

# TRANSIT-ORIENTED DEVELOPMENT OPPORTUNITY AT JOINT BASE PEARL HARBOR HICKAM

SUPPORTING THE DEPARTMENT OF THE NAVY

Response to Request for Information  
This is not a Request for Proposal (RFP)



2020

U.S. photo by Mass Communication Specialist 1st Class Corwin Colbert.

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# EXECUTIVE SUMMARY

*A transformational transit-oriented development (TOD) opportunity for mixed-use development on Oahu, Hawaii*

The Department of the Navy (DON) is pleased to present this Request for Information (RFI) on behalf of Joint Base Pearl Harbor-Hickam (JBPHH) for a rare opportunity for mixed-use TOD development on approximately 70 acres of ocean view land in the Salt Lake area of Oahu near JBPHH. This opportunity to host private development on underutilized, non-excess land is provided under Title 10, United States Code (U.S.C.) §2667 lease authority. The site is comprised of two (2) non-contiguous parcels: 13-acre Little Makalapa with direct access to the Honolulu Authority for Rapid Transportation (HART) rail station, and 57-acre Naval Facilities Engineering Command (NAVFAC) Compound adjacent to the Pearl Harbor Navy Exchange shopping center. These

parcels comprise all DON property available for this use, including any construction staging or laydown areas. A map identifying the location and parameters of each parcel can be found as Attachment 1 to this RFI. The DON seeks to identify interest and sources in a long-term partnership to develop these real property assets, consistent with priorities for National Defense.

The DON recently released an RFI and Request for Qualifications (RFQ) for a power generating facility, energy storage or combination of both technologies with microgrid controls at Joint Base Pearl Harbor Hickam at JBPHH. The DON encourages collaboration between developers to maximize benefit across the two projects.



## RFI REQUIREMENTS

A mixed-use development incorporating public rail transit access to the JBPHH installation

The overall goals for the project reflect the DON's vision for providing a revenue source that will accommodate mission requirements serving to connect installation pedestrian and public rail ridership. The DON seeks higher density, and mixed and complementary uses

that will serve to draw new residents and visitors, and expand the workforce for the City of Honolulu and JBPHH area.

The DON seeks information on potential long-term partnerships to plan, design, construct and operate facilities and/or tenant-owned facilities, which could include, but are not limited to:

Commercial, residential, low-, mid- and high-rise, mixed-use, TOD.

Development solutions will address the following goals:

- Long-term value stream and/or upfront capital investment through ground lease payments, though cash and/or In-Kind Consideration
- A transformational mixed-use, TOD that complements the Salt Lake area
- Incorporation of ongoing energy EUL site located within NAVFAC Compound area (See Attachment 1)
- Improved bus – rail – pedestrian connectivity with the installation
- Relocation of DON facilities
- Regional draw for the Salt Lake and JBPHH area
- Entering into a long-term ground lease with responsible party(ies) who will provide good-stewardship over the property



Denver Union Station. Credit: Department of Transportation.



Broadway Complex rendering. Credit: Department of Navy.

The DON is considering this potential for opportunities to host private development on underutilized, non-excess land under Title 10, United States Code (U.S.C.) §2667 lease authority, and is seeking information for:

- Desired term of lease in years
- Proposed density and use cases
- City and State constraints and potential variances or relief
- Shared use concepts for relocation of existing DON facilities
- Complying with all National Environmental Policy Act (NEPA) and Environmental Condition of Property (ECP) Report and Checklist requirements
- Enhanced public transit and installation access experience
- Project financing and tax treatment
- Integrating development activities with cultural resources

and environmental policy management requirements compatible with the mission of the Installation

- Integrating State goals of TOD area planning

Respondents are encouraged to provide innovative approaches that leverage DON real property with best in class commercial development models. While the DON is planning for this project to utilize the authority of Title 10, U.S.C. §2667, respondents are encouraged to provide concepts that include other project types and/or delivery methodologies that achieve the desired goals, including value proposition and stakeholders required.



Washington Navy Yard. Credit: Department of Transportation.

# INSTRUCTIONS TO RESPONDENTS

PROCESS	DATE
RFI Release	February 24, 2020
Installation Access Form Due	March 02, 2020
Developer Conference & Site Visit	March 18, 2020
<b>Questions Due</b>	March 23, 2020
RFI Submittals Due	April 03, 2020
RFP Release	To be determined from RFI responses

The non-mandatory Developer Conference and Site Visit on March 18, 2020 from 10:00 to 13:00 (HST) will be held at JBPHH (specific building location to be confirmed). Site visit will occur immediately following the conclusion of the Developer Conference. Group transportation will be provided for the Site visit.

The Developer Conference will follow the following format:

- Introductory Session to review opportunity and goals
- Site Tour

All questions must be submitted via email and will be answered via a public posting on Contract Opportunities (formerly FedBizOpps) at beta.SAM.gov.

