



kauhale

Modular Housing Solutions

ABOUT

Kauhale, the Hawaiian word for 'village,' reflects our commitment to community, respect, and responsibility— essential values for helping individuals recover from disasters.

We specialize in addressing the full spectrum of disaster relief and modular housing: sheltering, temporary, and permanent housing.

- Native Hawaiian & female-owned
- Native Hawaiian Organization (NHO) non-profit
- 8(a) minority-owned business
- Local contractor



KADI KOHEA
Founder

Kadi, a Kanaka Maoli, from Kaa'awa, Oahu, is from a lineage deeply devoted to the preservation of Hawaiian culture and support of Native Hawaiian prosperity. She continues to honor her heritage through Kauhale, infusing these values into every aspect of her work.

- Harvard Masters, with an emphasis on Hawaiian Heritage.
- Generational local home builder
- Works across Islands

MODULAR HOUSING

We provide a variety of temporary and permanent housing solutions catered to the unique needs of individuals and families—including generational, single-family, ohana units, and more.

- Temporary and Permanent Structures
- Relocatable
- HUD Certified**
- Hawaii Architect Stamped**
- Adhere to Local Building Codes
- Commercial Solutions
- Multi Family and Multi Story
- Studio, 1, 2, 3, and 4-bed Homes



TURN-KEY SOLUTION

Kauhale provides turn-key, immediate modular homes for residential and commercial use, delivering higher quality – faster and more sustainably.



SHELTER / TEMPORARY

Temporary settlement solutions driven by state and NGOs

- HUD approved modular homes
- Manufactured homes
- Plug-and-play units
- Non-combustible



PERMANENT RESIDENTIAL

Residential | suburban and rural

- Modular + manufactured homes with wood and steel frames
- Portable, stackable, and versatile for various configurations.
- Separate Dwelling Units (SDU)
- Accessory Dwelling Units (ADU)
- Single Family Homes
- Attainable/Affordable Housing
- Master planned communities
- Multi-family, multi-story



COMMERCIAL

Commercial | with cities and developers

- Restaurants, offices, community centers, coffee shops, etc.
- Apartments (1-16 stories)
- Student and senior housing
- Veteran and military housing
- Workforce housing
- Schools and hospitals
- Hotels and hospitality

