

June 27, 2025

Via email: ohcdprofserv@hawaiicounty.gov

Kehaulani M. Costa, Administrator
County of Hawai'i
Office of Housing and Community Development
1990 Kino'ole Street, Suite 102
Hilo, Hawai'i 96720

SUBJECT: Munekiyo Hiraga Expression of Interest – Response to County of Hawai'i, Office of Housing and Community Development (HCD) Notice to Providers of Professional Services for Fiscal Year 2025-2026

Dear Ms. Costa:

We appreciate the opportunity to respond to the HCD's Notice to Providers of Professional Services.

Munekiyo Hiraga is a full-service planning, governmental affairs, and community engagement consulting firm that has been serving a broad range of clients in the State of Hawai'i in both the public and private sectors for over 35 years.

The company was founded in 1989 on Maui, providing planning services for local agencies, landowners, and businesses. Since then, the firm has steadily expanded its client base and professional services throughout the State of Hawai'i, employing an average of 17 employees (over the past five (5) years), in both our Maui and O'ahu offices.

Our team of dedicated professionals are excited about the possibility of working with the HCD. We believe that our years of experience, core values and knowledge on government processes makes us an ideal partner to assist the HCD in the following categories:

- OH.1) Community Planning (Community Engagement, Strategic Planning)
- OH.2) Community Planning (Environmental Assessment)

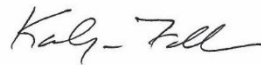
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Pursuant to the Notice, we are submitting for your review and consideration the following along with this letter of interest:

- Form 120 and Statement of Qualifications, describing our firm and qualifications of our key members
- References of five (5) clients
- Relevant projects and experiences that support our interest and expertise in the above services
- Company brochure

Please do not hesitate to contact me at (808) 244-2015 or by email at planning@munekiyohiraga.com if you have any questions.

Very truly yours,



Karlynn Fukuda
President

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Enclosure
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QUALIFICATIONS DOCUMENTATION

for

MUNEKIYO HIRAGA

June 2025



MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.



QUALIFICATIONS DOCUMENTATION

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MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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QUALIFICATIONS SUMMARY



I. QUALIFICATIONS SUMMARY

A. INTRODUCTION

Munekiyo Hiraga is a full service planning, government affairs, and community engagement consulting firm, partnering with government agencies and delivering results for over 35 years. The firm provides services statewide for a diverse client list which includes government agencies, as well as private landowners, small businesses, attorneys, architects, engineers, and non-profit organizations.

Our team of professionals work together with our clients delivering excellence through effective project management, collaboration, strategy development, and proactive actions for a variety of public and private sector projects.

Munekiyo Hiraga is a Minority-Owned, Woman-Owned, and Small Business Association Certified HUBZone firm. Through the Historically Underutilized Business Zones (HUBZone) Program of the Small Business Association, the firm has preferential access to Federal procurement opportunities.

Munekiyo Hiraga is a statewide firm, supporting Hawai'i with project experience on every major island, and has offices in Wailuku, Maui and Honolulu, O'ahu.

B. WHY MUNEKIYO HIRAGA

The team of professionals at Munekiyo Hiraga are experts in our field and passionate about our work. Our objective is to proactively partner with clients and help them succeed by delivering exceptional service and results. We take great pride in delivering on challenging assignments for our clients.

Through successfully completing over 2,000 assignments, Munekiyo Hiraga is recognized as a leader in environmental and regulatory processes, technical analysis and governmental and community affairs. The robust team at Munekyo Hiraga has significant experience in the public and private sectors and has specialized knowledge of regulatory processes, policies, and protocols. This combination of expertise and experience ensures we deliver the best outcomes for our clients.

C. MISSION STATEMENT "EXCELLENCE IN PROCESS MANAGEMENT"

Munekiyo Hiraga is dedicated and committed to providing responsive professional services of the highest quality to all clients. Excellence in service by the Munekiyo Hiraga team is:

1. **Timely**

We understand the importance of delivering on time. We work to consistently meet clients' project time schedules through sound management and resource allocation practices. All projects shall be conducted to meet or better client deadline requirements. Where special scheduling needs are identified, fast-track timetables will be formulated and implemented.

2. **Proactive**

We emphasize project pre-assessment to anticipate issues and concerns that may arise during the course of an assignment. Early assessment and identification of potential issues can translate into time savings during the course of project planning and implementation. In this regard, it is the firm's objective to conduct early consultation and coordination with clients, agencies, and community stakeholders to ensure that issues are identified as early as practicable.

3. **Strategic and Thorough**

We work with our clients to understand their requirements and challenges in a project. Through collaboration, we build a partnership with our clients to deliver successful results each time. Our philosophy that emphasizes diligent and strategically coordinated follow-up with clients, agencies, and community stakeholders who have a direct interest in the project. By maintaining ongoing and responsive communication with clients and stakeholders involved in a project, the smooth and timely completion of assignment objectives can be facilitated.

4. **High Quality**

We have earned a reputation for providing professional planning services based on sound technical and qualitative analysis, yielding strategic and responsible responses and recommendations. To ensure delivery of reports and applications of the highest caliber, Munekiyo Hiraga has instituted a quality control methodology which is iterative in nature and instituted at the start of and throughout a project until completion.

D. PROFESSIONAL SERVICES PROVIDED

A broad range of consulting services is provided by Munekiyo Hiraga to meet the increasingly complex environment in which project development and public policy are implemented. In this regard, client services include, but are not limited to, the following areas:

Services	Overview
Project Management	Overall management of project team and subconsultants, interdependencies of critical path items, deadlines and deliverables, and timeline
Environmental Review	Preparation of Environmental Assessments and Environmental Impact Statements
Land Use Entitlements	Preparation and processing of various Federal, State, and County land use applications and approvals
Construction Permit Processing	Facilitation of construction permit review
Due Diligence and Scoping Analysis	Review of site opportunities and constraints and regulatory requirements; development of entitlement strategies
Technical and Feasibility Studies	Preparation of land use/policy planning studies, development feasibility studies, economic and fiscal impact studies, cost benefit analysis, etc.
Community Engagement and Communication	Preparation and implementation of community engagement strategies
Government Affairs	Coordination with government agencies and elected officials
Spatial Analysis and Mapping	Geographic Information System (GIS) analysis and mapping

E. OUR CORE VALUES

Gratitude As individuals and as a company, we are grateful to our clients, our partners in government, and our partners in the community. In times of conflict and challenge, gratitude enhances our capacity to achieve harmony.

Selflessness Selflessness means sharing and giving, without expectation of reward. This mindset allows us to work in the context of “company” rather than as “individuals”. A selfless company will more easily coexist with partners in government and community.

Humility Humility cannot exist without selflessness. Humility is a mindset and behavior pattern where recognition of self is set aside in the interest of the company, and where the interest of the company is set aside for the interest of clients and community.

F. POSITIVE OUTCOMES SOUGHT FOR EACH ASSIGNMENT

Whether an assignment involves the preparation of a permit application or a technical study, the monitoring of proposed legislation, or the formulation of a community engagement program, Munekiyo Hiraga seeks outcomes that are designed to advance harmony among all project participants. In this regard, the following outcomes are emphasized in each assignment:

1. Mutually respectful working relationships among the client, governmental agencies, and community stakeholders; and
2. Managed expectations through a communication framework that is clear and characterized by trust.

In addition, Munekiyo Hiraga understands the value of effective communication and places significant value on civil discourse in community engagement activities. It is through establishing open relationships with agency representatives and community stakeholders that Munekiyo Hiraga is able to facilitate successful project processing.

