

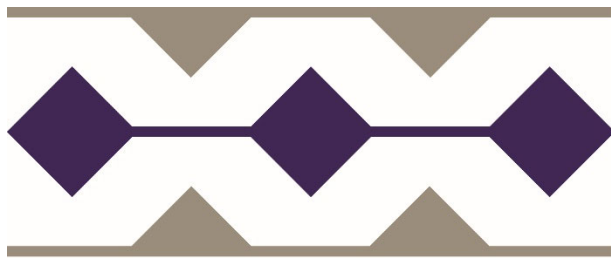
REQUEST FOR PROPOSALS
FOR
NORTH KOHALA ENERGY
STORAGE

ISLAND OF HAWAI‘I

MARCH 24, 2023

Docket No. 2022-0012

Appendix F – Description of the Site



**Hawai'i
Electric
Light**

**HAWAIIAN ELECTRIC COMPANIES
NORTH KOHALA ENERGY STORAGE
DESCRIPTION OF THE SITE**

Akoni Pule Site

All proposals submitted in response to this RFP must be sited at the Akoni Pule Site. It is a Company Controlled Site consisting of 1.207 acres located along Akoni Pule Highway in Hawi Village, North Kohala (a portion of TMK (3)5-5-002: 023). See Exhibit A to this Appendix F. The site is zoned Agricultural.

The Company Controlled Site is currently vacant land that is privately owned. The Company has a perpetual Grant of Easement from the private landowner for the Akoni Pule Site. The Akoni Pule Site adjoins the existing Company-owned Hawi Substation (TMK (3)5-5-015: 033). The Akoni Pule Site, which is approximately 1.207 acres, has been allocated for this project, with the boundaries for the site being approximately 182.65 ft at its widest (on the front running parallel to Akoni Pule Highway), and approximately 274.84 feet deep (toward the interior of the property, away from Akoni Pule Highway). Proposer shall only be permitted to lease as much acreage as is necessary for its project. Additional acreage shall not be available and Proposers may only use the available land for its project and for no other uses. The current plan anticipates that the Akoni Pule Site will be purchased by the Company then will be consolidated with the adjoining Company-owned Hawi Substation. Any Proposer proposing to use the Akoni Pule Site shall be required to execute a ground lease for the site coterminous with the term of the ESSA. Proposer shall be responsible, at its sole cost and expense, for all other site improvements, utilities, permits and other required infrastructure and regulatory requirements necessary for use of the Akoni Pule Site for Proposer's Project.

Any drawings, reports or any other information or data relating to the Akoni Pule Site ("Site Information") are being furnished for the Proposer's convenience only and the Company assumes no responsibility whatsoever in respect to the sufficiency or accuracy of such Site Information or of the interpretation thereof, and there is no guaranty, either expressed or implied, that the conditions indicated are representative of those existing throughout the Akoni Pule Site. In addition, no assurance is given that conditions found at the time of any surface or subsurface explorations will be the conditions that prevail at the time of construction at the Akoni Pule Site. The Proposer shall be solely responsible for all assumptions, deductions, or conclusions the Proposer may make or derive from the information furnished. Making such information available to the Proposer is not to be construed in any way as a waiver of the Proposer's responsibility to examine the Request for Proposals and the Akoni Pule Site. Proposer must satisfy itself through its own investigation as to conditions to be encountered at the Akoni Pule Site.

All underground water, gas, oil, telephone, electric, storm drain, sewer, and other pipes or conduits that may be shown on the Site Information are only approximate in their locations. The Proposer shall make a personal investigation and inspection of the records and drawings possessed by owners of the utilities. The Proposer shall make satisfactory arrangements with the owners of the utilities for the relocation, maintenance and protection of existing utilities, if any.

Additional Information

Additionally, the following links to a few publicly available resources relating to renewable energy project siting and development from the Hawai'i State Energy Office are being provided for use at proposers' sole discretion:

Project Permitting Assistance and Resources

<http://energy.hawaii.gov/developer-investor/project-permitting-assistance-and-resources>

Provides numerous resources to support more informed and appropriate project siting and permitting, including the Permit Guide, Renewable Energy Permitting Consultants, DOH, ePermitting Portal, Renewable EnerGIS, Permitting Wizard, and the Renewable Energy Projects Directory.

Hawai'i Clean Energy Programmatic Environmental Impact Statement

<http://energy.hawaii.gov/testbeds-initiatives/hawaii-clean-energy-peis/peis-overview>

The Hawaii Clean Energy Programmatic Environmental Impact Statement (PEIS) analyzes, at a programmatic level, the potential environmental impacts of clean energy activities and technologies in the following clean energy categories: (1) Energy Efficiency, (2) Distributed Renewables, (3) Utility-Scale Renewables, (4) Alternative Transportation Fuels and Modes, and (5) Electrical Transmission and Distribution.

Hawai'i Statewide GIS Program

<http://planning.hawaii.gov/gis/>

Provides Hawai'i GIS data and other resources to support site identification and analysis.

Aloha Aina: A Framework for Biocultural Resource Management in Hawai‘i’s Anthropogenic Ecosystems

https://nmshawaiihumpbackwhale.blob.core.windows.net/hawaiihumpbackwhale-prod/media/archive/council/pdfs/aloha_aina.pdf

A framework developed by the Hawaiian Islands Humpback Whale National Marine Sanctuary Advisory Council to integrate Native Hawaiian and Western scientific management approaches toward ecosystem management. While intended for the Sanctuary, this document provides useful insight into successful collaboration in Hawai‘i.

EXHIBIT A

