

**COUNTY OF HAWAII FY-2024-2025**

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**STATEMENT OF  
QUALIFICATIONS**

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**JUNE 21, 2024**

**PIONEER DESIGN GROUP – HAWAII, LLC.  
711 KAPIOLANI BLVD., SUITE 1450, HONOLULU, HI 96813  
P: 808-400-5959**



CIVIL ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

p808.400.5959 www.pd-grp.com  
711 Kapiolani Blvd., Suite 1450  
Honolulu, HI 96813

June 21, 2024

Ms. Susan Kunz, Administrator, Housing and Community Development  
County of Hawai'i  
1990 Kino'ole Street, Suite 102  
Hilo, Hawai'i 96720

**RE: Letter of interest to provide professional services for the County of Hawai'i for FY-2024-2025.**

Aloha Ms. Kunz,

Pioneer Design Group – Hawai'i, LLC is pleased to submit this letter of interest and our qualifications for potential projects with the County of Hawai'i for fiscal year 2024-2025 for the following disciplines:

**OH.1) Community Planning (Community Engagement, Strategic Planning)**

Pioneer Design Group – Hawai'i, LLC is a native Hawaiian owned and operated Oahu based Limited Liability Company (LLC) that was founded in 2023. The principals of the firm have over 30 years of land use planning, civil engineering design and construction management experience for residential, commercial, mixed-use, industrial, and agricultural projects. The company has been operating and designing projects in Hawai'i since 2019 under our sister firm, Pioneer Design Group, Inc., a full-service design firm based in Portland, Oregon. PDG-Hawai'i is confident that we can meet and exceed your expectations.

The attached information highlights Pioneer Design Group – Hawai'i's experience with various projects related to the RFQ. A complete submittal including information for Tabs 1-5 are attached.

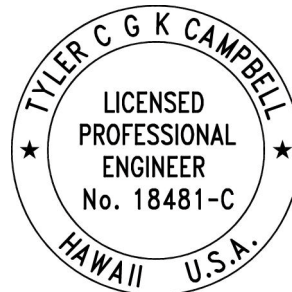
We thank you for your consideration and look forward to starting a successful working relationship with the County of Hawai'i.

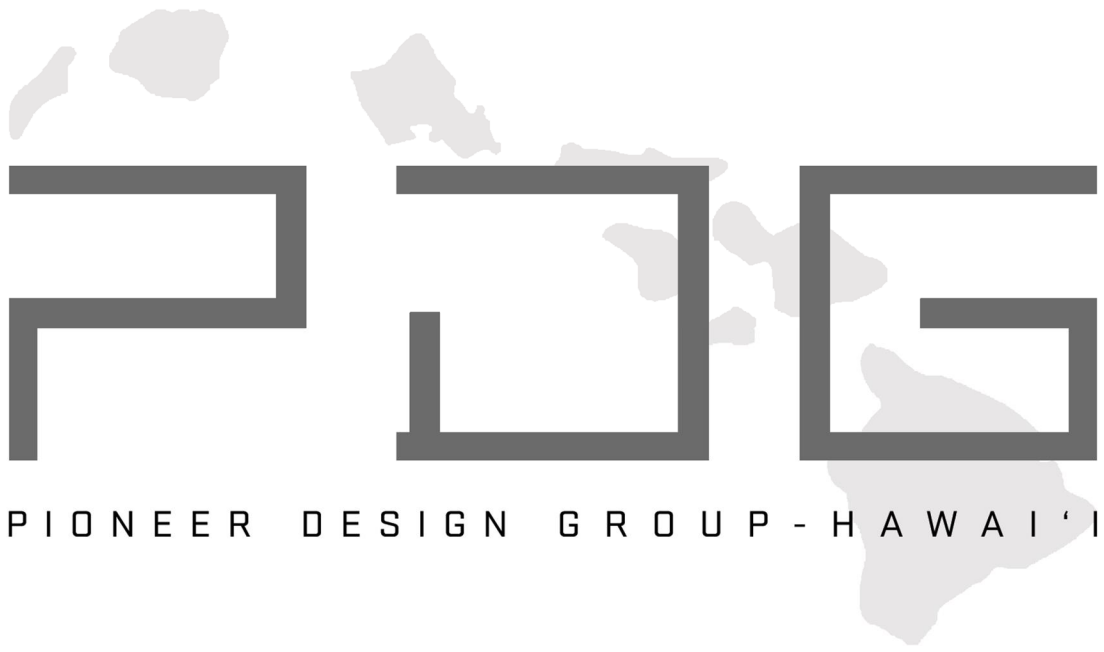
If you have any questions or require additional information, please feel free to contact us at 808-400-5959 or [tccampbell@pdg-hawaii.com](mailto:tccampbell@pdg-hawaii.com).

Sincerely,  
**Pioneer Design Group – Hawai'i LLC.**

*Tyler Christian Campbell*

T.C. Campbell, PE  
President





**TAB 2:**  
**DPW FORM 120**

**STATE OF HAWAII**

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

**QUESTIONNAIRE FOR ARCHITECTS, ENGINEERS AND OTHER PROFESSIONAL SERVICES**

QUESTIONNAIRE FOR: (LIST DISCIPLINE) Community Planning		OTHER QUESTIONNAIRES SUBMITTED: (LIST DISCIPLINES) Civil Engineering & Construction Management		DATE 06/21/24
FIRM NAME Pioneer Design Group - Hawaii, LLC		ESTABLISHED YEAR STATE 2023 HI	TYPE OF ORGANIZATION (Underline) Limited Liability Company INDIVIDUAL PARTNERSHIP CORPORATION JOINT VENTURE <u>OTHER</u>	
BUSINESS ADDRESS, TELEPHONE & FAX NO. OF HAWAII OFFICE 711 Kapiolani Blvd., Suite 1450, Honolulu, HI 96813 / 808-400-5959		AGE OF FIRM 1.5 years	FEDERAL ID NO. 92-2067065	YEARS ESTABLISHED IN HAWAII 1.5
PRINCIPALS OF FIRM: (NAMES) Tyler Christian Campbell, Brent Fitch, and Matthew Sprague		ASSOCIATE MEMBERS OF FIRM: (NAMES) NA		
PRESENT BRANCH OFFICE(S): (ADDRESS, TELEPHONE & FAX NO.) 711 Kapiolani Blvd., Suite 1450, Honolulu, HI 96813 / 808-400-5959		PERSON IN CHARGE: (NAMES) Tyler Christian Campbell		

**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.	Electri	Civil	Others							
HOME OFFICE		2	1				1								4
BRANCH IN															
<b>TOTAL</b>		2	1				1								4
TECHNICAL PERSONNEL:				NUMBER OF PERSONNEL WITH HAWAII LICENSES 3 PE with Hawaii licenses					NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES 1 Principal Planner						

PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM							
NAME Tyler Christian Campbell, P.E.			RESIDENT OF O'ahu, Hawai'i		NAME Brent Fitch, P.E.		RESIDENT Oregon
TITLE President / Principal Engineer / Project Manager				TITLE Member / Principal Engineer			
YEARS OF EXPERIENCE 10 years	AS PRINCIPAL IN THIS FIRM 1.5 years	AS PRINCIPAL IN OTHER FIRMS NA	OTHER THAN PRINCIPAL 8.5 years	YEARS OF EXPERIENCE 27 years	AS PRINCIPAL IN THIS FIRM 1 year	AS PRINCIPAL IN OTHER FIRMS 20 years	OTHER THAN PRINCIPAL 7 years
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Pacific University, B.S. Physics, 2014, Minor Mathematics University of Portland, MEng., 2016, Civil Engineering				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Oregon Institute of Technology, B.S., 1996, Civil Engineering			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS ASCE Hawai'i, ACECH, Native Hawaiian Chamber of Commerce, Urban Land Institute				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS ASCE Oregon			
REGISTRATION (TYPE, YEAR, STATE) Professional Engineer, 2019-Present, Hawai'i Professional Engineer, 2018-Present, Oregon				REGISTRATION (TYPE, YEAR, STATE) Professional Engineer, 2024-Present, Hawai'i Professional Engineer, 2002-Present, Oregon			
NAME Matthew Sprague			RESIDENT OF Oregon		NAME		RESIDENT OF
TITLE Member / Principal Planner				TITLE			
YEARS OF EXPERIENCE 30 years	AS PRINCIPAL IN THIS FIRM 1 year	AS PRINCIPAL IN OTHER FIRMS 20 years	OTHER THAN PRINCIPAL 10 Years	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Oregon State University, B.S. Geography, 1992, Cartography & GIS				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS NA				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS			
REGISTRATION (TYPE, YEAR, STATE) NA				REGISTRATION (TYPE, YEAR, STATE)			

PERSONAL HISTORY STATEMENT OF TECHNICAL PERSONNEL WITHIN YOUR FIRM

NAME Emily Luke, PE		STATUS (Underline) <u>Full-Time</u> Part-Time	NAME		STATUS (Underline) <u>Full-Time</u> Part-Time
TITLE OR POSITION Project Civil Engineer		YEARS OF EXPERIENCE 7 years	TITLE OR POSITION		YEARS OF EXPERIENCE
WITH THIS FIRM 0.5 years	WITH LAST FIRM (NAME & NO. OF YEARS) Mitsunaga & Associates, 6.5 years	WITH OTHER FIRMS NA	WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Oregon State University, BS-Civil Engineering, 2017			EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)		
REGISTRATION (TYPE, YEAR, STATE) Professional Engineer - Civil, 2023-Present, Hawaii			REGISTRATION (TYPE, YEAR, STATE)		
NAME		STATUS (Underline) <u>Full-Time</u> Part-Time	NAME		STATUS (Underline) <u>Full-Time</u> Part-Time
TITLE OR POSITION		YEARS OF EXPERIENCE	TITLE OR POSITION		YEARS OF EXPERIENCE
WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)		
REGISTRATION (TYPE, YEAR, STATE)			REGISTRATION (TYPE, YEAR, STATE)		
NAME		STATUS (Underline) <u>Full-Time</u> Part-Time	NAME		STATUS (Underline) <u>Full-Time</u> Part-Time
TITLE OR POSITION		YEARS OF EXPERIENCE	TITLE OR POSITION		YEARS OF EXPERIENCE
WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)		
REGISTRATION (TYPE, YEAR, STATE)			REGISTRATION (TYPE, YEAR, STATE)		

OUTSIDE ASSOCIATES AND CONSULTANTS USUALLY EMPLOYED

DISCIPLINE	NAME OF FIRM OR INDIVIDUAL	DISCIPLINE	NAME OF FIRM OR INDIVIDUAL
Civil Engineering	Pioneer Design Group, Inc.		
Land Use Planning	Pioneer Design Group, Inc.		
Landscape Architecture	Pioneer Design Group, Inc.		

**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	PROJECT INSURANCE	\$ 2,000,000	\$ 5,000

Submit proof of insurance or insurability from your insurance carrier with this form.

**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	5
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS	\$2.5 mil
TOTAL NUMBER OF PRESENT PROJECTS	12
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS	\$59.5 mil

**AS AN ASSOCIATE WITH OTHER A/E CONSULTANTS**

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

**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.)
Residential - Civil site work	4	+/- 56.5 mil.	NA
Commercial/Agricultural - Civil site work	2	+/- 5.5 mil	NA

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 :							
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	
						DESIGN	CONST.
2021	Haliimaile Res. Subdivision - Haliimaile, Maui County	T.C. Campbell, PE	Aina Lani Pacific / Howie Kihune Jr. 360 Papa Place Kahului, HI 96732 808-357-0514	48 mil.	1.5 years	100%	70%
2021	Kilohana Makai - Kihei, Maui County	T.C. Campbell, PE	Aina Lani Pacific / Howie Kihune Jr. 360 Papa Place Kahului, HI 96732 808-357-0514	6.3 mil	1 year	90%	0%
2020	Kahuku Medical Center Parking lot Improvements- Kahuku, Oahu	T.C. Campbell, PE	Kahuku Medical Center / Matt Mamizuka 56-117 Pualalea St., Kahuku, HI 96731 808-293-6273	\$500k	6 months	100%	100%
2021	Poamoho Camp Water System Improvements Wahiawa, Oahu	T.C. Campbell, PE	Nakamoto Realty 94-615 Kupuohi St., #205 Waipahu, HI 96797 808-688-9878	\$2 mil.	6 months	100%	90%
2022	Maui Art Ranch - Utility Buildings Kula, Maui County	T.C. Campbell, PE	Art Ranch, LLC. 225 Georgina Ave. Santa Monica, CA 90402 415-981-7878	\$5 Mil.	8 months	100%	25%
2024	Faiways at Maui Lani, Kahului, Maui County	T.C. Campbell, PE	Lehua Builders, Inc. 395 Dairy Road, Unit E Kahului, HI 96732	\$200k	6 months	100%	25%

**PRESENT/COMPLETED PROJECTS THAT YOUR FIRM IS/WAS ASSOCIATED WITH OTHERS (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 :								
YEAR	NAME AND LOCATION OF THE PROJECT	NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER	ESTIMATED CONSTRUCTION COST		DURATION FOR DESIGN (MONTHS)	PRIME FIRM ASSOCIATED WITH	% COMPLETED	
			ENTIRE PROJECT	YOUR FIRM'S WORK			DESIGN	CONST.
	NA							

**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.

SEE ATTACHED.

As of this date 06/21/24 the foregoing is a true statement of facts.

NAME OF FIRM OR INDIVIDUAL SUBMITTING QUESTIONNAIRE  
Pioneer Design Group - Hawaii, LLC.

TYPE NAME AND TITLE OF PERSON SIGNING  
Tyler Christian Campbell, PE /  
President

SIGNATURE  


NOTE: It is to a firm's advantage to maintain its experience record on a current basis. This may be accomplished by periodically forwarding current data to DBEDT.



