

NEIL ABERCROMBIE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

GLENN M. OKIMOTO  
DIRECTOR

Deputy Directors  
JADE T. BUTAY  
FORD N. FUCHIGAMI  
RANDY GRUNE  
JADINE URASAKI

IN REPLY REFER TO:

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

Oahu

Issuance of Right-of-Entry Permit to Hawaii Pacific University, Hawaii Lifestyle Retail Properties LLC and Swinerton Builders on State Lands to Install Construction Barricades, Provide Access Routes for Forklifts, Roll-off Trucks and Other Equipment for Debris Removal and Hauling and Pedestrian Access to the Aloha Tower Market Place Related to the Demolition of the 2<sup>nd</sup> Floor situated at Piers 8 and 9, Honolulu Harbor, Honolulu, Oahu, Tax Map Key: (1) 2-1-001:001 and 063 (Portion).

APPLICANT (COLLECTIVELY):

Hawaii Pacific University (HPU), a Domestic Nonprofit Corporation, whose mailing address is 1164 Bishop Street, Suite 800, Honolulu, Hawaii 96813

Hawaii Lifestyle Retail Properties LLC (HLRP), a Domestic Limited Liability Company, whose mailing address is 1164 Bishop Street, 8<sup>th</sup> Floor, Honolulu, Hawaii 96813

Swinerton Builders, a Foreign Profit Corporation, whose mailing address is 1003 Bishop, #1340, Honolulu, Hawaii 96813

LEGAL REFERENCE:

Sections 171-11, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Honolulu Harbor situated at Piers 8 and 9, Honolulu, Oahu, identified as Aloha Tower Marketplace by Tax Map Key: (1) 2-1-001:001 (Portion), as outlined shown on the attached map labeled Exhibit A.

**ITEM M-1**

AREA:

4.250 acres, more or less.

ZONING:

State Land Use District: Urban  
City and County of Honolulu: Aloha Tower Project

LAND STATUS:

Section 5(A) lands of the Hawaii Admission Act

CURRENT USE STATUS:

Encumbered by Governor's Executive Order No. 3542 to Department of Transportation, Harbors Division for Harbor and Wharfage Operations purposes.

Encumbered by Revocable Permit No. H-98-2121 Issued to Paradise Cruises for Office and Training Facility

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

A Declaration of Exemption from the preparation of an environmental assessment has been made by the Director of Transportation for the proposed demolition work. The applicants have requested a Right of Entry on State lands as part of their proposed demolition of interior spaces, including fenestrations, at the Aloha Tower Marketplace. OEQC requirements pursuant to Section 11-2000-8(A)(2), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, that allows for interior alterations involving things such as partitions, plumbing, and electrical conveyances; and Demolition of structures, except those structures located on any historic site as designated in the national register of Hawaii register as provided for in the National Historic Preservation Act of 1966, Public Law 89-666, 16 U.S.C. §470, as amended, or Chapter 6E, HRS.

CHARACTER OF USE:

Right of Entry to Install Construction Barricades, Provide Access Routes for Forklifts, Roll-off Trucks and Other Equipment for Debris Removal and Hauling and Pedestrian Access to Aloha Tower Marketplace Related to the Demolition of the 2<sup>nd</sup> Floor.

TERM OF RIGHT-OF-ENTRY:

Ninety (90) days

CONSIDERATION:

Gratis.

APPLICANT REQUIREMENTS:

Applicant shall be required to obtain Harbors' acceptance for use of the heaviest loads that will be imposed on piers 8-10. This acceptance shall be based on calculations by a licensed Hawaii structural engineer's stamped calculations.

REMARKS:

The Hawaii Pacific University (HPU) is planning their first phase of the Aloha Tower Marketplace – HPU Student Apartment Project (See copy labeled Exhibit B). This phase includes the demolition of the 2<sup>nd</sup> floor which is anticipated to take approximately ninety (90) days to complete. Only demolition to the 2<sup>nd</sup> floor will take place at this time since their Environmental Assessment is still pending. Upon approvals of the building plans and fulfillment of Environmental Impact Statement rules, HPU's contractors will commence with the renovation of the student apartments which is anticipated to be completed by May 2015.

During the demolition, at least four (4) tenants (Gordon Biersch, Hooters, Star of Honolulu, and HPU Staff Offices) will remain in operation in the Aloha Tower Marketplace (ATM). Barricades will be erected around the ATM as shown on Exhibit C. As such, the applicants are requesting that all pedestrians access the open businesses only by traversing along Pier 8, in addition access to the Aloha Tower will remain open during this right-of-entry period.

The Applicant has informed staff that forklifts, roll-off trucks and equipment will haul dumpsters, etc. on the access route established along Piers 8 and 9 and the Aloha Tower area during the period. The applicants will be required to have traffic control personnel to ensure the safety of pedestrians whenever there is any movement of vehicles and equipment along Piers 8 & 9 and Aloha Tower area.

RECOMMENDATION:

That the Board, subject to the Applicant fulfilling the Applicant Requirements above authorize the issuance of a right-of-entry permit to HPU, HLRP and Swinerton Builders covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

1. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;
2. Review and approval by the Department of the Attorney General; and
3. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



GLENN M. OKIMOTO  
Director of Transportation

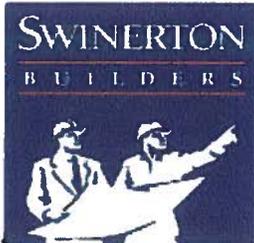
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.  
Chairperson and Member



**EXHIBIT A**



## **HPU Student Apartment Demolition Work – Operations Plan**

### General Scope Description

The first phase of the Aloha Tower Marketplace – HPU Student Apartment project will consist of demolition of the 2<sup>nd</sup> floor, as described in the exemption document provided with the Demolition Permit. In order to complete this work, there will be some demolition activities that take place around the Aloha Tower Market place, as follows:

### Environmental Protection

Swinerton will implement our Best Management Plan to ensure that environmental concerns are appropriately addressed. Our BMP plan shows the investigative work of some of the current site conditions, and the measures we will take to protect the storm drains from inadvertent discharges.

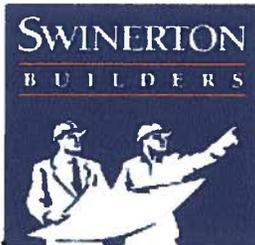
### Barricades

In order to ensure the safety of pedestrians, a barricade system will be placed wherever needed around the perimeter of the marketplace, as shown on the site logistics plan. The purpose of this barricade is to keep people safe from demolition activities. Anyone who wants to enter the demolition area will need approval from Swinerton Builders, be required to take a jobsite orientation class, and abide by all Swinerton jobsite rules, including wearing the proper PPE.

### Pedestrian Access

There will be 4 tenants (or less) that remain in operation in the Aloha Tower Marketplace during the demolition. Currently, they are Gordon Biersch, Hooters, Star of Honolulu, and HPU Staff Offices. These facilities will continue to have access along the Pier 8 side of their facilities. Barricades will be placed, as shown on the site logistics plan, towards the inside of the marketplace to create a barrier in between the current establishment and the jobsite.

On the mauka side of the marketplace, Swinerton's barrier will allow for a minimum 4' spacing between the current obstacles for pedestrians to be able to



**Swinerton Builders**  
Hawaii Pacific University Student Apartments  
**DEMOLITION OPERATION PLAN**

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safely access across the front of the property. The barricades will run approximately 4 feet to the makai side of the current valet booth.

During demolition, Swinerton will assure that the current public lighting will not be affected (it will continue to operate as is). Additionally, to ensure safety, there will be security guards scheduled to monitor the site off hours.

Vehicular Traffic Flow On Site

There will be limited vehicle access required around the perimeter of the site during the demolition work. There will be vehicular activity, forklifts, heavy-duty trucks and dumpster hauling movements around the perimeter of the project. When these movements occur, there will be designated personnel to monitor traffic and safety. The primary access to the project will be along pier 8 and 9. Secondary routes will run along pier 10 cobblestone/promenade area.

Maritime operations will have precedence over demolition activities. Swinerton will hold weekly meetings to facilitate the ongoing activities between the different operable groups to further coordinate logistics and schedules.

Trash Bins

The site logistics plan includes the current locations of the trash bins that we plan to use during demolition. The dumpsters will be protected from causing damage to their surroundings.

