

A blue geometric pattern background consisting of various shades of blue and black, forming a complex, crystalline structure with sharp angles and lines. The pattern is composed of many small, interconnected shapes that create a sense of depth and movement.

FY2024 SUBMITTAL

**COUNTY OF HAWAII
HOUSING AND COMMUNITY DEVELOPMENT**

**NOTICE TO PROVIDERS OF PROFESSIONAL SERVICES
FY2023-2024**

CONSTRUCTION MANAGEMENT/INSPECTOR

JUNE 2023

CONTACT

For announcements of future notices and solicitations, please add the following RLB personnel to the electronic distribution list:

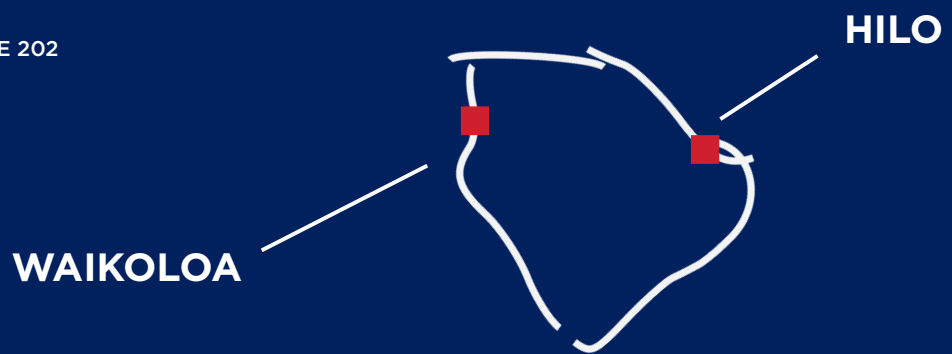
- Guia Lasquete guia.lasquete@us.rlb.com
- Antonia Agbannawag antonia.agbannawag@us.rlb.com

WAIKOLOA

QUEENS' MARKETPLACE
69-201 WAIKOLOA BEACH DRIVE, SUITE 2612
WAIKOLOA, HAWAII 96738
T: +1 808 883 3379

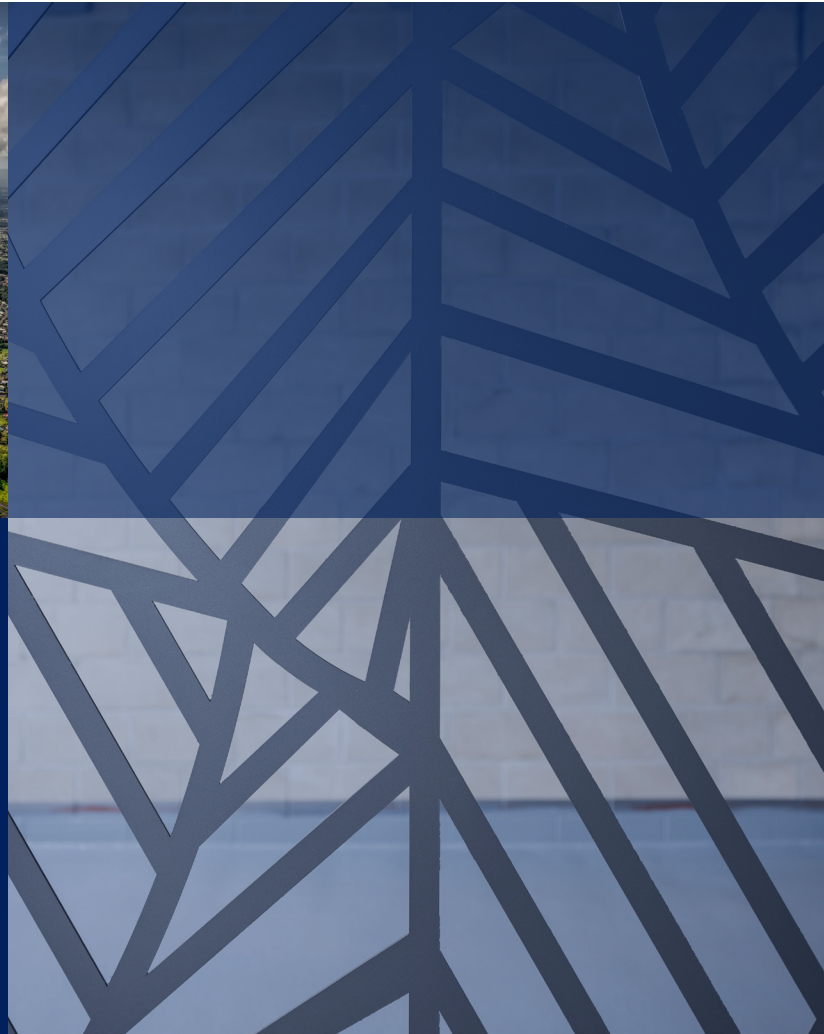
HILO

820 PIILANI STREET, SUITE 202
HILO, HAWAII 96720
T: +1 808 934 7953



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LETTER OF INTEREST



21 June 2023

Ms. Susan Kunz
Administrator, Housing and Community Development
County of Hawaii
1990 Kinoole Street, Suite 102
Hilo, Hawaii 96720

COUNTY OF HAWAII HOUSING AND COMMUNITY DEVELOPMENT | NOTICE TO PROVIDERS OF PROFESSIONAL SERVICES | FY2023-2024

Thank you for the opportunity for Rider Levett Bucknall (RLB) to submit its qualifications to the Housing and Community Development (OHCD) in consideration of providing Professional Services for Fiscal Year 2023. We are pleased to present this submittal for the discipline of **Construction Management/Inspector**.

RLB has helped bring imagination to life through the planning, design and construction phases of significant developments within the County of Hawaii and the State of Hawaii in collaboration with municipal and federal agencies. In addition to serving as a Construction Manager for public agencies, RLB has also helped bring imagination to life for the County of Hawaii projects in our capacity as Cost Consultant, developing budgets, cost estimates and cost plans as part of the Architect-Engineer team.

RLB has the right construction expertise where you need it to ensure the successful execution of OHCD projects while maintaining the highest standards of quality, safety, and operational efficiency. RLB's value delivered to DPW is described below:

Optimizing Cost, Time, Quality, and Operations - With more than 30 years of experience in Hawaii, RLB serves public agencies and private sector clients in the planning and execution of their repair, maintenance and capital improvement programs where we know that optimizing resources is critical. RLB's approach focuses on achieving cost-effectiveness, minimizing downtime, maintaining high-quality standards, and ensuring smooth operations throughout the project lifecycle. If requested by OHCD, our experience allows us to provide accurate cost estimates, develop realistic schedules, and prioritize projects based on their impact on operations and budgets.

Repair and Maintenance Expertise - RLB has a strong track record for managing a wide range of repair and maintenance projects in various industries. Our expertise extends to addressing infrastructure issues, overseeing facility upgrades, and supporting ongoing maintenance programs. Furthermore, our experience encompasses successful delivery of substantial new construction projects, showcasing the diverse and technical proficiency of our team. We possess the necessary skills to help OHCD mitigate project risks and identify opportunities to most effectively meet the agency's goals.

Boots on the Ground on East and West - RLB offers OHCD a team of highly qualified construction professionals based on Hawaii Island who have managed projects throughout the island. Presence in the East and West of Hawaii allows us to provide personalized and timely services to our Clients, foster strong relationships, and effectively navigate the unique challenges and opportunities of the Hawaii market. RLB's local presence enhances our ability to deliver tailored solutions and deliver value as an island-wide resource to OHCD.

As established Construction professionals, it is our collective goal to create value for OHCD and help bring the agency's ambitious projects from idea to reality. Please feel free to contact me if you would like additional information or have any questions. I can be reached at our main office: +1 808 883 3379; cell phone: +1 808 754 3447; or through email: guia.lasquete@us.rlb.com.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Guia Lasquete', with a long horizontal flourish extending to the right.

Guia Lasquete
Principal
Rider Levett Bucknall Ltd.

STATE OF HAWAII

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

QUESTIONNAIRE FOR ARCHITECTS, ENGINEERS AND OTHER PROFESSIONAL SERVICES

<p>QUESTIONNAIRE FOR: (LIST DISCIPLINE)</p> <p>Housing and Community Development, County of Hawaii</p> <ul style="list-style-type: none"> ▪ Construction Management/Inspector 	<p>OTHER QUESTIONNAIRES SUBMITTED: (LIST DISCIPLINES)</p> <p>N/A</p>	<p>DATE</p> <p>21 June 2023</p>
<p>FIRM NAME</p> <p>Rider Levett Bucknall</p>	<p>ESTABLISHED</p> <p>YEAR STATE</p> <p>1991. HI</p>	<p>TYPE OF ORGANIZATION (Underline)</p> <p>INDIVIDUAL PARTNERSHIP CORPORATION JOINT VENTURE OTHER</p>
<p>BUSINESS ADDRESS, TELEPHONE & FAX NO. OF HAWAII OFFICE</p> <p>1001 Bishop Street, Suite 2690 Honolulu, Hawaii 96813 T: +1 808 521 2641</p>	<p>AGE OF FIRM</p> <p>235+ years (global) 32 years (Hawaii)</p>	<p>FEDERAL ID NO.</p> <p>411944416</p> <p>YEARS ESTABLISHED IN HAWAII</p> <p>32 years</p>
<p>PRINCIPALS OF FIRM: (NAMES)</p> <p>Erin Kiriara, Executive Vice President – Hawaii Region Cassie Idehara, Vice President – Honolulu Guia Lasquete, Principal – Hawaii Island Maelyn Uyehara, Principal – Honolulu</p>	<p>ASSOCIATE MEMBERS OF FIRM: (NAMES)</p> <p>Bronson Pai, Associate Principal – Honolulu Terence Young, Associate Principal – Honolulu Blair Banker, Associate – Honolulu Kaulana Park, Associate – Honolulu Nicki Dockery, Associate – Honolulu Yong Shi, Associate – Honolulu Antonia Agbannawag, Associate – Honolulu Paul Belshoff, Associate – Maui</p>	
<p>PRESENT BRANCH OFFICE(s): (ADDRESS, TELEPHONE & FAX NO.)</p> <p>Kihei 300 Ohukai Road Building B Kihei, Hawaii 96753</p>	<p>PERSON IN CHARGE: (NAMES)</p> <p>Paul Belshoff, Associate/Resident Manager</p>	
<p>Waikoloa 69-201 Waikoloa Beach Drive, Suite 2612 Waikoloa, Hawaii 96738 T: +1 808 883 3379</p>	<p>Guia Lasquete, Principal</p>	