RAPID HOUSING SOLUTION

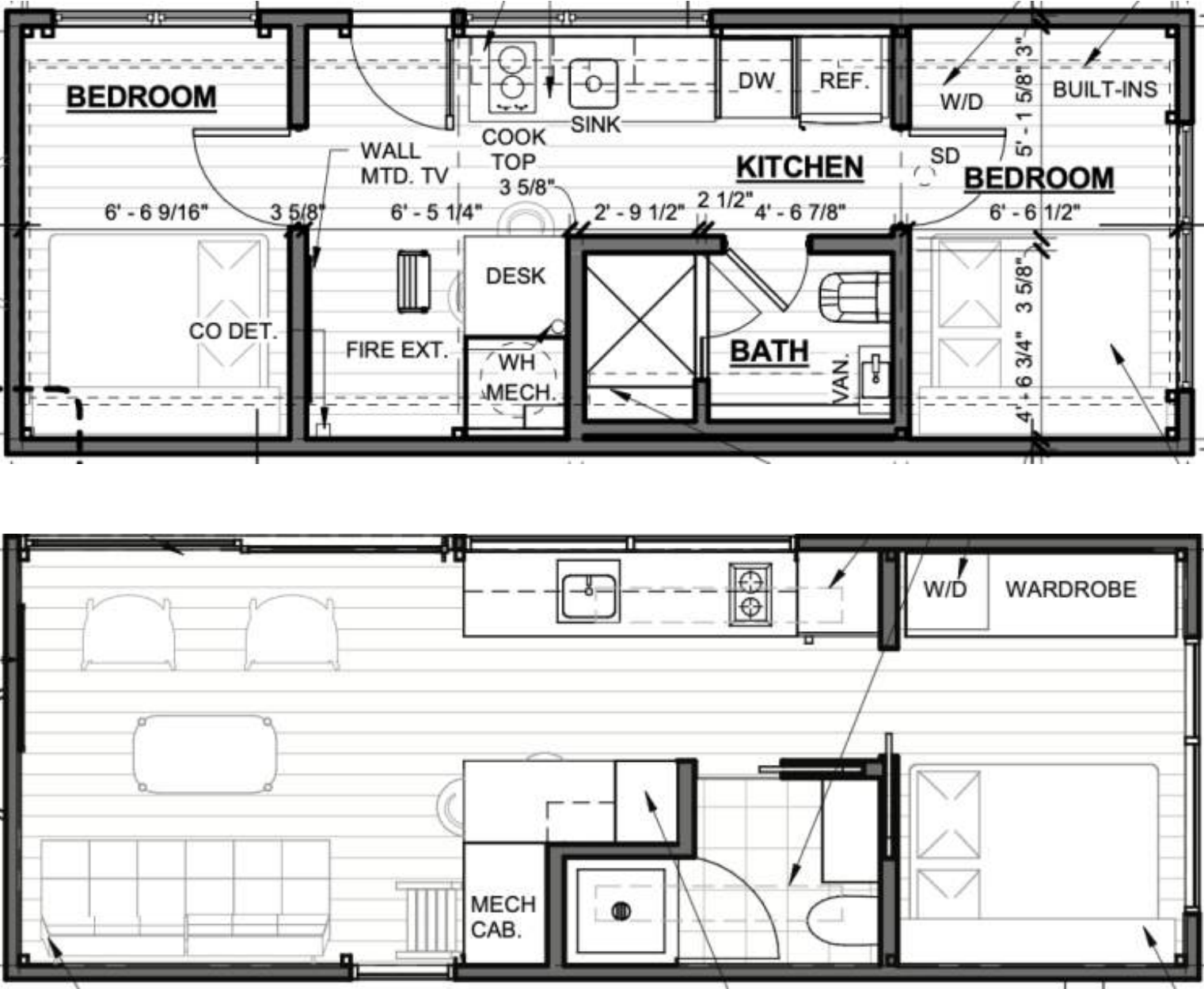
First 300 homes within
90 Days

First 3,000 homes within
18 months

Multiple factories for
flexible supply and
inventory

Exhibit A.

Temporary | 280 sqft.
1 or 2 bed, 1 bath, (various configurations available)



