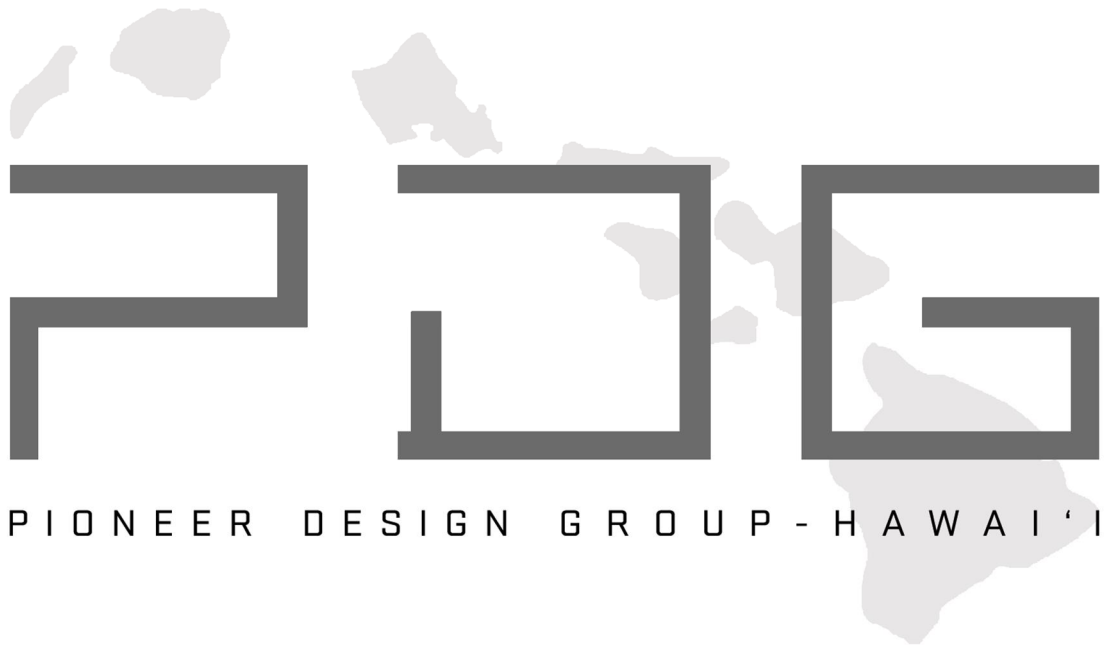




COUNTY OF HAWAII FY-2025-2026

STATEMENT OF QUALIFICATIONS

JUNE 25, 2025

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



CIVIL ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

808.400.5959 www.pd-grp.com
711 Kapiolani Blvd., Suite 1450
Honolulu, HI 96813

June 25, 2025

Ms. Kehaulani M. Costa, 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-2025-2026.

Aloha Ms. Costa,

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 2025-2026 for the following disciplines:

OH.6) General Engineering (Project Manager)

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.

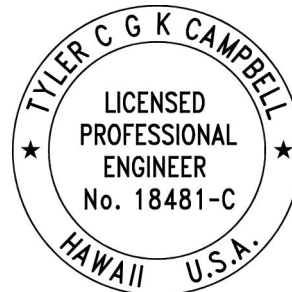
We thank you for your consideration and look forward to starting a successful working relationship with the County of Hawai'i.