G. QUALITY CONTROL AND QUALITY ASSURANCE PLAN

Munekiyo Hiraga's approach to planning is based on respecting the intuitive insights of our clients, analyzing reliable technical and policy issues, and integrating both to provide the highest quality of service.

Recognizing the importance of quality control and the desire to maintain a high level of professional integrity in documents produced by Munekiyo Hiraga, we firmly believe that quality is essential to a successful planning firm and key to our company principles. To integrate quality into our corporate values, we strive to naturally blend the following practices into every project:

- Accurate information gathering
- Continual communication with the client and project team
- Early consultation with applicable Federal, State, and County agencies, as well as key community stakeholders
- Allowing for sufficient time to prepare required reports while meeting the client's timeline requirements
- Encouraging constructive review and comment and maintaining an open-door policy of in-house commentary

- Management's commitment to quality and professional standards of planning services
- Utilizing the most experienced and skilled personnel available
- Providing sufficient personnel to staff projects
- Continuing education and training of staff
- Maintaining quality of production and office facilities

These practices provide the foundation upon which Munekiyo Hiraga has built its quality control program. The program utilizes various internal controls, reviews, standardized procedures, and checklists.

Illustrative of this process, upon receipt of the Notice to Proceed, the Project Team is selected. Generally, the project team will consist of a Principal in Charge (PIC), a Manager, Senior Associate, or Associate, and an administrative support staff person. Prior to the start of production of the report/application document, the Project Team meets to review the project scope and background. Production tasks are assigned to members of the Project Team and a preliminary production timeline is established for the report/application. At each stage of production, the Project Team reviews the report/application and may seek input from other staff members who are not assigned to the project, but who have familiarity with the project area, project scope, and/or key issues related to the project for government agencies and/or community stakeholders. Additionally, Quality Control (QC) editors are assigned to the Project Team. The QC editors are experienced team members who are not directly associated with the project. Documentation preparation and reviews, therefore, involve strict standards to ensure accuracy and quality.

Munekiyo Hiraga believes that its disciplined quality control process is essential to the production of quality documents for our clients. We continually review our quality control review process to ensure that the highest professional standards are met.

H. PRINCIPALS

1. Karlynn Fukuda, President

Ms. Fukuda has 31 years of planning, outreach, public relations, and government affairs experience. Ms. Fukuda has been involved in the preparation and processing of Chapter 343, Hawai'i Revised Statutes, Environmental Assessments, and the processing of land entitlements and other governmental permits for landowners. She has managed the creation and execution of reports and brochures for County and State agencies, as well as private landowners. She

has also been involved in community relations efforts for landowners, including facilitating meetings for community-based master planning and general project reviews.

Prior to joining Munekiyo Hiraga, Ms. Fukuda served as the public information officer for the County of Maui, where she coordinated with all County departments and agencies for the preparation of press releases, media interviews, and the planning and implementation of special projects. Ms. Fukuda holds a Bachelor of Arts degree in Journalism and Mass Communication and a Bachelor of Science degree in Communications from the University of Colorado at Boulder, as well as a Master of Arts degree in Communication from Washington State University.

2. Mark Alexander Roy, AICP, LEED AP BD+C, Vice President

Mr. Roy has 25 years of professional experience, including training/facilitation, and providing planning and project management consulting services to governmental agencies, land trust organizations, as well as non-profit institutions and corporate clients. Mr. Roy has extensive experience in matters related to strategic planning, management of complex permitting initiatives, and preparation of environmental impact statements for major land use actions. Mr. Roy has advised large land trusts, private landowners, and State and County agencies in guiding projects through the regulatory and environmental review process.

Mr. Roy is a member of the American Institute of Certified Planners (AICP) and the American Planning Association (APA), Hawai'i Chapter, and is a Leadership in Energy and Environmental Design (LEED) Accredited Professional through the U.S. Green Building Council. He attended college for both undergraduate and post-graduate studies in the United Kingdom and graduated with a Bachelor of Arts Degree in Environmental Management from the University of Leeds and a Master of Science in Environmental Protection from the University of Salford, Manchester.

3. Tessa Munekiyo Ng, AICP, Vice President

Ms. Ng has 19 years of professional planning experience, providing planning and project management consulting services, as well as economic and fiscal impact analysis and market analysis to various private development companies, non-profit organizations, and government agencies. Ms. Ng has extensive experience in matters related to strategic planning, economic analysis, preparation of regulatory permits, and community outreach for land use permitting actions. Ms. Ng has advised major landowners, government agencies, and non-profit organizations through the environmental review and land use permitting process.

Ms. Ng is a member of the AICP, the APA, Hawai'i Chapter, the Urban Land Institute (ULI), and Lambda Alpha International Honorary Society for the Advancement of Land Economics. She graduated with a Bachelor of Arts in Political Economy from Georgetown University in Washington D.C. and received a Master in City Planning from the University of California at Berkley. Ms. Ng is a 2024 Pacific Century Fellow.

4. Michael T. Munekiyo, AICP, Founder

Mr. Munekiyo has 51 years of professional planning experience, which includes positions with State and County governments, a private consulting firm, and a corporate landowner. Mr. Munekiyo's experience touches upon a solid and broad base of planning programs and projects, ranging from the preparation of issue papers for the Hawai'i Coastal Zone Management Program and Hawai'i State Plan, and processing of regulatory permit applications and environmental impact statements for major infrastructure improvements. He has thorough knowledge of State and County planning processes and has a full understanding of County legislative processes.

Mr. Munekiyo holds a Bachelor of Science Degree in Civil Engineering from Colorado State University and a Master of Urban and Regional Planning Degree from the University of Hawai'i. He is a member of the AICP and the APA, Hawai'i Chapter, and is a Registered Professional Engineer (State of Colorado).

I. POINT OF CONTACT

For additional information regarding the firm's services and capabilities, please contact us.

Maui Office

305 High Street, Suite 104
Wailuku, Hawai'i 96793
Phone: (808) 244-2015

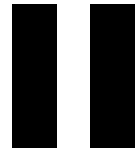
O'ahu Office

225 Queen Street, Suite 200
Honolulu, Hawai'i 96813
Phone: (808) 983-1233

Email: planning@munekiyohiraga.com

Web: www.munekiyohiraga.com

FORM 120



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

QUESTIONNAIRE FOR ARCHITECTS, ENGINEERS AND OTHER PROFESSIONAL SERVICES

QUESTIONNAIRE FOR: (LIST DISCIPLINE) Planning	OTHER QUESTIONNAIRES SUBMITTED: (LIST DISCIPLINES)	DATE June 27, 2025
FIRM NAME MUNEKIYO HIRAGA	ESTABLISHED YEAR STATE 1989 Hawai'i	TYPE OF ORGANIZATION (Underline) INDIVIDUAL PARTNERSHIP CORPORATION JOINT VENTURE OTHER
BUSINESS ADDRESS, TELEPHONE & FAX NO. OF HAWAII OFFICE 305 High Street, Suite 104 Wailuku Hawai'i 96793 Tel. (808) 244-2015	AGE OF FIRM 36 years	FEDERAL ID NO. 99-0288522
PRINCIPALS OF FIRM: (NAMES) Karlynn Fukuda Mark Alexander Roy Tessa Munekiyo Ng		YEARS ESTABLISHED IN HAWAII 36 years
PRESENT BRANCH OFFICE(S): (ADDRESS, TELEPHONE & FAX NO.) 225 Queen Street, Suite 200 Honolulu, Hawai'i 96813 Tel. (808) 983-1233		ASSOCIATE MEMBERS OF FIRM: (NAMES)
		PERSON IN CHARGE: (NAMES) Tessa Munekiyo Ng