Pricing based on volume

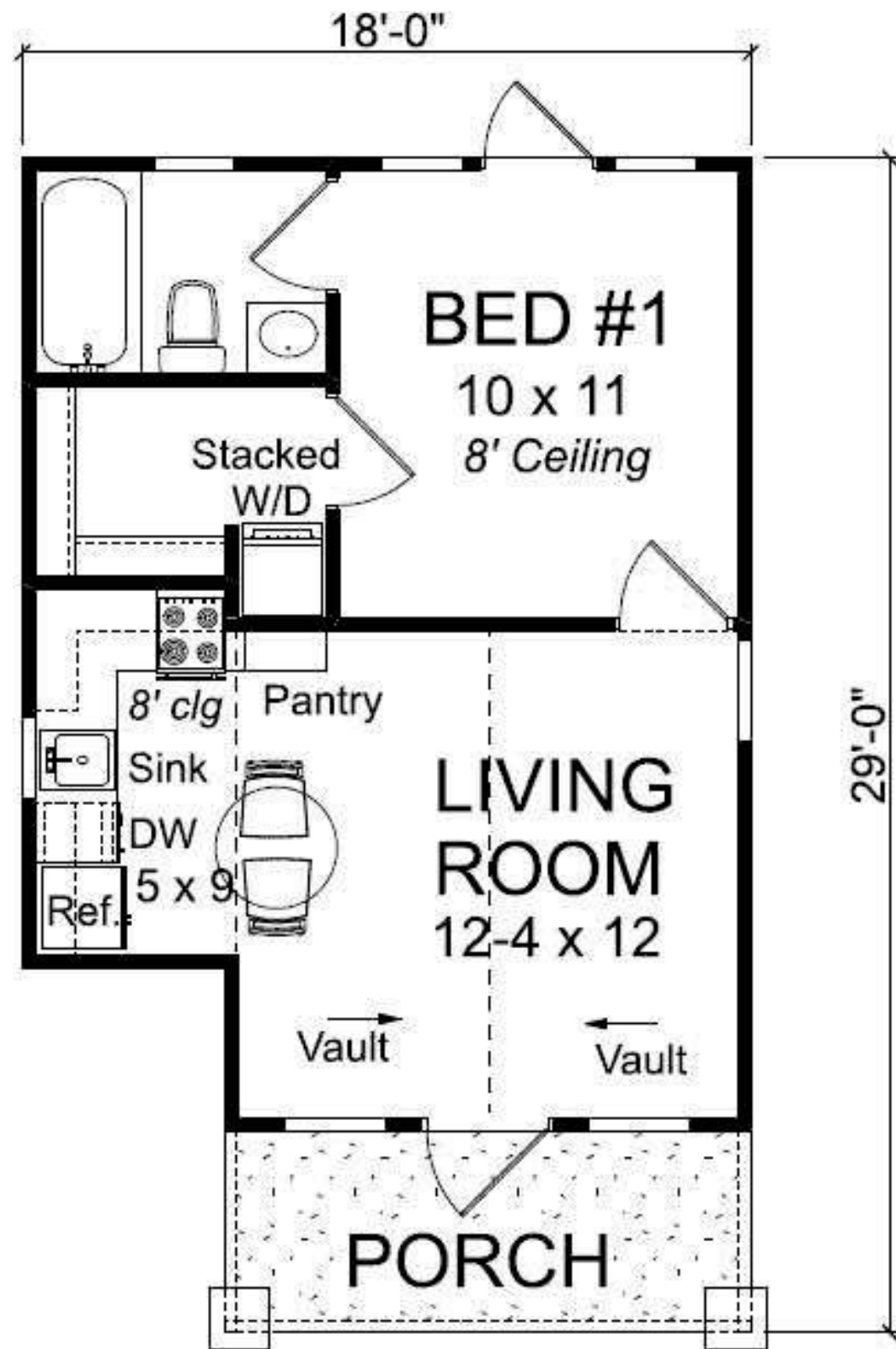
Includes:

- Core & Shell
- Fixtures, appliances, equipment, finishings
- MEP (mechanical, electrical, plumbing)
- Assembly

*price may vary per location
*site-specific utilities and preparation are not included.



Exhibit B.



Ohana Unit | 514 sqft.

1 bed, 1 bath (various configurations available)

Pricing based on volume

Includes:

- Core & Shell
- Fixtures, appliances, equipment, finishings
- MEP (mechanical, electrical, plumbing)
- Assembly

*price may vary per location

*site-specific utilities and preparation are not included.



Exhibit C.

Permanent | **964 sqft.**

2 bed, 2 bath (various configurations available)

Pricing based on volume

Includes:

- Core & Shell
- Fixtures, appliances, equipment, finishings
- MEP (mechanical, electrical, plumbing)
- Assembly

*price may vary per location

*site-specific utilities and preparation are not included.

