

# REQUEST FOR PROPOSAL

## RFP-14-HHL-007

Koa Salvage and Reforestation Project  
Humuula, Island of Hawaii  
April 13, 2014

### 1. Request For Proposal

The Department of Hawaiian Home Lands (DHHL) is soliciting proposals for a land licensing agreement, pursuant and subject to Chapter 171 of the Hawaii Revised Statutes (HRS), for salvaging koa (*Acacia koa*) on 498 acres, more or less, located in Humuula on the island of Hawaii. Although this solicitation will be posted on the State Procurement Office's website for wider dissemination, this request for proposals is not subject to the provisions of Chapter 103D, HRS. Selection will be based on the Comparative Evaluation Criteria listed in section 6.

A copy of this Request for Proposal may be obtained by calling Mike Robinson at (808) 933-3480, or by writing to DHHL at 160 Baker Street, Hilo, Hawaii 96720, or may be downloaded at [www.hawaii.gov/spo/notices/](http://www.hawaii.gov/spo/notices/) or at [www.hawaiianhomelands.org/procurement/](http://www.hawaiianhomelands.org/procurement/).

A pre-proposal conference and site visit is scheduled for May 1, 2014 at 9 a.m. The site visit will begin at the Humuula sheep station. The Sheep Station is located approximately 0.8 miles north of the Saddle Road/Mauna Kea Summit Road intersection. Attendance at the pre-proposal conference is not required, but is encouraged. Following a brief project introduction meeting, a site visit to the koa salvage project area will be conducted. A four-wheel drive vehicle is necessary and travel time to the project site from the Sheep Station is approximately 1 hour.

Written proposals must be received by DHHL no later than 4:30 p.m. on June 16, 2014. Proposals shall be sealed and clearly marked "Piha Mauka Salvage Sale Unit 3" on the outside so that proposals are not opened prior to the above deadline. DHHL may reject any or all proposals when, in its opinion, such rejection will be in the best interest of its beneficiaries. Three (3) copies of the proposal should be mailed or hand delivered to:

Land Management Division – Forestry and Natural Resources  
Department of Hawaiian Home Lands  
160 Baker Street  
Hilo, Hawaii 96720

The primary contact for this RFP is:

Mr. Mike Robinson  
Department of Hawaiian Home Lands  
160 Baker Street  
Hilo, Hawaii 96720  
Phone: (808) 933-3480  
email: [mike.e.robinson@hawaii.gov](mailto:mike.e.robinson@hawaii.gov)

## **2. Objectives**

The objectives of the koa project are to:

- Salvage koa trees before they are further reduced in value by weather, rot, and age, leaving certain trees for wildlife habitat and on-site seed production;
- Promote forest-based economic opportunities in the community;
- Generate income for DHHL;
- Promote koa regeneration from existing seed present in the soil;
- Provide a source of koa wood for Hawaii's forest industry.

A license to accomplish the above objectives will be issued to the selected proposal. The incorporation of these objectives into the proposal will enhance the chance of selection.

## **3. The Koa Salvage and Reforestation Project Location**

The koa project site is located on Keanakolu Road on the northeast flank of Mauna Kea between the Kanakaleonui Bird Corridor northern boundary and the Hakalau Forest National Wildlife Refuge Piha Section gate, on the island of Hawaii. The Tax Map Key number for this area is (3) 3-08-01: por. 09. Figure 1 indicates the project's location. The project area totals approximately 498 acres, of which about 290 acres is forest and the remainder of 208 acres is primarily grass. Those areas that are grasslands with scattered trees will not be harvested. Figure 2 indicates which areas are forest and which are not.

Salvage areas contain significant amounts of koa wood. The project's perimeter has been delineated with yellow flagging and trees which have a yellow paint "X" on the side facing towards the sale area.

Trees within the forested areas that will NOT be harvested have been marked with a yellow paint stripe. Sale boundary trees marked with yellow paint will not be harvested.

Those areas of the sale that contain Keanakolu Road will include the removal of certain hazard trees within 20 yards of the road. Trees that have a high risk of falling and blocking traffic along Keanakolu road have been designated with blue paint, and include a blue paint strip and a number followed by an "R" for removal.