Hilo 820 Piilani Street Suite 202 Hilo, Hawaii 96720 T: + 808 934 7953					Guia Lasquete, Principal										
NUMBER OF PERSONNEL IN YOUR PRESENT ORGANIZATION															
LOCATED AT	PRINCIPALS & KEY PERSONNEL			OTHER PERSONNEL										TOTAL	
	Architect	Engineer	Others	Architect	Engineers			Draftsmen	Spec. Writer	Estimator	Inspector	Surveyor	Balance		
					Mech.	Elect	Civil								Others
HOME OFFICE			3				4				9			25	42
Neighbor Island BRANCH			1				0				0			0	12
TOTAL			4				4				9			25	54
TECHNICAL PERSONNEL: 37			NUMBER OF PERSONNEL WITH HAWAII LICENSES: 4					NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES: 34							

PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM											
NAME			RESIDENT OF		NAME			RESIDENT			
Erin Kirihara			Oahu		Cassie Idehara			Oahu			
TITLE				TITLE							
Executive Vice President				Vice President							
YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL				
19	9	N/A	10	31	3	N/A	18				
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)							
Bachelor of Arts, Business Administration, Chaminade University, Honolulu, HI				Bachelor of Building in Quantity Surveying, University of South Australia, Adelaide, Australia; Diploma in Building (Quantity Surveying) Singapore Polytechnic, Dover Road, Singapore							
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS							
Child & Family Service, Board Member; HUGS, Board Member				N/A							

REGISTRATION (TYPE, YEAR, STATE) N/A				REGISTRATION (TYPE, YEAR, STATE) Member of Royal Institute of Chartered Surveyors, (MRICS) License #846990; Certified Cost Manager (CCM) License #5573			
NAME Guia Lasquete		RESIDENT OF Hawaii Island		NAME Maelyn Uyehara		RESIDENT OF Oahu	
TITLE Principal				TITLE Principal			
YEARS OF EXPERIENCE 27	AS PRINCIPAL IN THIS FIRM 1	AS PRINCIPAL IN OTHER FIRMS N/A	OTHER THAN PRINCIPAL 10	YEARS OF EXPERIENCE 29	AS PRINCIPAL IN THIS FIRM N/A	AS PRINCIPAL IN OTHER FIRMS N/A	OTHER THAN PRINCIPAL 1
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) B.S., Quantity Surveying, Construction Economics & Management, Dublin Institute of Technology, Ireland; B.S., Construction Management, California Polytechnic State University, San Luis Obispo, CA				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Bachelor of Science, Civil Engineering, University of Hawaii, Honolulu, HI			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS Hawaii Leeward Planning Conference, Executive Committee Member; Hawaii Island Chamber of Commerce, Economic Development Committee Member				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS AACE International, Member and Former Hawaii Chapter President			
REGISTRATION (TYPE, YEAR, STATE) LEED Green Associate, U.S. Green Building Council				REGISTRATION (TYPE, YEAR, STATE) N/A			
NAME Blair Banker		RESIDENT OF Oahu		NAME Bronson Pai		RESIDENT OF Oahu	
TITLE Associate				TITLE Associate			
YEARS OF EXPERIENCE 49	AS ASSOCIATE IN THIS FIRM 1	AS ASSOCIATE IN OTHER FIRMS N/A	OTHER THAN ASSOCIATE 4	YEARS OF EXPERIENCE 23	AS ASSOCIATE IN THIS FIRM 2	AS ASSOCIATE IN OTHER FIRMS N/A	OTHER THAN ASSOCIATE 6
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) B.A., Construction Management, Wentworth Institute of Technology, Wentworth Institute of Technology, Boston, MA				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Bachelor of Science, Civil & Environmental Engineering, University of Michigan, Ann Arbor, MI			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS Hawaii Society for Healthcare Engineering, Board Member				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS N/A			

REGISTRATION (TYPE, YEAR, STATE) N/A				REGISTRATION (TYPE, YEAR, STATE) N/A			
NAME Kaulana Park		RESIDENT OF Oahu		NAME Terence Young, P.E.		RESIDENT OF Oahu	
TITLE Associate				TITLE Associate			
YEARS OF EXPERIENCE 19	AS ASSOCIATE IN THIS FIRM 3	AS ASSOCIATE IN OTHER FIRMS N/A	OTHER THAN ASSOCIATE 9	YEARS OF EXPERIENCE 19	AS ASSOCIATE IN THIS FIRM 3	AS ASSOCIATE IN OTHER FIRMS N/A	OTHER THAN ASSOCIATE 9
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Bachelor of Science, Petroleum Engineering, Stanford University, Palo Alto, CA				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Bachelor of Science, Civil Engineering, Purdue University, West Lafayette, IN			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS Kupu, Board Member; Partners in Development Foundation, Board Member; Hawaii State Federal Credit Union, Board Member				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS Construction Management Association of America (CMAA), Member			
REGISTRATION (TYPE, YEAR, STATE) N/A				REGISTRATION (TYPE, YEAR, STATE) Professional Engineer, State of Hawaii, PE-17839; Certified Construction Manager (CCM)			

NAME Yong Shi		RESIDENT OF Oahu		NAME Kevin Chin, P.E.		RESIDENT OF Oahu	
TITLE Associate				TITLE Senior Project Manager			
YEARS OF EXPERIENCE 12	AS ASSOCIATE IN THIS FIRM 2	AS ASSOCIATE IN OTHER FIRMS N/A	OTHER THAN ASSOCIATE 9	YEARS OF EXPERIENCE 21	AS ASSOCIATE IN THIS FIRM N/A	AS ASSOCIATE IN OTHER FIRMS N/A	OTHER THAN ASSOCIATE N/A
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Ph.D. Chemical Physics, University of Science and Technology of China, Hefei, China; Master of Science, Civil Engineering, University of Hawaii at Manoa, Honolulu, HI; Bachelor of Science, Physics, Anhui University, Hefei, China				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Bachelor of Civil Engineering, Civil Engineering, The Cooper Union for the Advancement of Science and Arts, New York City, NY			

MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS AACE International, Hawaii Chapter, Member		MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS N/A	
REGISTRATION (TYPE, YEAR, STATE) Certified Cost Professional (CCP), License No. 4466		REGISTRATION (TYPE, YEAR, STATE) Professional Engineer, State of Hawaii, PE-18482	
NAME Paul Belshoff		RESIDENT OF Maui	
TITLE Resident Manager			
YEARS OF EXPERIENCE 17	AS ASSOCIATE IN THIS FIRM N/A	AS ASSOCIATE IN OTHER FIRMS N/A	OTHER THAN ASSOCIATE N/A
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Bachelor of Science, Civil and Environmental Engineering, University of Louisville, Louisville, KY			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS Maui Chamber of Commerce, Member; Construction Industry of Maui, Member; Maui Economic Development Board, Member			
REGISTRATION (TYPE, YEAR, STATE) N/A			

OUTSIDE ASSOCIATES AND CONSULTANTS USUALLY EMPLOYED

DISCIPLINE	NAME OF FIRM OR INDIVIDUAL	DISCIPLINE	NAME OF FIRM OR INDIVIDUAL
N/A			

ERRORS AND OMISSIONS INSURANCE

DOES YOUR FIRM HAVE ERRORS & OMISSION (E&O) INSURANCE? (Underline)			AMOUNT OF COVERAGE PER CLAIM	AMOUNT OF DEDUCTIBLE
<u>YES</u>	NO	COMMERCIAL GENERAL LIABILITY (Project)	\$ 2,000,000	
<u>YES</u>	NO	PROFESSIONAL LIABILITY	\$ 5,000,000	

SUMMARY OF YOUR FIRM'S COMPLETED AND PRESENT PROJECTS DURING THE LAST TEN YEARS

AS A PRIME A/E CONSULTANT

TOTAL NUMBER OF COMPLETED PROJECTS	N/A
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS	N/A
TOTAL NUMBER OF PRESENT PROJECTS	N/A
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS	N/A

AS AN ASSOCIATE WITH OTHER A/E CONSULTANTS

TOTAL NUMBER OF COMPLETED PROJECTS	955
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM WAS RESPONSIBLE)	\$25B
TOTAL NUMBER OF PRESENT PROJECTS	75
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM IS RESPONSIBLE)	\$2.5B

CLASS OF WORK AND PROJECT TYPE SPECIALIZATION

TYPE OF PROJECT	TOTAL NO. OF COMPLETED PROJECTS	TOTAL ESTIMATED CONSTRUCTION COST	TOTAL ESTIMATED PROJECT SIZE (G.S.F.)
Hospitality	150	\$4B	Average 100,000SF
Commercial	170	\$1.7B	Average 100,000SF
Educational	210	\$5B	Average 100,000SF
Residential	180	\$4.5B	Average 100,000SF
Healthcare	65	\$1.6B	Average 100,000SF
Transportation	75	\$750M	Average 100,000SF
Public/Civic	175	\$875M	Average 100,000SF
Federal Works	115	\$2.8B	Average 100,000SF

Categorize your firm's class for work during the last ten years by project type. Examples of project types include Educational, Commercial, Industrial, Residential, Health Care, Correctional and Judicial Facilities. Work may also be categorized as planning, civil sitework, renovation/alteration, architectural barrier removal, fire alarm system, etc.

