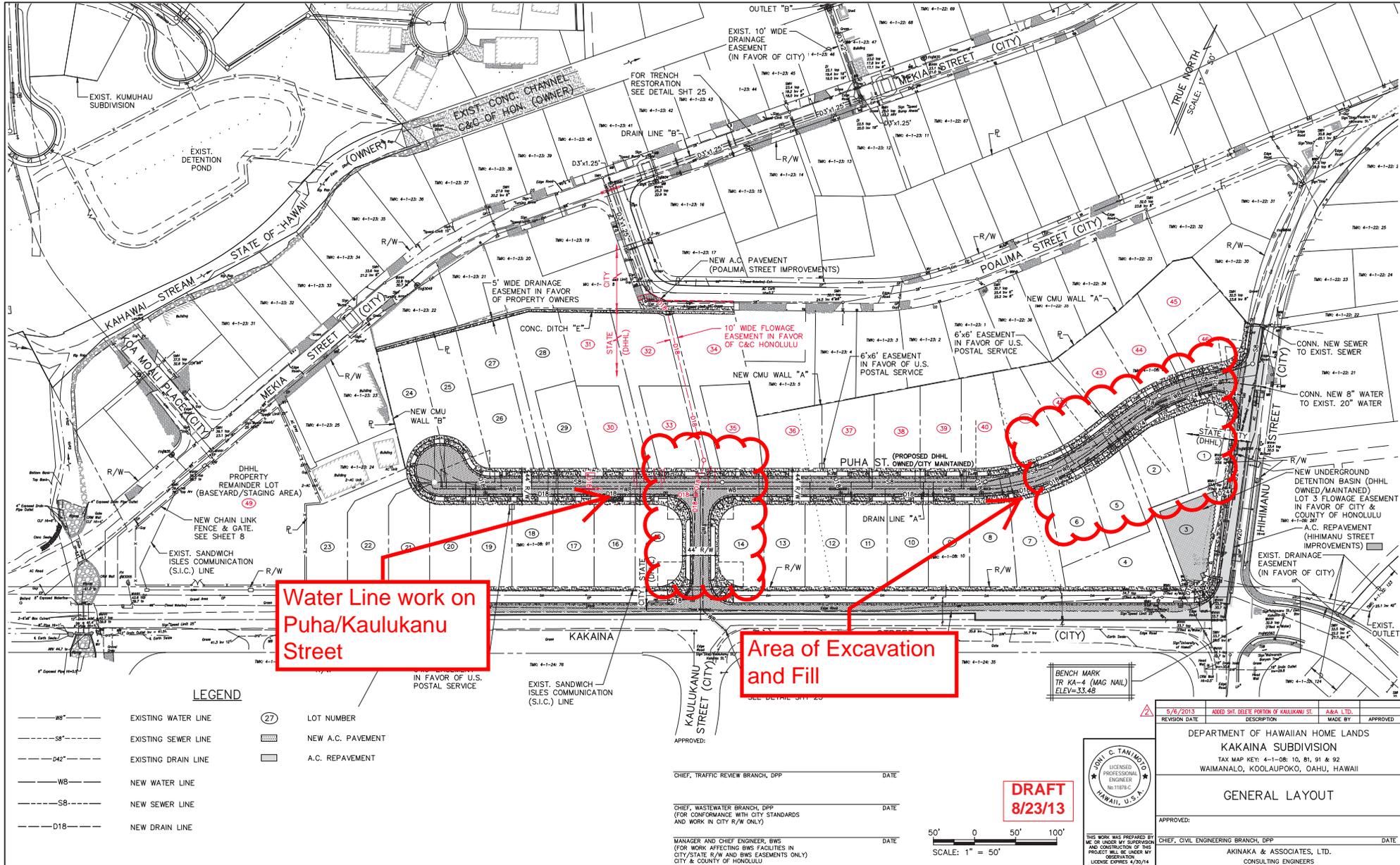


	Drainage System
	Drainage Boundary
	Storm Flow Direction

**EXHIBIT**  
**PROPOSED CONDITION DRAINAGE MAP**  
**KAKAINA SUBDIVISION**  
 AT WAIMANALO,  
 KOOLAUPOKO, OAHU, HAWAII  
 PREPARED FOR: DEPARTMENT OF HAWAIIAN HOME LANDS

