



# State of Hawaii Department of Accounting and General Services (DAGS) Workshop on Lease-Back and P3 Project Delivery

---

- Date:** August 14 - 15, 2017
- Time:** 8:30 a.m. – 4:30 p.m. (8:00 – 8:30 a.m. Registration)
- Location:** Neal S. Blaisdell Center, Honolulu, Hawaii  
Exhibition Hall, Pikake Room
- Objective:** This workshop continues exploration of general public-private partnership (P3) concepts introduced in the Hawaii P3 Workshop conducted this past June. The objective of this workshop is to provide public agency participants with an overview and understanding of key public sector considerations when contemplating and/or implementing non-traditional finance and delivery projects and programs. The workshop will focus on a broad array of issues, including developing the appropriate legal, regulatory and institutional framework for innovative project delivery; transaction structuring, public sector financial considerations (budgeting, contingent liabilities, etc.), funding mechanisms, risk mitigation/allocation and project/program governance and oversight. The workshop will leverage recent relevant case studies across multiple sectors, representing a diversity of transaction structures (including performance-based contracts, lease-like arrangement, DBFOM, P3, etc.).

Time	Topic
Day 1: Monday, August 14, 2017	
8:00 a.m. – 8:30 a.m.	Registration
8:30 a.m.– 9:00 a.m.	Welcome and Opening Remarks <ul style="list-style-type: none"> <li>• Background and introductions</li> <li>• Overview of workshop objectives</li> </ul>
9:00 a.m. – 10:30 a.m.	<b>Module 1 – Overview of Innovative Project Delivery</b> <ul style="list-style-type: none"> <li>• General context</li> <li>• Drivers and scope of application</li> <li>• Contract Modalities and the P3 Spectrum of Options               <ul style="list-style-type: none"> <li>○ Delivery structures</li> <li>○ Financing structures</li> <li>○ Funding and compensation structures</li> <li>○ Defining Value-for-Money and selecting the optimal structure for a specific project</li> </ul> </li> </ul>
10:30 a.m. – 10:45 a.m.	<i>Break</i>
10:45 a.m. – 12:00 p.m.	<b>Module 1 (continued)</b> <ul style="list-style-type: none"> <li>• Defining value-for-money</li> <li>• Project screening and transaction tailoring</li> <li>• Key criteria for partnerships irrespective of structure</li> <li>• Q&amp;A / discussion on module one</li> </ul>
12:00 p.m. – 1:00 p.m.	<i>Lunch Presentation: Kaniko’o, Rice Camp, Kauai</i>

Time	Topic
1:00 p.m. – 2:30 p.m.	<p><b>Module 2 – Sector-Specific Considerations and Case Studies</b></p> <ul style="list-style-type: none"> <li>• Overview of transaction structuring and sector specific considerations</li> <li>• Sector-specific considerations / case studies: <ul style="list-style-type: none"> <li>○ <u>Social Sector</u> <ul style="list-style-type: none"> <li>▪ Overview of key drivers and funding considerations</li> <li>▪ General sector trends and recent market activity</li> <li>▪ Case Studies <ul style="list-style-type: none"> <li>– Public buildings/courthouses</li> <li>– Correctional facilities</li> <li>– University student housing</li> <li>– Public schools</li> <li>– Affordable housing</li> <li>– Enhanced use leases / ground lease arrangements</li> </ul> </li> </ul> </li> <li>○ <u>Water Sector</u> <ul style="list-style-type: none"> <li>▪ Overview of key drivers and funding considerations</li> <li>▪ General sector trends and recent market activity</li> <li>▪ Case Studies <ul style="list-style-type: none"> <li>– Drinking and Wastewater (diverse models)</li> <li>– Flood risk management</li> <li>– Stormwater management</li> <li>– Irrigation</li> </ul> </li> </ul> </li> </ul> </li> </ul>
2:30 p.m. - 2:45 p.m.	<i>Break</i>
2:45 p.m. – 4:15 p.m.	<p><b>Module 2 (continued)</b></p> <ul style="list-style-type: none"> <li>• Sector-specific considerations / case studies (continued) <ul style="list-style-type: none"> <li>○ <u>Transportation Sector</u> <ul style="list-style-type: none"> <li>▪ Overview of key drivers and funding considerations</li> <li>▪ General sector trends and recent market activity</li> <li>▪ Case Studies <ul style="list-style-type: none"> <li>– Airport infrastructure</li> <li>– Ports and harbors</li> <li>– Urban transit</li> <li>– Parking monetization</li> <li>– Transit-Oriented-Developments (TOD)</li> </ul> </li> </ul> </li> <li>○ <u>Energy Sector</u> <ul style="list-style-type: none"> <li>▪ Overview of key drivers and funding considerations</li> <li>▪ General sector trends and recent market activity</li> <li>▪ Case Studies <ul style="list-style-type: none"> <li>– Central Utilities and Micro-Grids</li> <li>– Generation</li> </ul> </li> </ul> </li> <li>○ Other Sectors <ul style="list-style-type: none"> <li>▪ General Considerations <ul style="list-style-type: none"> <li>– Stadiums</li> <li>– Broadband</li> </ul> </li> </ul> </li> </ul> </li> </ul>
4:15 p.m. – 4:30 p.m.	<b><i>Day one wrap-up and discussion</i></b>

