



HAWAIIAN HOME LANDS

HAWAIIAN HOMES COMMISSION • DEPARTMENT OF HAWAIIAN HOME LANDS

Nānākuli / Wai‘anae

Project Updates

Land Development Division

Item E-1

For Information Only

December 20-21, 2021



Former Voice of America Property, Mā'ili

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

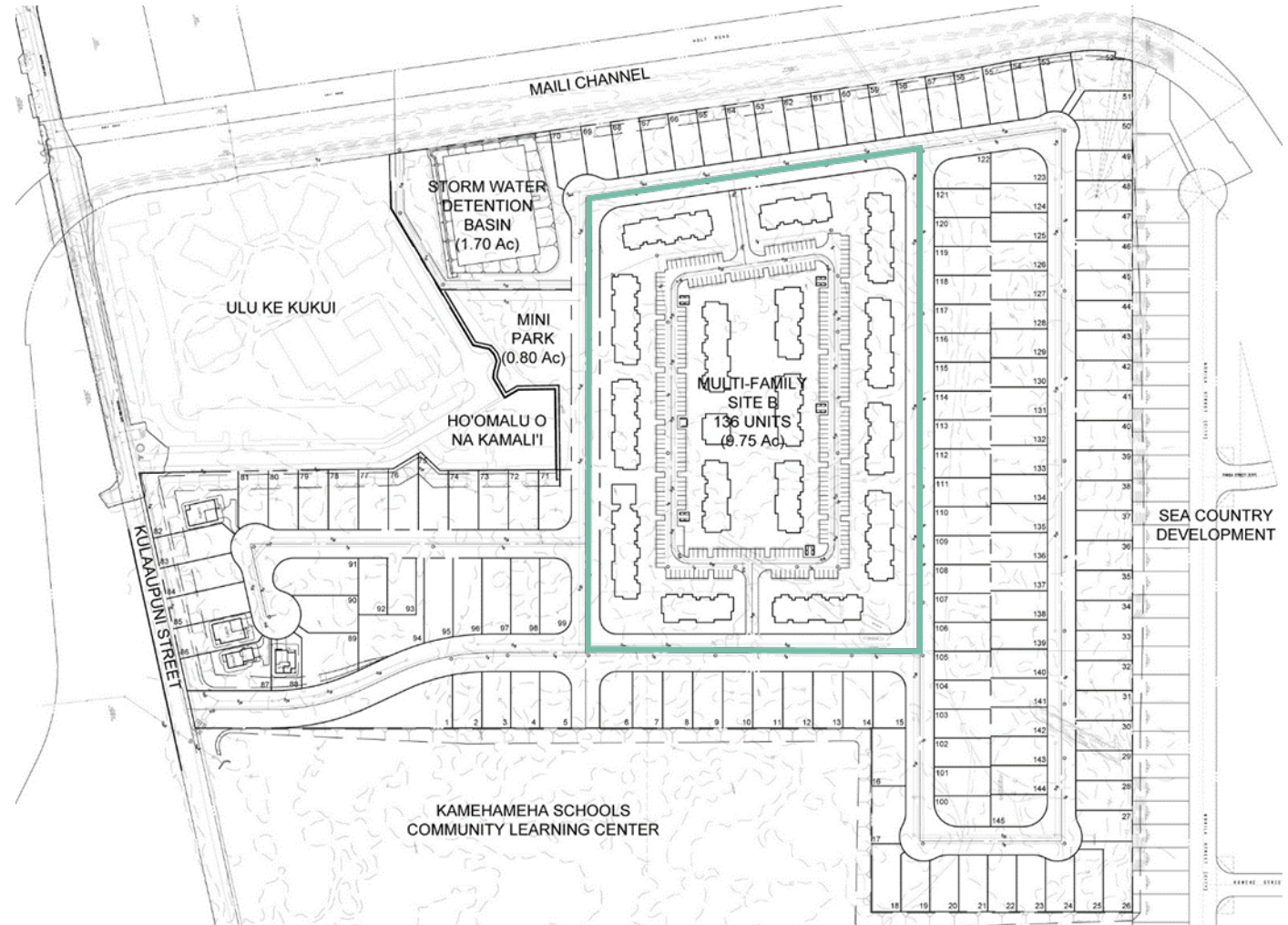




Former Voice of America Property, Mā'ili

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