PRESENT/COMPLETED PROJECTS IN WHICH YOUR FIRM IS/WAS DESIGNATED THE PRIME CONSULTANT (BY TYPE)

(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY

WORK FOR YOUR REQUESTED PROJECTS.)

TYPE: Project / Construction Management Services performed in the State of Hawaii						
YEAR	NAME AND LOCATION OF THE PROJECT	NAME OF LEAD DESIGNER	NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER	ESTIMATED CONST. COST (\$)	DURATION FOR DESIGN (MONTHS)	COMPLETED
2017-2022	DOE Solomon Elementary School Campus Improvements, Wahiawa, HI	Mitsunaga & Associates	Department of Education P.O. Box 2360 Honolulu, HI 96804 T: +1 808 586 3230	\$80M	N/A	90%
2017-2022	HHFDC-JUD Hale Kalele, Honolulu, HI	Design Partners Incorporated	MK Alder Street Partners, LLLP / MK Alder Street, LLC 1288 Ala Moana Blvd Ste 201 Honolulu, HI 96814 +1 808 524 1508	\$90M	N/A	100%
2018-2022	Lilia Waikiki	Benjamin Woo Architects	Brookfield Properties 1003 Bishop Street, #2288 Honolulu, HI 96813 +1 808 380 1890	\$200M	N/A	100%
2018-2022	DAGS Hawaii State Hospital New Patient Facility, Kaneohe, HI	G70	Department of Accounting and General Services Kalanimoku Building 1151 Punchbowl Street Honolulu, HI 96813 T: +1 808 586 0400	\$140M	N/A	100% (Post-Construction Ongoing)
2018-2021	HHFDC The Central Ala Moana, Honolulu, HI	Design Partners Incorporated	SamKoo Pacific, LLC 1391 Kapiolani Boulevard, Suite 103, Honolulu, HI 96814 +1 808 941 2300	\$200M	N/A	100%

2016-2019	HHFDC Kapiolani Residence	Design Partners Incorporated	SamKoo Pacific, LLC 1391 Kapiolani Boulevard, Suite 103, Honolulu, HI 96814 +1 808 941 2300	\$190M	N/A	100%
2016-2019	DAGS-JUD Keahuolu Courthouse / Kona Judiciary Complex, Kailua Kona, HI	AHL	Department of Accounting and General Services Kalanimoku Building 1151 Punchbowl Street Honolulu, HI 96813 T: +1 808 586 0400	\$80M	N/A	100%
2015-2018	American Savings Bank Beretania Street Campus	Leo A Daly	American Savings Bank 230 N. Beretania Street Honolulu, Hawaii 96813 T: +1 808 539 7244	Confidential	N/A	100%
2014-2017	Park Lane Ala Moana	Solomon Cordwell Buenz	AMX Partners 1288 Ala Moana Blvd., Ste 208 Honolulu, HI 96814	Confidential	N/A	100%
2015-2017	Hilton Grand Vacations Club Grand Islander	G70	1600 Kapiolani Blvd, Suite 1100 Honolulu, HI 96814 T: +1 808 846 6001	\$271M	N/A	100%

Explain firm's individual project assignment, project management structure, project execution (work flow and responsibilities) and quality control process.

In the event the spaces provided on this form are not sufficient for entries, or if you wish to furnish additional information, it may be inserted here or on separate sheets, with appropriate references.

Rider Levett Bucknall (RLB) opened its first North American office in Hawaii in 1991 and has been involved in the planning, design and construction phases of landmark projects that have defined the built environment of the City and County of Honolulu. Beyond our presence across the Hawaiian Islands, we are a recognized industry leader and trusted advisor to our clients with a network that covers the globe and a heritage spanning over two centuries.

At Rider Levett Bucknall, our approach allows us to deliver successful outcomes to property and construction projects by tailoring our services to match client goals and needs. Our team specializes in creating, evaluating, and managing project controls that address the integral components of time, cost, scope, and quality of design and construction.

From preconstruction, through construction, to turnover, our primary goal is to afford clients the level of certainty they need to make critical, real-time decisions and ensure the commercial success of their projects.

Please find enclosed a full statement of our firm qualifications.

As of this date 21 June 2023 the foregoing is a true statement of facts

NAME OF FIRM OR INDIVIDUAL SUBMITTING QUESTIONNAIRE

Rider Levett Bucknall, Ltd.

TYPE NAME AND TITLE OF PERSON SIGNING

Erin Kirihara, Executive Vice President

SIGNATURE



FIRM BACKGROUND

RIDER LEVETT BUCKNALL

RLB opened its first North American office in Hawaii in 1991 and has been involved in the planning, design and construction phases of landmark projects that define the built environment of the Hawaiian Islands.

With teams based in Hilo and Waikoloa, RLB has served as a trusted advisor to public agencies, developers, owners, designers and consultants providing technical expertise and independent advice on construction projects that serve communities across the County of Hawaii.

RLB equips DPW and stakeholder groups with budget certainty through our expertise in milestone cost estimating, feasibility studies, cost modeling, elemental cost analysis, bid analysis, value engineering, due diligence, replacement cost assessment, change order review and negotiation and planning studies to determine the best possible program for their capital investments.

Throughout the programming, design, construction and occupancy phases, RLB can serve as an extension of the DPW team to provide technical expertise and independent assessment needed to balance project intent, construction cost, schedule and risk, delivering leading facilities for thriving educational environments.

BRINGING COUNTY DEVELOPMENTS TO LIFE

RLB serves as a trusted advisor helping public agencies and private developers bring imagination to life for a range of project types across the Island of Hawaii, including expertise in public/civic facilities. We combine our proven management systems, expertise in cost control and understanding of stakeholder relations to successfully deliver quality projects that expand public services and shape communities.

At RLB it is our responsibility to support and actively contribute to community at the heart of all we do. the RLB team on the Island of Hawaii is actively involved in the following organizations:



HAWAII LEEWARD PLANNING CONFERENCE

2

HAWAII ISLAND OFFICES

30+

YEARS LOCAL EXPERIENCE

1991

YEAR ESTABLISHED IN HAWAII

7

STAFF TEAM




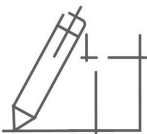
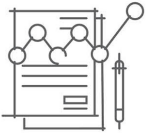
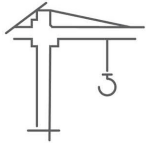

FIRM INFORMATION

OUR APPROACH

RLB understands the complex demands of public construction programs across Hawaii and provides a proven and outcomes-driven approach to service delivery.

As construction professionals specializing in Project Management, Cost Consultancy and Advisory Services, we provide clients with independent management and unbiased, expert advice for all aspects of the feasibility, cost and time of construction projects, from project conception and site acquisition to final completion and commissioning.

Our range and depth of in-house expertise ensures you are equipped with the right construction advice when you need it, and tailored solutions that drive your desired results at every stage of your projects:

PROGRAM	DESIGN	PROCUREMENT	CONSTRUCTION	OCCUPANCY
				
<p>Due Diligence - Feasibility Studies</p> <p>Cost Planning</p> <p>Cashflow Modeling</p> <p>Program Scheduling</p> <p>Project Analysis & Reporting</p> <p>Permitting Strategy</p>	<p>Milestone Cost Estimates</p> <p>Cost Management</p> <p>Procurement Strategy & Management</p> <p>Design Management Support</p> <p>Document Management</p> <p>Schedule Management</p>	<p>Permitting Support</p> <p>Contractor Procurement</p> <p>Risk Management</p> <p>Schedule Management</p> <p>Contract Negotiations</p>	<p>Construction Management</p> <p>Cost Management</p> <p>Claims Analysis & Management</p> <p>Risk Management</p> <p>Independent Schedule Analysis</p>	<p>Expert Witness</p> <p>Forensic Investigation & Architecture</p> <p>Dispute Resolution</p> <p>Litigation & Arbitration Support</p>

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Most Influence on Project Outcomes

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70% Project Budget

PERSONNEL QUALIFICATIONS

REGIONAL LEADERSHIP

ERIN KIRIHARA EXECUTIVE VICE PRESIDENT



Years of Experience:
■ 18 Years

Erin Kirihara is Executive Vice President of RLB responsible for the Hawaii Region and a member to the firm’s North American Board of Directors. Throughout her 17-year career with RLB, Erin has managed construction ranging from \$1 million to \$800 million in Hawaii and the U.S. mainland, developing an exceptional track record for delivering projects on time and on budget to complete client satisfaction. Leveraging her experience gained on diverse and complex projects, Erin is adept in navigating a project’s risks, challenges and opportunities during the pre-construction and construction phases and providing clients with the expertise needed to make informed decisions from the design stages to final delivery.

