

ADDENDUM NO. 1
DHHL 2019 RENEWABLE ENERGY PROJECTS SOLICITATION
January 7, 2019

A site tour of the two Kalaeloa parcels was conducted on Thursday, January 3, 2019 from approximately 9:50 am to 11:00 am. A copy of the handouts provided to the participants and photos taken during the tour are included as Exhibit “A” attached hereto.

The following are responses to questions DHHL received by the deadline of 2:00 pm (HST), Friday, January 4, 2019:

1. Is the site visit mandatory to bid? If we are unable to attend the site visit, can we still submit an application?

The site visit was not mandatory. Applicants can apply even if they did not participate in the site visit.

2. What happened to the Lots 117 and 118 that were available for the first HECO RFP by successful shortlisted companies, who were not successful on the first RFP? Are they still under option or ROE [Right-of-Entry] by those shortlisted companies so that they might bid those sites into the second HECO RFP? Or have they been withheld from this RFP for another reason?

Lots 117 and 118 are not under an option, ROE, or any other agreement. The solicitation process concerning those lots was terminated. Lots 117 and 118 are not part of this solicitation, and DHHL is reevaluating the appropriate uses of those lots, as a result of new commercial and residential developments planned nearby.

3. Why were all the proposals rejected from your March [2018] Solicitation for Renewable Energy?

Not all proposals were rejected; DHHL selected some applications, who then proceeded under a separate HECO RFP. However, those applicants were not chosen under the HECO RFP. As a result, no applicant completed DHHL’s leasing process under DHHL’s March 2018 solicitation.

4. Why did the solicitation not include the Kalaoa/Ooma, Hawaii Island property?

DHHL's Hawaii Island property at Kalaoa/Ooma was not prioritized for inclusion in this solicitation. However, DHHL may offer that and other Hawaii Island properties in future solicitations, depending on DHHL's future plans.

5. Based on the historical review and maps provided in the quitclaim deed at the end of the DHHL Information Packet, the location and quantity of historic buildings/structures located on Parcels 38 and 40 is not clear. Can you confirm the following?

- i. How many buildings/structures are on each parcel (Parcels 38 and 40)?
- ii. What are the building/structure identification numbers for the historical structures on Parcels 38 and 40?
- iii. What are the build dates of those buildings/structures?
- iv. Is a detailed clear map of Parcel 38 identifying where the existing revetments are located available? The map provided in the quitclaim deeds is zoomed out so
parcel specific information is difficult to surmise.

The list of improvements included in Exhibit "B" is information DHHL received when it acquired the parcels from the US Navy in 2003 and 2008. Since acquiring the parcels, DHHL has not independently surveyed or evaluated the conditions or improvements on the parcels. DHHL expects applicants to make their own independent investigation of conditions and improvements as part of their diligence.

6. Please provide clarification on what information DHHL is seeking in response to: "Description of the landscape and acreage requirements, including public and private lands" on Page 3 of the Information Packet.

DHHL needs to know how many acres an applicant may need to complete its proposed project. If an applicant's proposed project would not require an entire parcel, the applicant should identify the specific portions of the parcel that would be needed for its project. Lastly, an applicant should also specify if it needs any non-DHHL lands to successfully operate its proposed project.

7. Please confirm if there is a maximum number of developers that will be awarded ROEs for a specific parcel.

Only one applicant will be selected for a specific project type on a specific parcel for an ROE.

8. Please clarify when negotiation of the ROE agreement terms and the General Lease terms are tentatively scheduled for. It's unclear to our team if the timeline for lease negotiation provided in Appendix A of the Information Packet only refers to negotiation of the ROE agreement.

DHHL intends to negotiate an ROE and General Lease at the same time. Negotiations of both agreements will happen in phases. Both agreements must consider and are subject to consultation and input from DHHL's beneficiary consultation process and from the Hawaiian Homes Commission.

9. Please confirm whether applicants should assume a specific term for the General Lease.

Applicants should specify the years desired for the general lease, including any extensions.