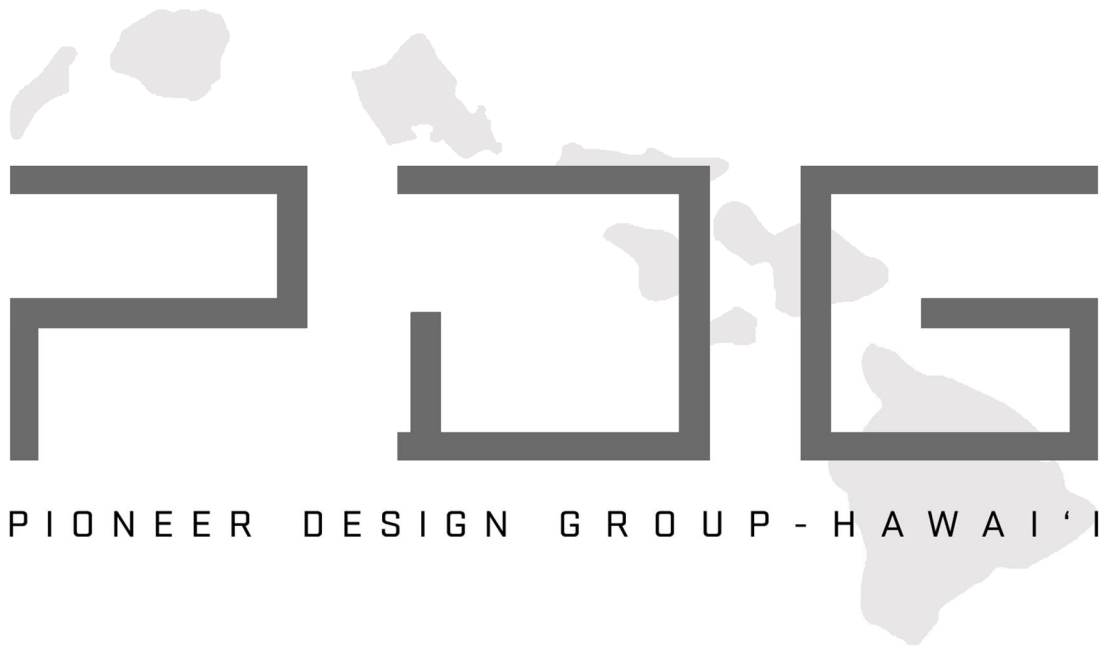
If you have any questions or require additional information, please feel free to contact us at 808-400-5959 or tccampbell@pdg-hawaii.com.

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 06/25/2025
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 2 years	FEDERAL ID NO. 92-2067065
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	
HOME OFFICE		2	1				1		1						5
BRANCH IN															
TOTAL		2	1				1		1						5
TECHNICAL PERSONNEL:				NUMBER OF PERSONNEL WITH HAWAII LICENSES					NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES						
				3 PE with 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 10.5 years	AS PRINCIPAL IN THIS FIRM 2 years	AS PRINCIPAL IN OTHER FIRMS NA	OTHER THAN PRINCIPAL 8.5 years	YEARS OF EXPERIENCE 28 years	AS PRINCIPAL IN THIS FIRM 2 years	AS PRINCIPAL IN OTHER FIRMS 21 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 31 years	AS PRINCIPAL IN THIS FIRM 2 years	AS PRINCIPAL IN OTHER FIRMS 21 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		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 7.5 years	TITLE OR POSITION		YEARS OF EXPERIENCE
WITH THIS FIRM 1 year	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
Land use planning & Civil Engineering	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	8
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS	\$2.5 mil
TOTAL NUMBER OF PRESENT PROJECTS	17
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS	\$575 mil

AS AN ASSOCIATE WITH OTHER A/E CONSULTANTS

TOTAL NUMBER OF COMPLETED PROJECTS	0
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM WAS RESPONSIBLE)	\$0
TOTAL NUMBER OF PRESENT PROJECTS	2
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM IS RESPONSIBLE)	\$2.5 mil

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 (13 active)	+/- 63 mil	NA
Commercial/Agricultural - Civil site work	2 (2 active)	+/- 1.5 mil	NA
Planning - Civil site work	2 (2 active)	+/- 515 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	Aiana Lani Pacific / Howie Kihune Jr. 360 Papa Place Kahului, HI 96732 808-357-0514	\$6.3 mil.	1 year	90%	25%
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 96-615 Kupuophi St., #205 Waipahu, HI 96797 808-688-9878	\$2 mil.	6 months	100%	90%
2024	Fairways 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%
2024	Poamoho Camp USDA PER Wahiawa, Oahu	T.C. Campbell, PE	Nakamoto Realty 96-615 Kupuophi St., #205 Waipahu, HI 96797 808-688-9878	\$15 mil.	8 months	30%	0%