Academic Qualifications:

- Bachelor of Arts, Business Administration, Chaminade University, Honolulu, HI

Select Project Experience:

- Foodland Pahoia
- Hapuna Beach Prince Hotel Guestroom Renovations
- Mauna Kea Beach Hotel Autograph Collection
- DAGS-PSD-DOH Hawaii State Hospital - New Patient Facility
- DOE Solomon Elementary School Improvements
- HHFDC-JUD Hale Kalele Affordable Rental Housing and Judiciary Facility
- Kings’ Land Waikoloa Development

GUIA LASQUETE, LEED GREEN ASSOCIATE PRINCIPAL



Years of Experience:
■ 28 Years

Certifications:
■ LEED Green Associate

Guia Lasquete is Principal of RLB who oversees Hawaii Island offices in Hilo and Waikoloa. Guia has more than 25 years of national and international professional quantity surveying, cost management and project management experience. As a certified LEED Green Associate, Guia actively participates in the LEED design process related to cost efficiencies in consideration of sustainable design principles advising project teams on the cost effectiveness of sustainable alternatives.

Academic Qualifications:

- Bachelor of Science, Quantity Surveying, Construction Economics & Management, Dublin Institute of Technology, Ireland
- Bachelor of Science, Construction Management, California Polytechnic State University, San Luis Obispo, CA

Select Project Experience:

- DAGS Hawaii Community Correctional Facility
- Bank of Hawaii Hilo Branch
- Hawaii Community Federal Credit Union - Kona Branch Renovation
- Hilo Medical Center
- Hilton Waikoloa Village
- Kamehameha Schools Outsourced Project Management Services for Hawaii Island
- Keahuolu Courthouse - Kona Judiciary Court Complex
- The Westin Hapuna Beach Resort Renovations

PERSONNEL QUALIFICATIONS

REGIONAL LEADERSHIP

CASSIE IDEHARA, MRICS, CCM

VICE PRINCIPAL



Cassie Idehara is a Principal for RLB based in the Honolulu office. Educated as a Quantity Surveyor, she has both national and international cost consulting experience in Southeast Asia, Australia, and the Pacific spanning more than 25 years. In her professional career to date, she has been involved with over \$800 million in construction proving cost and project management services.

Academic Qualifications:

- Bachelor of Building in Quantity Surveying, University of South Australia, Adelaide, Australia
- Diploma in Building (Quantity Surveying) Singapore Polytechnic, Dover Road, Singapore

Select Project Experience:

- Department of Transportation Services Public Transit Master Plan
- Grand Wailea Resort
- Hawaiian Airlines 277 Elliott Street Maintenance Cargo and Supply Facility
- Kahului Airport Ground Level Enclosure
- Ward Village Master Plan
- Sheraton Maui
- The Westin Maui Resort & Spa Kaanapali
- University of Hawaii West Oahu Campus

Years of Experience:

- 31 Years

Certifications:

- Member of Royal Institute of Chartered Surveyors (MRICS)
- Certified Construction Manager (CCM)

MAELYN UYEHARA

PRINCIPAL



Maelyn Uyehara is a Principal Cost Manager for RLB based in the Honolulu office. Her 26 years of experience include a range of projects across the Hawaiian Islands equipping her with clear understanding of the programmatic and strategic cost considerations that should be taken into account when planning, designing, constructing and expanding a variety of facilities.

Academic Qualifications:

- Bachelor of Science, Civil Engineering, University of Hawaii, Honolulu, HI

Select Project Experience:

- Board of Water Supply Base Yard and Brackish Desalinization Plant Master Plan
- City Department of Environmental Services Facility Study
- Hawaiian Airlines 277 Elliott Street Maintenance Cargo and Supply Facility
- Hydroelectric Plant at Hoowaiwai Farms
- Ka Hei Microgrids
- DOT-A Kahului Airport Restroom Renovation Phase 2
- Kaneohe-Kailua Wastewater Conveyance
- Kauai Department of Water Baseyard Master Plan
- Lono Kona Sewer Improvement District
- MECO Waena OCC & T&D Facility
- The Westin Maui Resort & Spa Kaanapali
- University of Hawaii Maui College Molokai Education Center

Years of Experience:

- 30 Years

PERSONNEL QUALIFICATIONS

REGIONAL LEADERSHIP

BRONSON PAI ASSOCIATE PRINCIPAL | SENIOR PROJECT MANAGER



Years of Experience:
■ 24 Years

Bronson is an Associate and Senior Project Manager for RLB. In his role, Bronson contributes to a range of projects across Oahu including landmark public/civic, healthcare, commercial and hospitality developments and provides specialized expertise to lead preconstruction efforts for new build and complex renovation projects. With more than 20 years' experience in the construction industry, Bronson is skilled in balancing the relationship between value, time and cost of a construction project while working closely with owners and design teams to maintain a high standard of quality and ensure the best return on original investment.

Academic Qualifications:

- Bachelor of Science, Civil & Environmental Engineering, University of Michigan, MI

Select Project Experience:

- DAGS-DOH Hawaii State Hospital - New Patient Facility
- 1668 South King Street Office Renovation
- Alohilani Resort Waikiki Beach
- Lilia Waikiki
- Mauna Kea Beach Hotel Renovation
- Waikiki Beach Marriott Resort & Spa

KAULANA PARK ASSOCIATE | SENIOR PROJECT MANAGER



Years of Experience:
■ 19 Years

Kaulana Park is an Associate Project Manager for RLB. Kaulana is a team leader who contributes to a range of projects across the Hawaiian Islands, including landmark residential, commercial and transportation developments; provides expertise to project teams and clients concerning public affairs and community relations; and is responsible for leading public-sector initiatives for the Hawaii Region.

Academic Qualifications:

- Bachelor of Science in Petroleum Engineering, Stanford University, Palo Alto, CA

Select Project Experience:

- Hana Water Line Replacement
- DAGS- DOH Hawaii State Hospital - New Patient Facility
- DOT-A Kahului Airport Washrack Facility
- Kahului Sewer Pump Station Repairs
- Kalaupapa Baseyard Roof Replacement
- DOT-A Lanai Airport Repave Access Road Phase 3
- DOT-A Molokai Airport Baseyard Roof Replacement
- DOT-A Restroom Expansion at Lanai Airport
- DOT-A Statewide Construction Management Services for Maintenance and Repairs Projects

PERSONNEL QUALIFICATIONS

REGIONAL LEADERSHIP

BLAIR BANKER, LEED AP ASSOCIATE / SENIOR CLAIMS MANAGER



Blair Banker is a Senior Project Manager and Senior Claims Manager for RLB North America responsible for managing the firm’s Advisory Service Line in Hawaii. With more than 45 years of experience in the construction industry, Blair provides project consulting services with expertise in cost management, project management and independent analysis of legal-related matters for construction projects.

Academic Qualifications:

- Wentworth Institute of Technology, Boston, MA

Select Project Experience:

- DOT-A Replacement of Parking Structure Pedestrian Bridges at Daniel K. Inouye International Airport
- DOT-A Restroom Renovation Phase 1 at Daniel K. Inouye International Airport
- FY17 P807 Aircraft Maintenance Complex
- Honolulu Consolidated Car Rental Facility
- DOT-A Kahului Airport Ground Level Enclosure
- Hawaiian Airlines 277 Elliott Street Maintenance, Cargo, and Supply Facility

Years of Experience:

- 49 Years

Certifications:

- LEED Accredited Professional, U.S. Green Building Council

PAUL BELSHOFF MAUI RESIDENT MANAGER | ASSOCIATE



Paul Belshoff is a Project Manager and Resident Manager for RLB’s operations and boots-on-the-ground team on Maui. He has 15 years of construction project management experience in sectors ranging from hospitality, residential, commercial, mixed-use site development, religious facilities, municipal infrastructure and planning. Paul provides clients with informed advice and support in budget preparation, project performance tracking, monitoring team dynamics and mitigating project risks.

Academic Qualifications:

- Bachelor of Science in Civil and Environmental Engineering, University of Louisville, Louisville, KY

Select Project Experience:

- DAGS-DOH Hawaii State Hospital- New Patient Facility
- American Savings Bank Campus
- Hilton Grand Vacations Grand Islander
- Hilton Hawaiian Village Master Plan
- Lilia Waikiki
- Mott Smith Laniloa Condominium Recreation Deck Improvements

Years of Experience:

- 17 Years

Certifications:

- American Concrete Institute, Concrete Field Testing Technician Grade 1
- HDOT Field Sampling & Testing: Soils & Aggregates

PERSONNEL QUALIFICATIONS

LICENSED PERSONNEL

TERENCE YOUNG, P.E., CCM PE-17839



Terence Young is an Associate of RLB and licensed Professional Engineer based in the Honolulu office. With more than fifteen years of experience, he has been involved in landmark developments across the Hawaiian Islands for the preconstruction, construction and closeout phases of projects with a portfolio in excess of \$1.25B.

Academic Qualifications:

- Bachelor of Science, Civil Engineering, Purdue University, Lafayette, IN

Years of Experience:

- 18 Years

KEVIN CHIN, P.E., LEED AP PE-18482



Kevin Chin is a Senior Project Manager for RLB with a more than 15-year record of success overseeing multi-million dollar construction and infrastructure projects. He is a Professional Engineer licensed in the State of Hawaii who contributes strong credentials and a proven history of on-time, on-budget and high-quality project completions with focused expertise in public works.

