

**ADDENDUM NO. 1**  
**DHHL 2018 RENEWABLE ENERGY PROJECTS SOLICITATION**  
**March 16, 2018**

The following are responses to questions received by phone and email up to Thursday, March 15, 2018 and from the Kalaeloa site visit tour on Wednesday, March 14, 2018:

**1. What's the difference between the two information packets provided on your solicitation webpage?**

*They are identical; one is huge file (around 27 MB) enabling the reader to see more details clearly in the exhibits attached when enlarging an image. The smaller file is one that most people will be able to open on their computers.*

**2. How long will it be after the March 30<sup>th</sup> deadline before an applicant is notified of the Hawaiian Homes Commission's final decision?**

*According to the leasing process for this solicitation, the Hawaiian Homes Commission (HHC) will be making a final decision on the lease sometime after the procedure in Section 171-95.3, HRS is completed. That procedure includes public hearings and the meeting where the final decision will be rendered by the HHC at that time. Prior to undertaking that procedure, however, the developer would have been selected for a final award of its project by the utility company. Based on the RFPs by the utility companies, this would occur sometime in September 2018 when the selection of projects to the Final Award Group is made.*

*Meanwhile, for applicants selected to proceed further in DHHL's leasing process, DHHL will issue a letter of intent as described in the Information Packet for the eventual issuance of a Right-of-Entry permit ("ROE") with an option to convert to a General Lease upon the satisfaction of several conditions, one of which is the final award of a project. The ROE will be issued only to selected applicants who have been short-listed by the utility company.*

**3. Do all of the commissioners vote on who gets to lease the land or is this task assigned to just one commissioner?**

*All commissioners who are present at the HHC meeting to consider the issuance of a General Lease will get to vote on the matter. The monthly HHC meetings are public.*

**4. What is the leasing process for this solicitation?**

*The accompanying Exhibit "A" is a general overview of the leasing process. As mentioned in the Information Packet, part of this process will be to comply with the procedures under Section 171-95.3, Hawaii Revised Statutes, a copy of which accompanies this addendum in Exhibit "B".*

### **Wednesday, March 14, 2018 Kalaeloa Parcels Site Tour**

Exhibit “C” includes copies of information and maps that were distributed to participants on the Kalaeloa Site Tour conducted on Wednesday, March 14, 2018. Six individuals participated in the site tour conducted by DHHL staff which began from the DHHL headquarters complex at approximately 9:50 am. Since there was a small group on the tour, there were some deviations made in the route especially for the site visit to Parcel 38 to gain close access to the revetments on the property. Exhibit “D” contains a photo of one of those concrete revetments and its location on Parcel 38.

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## DHHL 2018 RENEWABLE ENERGY PROJECTS SOLICITATION LEASING PROCESS OVERVIEW

