

OF THE STATE OF HAWAII 2015 APR 23 P 2: 16

In The Matter Of The Petition Of)	Docket No. DR08-36
)	
KO OLINA DEVELOPMENT, LLC)	KO OLINA DEVELOPMENT, LLC
)	
To Amend The Agricultural Land Use)	
District Boundary into the Urban Land)	
Use District for approximately 642 acres)	
At Honouliuli, Ewa, Oahu, Tax Map)	
Keys: 9-1-14: Portion of Parcel 2; 9-1-15:)	
3, 6, 7, 10, Portion of Parcel 4; 9-2-03: 3,)	
7, Portion of 2)	
_____)	

**KO OLINA DEVELOPMENT, LLC'S BOAT
LAUNCH RAMP TWENTY-FIRST STATUS REPORT**

AND

CERTIFICATE OF SERVICE

OF COUNSEL:
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LLC

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

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**KO OLINA DEVELOPMENT, LLC'S BOAT
LAUNCH RAMP TWENTY-FIRST STATUS REPORT**

KO OLINA DEVELOPMENT, LLC ("KOD") hereby submits this boat launch ramp Status Report to the State Land Use Commission ("Commission") pursuant to the Commission's request for a follow up hearing on the status of the boat ramp matter.

I. INTRODUCTION

The Ko Olina Boat Ramp project is moving forward with a contractor – Healy Tibbitts Builders, Inc. ("Healy-Tibbitts"). KOD has filed and completed all of the required permit applications, which were able to be filed, on or ahead of schedule. At this time KOD has received approval of all required permits for the construction of the Boat Ramp project and site work in the project area has already commenced. KOD, to reiterate prior

status reports, has actively and persistently pursued the boat launch ramp project at all times. KOD is undoubtedly committed to moving forward as quickly as possible.

Background:

On August 28, 2009, the Commission held its meeting at Leiopapa A Kamehameha, Conference Room 405, 235 South Beretania Street, Honolulu, Hawai'i, for a continued status report on Docket No. DR08-36, KOD pursuant to Condition 4 of the Findings of Fact, Conclusions of Law, and Decision and Order filed November 19, 2008, ("Declaratory D&O") in the matter of the petition for a Declaratory Order in the above-referenced docket.

At the conclusion of the August 28, 2009 status report presentation the Commission instructed KOD to proceed on its proposed plans for the boat ramp and trailer parking lot in the marina and orally requested that KOD submit a quarterly written status report on KOD's progress on relocating the boat launch ramp in the marina.

KOD hereby submits its Twenty-First Status Report in regards to the status of the boat launch ramp in the marina pursuant to the D&O as set forth above.

II. BOAT LAUNCH RAMP IN THE MARINA STATUS

As reported earlier, KOD and Healy-Tibbitts were working on the scheduling and completion of the ramp with the intent to complete the Boat Ramp project as soon as possible. While KOD is currently in compliance with the obligations within their control regarding the Boat Ramp project schedule submitted to the Commission on July 13, 2009,

delays in the permitting process, inclement weather, addressing service issues for existing marina operations and other inherent as well as unanticipated construction matters which arose during the course of construction will result in an adjustment of the completion date for the boat launch ramp to July 4, 2015.

Several weather related issues has further delayed the completion of the project which included two near miss hurricanes and above normal rainfall storms which impacted construction for days beyond the events passing, due to non-workable saturated ground conditions.

At this time all permits are in place and construction is well underway. Mass grading of the parking area has been completed to subgrade. Roadway base and pavement will be installed after major in-water work has been completed so as not to damage the final finished grades and pavement. The excavation of the boat launch ramp and revetment work which includes the removal and relocating of existing utilities (water, telephone, cable sewer and electrical) and the removal of 110 feet of existing floating docks, 4 existing concrete piles, and about 40 lineal feet of existing shoreline revetment boulder and rip-rap excavation has been completed. Work has also been completed on the boat launch ramp, concrete bulk heads and docks. As stated in our prior status report all pre drilling and octagonal pre-stressed concrete pile driving operations are 100% complete. The concrete precast work which includes 24 pre-cast

sections for the double launch ramp has also been completed and installed as excavation and grading has been completed at the project site.

Currently utility installation and preparation for pavements, gangway and pedestrian ramps is ongoing. A temporary dock has been provided for Marina users so as not to impede their use of the facilities. Setting of the rip rap shoreline protection in the process of being installed. Construction is anticipated to be completed by July 4, 2015.


As noted above, the Boat Ramp project has been delayed because of adverse weather, excessive turbidity in the water, internal scheduling conflicts and difficulty procuring concrete due to high demand. Healy-Tibbitts has produced a schedule to complete the Boat Ramp project that considers working Saturdays when appropriate, bringing on extra crew, scheduling concrete to avoid delays due to high demand and working closely with our their Subcontractors to help them meet our new anticipated completion date. Healy-Tibbitts will also be evaluating the schedule benefit of incrementally (phasing) paving the parking lot to help in completing the Project early.

III. CONCLUSION

KOD will continue to provide its quarterly report on the status of the boat launch ramp at the end of each quarter.

Dated: Honolulu, Hawai'i April 23, 2015.

OF COUNSEL:
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CERTIFICATE OF SERVICE

The undersigned hereby certifies that a file-marked copy of the foregoing document was duly served upon the parties listed below **VIA HAND DELIVERY** on April 23, 2015:

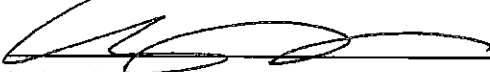
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Dated: Honolulu, Hawai'i April 23, 2015.

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