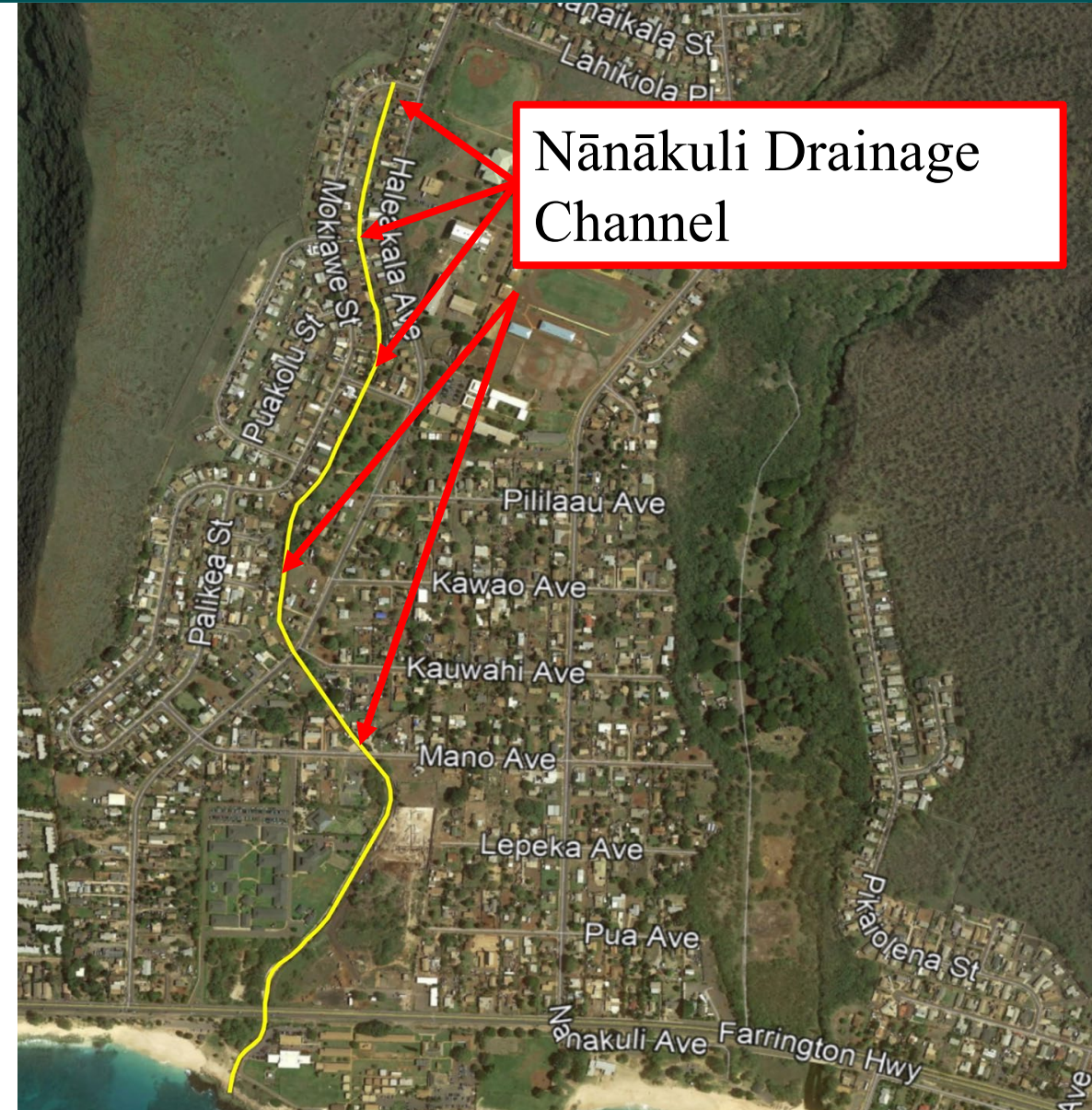
Nānākuli Drainage Channel Improvements

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
3. Nānākuli Ave & Pililaau 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
10. Nānākuli Ave. & Lepeka Ave.

DHHL Trust funds: \$315,000 (Design)

Legislative Appropriation: \$1,000,000 (Construction)

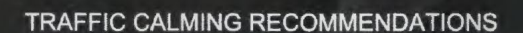




Austin Tsutsumi
& ASSOCIATES, INC.
Engineers & Surveyors

Phase 2:

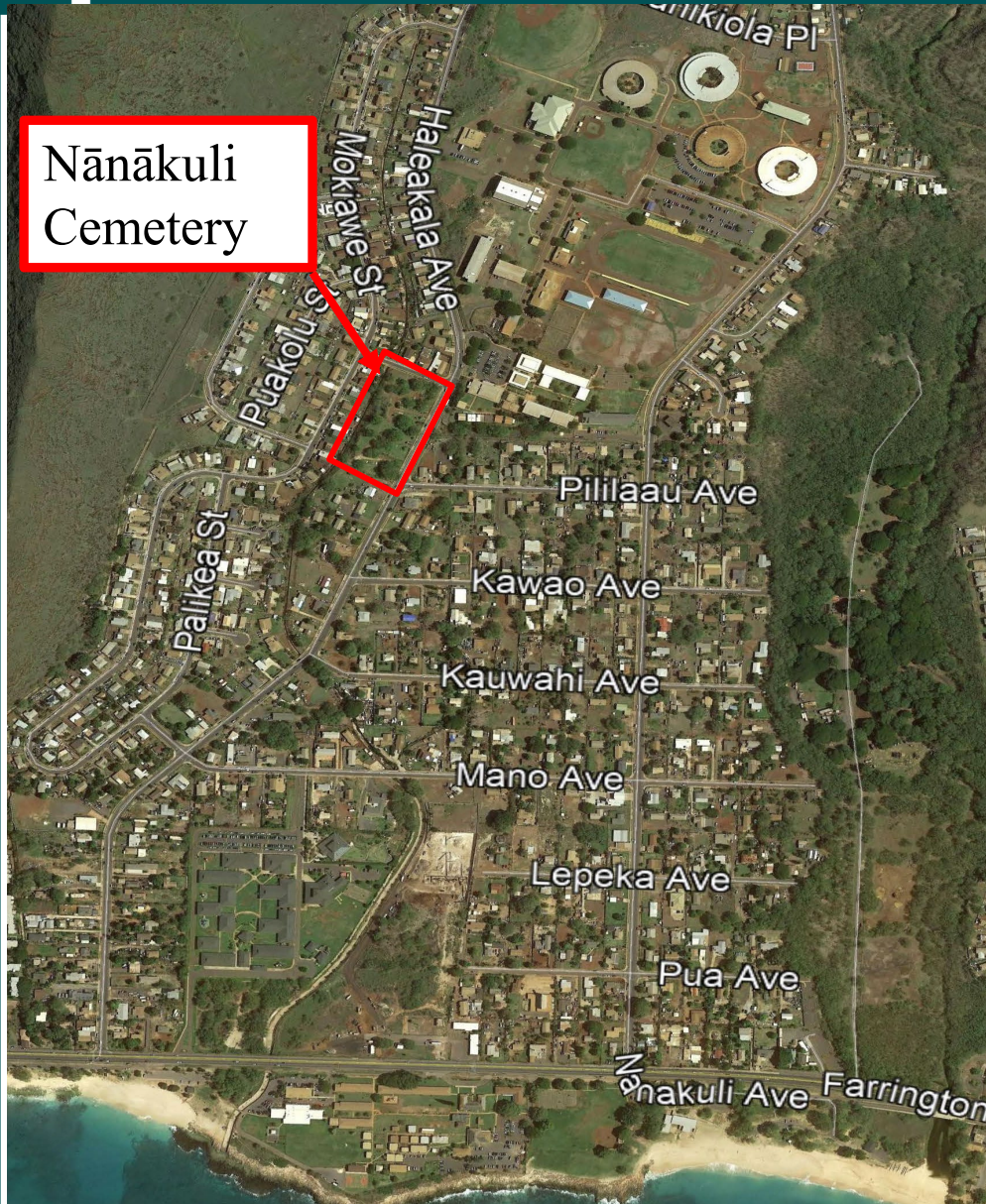
Designs in progress for speed humps and other traffic calming measures





Nānākuli Cemetery Repairs

Nānākuli
Cemetery



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





Wai`anae Valley, Increment 4

Kaupuni
Neighborhood
Park

Wai`anae Residence
Lots

- 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