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.
2024	Ho'onani Village Mixed Use Development – EIS Kahului, Maui County	T.C. Campbell, PE	Ho'onani Development, LLC 21 Hansen Road Kahului, Hawaii 96732 808-873-3883	\$500 mil.	2 years	25%	0%
2024	Ka'ala Ranch. IWS	Emily Luke, PE	Mike Pietsch Ka'ala Ranch 2, LLC Honolulu, HI 96805	\$50k	1 month	100%	100%
2025	Haliimaile Res. Subdivision – Reservoir Decommissioning Haliimaile, Maui County	T.C. Campbell, PE	Aina Lani Pacific / Howie Kihune Jr. 360 Papa Place Kahului, HI 96732 808-357-0514	\$5 mil.	6 months	40%	0%
2025	Pilina at Makena Makena, Maui	T.C. Campbell, PE	Makena Golf & Beach Club 5415 Makena Alanui Road Wailea-Makena, HI 96753 808-344-0743	\$50 mil.	24 months	15%	0%

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.
2022	Maui Art Ranch – Utility Buildings Kula, Maui County	Art Ranch, LLC 225 Georgina Ave. Santa Monica, CA 90402 415-981-7878	\$5 mil.	\$1 mil.	8 months	Quezada Architects 639 Front St., 1 st Floor San Francisco, CA 94111 415-331-5133	80%	25%
2022	Maui Art Ranch Utility – Water Tank Site Improvements Kula, Maui County	Art Ranch, LLC 225 Georgina Ave. Santa Monica, CA 90402 415-981-7878	\$1 mil.	\$200k	6 months	Quezada Architects 639 Front St., 1 st Floor San Francisco, CA 94111 415-331-5133	50%	0%
2025	Western Shade Subdivision Portland, Oregon	Curtis Rystadt Origami CT. Portland, OR 97229	\$4 mil.	\$1.5 mil.	6 months	Pioneer Design Group, Inc. Washington SQ RD., Suite 170 Portland, OR 97223 503-643-8286	60%	0%
2025	Kilauea Namahana Kilauea, Kauai	County of Kauai, County Housing Agency 4444 Rice Street Lihue, HI 96766	\$200 mil.	\$50 mil.	24 months	Bow Engineering & Development, Inc. 1953 South Beretania Street, PH-A Honolulu, HI 96826 808-941-8853	20%	0%

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 06/25/25 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 DAGS.



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

NAME Tyler Christian Campbell, PE	TITLE AND POSITION President / Principal Civil Engineer	YEARS WITH FIRM 2 years
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.)

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

PRINCIPALS ONLY - ADDITIONAL INFORMATION

NAME Brent Fitch	TITLE AND POSITION Member / Principal Civil Engineer	YEARS WITH FIRM 2 years
MAJOR RESPONSIBILITIES WITH THIS FIRM 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.)

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

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:			