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

Pioneer Design Group – Hawai‘i is a Native Hawaiian owned and operated private consulting firm located in Honolulu, Hawaii. Founded in 2023, PDG-Hawai‘i provides civil engineering design, land use planning and construction management services throughout the state. PDG-Hawai‘i serves the project developer or contractor as the lead design consultant for site development work. As the lead consultant we coordinate the collaboration of the final designs and work with all the project sub-consultants to complete the final construction plans and reports. We work closely with our civil contractor to ensure that our designs are both innovative and financially responsible. As a new and growing local firm, we are fully supported by the design team at our sister firm in Portland, Oregon, Pioneer Design Group, Inc., an important benefit additional team members are needed to deliver the project on time.

At PDG-Hawai‘i, all projects are assigned to one of our project managers/principal civil engineers. The project manager works directly with the client or specifically for a design build project, the general contractor, to fully implement the goals of the design and the full scope of the project. Additionally, should the client not have a complete design team in place already, the project manager works with the client to put together the design team of sub-consultants such as electrical engineers, lighting designers, and geotechnical engineers etc. The project is managed entirely through PDG-Hawai‘i while the sub-consultants are in contract with the client. When it comes to project execution, the project manager oversees both the in-house design team, and the sub-consultants. It is his or her job to create the initial project timeline to give the entire project team the timeline for submitting all deliverables. The project manager is responsible for keeping the entire project design team on schedule, and for communicating with all parties. The project manager works directly with the client or contractor to set deadlines and to keep the client updated with all project progress.

At PDG-Hawai‘i the project manager is also the lead civil designer. The project manager may delegate some design items and drafting to other members of the design team, when necessary, but will be a collaborative member for all civil design items. Once the civil design has reached substantial completion, the design plans are reviewed for quality control and value engineering by both the project manager, a Principal Civil Engineer, and the general contractor. We find that a collaborative review by both the designers and contractors results in the most efficient and cost-effective construction process with complete understanding why the project was designed the way that it was. The sub-consultants are responsible for the quality control of their design plans, however the project manager from PDG-Hawai‘i reviews their design to ensure that there are no conflicts in the designs. Once the construction plans are updated through the quality control process, the project is submitted.

Once the project goes under construction the PDG-Hawai‘i team stays in constant contact with the client, contractor and other professional subconsultants. Weekly progress meetings are encouraged to keep everyone moving in the same direction. The PDG-Hawai‘i team stays engaged on the project until the project is accepted and completed.

**PRINCIPALS ONLY - ADDITIONAL INFORMATION**

<b>NAME</b> Tyler Christian Campbell, PE	<b>TITLE AND POSITION</b> President / Principal Civil Engineer	<b>YEARS WITH FIRM</b> 1.5 years
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**MAJOR RESPONSIBILITIES WITH THIS FIRM**  
Lead civil engineering design, project management, procurement future projects, client relations, administrative duties & manage office

**PRIOR EMPLOYMENT**

(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

<b>FIRM:</b> Pioneer Design Group, Inc.	<b>DATE</b> FROM: TO: June 2014 May 2023	<b>FIRM:</b>	<b>DATE</b> FROM: TO:
<b>ADDRESS:</b> 9020 SW Washington Square Road, Ste. 170, Portland, OR 97223	<b>ADDRESS:</b>		
<b>JOB TITLE:</b> Project Manager / Project Engineer	<b>JOB TITLE:</b>		
<b>SUPERVISOR'S NAME AND TITLE:</b> Brent Fitch, PE, Principal Civil Engineer	<b>SUPERVISOR'S NAME AND TITLE:</b>		
<b>MAJOR DUTIES:</b> Civil engineering design, project management	<b>MAJOR DUTIES:</b>		

<b>FIRM:</b>	<b>DATE</b> FROM: TO:	<b>FIRM:</b>	<b>DATE</b> FROM: TO:
<b>ADDRESS:</b>	<b>ADDRESS:</b>		
<b>JOB TITLE:</b>	<b>JOB TITLE:</b>		
<b>SUPERVISOR'S NAME AND TITLE:</b>	<b>SUPERVISOR'S NAME AND TITLE:</b>		
<b>MAJOR DUTIES:</b>	<b>MAJOR DUTIES:</b>		

**PRINCIPALS ONLY - ADDITIONAL INFORMATION**

ATTACHMENT 2

<b>NAME</b> Brent Fitch	<b>TITLE AND POSITION</b> Member / Principal Civil Engineer	<b>YEARS WITH FIRM</b> 1.5 years
<b>MAJOR RESPONSIBILITIES WITH THIS FIRM</b> Providing Civil Engineering Expertise		

**PRIOR EMPLOYMENT**

(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

<b>FIRM:</b> Pioneer Design Group, Inc. (Current	<b>DATE</b> FROM: TO: 2003 Present	<b>FIRM:</b> Alpha Engineering, Inc.	<b>DATE</b> FROM: TO: 1997 2003
<b>ADDRESS:</b> 9020 SW Washington Sq. Rd., Ste.170, Portland, OR 97223		<b>ADDRESS:</b> No longer in Business, Tigard, Oregon	
<b>JOB TITLE:</b> President		<b>JOB TITLE:</b> Civil Project Engineer	
<b>SUPERVISOR'S NAME AND TITLE:</b> NA		<b>SUPERVISOR'S NAME AND TITLE:</b> Jerry Palmer, Owner	
<b>MAJOR DUTIES:</b> Management of company, Providing civil engineering expertise		<b>MAJOR DUTIES:</b> Providing Civil Engineering Expertise	

<b>FIRM:</b>	<b>DATE</b> FROM: TO:	<b>FIRM:</b>	<b>DATE</b> FROM: TO:
<b>ADDRESS:</b>		<b>ADDRESS:</b>	
<b>JOB TITLE:</b>		<b>JOB TITLE:</b>	
<b>SUPERVISOR'S NAME AND TITLE:</b>		<b>SUPERVISOR'S NAME AND TITLE:</b>	
<b>MAJOR DUTIES:</b>		<b>MAJOR DUTIES:</b>	

**PRINCIPALS ONLY - ADDITIONAL INFORMATION**

<b>NAME</b> Matthew L. Sprague	<b>TITLE AND POSITION</b> Principal Planner	<b>YEARS WITH FIRM</b> 1.5 years
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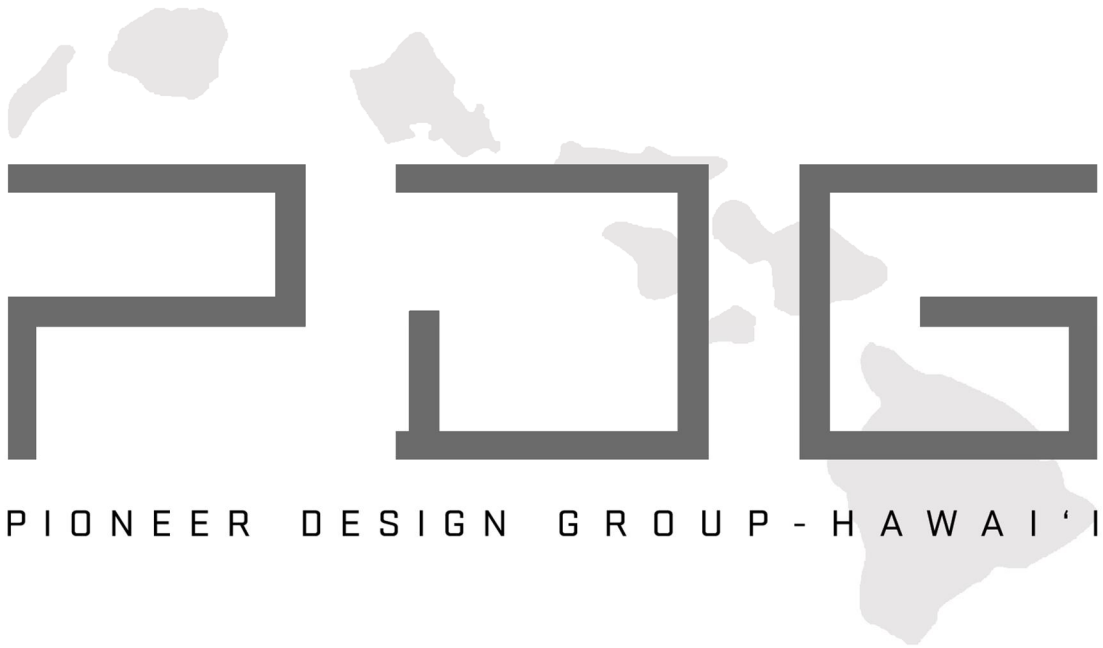
**MAJOR RESPONSIBILITIES WITH THIS FIRM**  
Planning expertise, concept plans, application preparation, advise clientele, project coordination