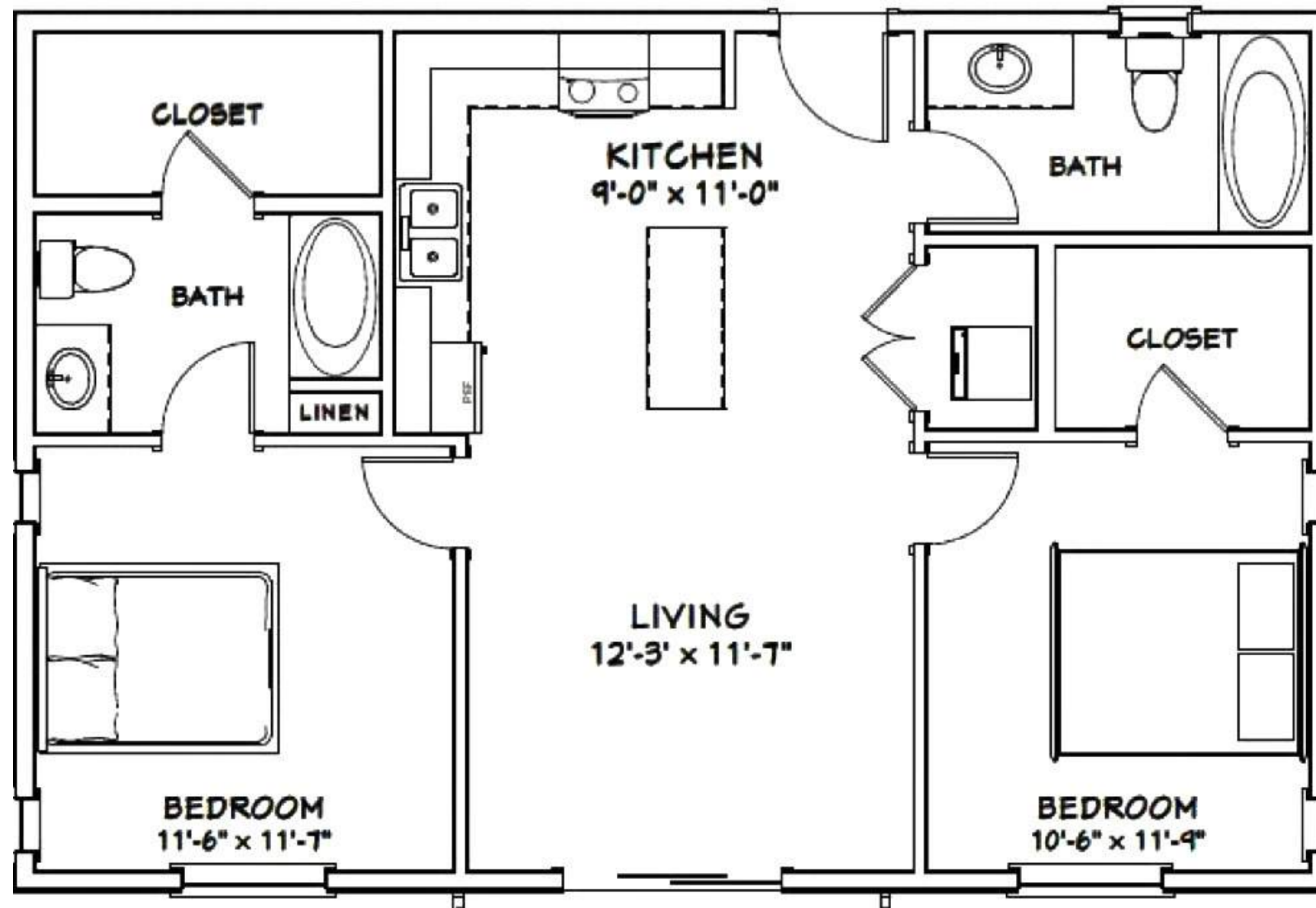
