

DEPARTMENT OF HAWAIIAN HOME LANDS  
STATE OF HAWAII

JANUARY 25, 2015

ADDENDUM NO. 1 TO  
REQUEST FOR PROPOSALS  
No. RFP-16-HHL-001

SEALED OFFERS  
FOR  
SINGLE FAMILY HOMES AT KAKAINA SUBDIVISION

LOCATION: WAIMANALO, OAHU, HAWAII

**NOTICE TO ALL PROSPECTIVE OFFERORS**

This addendum is hereby made a part of the Request for Proposals documents for SINGLE FAMILY HOMES AT KAKAINA SUBDIVISION, WAIMANALO, OAHU, HAWAII, and it shall amend the said Request for Proposals documents as detailed within this Addendum document.

APPROVED:



Norman Sakamoto, Acting Administrator  
Land Development Division

Date: January 25, 2016

Please detach, execute, and return immediately, the receipt below, to the Department of Hawaiian Home Lands, P. O. Box 1879, Honolulu, HI 96805, or by facsimile to 620-9299.

Receipt of Addendum No. 1 for RFP-16-HHL-001, SINGLE FAMILY HOMES AT KAKAINA SUBDIVISION, is hereby acknowledged.

Signed \_\_\_\_\_

Title \_\_\_\_\_

Firm \_\_\_\_\_

Date \_\_\_\_\_

ADDENDUM NO. 1 TO RFP-16-HHL-001  
SEALED OFFERS  
FOR  
SINGLE FAMILY HOMES AT KAKAINA SUBDIVISION

**PRE-SUBMITTAL MEETING**

Agenda and sign-in sheet from the Pre- Submittal Meeting are attached.

**REQUESTS FOR CLARIFICATION**

Questions asked at the Pre-Submittal Meeting and Site Inspection

1. What ADA standards, or levels of compliance, are required in the house design?

No specific ADA requirements for the basic house design. However, if requested by the buyer, modifications to accommodate a member of the buyer's family with a disability must be incorporated into the design of the unit selected, and the costs of the modifications cannot be added to the sales price.

Note: The Disability and Communication Access Board (DCAB) has recommended:

All homes in a DHHL homestead should incorporate a minimum level of accessibility that allow persons with disabilities to visit friends and family who live in a DHHL homestead and allow beneficiaries to age in place. The following accessible design features are recommended for all homes in a DHHL homestead.

- a. At least one entrance without steps on an accessible route leading from a driveway or public sidewalk.
  - b. All passage doors on the main level with a minimum 32-inch clear width and maximum ½ inch high beveled threshold.
  - c. At least one bedroom on the main level, which is on the same level as common areas, such as living room and kitchen.
  - d. At least one bathroom on the main level with a 30-inch by 48-inch clear floor space at each fixture. The swing of the bathroom door should not encroach on at least one clear floor space.
  - e. Bathroom walls reinforced at the toilet, tub, and shower to permit later installation of grab bars.
  - f. All environmental controls such as electrical outlets, light switches, and thermostats at reachable heights.
2. Package house designs are generally not ADA-compliant. Who is responsible for the cost of modifications?

As stated on Offer Form OF-2, A. Pricing Schedule: "ADA and DCAB regulations do not permit assessment of a surcharge to install options for accessibility. If the basic house design is not ADA-compliant, a contingency amount should be included in all house costs should buyer(s) require installation of accessible features."

3. Will house plans be submitted to DCAB for review?

Yes. In addition, payment of a plan review fee will be required at time of submission. The plan review fee is four-tenths of one percent (0.004) for the first \$500,000 of the estimated construction cost plus two-tenths of one percent (0.002) of the estimated construction costs greater than \$500,000 up to and including \$2,000,000 plus two one-hundredths of one percent (0.0002) of the estimated construction costs over \$2,000,000

4. Will DHHL provide profiles of the Undivided Interest Awardees? Specifically: household size, financial pre-qualification amount, ADA needs.

DHHL does not have that information available for all the Undivided Interest Awardees.

5. Can the offerors propose a mix of house models, and have the larger models absorb some of the costs of the smallest model?

Yes, however, the actual costs per house must also be submitted with the proposal, to facilitate adjustment of prices should the mix change.

6. What are the terms and conditions of the DHHL loan? When will repayment be due?

The DHHL loan agreement template is being drafted by the Attorney General's office. Terms and conditions are subject to negotiation. Repayment would be through escrow as the sale of each house is closed.

7. Please describe the lot selection process.

Please see the attached Award Process flow chart. Only Undivided Interest Lessees will be invited to the orientation meeting.

8. If a beneficiary contracts for a house without ADA modifications, but cannot close, and the house is sold to a buyer who needs ADA modifications, who pays for the changes? Likewise, what if the original buyer required ADA modifications, but the new buyer does not need or want them?

