

# Strategic Services Group



# SSFM Strategic Services Group

SSFM'S STRATEGIC SERVICES GROUP IS DEDICATED TO INCREASING THE VALUE AND RETURNS OF REAL ESTATE ASSETS.

## The Challenge

Hawaiian Island land use poses distinct challenges for both public and private sector land owners. Only 4.8 percent of State land is classified as "urban" (+/-200,000 acres of 4.1 million acres statewide). Developing new property or altering existing uses is highly regulated. The complexities of planning, designing, constructing and especially gaining the necessary approvals to do so, can be daunting. Development and construction activity on virtually any property will require the review and/or consent of multiple public and utility agencies.

SSFM's Strategic Services Group develops innovative and creative solutions to make complex real estate projects viable.

With the formation of the SSFM strategic services group, SSFM has structured a resource that works with public, non-profit and private entities to realize the greatest returns for their properties and projects.

This transformation of a streetscape in Hilo is a product of SSFM's many services and resources.



# What We Do

SSF<sup>M</sup>'S STRATEGIC SERVICES GROUP BRINGS TOGETHER A NUMBER OF OUR CORE PROFESSIONAL DISCIPLINES TO ANALYZE, PLAN, ENTITLE, DESIGN AND IMPLEMENT DIFFICULT ENVIRONMENTAL AND PROPERTY ASSIGNMENTS.

Our greatest value is our ability to make projects happen. We work with clients to strategize the optimal use of their assets. Often this includes creative partnering with our network and resources to move projects through regulatory obstacles.

## Master & Implementation Planning

Long-range strategic guidance for orderly development and support to guide projects through environmental, government and community processes.



## Environmental Planning & Permitting

Environmental planning and impact analysis that result in strategies which are contextually sensitive, sustainable and garner approvals.



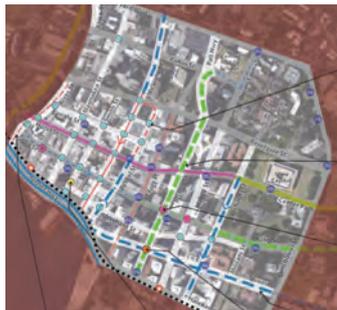
## Transportation Planning

Defining ways transportation systems effectively and efficiently move people and goods, influence urban development, affect economic vitality and impact quality of life.



## Real Estate Advisory

Strategies for acquisition, development, ownership and disposition of real property for optimal asset management and real estate returns.



## Community Engagement

Managing community relations, public outreach and stakeholder involvement to facilitate input and support throughout the planning process.

## GIS, Graphics and Mapping

Comprehensive analytical presentation and technical support resources for project development and processing.

## Traffic Engineering

Forecast modeling and planning, multi-modal transportation design and Complete Streets improvements to maximize transit efficiency.

## Transit Oriented Design

Planning, engineering, project and construction management to take TOD projects from inception through construction.

# How We Work

SSFM'S STRATEGIC SERVICES GROUP SUCCESSES ARE MEASURED BY WHETHER WE CAN DEVISE TRULY INNOVATIVE SOLUTIONS THAT ARE TRANSFORMATIVE TO A PROJECT, MITIGATE OBSTACLES, AND CREATE RESULTS WHERE THE WHOLE IS GREATER THAN THE SUM OF ITS PARTS.



# Anatomy of a Project

WE ARE MOST EFFECTIVE WHEN ENGAGED EARLY-ON. STRATEGIC SERVICES ASSIGNMENTS OFTEN BEGIN WITH A PROJECT THAT HAS ENCOUNTERED ROADBLOCKS TO MOVING FORWARD.

902 Alder Street is an example of how our approach created significant value for two State agencies – The Hawaii Judiciary and the Hawaii Housing Finance and Development Corporation.

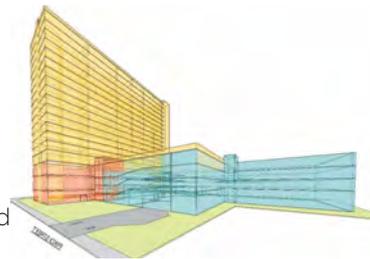
1. The State of Hawaii Judiciary controlled a 1.5 acre property in the Ala Mona area of Honolulu that housed a juvenile detention facility. The buildings were deteriorating and the Judiciary was planning a new facility to provide juvenile counseling and services. Legislature funding had been received for site planning, but funds for construction would, at best, be delayed due to competing budget priorities.