Academic Qualifications:

- Bachelor of Engineering, Civil Engineering, The Cooper Union for the Advancement of Science and Art, New York, NY

Years of Experience:

- 20 Years

DANIEL RINGKAMP, P.E. PE-20198



Daniel Ringkamp has more than 15 years of experience in construction, specializing in complex Hospitality renovations where he effectively balances value, time, and cost while maintaining a high standard of quality and maximizing return on investment. His notable achievements include leading the full-scale renovation projects of two Waikiki hotels. Daniel's expertise extends to facilitating design decisions, identifying constructability risks, and ensuring expedient and successful construction execution.

Academic Qualifications:

- Bachelor of Science, Civil Engineering, University of Missouri, Columbia, MO

Years of Experience:

- 15 Years

CHRIS YEE, P.E. PE-17582



Chris Yee has 14 years of progressive responsibility from design to project management with focused expertise in public works, Christopher has served as Construction Manager for a range of work with HDOT Highways Division on Oahu. Through his work with HDOT and Federal Aid projects, Christopher understands agency policies and procedures relating to transportation construction programs, such as processing contractor pay applications, change orders, and document controls.

Academic Qualifications:

- Bachelor of Civil Engineering, Civil Engineering, Arizona State University, Tempe, AZ

Years of Experience:

- 17 Years

COST CONSULTANCY SERVICES & APPROACH

RLB provides full cost management services from conceptual and detailed cost estimating, cost planning, cost control, and construction risk management to bid and contract documents, financial administration of construction contracts, and dispute resolution analyses. The firm's construction cost managers have experience producing detailed cost estimates for all building types. RLB also advises building owners on sustainability practices and specific regional variances.

Controlling the cost of your project through both the design and construction stages is of paramount importance and critical to the successful outcome of any venture. Failure to control the cost often leaves a client in the inevitable position of needing to request additional funding or having to cut the program - neither being desirable options. Or, even worse, the project may be abandoned entirely.

Our cost control service will ensure that the project will be completed within the capital expenditure limitations established by the owner; that value and quality will be optimized within the budget limitations; and an accurate and up-to-date project budget status report will be issued on a regular basis.

Our cost control service is equally effective and relevant irrespective of the procurement approach chosen for the project, whether it is design-bid-build, construction manager at risk, or design-build.

We continually perform alternative cost studies and cost control throughout all project phases, including the change order process. RLB also undertakes special market surveys and construction-cost studies to explore factors that can influence project constructability, including local cost and construction data

Our clients rely on our quality service, expert advice, accurate consultation and overall dedication to the integrity of their construction projects. RLB's cost consultancy services include:

COST PLANNING

- Project budgeting
- Development of a construction Cost Model
- Design-to-cost system targets

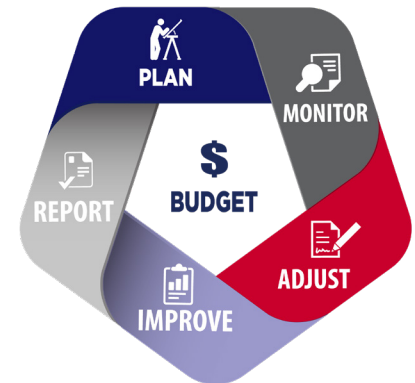
COST CONTROL

- Conceptual design construction cost estimating
- Detailed design construction cost estimating
- Cost Modeling and systems cost comparison studies
- Value Engineering and cost reduction strategies
- Peer Review cost estimating
- GMP review and cost reconciliation prior to award

CONSTRUCTION PHASE SERVICES

- Contractual advice and contract administration
- Payment application review
- Change Order review and negotiation

OUR APPROACH



A defined **Budget** is fundamental and central to every project. At project inception we confirm on an 'order of magnitude' basis that the established budget is either realistic or unrealistic. If no budget has been prepared, RLB will develop the overall project budget based on the program content and owner specifications and expectations.

Once the Budget has been established, we develop a detailed **Cost Plan** that becomes the guide or framework for the design team to follow. As a project moves forward from the conceptual phase into the schematic design, design development and construction document phases, we provide milestone estimates and perform regular interim cost checks which allow us to **Monitor, Adjust and Improve** the cost plan to ensure the project stays on target. By immediately addressing any budgetary issues that may arise, we can make any necessary changes to keep the project within the budget. As the project evolves we continually **Report** to the client to ensure they are well informed of the modifications to the project and any cost implications that may arise from the changes.

COST CONSULTANCY

INDEPENDENT COST DATA

COST LIBRARY

Having provided cost estimating and cost control services in Hawaii for 30 years, RLB has assembled a comprehensive library of current and historical cost data that we leverage to provide you the most accurate and up-to-date construction pricing information in the market.

Our databases and pricing are continually updated to reflect recent bid results that are published as well as those that RLB receives through our Project Management role facilitating the RFP and bid process. Further, the independent cost research we conduct to inform our **Quarterly Cost Report** enable our team stay on the cutting edge of price fluctuations and cost trends reported by industry contacts and we are regularly in touch with local suppliers on the current and projected cost of materials and resources.

Our Cost Library comprises a standard list of construction items with assembly unit rates for each, including labor rates, material rates and equipment rates that we can reference throughout the design and construction of your projects.

COST BENCHMARKING

Integral with RLB's Cost Consultancy Services is our Project Management service line. With more than 600 projects awarded in the last five years, our presence and unparalleled understanding of the market has allowed us to collect and measure key project metrics and high-level unitized project data beyond construction costs.

Our benchmarked data is inclusive of overall project costs, construction costs, schedules, margins and adjustments and other metrics to facilitate discussions with clients, strategize internally among the RLB project team, and conduct rough conceptual estimate checks on a project as needed.

Completed projects are entered on a quarterly basis to compare and contrast similar projects. For example, multifamily residential development data are entered on a cost per unit basis; restaurant areas entered on seating capacity and cost per SF of kitchen / food preparation areas; and other mixed-use spaces on a cost per SF in order to accurately assist our clients in programing the subsequent project budgets.

▶ VALUE DELIVERED

- Detailed and accurate cost estimates for all building types
- Pricing that is continually updated, reflective of the current bidding market and escalation RLB is reporting
- Supports change order management and/or contractor negotiations



▶ VALUE DELIVERED

- Past project data beyond construction costs to reference and advise you throughout a project
- Provides framework to compare, contrast and ensure your project 'design to budget' is being met
- Allows for design / scope adjustments early on in a project to prevent budget overruns

RLB is dedicated to successfully delivering the project our clients expect through collaboration and proactive leadership. We understand the complexities of managing cost, quality and schedule which enable us to mitigate risk and ensure that our clients achieve maximum value for their investment. Our ultimate goal is to make sure our clients and their projects succeed.

Our expert team of project managers are adept at compiling robust contracts, integrating multi-faceted project components and directing the efforts of the design and construction team. We combine our strengths to assemble the best team appropriate for each client and project. Our team has a global understanding of the construction industry and offers a breadth of local knowledge and expertise to ensure that each project is completed successfully.

FEASIBILITY

- Definition of Client Requirements
- Review of Concept Design
- Budget Development
- Evaluation of Environmental Studies
- Cash Flow and Market Analysis
- Risk Analysis and Identification
- Value Engineering Studies
- Feasibility Studies and Recommendations

DESIGN AND DEVELOPMENT PHASE

- Advise on Consultant Selection
- Negotiate Consultant Fee and Contract
- Prepare Project Scope
- Value Management and Engineering
- Confirm Preliminary Design/Cost Estimate
- Provide Recommendations to Client
- Prepare Cost Plan
- Submit Design Status Reports
- Advise on Project Delivery Systems
- Prepare and Monitor Design Documentation
- Manage and Coordinate Consultant Team
- Chair Project Management Meetings
- Maintain Compliance with Client Objectives
- Negotiate with Authorities as required
- Constructability Reviews
- Provide Design and Feasibility Reports
- Obtain Client Approval and Sign Off
- Prepare and Monitor Project Schedule

DOCUMENTATION AND PRE-CONTRACT PHASE

- Formulate Contract Strategies
- Prepare Conditions of Contract
- Secure Authority and Client Approvals
- Manage Documentation
- Cost Control of Design against Budget
- Check Design against Client's Requirements
- Set up Management Reporting System
- Set up Cost Control Procedures
- Prepare Contract Administration Procedures
- Prepare Project Manual
- Coordinate the Bid Documents
- Prepare Bid Report with Recommendations
- Formalize and Execute Contract

CONSTRUCTION PHASE

- Initiate Contract Administration Procedures
- Monitor and Report Schedule Performance
- Coordinate Documentation for fast tracking
- Monitor Contract Compliance
- Manage Documentation
- Identify potential delays and take action
- Process Progress Payments
- Monitor, analyze, and forecast cash flows
- Enforce cost control procedures
- Chair Project Meetings
- Evaluate claims and manage disputes
- Prepare Monthly Project Progress Reports
- Identify potential cost overruns
- Evaluate extension of time claims
- Monitor Contractor's performance
- Coordinate FF&E and Closeout Procedures
- Monitor Quality Control

REAL ESTATE & ADVISORY SERVICES

Construction project disputes cannot always be avoided - inevitably, some projects encounter difficulties and there is a need to seek expert advice. The question is not whether a dispute will arise, but rather, what will you do when a dispute does occur?