**PRIOR EMPLOYMENT**

(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

<b>FIRM:</b> Pioneer Design Group, Inc. (Current)	<b>DATE</b> FROM: 2003 TO: Current	<b>FIRM:</b> Alpha Engineering, Inc.	<b>DATE</b> FROM: 1998 TO: 2003
<b>ADDRESS:</b> 9020 SW Washington Sq. Rd., Ste.170, Portland, OR 97223	<b>ADDRESS:</b> No longer in Business, Tigard, Oregon		
<b>JOB TITLE:</b> CEO / Principal Planner	<b>JOB TITLE:</b> Project Planner, Project manager		
<b>SUPERVISOR'S NAME AND TITLE:</b> NA	<b>SUPERVISOR'S NAME AND TITLE:</b> Jerry Palmer, Owner		
<b>MAJOR DUTIES:</b> Manage company, provide planning expertise, concept & detail plans, applications, client representation, coordinate management of survey dept.	<b>MAJOR DUTIES:</b> Design subdivision, commercial, industrial and mixed use projects, prepare applications, coordinate with client & jurisdictional staff.		

<b>FIRM:</b> Waker Associates	<b>DATE</b> FROM: 1993 TO: 1998	<b>FIRM:</b>	<b>DATE</b> FROM: TO:
<b>ADDRESS:</b> No longer in Business, Beaverton, Oregon	<b>ADDRESS:</b>		
<b>JOB TITLE:</b> Land use planner & planning manager	<b>JOB TITLE:</b>		
<b>SUPERVISOR'S NAME AND TITLE:</b> Kirsten Van Loo, Planning Manager	<b>SUPERVISOR'S NAME AND TITLE:</b>		
<b>MAJOR DUTIES:</b> Site Design, Application preparation & processing, client representation	<b>MAJOR DUTIES:</b>		



**TAB 3:**  
**COMPANY PROFILE**



Pioneer Design Group - Hawai'i is a native Hawaiian owned and operated consulting firm located in Honolulu, Hawai'i. At PDG-Hawai'i we strive to build strong and impactful relationships with our clients, with the local jurisdictions, and within our firm. Balancing innovative development and preservation, it is our mission to improve our Hawai'i respectfully and responsibly. We believe that it is our kuleana (responsibility) to practice mālama 'āina (caring for the land) and aloha 'āina (loving the land) on every project to best steward this precious land. We look back to our cultural roots and look forward to the future of our islands to bring your projects to life.

PDG-Hawai'i is a multidisciplinary firm that provides: Civil Engineering, Land Use Planning and Construction Management services throughout all the islands of Hawai'i. Lead by a team of principals with over 30 years of experience, PDG-Hawai'i specializes in all phases of land development from concept to construction. We strive to offer site specific and innovative solutions to create our client's vision and to meet our community's needs.

PDG-Hawai'i has a diverse portfolio enabling the firm to deliver full services for all types and sizes of private/public land development and preservation projects including those that are residential, commercial, agricultural, industrial and mixed use in nature.

Working with PDG-Hawai'i you become part of our 'ohana. Let's work together to create a better Hawai'i for the future generations.



### **T.C. Campbell, P.E.** **President / Project Manager**

#### **Education:**

- University of Portland, M. Eng Civil Engineering, 2016
- Pacific University, B.S. Physics, 2014
- Kamehameha Schools Kapālama, 2010

#### **Registration:**

- Hawai'i, 18481-C
- Oregon, 91400PE

#### **Affiliations:**

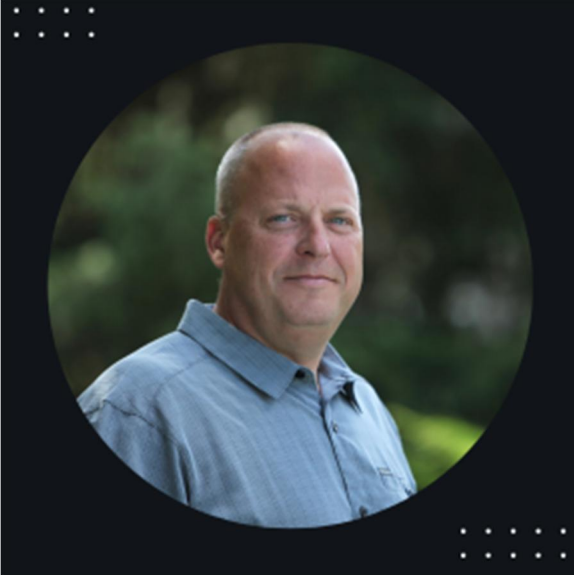
- ASCE Member - Hawai'i
- Urban Land Institute Member
- AWWA Member
- Native Hawaiian Chamber of Commerce Member
- ACEC Hawaii Member

#### **Professional Background:**

Mr. Campbell is the President and one of the principals at Pioneer Design Group – Hawai'i. A proud Native Hawaiian, he returned home to O'ahu in 2019 with the goal to work on projects that help preserve and improve the land in Hawai'i to create a better future for the next generations. Mr. Campbell has over 10 years of diverse experience in land development, civil engineering, master planning, land use planning and project management, including stormwater management, utilities and roadway design, grading and erosion control. His wide skill set has allowed him to be involved in completing a variety of land use applications in different jurisdictions and completing the civil engineering design for residential, commercial, agricultural and industrial projects. Mr. Campbell thrives in a team environment where collaborating with others is vital in accomplishing the final goal. This plays a crucial role in managing the many pieces that must come together in completing a project. He is a licensed professional civil engineer in the State of Hawai'i and Oregon.