2. Recognizing the obstacles, SSFM took the initiative to consider alternative scenarios that would increase the likelihood of securing construction financing.



4. A series of meetings with the agencies resulted in an agreement to explore conceptual design of a combined mixed use facility that includes a juvenile counseling facility and an affordable rental housing project.

5. We assembled a design team comprised of the Civil and Structural Engineering Departments of SSFM to develop the conceptual design of the multi-purpose building and shared parking structure.



7. 902 Alder Street will satisfy the needs of the Judiciary while providing much needed affordable housing. SSFM's strategic approach makes possible a project that would have otherwise languished and where the whole is truly greater than the sum of its parts.

3. The property location is in one of the City's Transit Oriented Development (TOD) zones that allows greater density at each proposed Honolulu Area Rapid Transit (HART) rail station.



We recognized a perfect opportunity for a collaboration between the Judiciary and Housing.

6. SSFM Planning prepared the requisite Environmental Assessment for the project which is used to secure Hawaii State Legislature funding, and by HHFDC in their solicitation for a developer of the new multi-purpose facility.



# Great Clients, Broad Network

FOR OVER ALMOST 60 YEARS, SSFM HAS PLAYED A KEY ROLE IN BUILDING THE ISLANDS' INFRASTRUCTURE. OUR DIVERSE SERVICES HAVE ALLOWED US TO ENGAGE IN ALL MANNER OF PROJECTS.

Our work has also provided the opportunity to develop deep relationships with public agencies and private corporations. We understand their increasing needs to strategically manage their properties and projects.

---

## Private:

- Aloha Council – Boy Scouts of America
- AWA & Associates LLC
- Design Partners Inc.
- Ferraro Choi
- Goodfellow Bros., Inc.
- Haseko
- Hawaii State Federal Credit Union
- Hawaiian Dredging Construction Co., Inc.
- Island Commodities
- Kauai Veterans Express
- Kiewit
- Maui Memorial Medical Center
- Ocean Inst Ctr for Applied Aquaculture
- Oceanic Time Warner
- Pulama Lanai
- RMA Architects, Inc.
- Urban Works

## Utilities:

- Hawaiian Electric Company (HECO)
- Hawaii Electric Light Company (HELCO)
- Maui Electric Company (MECO)

## Government:

### International:

- Federated States of Micronesia

## Territorial Government:

- Commonwealth Ports Authority
- Government of Guam – Dept of Public Works
- Guam Economic Development Authority
- Guam Waterworks Authority
- Port Authority of Guam

## Federal Government

- U.S. Air Force
- U.S. Army Corps of Engineers
- U.S. Department of Commerce  
National Oceanic and Atmospheric Admin.
- U.S. Dept of Interior – Office of Insular Affairs  
National Park Service
- U.S. Dept. of Agriculture – Forest Service
- USA Dept. of Transportation
- USDOT-Federal Highway Administration
- U.S. Navy, NAVFAC Pacific
- U.S. Navy, NAVFAC Hawaii
- U.S. Navy, NAVFAC Marianas

## State of Hawaii:

- Dept. of Accounting and General Services
- Department of Agriculture  
-Agribusiness Development Corporation
- Dept of Business, Economic Develop. & Tourism  
-Hawaii Coastal Zone Mgt. Program

- Hawaii Housing Finance & Development Corp
- High Technology Development Corp.
- Hawaii Community Develop/Authority
- Natural Energy Laboratory of Hawaii
- Department of Defense
- Department of Education  
-Hawaii State Library System
- Department of Hawaiian Home Lands
- Department of Land and Natural Resources
- Department of Transportation
- Judiciary
- Office of Hawaiian Affairs
- Public Safety Department
- University of Hawaii  
-Office of Capital Improvements  
-The Research Corporation of the University of Hawaii

## Counties:

- City and County of Honolulu  
-Honolulu Authority for Rapid Transportation
- County of Hawaii
- County of Kauai
- County of Maui

---

## Island Experts

SSFM International Inc. is a professional planning, engineering and project management firm. Our practice is far reaching but we always draw from our island roots. Our professional disciplines include planning, project and construction management, civil, structural, and traffic engineering, and strategic services.

We offer enormous resources and can solve projects of all types with proven processes and perfected management skills. Accomplishments that span almost six decades mean we know the Islands. We know the people, the places, the customs and the challenges of bringing projects to life here. We are Island Experts.