Gross volume estimates for this area range from 3,000 to 6,000 board feet per acre, based on a State of Hawaii inventory conducted for this area in 1998. A fire in the project area in 2008 may have reduced this volume significantly. Proposers should conduct their own volumetric determinations before submitting their proposal. Those familiar with harvesting and milling koa understand that net volumes of wood recovered from any given koa tree can be significantly less than the estimated gross volume for that tree. Gross volume estimates are offered by DHHL for perspective only and are not considered reliable for generating a proposal.

**4. Scope of Work**

All activities must be conducted according to a project management plan prepared by the licensee and approved by DHHL. The sale area consists of two types of forested areas, as well as unforested areas with little or no koa trees, as determined by the 1998 State survey. “Well stocked” koa stands are estimated to have approximately 30 trees per acre greater than 16” diameter at breast height (dbh), as measured 4 ½ ft above ground level. “Low stocked” stands have approximately 14 trees per acre greater than 16” dbh. Activities shall consist of the following, depending on the type of forested land:

- 4.1. At least 10 koa trees per acre (TPA) shall remain in all forested areas following harvest, as follows:
- 4.2. The following koa tree classes shall not be harvested, damaged or disturbed:
  - 4.2.1. All healthy koa trees - vigorous, full crowns with little or no dieback (1.5 TPA)
  - 4.2.2. All yellow paint marked trees (1.5 TPA)
  - 4.2.3. At least 2 additional live koa trees per acre. (2 TPA)
  - 4.2.4. At least 5 dead or dying koa trees per acre, standing or down, greater than 16” dbh. (5 TPA)
- 4.3. All remaining koa trees greater than 12 inches dbh and having less than 67% defect shall be salvaged in cutting blocks of 5 to 15 acres. This includes koa trees lying on the ground.
- 4.4. As much soil as possible, but no less than 50% of the total area in the harvested areas, shall be scarified each year following harvest in order to stimulate koa seedling growth from existing seed present in the soil. Scarification must be conducted between April and June to maximize the first growing season for newly germinated koa seedlings. Scarification must use a brush blade to minimize soil disturbance. A bulldozer’s flat blade may not be used for scarifying.
- 4.5. Any temporary roads, skid trails, and landings that are compacted following harvest are to be closed and ripped to relieve compaction and encourage seedling establishment.

**5. Timeline of Performance (estimated)**

Timeline	Action
April 13, 2014	Publicize and mail out Request for Proposal
May 1, 2014	Pre-proposal conference/field trip, Humu’ula, Hawaii
June 16, 2014	Deadline for receipt of proposals by DHHL
June/July 2014	Evaluate proposals, award/develop license
August, 2014	License approved by Hawaiian Homes Commission
September, 2014 – August, 2016	Salvage koa, annually scarify soil