PRINCIPALS ONLY - ADDITIONAL INFORMATION

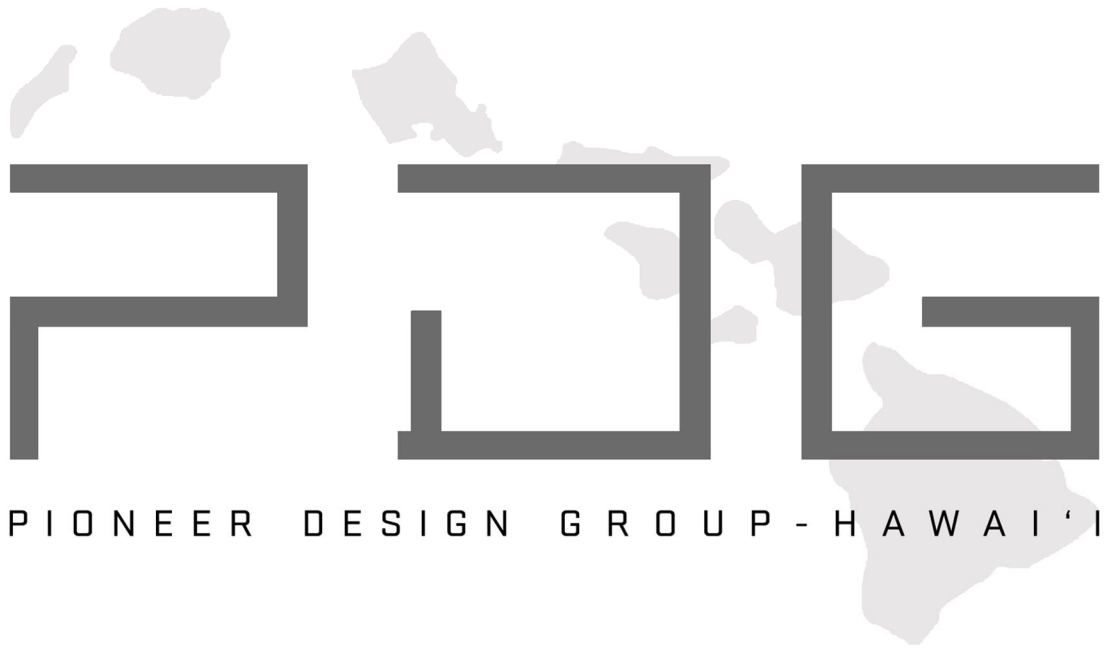
NAME Matthew L. Sprague	TITLE AND POSITION Principal Planner	YEARS WITH FIRM 2 years
MAJOR RESPONSIBILITIES WITH THIS FIRM Planning expertise, concept plans, application preparation, advise clientele, project coordination		

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.)

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

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



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:

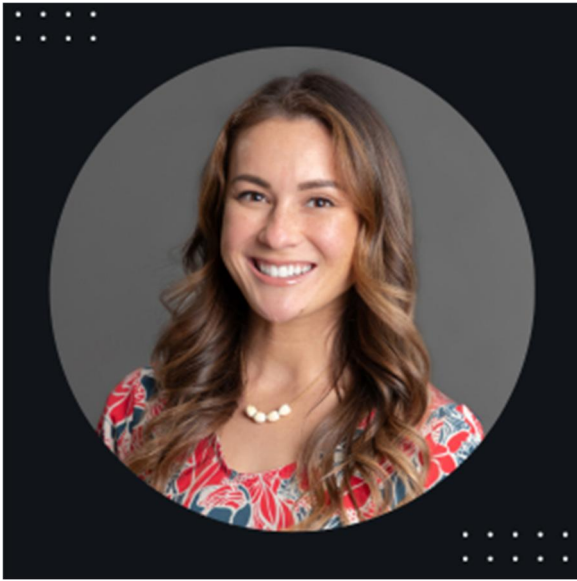
- Principal at Pioneer Design Group, Inc.

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
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- 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 N 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



A handwritten signature in black ink, likely of the Chairperson, is written over the seal.