On any construction project there can be differences of opinion regarding plans and specification requirements, disputes, change orders, delays, and events/issues that require prompt decisions by the owner and contractor. While RLB seeks to prevent construction claims and disputes through our pre-construction risk assessment, planning, scheduling, and dispute avoidance services, we are experienced in helping clients already involved in a dispute mitigate their exposure and assist in the analysis and resolution of a claim or dispute that has occurred.

RLB's staff practice real-time, on-site dispute resolution. It provides a forum and a process to resolve issues that the parties cannot settle themselves, and allows for timely resolution throughout the construction project rather than having post-contract claims and disputes.

Our wide range of experience affords us the ability to prepare comprehensive construction claims, counterclaims and formulate claim defenses of the highest professional and technical quality. Additionally, our services extend through all aspects of resolution whether expert testimony services are needed at a hearing, or providing qualified and accredited mediators or arbitrators experienced in resolving construction disputes.

We combine our strengths to assemble the best team appropriate for each client and project. Whether large or small scale, RLB has been retained on numerous projects to advise and assist in areas relating to construction claims and disputes.

SERVICES

- Alternative Dispute Resolution
- Building Quality Assessments (BQA)
- Change Order Analysis
- Construction Claims
- Construction Defect Investigation
- Construction Economic Advice
- Contract Close-Out
- Cost Auditing
- Dispute Avoidance
- Dispute Resolution
- Distressed Real Estate Services
- Expert Witness Testimony
- Insurance Claims
- Land Lease Matters
- Litigation Support
- Performance and Payment Bond Investigations
- RELifing
- Risk Mitigation
- Schedule Delay Analysis
- Tax Appeals

SCHEDULING

OUR CAPABILITY

A TECHNICAL AND FORENSIC APPROACH

RLB clearly analyzes the logical steps in the documentation and construction stages of the project and produces schedules that set down the timing relationships between these activities and the duration for each. This provides an independent control mechanism to review the progress of the total development during both the documentation and construction phases and allows for direct reporting to the client on any non-performance by individuals or companies; the extent of the problems; the time effect it may have on the final completion of the project; and any remedial action which could be taken.

Construction owners, such as public agencies or developers, trust RLB's expertise in performing technical analysis and audits of contractor submitted schedules. RLB leverages its experience to ensure that contractor-submitted schedules are compliant with contract requirements; identify risks to timely completion; and provide an independent and objective analysis that predicts accurate project completion milestones. RLB's Advisory service line also provides full-scale forensic schedule and delay analysis services for contractors and owners with an emphasis on accuracy and timely resolution.

▶ DELIVERING TIME CERTAINTY

Project scheduling and related services provide a logical mechanism for integrating a formal time control procedure into any project that seeks to minimize delays during the documentation and construction phases.

OUR SCHEDULING SERVICES INCLUDE:

SCHEDULING SERVICES FOR CONSTRUCTION OWNERS

- Specification writing
- Master development & program schedules
- Design & permit schedules
- Audits & analysis of contractor submitted schedules
- Review & defense against delay claims
- Creation of schedule performance dashboards

PROJECT CONTROLS

- Cost tracking & forecasting
- Risk management & monitoring
- Evaluate proposal schedule submissions
- Perform feasibility studies
- Earned value management
- Change management
- Dash boarding & other reporting

MASTER PROGRAM SCHEDULING

- Develop portfolio master schedule
- Develop Program master schedules
- Updates schedules on a monthly basis
- Assist in writing scheduling and reporting specifications to be incorporated into outside stakeholder contracts

RISK MANAGEMENT

- Help lead risk identification workshops
- Track risks
- Perform a quantitative risk analysis to allow client to mitigate or eliminate risks with little resources or costs and more accurately estimate contingencies and program durations

FORENSIC DELAY ANALYSIS

- Identify potential delays and slippages
- Identify likely culpability and quantum
- Evaluate potential delays concurrently with construction (affords project team ability to recover/mitigate risk)
- Assist in development of negotiation strategies

STAKEHOLDER RESOURCE

- Develop program-wide schedule standards and specifications
- Be a resource to contractors when it comes to assembling schedules
- Facilitate pull planning sessions
- Share insights with contractor and the project team through the use of key performance indicators

QUALITY CONTROL

At RLB, we know that poor quality leads to cost and time impacts and that most quality and risk issues can be mitigated through tight project controls.

OUR APPROACH

Service that produces quality requires planning, organizational commitment, training, control, diligence, documentation, and review. To accomplish these goals, RLB has implemented formal policies and procedures:

- At the onset, we define project goals and objectives, specify quality-related activities, and assign responsibilities to verify that activities are performed and goals are realized.
- Quality is accomplished and maintained by those who are responsible for the performance of the work.
- Quality achievement is verified by personnel independent of the work.
- Quality verification will be reported to a level of management that provides sufficient authority and organizational freedom to assure that appropriate action will be taken to resolve any conditions that are adverse to a quality job. The reporting level will be at least one level higher than those providing direct responsibility for the work.

Our role in driving your desired objectives is to ensure quality is obtained by the General Contractor for the project in conformance with all contract requirements. Our approach throughout the lifecycle of the project is described below.

PRECONSTRUCTION

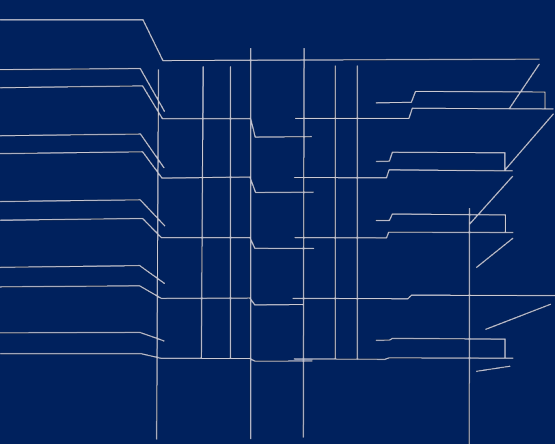
- Provide oversight and input for the quality control process of project design and specifications
- Review quality control specifications and contract language

CONSTRUCTION

- Validate contractor’s quality control plan as compared to contract
- Examine quality control methods to determine if contractor is properly controlling construction activities
- Assist the contractor in understanding and implementing the contract requirements
- Ensure necessary changes are made in the contractor’s quality control plan if excessive construction deficiencies occur
- Examine ongoing and completed work for compliance with contract requirements, including safety and control testing, until completion of the particular construction activity
- Conduct final follow-up checks ensuring all deficiencies are corrected prior to the start of additional new construction activities

CLOSEOUT

- Testing of completed systems shall be performed as required by the technical specifications of the contract
- Manage defects list process to include documented punchlists and remedial actions
- Participate in the pre-final and final inspections with contractor QC personnel
- Ensure all deficiencies noted during the pre-final inspection are corrected prior to the final inspection
- Notify contractor if corrective action is required under the terms of the contract; ensure all significant deficiencies are corrected prior to turnover
- Collate completed as-built drawings following review and completion by contractor quality control manager



PROJECT EXPERIENCE

STATE OF HAWAII CONSTRUCTION MANAGEMENT



DAGS-PSD HAWAII COMMUNITY CORRECTIONAL CENTER NEW MEDIUM SECURITY HOUSING ◀

HILO, HAWAII ISLAND

RLB is currently serving as Construction Manager for new construction of a new Medium Security Housing Unit capable of housing up to 144 inmates at the existing Hawaii Community Correctional Center (HCCC), located in Hilo.

Given the projects we have successfully delivered on behalf of DAGS, and our capability to equip our client a skilled team based in Hilo, the RLB team will oversee the project's construction and closeout phases. With boots on the ground responsible for project oversight, the team facilitates project progress and teamwork among the project team, carries out extensive daily on-site inspection and reporting efforts that ensure the project is delivered to the highest quality.

DAGS-JUD KEAHUOLU COURTHOUSE ◀

KANEOHE, OAHU

Built on a ten-acre parcel, the new 140,000 SF judiciary complex centralizes the court system on Hawaii Island that previously operated across three separate locations and in buildings that were not designed to serve the specific needs of Hawaii's civil, criminal, and family court justice system. RLB provided Cost Consultancy Services for the \$98.5M project beginning during the Program Development and Schematic Design through to bid set drawings and construction phase cost services. In addition, RLB was engaged to provide Construction Management Services from preconstruction to post-construction phases given our unique capability to equip our client, the Project Architect, and Owner, a State of Hawaii agency, a skilled team based on the Island of Hawaii. With boots on the ground responsible for project oversight, the team carried out extensive daily on-site inspection and reporting efforts that ensured the project was delivered to the highest quality.



DHHL PUUKAPU HYBRID WATER SYSTEM ◀

KAMUELA, HAWAII ISLAND

RLB served as Construction Manager for the original project, which consisted of the construction of a new private water system to service 184 lots in the Puukapu Pastoral Subdivision via The Hawaii Department of Water Supply.

Given our experience with the project, RLB has been engaged by the Department of Hawaiian Home Lands to provide overall Project Management Services for an Assessment of the water system, inclusive of the following components:

- Overall System Assessment
- Design & Construction Oversight
- Asset Management Plan Development
- Emergency Response Plan Development



PROJECT EXPERIENCE

PRIVATE SECTOR PROJECT MANAGEMENT



KAMEHAMEHA SCHOOLS OUTSOURCED PROJECT MANAGEMENT SERVICES ◀

HAWAII ISLAND

RLB has become a trusted advisor to Kamehameha Schools helping the educational trust to enhance its educational facilities across the Island of Hawaii. Since 2014, RLB has been awarded several contracts to provide Outsourced Project Management services for major repairs and capital improvement projects of the Kamehameha Schools Hawaii Campus (KSH) and the Land Asset Division (LAD) sites.

