Nānākuli / Waiʻanae

Project Updates

Land Development Division
Item E-1
For Information Only

December 20-21, 2021
ULU KE KUKUI REDEVELOPMENT

- Developer: Hawaiian Community Development Board
- Convert 80 transitional housing units into 40 affordable rental units
- Finalizing construction plans and securing financing
- Department of Human Services, Homeless Programs Office contract with Catholic Charities Hawaii completed 11/24/21
- Rent-up scheduled to start 2023
DHHL New Residential Community

- Approximately 40 acres
- Mixture of single-family lots and multi-family townhouses; approximately 250-340 units
- Legislative Appropriations - $800,000 (Planning, Designs)
- Estimated site construction cost $48 million
- June 2021: Beneficiary Consultation
- Feb 2022: Draft Environmental Assessment
- 2023 to 2024: Infrastructure Design
- 2025 to 2026: Infrastructure Construction
- 2026 to 2027: House Construction / Multi-family Development
Nānākuli Drainage Channel Improvements

PHASE 1
Scope: Re-line channel walls – 5,000 linear feet
Cost: $3.2 million
Schedule: Construction completed - Summer 2021

ADDITIONAL PHASES
Scope: Additional repairs to lateral channels
Budget: $2.2 Million CIP funding required
Schedule: Designs in progress; bid in Fall 2021
Nānākuli Traffic Calming

Traffic calming, to include flashing beacons, speed humps and tables, crosswalk signals, curbs, striping and signage.

Locations to include, but not limited to:
1. Nānākuli Ave & Pua Ave
2. Haleakalā Ave & Mano Ave
4. Nānākuli Ave & Ilimapapa Ave.
5. Haleakalā Ave. & Opuhe St.
6. Haleakalā Ave. & Mokiawe St.
7. Haleakalā Ave. & Pililaau St.
8. Mano Ave fronting Nānāikapono Elementary School
9. Nānākuli Ave. outside Nānākuli High School

DHHL Trust funds: $315,000 (Design)
Legislative Appropriation: $1,000,000 (Construction)
Phase 1:
Construction of flashing beacons and crosswalk improvements to start in first Quarter 2022.

Phase 2:
Designs in progress for speed humps and other traffic calming measures
Nānākuli Cemetery Repairs

Proposed Repair Scope:
- Fencing installation: 1,000 linear feet
- Wall Repair: 700 linear feet
- Remove excess excavated soil
- Repair water line

Cost estimate:
- $370,000 Operating Fund

Schedule
- Permit approval in progress
- Open Bids: January 2022
Nānākuli Cemetery Repairs

LEGEND:
- NEW FENCE AND GRADE DIFFERENTIAL WALL
- IMPROVE FENCE AND BOUNDARY WALL
- REMOVE DIRT PILE
- IMPROVE ACCESS ROADS
- STABILIZE SLOPE, PROVIDE MAINTENANCE ACCESS, NEW FENCE FOR SAFETY
- PROVIDE ADDITIONAL IRRIGATION LINES

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION
Wai`anae Valley, Increment 4

- 8 new residential lots with water, sewer, electric and communication available for award.
- Lots range from 7,071 square feet to 9,274 square feet.
- Project Construction Cost: $1,325,243.00
- Contractor: Close Construction, Inc.
- Estimated Construction Schedule:
  - Start Construction: December 2019
  - Completion: December 2021
Wai`anae Coast Emergency Access Road

Legislative CIP funding:
$3,000,000

Assess routes, conduct research, analyze alternatives, consult with community.

No viable routes through Nānākuli community.

No further assessments to be conducted.
West Oahu Sewers Assessment

PURPOSE:
Improve existing sewer collector lines to City and County standards

LOCATIONS:
DHHL Sewerlines in Wai`anae, Princess Kahanu Estates, and Nānākuli.

SCOPE OF WORK:
• Replace non-conforming sewer lines, manholes, laterals and cleanouts
• Reconnect sewer laterals
• Paving restoration

• STATUS:
• Video-camera inspection, smoke testing and cleanout survey completed.
• Designs in progress for Wai`anae and Princess Kahanu Estates.
• Initiate designs for Nānākuli area in 2022.
Construction Scope:
- Replace 2,580 feet of 8” to 15” sewerline
- Replace 66 sewer laterals
- Construct/Reconstruct 33 sewer manholes

Construction Timetable:
- Prefinal design completed; under City review.
- Construction bid in 2nd Quarter 2022.

Construction estimate: $4.5 Million
Princess Kahanu Estates Sewer Assessment

Construction Scope:
• Replace 6,160 feet of 8” to 12” sewerline
• Replace 180 sewer laterals
• Convert 2,300’ of 6” sewer laterals to 8” sewer mains
• Construct/Reconstruct 41 sewer manholes

Construction Timetable:
• Design in progress
• Construction bid: First Quarter 2023

Construction estimate: $15 Million
Construction Scope:
- Replace 18,500 feet of 6” to 15” sewerline
- Replace over 300 sewer laterals
- Construct/Reconstruct 126 sewer manholes

Construction Timetable:
Design start in mid-2022, subject to Leg CIP funding.
Construction start estimated early 2024.

Construction estimate: $40 Million
Project Description

• **Background:**
  
  Act 125, Session Laws of Hawaii 2017 mandates upgrade, conversion, or sewer connection of all cesspools by 2050.

• **Project Objectives:**
  
  1) Identify existing DHHL lots with cesspools
  2) Assess options for connections to the public sewer

• **General Scope of Work:**
  
  ▪ Identify and conduct physical survey DHHL lots with cesspools in Waiʻanae, Nānākuli and Waimānalo
  ▪ Prepare Assessment report and recommendations for upgrade, conversion or connection to public sewers
Nānākuli & Wai`anae Cesspool Assessment

Source: Hawaii Statewide GIS Program - On-site Sewage Disposal Systems (OSDS)
Lots without dot: connected to public sewers or undeveloped
Two-Phased Project Approach

- **Phase I**
  - Background desktop research
  - Public notification
  - Field verify Onsite Sewage Disposal System (OSDS) lots and identify cesspools

- **Phase II**
  - Phase II topographical survey of OSDS lots
  - Connection option assessment
  - Design for sewer connection: gravity sewer or pump station connection
Pre-survey Desktop Research

Kepauala Place & Punanaula St

Dot: Lot on OSDS per State GIS

Red: Lot on OSDS per City ENV Records (no sewer billing)

Pink parcel: no sewer billing
Dot: OSDS per State GIS

Waiʻanae Subdivision Results

Nānākuli Subdivision Results
Construction Budget Estimates

Cost to convert to gravity sewer or low pressure sewer system (LPSS)
Wai‘anae: $12 million (gravity sewers)
Nānākuli: $17 million (gravity sewers + LPSS)

Construction Schedule Estimates

Preliminary Completion Schedule (subject to CIP appropriations)
Wai‘anae: Late- 2025
Nānākuli: Mid- 2027
Phase I Field Survey

- Notification Letter: inform lessees of the project and schedule

- Lessee Questionnaire:
  - Preliminary OSDS information
  - Contact information to inform lessees of lot survey
  - Consent to enter lot agreement

Successful project progress is highly dependent on kokua from lessees to enter lot to conduct field survey.