10. Throughout the Information Packet, DHHL refers to the selected or best qualified/ranked "applicant". I understand that DHHL may select and negotiate lease terms with multiple applicants and provide them with a non-exclusive ROE permit for the same parcel. Please confirm if DHHL will issue multiple ROE agreements to different developers to conduct due diligence activities for the same parcels regardless of the renewable energy technology proposed provided there is more than one qualified applicant (e.g., it is possible that Developer A and Developer B may both receive a ROE agreement to explore the feasibility of a solar project on Parcel 38 in Kalaeloa).

See response to Question 7. DHHL may issue more than one ROE per parcel. However, only one applicant for each type of renewable energy technology will be selected. For example, for one parcel, DHHL may issue an ROE to one applicant proposing to develop a solar project and another proposing to develop a biomass or wind project in another area of the same parcel. However, DHHL will not issue two ROEs to two developers both proposing to develop a solar project on the same parcel.

EXHIBIT "A"

Photos taken during the site tour January 3, 2019. Numbers for each photo correspond to the direction of the views on the accompanying aerial map

East Kalaeloa Parcel 38

#1 A view of a large revetment on the site.



#2 A view of a smaller revetment hidden among thick brush.



#3 A view looking West from the middle of the parcel.



#4 A view looking Southwest from the main access point on Coral Sea Rd.



#5 A view from roadway on non-DHHL land looking West towards Coral Sea Rd.



#6 a view looking Northeast into Parcel 38 from the beginning of San Juacinto St (DHHL access to the parcel via "Easement 6771"); land to the right of roadway is not owned by DHHL.



East Kalaeloa Parcel 40

#7 A view towards the North along front of Parcel 40. Coral Sea Rd is to the left.



#8 A view of the interior of parcel from the front fence gate.



#9 A view from the front of the parcel looking towards the Southeast.



#10 A view of the front side of a bunker several hundred feet from the front fence gate.



#11 An interior view of the bunker in #10 above.



#12 A view towards the Southwest from the interior of the parcel; the fence in the background is still within the parcel. The trees further in the back are still within the parcel.



#13 A view from the interior of the parcel looking towards the East.