The potential costs should be factored into the contingency mentioned in the response to question #2 above.

9. Will the cost of the extended driveways be included in scoring the proposals?

No, but an unreasonable proposed cost would be subject to the potential penalty of up to 10 points for "Unusual or unacceptable terms and conditions".

10. The RFP states that the grading permit will be transferred from the site contractor to DHHL, then to the house developer. We would not be able to close it after completing our last house if the remaining lots are still unimproved.

The open permit would be transferred back to DHHL.

11. Which lots have electrical equipment, cluster mailbox, or other easements?

Please see the attached approved subdivision map. Note: After recent discussions with the US Postal Service, it was determined that the cluster mailboxes will be on lot 4, easements 6, 11, and 12 will be deleted and a new easement designated.

12. Are the lots graded per plan? The swales are not distinct. There does not appear to be sufficient slope from the back of the lots to the street.

The lots were graded per plan, however on some the grading was done two years ago and may have been altered by weather.

#### Questions asked after the Pre-Submittal Meeting

1. Can DHHL make plot plans available ASAP? Construction documents provided do not show lot sizes and dimensions. We are unable to design houses without knowing the lot dimensions.

The unapproved subdivision map was distributed by e-mail to attendees of the Pre-proposal Meeting on January 6, 2016. A copy of the approved map is attached.

2. Can DHHL make available compaction tests and reports for the select material and housepads?

Compaction tests have not yet been compiled into a final report.

3. Please confirm that a minimum 4 feet of select material as specified in the Subsurface Investigation Report was placed over the project site.

Imported fill material was placed per approved plans

4. Will DHHL provide certified elevations of existing lots and pads? Visually it appears that erosion has occurred over the prolonged development of the subdivision and existing elevations are not as stated in the engineering drawings. Will DHHL allow for additional costs to restore grades and elevations if required?

Anticipated fine grading costs should be included in the house prices.

5. Regarding 2.2.4 Developer's Responsibility: 9) Requirement for compaction tests, yet no compaction levels or standards are specified. If lots and house pads prepared by DHHL have been designed and meet compaction tests, is there a need to perform tests on such areas? Clarify that compaction tests shall meet Subsurface Investigation Report recommendations.

This refers to compaction tests required (if any) for the house foundations.

6. Regarding 2.2.4 Developer's Responsibility: 11) Requires "Developer shall import and install topsoil and grass" Please clarify what "grassing" means? What percent growth coverage required? Does "grass" mean Hydromulch with seed, Hydro mulch with stolons, Sod? Any requirements on type of grass?

This refers to landscaping of the lots prior to turnover to buyer. Proposal shall specify what method developer intends.

7. "Developer shall maintain all common area grassing within subdivision until all houses are accepted by DHHL and Lessee." Please clarify if this is for all lots and roadside planter strips along Kakaina and Hihimanu Streets and the detention basin area or just the planter strips fronting lots under the Developers control?

This refers to common areas abutting the lots being constructed on.

8. 15) There are existing Dust Screens installed by site contractor. Are these being removed and Developer has to install new dust screens? Do we have to install for entire subdivision? Or just at the lots under developer control? Why not keep site work dust screens in place? Clarify what duration of house construction is? Is this duration for just the Developer built homes?

Delete this requirement. Since issuance of the RFP the following decisions were made regarding the dust screens erected by the infrastructure contractor: (1) at property line with existing privately-owned properties – dust screens shall be removed and chainlink fence with vinyl slats will be constructed; (2) along Hihimanu Street and Kakaina Street – dust screens shall remain.

9. 16) Requirement for Developer to install 6 ft. high chain link fence with privacy slats for houses on Hihimanu and Kakaina Streets. No lots along these streets are developer lots. Are you requiring that developer install fencing at all the Hihimanu and Kakaina Street lots? If so, provide the required linear footage.

Delete this requirement.

10. 17) Clarify if responsibility dust, noise, erosion apply to lots under developer control or entire subdivision?

Correct, only the lots being constructed on.

11. 24) If DHHL not able to provide qualified applicants to complete the sale and turnover, will DHHL take possession of the home? Or will DHHL set a time period for Developer maintenance, say 3 months, after construction completion. If not, this is a huge developer risk and possible costs if it has to hold onto a house until DHHL can provide qualified applicants.

Construction will not start on a house until a sales contract has been executed with a financially-qualified beneficiary.

12. Can you identify the initial lots you are requesting for the initial build-out.

The lots to be constructed on per this RPF are numbered 1, 2, 4, and 22 through 48 on the Exhibit G, Sheet 7A

13. 9) Provide geotechnical inspections and compaction tests prior to concrete pours for the driveways and house foundations. Written reports and compaction test results shall be provided to DHHL.