Approved Equipment

It is understood that part of the jobsite (within the barricades) is on or near the pier structure. Prior to moving any equipment on the pier, Swinerton will obtain approval from Aloha Tower Marketplace, HPU and DOT. A list of equipment with their specifications (dimensions & weights) will be submitted.

Insurance

Swinerton will provide a CCIP or Contractor Controlled Insurance Program for the project, whereby all contractors will be enrolled prior to coming on site. Swinerton has also included a list of additional insured on this Insurance policy, as shown on page 1 of the policy, please see attached. The Insurance limits include General Liability, Automobile, and an Umbrella Liability Insurance as indicated on the attached Insurance policy.

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**Swinerton Builders**  
Hawaii Pacific University Student Apartments  
**DEMOLITION OPERATION PLAN**

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**Contractor Parking**

There will be a limited amount of parking for Swinerton office personnel in Pier 10. All personnel will have badges and follow all protocol, including not parking in those spots during boat days. At these times, the office personnel will park with the remainder of the labor force parking in the lot near Pier 6, as shown on the site logistics plan.

**Demolition Duration**

The duration of the demolition is scheduled to take approximately 90 days. Barricades will remain up after demolition. Typical hours of operation will be from 8:00am to 5:00pm Monday thru Friday. Any off hour work will be communicated in the weekly coordination meeting.



# SCHEDULE OF PASSENGER AND CRUISE VESSELS FOR P11

VESSEL	MARCH	APRIL	MAY	JUNE
PRIDE OF AMERICA#				
SAPPHIRE PRINCESS				
GRAND PRINCESS	30(P11)			
STAR PRINCESS		11(P11), 26(P11)		
VEENDAM				
SEABOURN SOJOURN				
SILVER WHISPER**				
EXPLORER**				
CRYSTAL SERENITY*				
CARNIVAL MIRACLE*		22 (P11)		
OCEAN PRINCESS				
AURORA				
QUEEN ELIZABETH				
COSTA DELIZIOSA*				
PACIFIC VENUS**				
STATENDAM				
CELEBRITY CENTURY***				
BALMORAL**				
QUEEN VICTORIA				
GOLDEN PRINCESS		7(P11)		
SEA PRINCESS		21(P11)		
RADIANCE OF THE SEAS***		27(P11)		
CELEBRITY SOLSTICE***				
OOSTERDAM				
RHAPSODY OF THE SEAS***			3-4(P11)	
CRYSTAL SYMPHONY*				
OCEAN DREAM*				
ASUKA*				21-22(P11)
ZAANDAM				
PACIFIC PRINCESS				
SILVER SHADOW**				
VOLENDAM				
CROWN PRINCESS				
SEVEN SEAS MARINER*				
AMSTERDAM				

Turn-Around Date



# HPU - ALOHA TOWER DEMOLITION OPERATION PLAN

13 MARCH, 2014

## LEGEND

-  Dumpsters
-  Building 2 Dumpsters
-  Building 3 Dumpsters

Dumpster and Equipment Routes  
(Demolition Routes require use of  
Piers 8 and 9)



Pedestrian  
Movements



Dumpsters will occupy  
this area only when Bldg  
3 is in the demolition  
phase for debris removal  
and hauling. Temporary  
barricades will be  
installed and traffic  
control personnel will be  
present to protect the  
public.

Dumpster Locations required for  
Demolition.

Dumpsters will occupy  
this area only when  
Bldg. 2 is in the  
demolition phase for  
debris removal and  
hauling. Temporary  
barricades will be  
installed and traffic  
control personnel will  
be present to protect  
the public.

Barricades 10 ft from  
building. Sidewalk  
available (ADA accessible)

DOT GATE #

Alona Tower Marketplace

Google earth

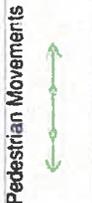
# HPU - ALOHA TOWER SITE LOGISTICS PLAN

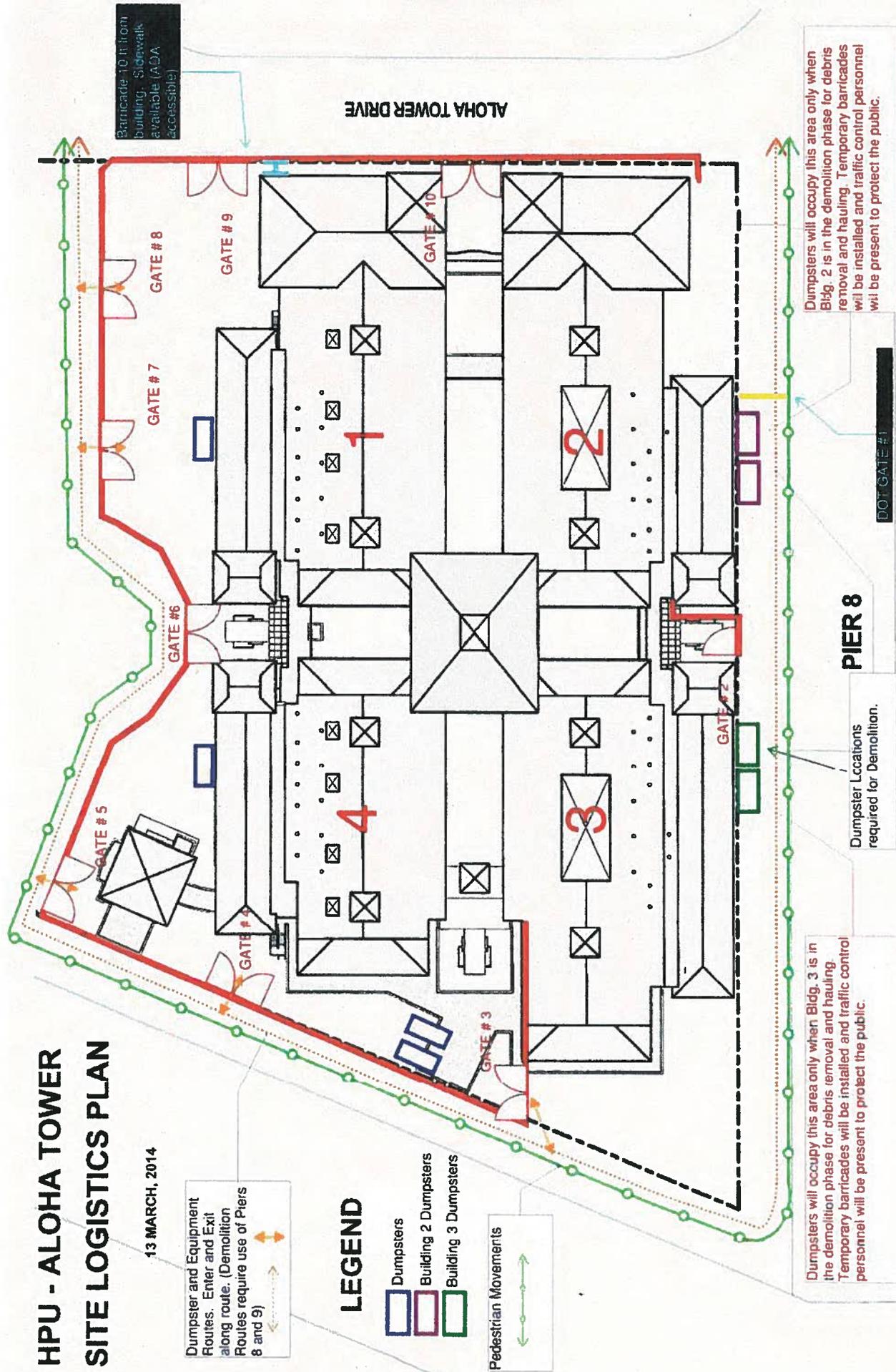
13 MARCH, 2014

Dumpster and Equipment Routes. Enter and Exit along route. (Demolition Routes require use of Piers 8 and 9)

## LEGEND

-  Dumpsters
-  Building 2 Dumpsters
-  Building 3 Dumpsters

 Pedestrian Movements



ALOHA TOWER DRIVE

Barricade 10 ft from building. Sidewalk available (ADA accessible)

Dumpsters will occupy this area only when Bldg. 2 is in the demolition phase for debris removal and hauling. Temporary barricades will be installed and traffic control personnel will be present to protect the public.