#### **Key Example Projects:**

- Hoku'ula Subdivision – 210-lot workforce housing subdivision, Hali'imaile, Maui, HI
- Kilohana Makai Subdivision – 28-lot workforce housing subdivision, Kihei, Maui, HI
- Fox Hollow – 461-unit planned development, Beaverton, OR
- Vineyard at Cooper Mountain – 297-unit planned development, Beaverton, OR
- Scholls Valley Heights – 245-unit planned development, Beaverton, OR
- Morgan Farm – 82-lot subdivision, City of Wilsonville, OR
- North Bethany Development Area – 900+ lots & 1,000+ Units, Washington County, OR



### **Brent Fitch, P.E.** **Principal Engineer**

#### **Education:**

- Oregon Institute of Technology, B.S. Civil Engineering, 1996

#### **Registration:**

- Hawai'i, 20936-C
- Oregon, 54627PE

#### **Affiliations:**

- ASCE Member
- Principal at Pioneer Design Group, Inc.

### **Professional Background:**

Mr. Fitch has been working in the Civil Engineering field for over 28 years and serves as a principal civil engineer at Pioneer Design Group - Hawai'i. Throughout his career he has managed, designed, and completed an array of site development projects including public improvements, mixed-use residential and commercial, big box commercial site development, retirement centers, and residential subdivisions. Each project is unique but has common elements that Mr. Fitch focuses on such as site planning, mass earthworks, fine grading, public and private storm water, sanitary sewer and water system design and construction management throughout the project. Mr. Fitch's vast experience provides a broad base as well as specialty designs to draw from. Mr. Fitch is licensed in Hawai'i and Oregon.

### **Key Example Projects:**

- Hoku'ula Subdivision – 210-lot workforce housing subdivision, Hali'imaile, Maui, HI
- Fox Hollow – 461-unit planned development, Beaverton, OR
- Vineyard at Cooper Mountain – 297-unit planned development, Beaverton, OR
- Scholls Valley Heights – 245-unit planned development, Beaverton, OR
- 45 Central (Murray Village) – 360-Unit Mixed Use Community – Beaverton, OR
- North Bethany Development Area – 900+ lots & 1,000+ Units, Washington County, OR
- Kilohana Makai Subdivision – 28-lot workforce housing subdivision, Kihei, Maui, HI



### **Matthew Sprague** **Principal Planner**

#### **Education:**

- Oregon State University, B.S. Geography, Cartography & GIS, 1992

#### **Registration:**

- NA

#### **Affiliations:**

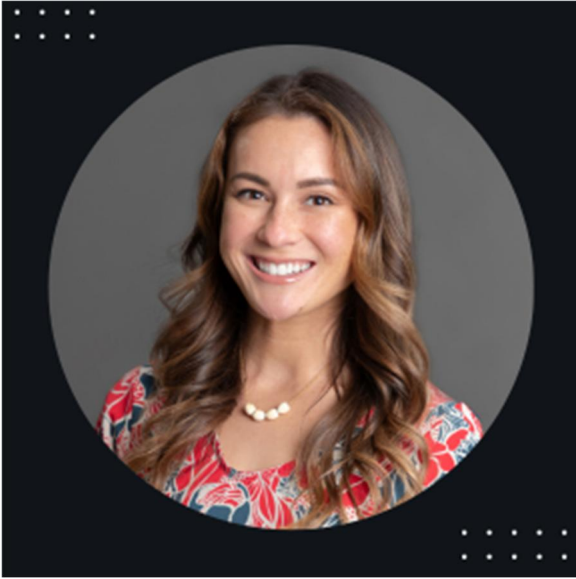
- Principal at Pioneer Design Group, Inc.

### **Professional Background:**

Mr. Sprague, one of the principals at Pioneer Design Group – Hawai'i, has 32 years of experience in the field of land use planning with involvement in both the public and private arena managing a team of multi-disciplinary personnel focusing on residential, commercial, industrial and mixed-use development. Besides daily business duties, Mr. Sprague is responsible for collecting and interpreting project background information and then determining which information and materials are necessary for public review and processing. Guiding projects through all aspects of the land use process are critical. His specific expertise includes: site feasibility analysis; project design and site planning; preparing written statements addressing compliance with applicable development regulations; preparing supporting graphic materials; assembling and submitting development application packages; representing the client at public hearings and neighborhood meetings, coordinating his services with those of other consulting firms participating in the project and project management. He continuously navigates the changing public approval process to allow our firm to provide fruitful outcomes for clients and the community.

### **Key Example Projects:**

- Hoku'ula Subdivision – 210-lot workforce housing subdivision, Hali'imaile, Maui, HI
- Fox Hollow – 461-unit planned development, Beaverton, OR
- Vineyard at Cooper Mountain – 297-unit planned development, Beaverton, OR
- Scholls Valley Heights – 245-unit planned development, Beaverton, OR
- 45 Central (Murray Village) – 360-Unit Mixed Use Community – Beaverton, OR
- North Bethany Development Area – 900+ lots & 1,000+ Units, Washington County, OR
- Kilohana Makai Subdivision – 28-lot workforce housing subdivision, Kihei, Maui, HI



### **Emily Luke, P.E.** **Project Engineer**

#### **Education:**

- Oregon State University, B.S.- Civil, 2017
- Kamehameha Schools Kapālama, 2013

#### **Registration:**

- Hawai'i, 20680-C

#### **Affiliations:**

- ASCE Member - Hawai'i

### **Professional Background:**

Ms. Luke is a Project Engineer at Pioneer Design Group – Hawai'i. After receiving her B.S. in Civil Engineering from Oregon State University in 2017, she returned home to her roots in Honolulu, Hawai'i. Ms. Luke has over 6.5 years of experience serving private, County, State and Federal clients on various civil engineering, agricultural and site development projects. Her skillsets include site and utility design/relocation, grading, stormwater management, erosion control, traffic control design, permitting, and construction administration. Ms. Luke believes effective communication and collaboration with all stakeholders plays a significant role in achieving project goals and delivering successful completion. As a Native Hawaiian, she is passionate on projects that benefit the community and strives to balance preservation and developing responsibly so that Hawai'i's resources can continually be available for future generations. Ms. Luke is a licensed professional civil engineer in the State of Hawai'i.

### **Key Example Projects:**

- Hoku'ula Subdivision – 210-lot workforce housing subdivision, Hali'imaile, Maui, HI
- Kilohana Makai Subdivision – 28-lot workforce housing subdivision, Kihei, Maui, HI
- Poamoho Camp Waterline Extension – Private water system design, Wahiawa, Oahu, HI
- Kamehameha Schools Kalanihookaha Community Learning Center, Nanakuli, Oahu, HI
- Kaala Kino Agricultural Subdivision, 21-lot agricultural preliminary subdivision, Waialua, Oahu, HI
- DLNR-DOBOR Lahaina Small Boat Harbor Ferry Pier Improvements – Lahaina, Maui, HI
- DLNR-DOBOR Maunaloa Bay Boat Ramp Repair – Maunaloa, Oahu, HI
- HNL CONRAC Rental Car Facility Phase 2B – Civil design & CM, Honolulu, Oahu, HI

# STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



## BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

*This is to Certify that*  
**TYLER C G K CHRISTIAN GUMBAOJUH KEOUA CAMPBELL**  
*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 1st Day of May, A.D 2019

*No. 18481*



Chairperson

# STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



## BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

*This is to Certify that  
**Brent E Fitch**  
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 28th Day of May, A.D 2024