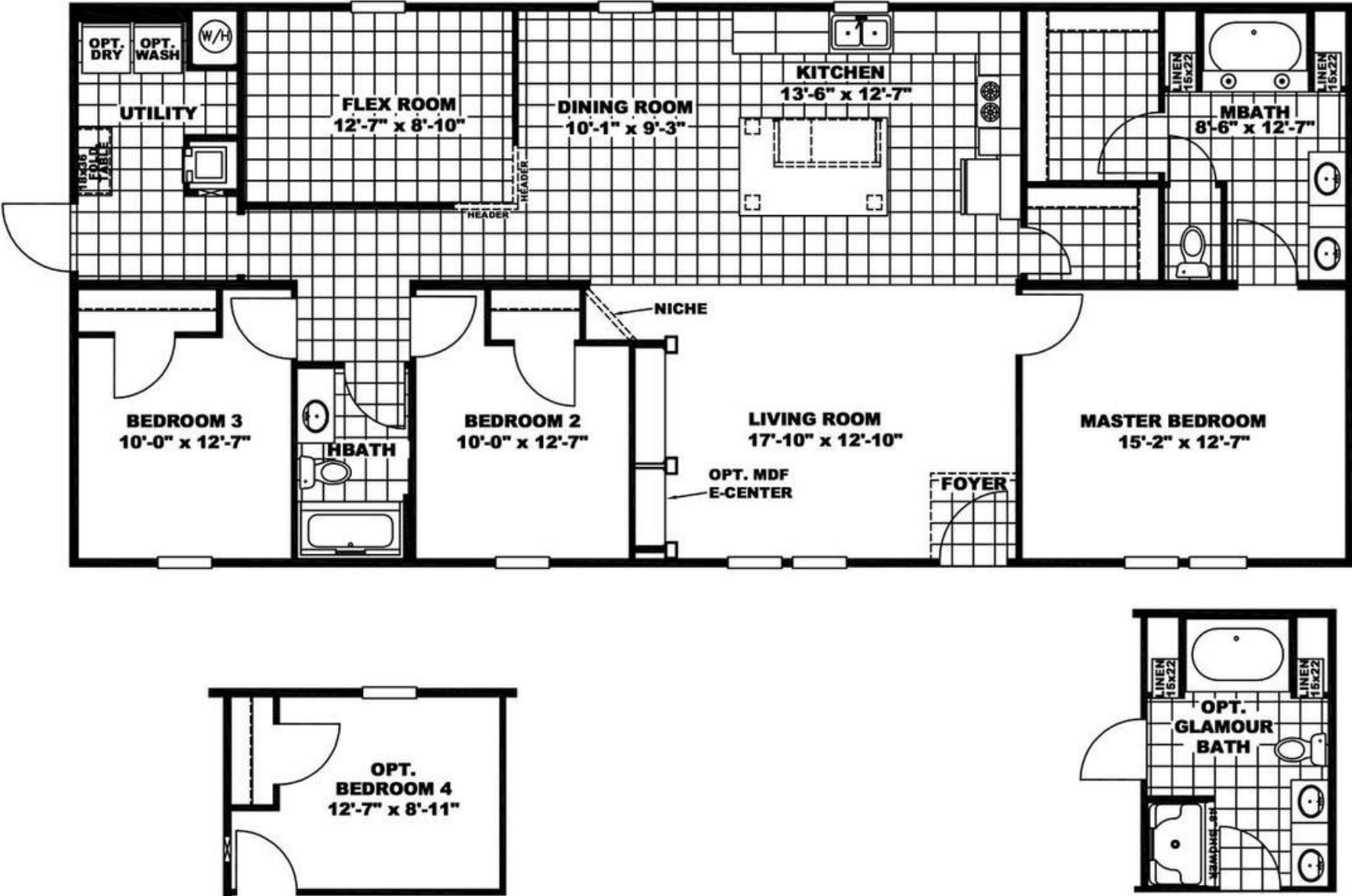