PIER 8

Dumpster Locations required for Demolition.

DOT GATE #1

Dumpsters will occupy this area only when Bldg. 3 is in the demolition phase for debris removal and hauling. Temporary barricades will be installed and traffic control personnel will be present to protect the public.

# HPU - ALOHA TOWER TRAFFIC PLAN (PRIMARY ROUTE)



PIER 10 - FIRE LAKE

EVACUATION MEETING AREA

Aloha Tower Marketplace

Primary Delivery Site

Traffic Flow Direction for Trucks  
(Enter From Bishop Street or  
Ala Moana Blvd. Only)

- Traffic Flow
- Traffic Control Point
- Primary Site Route
- Primary Delivery Site

Legend:

Google earth

Imagey Date: 1/15/2013 2000

21°18'26.28" N 157°51'54.48" W # Elev = 3 ft

Eye alt: 1240 ft

# HPU - ALOHA TOWER TRAFFIC PLAN (ALTERNATE ROUTE 1)



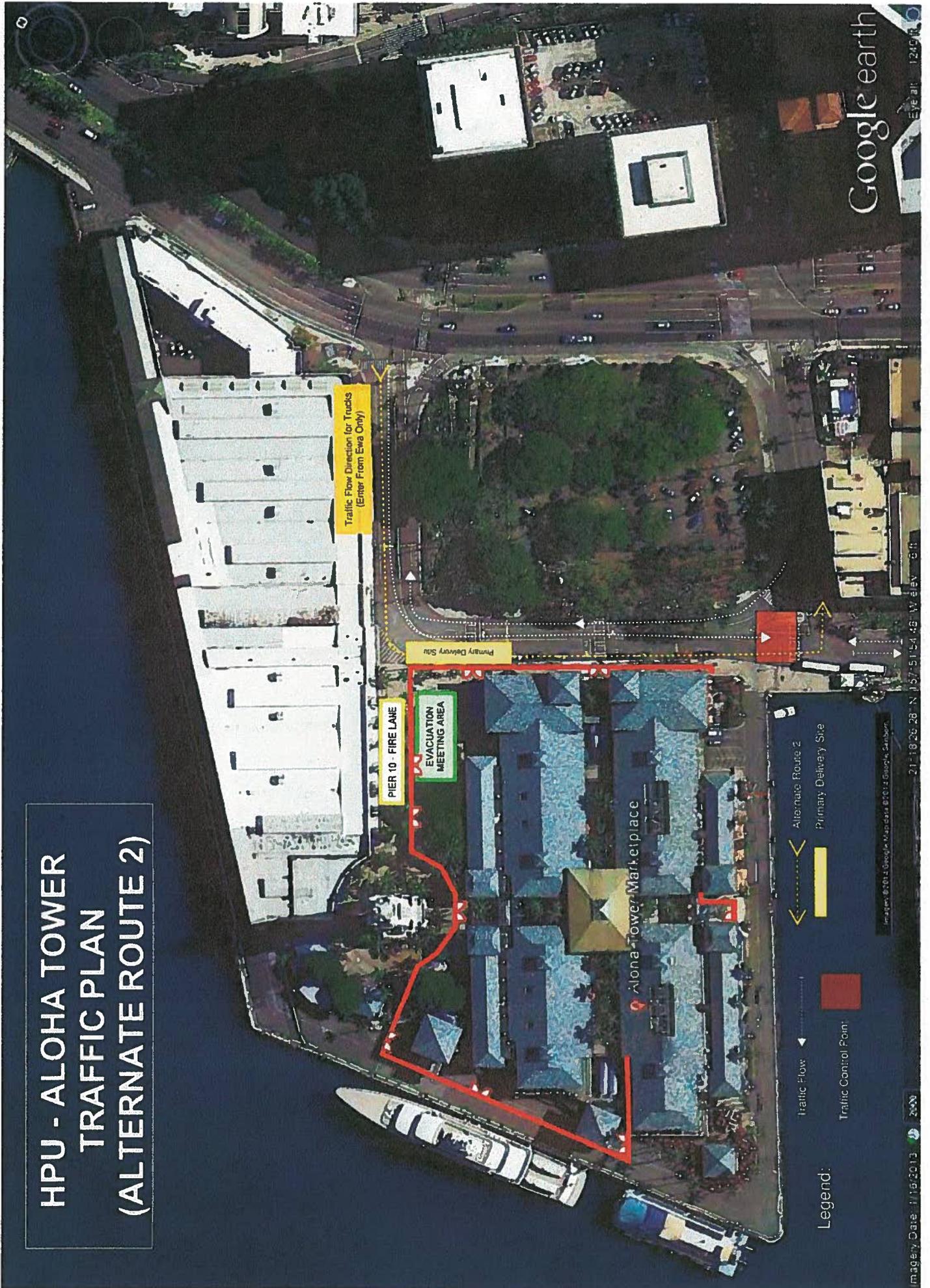
Legend:

- Traffic Flow
- Traffic Control Point
- Alternate Route 1
- Primary Delivery Site

Image Date: 1/16/2013 2:00

Images: 8714, 8709, 8708, 8707, 8706, 8705, 8704, 8703, 8702, 8701, 8700, 8699, 8698, 8697, 8696, 8695, 8694, 8693, 8692, 8691, 8690, 8689, 8688, 8687, 8686, 8685, 8684, 8683, 8682, 8681, 8680, 8679, 8678, 8677, 8676, 8675, 8674, 8673, 8672, 8671, 8670, 8669, 8668, 8667, 8666, 8665, 8664, 8663, 8662, 8661, 8660, 8659, 8658, 8657, 8656, 8655, 8654, 8653, 8652, 8651, 8650, 8649, 8648, 8647, 8646, 8645, 8644, 8643, 8642, 8641, 8640, 8639, 8638, 8637, 8636, 8635, 8634, 8633, 8632, 8631, 8630, 8629, 8628, 8627, 8626, 8625, 8624, 8623, 8622, 8621, 8620, 8619, 8618, 8617, 8616, 8615, 8614, 8613, 8612, 8611, 8610, 8609, 8608, 8607, 8606, 8605, 8604, 8603, 8602, 8601, 8600, 8599, 8598, 8597, 8596, 8595, 8594, 8593, 8592, 8591, 8590, 8589, 8588, 8587, 8586, 8585, 8584, 8583, 8582, 8581, 8580, 8579, 8578, 8577, 8576, 8575, 8574, 8573, 8572, 8571, 8570, 8569, 8568, 8567, 8566, 8565, 8564, 8563, 8562, 8561, 8560, 8559, 8558, 8557, 8556, 8555, 8554, 8553, 8552, 8551, 8550, 8549, 8548, 8547, 8546, 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# HPU - ALOHA TOWER TRAFFIC PLAN (ALTERNATE ROUTE 2)



Google earth

Eye Alt: 1240 ft  
Image Date: 11/15/2013 2000  
21° 10' 26.28\"/>

Pohaku,

I have listed all our equipment and trucks weight CVW below.

**ANY INFORMATION ON VEHICLES AND EQUIPMENT GOING ON PIERS 8 AND 9 –**

1. Forklift – 10K Gradall – 10,000K – EQUIPMENT FOOTPRINT 60.60 LBS SF.
2. Roll Off Trucks
  - a. Truck Type A / 57,900 GVW With Loaded 40CY debris can
  - b. Truck Type B / 64,740 GVW with Loaded 40CY debris can
3. Ford F350 Stake Bed Delivery Truck: 10,000 lbs. GVW
4. Crew Trucks
  - a. Ford E-Series van: 8,600 lbs. GVW
  - b. Ford F250 Super Duty: 6,635 lbs. GVW
  - c. Ford F250: 4,300 lbs. GVW

Is this what you are looking for?

Call me if you have any questions.