Submit questions regarding this RFI to:

Megan Schroeder at  
megan.e.schroeder.ctr@navy.mil

Emil Dacayanan at  
emil.dacayanan@navy.mil

All questions must be submitted no later than **08:00 HST on 23 March 2020**. DON intends to answer questions via a public

posting on Contract Opportunities (formerly FedBizOpps) at beta.SAM.gov, prior to the close of this RFI. If Respondents have signed up in Contract Opportunities at beta.SAM.gov to follow the solicitation, they will receive notification whenever a change to the solicitation or attachments is issued. All Respondents are highly encouraged to follow the solicitation.

The response to this notice is due **17:00 HST on 03 April 2020**.

Email responses to:

Debra Kemp, Real Estate Contracting Officer, at debra.kemp@navy.mil

Megan Schroeder, Project Support Lead, at megan.e.schroeder.ctr@navy.mil

Please use the subject line "Response to JBPHH Little Makalapa and NAVFAC Compound EUL RFI". Limit responses to 10 pages, and limit file sizes to 5MB.

This is an RFI. This RFI shall not be construed as a RFP or as an obligation on the part of the Government. The Government will not award a contract on the basis of this request or otherwise

pay for the requested information. Respondents will not be notified of the results of this market research. However, relevant information will be used to increase the viability of future RFPs. The Government reserves the right to cancel this notice at any time. All submitted material and respondents are subject to National Security Review.

**Please register for Developers Conference no later than 17:00 HST 02 March 2019** by emailing the following information to the DON point-of-contact (POC):

Emil Dacayanan at [emil.dacayanan@navy.mil](mailto:emil.dacayanan@navy.mil)

1. Company Name
2. Name(s) of personnel attending (limit 2 per company), attendees must be U.S. citizen
3. Email Address(es)
4. Phone Number
5. Secretary of the Navy (SECNAV) Form 5512/1 Department of the Navy Local Population Identification (ID) Card/Base Access Pass Registration Form (Attachment 2)
  - Must initial items #29 and #30 of the form
  - Scan complete form and attach to email

Please submit questions regarding the Developer Conference to Emil Dacayanan, Project Manager, at [emil.dacayanan@navy.mil](mailto:emil.dacayanan@navy.mil).

Confirmed participants must pick up their JBPHH visitor base pass at the JBPHH Nimitz Visitor Control Center / Pass and ID Office Building 3455 (1250 South Drive JBPHH, HI 96818) prior to the start of the Developer Conference. All participants must bring a valid form of Government ID and all required U.S. citizen documents.

# RESPONSE DEADLINE AND CONTENT

Responses are due **03 April 2020**.

Please provide the following information in the order outlined below:

## 1. Respondent information

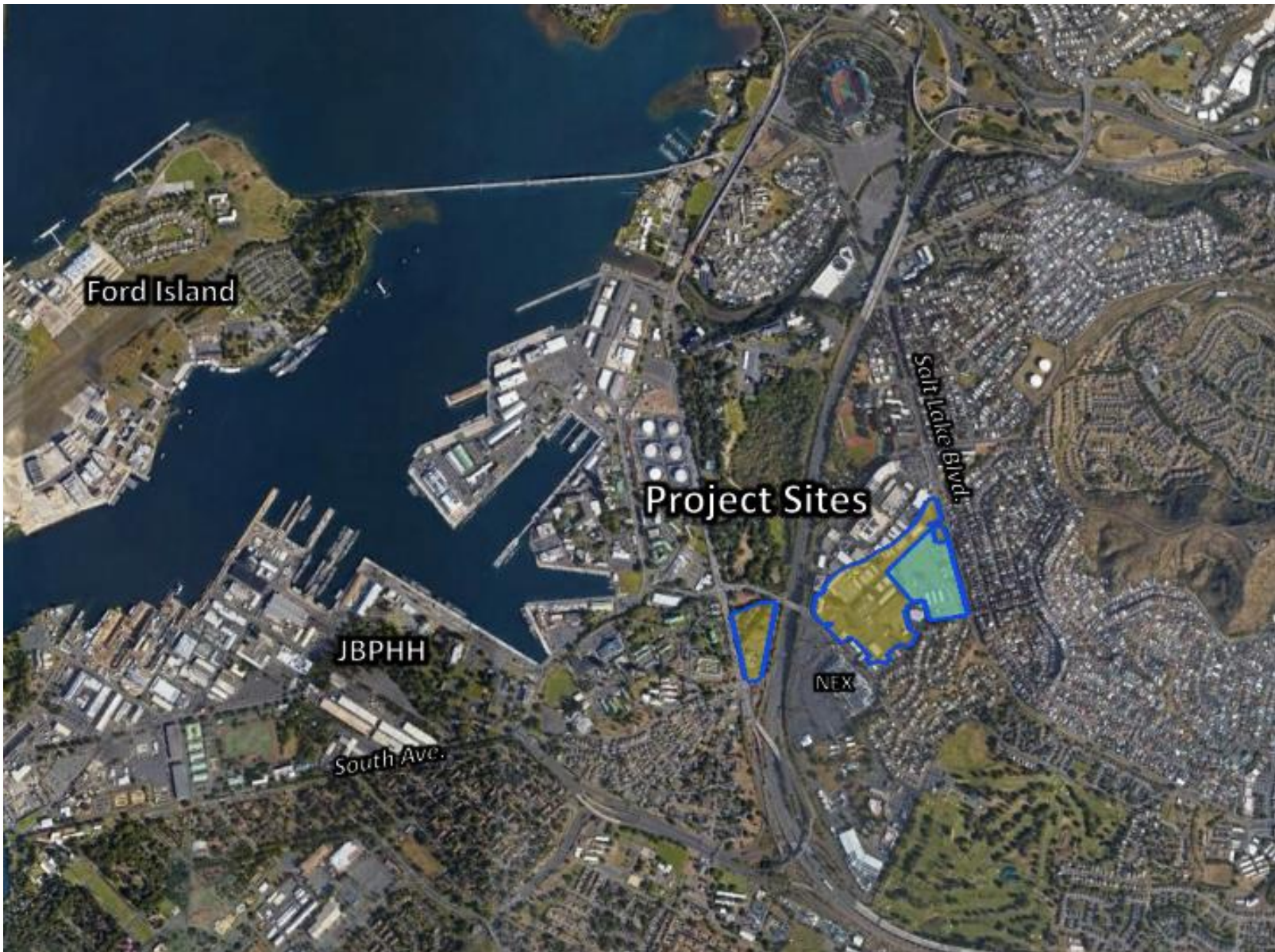
- a. Name and brief description of company
  - i. Capability and pertinent experience
  - ii. Financial capacity to finance, develop, construct, own, operate and maintain the developed asset(s)
- b. The size and capacity of the commercial development that maximize both the potential value of the land interest and the In-Kind benefits to JBPHH
- c. Describe the vision for non-Federal real estate development. If a combination or other arrangements are envisioned, provide discussion. Provide discussion on the following:
  - i. Constraints and capabilities that affect the opportunities at JBPHH. Indicate proposed approach and timeline for obtaining financing and site control
  - ii. Discuss market opportunities in detail to include mix of asset class, market absorption rates, product values, etc.
  - iii. Indicate the timeframe a potential development at JBPHH that would maximize the land opportunity. Discuss the factors that are used to determine that timeframe, and if applicable, note the drivers for an expedited time frame (e.g., tax incentives, zoning variances, etc.)
  - iv. Incentives (State and Federal, etc.) and their application to capital investment costs, operations & maintenance, etc.
  - v. Discuss the lifetime of the development and the performance trends across the lifetime
  - vi. If applicable, provide examples of real-world projects/case studies that demonstrate proposed development concepts will be viable
- d. Discuss the project development timeline along with any external factors influencing the project's success
- e. Describe any innovative and/or new conceptual ideas and technologies
- f. Outline other risks and opportunities, including impacts to the JBPHH mission, and any other information helpful to the DON to formulate a strategy for the land opportunity
- g. Discuss the benefits of the proposed asset for the installation



- i. Would the proposed development be integrated with an installation transit system? If so, how?
  - ii. Provide market analysis study that will evaluate the impact of the development
- 2. Suggestions/comments to allow for improved responses:
  - a. Indicate what information in addition to that provided in the text and in Attachment 1 would be helpful in determining the opportunities and risks, e.g. site survey, encumbrances, topographic information, etc.
  - b. Other suggestions to improve future RFQs and/or RFPs, specifically how the DON can structure future solicitations to generate shared benefits to both the DON and real estate developers

All information submitted will be considered business confidential. The DON will review and may incorporate the information received from this RFI as appropriate to comply with National Environmental Protection Act (NEPA). It is not mandatory to submit a response to this RFI to participate in a formal RFP process in the future. However, it should be noted that information gathered through this notice may significantly influence how the DON engages in such a process. The desired goal for this notice is to solicit maximum industry participation, which allows the DON to formulate a concise strategy in a timely manner and maximize project concept viability for both the DON and developers.

ATTACHMENT 1 – PROJECT SITE LOCATIONS AT JBPHH



# 13 Acre Little Makalapa Developable Area



## 57 Acre NAVFAC Compound Developable Area (encompasses 19.1 acre Energy EUL Area)



ATTACHMENT 2 - SECNAV FORM 5512/1  
DEPARTMENT OF THE NAVY LOCAL POPULATION ID  
CARD/BASE ACCESS PASS REGISTRATION FORM

(Provided separately)