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.



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West Oahu Sewers Assessment

PURPOSE:

Improve existing sewer collector lines to City and County standards

LOCATIONS:

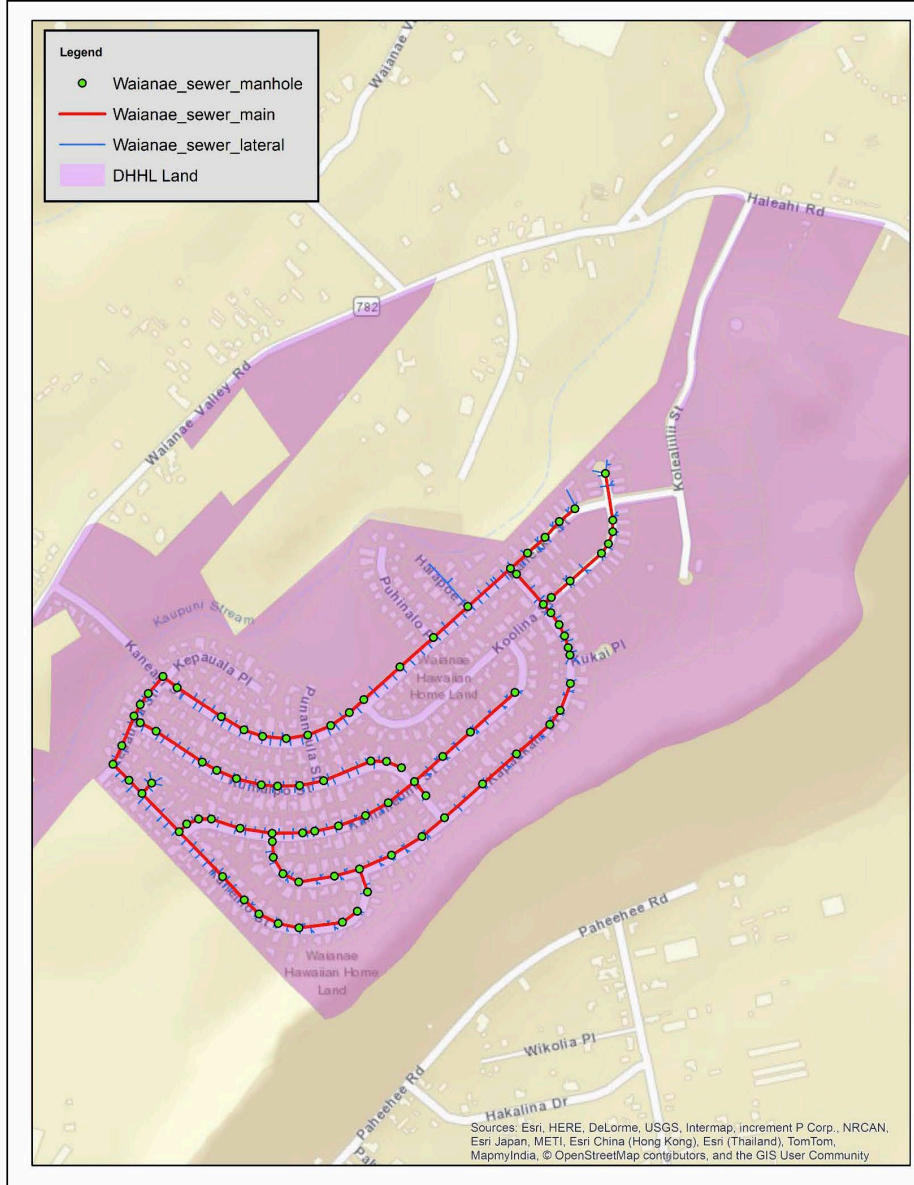
DHHL Sewerlines in Wai`anae, Princess Kahanu Estates, and Nānākuli.