Thanks,

Jim Willard III

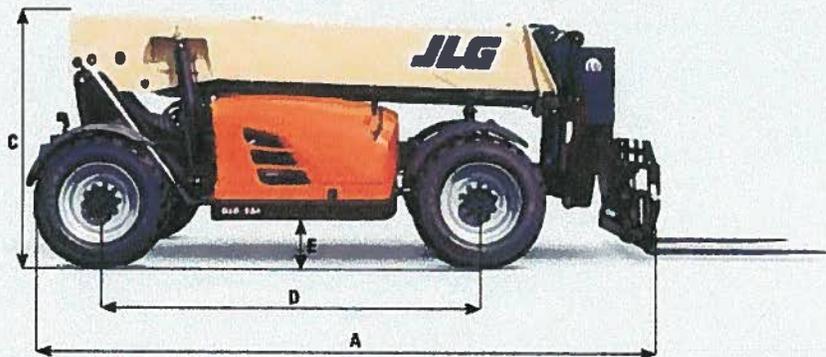


Demolition Project Manager  
Penhall Company dba Concrete Coring Company of Hawaii  
(P) 808-488-8222 (F) 808-487-6679 (M) 808-342-5637  
*The Penhall Company is an Equal Opportunity Employer*

## JLG® Telehandlers SPECIFICATIONS

	05-18A	06-42A	09-43A	010-43A	011-55A	012-55A
Rated Capacity @ 24 in. (610 mm) Load Center	5,500 lb (2,495 kg)	6,600 lb (2,994 kg)	9,000 lb (4,082 kg)	10,000 lb (4,536 kg)	10,000 lb (4,536 kg)	12,000 lb (5,443 kg)
Maximum Lift Height	18 ft 4 in. (5.49 m)	42 ft (12.8 m)	43 ft (13.11 m)	43 ft (13.11 m)	55 ft (16.76 m)	55 ft (16.76 m)
Capacity @ Maximum Lift Height	4,400 lb (1,996 kg)	6,000 lb (2,721 kg)	7,000 lb (3,175 kg)	*7,000 lb (3,175 kg)	*5,000 lb (2,268 kg)	*5,000 lb (2,268 kg)
Maximum Reach	10 ft 11 in. (3.33 m)	29 ft (8.84 m)	30 ft 6 in. (9.3 m)	30 ft 6 in. (9.3 m)	42 ft (12.8 m)	42 ft (12.8 m)
Capacity @ Maximum Reach	1,850 lb (839 kg)	1,000 lb (454 kg)	1,200 lb (544 kg)	*2,300 lb (1,043 kg)	*3,000 lb (1,361 kg)	*3,500 lb (1,588 kg)
Approximate Operating Weight	10,800 lb (4,899 kg)	20,400 lb (9,253 kg)	25,907 lb (11,751 kg)	26,801 lb (12,157 kg)	34,850 lb (15,808 kg)	35,860 lb (16,266 kg)
A. Length (Less Forks)	144.2 in. (3.66 m)	212.6 in. (5.4 m)	237 in. (6.02 m)	233 in. (5.9 m)	240 in. (6.1 m)	240 in. (6.1 m)
B. Width	71.5 in. (1.8 m)	97.2 in. (2.47 m)	97.2 in. (2.47 m)	98.2 in. (2.49 m)	101.3 in. (2.57 m)	101.3 in. (2.57 m)
C. Height	75.6 in. (1.9 m)	94 in. (2.39 m)	95.5 in. (2.43 m)	95.5 in. (2.43 m)	101 in. (2.57 m)	101 in. (2.57 m)
D. Wheelbase	90 in. (2.29 m)	128 in. (3.25 m)	132 in. (3.35 m)	132 in. (3.35 m)	144 in. (3.66 m)	144 in. (3.66 m)
E. Ground Clearance	10.8 in. (274 mm)	16.4 in. (417 mm)	19 in. (483 mm)	18 in. (457 mm)	18 in. (457 mm)	18 in. (457 mm)
Outside Turning Radius	126.0 in. (3.2 m)	144 in. (3.66 m)	144 in. (3.66 m)	144 in. (3.66 m)	168 in. (4.27 m)	168 in. (4.27 m)
Drive	4 x 4	4 x 4	4 x 4	4 x 4	4 x 4	4 x 4
Engine	Perkins 1104D	Cummins QSB3.3L ATAAC	Cummins QSB3.3L ATAAC	Cummins QSB3.3L ATAAC	Cummins QSB4.5L ATAAC	Cummins QSB4.5L ATAAC
HP @ RPM	84 hp @ 2,200 rpm	100 hp @ 2,400 rpm	100 hp @ 2,400 rpm	100 hp @ 2,400 rpm	130 hp @ 2,500 rpm	130 hp @ 2,500 rpm
Transmission	Hydrostatic	Powershift	Powershift	Powershift	Powershift	Powershift
Steering	All-Wheel	All-Wheel	All-Wheel	All-Wheel	All-Wheel	All-Wheel
Tires	12 x 16.5	370/75-28	370/75-28	400/75-28	400/75-28	400/75-28
Maximum Travel Speed	17 mph (27 kmph)	19.5 mph (31.4 kmph)	19.5 mph (31.4 kmph)	19.5 mph (31.4 kmph)	20 mph (32 kmph)	20 mph (32 kmph)
Frame Tilt Left/Right	—	±10 Degrees				

\*Outriggers are required to achieve stated capacity



For complete specifications, visit [www.jlg.com](http://www.jlg.com)

Due to continuous product improvements, JLG Industries reserves the right to make specification and/or equipment changes without prior notification. These machines meet or exceed ANSI/ITSDF B56.6-2005 as originally manufactured for intended applications.

## Model 544D10-55 TELEHANDLER



### Performance

#### Rated Capacity

At 24 in. (610 mm) load center,  
10,000 lb (4,536 kg)

#### Maximum Lift Height

55 ft (16.8 m)

#### Frame Leveling

8 degrees

#### Lift Speed (boom retracted)

Up: 11.9 sec

Down: 9.3 sec

#### Boom Speed

Extend: 18.3 sec

Retract: 17.6 sec

#### Travel Speed Forward

2WD 0-19 mph (30.6 kmph)

4WD 0-6.5 mph (10.5 kmph)

#### Drawbar Pull (Loaded)

18,400 lb (8,346 kg)

#### Operating Weight

With 48 in. (1.2 m) carriage and forks,

33,570 lb (15,227 kg)

### Standard Specifications

#### Engine

Make and Model John Deere 4045HF275

Turbocharged and Aftercooled

Fuel No. 2 Diesel

Cycles 4

No. of Cylinders 4

Displacement 276 cu in (4.5 L)

Rated Speed 2,500 rpm

Max. Gross BHP 125 hp (93 kW)

Fuel Tank 38 gal (144 L)

#### Engine Filters

Two-stage dry air cleaner — centrifugal pre-cleaner with continuous dust ejector plus replaceable dry filter element.

Visual service indicator.

Replaceable spin-on fuel filter. Full-flow replaceable spin-on engine oil filter.

#### Electrical System

Voltage: 12V

Alternator: 65 amp

Battery: 1050 cold cranking amps at 0°F

#### Hydrostatic Drive

6,300 PSI (43,437 kPa) closed loop with piston pump and motors.

All hydraulic connections ORS and Code 62 O-ring flanges.

Integral reservoir with implement hydraulics.

8 micron suction filter for charge pump.

Self-contained, swashplate design, variable displacement, over center, piston pump.

Neutral start switch. (Park brake must also be engaged to start.)

2WD — 4WD inching.

Audible back-up travel alarm mounted in counterweight area signals reverse movement.

#### Axles

Planetary hubs with piston motors on rear axle.

Piston motor-driven planetary front axle with high-bias differential.

#### Service Brakes

Hydraulic wet disc brake on each front wheel.

Hydraulic dynamic braking on front axle and both rear wheels.

#### Parking Brakes

Wet disc spring-applied electro/hydraulic release, fail-safe on both front wheels.

Light on dash indicates when brakes are on.

#### Tires

Standard: 14:00 x 24 — 12PR, G2 type.

Optional: Radial 14:00 x 24 — 12PR.

#### Cab

Certified ROPS/FOPS structure with horn, back-up alarm and standard right side rear view mirror.

Forward, neutral, reverse lever on left of steering column.

Single foot pedal control provides both braking and inching for lifting while maneuvering vehicle.

Electro/hydraulic traction lock valve for superior tractive effort.

#### Steering

Hydraulic power steering with manual backup.

Rear wheel steering, 90° pivot around either front tire.

Outside turning radius is less than chassis length.

#### Instruments

Volt meter, hourmeter, engine oil pressure, temperature, fuel gauge.

All gauges protected by clear acrylic cover.

#### Controls

Grouped for operator comfort and convenience.

2WD and 4WD switch on dash.