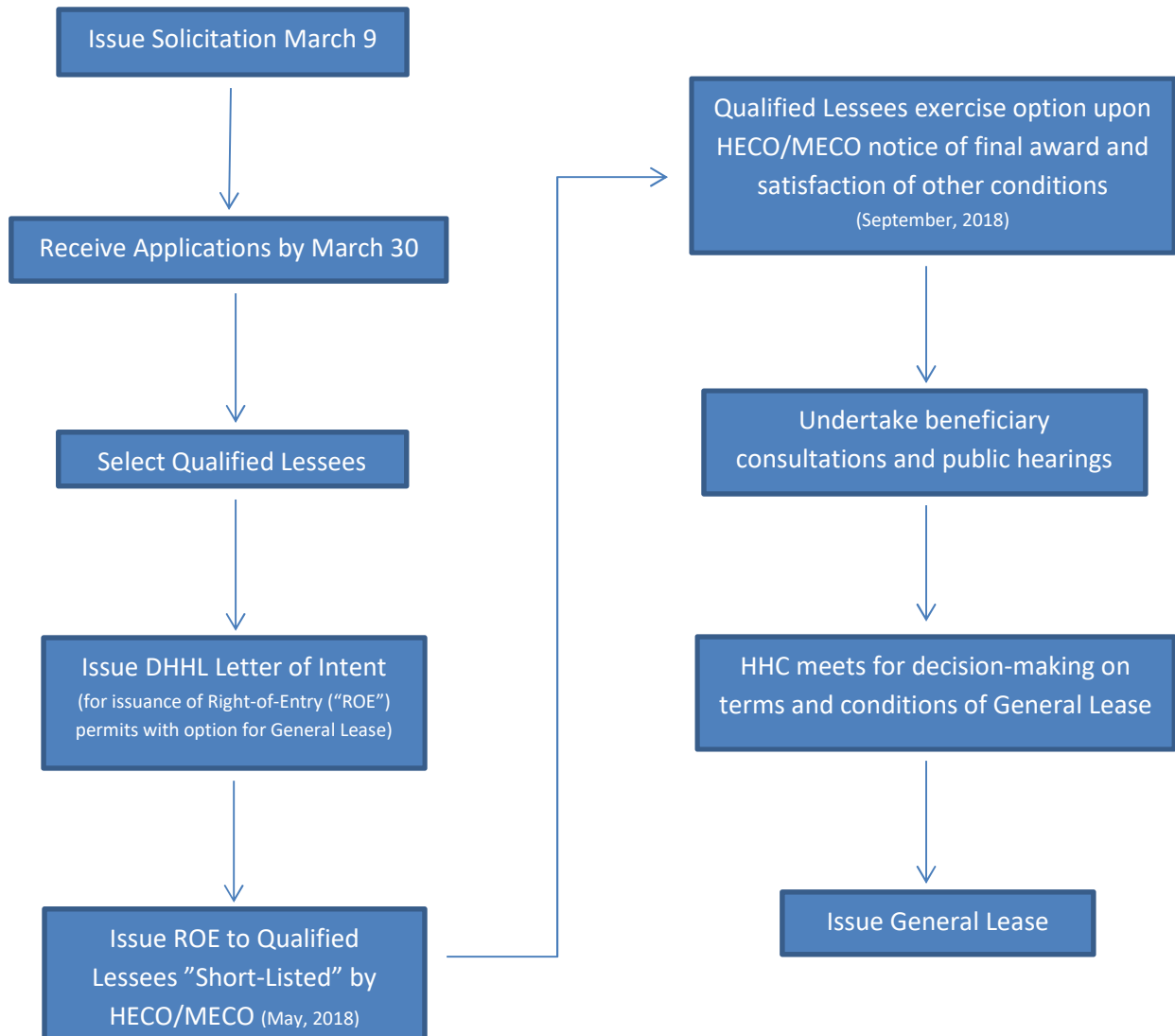


EXHIBIT "A"

**[§171-95.3] Renewable energy producers; lease of public lands without public auction.** (a) The board may lease or renew a lease of public lands to renewable energy producers, as defined in section 171-95, without public auction only pursuant to a public process that includes public notice under section 1-28.5 providing other interested renewable energy producers opportunity to participate in the process; provided that nothing in this section shall be construed to prevent the board from conducting direct negotiations; provided further that the renewable energy producer shall be required to submit as part of the proposal for the board's evaluation, as assisted by the department of business, economic development, and tourism, the following:

- (1) A timeline for completion of the project;
- (2) A description of a financial plan for project financing;
- (3) A description of the conceptual design of the project;
- (4) A description of the business concept for the project; and
- (5) A description of landscape and acreage requirements including public and private lands.

Upon completion of the board's evaluation and determination to award or not award a lease to a renewable energy producer, the board shall prepare a report outlining the reasons for the decision.

(b) A lease to a renewable energy producer under this section shall not result in the involuntary termination of a lease of public land held by an existing lessee who is currently in compliance with the terms of the lease.

(c) To inform the public prior to the lease of public land or the renewal of a lease of public land for a proposed renewable energy project under this section, the department of land and natural resources shall conduct not less than two public hearings on the island where the public land to be leased for the proposed renewable energy project is located; provided that the notice of the hearing shall be published as provided in section 1-28.5. The board shall prepare and distribute an outline of the proposals for the renewable energy project and receive testimony from interested parties and the general public at each public hearing.

(d) Any action taken by the board upon a proposal subject to this section shall take place on the island where the public land to be leased for the proposed renewable energy project is located.

(e) For any lease issued pursuant to this section, the renewable energy producer shall have the right of first refusal upon renewal of the lease. [L Sp 2009, c 19, §1]

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EXHIBIT "B"