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

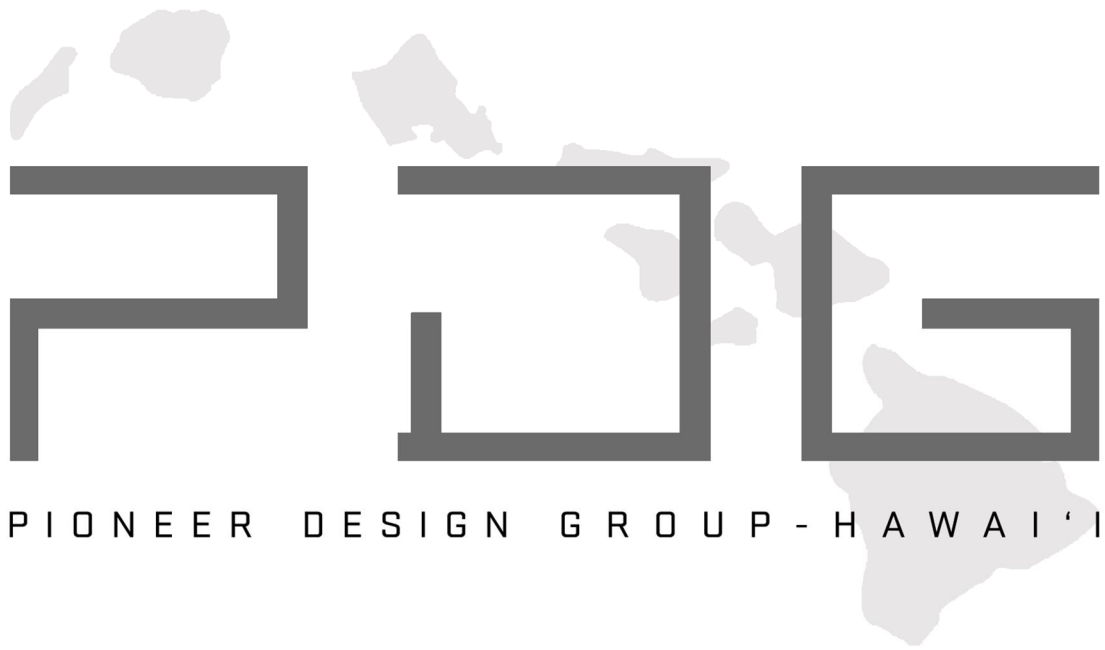


A handwritten signature in black ink, appearing to read "Judy Irimia", is written over the signature line.

Chairperson

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS





TAB 4:

COMPANY REFERENCES



CIVIL ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

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

CLIENT REFERENCES

To: County of Hawai‘i

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

RE: RFQ-FY-2025-2026

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

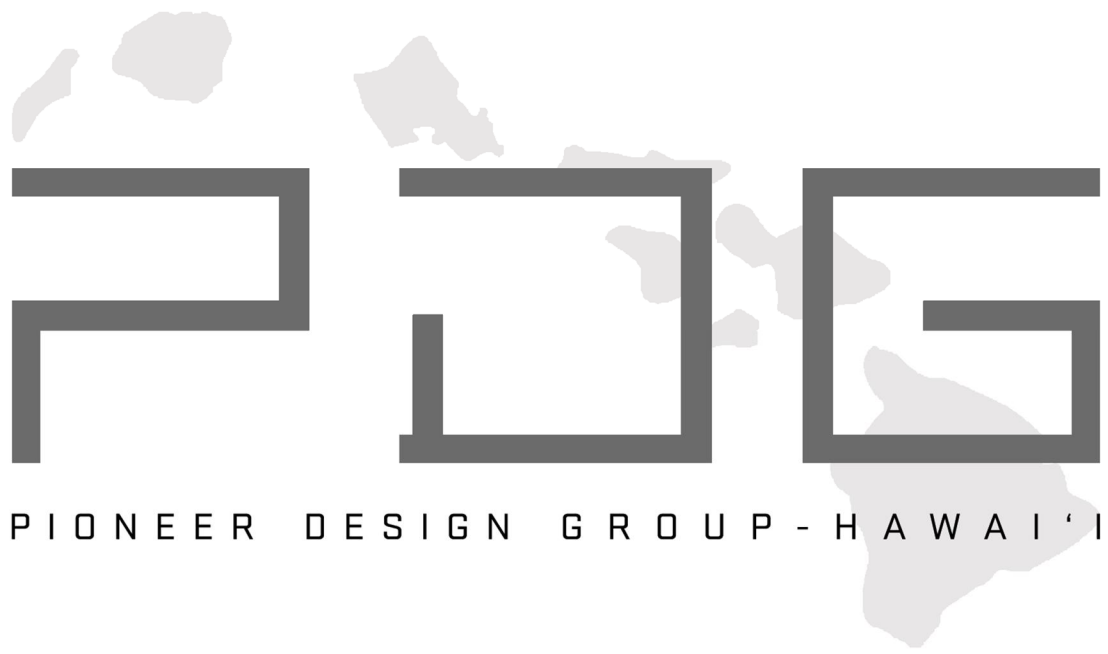
Howard Kihune Jr. – Aina Lani Pacific – howie@ainalanipacific.com / 808-357-0514

Greg Sado – Alpha Inc. – greg@alphahawaii.com / 808-873-3883

Sandy Duvauchelle – Lehua Builders, Inc. – sandy@lehuabuilders.com / 808-870-9860

Kevin Keller – CDG Maui – kevin@cdgmaui.com / 808-368-4089

Jet Qi – Jinshi Hawaii Development LTD. – 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.