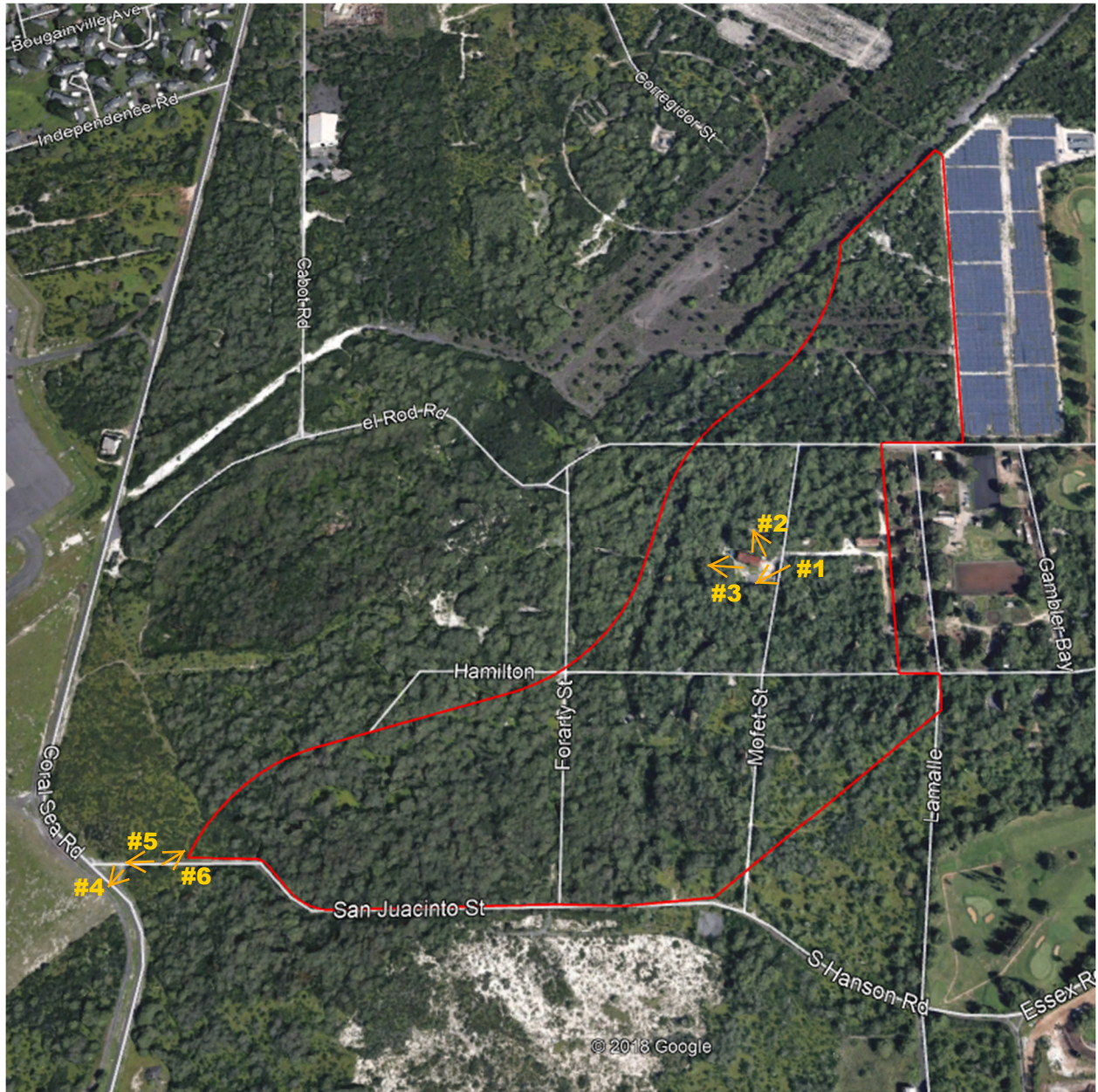


#14 A view looking North at the rear of the parcel.



East Kalaeloa Parcel 38

Numbers shown on these aerial maps correspond to the accompanying photos. These are Google aerial maps and do not reflect the current condition of the parcels.



East Kalaeloa Parcel 40



**DEPARTMENT OF HAWAIIAN HOME LANDS
2019 RENEWABLE ENERGY PROJECTS SOLICITATION**

KALAELOA LANDS SITE VISIT INFORMATION

- When:** Thursday, January 3, 2019 at 9:30 am.
- Where:** Meet in front of DHHL headquarters building (Hale Kalanianaʻole)
91-5420 Kapolei Parkway, Kapolei, Hawaii
Parking lot entrance is on Kinoiki Street, between the East Kapolei Fire Station
the DHHL headquarters.
- Who:** Conducted by Land Management Division staff. For questions regarding the
tour, contact Allen Yanos, at (808) 620-9460 or at allen.g.yanos@hawaii.gov by
Wednesday, January 2, 2019 at 2:00 pm.
- Other Info:** All participants must provide a completed and signed liability waiver (form
attached) to DHHL staff at the meeting site prior to joining the tour. Participants
must provide their own vehicles and will be given a route map prior to the tour.
This will NOT be a comprehensive tour and may include only limited access
through the parcels depending on the circumstances and weather; it will primarily
be viewing the parcels from certain vantage points.

DAVID Y. IGE
GOVERNOR
STATE OF HAWAII

JOSH GREEN
LT. GOVERNOR
STATE OF HAWAII



JOBIE M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

WILLIAM J. AILA, JR.
DEPUTY TO THE CHAIRMAN

**STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS**

P. O. BOX 1879
HONOLULU, HAWAII 96805

ASSUMPTION OF RISK AND RELEASE

I, the undersigned, recognize fully and appreciate the hazards and dangers inherent by participating in a site tour of parcels being offered for renewable energy projects by the Department of Hawaiian Home Lands ("DHHL") in the Kalaeloa area, on the Island of Oahu. Volunteer(s) hereby acknowledges that they have been informed of the potential risks and hazards present on DHHL premises while engaged in the site tour activities scheduled for Thursday, January 3, 2019.