NOT TO SCALE DECEMBER 2013

# AREAS OF PROPOSED WORK FOR DECEMBER 17 - DECEMBER 31



Work areas may be subject to change without notice



# DEPARTMENT OF HAWAIIAN HOME LANDS

## KAKAINA SUBDIVISION

### NEWSLETTER

#### PROJECT CONTACTS:

Mike Kamaka.....	Bowers + Kubota Consulting .....	457-8587
Sherwood Kaopua.....	Bowers + Kubota Consulting .....	286-2709
Peter Sohn .....	Paradigm Construction .....	478-0285
Darrell Ing.....	DHHL .....	620-9276

### Bi-Weekly Newsletter No. 4 – Published January 9, 2014

This newsletter is intended to provide information to the residents in the immediate vicinity of the Kakaina Subdivision with a progress summary of the project, upcoming construction activities and answer any concerns or comments posed by our surrounding neighbors. This Newsletter will be published twice a month. Questions or concerns from the neighboring community will be collected and published with each newsletter. If there are any questions or questions, please contact:

Mike Kamaka of Bowers + Kubota at 457-8587 or via e-mail at [mkamaka@bowersandkubota.com](mailto:mkamaka@bowersandkubota.com); or Sherwood Kaopua of Bowers + Kubota at 286-2709 or via e-mail at [skaopua@bowersandkubota.com](mailto:skaopua@bowersandkubota.com).

In addition to this newsletter, the project team will conduct monthly "talk story sessions" to meet with interested residents. The meetings will be conducted at the project trailer located on Kakaina Street near the Mekia Street intersection. The next meeting will be held on **January 14, 2014 at 2:30 p.m.**

#### PROJECT SCOPE

The Kakaina Subdivision Project will create forty-five (45) single family lots with infrastructure improvements. The infrastructure development includes potable water, sewer, drainage, electrical and communication, and roadway for the project site. Off-site work includes re-location of a 20-inch water main on Hihimanu Street and roadway improvements on Kakaina Street.

#### SUMMARY OF WORK PERFORMED SINCE NEWSLETTER NO. 3

Due to rainy weather over the past weeks, the contractor has re-scheduled some of its work activities. The following work was performed:

- **BMP Maintenance:** Paradigm cut the grass along the chain link fence on Mekia Street, near the intersection of Mekia and Kakaina Streets;
- **Placement of Import Fill:** Paradigm continued with the placement of import fill at Lots 1 and 2 to grade as weather permitted;
- **Install Waterline:** Paradigm continued with the installation of the water line on Puha/Kaulukanu area; and
- **Cut and Cap Existing Water Laterals:** Paradigm probed for the location of existing water laterals along Kakaina Street. Water laterals were cut and capped as required.

#### UPCOMING WORK

The Contractor anticipates the following work to occur during the next two weeks, weather permitting:

- **Placement of Import Fill:** Paradigm will continue with placement of fill at Lots 1, 2 and Puha Street. Paradigm will continue placing import fill in these areas as required;
- **Install Waterline:** Paradigm will continue with the installation of the water line on Puha Street/Kaulukanu area. This work is contained within the property boundary;
- **Connect fitting to 8-inch existing water line:** Paradigm will "Hot Tap" the existing 8-inch WL at the corner of Kakaina and Kaulukanu Streets. Police will be onsite during this work to direct traffic as required. No interruption in water service is expected;

- **Install Bait Stations:** Due to rainy weather, Paradigm re-scheduled the pest control company to install bait stations along the northern portion of the property to address concerns regarding rodents. The bait stations are anticipated to be installed on January 14, 2014.