Boom lift and crowd on single joystick.

Right-hand tilt and sway lever.

Foot throttle.

Floor mounted traction lock switch.

#### Hydraulic System-Implement

Single-section gear pump.

40 gal (151.4 L) system capacity.

8 micron filter with visual service indicator and suction strainer.

Lift, crowd, tilt and sway cylinders have safety checks to prevent dropping of load in the event of hose or other hydraulic failure.

#### Auxiliary Hydraulics

Used for all attachments equipped with cylinders or other hydraulic components. Consists of valves, controls and hydraulic lines.

### Accessories & Options

#### Cab Enclosure

Lockable, split door. Windshield wiper. Heater & defroster fan.

#### Light Group

Consists of 2 cab-mounted headlights, 1 backup/tail/stoplight and rotating beacon.

#### Radial Tires

#### Winch

Left Hand Tilt/Sway Control

Tilt on Joystick

### Attachments

#### Standard Carriage

48 in. (1.2 m), 66 in. (1.7 m) or 72 in. (1.8 m)

#### Side Tilt Carriage

48 in. (1.2 m) or 66 in. (1.7 m)

#### 100° Swing Carriage

72 in. (1.8 m) Carriage

#### 180° Swing Carriage

72 in. (1.8 m)

#### 100° Drywall Swing Carriage

72 in. (1.8 m)

#### Pallet Forks

2 x 6 x 48 in.  
(51 mm x 152 mm x 1.2 m)

#### Cubing Forks

2 x 2 x 48 in.  
(51 mm x 51 mm x 1.2 m)

#### Vertical Mast

6 ft (1.8 m)

#### 100° Swing Mast

6 ft (1.8 m)

#### Truss Boom With or Without Winch

10 ft (3.0 m)

#### Bucket

0.75 cu yd (0.57 m<sup>3</sup>) or  
1.25 cu yd (0.95 m<sup>3</sup>)

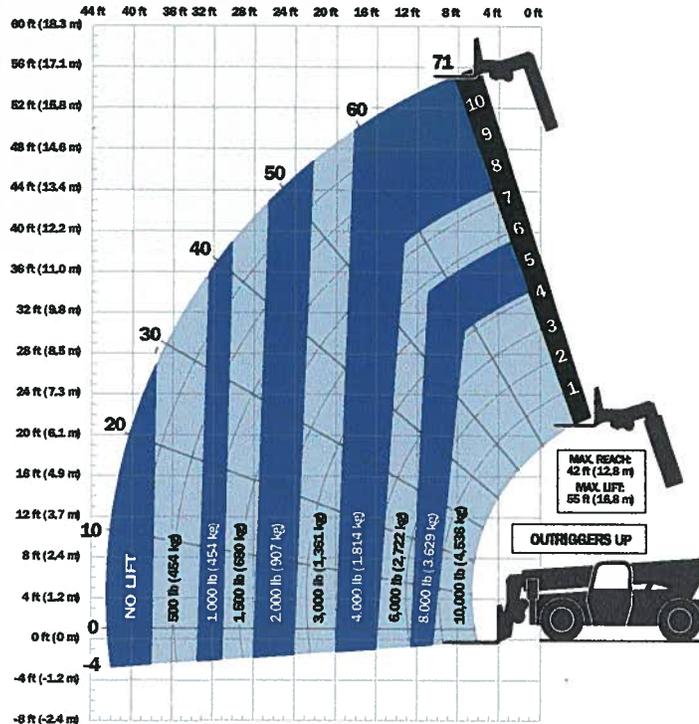
#### Work Platform

Slip On Crane Hook

Instant Hook

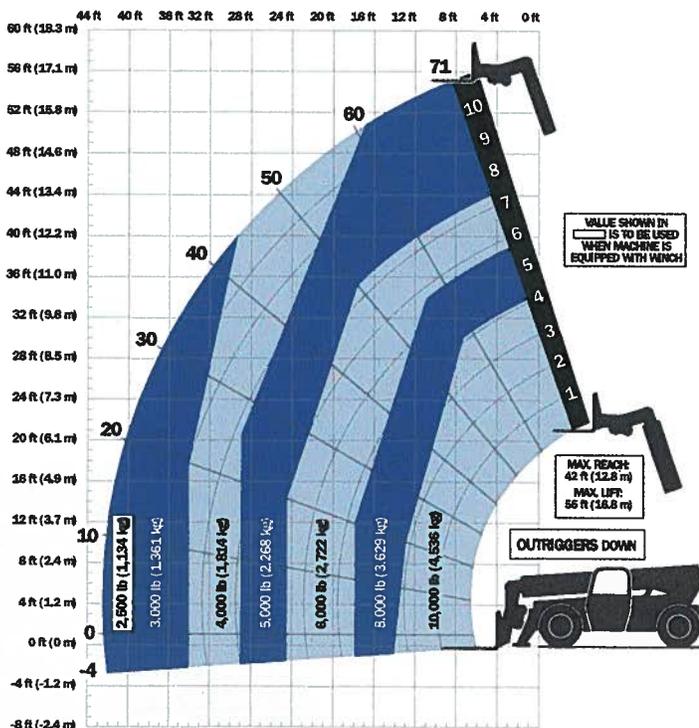
# GRADALL

## Model 544D10-55 TELEHANDLER



### Dimensions

Length (less forks) . . . . . 237 in. (6.01 m)  
 Width . . . . . 98.8 in. (2.50 m)  
 Height . . . . . 98 in. (2.48 m)  
 Wheelbase . . . . . 135 in. (3.42 m)  
 Ground Clearance . . . . . 20.8 in. (528 mm)  
 Outside Turning Radius . . . 175 in. (4.44 m)  
 Max. Reach from Front Tires to  
 24 in. (610 mm) Load Center . . . . . 42 ft  
 (12.8 m)



### IMPORTANT

Rated lift capacities shown are with machine equipped with carriage and pallet forks. The machine must be level on a firm surface with undamaged, properly inflated tires. Machine specifications and stability are based on rated lift capacities at specific boom angles and boom lengths. (If specifications are critical, the proposed application should be discussed with your dealer.)

DO NOT exceed rated lift capacity loads, as unstable and dangerous machine conditions will result.

DO NOT tip the machine forward to determine the allowable load.

Use only JLG approved attachments with proper material handler model/attachment load capacity charts displayed in the operator's cab. OSHA requires all rough terrain forklift operators be trained according to OSHA 29 CFR 1910.178 (1).