Ho'onani Village

Mixed-Use Development

Kahului, Maui, HI

Brief Project Description:

Ho'onani Village is located in Kahului on the island of Maui and includes over 166 acres in size and 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 community. The various improvements to the site include multifamily low-rise residential units, commercial office campus, commercial retail and restaurant space, light industrial park, and central commons. The project also created an area for a potential future school. Pioneer Design Group – Hawai'i serves as the 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 control, drainage analysis and conveyance design, sanitary sewer, water system, horizontal and vertical street design, and traffic etc. The project includes a private well as a water source for both domestic uses and fire protection. The preliminary phasing plan is broken down into 6 phases with additional phases to be added in the near future.



Poamoho Camp

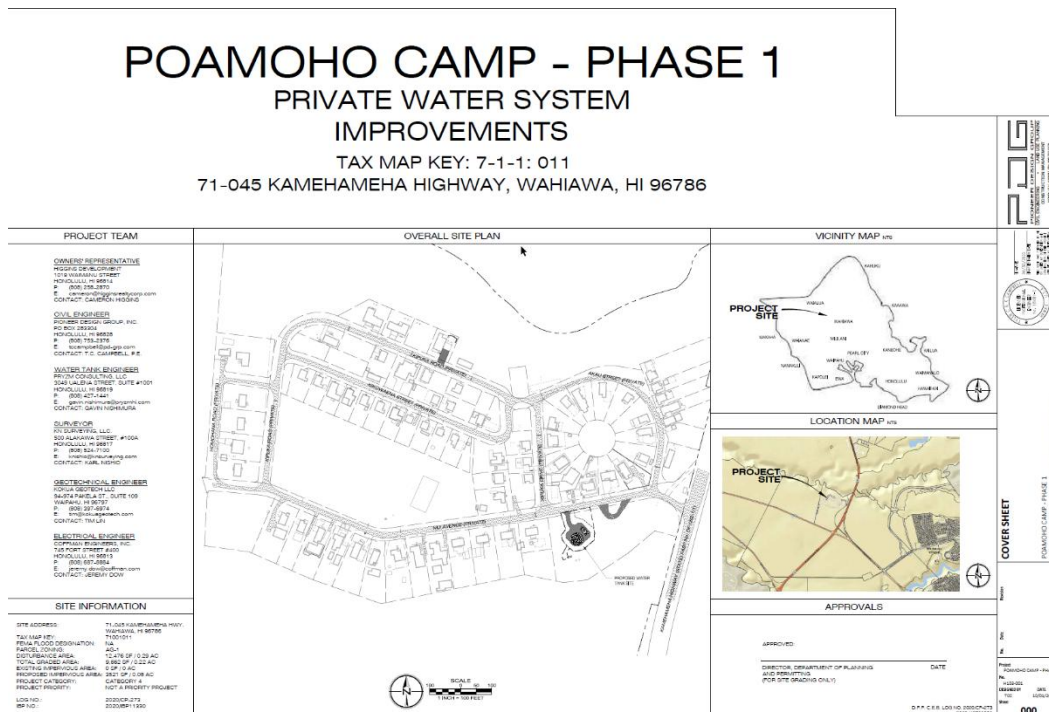
Private Water System Improvements & Waterline Extension

Wahiawa, Oahu, Hawaii

Brief Project Description:

The Poamoho Camp is an existing plantation subdivision along Kamehameha Highway with an existing water system that was installed in the mid-1900s. The project included the design and construction of a private water main system for the subdivision along with a water tank and pump house. The system services included over 4,800 LF of water line and 65 water services. The plans were reviewed and approved by the various departments within the City and County of Honolulu, BWS and DOH. PDG-HI served as the prime consultant and project civil engineer providing civil design and managing the sub-consultants on delivering their designs.