NUMBER OF PERSONNEL IN YOUR PRESENT ORGANIZATION

LOCATED AT	PRINCIPALS & KEY PERSONNEL			OTHER PERSONNEL *PLANNERS										TOTAL	
	Architect	Engineer	Others	Architect	Engineers PLANNERS				Draftsmen	Spec. Writer	Estimator	Inspector	Surveyor		Balance
					Mech.	Electric	Civil	Others							
HOME OFFICE			2				2							7	11
BRANCH (Honolulu Office)			1				4								5
BRANCH (Portland, OR)							1								1
TOTAL			3				7							7	17
TECHNICAL PERSONNEL:				NUMBER OF PERSONNEL WITH HAWAII LICENSES				N/A		NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES				N/A	

PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM							
NAME Karlynn Fukuda			RESIDENT OF Hawai'i	NAME Mark Alexander Roy, AICP, LEED, AP BD+C			RESIDENT Hawai'i
TITLE President				TITLE Vice President			
YEARS OF EXPERIENCE 31 years	AS PRINCIPAL IN THIS FIRM 18 years	AS PRINCIPAL IN OTHER FIRMS N/A	OTHER THAN PRINCIPAL 4 years	YEARS OF EXPERIENCE 25 years	AS PRINCIPAL IN THIS FIRM 14 years	AS PRINCIPAL IN OTHER FIRMS N/A	OTHER THAN PRINCIPAL 7 years
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Colorado: Bachelor of Arts, Journalism and Mass Communications, 1992; Bachelor of Science, Communications, 1992 Washington State University: Master of Arts, Communications, 1996				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) The University of Leeds: Bachelor of Arts, Environmental Management, 1998 The University of Salford: Master of Science, Environmental Protection, 2000			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS American Planning Association				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS American Institute of Certified Planners; American Planning Association; LEED-Accredited Professional (LEED AP BD+C)			
REGISTRATION (TYPE, YEAR, STATE) Not Applicable				REGISTRATION (TYPE, YEAR, STATE) Not Applicable			

PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM							
NAME Tessa Munekiyo Ng, AICP			RESIDENT OF Hawai'i	NAME			RESIDENT OF
TITLE Vice President				TITLE			
YEARS OF EXPERIENCE 19 years	AS PRINCIPAL IN THIS FIRM 12 years	AS PRINCIPAL IN OTHER FIRMS N/A	OTHER THAN PRINCIPAL 2 years	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Georgetown University: Bachelor of Arts, Political Economy Major, History Minor, 2006 University of California at Berkeley: Masters of City Planning, Housing and Community Development Concentration, 2008				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS American Institute of Certified Planners; American Planning Association; Urban Land Institute; Lambda Alpha International Honorary Society for the Advancement of Land Economics, Aloha Chapter; Pacific Century Fellow				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS			
REGISTRATION (TYPE, YEAR, STATE) Not Applicable				REGISTRATION (TYPE, YEAR, STATE)			

PERSONAL HISTORY STATEMENT OF TECHNICAL PERSONNEL WITHIN YOUR FIRM							
NAME Gwendolyn Leialoha Cheney Rivera		STATUS (Underline) <u>Full-Time</u> Part-Time		NAME Yukino Uchiyama, AICP		STATUS (Underline) <u>Full-Time</u> Part-Time	
TITLE OR POSITION Manager		YEARS OF EXPERIENCE 30 years		TITLE OR POSITION Manager		YEARS OF EXPERIENCE 11 years	
WITH THIS FIRM 9 years	WITH LAST FIRM (NAME & NO. OF YEARS) Anaergia Services, Kahului (2 years)	WITH OTHER FIRMS 19 years		WITH THIS FIRM 8 years	WITH LAST FIRM (NAME & NO. OF YEARS) UDS, Ltd. (Japan) (2 years)	WITH OTHER FIRMS 1 years	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) The Ohio State University: Bachelor of Science, Chemical Engineering, 1994 University of Hawai'i at Mānoa: Master of Science, Bioengineering, 2004				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Waseda University: Bachelor of Arts, Anthropology, 2013 University College London: Master of Arts, Sustainable Urbanism, 2014			
REGISTRATION (TYPE, YEAR, STATE) Not Applicable				REGISTRATION (TYPE, YEAR, STATE) Not Applicable			
NAME Emily Murai		STATUS (Underline) <u>Full-Time</u> Part-Time		NAME Korwyn Roberts, AICP		STATUS (Underline) <u>Full-Time</u> Part-Time	
TITLE OR POSITION Senior Associate		YEARS OF EXPERIENCE 10 years		TITLE OR POSITION Senior Associate		YEARS OF EXPERIENCE 9 years	
WITH THIS FIRM 4 years	WITH LAST FIRM (NAME & NO. OF YEARS) HI Employment (2.5 years)	WITH OTHER FIRM 3.5 years		WITH THIS FIRM 1 year	WITH LAST FIRM (NAME & NO. OF YEARS) Metropolitan Planning Group (6 years)	WITH OTHER FIRMS 2 years	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Hawai'i at Mānoa: Bachelor of Arts, American Studies, 2015 University of Pennsylvania: Master of Science, Education, 2017				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Wittenberg University: Bachelor of Arts, Sociology, minor in Urban Studies and Environmental Studies, 2015 The Ohio State University: Master of City and Regional Planning, 2018			
REGISTRATION (TYPE, YEAR, STATE) Not Applicable				REGISTRATION (TYPE, YEAR, STATE) Not Applicable			

PERSONAL HISTORY STATEMENT OF TECHNICAL PERSONNEL WITHIN YOUR FIRM							
NAME Eric Pachowicz		STATUS (Underline) <u>Full-Time</u> Part-Time		NAME Adam Strubeck		STATUS (Underline) <u>Full-Time</u> Part-Time	
TITLE OR POSITION Associate		YEARS OF EXPERIENCE 5 years		TITLE OR POSITION Associate		YEARS OF EXPERIENCE 6 years	
WITH THIS FIRM 1.5 years	WITH LAST FIRM (NAME & NO. OF YEARS) California Department of Parks and Recreation (1 year)	WITH OTHER FIRMS 2.5 years		WITH THIS FIRM 1 year	WITH LAST FIRM (NAME & NO. OF YEARS) Townscape (1 year)	WITH OTHER FIRMS 4 year	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) Willamette University: Bachelor of Arts, Civic Communication and Media, 2020 California State University Monterey Bay: Master of Science, Environmental Science, 2023				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Miami: Bachelor of Arts, Economics and Ecosystem Science & Policy, 2018 University of Hawai'i at Mānoa: Master of Urban and Regional Planning (MURP), 2024, Food Systems Planning			
REGISTRATION (TYPE, YEAR, STATE) Not Applicable				REGISTRATION (TYPE, YEAR, STATE) Not Applicable			
NAME Alexa Brinker		STATUS (Underline) <u>Full-Time</u> Part-Time		NAME		STATUS (Underline) Full-Time Part-Time	
TITLE OR POSITION Analyst		YEARS OF EXPERIENCE 2.5 years		TITLE OR POSITION		YEARS OF EXPERIENCE	
WITH THIS FIRM Less than 1 year	WITH LAST FIRM (NAME & NO. OF YEARS) ASM Affiliates (1.5 years)	WITH OTHER FIRMS 1 year		WITH THIS FIRM	WITH LAST FIRM (NAME & NO. OF YEARS)	WITH OTHER FIRMS	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of San Diego: Bachelor of Arts, Environmental Studies, 2022; Bachelor of Arts, Anthropology, 2022				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
REGISTRATION (TYPE, YEAR, STATE) Not Applicable				REGISTRATION (TYPE, YEAR, STATE)			