Exhibit D.

Permanent | 1264 sqft.

3 bed, 2 bath (various configurations available)



Pricing based on volume

Includes:

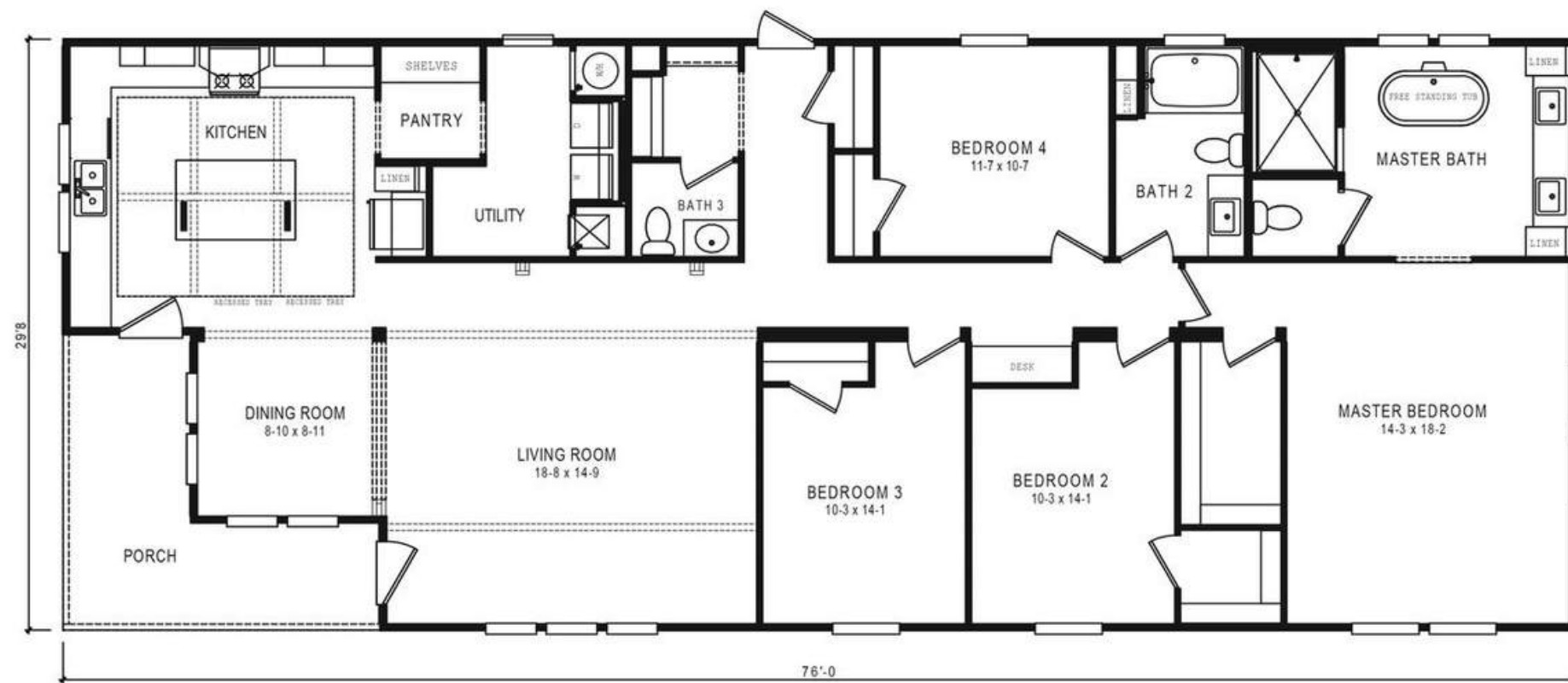
- Core & Shell
- Fixtures, appliances, equipment, finishings
- MEP (mechanical, electrical, plumbing)
- Assembly

*price may vary per location

*site-specific utilities and preparation are not included.



Exhibit E.



Permanent | 1709 sqft.

4 bed, 2 bath, (various configurations available)

Pricing based on volume

Includes:

- Core & Shell
- Fixtures, appliances, equipment, finishings
- MEP (mechanical, electrical, plumbing)
- Assembly

*price may vary per location

*site-specific utilities and preparation are not included.



A PROVEN TRACK RECORD

Our team has supplied thousands of temporary/permanent housing solutions for disaster relief in Louisiana and other US Gulf states, often within just 7 days of receiving a Purchase Order (PO).