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.



Wai'anae Sewer Assessment



Construction Scope:

- Replace 2,580 feet of 8" to 15" sewerline
- Replace 66 sewer laterals
- Construct/Reconstruct 33 sewer manholes

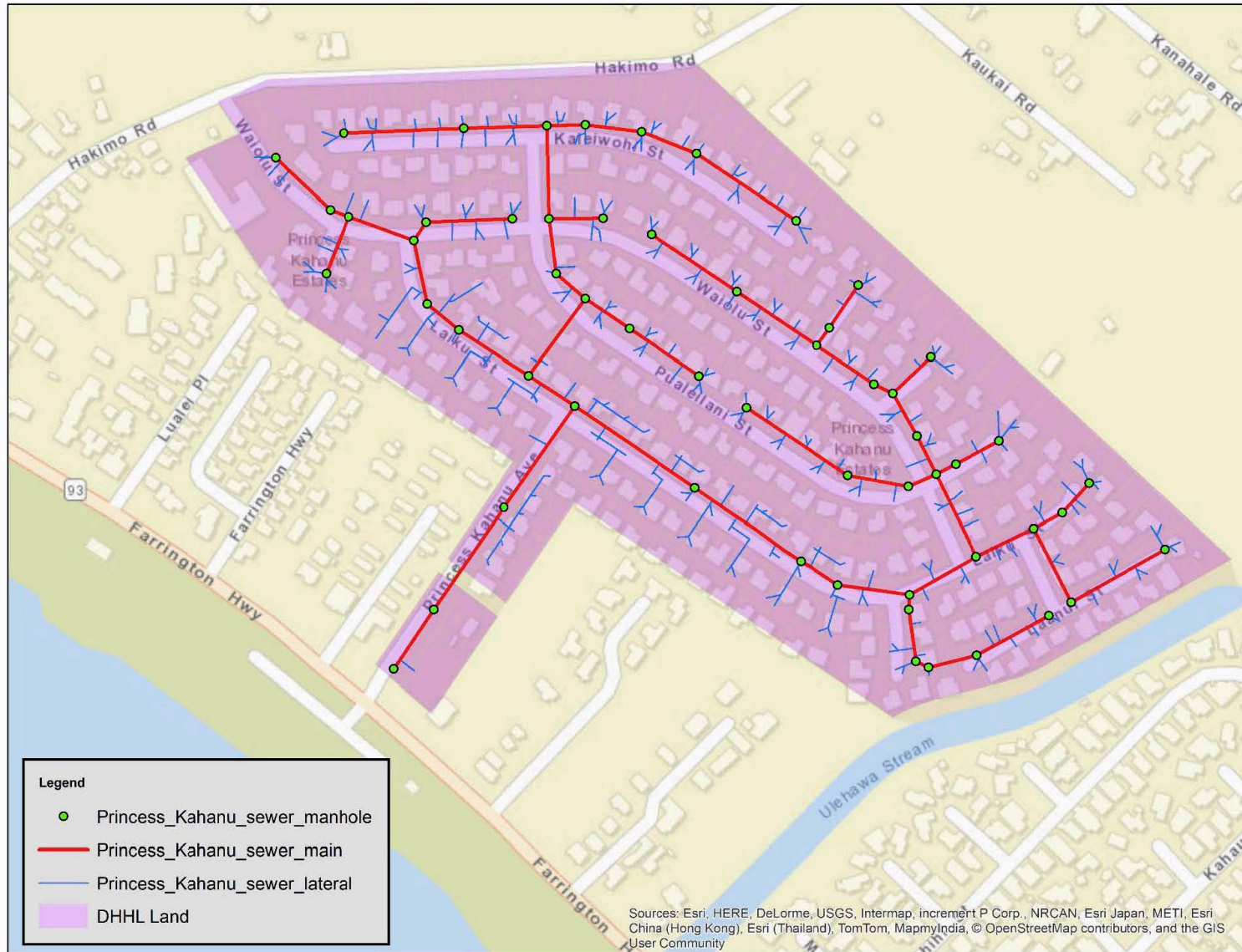
Construction Timetable:

- 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

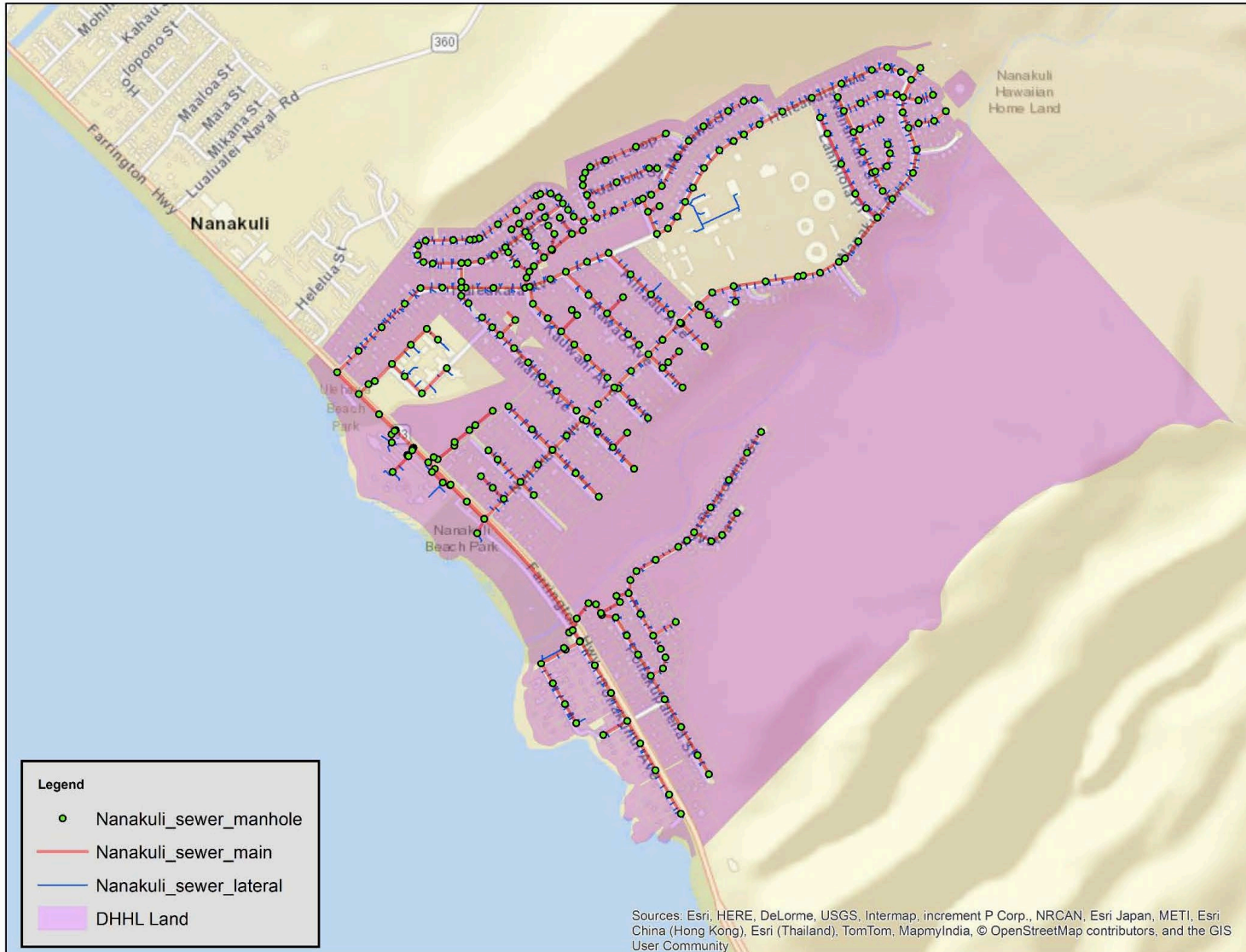
Construction Timetable:

- Design in progress
- Construction bid: First Quarter 2023

Construction estimate: \$15 Million



Nānākuli Sewer Assessment



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



Nānākuli & Waiʻanae Cesspool Assessment

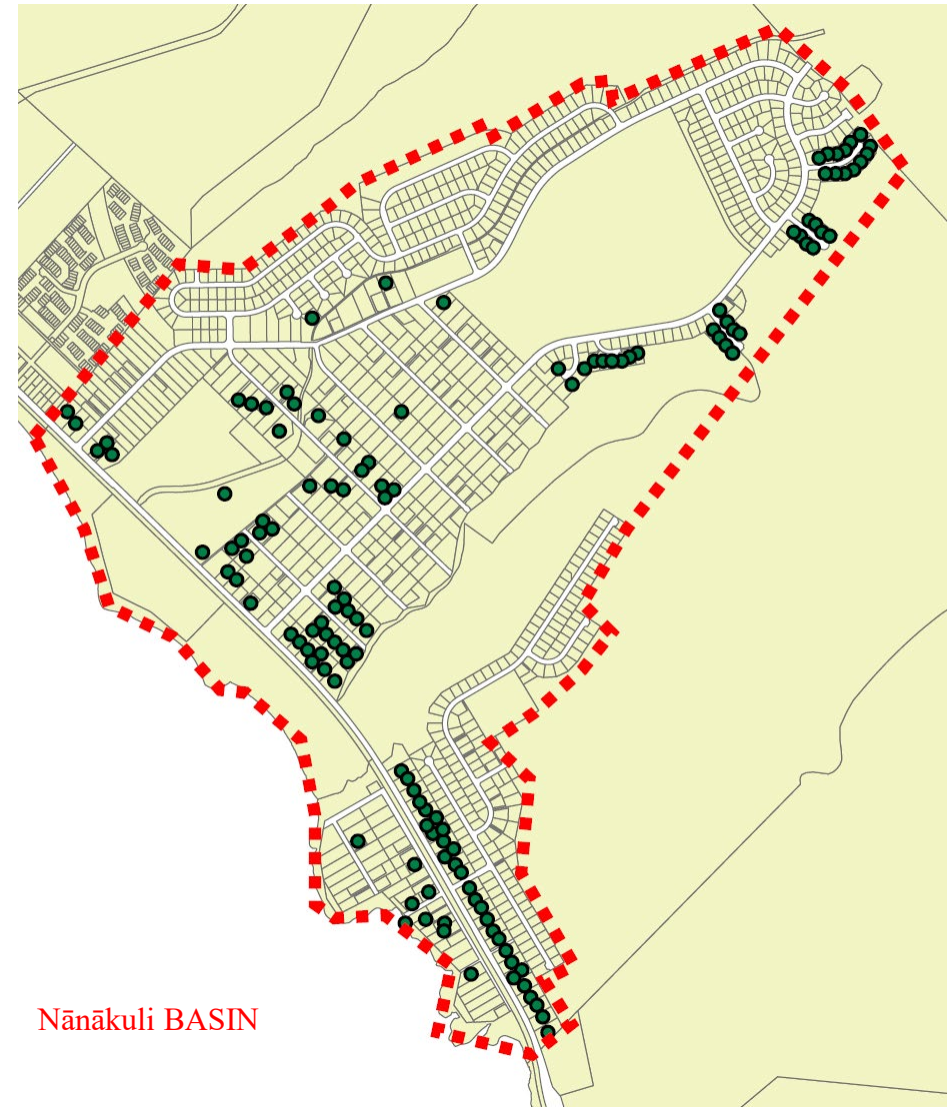
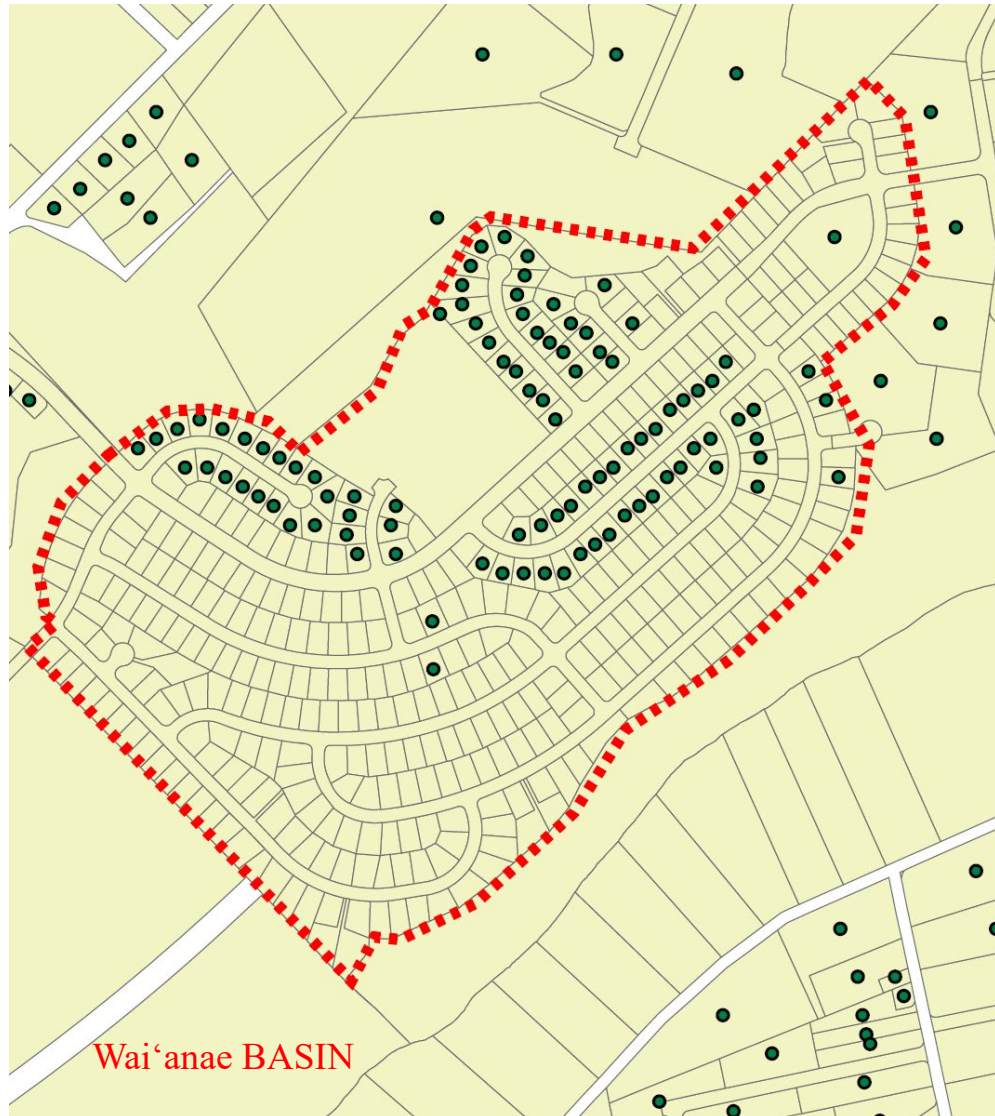
Project Description