OUTSIDE ASSOCIATES AND CONSULTANTS USUALLY EMPLOYED

DISCIPLINE	NAME OF FIRM OR INDIVIDUAL	DISCIPLINE	NAME OF FIRM OR INDIVIDUAL
Traffic and Civil Engineer	Austin, Tsutsumi & Associates, Inc.; Wilson Okamoto Corporation		
Civil Engineer	Fukumoto Engineering, Inc.; Otomo Engineering, Inc.; Warren S. Unemori Engineering, Inc.		
Archaeologist and Cultural Specialist	'Āina Archaeology; Cultural Surveys Hawai'i; Honua Consulting; Scientific Consultant Services		
Flora/Fauna Specialist	AECOS, Inc., SWCA Environmental Consultants		

ERRORS AND OMISSIONS INSURANCE

DOES YOUR FIRM HAVE ERRORS & OMISSION (E&O) INSURANCE? (<u>Underline</u>)			AMOUNT OF COVERAGE PER CLAIM	AMOUNT OF DEDUCTIBLE
<u>YES</u>	NO	PROJECT INSURANCE	\$2,000,000.00	\$15,000.00

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	1,000
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS	\$1.75 billion
TOTAL NUMBER OF PRESENT PROJECTS	130
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS	\$275 million

AS AN ASSOCIATE WITH OTHER A/E CONSULTANTS

TOTAL NUMBER OF COMPLETED PROJECTS	350
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM WAS RESPONSIBLE)	\$500 million
TOTAL NUMBER OF PRESENT PROJECTS	100
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM IS RESPONSIBLE)	\$175 million

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.)
Planning (i.e., environmental impact studies and regulatory permitting)	1,200	\$1.75 billion	Not Applicable
Special studies (Community Plans, technical, and feasibility)	150	Not Applicable	Not Applicable

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.
Ongoing	County of Maui, Central Maui Wastewater Reclamation Facility (Chapter 343, Hawai'i Revised Statutes (HRS) Environmental Impact Statement (EIS) and Land Use Entitlement Assistance), Waikapū, Maui, Hawai'i	Mark Alexander Roy	County of Maui Department of Environmental Management 2145 Kaohu Street, Suite 102 Wailuku, Hawai'i 96793 (808) 270-8230 Fax: (808) 270-8234	N/A	N/A	N/A	N/A
Ongoing	DLNR E. Kapolei Strategic Master Plan (Chapter 343, HRS EIS), Kapolei, O'ahu, Hawai'i	Tessa Munekiyo Ng	State of Hawai'i Department of Land and Natural Resources 1151 Punchbowl Street #220 Honolulu, Hawai'i 96813 (808) 587-0400 Fax: (808) 587-0455	N/A	N/A	25%	0%
Ongoing	Hōlualoa Elementary School Master Plan Project (Project management services related to and development of a master plan), Hōlualoa, Hawai'i Island, Hawai'i	Mark Alexander Roy	State of Hawai'i Department of Education Office of the Superintendent P.O. Box 2360 Honolulu, Hawai'i 96804 (808) 784-6200 Fax: Not Available	N/A	N/A	N/A	N/A
Ongoing	Ho'olehua Homestead Improvements (Chapter 343, HRS Environmental Assessment (EA) and Community outreach assistance), Ho'olehua, Moloka'i, Hawai'i	Karlynn Fukuda	State of Hawai'i Department of Hawaiian Home Lands O'ahu District Office P.O. Box 1879 Honolulu, Hawai'i 96805 (808) 620-9250 Fax: (808) 620-9269	N/A	N/A	N/A	N/A
Ongoing	Lāna'i Affordable Housing Project (Section 201H Application Amendment, Motion to Amend State Land Use Commission District Boundary Amendment), Lāna'i City, Lāna'i, Hawai'i	Michael Munekiyo	County of Maui Department of Housing 2065 Main Street, Suite 108 Wailuku, Hawai'i 96793 (808) 270-7351 Fax: (808) 270-6284	\$8 million (Phase 1)	N/A	10%	0%

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.
Ongoing	Makalapua Project District (Chapter 343, HRS EA, Land Use Entitlements), North Kona, Hawai'i Island, Hawai'i	Tessa Munekiyo Ng	Lili'uokalani Trust 1100 Alakea St., #1100 Honolulu, Hawai'i 96813 (808) 203-6150 Fax: (808) 203-6151	\$65 million	N/A	75%	N/A
2025	Proposed Ka Lei Momi Lanakila Affordable Housing Project (Chapter 343 HRS EA Exemption, Governor's Emergency Proclamation Chapter 201H HRS Affordable Housing Approval), Hilo, Hawai'i Island, Hawai'i	Mark Alexander Roy	HCDC Hawaii Development, LLC 330 West Victoria Street Gardena, California 90248 (424) 258-2800 Fax: (424) 258-2801	\$109.6 million	N/A	100%	N/A
2024	Hale Mahaolu Ke Kahua (Chapter 343, HRS EA, Chapter 2.97 Maui County Code Affordable Housing Application, State Land Use District Boundary Amendment Application), Waiehu, Maui, Hawai'i	Mark Alexander Roy	Highridge Costa Development Company 330 West Victoria Street Gardena, California 90248 (424) 258-2800 Fax: (424) 258-2801	\$33.5 million	N/A	N/A	N/A
2024	Proposed Ka Lei Momi Kapa'a Affordable Housing Project (Chapter 343, HRS EA Exemption, Governor's Emergency Proclamation Chapter 201H HRS Affordable Housing Approval), Kapa'a, Kaua'i, Hawai'i	Karlynn Fukuda	HCDC Hawaii Development, LLC 330 West Victoria Street Gardena, California 90248 (424) 258-2800 Fax: (424) 258-2801	\$69.5 million	N/A	100%	N/A
2020	County of Hawai'i (Re)development Feasibility Assessment (Feasibility Analysis), Hawai'i Island, Hawai'i	Tessa Munekiyo Ng	County of Hawai'i Department of Research and Development 25 Aupuni Street, Suite 1301 Hilo, Hawai'i 96720 (808) 961-8366 Fax: (808) 935-1205	N/A	N/A	N/A	N/A