*No. 20936*



Chairperson

# STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS



## BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS

*This is to Certify that*  
**EMILY NAPUALANI LUKE**  
*was duly licensed as a*  
**PROFESSIONAL ENGINEER**

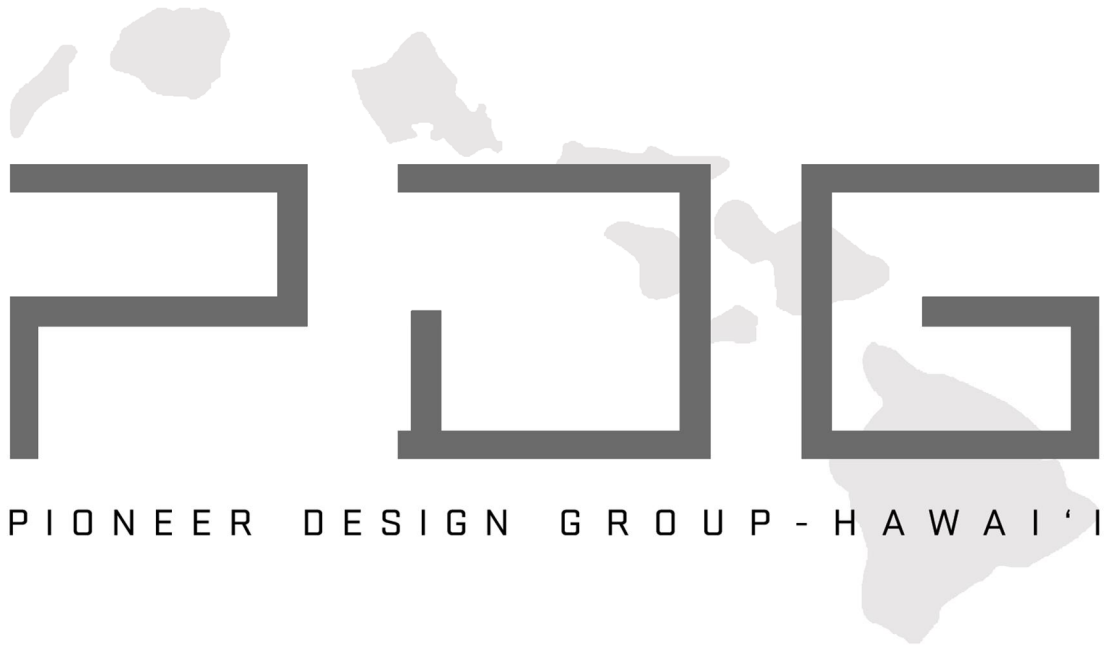
*In the State of Hawaii.*

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 18th Day of December, A.D 2023

No. 20680



Chairperson



**TAB 4:**  
**COMPANY REFERENCES**



CIVIL ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

711 Kapiolani Blvd., Suite 1450  
Honolulu, HI 96813  
808.400.5959 www.pdg-hawaii.com

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## CLIENT REFERENCES

**To:** County of Hawai‘i

**From:** T.C. Campbell, PE  
Pioneer Design Group - Hawai‘i, LLC.

**RE:** **RFQ-FY-2024-2025**

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Below is the list of the five (5) client references as requested. Services have been provided to all listed clients within the last year.

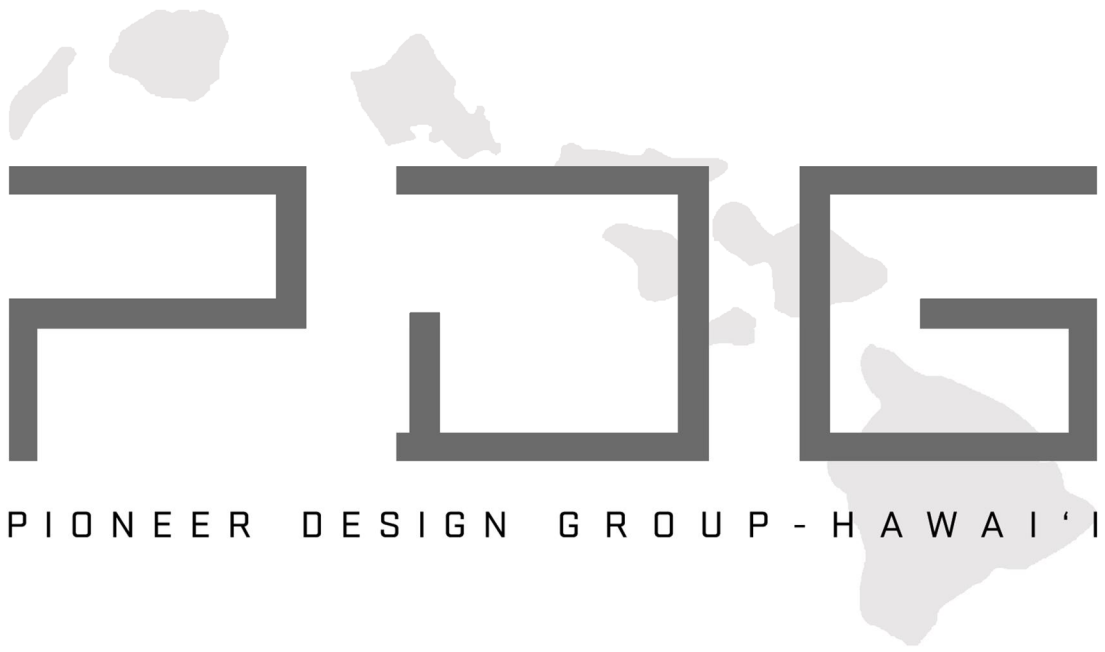
Howard Kihune Jr. – Aina Lani Pacific – [howie@ainalanipacific.com](mailto:howie@ainalanipacific.com) / 808-357-0514

Greg Sado – Alpha Inc. – [greg@alphahawaii.com](mailto:greg@alphahawaii.com) / 808-873-3883

Sandy Duvauchelle – Lehua Builders, Inc. – [sandy@lehuabuilders.com](mailto:sandy@lehuabuilders.com) / 808-870-9860

Kevin Keller – CDG Maui – [kevin@cdgmaui.com](mailto:kevin@cdgmaui.com) / 808-368-4089

Jet Qi – Jinshi Hawaii Development LTD. – [jet@jinshihawaii.com](mailto:jet@jinshihawaii.com) / 808-388-3096



**TAB 5:**  
**REFERENCE PROJECTS**

## Hoku'ula Subdivision

### 210-Lot Subdivision

Hali'imaile, Maui, HI

#### Brief Project Description:

The Hoku'ula Residential Subdivision is a 210-lot subdivision in Maui County with 196 new single-family homes. Pioneer Design Group – Hawai'i served as the lead consultant, land use planner and civil engineer for the site development improvements. The project is over 60 acres in size and included all elements of subdivision design including grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The project included a private water system with two wells, two water tanks, a reverse osmosis filtration system, and intricate pump system for the domestic and fire distribution systems. A private wastewater treatment plant was designed for the project to treat the wastewater, and the resultant R-1 water was used for irrigation of adjacent agricultural lands. The storm drainage for the site was detained and treated on site in various open space areas and in a detention basin off-site. The project included public features such as multiple large parks, and a pedestrian path around the site.



