Speaker tour

JUNE 5, MONDAY AM
P3 Q&A session

JUNE 5, MONDAY PM
### by the numbers

<table>
<thead>
<tr>
<th>Workshop</th>
<th>Attendees</th>
<th>State</th>
<th>City/County</th>
<th>Biz/Non-Profit</th>
<th>Federal</th>
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<td>P3</td>
<td>133</td>
<td>84</td>
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<table>
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<tr>
<th>Q&amp;A</th>
<th>Mon pm</th>
<th>Weds am</th>
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<td>P3</td>
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| Speakers/Resource People | 14 |

<table>
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<tr>
<th>Cost</th>
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<tbody>
<tr>
<td>$4000</td>
<td>Speakers</td>
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<tr>
<td>$5000</td>
<td>Facility, Food &amp; Beverage, Supplies</td>
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</table>
8.30 am  Welcome  Leo Asuncion, TOD Council Co-Chair

8.40 am  Governor’s Welcome  The Honorable David Ige, Governor

9.00 am  DoD Military Housing Privatization Initiative

Sandra Tanoue, Public Private Ventures, Naval Facilities Engineering Command, Pacifi c
Rodney Moss, Hunt Companies

9.30 am  Understanding Public-Private Partnerships (P3 191)

- The Possibilities (concept explained)
- P3 Models and Types of Partnerships (benefits)
- Case Study Overview (examples of projects)
- Criteria for Viable P3 Projects
- Legislative Authority
  (P3 enabling authority and issues, including risk management)

Moderator  Tom Mulvihill, KeyBanc Capital Markets
Speakers  Seth Miller Gabriel, OP3, District of Columbia
  Benjamin Hall, John Laing
  Tuyen Mai, Emert & Young
  Rodney Moss, Hunt Companies
  Henry Naumit, Kiewit Development

11.00 am  What’s Different about P3: Through the Lens of Case Studies

- Rail Transit and Rail Infrastructure
- Mixed-use TOD and Commercial Uses
- Affordable Housing
- Public Buildings (social infrastructure - institutional and public facilities)

Moderator  Tom Mulvihill, KeyBanc Capital Markets
Speakers  Murray Clay, Ukupono Initiative
  Tuyen Mai, Emert & Young
  Peter Morris, ARCOM
  Dr. Joshua Schrank, LA Metro

12.00 pm  Lunch Presentation: Island Palm Communities: An Army-Lendlease P3

Peter Sims, DoD Communities, Lendlease

DoN / Hunt Companies P3
Navy Housing

Sandra Tanoue
Public Private Ventures, NAVFAC Hawaii

DoA / Lendlease P3
Island Palm Communities
Army Housing

Col Steve Dawson
US Army Garrison, HI

Pete Sims
DoD Communities, Lendlease
workshop program

Morning panels

P3 101—introduction to P3

Seth Miller Gabriel
Director of the Office of Public-Private Partnerships (P3) for the District of Columbia.

Benjamin Hall
John Laing Investments

Tuyen Mai
Ernst & Young

Rodney Moss
Hunt Companies

Henry Navrtil
Kiewit Development Company

Tom Mulvihill
KeyBanc
**Morning panels**

- **8.30 am**
  - **Welcome**
    - Leo Asuncion, TOD Council Co-Chair

- **8.40 am**
  - **Governor’s Welcome**
    - The Honorable David Ige, Governor

- **9.00 am**
  - **AIAI Introduction to Workshop**
    - Lisa Buglione, AIAI Director of Operations and Development
  - **The Navy’s Military Housing Privatization Initiative**
    - Sandra Tanous, Public Private Ventures
    - Naval Facilities Engineering Command, Pacific
    - Rodney Moss, Hunt Companies

- **9.30 am**
  - **Understanding Public-Private Partnerships (P3 101)**
    - The Possibilities (concept explained)
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  - **Speakers**
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    - Peter Morris, AECOM
    - Dr. Joshua Schank, LA County Metropolitan Transportation Authority

- **12.00 pm**
  - **Lunch Presentation: Island Palm Communities: An Army-Lendlease P3**
    - Peter Sims, DoD Communities, Lendlease

**Workshop program**
Afternoon panels

Financing models & risk management

1.00 pm Recap and Afternoon Opening Remarks
   Dr. Joshua Schank, LA Metro

1.10 pm Financing Models and Risk Management
   • P3 Basics (structuring debt and equity)
   • Asset Monetization, Availability Payments
   • Risk Transfer and Management
   • Value for Money
   • Typical P3 Structure
   Moderator Dr. Joshua Schank, LA Metro
   Speakers Benjamin Hall, John Laing
   Tom Mulvihill, KeyBanc Capital Markets
   Henry Navinittal, Kiewit Development
   Rodney Moss, Hunt Companies

2.00 pm How To Do A P3 Project
   • Getting Started (identifying and developing P3s)
   • Expertise Needed (Assembling the Team)
   • Teams and partnering opportunities for contractors
   • Procurement Process and Issues (sealing the deal)
   • Project Management
   Moderator Tom Mulvihill, KeyBanc Capital Markets
   Speakers Seth Miller Gabriel, OPG, WDC
   Benjamin Hall, John Laing
   Peter Morris, AECOM
   Rodney Moss, Hunt Companies
   Henry Navinittal, Kiewit Development
   Dr. Joshua Schank, LA Metro

3.15 pm Questions and Answers
4.00 pm Closing Remarks
4.15 pm Adjournment

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How to do a P3 project
Overall favorable response to workshop & content

- Public sector panelists in particular
- Helpful in outlining challenges & opportunities
- Good to see public sector interest:
  biggest hurdle is comfort level with this different way of accomplishing work

- Repetition in presentations
- Panel sessions dense, no breaks
- Local speakers to talk about P3/design-build experience
Going forward

- Advisory services for P3 procurement & RFQ/RFP scope
- Go-to-person/officer for technical assistance on P3
- State resources to agencies to help implement P3 projects
- List of local resources—e.g., who does P3 feasibility analysis in Hawaii
More information on:

- Case studies & details of how various P3 models work
- Walk through P3 planning & delivery for a specific project (especially mixed use, vertical construction/building projects) —greater details on step by step process, what to expect, what to avoid, how to construct, checklists, etc.
- P3 session focused on best procurement practices for P3

Going forward

Comments on information & assistance desired

TOD Council | July 5, 2017
Going forward

Comments on information & assistance desired

More information on:

- P3s with respect to Hawaii’s laws & applicability
- Lapsing of public funds
- Bond constraints of Hawaii’s constitution & laws
- Procurement code limitations
- Labor issues

- Financing methods & tools
- Bridging the gap between public resources & P3 viability
- Incentives being used to facilitate P3s
- How government can partner with private property owners to redevelop underutilized sites
Workshop presentations are available online at

http://planning.hawaii.gov/lud/state-tod/9749-2/