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.
Ongoing	Kuamo'o Road Waterline Improvements (Section 106 National Historic Preservation Act, Section 7 Endangered Species Act consultation, and Compliance Coordination), Kapa'a, Kaua'i, Hawai'i	County of Kaua'i Department of Water 4398 Pua Loke Street Lihue, Hawai'i 96766 (808) 245-5400 Fax: Not Available	TBD	N/A	N/A	Kennedy/Jenks Consultants, Inc.	5%	0%
Ongoing	Liloa Drive Extension Project (Chapter 343, Hawai'i Revised Statutes (HRS) Environmental Assessment (EA), Special Management Area (SMA) Use Permit, National Environmental Policy Act (NEPA) EA, Federal Consultation, Community Outreach), Kihei, Maui, Hawai'i	County of Maui Department of Public Works 200 S. High Street, 4th Floor Wailuku, Hawai'i 96793 (808) 270-7845 Fax: (808) 270-7955	\$80 million	N/A	N/A	Warren S. Unemori Engineering, Inc.	30%	N/A
Ongoing	Pulehunui Community Development District (Community Outreach), Pulehunui, Maui, Hawai'i	Hawaii Community Development Authority 547 Queen Street Honolulu, Hawai'i 96813 (808) 594-0300 Fax: Not Available	\$60 million	N/A	N/A	Hawaiian Dredging and Wilson Okamoto Corporation	0%	0%
Ongoing	Villages of Leiali'i, Phase 1B (Chapter 343, HRS EA, HUD EA, SMA Use Permit), Lahaina, Maui, Hawai'i	State of Hawai'i Department of Hawaiian Home Lands 91-5420 Kapolei Parkway Kapolei, Hawai'i 96707 (808) 620-9500 Fax: (808) 620-9269	\$75 million	N/A	N/A	Austin, Tsutsumi & Associates, Inc.	75%	0%
Ongoing	Waimea Valley Economic Resiliency Project (Chapter 343, HRS EA, SMA Use Permit, Conservation District Use Permit), Haleiwa, O'ahu, Hawai'i	Hi'ipaka, LLC 59-864 Kamehameha Highway Haleiwa, Hawai'i 96712 (808) 638-7766 Fax: Not Available	\$4.3 million	N/A	N/A	RIM Architects, LLC	30%	N/A

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.
2025	Waiawa Hydroelectric Improvements (Chapter 343, HRS EA Exemption), Koke'e, Kaua'i, Hawai'i	State of Hawai'i Agribusiness Development Corporation State Office Tower 235 S. South Beretania St., Room 205 Honolulu, Hawai'i 96813 (808) 586-0186 Fax: (808) 586-0189	TBD	N/A	N/A	Akinaka & Associates, Ltd.	5%	0%
2023	Central Maui Transportation Plan (Community Outreach), Wailuku and Kahului, Maui, Hawai'i	County of Maui Department of Public Works 200 South High Street, 4 th Floor Waikuku, Hawai'i 96793 (808) 270-7845 Fax: (808) 270-7955	N/A	N/A	N/A	Nelson\Nygaard Consulting Associates, Inc.	N/A	N/A
2023	Hilo Medical Center (Chapter 343, HRS EA), Hilo, Hawai'i	Hawai'i Health Systems Corporation 3675 Kilauea Avenue Honolulu, Hawai'i 96816 (808) 733-4020 Fax: (808) 733-4028	\$90 million	N/A	N/A	Bowers + Kubota	100%	0%
2023	Koko Head Tramway Summit Platform (Chapter 343, HRS EA Exemption, land use permits), Hawai'i Kai, O'ahu, Hawai'i	City and County of Honolulu Department of Design and Construction 650 South King Street, 11th Floor Honolulu, Hawai'i 96813 (808) 768-8480 Fax: (808) 768-4567	\$500,000.00	N/A	N/A	SEY Engineers, Inc.	100%	N/A
2023	State of Hawai'i Safety Management Systems Project (Assistance with Safety Management Systems program information review and general coordination), Hawai'i Island, Maui, Kaua'i, Hawai'i	State of Hawai'i Department of Transportation Highways Division 869 Punchbowl Street Honolulu, Hawai'i 96813 (808) 587-2150 Fax: (808) 587-2167	N/A	N/A	N/A	RS&H, Inc.	N/A	N/A

Note: Services performed relate to environmental assessment preparation/processing, regulatory permit processing, and community outreach services.

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.

Our approach to providing consulting services is based on analyzing individual project-specific considerations, using reliable technical information, and respecting the intuitive insights of our clients, to provide the highest quality of service. We strive to:

- Partner with our clients to ensure successful project outcomes and results.
- Consistently meet clients' time schedules through sound management and resource allocation.
- Emphasize project pre-assessment to identify issues and concerns that may arise during the project. We find that early consultation and coordination with the client, agencies, and other project team members ensure that issues are, to the maximum extent possible, addressed upfront.
- Implement diligent and strategic follow-up at each stage of the project. By maintaining ongoing communication with the client and involved parties, a smooth and timely achievement of project objectives can be facilitated.


Project teams are staffed with the required expertise and are composed of, at a minimum, a principal in charge, an associate or senior associate / manager, and an administrative assistant. Workflow, project status, and milestones are monitored by the principal in charge. The management structure and processes established at Munekiyo Hiraga facilitate the monitoring of work flows and ensure timely delivery for clients.

All project deliverables undergo a quality control review process, which involves review by the project team and principal in charge, as well as review by a staff member not assigned to the project for third-party quality control purposes.

All project schedules, documentation, and key milestones are tracked in a cloud-based project management tool, ensuring consistency, accuracy, and timely delivery.

Work at Munekiyo Hiraga is guided by the company's three core values – Gratitude, Selflessness, and Humility. These core values define how we see ourselves as a company and drive the way we do business.

As of this date June 27, 2025 the foregoing is a true statement of facts.

NAME OF FIRM OR INDIVIDUAL SUBMITTING QUESTIONNAIRE	TYPE NAME AND TITLE OF PERSON SIGNING	SIGNATURE
Munekiyo Hiraga	Karlynn Fukuda, President	

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 DAGS.

PRINCIPALS ONLY - ADDITIONAL INFORMATION

NAME SEE RESUMES IN PART III OF THIS DOCUMENT	TITLE AND POSITION	YEARS WITH FIRM
MAJOR RESPONSIBILITIES WITH THIS FIRM		

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.)

FIRM:	DATE FROM: TO:	FIRM:	DATE FROM: TO:
ADDRESS:	ADDRESS:	JOB TITLE:	JOB TITLE:
SUPERVISOR'S NAME AND TITLE:	SUPERVISOR'S NAME AND TITLE:	MAJOR DUTIES:	MAJOR DUTIES:

FIRM:	DATE FROM: TO:	FIRM:	DATE FROM: TO:
ADDRESS:	ADDRESS:	JOB TITLE:	JOB TITLE:
SUPERVISOR'S NAME AND TITLE:	SUPERVISOR'S NAME AND TITLE:	MAJOR DUTIES:	MAJOR DUTIES:

RESUMES





KARLYNN FUKUDA

PRESIDENT

305 High Street, Suite 104, Wailuku, Hawai'i 96793
(808) 244-2015
karlynn@munekiyoHIRAGA.com



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Summary

- **Areas of Professional Experience:** Project management; community planning; environmental impact analysis; regulatory permitting; community outreach
- **Years of Experience:** 31 years
- **Years with Munekiyo Hiraga:** 22 years

Education

- Master of Arts, Communication – Washington State University, 1996
- Bachelor of Science, Communications – University of Colorado, Boulder, 1992
- Bachelor of Arts, Journalism and Mass Communications – University of Colorado, Boulder, 1992