## Kilohana Makai

### 31-Lot Subdivision

Kihei, Maui, HI

#### Brief Project Description:

Kilohana Makai is a 31-lot subdivision in Maui County with 28 new single-family homes. This project was a 100% workforce housing project for our local community. Pioneer Design Group – Hawai'i served as the lead consultant, land use planner and civil engineer for the site development improvements. The project is over 6 acres in size and included all elements of subdivision design including grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The project included a public water system for domestic and fire service, a private sanitary sewer system to serve the new houses, and storm drainage for the site was detained and treated on site in an infiltration basin with sub-surface storage. PDG-Hawaii also lead the land use planning work and entitlements by coordinating and getting approval for the SMA Use Permit, the subdivision application permit, and a variance application for a reduced ROW width on the internal private street. The project is estimated to be fully permitted for construction in June 2024, with construction estimated to be completed in 2025.



## Maui Art Ranch

### A Multi-phased Agricultural Development Kula, Maui, HI

#### Brief Project Description:

The Maui Art Ranch is located in Kula on the island of Maui and includes over 52 acres of farm & ranch land that is zoned Agricultural by the County of Maui. This site includes many different phases of development as the owners improve the site to serve the workers of the ranch, their friends and family, and the public. The various improvements to the site include a farm to table restaurant, a retail shop, a water tank and pump house site, various utility buildings and associated parking & street improvements for their workers, multiple septic systems & leach fields, and even additional farm dwellings. Pioneer Design Group – Hawai'i serves as the lead consultant, land use planner and civil engineer for the site development improvements. The various projects include civil design for elements including but not limited to mass & fine grading, erosion & sediment control, drainage analysis and conveyance design, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The site includes a private well as a water source for both domestic uses and fire protection. The first few phases including the two utility buildings, carport, restaurant, and retail shop have begun construction with additional phases to be added in the near future.





**Vineyard at Cooper Mountain**  
**297-Unit Planned Development**  
**Beaverton, Oregon**



**Brief Project Description:**

The project is a 297-Unit Planned Unit Development located at 17520 SW Horse Tale Drive, Beaverton OR, 97007. The subject site is approximately 54.29 acres. Vineyard at Cooper Mountain included multiple housing products, single-family townhouses, and single-family detached houses. The project included all elements of subdivision design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The public water system design provided both domestic and fire supply to the development, as well as a non-potable irrigation water supply system. The drainage on site was treated and detained in a large detention basin with a water quality swale at the bottom of the pond. The project also included the preservation of a large existing drainage way that ran through the site. A trail system was added to this area for public use. All company principals worked on the project as part of Pioneer Design Group, Inc. As the lead consultants we coordinated and managed the site development design and the sub-consultants. PDG Inc. managed the project from the land use planning process through civil design and construction.

## Scholls Valley Heights 245-Unit Planned Development Beaverton, Oregon



### Brief Project Description:

The project is a 245-Unit Planned Unit Development located at 18485 SW Scholls Ferry Rd, Beaverton, Oregon 97007. The subject site is approximately 36.54 acres. Scholls Valley Heights included multiple housing products, single-family townhouses, and single-family detached houses. The project included all elements of subdivision design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The public water system design provided both domestic and fire supply to the development, as well as a non-potable irrigation water supply system. The drainage on site was treated and detained in two large detention basins with water quality swales at the bottom of the ponds. The project also created active open spaces including a trail system and basketball court. All company principals worked on the project as part of Pioneer Design Group, Inc. As the lead consultants we coordinated and managed the site development design and the sub-consultants. PDG Inc. managed the project from the land use planning process through civil design and construction.

## 45 Central (Murray Village)

### 360-Unit Mixed Use Community

Beaverton, Oregon

#### Brief Project Description:

45 Central (Murray Village) is a mixed use fully serviced community utilizing multiple housing styles, including Clustered Common Green Housing, Condominiums, Clubhouse and Pool, open spaces, an attractive pedestrian environment along with many other site features and amenities. The Design Review approvals authorized 220 units of Detached Clustered Housing and 140 attached residential units for a total of 360 units. The commercial component of the property was developed as a VillaSport facility. VillaSport is a recreational facility consisting of various indoor and outdoor amenities. Indoor amenities include 2 indoor pools (an adult-only lap pool and a kid's pool), indoor whirlpools, adult basketball/volleyball court, state-of-the-art exercise equipment, exercise studios, locker rooms for men, women and families, spa, and café. Outdoor amenities include the extensive outdoor pool area, an artificial turf area, two outdoor play structures that connect with the kid's indoor play areas, and outdoor seating for the café (including a fire pit). The project included all elements of a mixed-use community design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, traffic, and parking lot design etc. Mr. Sprague and Mr. Fitch worked on the project as part of Pioneer Design Group, Inc. As the lead consultants they coordinated and managed the site development design and the sub-consultants. PDG Inc. managed the project from the land use planning process through civil design and construction.



## Hosford Farms

245-lot Subdivision

North Bethany, Oregon

### Brief Project Description:

Hosford Farms is a Planned Development consisting of 245 detached single family residential dwellings. There are 19 tracts on the site with various purposes including water quality, recreational spaces and natural resource protection. The site is bisected by a stream corridor with a man made pond. A complete trail system was designed for pedestrian/bicycle circulation throughout the subdivision, its natural resource areas and the local community. The subdivision is adjacent to a new elementary school in the North Bethany Planning Area. The project included all elements of subdivision design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. All company principals worked on the project as part of Pioneer Design Group, Inc. As the lead consultants we coordinated and managed the site development design and the sub-consultants. PDG Inc. managed the project from the land use planning process through civil design and construction.