The risks and hazards include, but are not limited to, injury and/or death, property loss or damage from traveling on the roads or areas in Kalaeloa, and through limited portions of DHHL's premises. I understand that, as a condition of entry onto Hawaiian Home Lands, I assume the risk for any injuries that may be sustained in the pursuit of the activity while on DHHL premises and do hereby remise, release, and forever discharge the State of Hawaii, its Department of Hawaiian Home Lands, its agents, officers and employees, from any and all actions, suits, damages, claims or judgments, that may result from said death, personal injury, property damage, or property loss that any volunteer participant may sustain while on the premises of the DHHL while engaged in the activities stated above.

I also agree to assume all risks and responsibilities surrounding my participation in the activities described above; and I do for myself, my heirs, executors and administrators hereby release, defend, hold harmless, indemnify, and release and discharge the State of Hawai'i, and its officers, agents and employees from and against any and all claims, suits, demands, and action, or cause of action on account of damage to personal property, or personal injury, or death which may result from my participation as aforesaid.

IN WITNESS WHEREOF, I have caused this assumption of risk and release to be executed this

Date: _____ **Volunteer Name (print):** _____

Volunteer Signature: _____

If under 18 years:

Date: _____ **Parent or Guardian Name (Print):** _____

Parent or Guardian Signature: _____

EXHIBIT “B”

The accompanying pages are excerpts from a report prepared for the Department of the Navy, Commander, Pacific Division, Naval Facilities Engineering Command, Pearl Harbor, Hawaii entitled “Finding of Suitability to Transfer: Property to be Transferred to the Department of the Interior for Conveyance to the Department of Hawaiian Home Lands, Naval Air Station Barbers Point, Oahu, Hawaii” (Earth Tech, Inc. and Tetra Tech EM Inc., 1999).

Table 1: Buildings on Parcels to be Conveyed to the Department of Hawaiian Home Lands

Building/Facility No.	Building/Facility Description	Year of Construction	Area (ft ²)	No. of Stories
1	Headquarters	1942	17,530	3
2	Administration	1943	4,872	2
87	Fallout shelter	1944	286	1
105	Arresting gear storage	1943	1,600	1
129	Navy Exchange garage	1948	4,032	1
144	Flammable storehouse	1942	8,181	1
176	High explosive magazine	1943	1,377	0
177	High explosive magazine	1943	1,377	0
178	High explosive magazine	1943	1,377	0
179	High explosive magazine	1943	1,377	0
180	High explosive magazine	1943	1,377	0
181	High explosive magazine	1943	1,377	0
187	Applied instruction building	1944	12,638	1
191	Inert storage	1942	4,947	1
192	Inert storage	1943	4,050	1
193	Cartridge actuated device magazine	1942	5,000	0
194	Small arms magazine	1943	1,300	0
195	Inert storage	1942	2,040	1
196	Missile assembly/test	1942	2,940	1
198	Pyrotechnics storage	1942	5,000	0
199	Small arms/pyrotechnics	1943	1,800	0
278	Advanced Underwater Weapons shop	1956	7,200	1
280	Operational flammable storage	1956	170	1
281	Transformer station	1956	255	1
283	Flammable storehouse	1958	9,600	1
284	Wooden antenna pole	1958	50 ft	
286	High explosive magazine	1958	5,040	0
342	Miscellaneous storage	1943	3,720	1
343	Miscellaneous storage	1943	3,720	1
344	Admin storage	1942	1,860	1
345	Operational storage - miscellaneous	1943	3,720	1
346	Aircraft material storage	1944	4,100	1
610	Ready magazine	1944	110	0
681	Transformer station	1943	336	1
686	Filling station	1949	250	1
768	Flagpole	1942	50 ft	
772	Transformer station		336	1
787	Transformer station	1943	280	1
793	Transformer station	1943	336	1

Table 1: Buildings on Parcels to be Conveyed to the Department of Hawaiian Home Lands (continued)