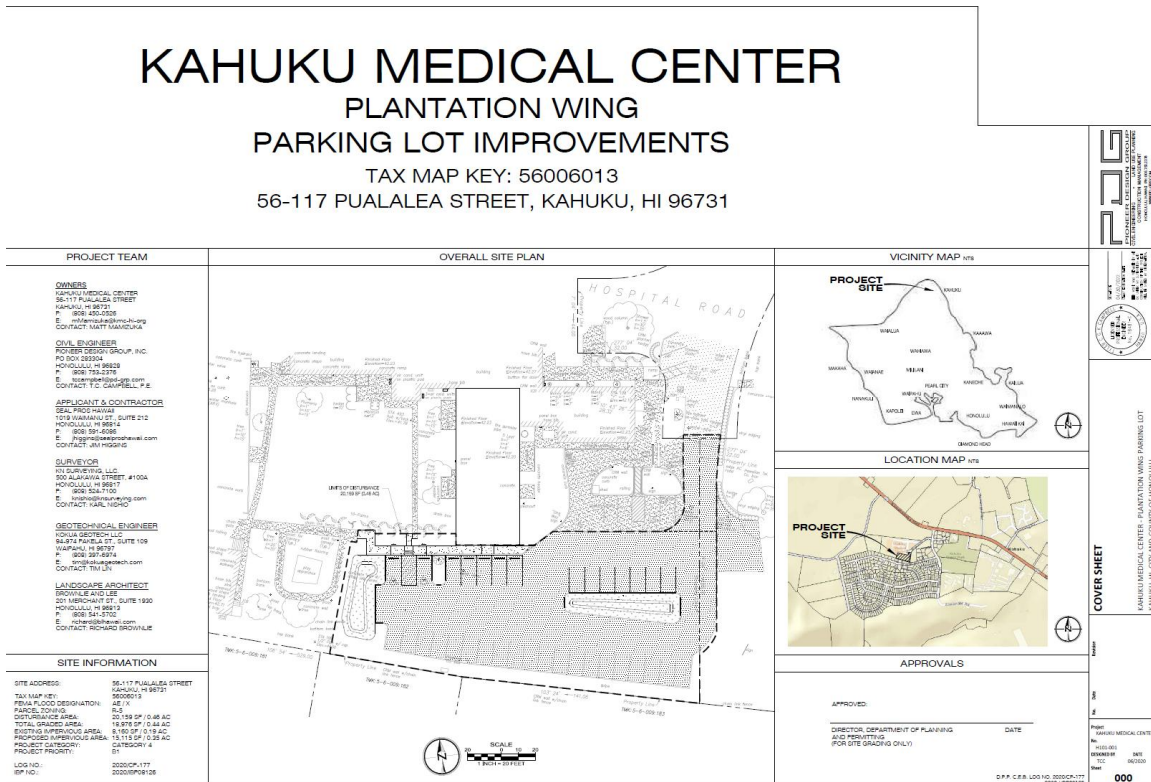
The Poamoho water line extension project proposes to replace the existing 4" line that was installed to serve the Poamoho Camp subdivision. The PDG-HI team completed the Preliminary Engineering Report for the review with the United States Department of Agriculture Rural Division, and the preliminary engineering design for the system. The project proposes to install over 17,000 LF of waterline that will stretch from Whitmore Ave. all the way up Kamehameha Hwy to O.R.I. The waterline is being designed to BWS standards, and the intent is for it to be turned over to BWS in the future. PDG-HI serves the project as the lead consultant and project civil engineer.



Kahuku Medical Center Parking Lot Improvements Kahuku, Oahu, Hawaii

Brief Project Description:

The Kahuku Medical Center expanded their parking lot that served their plantation wing in 2020. The project included the design of a parking lot area for 35 standard parking stalls, 3 ADA accessible parking stalls and the associated drive aisles. The project included the regrading and detailed grading of the parking lot along with the stormwater analysis to meet the regulations of the City and County of Honolulu. The parking lot and pedestrian accesses were designed to meet the regulations of the Americans with Disabilities Act. The stormwater management design included two rain garden infiltration basins that worked together to manage runoff in the parking lot. The upstream rain garden had an overflow weir that would direct runoff downstream to the next rain garden should it reach capacity. The rain gardens added a functional amenity to the parking lot that filtered the runoff and added an aesthetic element as well. The project was reviewed and approved for grading and building permits with the City & County of Honolulu. The project was designed and managed by the principal engineers of PDG-HI, who served as the lead consultant and project civil engineer.