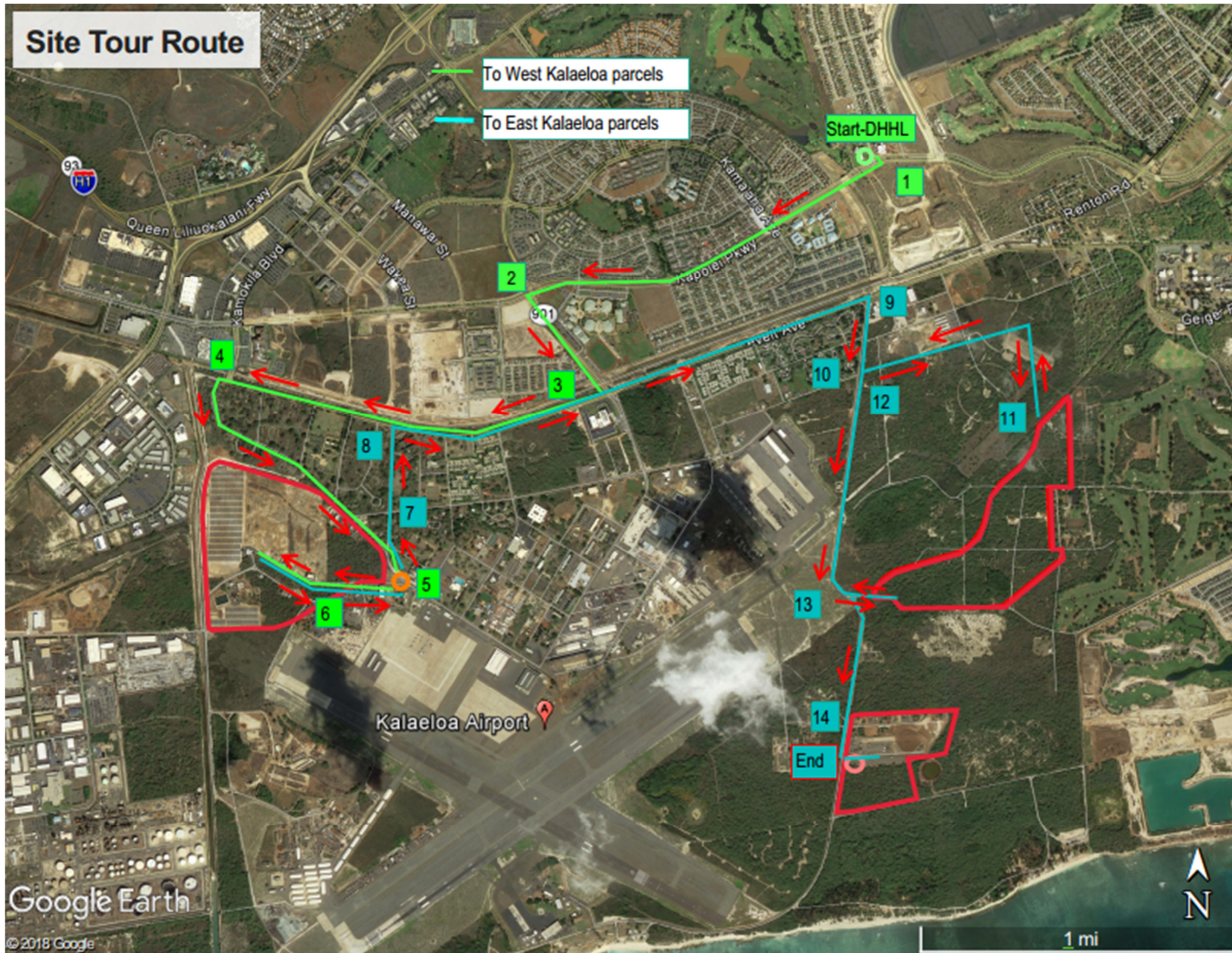
**DEPARTMENT OF HAWAIIAN HOME LANDS**  
**2018 RENEWABLE ENERGY PROJECTS SOLICITATION**  
**SITE VISIT INFORMATION FOR KALAELOA PARCELS**  
**March 14, 2018 at 9:30 am – DHHL Headquarters, Kapolei, HI**

1. If you sent an RSVP, please make sure your name and information appears on the sign-in sheet. All participants need to sign in on the RSVP sheet and complete and sign the accompanying Assumption of Risk and Release form to participate.
2. The attached maps are for reference showing the planned route of the site visit. There may be deviations due to weather or other factors. Your tour leader will inform you.
3. This is a limited site visit conducted by Land Management Division staff with the primary purpose of showing the location of the available parcels and their general surroundings. Some limited entry into the parcels may be possible by foot. In some cases, viewing from certain vantage points along the route may be necessary due to weather, inaccessible roads, dangerous conditions or heavy vegetation. Participants are urged to stay close to the tour leader and not wander off.
4. Participants are asked to meet at the triangular area shown on the site tour map to regroup where Boxer Road meets Midway Street. The tour will then proceed to Attu Street. The tour leader may make stops along the entire route to point out certain things.
5. All questions regarding the Kalaeloa parcels visited need to be emailed to Allen Yanos, in the Land Management Division, at [allen.g.yanos@hawaii.gov](mailto:allen.g.yanos@hawaii.gov) by 4:00 pm, Thursday, March 15<sup>th</sup> so responses can be posted online at DHHL's procurement webpage for this solicitation at [www.dhhl.hawaii.gov/procurement/](http://www.dhhl.hawaii.gov/procurement/). That way, responses can be shared with all interested parties.

Mahalo for participating!