Time	Topic
<b>Day 2: Tuesday, August 15, 2017</b>	
8:00 a.m. – 8:30 a.m.	Check-in
8:30 a.m.– 9:00 a.m.	Opening Remarks <ul style="list-style-type: none"> <li>• Welcome and Recap</li> <li>• Overview of day 2 objectives</li> </ul>
9:00 a.m. – 10:30 a.m.	<b>Module 3: Best Practice and Requirements for an Enabling Framework</b> <ul style="list-style-type: none"> <li>• Legal and Regulatory Framework</li> <li>• Policy Framework</li> <li>• Institutional Framework</li> </ul>
10:30 a.m. – 10:45 a.m.	<i>Break</i>
10:45 a.m. – 12:00 p.m.	<b>Module 4 (continued)</b> <ul style="list-style-type: none"> <li>• Operational Framework</li> <li>• Change management</li> <li>• Q&amp;A on requirements for a sustainable enabling framework</li> </ul>
12:00 p.m. – 1:00 p.m.	<i>Lunch: Keynote Speaker (TBD)</i>
1:00 p.m. – 2:30 p.m.	<b>Module 4 – Key Public Sector Considerations relating to Innovative Project Delivery</b> <ul style="list-style-type: none"> <li>• Structuring successful and sustainable projects               <ul style="list-style-type: none"> <li>○ Key considerations</li> <li>○ Managing advisors</li> </ul> </li> <li>• Recognizing and understanding retained risks and responsibilities</li> <li>• Funding and appropriations</li> <li>• Termination and compensation considerations               <ul style="list-style-type: none"> <li>○ Management and budgeting for contingent liabilities</li> </ul> </li> <li>• Program and contract governance and oversight</li> </ul>
2:30 p.m. – 2:45 p.m.	<i>Break</i>
2:45 p.m. – 3:30 p.m.	<b>Module 4 (continued)</b> <ul style="list-style-type: none"> <li>• Procurement Strategy and Management               <ul style="list-style-type: none"> <li>○ How alternative finance and delivery procurements differ from traditional procurement</li> <li>○ Authorizations and upset limits</li> <li>○ The role of competition / attracting interest and selecting the ideal partner</li> <li>○ Other considerations (stipends, ATC, IFP, etc.)</li> </ul> </li> <li>• Labor issues</li> <li>• Other public financial considerations funding</li> <li>• Q&amp;A / discussion</li> </ul>
3:30 p.m. – 4:30 p.m.	<b>General discussion and wrap-up</b>
4:30 p.m.	<i>End of workshop</i>