Registrations, Certifications and Membership in Professional Associations

American Planning Association, Hawai'i Chapter

List of Selected Projects

- County of Maui, Department of Public Works (DPW), Lower Honoapi'ilani Road Improvements at Kaopala Bay: Community outreach and coordination for potential alternatives review for improvements to roadway located adjacent to the shoreline in Lahaina, Maui, Hawai'i (County of Maui, DPW, ongoing)
- Ko'ele Project District Amendments: Chapter 343, Hawai'i Revised Statutes (HRS) Environmental Assessment (EA), Project District Phase 1 Amendment, Community Plan Amendment, and Change of Zoning applications for revisions to the existing Ko'ele Project District in Ko'ele, Lāna'i, Hawai'i (Pūlama Lāna'i, ongoing)
- Honokōwai Well: Chapter 343, HRS EA for proposed well and related water system improvements to support the Department of Hawaiian Home Lands (DHHL) properties in West Maui, including a portion of the Villages of Leialii and the Honokōwai Homestead lands in Lahaina, Maui, Hawai'i. Technical assistance to be provided on other permit reviews that may be required for project improvements. (Austin, Tsutsumi & Associates, Inc., 2024)
- Ho'olehua Scattered Lots: Chapter 343, HRS EA for proposed subdivision of DHHL properties located in Ho'olehua, Moloka'i, Hawai'i. The proposed lots would be awarded to DHHL beneficiaries for subsistence agriculture and residential use. (DHHL, ongoing)
- Waiale Road Extension Project: Joint Chapter 343, HRS and National Environmental Policy Act (NEPA) EA, Community Outreach, Section 106 and Section 7 coordination, and regulatory permitting assistance for the proposed expansion of the existing Waiale Road, from East Waiko Road to Honoapi'ilani Highway in Waikapū, Maui, Hawai'i (County of Maui, DPW, ongoing)

Previous Employment

- County of Maui, Office of the Mayor, Public Information Officer
- Kapalua Land Company, Ltd., Public Relations Assistant

Community Activities

- Leader, Maui Girls 4-H Club
- Team Mom, Kahului Giants Baseball
- Team Mom, H.P. Baldwin High School Air Rifle Team



MARK ALEXANDER ROY
AICP, LEED AP BD+C
VICE PRESIDENT

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mark@munekiyohiraga.com



MUNEKIYO HIRAGA
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Summary

- **Areas of Professional Experience:** Project and process management; environmental impact analysis and review; regulatory permitting; scoping/feasibility studies; due diligence research; community/stakeholder outreach and engagement
- **Years of Experience:** 25 years
- **Years with Munekiyo Hiraga:** 21 years

Education

- Master of Science in Environmental Protection – University of Salford, Manchester, England (United Kingdom), 2000
- Bachelor of Arts Honors in Environmental Management –University of Leeds, Leeds, England (United Kingdom), 1998

Registrations, Certifications and Membership in Professional Associations

American Institute of Certified Planners (AICP); American Planning Association, Hawai'i Chapter; LEED Accredited Professional (LEED AP BD+C)

List of Selected Projects

- Makena Mauka: Chapter 343, Hawai'i Revised Statutes (HRS) Environmental Impact Statement (EIS), Special Management Area (SMA) Use permitting and land use amendments for new resort residential community and related improvements in Makena, Maui, Hawai'i (Makena Golf & Beach Club Owners, ongoing)
- Central Maui Wastewater Reclamation Facility (WWRF): Chapter 343, HRS EIS and land use amendments for a new WWRF to serve the Central Maui region in Waikapū, Maui, Hawai'i (County of Maui, Department of Environmental Management, ongoing)
- Hale Mahaolu Ke Kahua Affordable Housing Community: Chapter 343, HRS Environmental Assessment (EA), Maui County Chapter 2.97 Affordable Housing Approval and State District Boundary Amendment for 120-unit affordable rental housing community in Waiehu, Maui, Hawai'i (Highridge Costa Development Company, 2024)
- Lanakila Affordable Housing Community: Chapter 343, HRS EA Exemption Coordination and HRS, 201-H Affordable Housing Approval for new public housing community in Hilo, Maui, Hawai'i (Hawaii Public Housing Authority, 2025)
- Four Seasons Resort Maui Improvement Projects: SMA and Planned Development permitting assistance for various upgrades and improvements, including a new swimming pool at the Four Seasons Resort Maui in Wailea, Maui (3900 WA Associates, LLC, ongoing)
- Kihei Fire Station Site Selection Study: GIS-based site selection study for potential locations for a future fire station in Kihei, Maui, Hawai'i (County of Maui, Department of Fire & Public Safety, ongoing)
- Waianapanapa and Makena State Park Improvements: SMA Use Permit application and community outreach assistance for improvements at Waianapanapa and Makena State Parks, Maui, Hawai'i (State of Hawai'i, Department of Land and Natural Resources, ongoing)
- Lahainaluna Teacher Housing: Chapter 343, HRS environmental review process coordination for development of new teacher housing for the Lahainaluna schools complex, Lahaina, Maui, Hawai'i (State of Hawai'i, Department of Education, ongoing)

Previous Employment

- University of Hawai'i Maui College, Maui Language Institute, English Instructor
- International School of English, Yokohama (Japan), Lead English Teacher/Trainer
- Westgate Corporation, Nihon University (Japan), College English Tutor
- Japan Exchange Teaching (JET) Program, English Teacher
- The British Embassy, Tokyo, Japan, Professional Internship
- GEOS Corporation (Japan), English Teacher



TESSA MUNEKIYO NG, AICP

VICE PRESIDENT

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MUNEKIYO HIRAGA
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Summary

- **Areas of Professional Experience:** Project management; feasibility studies; economic and fiscal impact analysis; agricultural impact analysis; market analysis; environmental impact analysis; regulatory permitting; GIS mapping and analysis; community outreach
- **Years of Experience:** 19 years
- **Years with Munekiyo Hiraga:** 14 years

Education

- Master of City Planning, Housing and Community Development Concentration – University of California, Berkeley, 2008
- Bachelor of Arts Degree with Honors in Political Economy, History Minor – Georgetown University, Washington, DC, 2006

Registrations, Certifications and Membership in Professional Associations

American Institute of Certified Planners (AICP); American Planning Association, Hawai'i Chapter; Urban Land Institute; Lambda Alpha International Land Economics Society for the Advancement of Land Economics, Aloha Chapter

List of Selected Projects

- E. Kapolei Strategic Master Plan: Chapter 343, Hawai'i Revised Statutes (HRS) Environmental Impact Statement for 170 acres of State-owned land planned for mixed use transit-oriented development (TOD), workforce housing, and light industrial uses in Kapolei, O'ahu, Hawai'i (State Department of Land and Natural Resources, ongoing)
- Kaiāulu o Kūku'ia Affordable Housing Project at Villages of Leialī'i: Planning feasibility studies, project management, community outreach, and 201H-38, HRS Affordable Housing Approval for 200 unit multifamily affordable housing development in Kahului, Maui, Hawai'i (Ikaika Ohana, Hawai'i Housing Finance and Development Corporation, 2020)
- Keawalau Affordable Housing Project: 201H-38, HRS Affordable Housing Approval for 537-unit affordable housing and mixed use TOD in Waipahu, O'ahu, Hawai'i (Highridge Costa, 2023)
- Liloa Drive Extension (Namau'u Place to Ka'ono'ulu Street): Community Outreach, Chapter 343, HRS Environmental Assessment, National Environmental Policy Act Compliance, Section 106 Consultation, Special Management Area Use Permit, and other regulatory approvals for roadway extension project in Kīhei, Maui, Hawai'i (Warren S. Unemori Engineering and County of Maui, Department of Public Works, ongoing)

Previous Employment

- Munekiyo Planning Services, Owner/Consultant (contractor to Munekiyo & Hiraga, Inc. and Bay Area Economics)
- Bay Area Economics, Senior Associate and Associate
- East Bay Asian Local Development Corporation, Real Estate Development Intern

Community Activities

- Pacific Century Fellow, Class of 2024
- City and County of Honolulu Design Advisory Committee Member
- American Planning Association, Hawai'i Chapter (Executive Committee 2012-2023)
- President, Lambda Alpha International, Aloha Chapter
- Co-Chair, Urban Land Institute Women's Leadership Initiative
- Volunteer, Urban Land Institute Urban Plan
- President, Georgetown University Club of Hawai'i