**The City and County Building Department approved the re-design of closing off the Kaulukānu Street thoroughfare on December 18, 2013. Paradigm will be re-evaluating its overall construction schedule to plan the sequence of upcoming features of work in order to complete the project. Physical construction progress may continue to be performed with a limited crew until approval and manufacture of utility structures is available.**

See attached map of working areas. Work areas are subject to change.

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## QUESTIONS AND CONCERNS

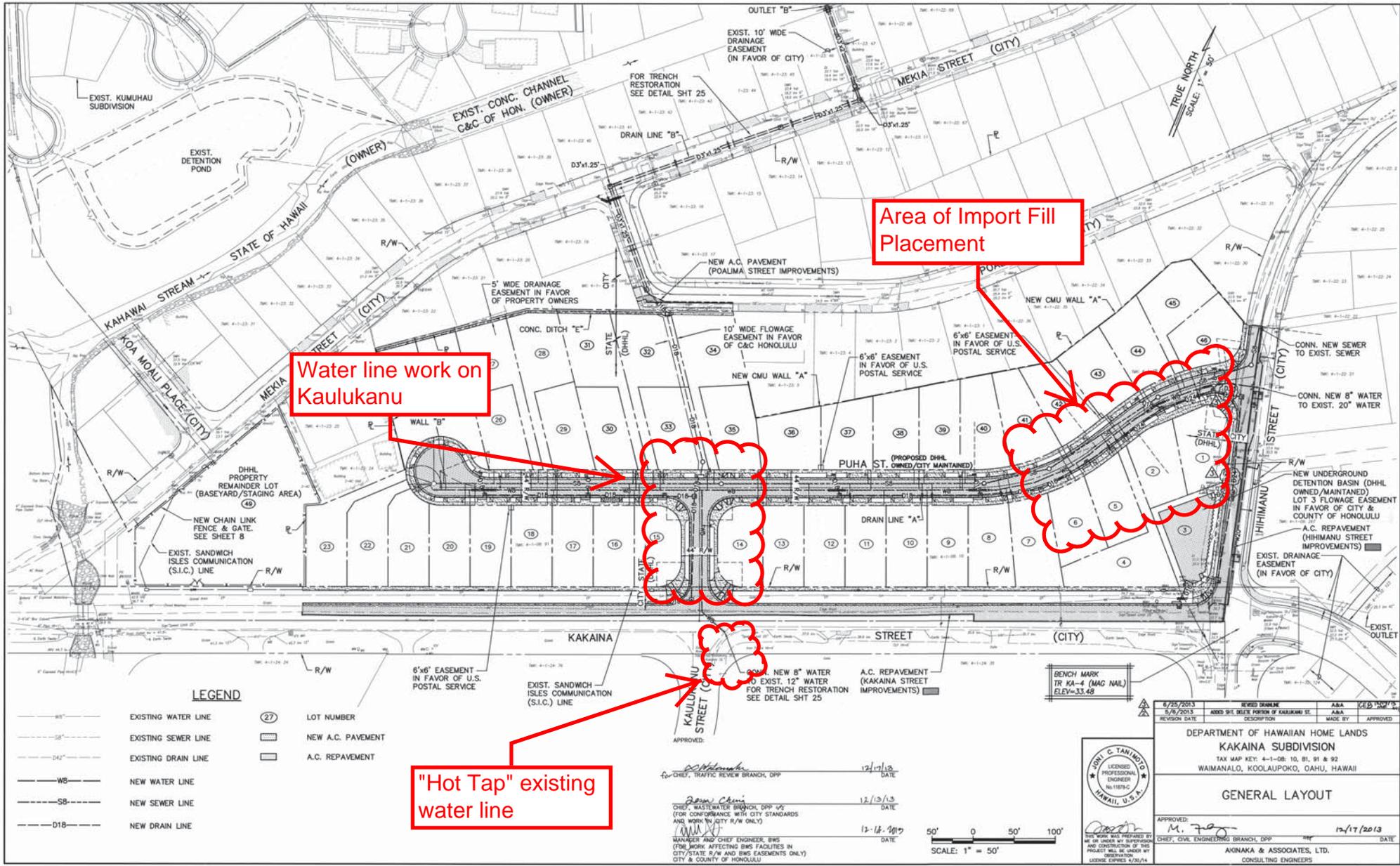
This section will present questions and concerns regarding the project, and the response/action by DHHL or Paradigm:

**NO QUESTIONS OR CONCERNS WERE NOTED THIS REPORTING PERIOD**

**ATTACHMENTS:** Areas of Proposed Work January 7, 2014 to January 17, 2014

Prepared by B+K Consulting

AREAS OF PROPOSED WORK FOR JANUARY 7 - JANUARY 17, 2014



Work areas may be subject to change without notice



# DEPARTMENT OF HAWAIIAN HOME LANDS

## KAKAINA SUBDIVISION

### NEWSLETTER

#### PROJECT CONTACTS:

Mike Kamaka.....	Bowers + Kubota Consulting .....	457-8587
Sherwood Kaopua.....	Bowers + Kubota Consulting .....	286-2709
Peter Sohn .....	Paradigm Construction .....	478-0285
Darrell Ing.....	DHHL .....	620-9276

## Bi-Weekly Newsletter No. 5 – Published January 31, 2014

This newsletter is intended to provide information to the residents in the immediate vicinity of the Kakaina Subdivision with a progress summary of the project, upcoming construction activities and answer any concerns or comments posed by our surrounding neighbors. This Newsletter will be published every two or three weeks. Questions or concerns from the neighboring community will be collected and published with each newsletter. If there are any questions or questions, please contact:

Mike Kamaka of Bowers + Kubota at 457-8587 or via e-mail at [mkamaka@bowersandkubota.com](mailto:mkamaka@bowersandkubota.com); or Sherwood Kaopua of Bowers + Kubota at 286-2709 or via e-mail at [skaopua@bowersandkubota.com](mailto:skaopua@bowersandkubota.com).

In addition to this newsletter, the project team will conduct monthly "talk story sessions" to meet with interested residents. The meetings will be conducted at the project trailer located on Kakaina Street near the Mekia Street intersection. The next meeting will be held on **February 18, 2014 at 2:30 p.m.**

### PROJECT SCOPE

The Kakaina Subdivision Project will create forty-five (45) single family lots with infrastructure improvements. The infrastructure development includes potable water, sewer, drainage, electrical and communication, and roadway for the project site. Off-site work includes re-location of a 20-inch water main on Hihimanu Street and roadway improvements on Kakaina Street.

### SUMMARY OF WORK PERFORMED SINCE NEWSLETTER NO. 4

Due to rainy weather over the past weeks, the contractor has re-scheduled some of its work activities. The following work was performed:

- **BMP Maintenance:** Paradigm cut the grass along the chain link fence adjacent to 41-472 Mekia Street. The grass cut was within DHHL property limits.
- **Install Waterline:** Paradigm continued with the installation of the water line on Puha/Kaulukanu area. Paradigm also "hot tapped" the existing water line to connect to the new water line; and
- **Cut and Cap Existing Water Laterals:** Paradigm cut and capped existing water laterals along Kakaina Street.

### UPCOMING WORK

The Contractor anticipates the following work to occur during the next two weeks, weather permitting:

- **Install Waterline:** Paradigm will continue with the re-routing of an existing water line at the intersection of Mekia and Poalima. A "hot tap" of the existing line is expected to connect the new re-routed water line. The "hot tap" is not expected to interrupt water service in the area. Watch for traffic pattern changes at the intersection of Mekia and Poalima Streets; and
- **Install Bait Stations:** Due to rainy weather, Paradigm re-scheduled the pest control company to install bait stations along the northern portion of the property to address concerns regarding rodents. The bait stations are anticipated to be installed when Site has "dried" out and conditions are acceptable for vehicular traffic.

See attached map of working areas. Work areas are subject to change.