Building/Facility No.	Building/Facility Description	Year of Construction	Area (ft ²)	No. of Stories
844	Ready magazine	1944	110	0
917	Ready magazine	1944	110	0
947	Stand-by generator plant	1959		2
976	Ready magazine	1944	110	0
1248	Riding stable	1942	2,240	0
1249	Aircraft revetment	1942	2,240	0
1250	Aircraft revetment	1942	2,240	0
1251	Aircraft revetment	1942	2,240	0
1252	Aircraft revetment	1942	2,240	0
1253	Aircraft revetment	1942	2,240	0
1254	Aircraft revetment	1942	2,240	0
1255	Aircraft revetment	1942	2,240	0
1256	Aircraft revetment	1942	2,240	0
1257	Aircraft revetment	1942	2,240	0
1258	Aircraft revetment	1942	2,240	0
1259	Aircraft revetment	1942	2,240	0
1260	Aircraft revetment	1942	2,240	0
1261	Aircraft revetment	1942	2,240	0
1262	Aircraft revetment	1942	2,240	0
1263	Aircraft revetment	1942	2,240	0
1264	Aircraft revetment	1942	2,240	0
1265	Aircraft revetment	1942	2,240	0
1266	Aircraft revetment	1942	2,240	0
1267	Aircraft revetment	1942	2,240	0
1268	Aircraft revetment	1942	2,240	0
1269	Aircraft revetment	1942	2,240	0
1270	Aircraft revetment	1942	2,240	0
1271	Aircraft revetment	1942	2,240	0
1272	Aircraft revetment	1942	2,240	0
1273	Aircraft revetment	1942	2,240	0
1274	Aircraft revetment	1942	2,240	0
1275	Aircraft revetment	1942	2,240	0
1276	Aircraft revetment	1942	2,240	0
1277	Aircraft revetment	1942	2,240	0
1278	Aircraft revetment	1942	2,240	0
1279	Aircraft revetment	1942	2,240	0
1280	Aircraft revetment	1942	2,240	0
1281	Aircraft revetment	1942	2,240	0
1282	Aircraft revetment	1942	2,240	0

Table 1: Buildings on Parcels to be Conveyed to the Department of Hawaiian Home Lands (continued)

Building/Facility No.	Building/Facility Description	Year of Construction	Area (ft ²)	No. of Stories
1283	Aircraft revetment	1942	2,240	0
1284	Aircraft revetment	1942	2,240	0
1285	Aircraft revetment	1942	2,240	0
1286	Riding stable	1942	2,240	0
1288	Riding stable	1942	2,240	0
1289	Riding stable	1942	2,240	0
1290	Riding stable	1942	2,240	0
1301	Aircraft revetment	1942	2,240	0
1506	Riding stable hay storage	1944	4,100	1
1523	Miscellaneous. storage	1944	4,100	1
1525	Miscellaneous. storage	1944	1,000	1
1680	Receiver building	1964	910	1
1681	Electric distribution building/ shelter	1964	236	1
1682	Sonobuoy storage	1964	5,750	1
1684	Electrical substation	1964		0
1685	Power shack	1964	108	1
1688	Diesel fuel pump			
1689	Transformer substation	1964		
1693	Wooden antenna - airfield rec	1964	65 ft	
1694	Septic tank and drain field			
1711	High explosive magazine	1979	832	0
1712	High explosive magazine	1965	832	0
1715	High explosive magazine	1965	800	0
1716	High explosive magazine	1965	800	0
1717	High explosive magazine	1965	800	0
1718	High explosive magazine	1965	800	0
1725	Transformer station	1945		
1730	Miscellaneous storage - Weapons Department	1965	4,000	1
1732	Miscellaneous operational storage	1965	3,240	1
1733	Air weapons supply equipment maintenance	1966	3,960	1
1734	Air operations storage	1966	2,040	1
1735	Aviation warehouse	1965	1,950	1
1741	Transformer station			
1756	Bachelor Enlisted Quarters (BEQ) (E-7/E-9)	1969	9,362	2
1830	Alert force bldg (gate house)	1976	1,161	1
1845	Sewage lift station #1	1978		
1846	Sewage lift station #2	1978		
1868	Cub scout facility	1978	1,920	1
1891	Transformer station BEQ 1756	1983		