**REFERENCES WHO
MAY BE CONTACTED**

IV

IV. REFERENCES WHO MAY BE CONTACTED

1. Gary Furuta
GSF, LLC
1388 Ala Moana Boulevard, Suite 7301
Honolulu, Hawai'i 96814
Phone: (808) 429-7815

2. Mohannad Mohanna, President
Highridge Costa Development
330 West Victoria Street
Gardena, California 90248
Email: moe.mohanna@hcosta.com

3. Ian Hirokawa
State of Hawai'i
Department of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 221
Honolulu, Hawai'i 96813
Phone: (808) 587-0400

4. Stan Fujimoto
Hawaii Housing Finance and Development Corporation
677 Queen Street #300
Honolulu, Hawai'i 96813
Phone: (808) 587-0641

5. Tom Fischer
Ikaika Ohana
2610 Pacific Heights Road
Honolulu, Hawai'i 96813
Phone: (614) 205-0002

**MUNEKIYO HIRAGA
BROCHURE**





MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

ABOUT OUR COMPANY

WHO WE ARE

Munekiyo Hiraga (MH) is a full service planning, government affairs, and community engagement consulting firm. We provide services statewide for a diverse client list, which includes governmental agencies, landowners, small businesses, attorneys, architects, engineers, and non-profit organizations. MH is a Minority and Woman-Owned, Small Business Association Certified HUBZone Firm. Through the Historically Underutilized Business Zones (HUBZone) program of the Small Business Association, we have preferential access to federal procurement opportunities.

OUR CORE VALUES

1 Gratitude

As individuals and as a company, we are grateful to our clients, our partners in government, and our partners in the community. In times of conflict, gratitude enhances our capacity to achieve harmony.

2 Selflessness

Selflessness means sharing and giving, without expectation of reward. This mindset allows us to work in the context of “company” rather than as “individuals”. A selfless company will more easily coexist with partners in government and the community.

3 Humility

Humility cannot exist without selflessness. Humility is a mindset and behavior pattern where recognition of self is set aside in the interest of the company, and where the interest of the company is set aside for the interest of clients and the community.

These core values define how we see ourselves as a company and drive the way we do business. Simply put, it’s what’s important to us — not just on every project – but day to day, person to person. We believe that when values matter, good things follow. Our Core Values result in three important professional outcomes that we strive to achieve: **Integrity, Excellence, and Innovation.**

ACHIEVING EXCELLENCE AND QUALITY

MH is dedicated and committed to providing responsive professional and cost-effective services of the highest quality to all clients by:

- Meeting clients’ project time schedules through sound management and resource allocation practices.
- Emphasizing project pre-assessment to anticipate issues and concerns which may arise during the course of an assignment.
- Implementing a philosophy that emphasizes diligent and strategically-coordinated follow-ups with clients, agencies, and community stakeholders.

COMPANY PROFILE

Services Offered	<ul style="list-style-type: none"> • Environmental reviews • Land use planning and permitting • Construction permitting • Technical and feasibility studies • Strategic advising and consulting • Community engagement and government affairs 	
	1989	18+
	Year Established	Employees
	2,000+	
	Lifetime Projects	Certified

CONTACT US

Maui Office	O’ahu Office
305 High Street, Suite 104 Wailuku, HI 96793 T: (808) 244-2015	225 Queen Street, Suite 200 Honolulu, HI 96813 T: (808) 983-1233

EMAIL
WEBSITE

planning@munekiyohiraga.com
www.munekiyohiraga.com

PROFESSIONAL SERVICES OFFERED

SERVICE

Environmental Review – Prepare environmental assessments and environmental impact statements under Chapter 343, Hawai'i Revised Statutes and the National Environmental Policy Act (NEPA).

Land Use Planning and Permitting – Assist clients with various Federal, State, and County permit processes to ensure project compliance with regulatory compliance. Examples of land use permitting include U.S. Department of Army Permits, State Section 401 Water Quality Certification Permits, Coastal Zone Management Consistency approvals, State District Boundary Amendments and Special Use Permits, State Conservation District Use Permits, County Community Plan Amendments, Change in Zoning, Conditional Permits, Planned Development and Project District Approvals, Special Use Permits, and Agricultural Assessments, Special Management Area Permits, and County Variances relating to Building Code, Subdivision Ordinance and Zoning Code.

Construction Permitting – Facilitate the building permit process to ensure that permits can be obtained in a timely manner.

NOTABLE PROJECTS AND MUNEKIYO HIRAGA'S ROLE

- **DLNR Industrial and Business Park, Pulehunui, Maui (State of Hawai'i, Department of Land and Natural Resources):** Prepared and processed a Chapter 343, HRS Environmental Impact Statement (EIS). Prepared an economic and fiscal impact report. Led community outreach efforts for a 280-acre industrial and business park on State-owned lands in Central Maui.
- **Makalapua Project District, Kailua-Kona, Hawai'i (Liliu'okalani Trust):** Prepared a Chapter 343, HRS Environmental Assessment (EA) for a proposed 65-acre mixed use, master planned community.
- **Solar Photovoltaic and Battery Storage installation at University of Hawai'i Campuses, O'ahu and Maui (University of Hawai'i Community Colleges):** Supported the installation of new solar PV and storage systems at campuses on Maui and O'ahu to achieve the University of Hawai'i system-wide goal of achieving net-zero status by January 2035. Processed various land use and environmental permits, including a Special Management Area (SMA) Use Permit for the University of Hawai'i Maui College from the Maui Planning Commission, a SMA Use Permit for the Kapi'olani Community College from the Honolulu City Council, and Plan Review Use Permit Amendments for Leeward Community College and Windward Community College.
- **Lāhainā Ferry Pier, Lāhainā, Maui (State of Hawai'i, Department of Land and Natural Resources):** Prepared and processed a Chapter 343, HRS EIS for a new ferry pier at the Lāhainā Small Boat Harbor to address increased demand for interisland ferry services, relieve congestion in the harbor, and improve efficiency of harbor operations. Assisted with various land use and regulatory permitting, including Section 106 National Historic Preservation Act and Section 7 Endangered Species Act consultation, Section 404 Department of Army Permitting, Section 401 Water Quality Certification, County Shoreline Setback Variance, and County Historic District Application.
- **Four Seasons Mānele Resort Rooms Renovation, Mānele, Lāna'i (Pūlama Lāna'i) –** Assisted with the SMA and Project District permitting and led coordination efforts on various building permits required for a major renovation to the Four Seasons Mānele Resort.
- **The Ritz-Carlton, Kapalua, Maui (BRE Hotels and Resorts) –** Assisted in SMA permitting and building permit application preparation and processing for a variety of renovation and revitalization projects at the Ritz-Carlton Kapalua.

PROFESSIONAL SERVICES OFFERED

SERVICE

Technical and Feasibility Studies – Conduct Geographic Information System (GIS) analysis, due diligence studies, fiscal and economic impact studies, agricultural impact analysis, market analysis, and other technical analysis to meet specific client needs and support project development decision-making.

Strategic Advising and Other Consulting Services – Provide a wide range of strategic advisory services, from development advisory services to assist clients in formulating a development program based on various regulatory considerations to defining and implementing a site selection methodology for potential new projects.

Community Engagement and Governmental Affairs – Facilitate open discussions to bring about positive outcomes, utilizing our long-standing familiarity with community engagement principles and local issues and stakeholders.