Fox Hollow

461-Unit Planned Development Beaverton, Oregon

Brief Project Description:

The project is a 461-Unit Planned Unit Development located at 18200 & 18218 SW Horse Tale Drive, Beaverton OR, 97007. The subject site is approximately 62.92 acres. Fox Hollow included a variety of housing products including multi-family apartments, 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 created an area for a future public school. 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.



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.



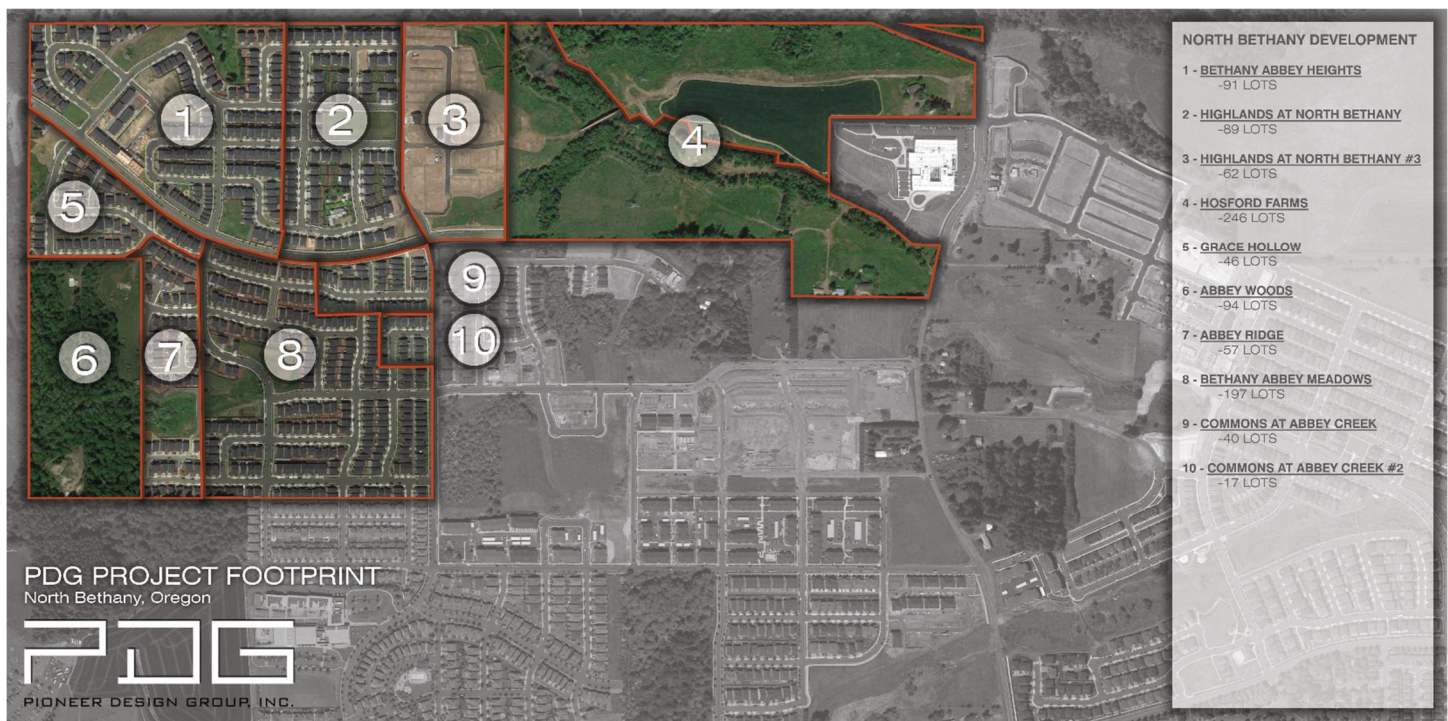
North Bethany Development Area

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





PIONEER DESIGN GROUP - HAWAII