- 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

DEPARTMENT OF HAWAIIAN HOME LANDS - LAND DEVELOPMENT DIVISION



Nānākuli & Wai'anae Cesspool Assessment

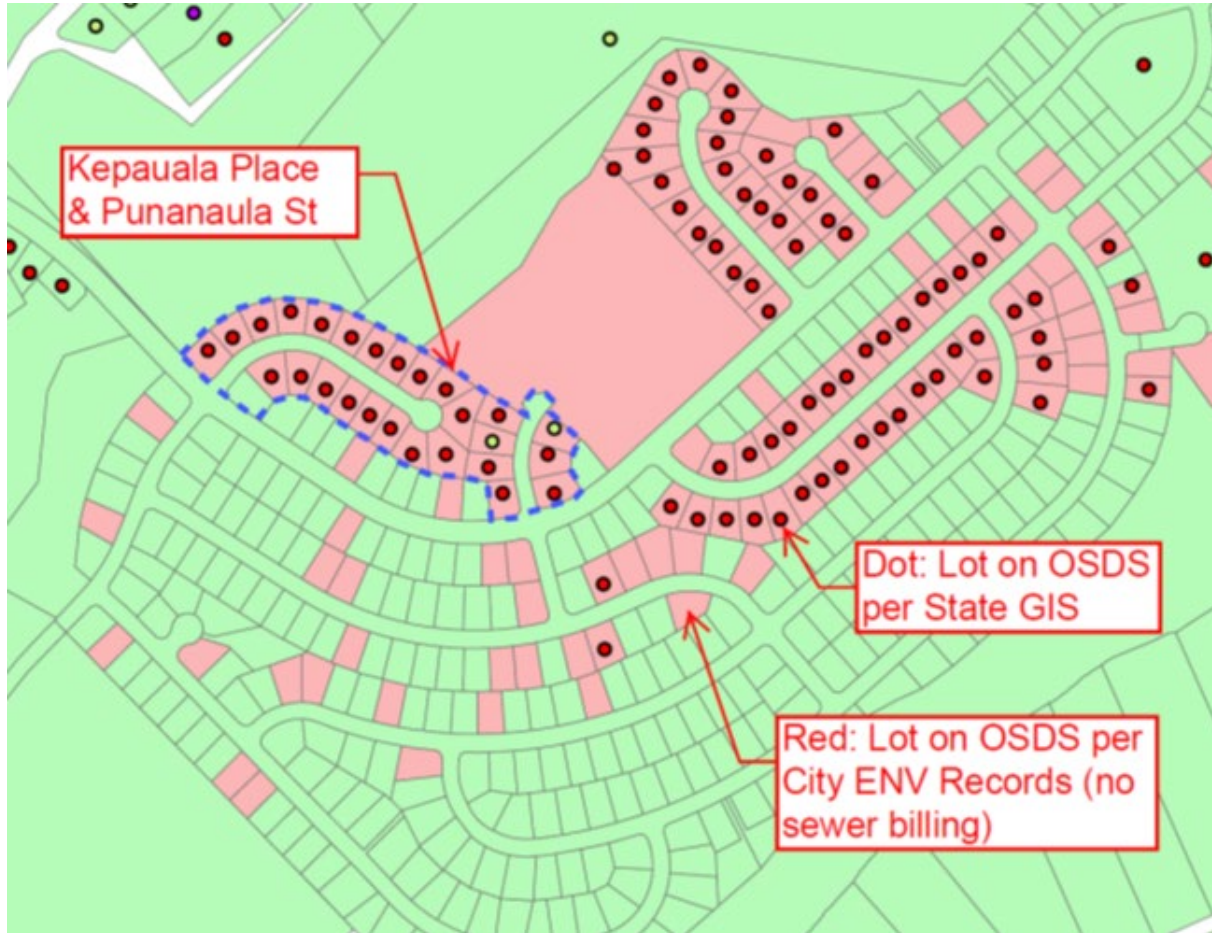
Two-Phased Project Approach

- 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

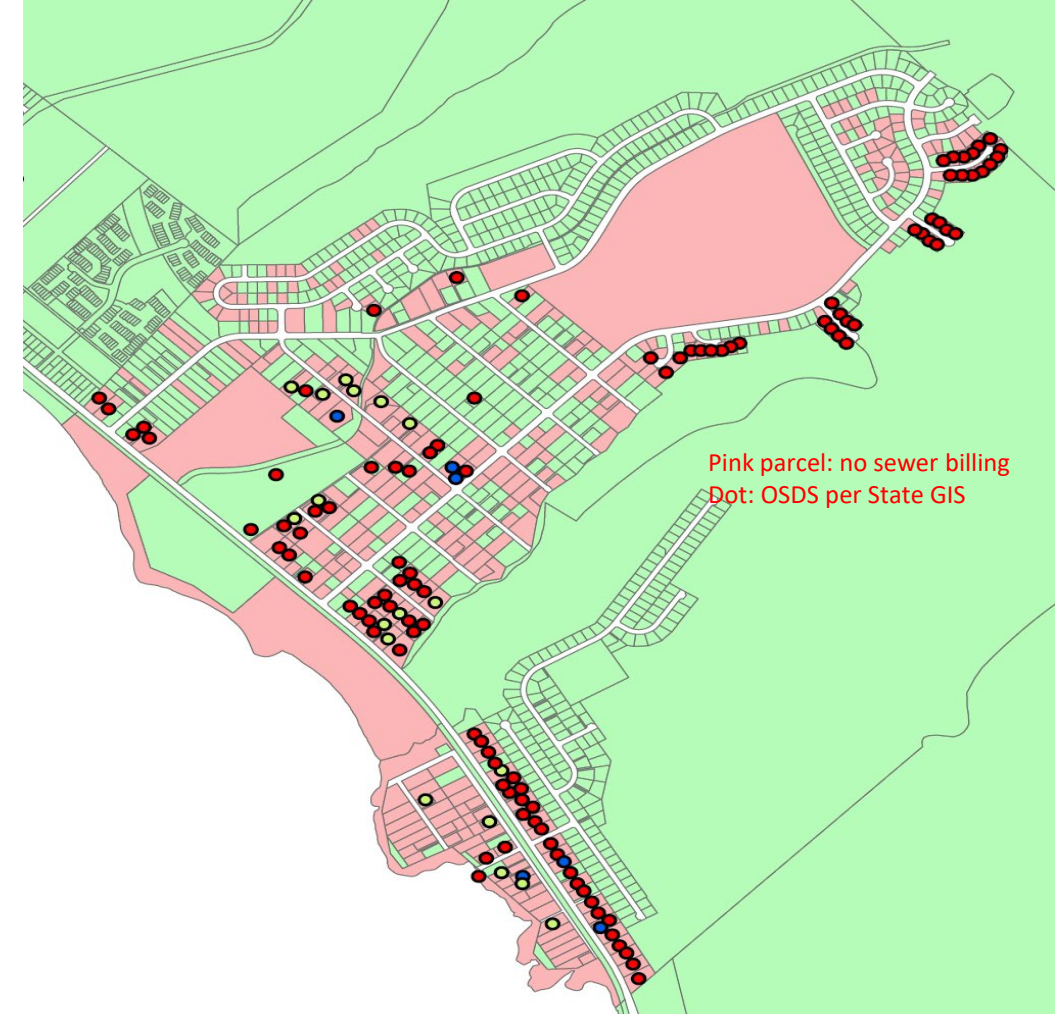


Nānākuli & Waiʻanae Cesspool Assessment

Pre-survey Desktop Research



Waiʻanae Subdivision Results



Nānākuli Subdivision Results



Nānākuli & Wai`anae Cesspool Assessment

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



Nānākuli & Wai'anae Cesspool Assessment

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.



Mahalo



DEPARTMENT OF HAWAIIAN HOME LANDS

www.dhhl.hawaii.gov