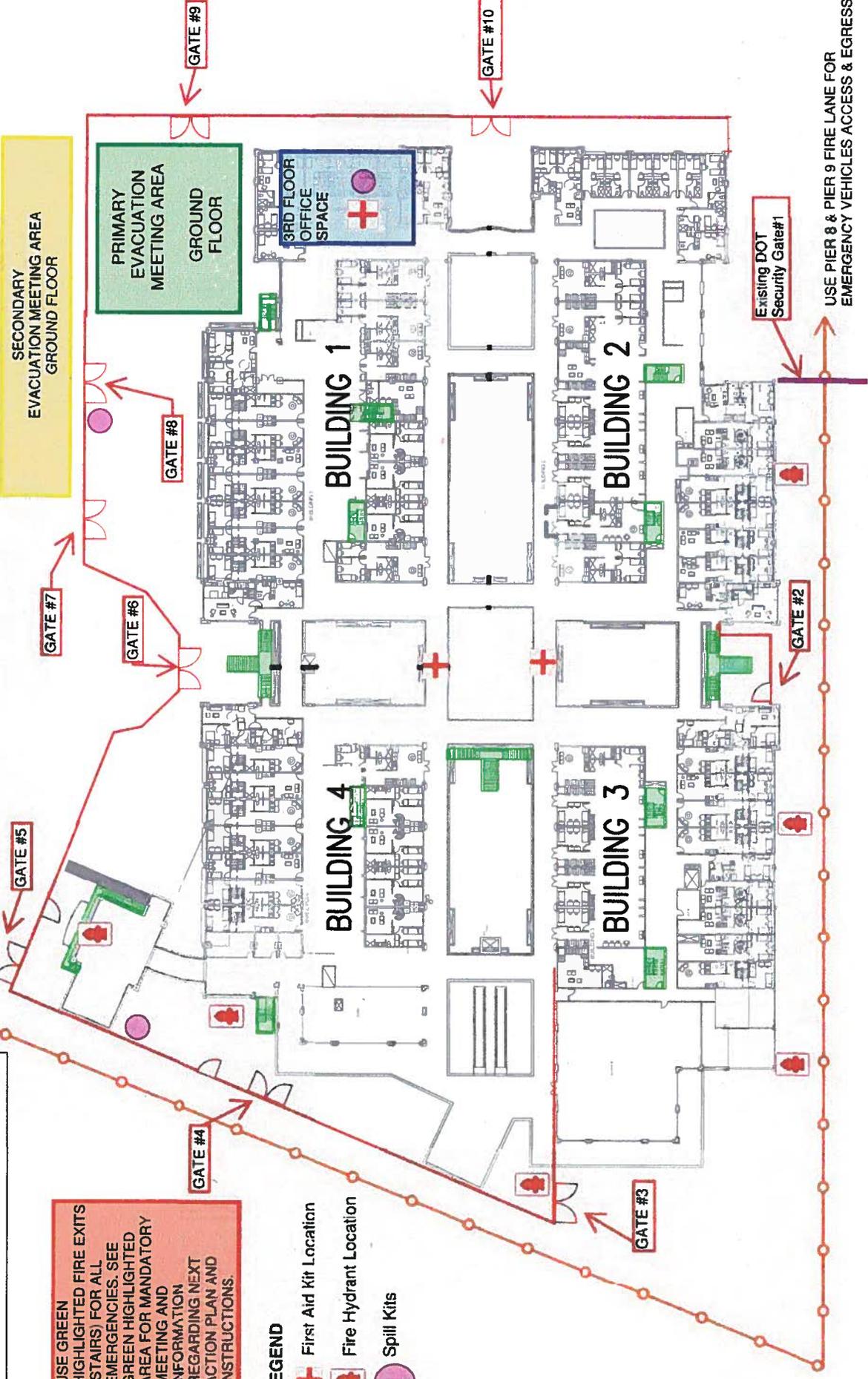
JLG Industries, Inc.  
 1 JLG Drive  
 McCConnellsburg, PA 17233-9533  
 Telephone 717-485-5161  
 Toll-free in US 877-JLG-LIFT  
 Fax 717-485-6417  
 www.jlg.com

Due to continuous product improvements, JLG Industries reserves the right to make specification and/or equipment changes without prior notification. This machine meets or exceeds ASME B56.6-2002 as originally manufactured for intended applications.

Form No.: SS-544D-0605-15M  
 Part No.: 3132204  
 060502  
 Printed in USA

# EMERGENCY PLAN

USE PIER 10 & PIER 9 FIRE LANE FOR EMERGENCY VEHICLES ACCESS & EGRESS



USE GREEN HIGHLIGHTED FIRE EXITS (STAIRS) FOR ALL EMERGENCIES. SEE GREEN HIGHLIGHTED AREA FOR MANDATORY INFORMATION REGARDING NEXT ACTION PLAN AND INSTRUCTIONS.

- LEGEND**
- + First Aid Kit Location
  - Fire Hydrant Location
  - Spill Kits

USE PIER 8 & PIER 9 FIRE LANE FOR EMERGENCY VEHICLES ACCESS & EGRESS



*"To assist our clients in accomplishing their goals."  
From the desk of Shane Clarke / Manager*

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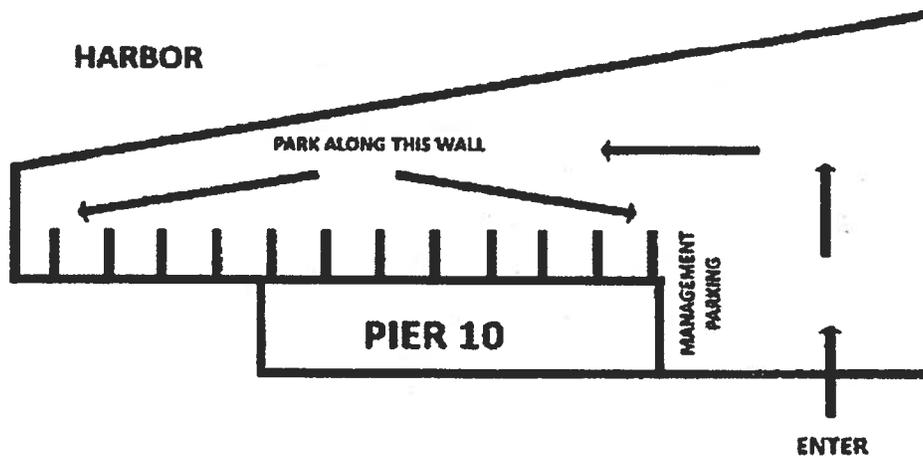
Date: Wednesday, February 19, 2014  
Subject: Pier 10 Parking

In an effort to correctly manage the Pier 10 parking area, ProPark will be issuing parking hang tags. A list will be generated, and a tag number will be assigned to each individual. Multiple vehicles are allowed, but only one vehicle at a time. Failure to have your hang tag displayed on your vehicle will result in immediate tow.

All individuals issued a tag will have their personal cell phone numbers on file. This will allow us to notify anyone who may be parked in an unauthorized area, or in cases of emergencies where access to certain areas may require your vehicle to be moved.

Individuals are to park PERPENDICULAR along the Diamond Head side of the wall. Please see map below.

Your cooperation and support is appreciated. Please contact our office at 566-2314 if you have any questions.