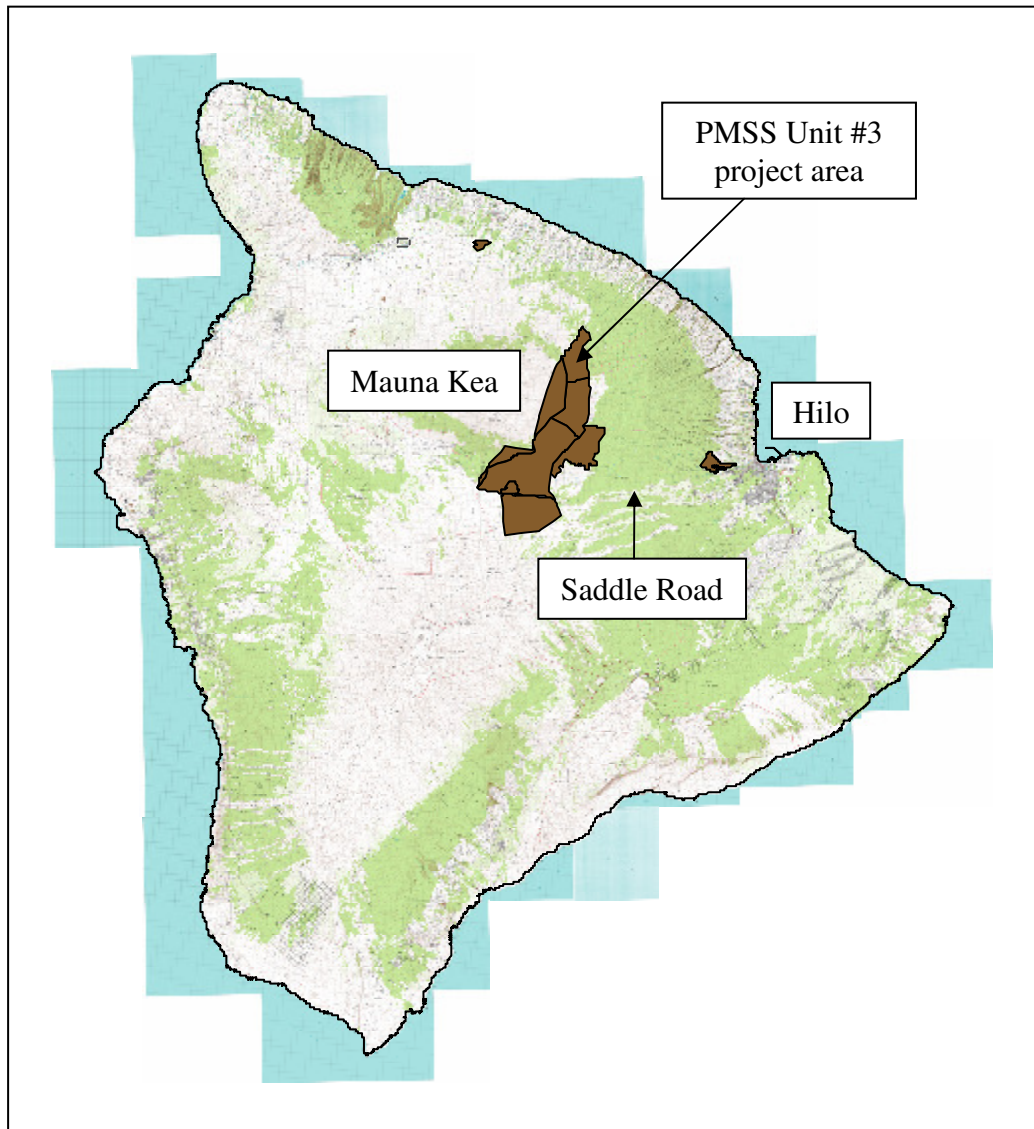
## 6. Comparative Evaluation Criteria

This section presents the criteria to be used in the comparative proposal evaluation process and the relative weights of the criteria, in percent. For example, “6.1 Net Project Revenue” to DHHL shall represent 40% of the total merit of any proposal. Higher stumpage rates paid to DHHL will mean higher standing in the list of proposals received by DHHL. Conversely, stumpage price is only part (40%) of the criteria considered by DHHL in selecting a proposal.

Each proposal will be evaluated in relation to its conformance with the weighted criteria (totaling 100%). Each applicant must satisfy the following requirements:

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|------------|--|-----|
| <b>6.1</b> | <b>Net Project Revenue.</b> Stumpage revenues to DHHL shall be maximized after accounting for the costs of protecting the environment as outlined in this RFP. Harvested volumes will be scaled onsite in log form to determine stumpage revenues per board foot to DHHL.  | 40% |
| <b>6.2</b> | <b>Project Management Plan.</b> The applicant shall submit a brief one or two page project management plan, which shall describe the following:<br><br>a) Site impacts, both positive and negative, from the planned harvest, site preparation, and road construction.<br>b) A list of the major tools and equipment to be used in the project.<br>c) The harvest and reforestation schedule; highlighting any events which are critical to the success of the project.<br>d) A description of the financing plan such as equity requirements and means of financing. The successful licensee will be required to provide a performance bond of not less than \$50,000 and liability insurance of not less than \$1,000,000. | 15% |
| <b>6.3</b> | <b>DHHL Community Benefit.</b> The number, types of jobs, local investment opportunities created by the project, projected timing on the availability of these jobs, and how they will benefit the DHHL trust. Cultural values, in-service training of local workers, and other forms of community input and participation are acceptable forms of DHHL benefit.   | 10% |
| <b>6.4</b> | <b>Qualifications.</b> The applicant shall establish that he/she has relevant experience in Hawaii and is able to successfully complete a project of this magnitude on time and as planned. Relevant experience includes but is not limited to demonstrating that the applicant has experience logging trees.  | 25% |
| <b>6.5</b> | <b>Value-Added Processing.</b> The extent to which local value-added processing is done and how this project enhances the expansion and development of the forest industry.  | 10% |

**Figure 1 - Project Location Map**



**Figure 2 - Piha Mauka Salvage Sale (PMSS Unit#3) Location Maps**