NOTABLE PROJECTS AND MUNEKIYO HIRAGA'S ROLE

- **County of Hawai'i (Re)development Feasibility Assessment (County of Hawai'i Department of Research and Development):** Prepared a (Re)development Feasibility Assessment to support and expand the County of Hawai'i's community and economic development initiatives. Work involved Geographic Information System (GIS) analysis, stakeholder outreach, and policy review.
- **Economic and Fiscal Impact Analysis for East Maui Water Lease (Alexander & Baldwin Inc. and East Maui Irrigation Company):** Prepared an Economic and Fiscal Impact Analysis that was included in the EIS for a new 30-year water lease from the Board of Land and Natural Resources to supply water through the East Maui Irrigation Aqueduct System to domestic and agricultural water users.
- **E. Kapolei Strategic Master Plan:** Chapter 343, Hawai'i Revised Statutes (HRS) Environmental Impact Statement (EIS) for 170 acres of State-owned land planned for mixed use TOD development, workforce housing, and light industrial uses in Kapolei, Oahu, Hawai'i.
- **Ha'ikū Fire Station Feasibility Study, Ha'ikū, Maui (County of Maui, Department of Fire & Public Safety):** Prepared a feasibility study of a proposed new fire station in the rural community of Ha'ikū to extend fire services to communities east of Pā'ia. Conducted high-level assessment of other potential sites beyond the Ha'ikū area, including community outreach.
- **Maui MPO Long-Range Transportation Plan (County of Maui, Maui Metropolitan Planning Organization):** Provided consulting services and implemented a robust community engagement strategy to obtain public input throughout the update of the Regional Federal-Aid Highways 2035 Transportation Plan for Maui MPO.
- **Hāna Highway Bridge Rehabilitation Project, Hāna, Maui (Federal Highway Administration):** Supported the project consultant team in implementing the public engagement program for the Hāna Highway Bridge Rehabilitation Project, which sought to rehabilitate and/or reconstruct existing bridges to meet current design standards while maintaining the historic and rural character of the bridges. Scope of work included facilitation of public informational meetings.



MUNEKIYO HIRAGA

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OUR TEAM



PRINCIPALS



Karlynn Fukuda, *President*. Ms. Fukuda has over 30 years of public relations, governmental services, and planning experience. Ms. Fukuda has been involved in the preparation and processing of environmental review documents, land use entitlements, reports, and other governmental permits for landowners. She has also been involved in community relations efforts for landowners, including facilitating meetings for community-based master planning and general project reviews.



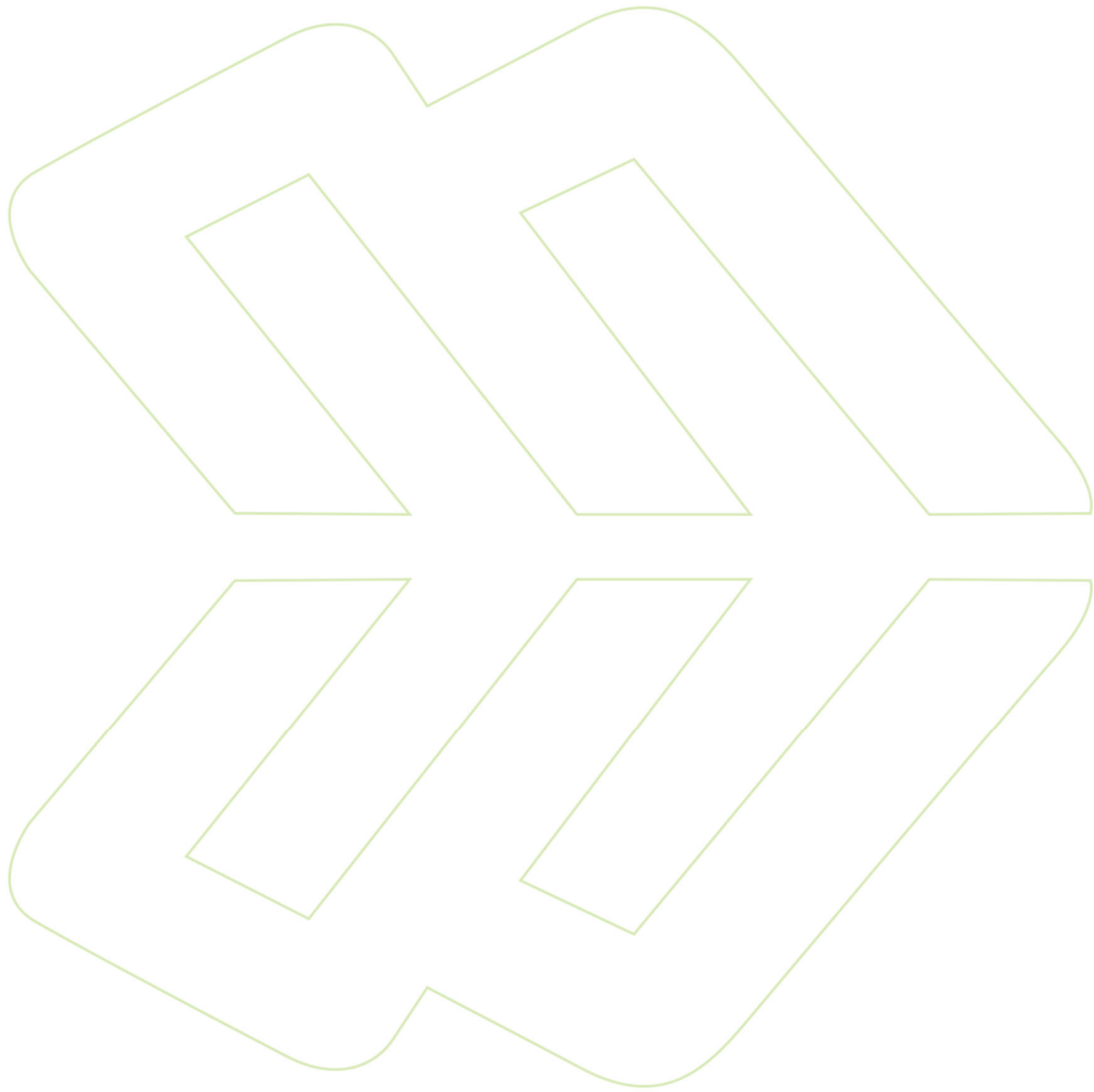
Tessa Munekiyo Ng, *AICP, Vice President*. Ms. Ng has over 18 years of professional planning experience, providing planning and project management consulting services as well as fiscal and economic impact analysis and market analysis to various private development companies, non-profit organizations, and government agencies. Ms. Ng has extensive experience in matters related to strategic planning, fiscal and economic analysis, environmental review and land use permitting processes, and community outreach.



Mark Alexander Roy, *AICP, LEED AP BD+C, Vice President*. Mr. Roy has over 24 years of professional planning experience, providing planning and project management consulting services to governmental agencies, land trust organizations, and landowners. Mr. Roy has extensive experience in matters related to strategic planning, management of complex permitting initiatives, preparation of environmental review documents, and the regulatory and environmental review process.



Michael T. Munekiyo, *AICP, Founder*. Mr. Munekiyo has over 49 years of professional planning experience, which includes positions with State and County governments, a private consulting firm and a corporate landowner. Mr. Munekiyo's experience touches upon a solid and broad base of planning programs and projects. He has thorough knowledge of State and County planning processes and has a full understanding of County legislative processes.



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