Our role as the Project Manager is to assist Kamehameha Schools in undertaking various Design-Bid-Build projects that range from repair and maintenance and modernization efforts, to special initiatives including construction of new structures. RLB's scope of responsibilities spans the Design Phase, Construction Bid & Negotiation Phase and Construction Administration Phase of each project under the OSPM contract supporting the Facilities Development & Support Division.



MAUNA KEA VILLA ◀

KOHALA COAST, HAWAII ISLAND

RLB served as Owner's Representative for renovation of a private luxury residence located within the Villas at Mauna Kea, in Kamuela, Hawaii Island, Hawaii. RLB was engaged with construction underway to support the owner in completing the project. Our role involved conducting field observations, reporting, schedule monitoring, pay app review, inspecting work put in place for conformance to specifications, and document management.

KINGS' LAND BY HILTON GRAND VACATIONS ◀

WAIKOLOA, HAWAII ISLAND

Kings' Land, a Hilton Grand Vacations Club timeshare resort, comprises several phases of development in West Hawaii. RLB has been involved since Phase 1 and subsequent phases of the development, which include new construction of multi-story buildings, operations center, meeting center, a LEED Silver certified clubhouse. The development also involves offsite civil, road work and utility improvements.

As the Owner's Representative, RLB's role included overseeing the pre-contract, construction, and post-construction phases. Our work included obtaining subdivision approvals, onsite and offsite infrastructure, and road improvements, in addition to project oversight for the timeshare unit structures and all amenities.



PROJECT EXPERIENCE

AFFORDABLE HOUSING



HHFDC-JUD HALE KALELE ◀

ALA MOANA, OAHU, HAWAII

CLIENT	KOBAYASHI GROUP
SERVICES	PROJECT MANAGEMENT, COST CONSULTANCY
SIZE	200 UNITS 30%-60% AMI
COMPLETION	2022

RLB provided Construction Management and Cost Estimating Services for the Hale Kalele Mixed Use Development project in Honolulu, the State of Hawaii's first inter-agency partnership between the Hawaii Housing Finance and Development Corporation (HHFDC) and the Judiciary (JUD).

The project scope involved construction of a new 20-story residential tower with a 34,000 GSF judiciary complex at the ground and second floors. The remaining stories consist of nearly 200 total units reserved for 30% and 60% Area Median Income (AMI) and adjacent 5-story parking structure. Hale Kalele is considered a Transit-Oriented Development project given its proximity to a future Rail station.

LILIA WAIKIKI ▶

HONOLULU, OAHU

CLIENT	BROOKFIELD PROPERTIES
SERVICES	PROJECT MANAGEMENT, COST CONSULTANCY
SIZE	402 UNITS 38 AFFORDABLE
COMPLETION	2022

RLB provided Project Management Services for Brookfield Properties through the construction of the new Lilia Waikiki rental housing project. Of the 402 residences that comprise the 28-story tower, 38 units are designated as affordable reserved for Hawaii residents earning no more than 80% of Honolulu's median household income. In addition, the mixed-use property offers a 40,000 SF of ground and second floor retail with a full-service grocery store and garden. RLB was engaged to provide support through the Preconstruction phase helping the client to set up the project with an early proactive approach to tackling design and constructability issues. Lilia Waikiki broke ground in September 2019, with RLB maintaining oversight of project progress, quality assurance, tackling the day to day issues in the field and providing our client with effective resolution.



PROJECT EXPERIENCE

AFFORDABLE HOUSING



THE CENTRAL ALA MOANA ◀

HONOLULU, OAHU

CLIENT	SAMKOO HAWAII, LLC
SERVICES	PROJECT MANAGEMENT
SIZE	512 UNITS 60% AFFORDABLE
COMPLETION	2021

RLB provided Project Management Services for SamKoo Pacific’s second residential tower in Honolulu, The Central Ala Moana, which broke ground for construction in May 2019. With HHFDC oversight, the new 43-story highrise condominium at the intersection of Kapiolani Boulevard at Kona Iki Street comprises of 512 residential units with 310 designated as affordable, as well as retail space, an amenity deck and parking structure.

Our scope of services included overall project budget forecasting; contract review, cost tracking and cost analysis; attending weekly Owner-Architect-Contractor meetings as the Owner Representative; monthly reporting to Ownership, HHFDC and other funding entities; and assisting in the management of the procurement, delivery, and warehousing of OFCI and OFOI items, in addition to Change Order Cost Review services.

KAPIOLANI RESIDENCE ▶

HONOLULU, OAHU

CLIENT	SAMKOO PACIFIC, LLC
SERVICES	PROJECT MANAGEMENT
SIZE	485 UNITS 60% AFFORDABLE
COMPLETION	2018

RLB provided Project Management Services for Kapiolani Residence, a 45-story condominium that is the latest ground-up residential tower built along Kapiolani Boulevard. Developed in partnership between the HHFDC and SamKoo Pacific LLC, the tower comprises of both affordable and market-rate homes. With a total of 485 one-, two-, and three- bedroom residences and studio units. Each home is thoughtfully furnished with Samsung appliances, quartz counter tops imported from Spain and other design elements that offer high-quality living for its residents.

Our role as the Project Manager and Owner’s Representative for the project is to capture information related to the main construction contract, which is managed by a separate construction manager, along with all other development consultants and costs, and manage the financial and reporting aspects of the project.



PROJECT EXPERIENCE

AFFORDABLE HOUSING



WARD VILLAGE KE KILOHANA ◀

HONOLULU, OAHU

CLIENT	THE HOWARD HUGHES CORPORATION
SERVICES	COST CONSULTANCY, ADVISORY
SIZE	424 UNITS 375 RESERVED
COMPLETION	2019

Ke Kilohana is a new multifamily residential highrise that recently completed construction at Ward Village. The 43-story building comprises of 424 condominiums with 375 residences sold as reserved housing units. Totaling 808,093 SF, the project also includes commercial space, amenity deck and public areas for residents, such as a karaoke room, as well as a 6-story parking structure with 589 stalls.

RLB provided cost estimates during the Design Development and Construction Documents stages of design, in addition to schedule reviews for the owner involving review of logic, leads/lags, durations, and constraints.

HPHA KALIHI VALLEY HOMES ▶

HONOLULU, OAHU

CLIENT	VARIOUS
SERVICES	COST CONSULTANCY
SIZE	373 AFFORDABLE HOMES
COMPLETION	2014

RLB assisted in the Hawaii Public Housing Authority's major undertaking of the Kalihi Valley Homes Site and Dwelling Improvements providing Cost Consulting Services for Phases 4B-9. Renovations to the existing development that encompasses 373 total units included replacing components of the water, sewer and drainage systems; restoring walkways, retaining walls, parking lots, roadways and lighting; grading, siteworks and related improvements.



PROJECT EXPERIENCE

AFFORDABLE HOUSING



HHFDC-DAGS KAHULUI CIVIC CENTER MIXED-USE COMPLEX AND AFFORDABLE HOUSING ◀

KAHULUI, MAUI

CLIENT	G70
SERVICES	COST CONSULTANCY
SIZE	74,000 SF
COMPLETION	2019

RLB provided Cost Consultancy services for a renovation and expansion to the Hawaii Housing and Finance Development Corporation (HHFDC) Kahului Affordable Family Rental Housing as well as the Wailuku County Property location. The project consists of a renovation for an office space and civic center for adult education totaling approximately 6,200 SF. We assisted in identifying a relocation space for grounds maintenance equipment totaling 1,500 SF.

RLB also provided Cost Consultancy service for the Wailuku County Property with HHFDC. Totaling 66,000 SF, an office and parking area was developed and our services provided master plan level estimates for three alternates for both locations.

ILIMA AT LEIHANO SENIOR VILLAGE ▶

KAPOLEI, OAHU

CLIENT	KISCO SENIOR LIVING
SERVICES	PROJECT MANAGEMENT
SIZE	84 RESIDENCES
COMPLETION	2016

RLB provided Project Management Services for construction of a new three-story assisted-living facility in Kapolei, Oahu. Our scope of services included preparing a detailed RFP for Contractor Pre-construction services; advising the developer through the design-assist procurement process, including recommendations; preparing a detailed construction schedule; preparing a detailed project forecast, including cashflow; developing a detailed plan for Schematic, Design Development, and Construction Drawings; commencing the contractor's pre-construction activities; developing a detailed permitting plan vetted with the City's Department of Planning and Permitting; establishing and chairing regular OAC meetings; developing Monthly Executive Summary Reports; and developing Contract Strategies for outstanding consultants and contractors for the remainder of the project



PROJECT EXPERIENCE

COMMUNITY DEVELOPMENT & INFRASTRUCTURE



WAIKOLOA BEACH DRIVE INTERSECTION IMPROVEMENTS ◀

WAIKOLOA, HAWAII ISLAND

The Queen Kaahumanu Highway and Waikoloa Road/ Waikoloa Beach Drive Intersection Improvement Project involved construction of the extension of Waikoloa Beach Drive to Queen Kaahumanu Highway, creating a cross intersection with Waikoloa Road, located on the South Kohala Coast on the Island of Hawaii. The cross intersection includes right, through, and left turn lanes on all approaches and acceleration lanes to enter Queen Kaahumanu Highway from the intersecting roadways. RLB served as the Project Manager for Hilton Worldwide. The team facilitated all communications between the various State Agencies, Contractors, Utility Companies and Project Stakeholders.