HOSFORD NORTH & SOUTH  
North Bethany, Oregon

**PDG**  
PIONEER DESIGN GROUP, INC.

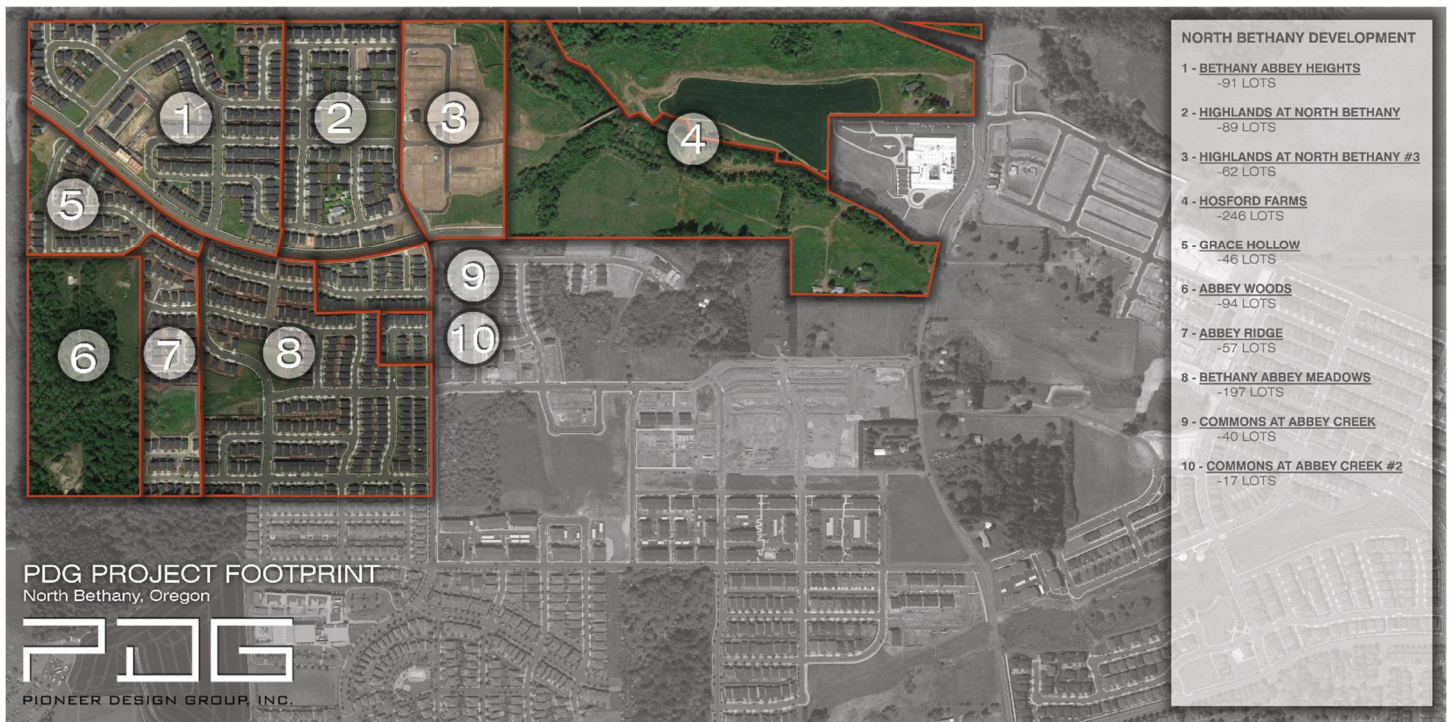
## North Bethany Development Area

### Large Residential Planning District

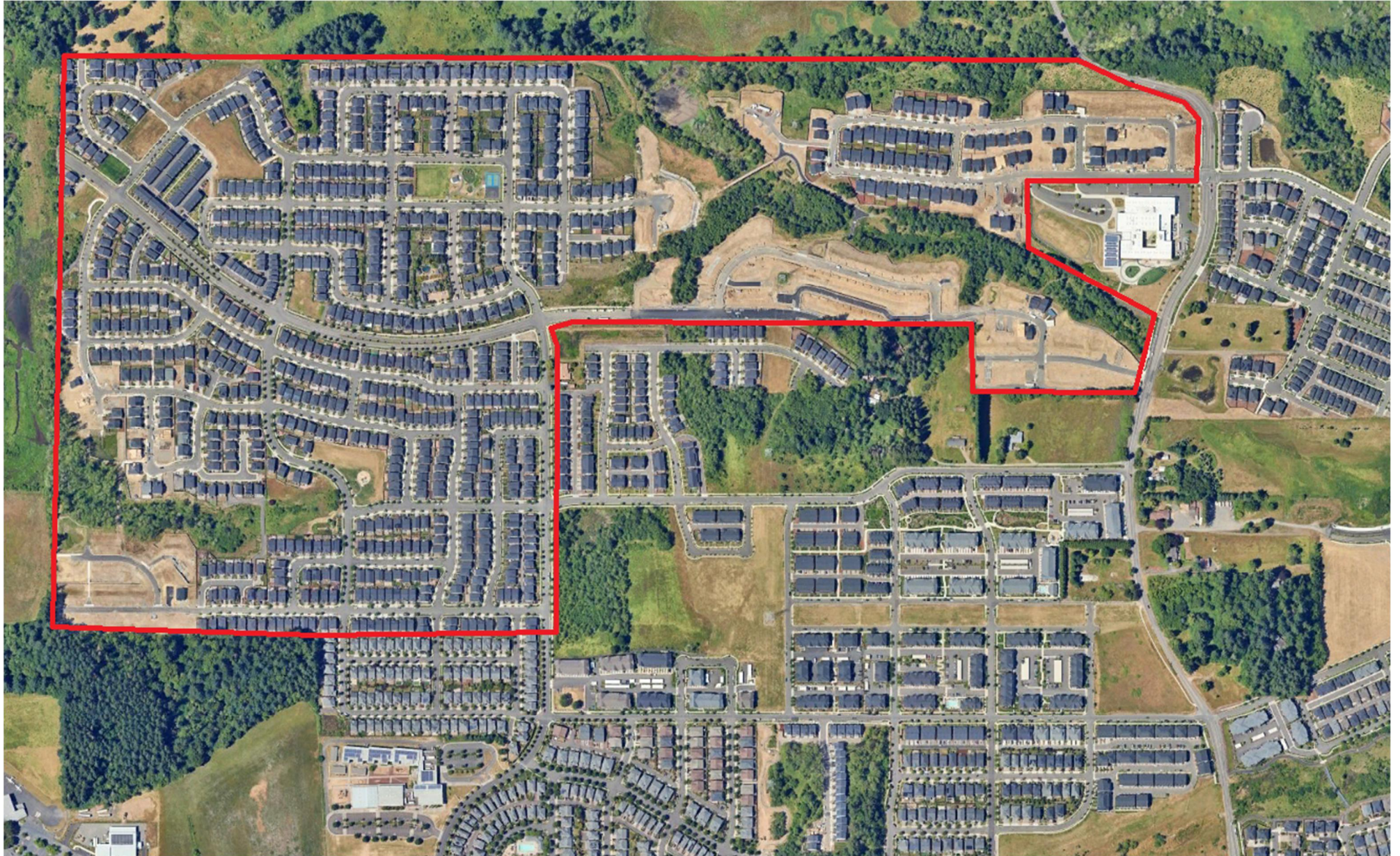
### North Bethany, Washington County, Oregon

#### Brief Project Description:

The North Bethany area is a large portion of the overall area in the Bethany Community Plan in Washington County, Oregon. This development area was designed to provide a variety of housing products, multifamily apartments, single family townhouses, and single family detached houses, on a variety of lot sizes. There was also a big emphasis on public amenities through active and passive open space tracts. Active open space areas included basketball courts, pickleball courts, pedestrian trails and workout areas. Passive open space areas were designed around the preservation of existing drainageways, wetlands and view corridors. All of the principals at PDG-Hawai'i worked on multiple projects in this planning area as a part of Pioneer Design Group, Inc. Below is a map of a portion of the North Bethany area and some of the projects that were designed and managed by PDG. The combined projects in this development area included over 900 lots, and over 1,000 units. While planning each individual project we had to also plan for future development of adjacent parcels to create this community. All of the projects included all elements of typical subdivision design such as grading, drainage, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. These projects were managed by our team from concept through construction. On the next page you can see an aerial exhibit of where the development of this area was in June, 2023.



North Bethany Aerial – June 2023





P I O N E E R   D E S I G N   G R O U P - H A W A I ' I