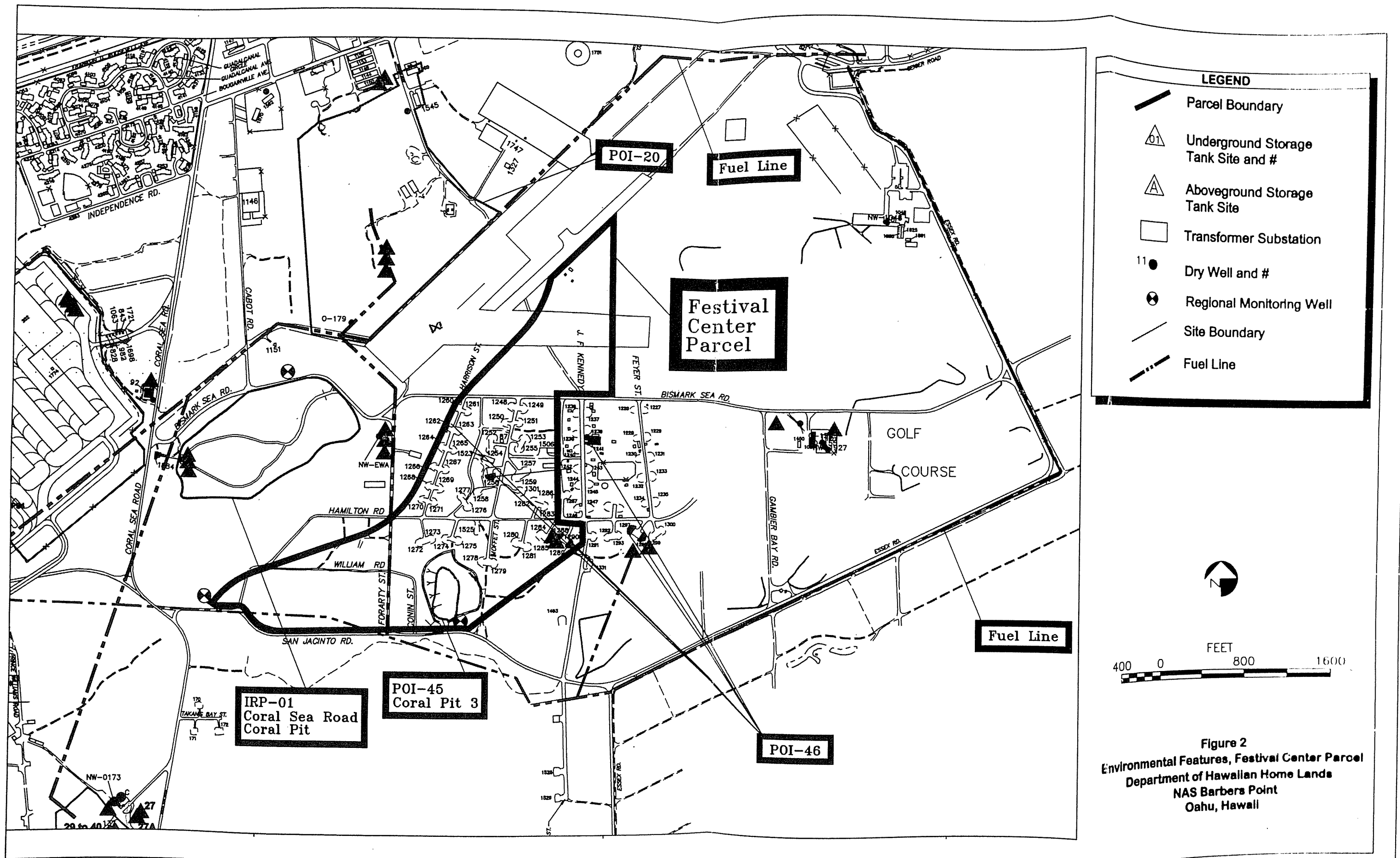
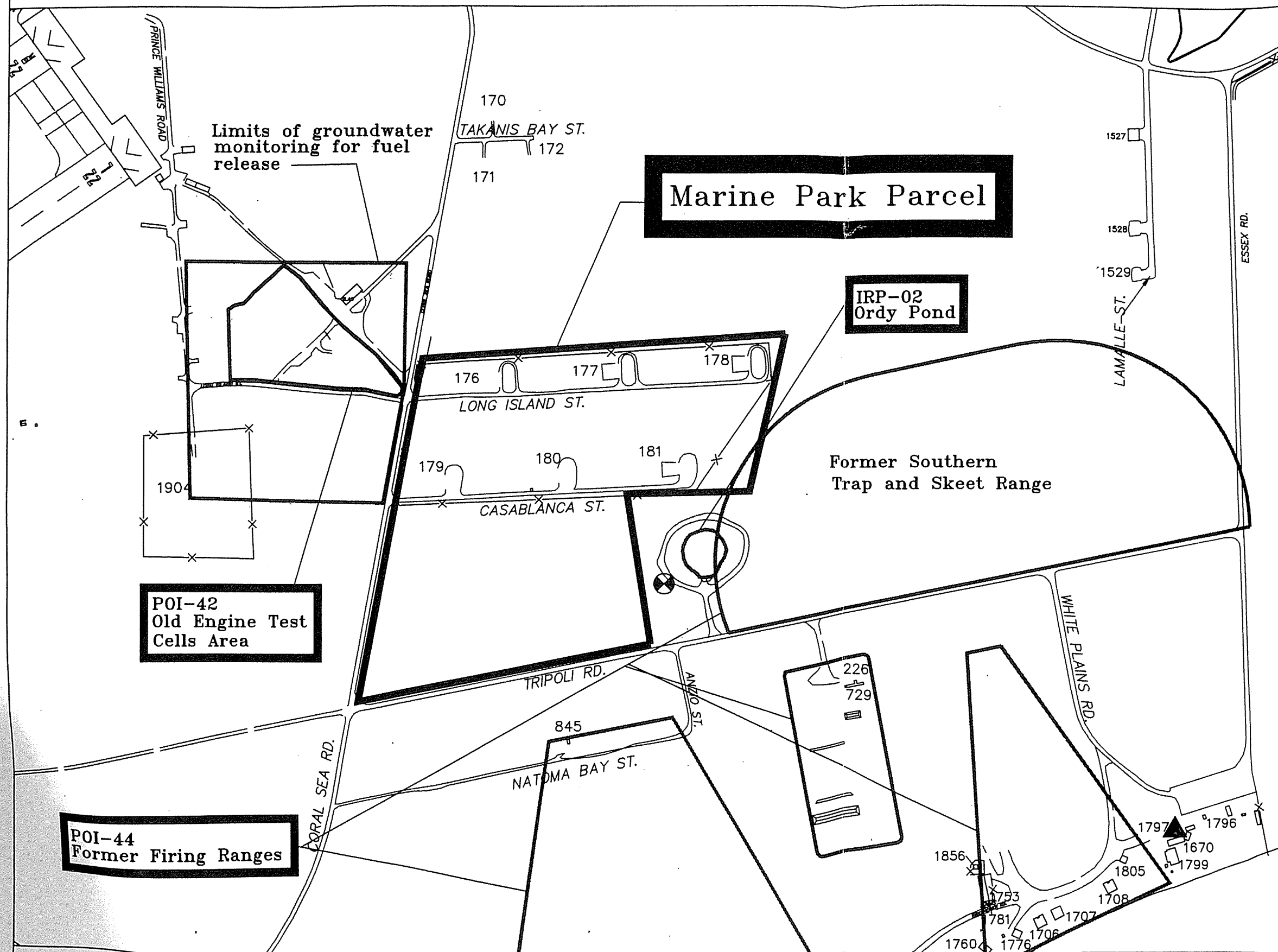


Figure 2
 Environmental Features, Festival Center Parcel
 Department of Hawaiian Home Lands
 NAS Barbers Point
 Oahu, Hawaii



LEGEND

- Parcel Boundary
- Aboveground Storage Tank Site
- Regional Monitoring Well
- Site Boundary

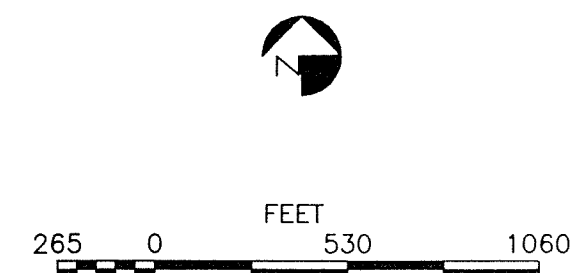


Figure 3
Environmental Features, Marine Park Parcel
 Department of Hawaiian Home Lands
 NAS Barbers Point
 Oahu, Hawaii