CENTRAL MAUI FACILITIES ASSESSMENT ◀

MAUI COUNTY

The County of Maui has engaged RLB for an analysis of selected facilities, such as athletic facilities, gym, outdoor pool, community center, approx. 20 parking lots, and over 20 restrooms located in Wailuku, Waihee and Waikapu in Maui.

The intent of the project is to assess physical condition and recreational use of the Department of Park & Recreation's assets, identify revenue generating opportunities and prepare benchmarks to assist with recreational programming, maintenance, and capital planning with intent to develop an evaluation process and methodology to be used to develop short and long-term capital planning asset management for all parks and recreational facilities in the County of Maui.



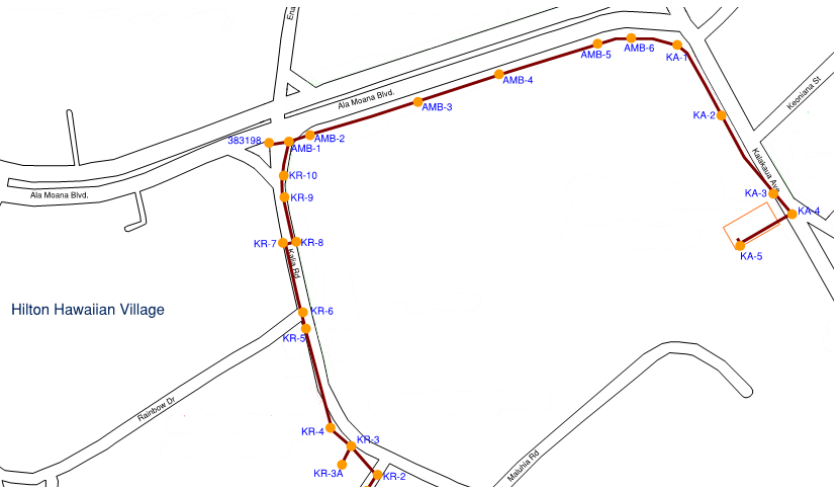
WAIKIKI SIDEWALK IMPROVEMENT PROJECTS ON BEHALF OF HOTEL OWNERS ◀

HONOLULU, OAHU

As part of an ongoing renovation project at the Alohilani Resort in Waikiki, RLB provided Project Management Services on behalf of the hotel Owner for the Waikiki Sidewalk Improvement Project, which was an effort to improve the sidewalks that fronted various hotels along Kalakaua Avenue in Waikiki. The work involved repairing the existing sidewalks, landscape strips, drainage improvements, irrigation systems, electrical improvements, adjusting existing utility boxes, curb ramp improvements, and pavement striping.

PROJECT EXPERIENCE

COMMUNITY DEVELOPMENT & INFRASTRUCTURE



KALIA FORT DERUSSEY WASTEWATER SYSTEM IMPROVEMENTS ◀

HONOLULU, OAHU

As a prerequisite for construction of the Hilton Grand Vacations Club Grand Islander tower, the City and County of Honolulu mandated an upgrade to the capacity of the existing sewer line that serviced the Hilton Hawaiian Village campus where the project is located. The \$25 million project involved a new sewer line alignment that traverses through City, State, and U.S. Army Garrison Hawaii (USAG-HI) property, connecting the area hotels, and parts of the Ala Moana community to the Fort DeRussy Wastewater Pump Station wet well. The existing sewer line that was replaced was an active sewer line.

Provisions were made to maintain continuous sewer service through the duration of the project by implementing multiple sewer bypass lines. A Plan of Action for the Treatment of Human Remains and Native Hawaiian Cultural Items was developed between the USAG-HI and the recognized descendants of the Kalia area. All ground-disturbing construction work was coordinated with an archaeological and cultural monitoring team in accordance with the Plan of Action.

Although faced with a number of challenges, our Project Management team developed a cohesive team approach to effectively correspond and move the project forward between three government entities.



ALA MOANA BOULEVARD IMPROVEMENTS ◀

HONOLULU, OAHU

RLB provided Project Management Services for the development of The Grand Waikikian timeshare tower located at the entrance to Waikiki, which in addition to new tower construction included renovation of the Duke Kahanamoku Lagoon and the Ala Moana Boulevard Improvements project.

The reconstruction of the road included significant demolition of existing structures, removal of pavement, utility relocations, upgrades and restriping all surrounding an operating resort campus, which required numerous legal agreements between neighbors and the Hawaii State Department of Transportation. As Ala Moana is the main thoroughfare linking Downtown Honolulu to Waikiki, the team's role was critical to traffic control and safety for motorists and the general public. This project was completed with zero accidents.

Other major project components included:

- Sidewalk and curb reconstruction
- Army Signal Telecommunications Ductbank Installation
- Army Corps. Signal Telecommunication Line Installation



As Project Manager, RLB's role included complete coordination between the owner, consultants, contractor, and various public agencies due to the extensive permitting requirements of the project.

CLIENT REFERENCES

A TRUSTED ADVISOR

Our reputation as an industry leader is based on our proven ability to add value to our clients' projects by continuously improving and enhancing our services and by providing the best talent and expertise available.

In our more than 30 years of professional practice in the State of Hawaii, RLB has become known for our quality work product and proactive leadership on each project we serve.

Long-standing relationships are our reward for a history of consistently exceeding our clients' service and quality expectations. As a testament to this, the majority of RLB projects are derived from trusting and successful relationships with our existing client base.

We welcome you to contact our valued clients so they can express to you why they continue to choose RLB as their trusted advisor.

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STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



PROFESSIONAL ENGINEER



This is to Certify that
TERENCE P K Y YOUNG
was duly licensed as a

PROFESSIONAL ENGINEER

In the State of Hawaii.

and is therefore authorized to practice this Profession within the State of Hawaii. In witness whereof, this License has been issued and the Seal of the Board affixed hereto, this 14th Day of December, A.D 2017

Chairperson

No. 17839

STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

hereby certifies that on the date hereof

KEVIN K CHIN

was duly licensed as a

PROFESSIONAL ENGINEER

and is therefore authorized to practice this Profession within the State of Hawaii.

*In witness whereof, this License has been issued and the Seal of the Board affixed hereto,
this 1st of May, A.D 2019 at Honolulu, Hawaii.*

A handwritten signature in black ink, appearing to read "Robert B. Gunn".

Chairperson



No. 18482

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS

This is to Certify that
Daniel Ringkamp
was duly licensed as a

PROFESSIONAL ENGINEER

In the State of Hawaii.

and is therefore authorized to practice this Profession within the State of Hawaii. In witness whereof, this License has been issued and the Seal of the Board affixed hereto, this 7th Day of March, A.D 2023

No. 20198



A handwritten signature in black ink, appearing to read "C. J. S. O. J.", written over a horizontal line.

Chairperson

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



PROFESSIONAL ENGINEER



This is to Certify that
CHRISTOPHER L LAWRENCE YEE
was duly licensed as a

PROFESSIONAL ENGINEER

In the State of Hawaii.

and is therefore authorized to practice this Profession within the State of Hawaii. In witness whereof, this License has been issued and the Seal of the Board affixed hereto, this 26th Day of June, A.D. 2017

No. 17582

A handwritten signature in black ink, appearing to read "C. Y. Yee", is written over the printed name of the Chairperson.

Chairperson

CONTACT US

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PRINCIPAL

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E: guia.lasquete@us.rlb.com

RLB.com

AFRICA | AMERICAS | ASIA | EUROPE | MIDDLE EAST | OCEANIA



Pineda, Cristina

From: Jean Pagaragan <jean.pagaragan@us.rlb.com>
Sent: Wednesday, August 9, 2023 2:15 PM
To: Pineda, Cristina
Subject: RE: FY24 - Construction Manager/Inspector - RIDER LEVETT BUCKNALL

Hi Christina,

Apologies for the oversight. The average number of employees over the past 5 years for Hawaii Island is 6, and Hawaii Region as a whole (including Oahu and Maui) is 50.

Also please see below for licensed staff information:

- Terence Young, PE-17839 – 04/30/2024
- Daniel Ringkamp, PE-20198 – 04/30/2024
- Kevin Chin, PE-18482 – 04/30/2024

Christopher Yee is no longer with the firm.

Happy to assist should you require anything further.

Thank you,

Jean Marie Pagaragan
Marketing Coordinator

Rider Levett Bucknall
Office: +1 808 521 2641

From: Pineda, Cristina <Cristina.Pineda@hawaiicounty.gov>
Sent: Wednesday, August 9, 2023 9:32 AM
To: Jean Pagaragan <jean.pagaragan@us.rlb.com>
Subject: RE: FY24 - Construction Manager/Inspector - RIDER LEVETT BUCKNALL

You don't often get email from cristina.pineda@hawaiicounty.gov. [Learn why this is important](#)

Aloha Jean,

We have received your submittal for Professional Services but need more information. In reviewing your submittal, I wasn't able to find the average number of employees over the past 5 years, which is one of requirements. I see license information, but I don't see a copy that shows expiration dates. Please provide this information at your earliest convenience. If I inadvertently overlooked it, please advise.

Thank you,

Cristina

From: OHCD <OHCD@hawaiicounty.gov>
Sent: Thursday, June 29, 2023 8:08 AM