**QUESTIONS AND CONCERNS**

This section will present questions and concerns regarding the project, and the response/action by DHHL or Paradigm:

1. **Thank you for cleaning up the long grass along the chain link fence near the Kakaina and Mekia Street intersection. However, the tall grass within the DHHL property remains tall along the fenceline. Residents are concerned of the tall grass within the property limits as mongoose have been observed leaving the property. The mongoose are dropping feces in neighboring property and pose a threat to children. The property was previously maintained by residents prior to construction. In addition, the tall grass poses a fire threat to neighboring properties.**

The tall grass remains within the property limits to assist with erosion control. The contractor's laydown area near the intersection of Mekia and Kakaina Street will be used to temporarily stage excavated material for the remainder of the construction period. Under the Grading Permit, and as part of contractors Best Management Practices (BMPs), vegetation should be retained in place to minimize erosion. The City's Inspector has recommended the vegetation to remain as part of the BMPs while staging of excavated material continues.

The contractor has cleared the grass along the chain link fence nearest to driveway of 41-752 Mekia Street. The remaining portions of the property are adjacent to roadway. The grass within the fenceline, per the City inspector's recommendation, will remain in place.

Once construction is completed and the grading permit is closed, the lot will be maintained by DHHL.

2. **Some residents on Mekia Street have not been receiving the Kakaina Newsletter and would like to be included.**

Currently, residents adjacent to the Kakaina Subdivision have been receiving the newsletter. If there are other residents who wish to receive the newsletter, please e-mail [mkamaka@bowersandkubota.com](mailto:mkamaka@bowersandkubota.com) and identify the mailing address to send the newsletter.

3. **Residents on Mekia Street are concerned about the asphalt patch placed over the trench along the roadway. A bicyclist has fallen riding on the patch area, families find it difficult to walk down with strollers, children can easily trip on the patch, and vehicle alignment is being affected. The road should be put back in its original smooth condition.**

The asphalt patch over the trench is temporary. At the completion of the project, the contractor will replace the temporary asphalt patch with a final asphalt patch. The temporary patch will deteriorate with time and weather conditions. The Contractor has made attempts to add material to the deteriorated areas along Mekia Street in the interim.

In response to community concern, re-design of plans to close off the Kaulukanu through street has significantly delayed the project completion. DHHL has taken steps to minimize the overall length of the construction by having the contractor proceed with work not associated with the design changes. With the design changes now approved by the City, the Contractor will be scheduling its work to expedite completion of the project.

**ATTACHMENTS:** Areas of Proposed Work February 3, 2014 to February 14, 2014

Prepared by B+K Consulting





# DEPARTMENT OF HAWAIIAN HOME LANDS

## KAKAINA SUBDIVISION

### NEWSLETTER

#### PROJECT CONTACTS:

Mike Kamaka.....	Bowers + Kubota Consulting .....	457-8587
Sherwood Kaopua.....	Bowers + Kubota Consulting .....	286-2709
Peter Sohn .....	Paradigm Construction .....	478-0285
Darrell Ing.....	DHHL .....	620-9276

### Bi-Weekly Newsletter No. 6 – Published February 28, 2014

This newsletter is intended to provide information to the residents in the immediate vicinity of the Kakaina Subdivision with a progress summary of the project, upcoming construction activities and answer any concerns or comments posed by our surrounding neighbors. This Newsletter will be published every two or three weeks. Questions or concerns from the neighboring community will be collected and published with each newsletter. If there are any questions or questions, please contact:

Mike Kamaka of Bowers + Kubota at 457-8587 or via e-mail at [mkamaka@bowersandkubota.com](mailto:mkamaka@bowersandkubota.com); or Sherwood Kaopua of Bowers + Kubota at 286-2709 or via e-mail at [skaopua@bowersandkubota.com](mailto:skaopua@bowersandkubota.com).

In addition to this newsletter, the project team will conduct monthly "talk story sessions" to meet with interested residents. The meetings will be conducted at the project trailer located on Kakaina Street near the Mekia Street intersection. The next meeting will be held on **March 18, 2014 at 2:30 p.m.**

#### PROJECT SCOPE

The Kakaina Subdivision Project will create forty-five (45) single family lots with infrastructure improvements. The infrastructure development includes potable water, sewer, drainage, electrical and communication, and roadway for the project site. Off-site work includes re-location of a 20-inch water main on Hihimanu Street and roadway improvements on Kakaina Street.

