Question 1. Does the site have access to adequate utility services including sewer, water, electricity, etc.?
Response: Electricity, water and sewer connections are available in Nowelo Street. The County approved University Park Engineering Report prepared by Engineering Concepts will be provided to developers in Step Two.

Question 2. Does the development require an Environmental Impact Statement (EIS)?
Response: An Environmental Assessment (EA)/EIS is required for this project.

Question 3. As this is a State project, what kind of Hawaii County zoning and building requirements will apply?
Response: Re-zoning is not required. County building permits are required.

Question 4. Does UHH anticipate the current room rates indicated in Section 1.3.2 will be maintained for the new development?
Response: It is likely that the rents will be higher for the new housing. Rents will be determined based on the market analysis, which will be provided to the shortlist of firms.

Question 5. Perhaps, after completion of Part A, additional information will be made available but our group is somewhat confused as to the ownership status. In Section 2.2.1, the successful development team is to assist the University in obtaining financing that minimizes the impact on the credit of the University or State of Hawaii. In Section 5, the RFQ/P mentions a 30 year ground lease, with the land not subordinated. If there is to be a land lease, it would seem there would be no effect on UHH or Hawaii State credit unless there were to be a sublease to the University after completion of the dorms.
Response: When the Request was originally drafted, we wanted to cover all of the ownership bases. However, even a ground lease with an unaffiliated non-profit or a for-profit developer is likely to be considered in evaluating the University’s credit rating. Rating agencies often refer to this potential liability as indirect debt.