Questions and Responses

Request for Qualifications/Proposals
To Enter Into a
Real Estate Development Agreement
for
Hawai`i Community College
Hilo Komohana Campus
and
West Hawai`i Kona Campus Center

Request For Proposals Informational Meeting
August 5, 2005

The following questions and responses were covered during the August 5, 2005, Mandatory Pre-Proposal Meeting with the three (3) short-listed Respondent/Developer Teams in attendance.

1. **Question:** Is the existing Hawaii Community College operation situated on ceded land?

   **Response:** Yes. At this time, the University of Hawai`i can make no commitments or representations to the short-listed Respondent/Developer teams, or any third-party, regarding the ceded land obligations. The University and the selected Respondent/Developer will have to discuss and negotiate how these obligations, if any, are to be satisfied and who should bear the risks. The short-listed Respondent/Developer teams may want to include in their proposal a "sensitivity" analysis showing the fiscal and development impact on their proposal if the legislature or the court imposed financial payment obligations, in order to provide sufficient contingency for any such potential obligations.

2. **Question:** Is there assurance that the selected development plan concept and strategy be followed through in the event there is a change of leadership for the Hawaii Community College?

   **Response:** It is highly likely that a new HawCC Administration will continue and complete the work begun by Chancellor Freitas, who has several years left on his current contract.

3. **Question:** What should a Respondent/Developer team consider in planning for the new West Hawaii Campus Center?

   **Response:** The Respondent/Developer should be creative and flexible in presenting a development concept and plan to HawCC. The proposed Hiluhilu
development is adjacent and lies to the site’s North side. The Respondent/Developer teams are advised to review the University of Hawaii Center: West Hawaii Amended and Restated Memorandum of Understanding, dated April 16, 2004, the substantive courses of action, major issues and preliminary agreements outlined therein should be considered in the planning and development of the HawCC West Hawaii site. There will be a need for land entitlements, including a state Land Use Commission Boundary Amendment, one condition of its approval may be new roads and possibly undetermined infrastructure requirements.

4. Question: What is the current size of the West Hawaii campus and its location?

Response: The HawCC West Hawaii Center is currently located in a retail complex at Kealakekua, Hawaii where 12,000 square feet of space is under lease. There is a possibility of an interim expansion to 20,000 square feet. The programs currently emphasize culinary arts and other areas of educational and vocational training relevant to the employment marketplace and cultural characteristics of the Big Island. Programs are also delivered through distance learning services.

5. Question: Will HawCC take care of land use entitlements?

Response: The selected Respondent/Developer will be responsible for all necessary land use entitlements (including all discretionary and ministerial permits) to support its proposed development concept and plan. HawCC will assist wherever possible in this process, however, necessary land entitlements and permits are the responsibility of the selected Respondent/Developer.