West Hawaiʻi

Project Updates

ITEM E-1 - For Information Only

May 16, 2022
CURRENT DEVELOPMENT VILLAGES OF LAʻI ʻŌPUA, KEALAKEHE, HAWAIʻI

Laʻi ʻŌpu ʻRent with Option to Purchase (RWOTP)
• Village 4 ʻAkau 118 lots
• Village 5 45 lots
• Additional rental offerings subject to developer obtaining LIHTC

Laʻi ʻŌpu ʻVillage 4 Hema
• 125 vacant lots
• Start construction early 2022
• Complete construction late 2023, subject to change.

Laʻi ʻŌpu ʻVillage 5
• 42 Turnkey occupied
• 20 Habitat homes occupied
• 45 RWOTP
• 10 Vacant lots for Offer 2022
Rent with Option to Purchase at Village 4 ‘Akau

OPTION TO PURCHASE AFTER 15-YEAR RENTAL COMPLIANCE

60 RENTAL HOUSES UNDER CONSTRUCTION BY IKAIKA OHANA AND COASTAL CONSTRUCTION
Rent with Option to Purchase at Village 4 ‘Akau

- Subdivision of 118 Residential Lots
- Infrastructure Cost: $10,346,493.00
- Housing Developer: Ikaika Ohana
- Rent with Option to Purchase program for 30%, 40% and 60% Area Median Income qualifying families
- 15 year rental compliance period
- First 60 homes – Occupied early 2022
- 24 homes estimated to start in Late 2022
Rent with Option to Purchase at Village 4 ‘Akau
La‘i ʻŌpua Village 4 Subdivision - Phase 2 - Hema

125 Residential Lot Subdivision

- **Scope:** Infrastructure
  - Lot grading and Construction of Roads and Utilities

- **Funding:**
  - $2,789,304 in USDA grant funds obligated for water, sewer and storm water improvements.
  - Up to $12.2M in Legislative appropriations to fund infrastructure construction.

- **Schedule:**
  - **Advertise for bids:** November 2020
  - **Bid Opening:** March 2021 – Low Bid: Nan, Inc. - $13,887,249
  - **Construction Start:**
    - Blessing Ceremony – 3/23/2022
    - Notice to Proceed – 3/27/2022
    - Actual construction start - pending reapproval of plans and issuance of grading permit
  - **Completion Time of Construction:** 426 calendar days
Laʻi ʻŌpua Village 4 Subdivision - Phase 2 - Hema

Blessing Ceremony held on March 23, 2002

Subject to receipt of County of Hawaii permits by end of May 2022, construction completion scheduled for Summer 2023.

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION
Laʻi ʻŌpua Village 4, Phase 2 - Hema Subdivision Layout

Rent with Option to Purchase Lots

Hema Subdivision
Tentative completion: Fall 2023
Future Laʻi ʻŌpua Residential Development

**Laʻi ʻŌpua Village 2**
- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots

**Laʻi ʻŌpua Village 1**
- Start Environmental Compliance and Engineering Designs, subject to funding
- Approximately 200 lots
Kūhiō Village Subdivision of Lot 7

- **Scope:**
  - Subdivision of Lot 7 into Lot 7-A and 7-B
  - Installing water laterals
  - Installing new fire hydrant

- **Construction Cost:**
  - **Low Bid:** $74,140 – Nan, Inc.
  - **Final Cost:** $45,582

- **Schedule:**
  - Construction Completed
    - August 3 – 6, 2020
  - Final Subdivision
    - Recorded on June 10, 2021
  - Contact and Awards Division to schedule lot selection.
Puʻukapu Pasture Lot Subdivision of Lot 22

- **Scope:**
  - Subdivision Mapping
  - Water Lateral Improvements

- **Cost:**
  - **Design/Subdivision:** $31,964.00 – R.M. Towill Corporation
  - **Construction:** $37,147.00 – Isemoto Contracting Co. Ltd.

- **Schedule:**
  - **Advertisement for Bid:** February 10, 2022
  - **Bid Opening:** March 4, 2022
  - **Construction:** estimating June 2022
    - Completion Time: 30 calendar days from Notice to Proceed
  - **Final Subdivision:** following construction completion
LALAMILO PHASE 2 – INCREMENT 1

- LALAMILO SOIL TESTING COMPLETED BY ELEMENT ENVIRONMENTAL
- LAB RESULTS REVIEWED BY DOH COMMERCIAL AREA, OPEN SPACE AND RESIDENTIAL LOTS – RESULTS INDICATE NO SIGNIFICANT CONTAMINANTS
- CONTRACTOR GOODFELLOW BROS. LLC HAS BEEN ON HOLD SINCE 2015
- NEGOTIATIONS WILL BE SCHEDULED SOON ON DELAY CLAIMS
USACE Contract with ERRG is nearly complete with the nearly 200 acres of TMK: (3) 6-6-001:077 with a few ordinances found (MK-2 Hand Grenades) and destroyed on site

A second contract with HGL will start soon to survey the remnant portion of land along the streams.

Soil investigation for contaminants in Increment 1 has been completed and is under review by DOH.
Lālāmilo Phase 1 – Kawaihae Road

KAWAREA ROAD IMPROVEMENTS AT KEANUIOMANU ST. INGRESS/EGRESS REASSESSMENT OF CONSTRUCTION CONTRACT
LALAMILO PHASE I - KAWAIHAE ROAD IMPROVEMENTS

- CONTRACT WITH GOODFELLOW BROS. LLC HAS BEEN ON HOLD SINCE 2014
- RELOCATION OF HAWAIIAN TELCOM POLES BEING NEGOTIATED
- HTC HAS UNRESOLVED ISSUE WITH FIBER OPTIC LINE PURCHASED THRU SIC
- DELAY CLAIMS BY CONTRACTOR TO BE NEGOTIATED
**PUUKAPU PASTORAL LOTS ADDITIONAL ROAD IMPROVEMENTS**

- Construction to improve line of sight and widen the narrow passage due to rock outcroppings
- Bidding in May 2022 with Bids open in June 2022
- Construction Cost Est.: $450,000.00
- Estimated construction completion November 2022
Honokaia Non-Potable Stock Water System

- DHHL Settlement with Honokaia Ohana (Wai Ola Honokaia)
- Non-Potable stock water system to serve 42 lots.
- Wai Ola Honokaia concurs with current design
- Wai Ola Honokaia to provide updated business plan for discussion with community.
- Isemoto Contracting Co. Cost: $1,069,756.00.
- Negotiating added scope, escalation and delays.
- DHHL responsible for major repairs over $2,000
PUʻUKAPU NON-POTABLE WATER SYSTEM

REPAIRS/IMPROVEMENTS TO DIESEL PUMP, SOLAR PV AND TANK 3 LINER AND BYPASS TANK ARRAY.

System Assessment by Rider, Levitt, Bucknall in process

- Resolve PV setback requirements
- Tank 3 Liner replacement in progress
  - Bypass tanks completed
- Procure additional liners for other tanks.
Lālāmilo Phase 1

STANDING INVENTORY AND VACANT LOTS AT LĀLĀMILO PHASE 1

Appraisals to be scheduled

Lot 9
Lot 16
Lot 20
Lot 26
Lot 28
Lot 30
Lot 33
Environmental requirements cleared. Habitat & families will build homes in phases; two lots under construction. Three financial applications pending NAHASDA review.

Lot 66
Under construction

Lot 111

Lot 128
Under construction

Lot 127