**HPU - ALOHA TOWER  
TEAM PARKING  
(On Non-Cruise Ship Days)**





Star Of Honolulu  
Cruises & Events  
sunset dinner

Aloha Tower  
Marketplace  
cruise ships island bistro

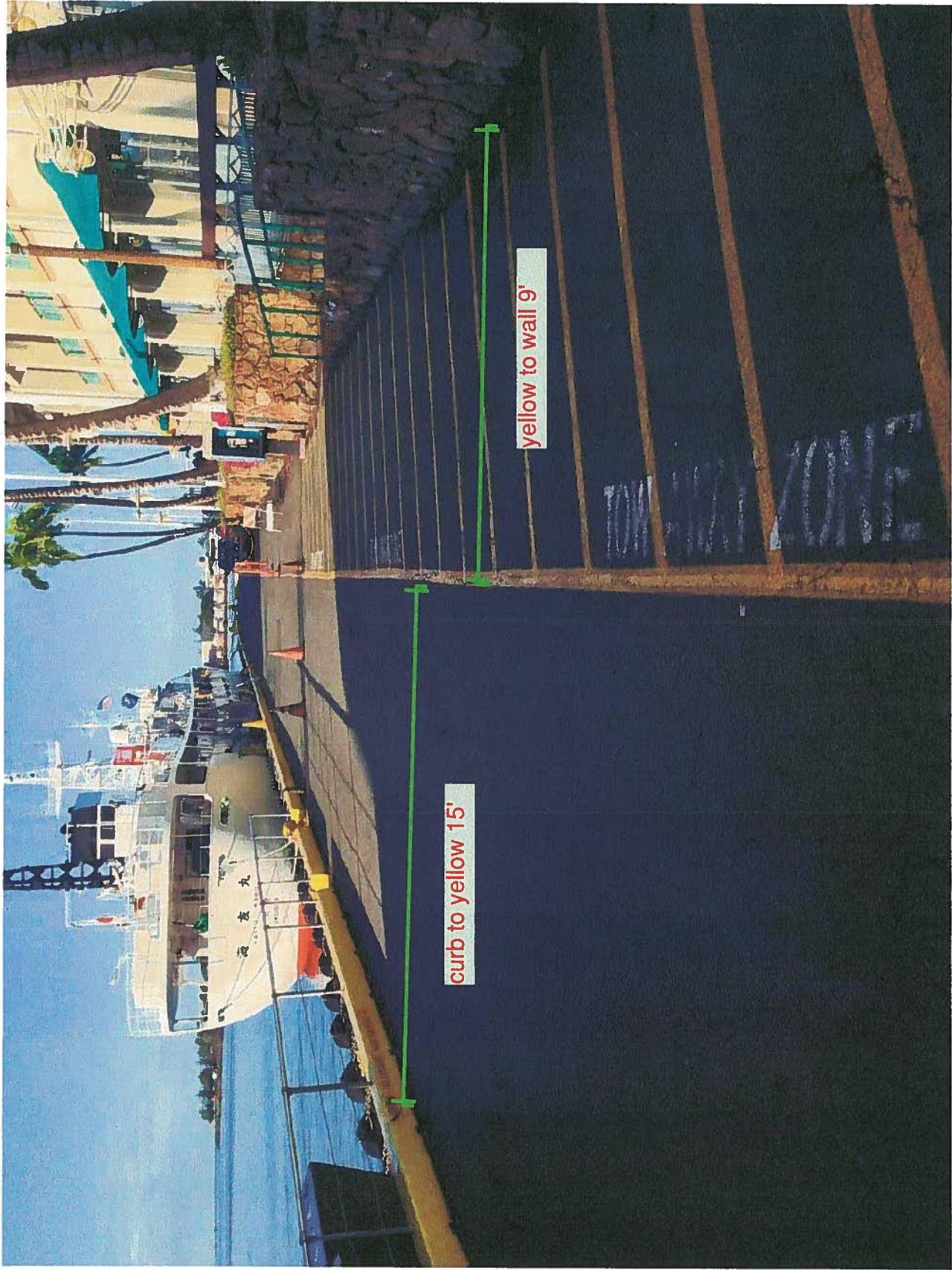
**HPU - ALOHA TOWER  
PARKING**

**TEAM PARKING AREA  
(On Cruise Ship Days)**

5700

# HPU - ALOHA TOWER PIER SPACING





curb to yellow 15'

yellow to wall 9'



curb to yellow 15'

yellow to wall 9'



yellow to white 7.5'

yellow to blue 9.5'

curb to yellow 14'



curb to building 20'



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
3/13/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Arthur J. Gallagher & Co. Insurance Brokers of CA, Inc. LIC #0726293 1255 Battery Street, Suite 450 San Francisco CA 94111	<b>CONTACT NAME:</b> PHONE (A/C, No, Ext): 415-391-1500      FAX (A/C, No): 415-391-1882 E-MAIL ADDRESS: gcssfcerts@ajg.com	
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b>	
<b>INSURED</b> Swinerton Builders and All Contractors of any tier enrolled in the Controlled Insurance Program 1003 Bishop St. #1340 Honolulu HI 96813	<b>INSURER A:</b> Zurich American Insurance Company      16535	
	<b>INSURER B:</b> Liberty Mutual Fire Insurance Compa      23035	
	<b>INSURER C:</b> Allied World Assurance Co (U.S.) In      19489	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	

**COVERAGES**      **CERTIFICATE NUMBER: 1528669183**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC	Y	Y	GLO557173200	8/1/2012	8/1/2017	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COM/OP AGG \$4,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input checked="" type="checkbox"/> Comp/Coll <input checked="" type="checkbox"/> Ded: \$10K	Y	Y	AS2661066493023	8/1/2013	8/1/2014	COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$			0307-7550	8/1/2012	8/1/2017	EACH OCCURRENCE \$25,000,000 AGGREGATE \$25,000,000 \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	WC5571733-01	8/1/2013	8/1/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
RE: HPU Aloha Tower - Project Start Date: 1/20/14 and End Date: 12/31/14  
Job Location: Aloha Tower Market - 1 Aloha Tower Drive, Honolulu, HI  
ADDITIONAL INSURED(S): Hawaii Lifestyle Retail Properties LLC; Aloha Tower Development Corporation, (Ground Leasing Agency); State of Hawaii, Department of Transportation Harbor Division, (Ground Lessor); Hawaii Pacific University and Hawaii Downtown Holdings, LLC

<b>CERTIFICATE HOLDER</b> State of Hawaii Department of Transportation, Harbors Division 79 S. Nimitz Highway Honolulu HI 96813-4398	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION)**

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM  
BUSINESS AUTO PHYSICAL DAMAGE COVERAGE FORM  
GARAGE COVERAGE FORM  
MOTOR CARRIER COVERAGE FORM  
TRUCKERS COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

### **SCHEDULE**

**Name(s) Of Person(s) Or Organization(s):**

Any person or organization for whom you perform work under a written contract if the contract requires you to obtain this agreement from us, but only if the contract is executed prior to the injury or damage occurring.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

**The Transfer Of Rights Of Recovery Against Others To Us** Condition does not apply to the person(s) or organization(s) shown in the Schedule, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under a contract with that person or organization.

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

## **DESIGNATED INSURED**

This endorsement modified insurance provided under the following:

**BUSINESS AUTO COVERAGE FORM  
GARAGE COVERAGE FORM  
MOTOR CARRIER COVERAGE FORM  
TRUCKERS COVERAGE FORM**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

This endorsement identifies person(s) or organization(s) who are "insureds" under the Who Is An Insured Provision of the Coverage Form. This endorsement does not alter coverage provided in the Coverage Form.

### **SCHEDULE**

**Name of Person(s) or  
Organization(s):**

**Any person or organization where the named insured has agreed by written contract to include such person or organization as a designated insured**

Each person or organization shown in the Schedule is an "insured" for Liability Coverage, but only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured Provision contained in **Section II** of the Coverage Form.

**Swinerton Incorporated Et AL**  
Policy No: **AS2661066493023**  
Effective Date: **08/01/2013**  
Expiration Date: **08/01/2014**  
Sales Office:

Issued By: **Liberty Mutual Fire Insurance Co**

Endt Serial No:

## WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

### SCHEDULE

**Name Of Person Or Organization:**

ANY PERSON OR ORGANIZATION THAT REQUIRES YOU TO WAIVE YOUR RIGHTS OF RECOVERY, IN A WRITTEN CONTRACT OR AGREEMENT WITH THE NAMED INSURED, THAT IS EXECUTED PRIOR TO THE ACCIDENT OR LOSS.

Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

The following is added to Paragraph 8. **Transfer Of Rights Of Recovery Against Others To Us** of Section IV – **Conditions:**

We waive any right of recovery we may have against the person or organization shown in the Schedule above because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to the person or organization shown in the Schedule above.



**ZURICH**<sup>®</sup>

## **Additional Insured – Automatic – Owners, Lessees Or Contractors**

Policy No.	Eff. Date of Pol.	Exp. Date of Pol.	Eff. Date of End.	Producer No.	Add'l. Prem	Return Prem.
GLO557173200	08/01/2012	08/01/2017	08/01/2012	09109-000	-----	-----

**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**Named Insured:**

**Address (including ZIP Code):**

This endorsement modifies insurance provided under the:

### **Commercial General Liability Coverage Part**

- A.** Section II – **Who Is An Insured** is amended to include as an insured any person or organization who you are required to add as an additional insured on this policy under a written contract or written agreement.
- B.** The insurance provided to the additional insured person or organization applies only to "bodily injury", "property damage" or "personal and advertising injury" covered under Section I – **Coverage A – Bodily Injury And Property Damage Liability** and Section I – **Coverage B – Personal And Advertising Injury Liability**, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:
  - 1. Your acts or omissions; or
  - 2. The acts or omissions of those acting on your behalf,
 and resulting directly from your ongoing operations or "your work" as included in the "products-completed operations hazard", which is the subject of the written contract or written agreement.
- C.** However, regardless of the provisions of Paragraphs **A.** and **B.** above:
  - 1. We will not extend any insurance coverage to any additional insured person or organization:
    - a. That is not provided to you in this policy; or
    - b. That is any broader coverage than you are required to provide to the additional insured person or organization in the written contract or written agreement; and
  - 2. We will not provide Limits of Insurance to any additional insured person or organization that exceed the lower of:
    - a. The Limits of Insurance provided to you in this policy; or
    - b. The Limits of Insurance you are required to provide in the written contract or written agreement.
- D.** The insurance provided to the additional insured person or organization does not apply to:
 "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering or failure to render any professional architectural, engineering or surveying services including:
  - 1. The preparing, approving or failing to prepare or approve maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; and
  - 2. Supervisory, inspection, architectural or engineering activities.

**E. The additional insured must see to it that:**

1. We are notified as soon as practicable of an "occurrence" or offense that may result in a claim;
2. We receive written notice of a claim or "suit" as soon as practicable; and
3. A request for defense and indemnity of the claim or "suit" will promptly be brought against any policy issued by another insurer under which the additional insured may be an insured in any capacity. This provision does not apply to insurance on which the additional insured is a Named Insured, if the written contract or written agreement requires that this coverage be primary and non-contributory.