Hurricane Katrina Disaster Relief

- 5,000 Dwelling Units

Community Isolation Center

- 3,000 Dwelling Units

Quarantine Center Phase

- 110 Dwelling Units

Permanent Housing

- Thousands of Units

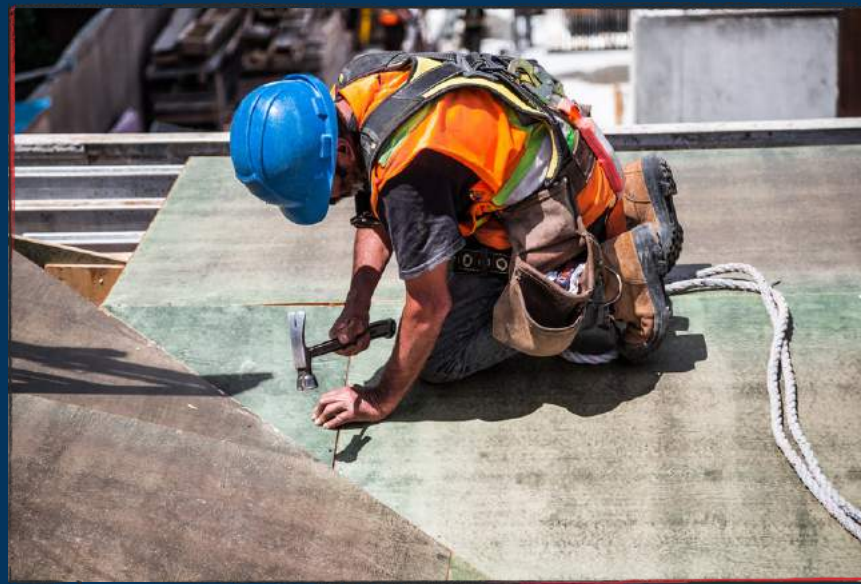




Master Plan Community

- Community Building: Implement local development in Hawaii
- Build out 3,000+ homes
- New Schools, parks and other community features.





FINANCING

We can provide essential capital to contractors in federal projects, expediting recovery, fostering business growth, and bridging the federal fund gap.

Billions of dollars are immediately available to deploy - moves people into homes quicker

Non-recourse to county and state

We take the underwriting risk for FEMA reimbursement and bridge the funding gap

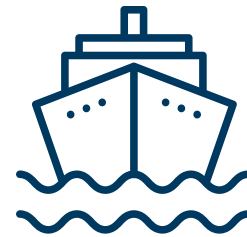
We support local businesses and communities

FINANCING SERVICES



Government procurement

Developing entire multi-million dollar RFP programs, and responding to the same.



Logistics

Trans-shipment (Mainland-HI) local staging, and eventual delivery and installation.



Supply acquisition

Acquire/ship infrastructure supplies (i.e., cement, rebar, and anchors for the cement pads, generators)



Contractor aid

Financing local contractors to install/support installation of Kauhale's housing solution



Procurement finance

No immediate cash payment is required from local purchasing authorities.



GIVING BACK

Kohea Foundation

Our non-profit is dedicated to strengthening Hawaiian communities through cultural preservation, housing, and social equity.

- Hawaiian immersion school
- Local communities
- Local businesses
- Celestial navigation
- Cultural preservation
- Building Hawaiian legacy into our communities





MAHALO

kadikohea@gmail.com

202.977.5739

powered by Kohea Foundation



Purchase Order #: 202309-21-01-v1 Buyer/Procurement Officer:
Vendor: Kauhale Development LLC

State of Hawaii
Office of State Procurement

Purchase Order

Number: 202309-21-02-v1
Date Issued: November 22, 2023
Fiscal Year: 2023
Buyer/Procurement Officer:
Phone: 808-
Email:

Vendor Name and Address:
Kauhale Development LLC
Address: 76 6386 Pualani Street
Kailua Kona, HI 96740

Deliver to:
Gov. Office of Homeland Security and Emergency Mgmt

Address:

Invoice to:
Gov. office of Homeland Security and Emergency
management
Office of Management and Finance
Address:

Ship to Contact:
[name]
[title]
Address:
Phone: 808-
Email: _____@_____

Terms of Payment
FOB Point: [Long Beach, CA]
Bid Response #:
Invitation to Bid:
Total Amount of PO: \$ _____

AUTHORITY FOR USING OTHER THAN FULL AND OPEN COMPETITION ☒ HI§103D-307, or ☐ Solicitation/RFQ-

Delivery required within [] days. Please see details below and delivery contact POC for further information. The governor's Office of Homeland Security and Emergency Preparedness is requiring that these items be delivered to [or services performed at]:

[address]
Maui, HI

Any extension to this purchase order is automatically extended [] days, else an updated purchase order is required.

PO number must be listed on all shipping documents/invoices.