#### SUMMARY OF WORK PERFORMED SINCE NEWSLETTER NO. 5

Due to rainy weather over the past weeks, the contractor has re-scheduled some of its work activities. The following work was performed:

- **Install 8-inch Waterline (Mekia):** Paradigm continued with the re-routing of an existing water line at the intersection of Mekia and Poalima. A "hot tap" of the existing water line was completed; and
- **Install Bait Stations:** The pest control company installed bait stations along the northern portion of the property to address concerns regarding rodents. The bait stations will be monitored on a monthly basis.

#### UPCOMING WORK

The Contractor anticipates the following work to occur during the next three weeks, weather permitting:

- **Install Waterline (Mekia):** Paradigm will continue with the re-routing of an existing water line at the intersection of Mekia and Poalima Streets. Watch for traffic pattern changes at the intersection of Mekia and Poalima Streets;
- **Repair Dust Screen:** Paradigm will repair dust screens as necessary around the project site, especially along the northern portion of the project area (adjacent to existing homes on Poalima Street). Existing posts will be removed, holes will be re-drilled, and posts set with Controlled Low Strength Material (CLSM) or flowable fill;
- **Waterline Adjustment (Kakaina):** Paradigm will be adjusting the 8-inch waterline on Kakaina Street at the corner of Kakaina and Hihimanu Street. Please watch for traffic pattern changes in the area;

- **Waterline Adjustment (Hihimanu):** Paradigm will be adjusting the 8-inch waterline on Hihimanu Street in front of the driveway of the Waimanalo Apartment Complex. Waterline adjustments in this area may require 5-working days to complete. Please watch for traffic pattern changes in the area; and
- **Installation of Drain Manholes:** Paradigm will be installing drain manholes and catch basins along Puha Street. This work is within the subdivision site. Dust screens will be repaired before this work commences. Installation of the drain manholes and catch basins during this period will be dependent upon the completion of pre-cast manufacturing of the drainage structures.

See attached map of working areas. Work areas are subject to change.

## QUESTIONS AND CONCERNS

This section will present questions and concerns regarding the project, and the response/action by DHHL or Paradigm:

**1. Recent weather conditions of high winds and rain in the area has caused the posts and the dust screens to fall over.**

It appears the combination of wet soil conditions surrounding the posts and high wind have loosened the posts and have caused the posts and/or dust screens to fall over. Paradigm has responded by removing any fallen posts and dust screens as they occur. Paradigm has inspected the current condition of the dust fence and removed any posts or dust screens which may appear a potential problem should high winds and rains be encountered again.

Paradigm will inspect the current condition of all fence posts to assess the level of repair required. Loose posts will be removed, the hole re-drilled and the posts reset with Controlled Low Strength Material (CLSM). CLSM is self-compacting cementitious fill. Repair of the dust screens will occur when more favorable weather conditions prevail and the site dries out for work to continue.