**F. For the coverage provided by this endorsement:**

1. The following paragraph is added to Paragraph 4.a. of the Other Insurance Condition of Section IV – **Commercial General Liability Conditions:**

This insurance is primary insurance as respects our coverage to the additional insured person or organization, where the written contract or written agreement requires that this insurance be primary and non-contributory with respect to any other policy upon which the additional insured is a Named Insured. In that event, we will not seek contribution from any other such insurance policy available to the additional insured on which the additional insured person or organization is a Named Insured.

2. The following paragraph is added to Paragraph 4.b. of the Other Insurance Condition of Section IV – **Commercial General Liability Conditions:**

This insurance is excess over:

Any of the other insurance, whether primary, excess, contingent or on any other basis, available to an additional insured, in which the additional insured on our policy is also covered as an additional insured on another policy providing coverage for the same "occurrence", offense, claim or "suit". This provision does not apply to any policy in which the additional insured is a Named Insured on such other policy and where our policy is required by written contract or written agreement to provide coverage to the additional insured on a primary and non-contributory basis.

- G. This endorsement does not apply to an additional insured which has been added to this policy by an endorsement showing the additional insured in a Schedule of additional insureds, and which endorsement applies specifically to that identified additional insured.

All other terms and conditions of this policy remain unchanged.

**WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY**

WC 00 03 13

**WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT**

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.

(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)

This endorsement, effective on 07/20/2013 at 12:01 A.M. standard time, forms a part of  
(DATE)

Policy No. WC 654878204 of the ZURICH AMERICAN INSURANCE COMPANY  
(NAME OF INSURANCE COMPANY)

issued to SWINERTON INCORPORATED

Premium (if any) \$ \_\_\_\_\_

\_\_\_\_\_  
Authorized Representative

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us. \*

This agreement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

**Schedule**

ALL PERSONS AND/OR ORGANIZATIONS THAT ARE REQUIRED BY WRITTEN CONTRACT OR AGREEMENT WITH THE INSURED, EXECUTED PRIOR TO THE ACCIDENT OR LOSS, THAT WAIVER OF SUBROGATION BE PROVIDED UNDER THIS POLICY FOR WORK PERFORMED BY YOU FOR THAT PERSON AND/OR ORGANIZATION

AGENCY CUSTOMER ID: \_\_\_\_\_

LOC #: \_\_\_\_\_



## ADDITIONAL REMARKS SCHEDULE

Page \_\_\_\_\_ of \_\_\_\_\_

AGENCY		NAMED INSURED	
POLICY NUMBER			
CARRIER	NAIC CODE		
		EFFECTIVE DATE:	

### ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: \_\_\_\_\_ FORM TITLE: \_\_\_\_\_

#### Additional Description of Operations/Remarks

The Named Insured for the Auto Liability Policy Reads Swinerton Incorporated, Swinerton Builders

#### Additional Information

##### GENERAL LIABILITY:

\*Primary and Non-Contributory when required by written contract per form: U-GL-1175-D CW (10/11)

\*Additional Insured Automatic Owners, Lessees or Contractors: U-GL-1175-D CW (10/11)

\*Waiver of Subrogation when required by written contract per form: CG24040509

##### AUTOMOBILE LIABILITY:

\*Additional Insured when required by written contract per form: CA 20 48 02 99

\*Waiver of subrogation when required by written contract per form: CA 04 44 03

##### WORKERS' COMPENSATION:

\*Waiver of Subrogation as required by written contract per form: WC 00 03 13

##### UMBRELLA/EXCESS:

Excess coverage follows primary GL, EI policies, subject to policy terms, conditions and exclusions.

# HPU - ALOHA TOWER SITE LOGISTICS PLAN

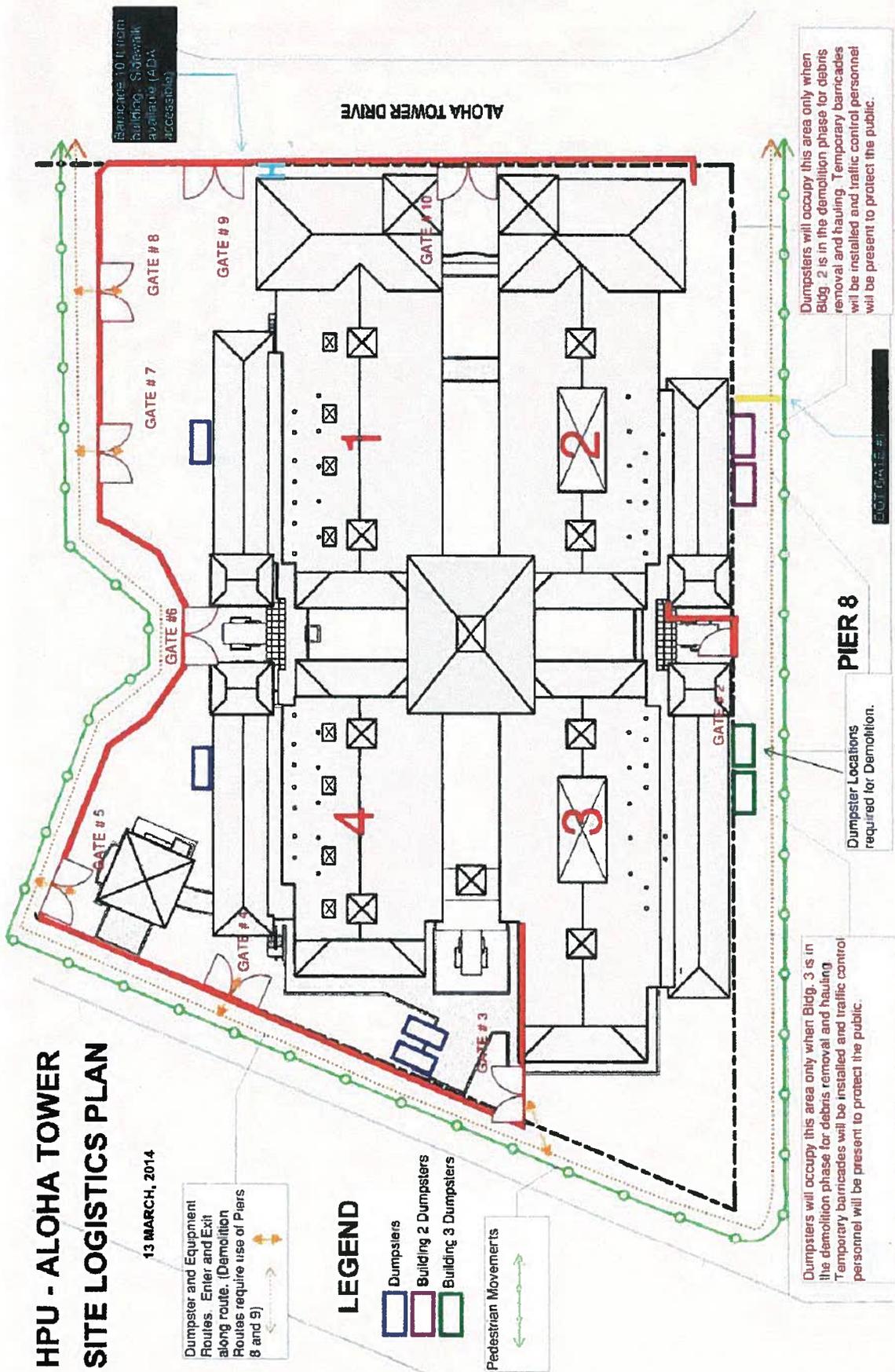
13 MARCH, 2014

Dumpster and Equipment Routes. Enter and Exit along route. (Demolition Routes require use of Piers 8 and 9)

## LEGEND

-  Dumpsters
-  Building 2 Dumpsters
-  Building 3 Dumpsters

 Pedestrian Movements



Barricades 10 ft from building. Stairwell available (ADA accessible)

Dumpsters will occupy this area only when Bldg. 2 is in the demolition phase for debris removal and hauling. Temporary barricades will be installed and traffic control personnel will be present to protect the public.

Dumpsters will occupy this area only when Bldg. 3 is in the demolition phase for debris removal and hauling. Temporary barricades will be installed and traffic control personnel will be present to protect the public.

Dumpster Locations required for Demolition.