**** Please contact delivery POC prior to delivery. ****



Purchase Order #: 202309-21-01-v1 Buyer/Procurement Officer:

Vendor: Kauhale Development LLC

Delivery POC name:

Delivery POC address:

Delivery POC phone:

Delivery POC email:

VENDOR POC: Ms. Kadi Kohea

Vendor POC Phone: 202-977-5739

Vendor POC Alternate Phone: 202-977-5738

Vendor POC Email: kadikohea@gmail.com

See Appendix A for line items:

Vendor agrees to furnish and deliver all items or perform all the services set forth or otherwise identified above and on any continuation sheets for the consideration stated herein. The rights and obligations of the parties to this contract shall be subject to and governed by the following documents: (a) this award/contract, (b) the solicitation, if any, and (c) such provisions, representations, certifications, and specifications, as are attached or incorporated by reference herein. (Attachments are listed herein.)

NAME OF VENDOR: Kauhale Development LLC and its assignees

APPROVAL:

This bid, including the additions or changes made by the Vendor which additions or changes are set forth in full above, is hereby accepted as to the terms listed above and on any continuation sheets. This award consummates the contract which consists of the following documents: (a) the Government's solicitation, if applicable, and the Vendor's bid, and (b) this award/contract. No further contractual document is necessary.

NAME, AGENCY AND TITLE OF SIGNER:

DATE SIGNED:

(Signature of person authorized to sign)

SIGNER'S CONTACT INFORMATION:



Purchase Order #: 202309-21-01-v1 Buyer/Procurement Officer:
Vendor: Kauhale Development LLC

Appendix A:

Category	Description	Quantity	UOM	Unit Price*	Amount USD
Homeless Homes	Studio modular home units to address homeless program	500	Each	\$78,640	\$39,320,000
County Homes	County homes on county land plus kupuna housing, 3bd2ba	1,000	Each	\$182,640	\$182,640,000
Fire Victim Homes	1 bed 1 bath modular home	700	Each	\$98,860	\$69,202,000
Fire Victim Homes	2 bed 2 bath modular home	800	Each	\$148,860	\$119,088,000
Fire Victim Homes	3 bed 2 bath modular home	1000	Each	\$192,640	\$192,640,000
Fire Victim Homes	4 bed 2 bath modular home	1000	Each	\$225,860	\$225,860,000
Transportation	Transportation, ocean freight and ground for homes	5000	Each	\$32,500	\$162,500,000
Site Work	Site work: Labor and materials: concrete, utilities, unit assembly	5000	Each	\$28,856	\$144,280,000
Local Infrastructure - excavation	Infrastructure: Grading, excavation, major utilities, power	5000	Each	\$35,860	\$179,300,000
Local Infrastructure - Wastewater	Wastewater treatment facilities per unit to include 8 years maintenance	5000	Each	\$21,860	\$109,300,000
Fresh Water	Water wells	5000	Each	\$10,260	\$51,300,000
Solar	Solar instal on units	5000	Each	\$10,000	\$50,000,000
Laundromat	New laundromat for temporary/permanent needs	5000	Each	\$250	\$1,250,000
Trial Sum					<u>\$1,526,680,000</u>
Contingencies	Contingencies at 20%				\$305,336,000
Sum					<u>\$1,832,016,000</u>
Financing cost - Non-Recourse to County/State	Finance cost at 20%				\$366,403,200
Sum					<u>\$2,198,419,200</u>
Tax	Tax at 4.712%				\$103,589,513
Sum					<u>\$2,302,008,713</u>

HLU Committee

From: Kadi Kohea <kadikohea@gmail.com>
Sent: Tuesday, November 21, 2023 3:27 PM
To: HLU Committee
Cc: Scott Kohea; Ana L. Lillis; Paige Greco
Subject: Kauhale Modular Housing Presentation for HLU Committee
Attachments: Kauhale Modular Housing-HLU Presentation.pdf; Hawaii Purchase Order Kauhale Modular Homes-SAMPLE .pdf

Aloha,

Thank you again for the invitation to present Kauhale Development's modular housing solutions. Enclosed, you will find our presentation slides, along with a sample purchase order for your insight into our product and process. If you require any further information, please do not hesitate to reach out. Scott and I eagerly anticipate our forthcoming meeting with the committee.

Mahalo,

Kadi Kohea
Kauhale Development
202-977-5739