**2. The road conditions on Hihimanu and Kakaina Streets are terrible, when will the road work be completed?**

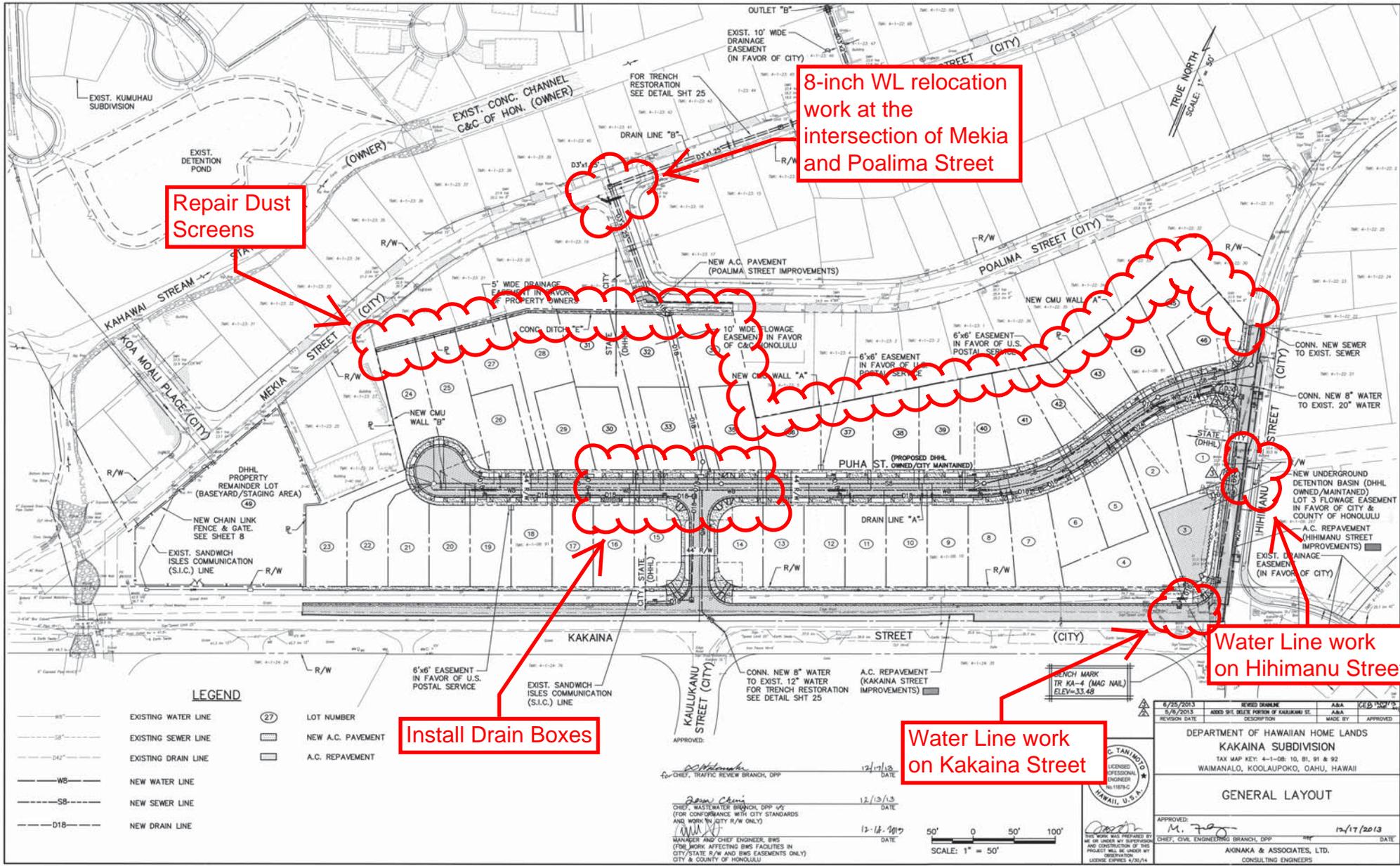
The work on Hihimanu, between the Seventh Day Adventist Church and the corner of Hihimanu and Kakaina, is to relocate an existing 20-inch water line. During the construction work to relocate the 20-inch line, it was discovered the existing conditions of the pipe were not as shown on the design plans. The differing site conditions warranted additional investigative work, a re-design of connection points and procurement of additional material and pipe fittings.

The re-design has been completed and the additional material and pipe fittings have been ordered. Once the material and fittings have arrived, installation of the new 20-inch water line and the connection to the existing system will progress. It is anticipated 20-inch waterline work along Hihimanu will be completed by the end of June 2014.

**ATTACHMENT:** Areas of Proposed Work March 3, 2014 to March 21, 2014

Prepared by B+K Consulting

AREAS OF PROPOSED WORK FOR MARCH 3 - MARCH 21, 2014



Work areas may be subject to change without notice