EXHIBIT "C"





## KALAELOA SITE TOUR ROUTE GUIDE

- 1 Travel West along Kapolei Parkway
- 2 Turn left at Fort Barrette Rd
- 3 Turn right at Roosevelt Ave
- 4 Turn left at Boxer Rd and proceed along to where Boxer Rd meets Midway St
- 5 Park by the triangular piece of land to regroup before proceeding to Attu St
- 6 Tour will proceed through Attu St and return the same way back to Midway St
- 7 Turn right at Hornet Ave from Boxer Rd
- 8 Turn right at Roosevelt Ave and travel East until Coral Sea Rd
- 9 Turn right at Coral Sea Rd
- 10 Turn left at Vinson Rd
- 11 Turn right (street not on map). This part is to provide views of the revetments. Return back to Coral Sea Rd.
- 12 Turn left at Coral Sea Rd
- 13 Turn left into San Jacinto (S. Hanson Rd). Gate prevents further vehicle entry.
- 14 Return back to Coral Sea Rd and turn left to last site. Park along front while gate is unlocked for entry.





## Tax Parcel 118

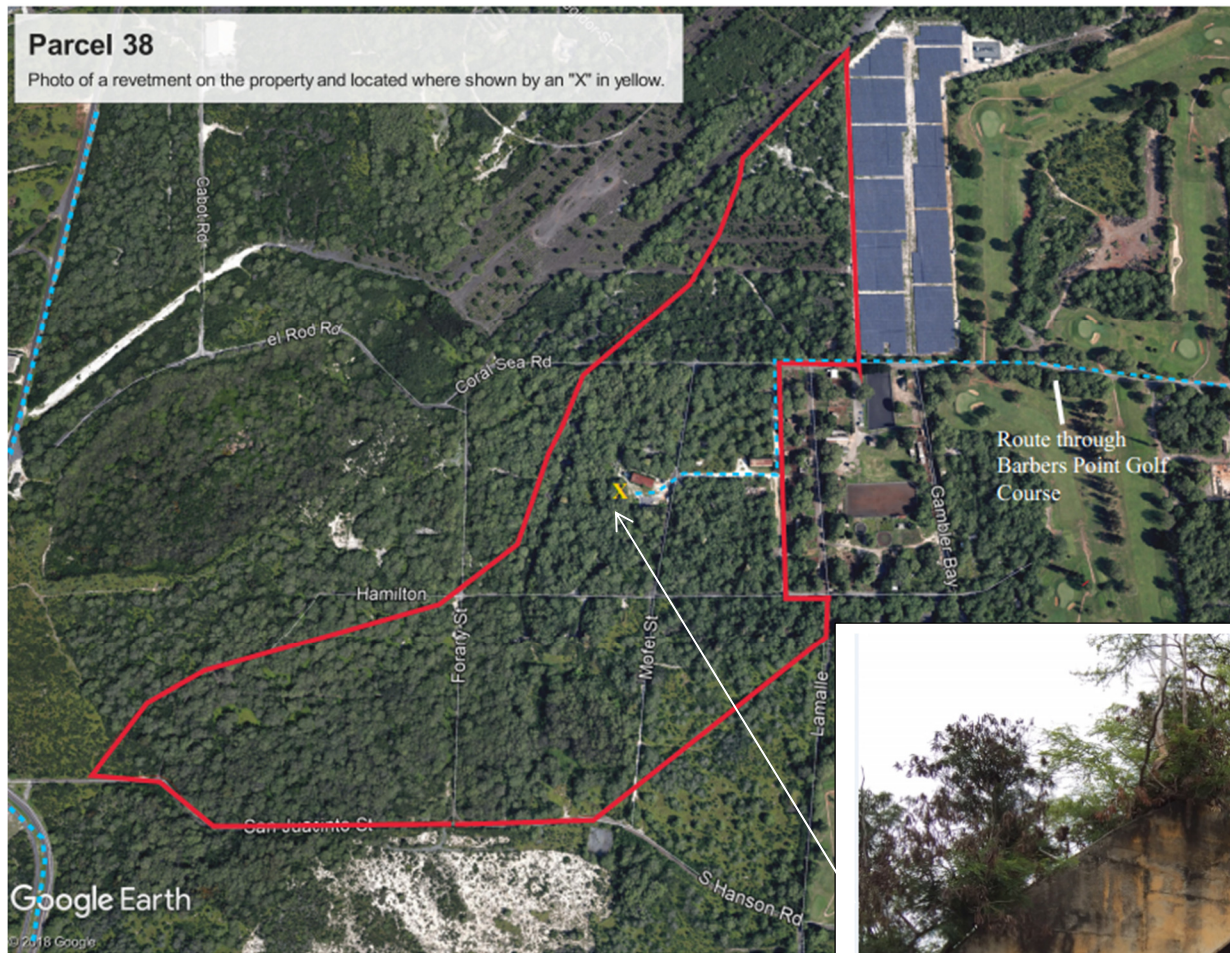






## Tax Parcel 40





One of the revetments found on Parcel 38. Equipment shows the scale of the concrete structure.



EXHIBIT "D"