Above calls for "inspections". I've checked on pricing for soils monitoring and compaction testing. Costs are huge. They only quote hourly rates and testing costs. If monitoring required, per house costs can easily exceed \$4-6K per house. Can this requirement be removed, especially the monitoring as the coral fill installed by DHHL should already meet compaction requirements. Only utility trenches under the slabs and driveways will need compaction by the house contractor. If all we have to do are compaction testing, then the cost will be much less. It is the monitoring that is expensive.

See the response to question 17 above.

14. It is our understanding that proposals shall be submitted as shown below: Please confirm.

- 1 each original proposal
- 5 each copies of proposal
- 1 each set of full size drawings
- 1 each set of black & white 11" x 17" drawings

Confirmed.

15. Will proposals be accepted from developers who are legal business entities without a contractor's license, provided they have a contractor on their team with a current license number? If so, we assume the contractor's license number only shall be included on the Notice of Intention to Offer on the line titled Contractor's License No. Please confirm.

Prospective developers do not need to hold a contractor's license. If the submitting firm does not have a contractor's license, please enter "n/a" on that line. The house contractor (including license number) should be identified in Section 2 of Offer Form OF-1A.

16. Please provide a copy of the existing grading permit for the Kakaina Subdivision.

Copy of the grading permit is attached.

17. Where are common areas located as referenced in Sections 2.2.4.11, 2.3.2, and the Warranty Section Part 6? Additionally, what are the requirements for landscaping and maintenance?

This refers to common areas abutting the lots being constructed on. Proposal shall specify what landscaping improvements the developer intends. Maintenance of landscaping will terminate upon turnover of the house to the buyer.

18. Please provide the county tax lot (TMK) number and address of each lot included in this RFP.

Individual lot TMK's and street addresses have not yet been issued.

19. Please provide the Subdivision drawings (PDF and CAD files) showing the lot boundaries and sizes.

The unapproved subdivision map was distributed by e-mail to attendees of the Pre-proposal Meeting on January 6, 2016. A copy of the approved map is attached.

**ATTACHMENTS**

Agenda and sign-in sheet from the Pre- Submittal Meeting

Award Process flow chart

Approved subdivision map

Grading permit

**Single Family Homes at Kakaina Subdivision**

**RFP-16-HHL-001**

**Pre-Proposal Conference**

**9:00 a.m., Monday, December 14, 2015**

**Scope of Work:**

**Design, construction, financing, and marketing of approximately 28 single-family houses in the Kakaina Subdivision, located in Waimanalo, Koolauloko, Oahu.**

**General Requirements**

**General Excise Tax exempt**

**Subject to Department of Labor and Industrial Relations and Davis Bacon prevailing wages and salaries**

**Section 103D-310 HRS – after bid open, DHHL shall verify through Hawaii Compliance Express**

**Section 103-55.6 HRS – Apprenticeship Agreement Preference**

**Chapter 103B HRS – Employment of State Residents on Construction Projects**

**Scoring Criteria**

<b>Offeror's qualifications, experience, financial strength, creativity, and track record in house construction projects of a similar nature.</b>	<b>20</b>
<b>Proposed house prices (including adjustments for preferences as applicable).</b>	<b>20</b>
<b>Proposed housing designs.</b>	<b>20</b>
<b>Proposed outline specifications.</b>	<b>15</b>
<b>Green building features.</b>	<b>10</b>
<b>Proposed financing</b>	<b>10</b>
<b>Proposed project schedule.</b>	<b>5</b>
<b>Unusual or unacceptable terms and conditions (potential penalty of up to 10 points).</b>	
<b>TOTAL POSSIBLE POINTS</b>	<b>100</b>

**Estimated Development Schedule**

<b>Execute Development Agreement .....</b>	<b>March 2016</b>
<b>Lessees Select Lots, Contract for Houses .....</b>	<b>May 2016</b>
<b>House Construction Starts .....</b>	<b>June 2016</b>
<b>First Occupancy .....</b>	<b>December 2016</b>
<b>Last House Complete .....</b>	<b>March 2017</b>

**Deadlines**

**Final deadline for written inquiries – January 21, 2016**

**Intent to Submit Offer – January 21, 2016**

**Respond to questions/ Issue addenda – January 25, 2016**

**Bid submittal/opening – February 1, 2016, 2:00 pm**

**Deliver to Hale Kalaniana'ole, 91-5420 Kapolei Parkway**

**Questions**

**Site Inspection: following pre-bid meeting**

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**DHHL Contact:**     **Darrell Ing**  
**Telephone:**     **620-9276**  
**Fax:**             **620-9299**  
**e-mail:**          **[Darrell.H.Ing@Hawaii.gov](mailto:Darrell.H.Ing@Hawaii.gov)**

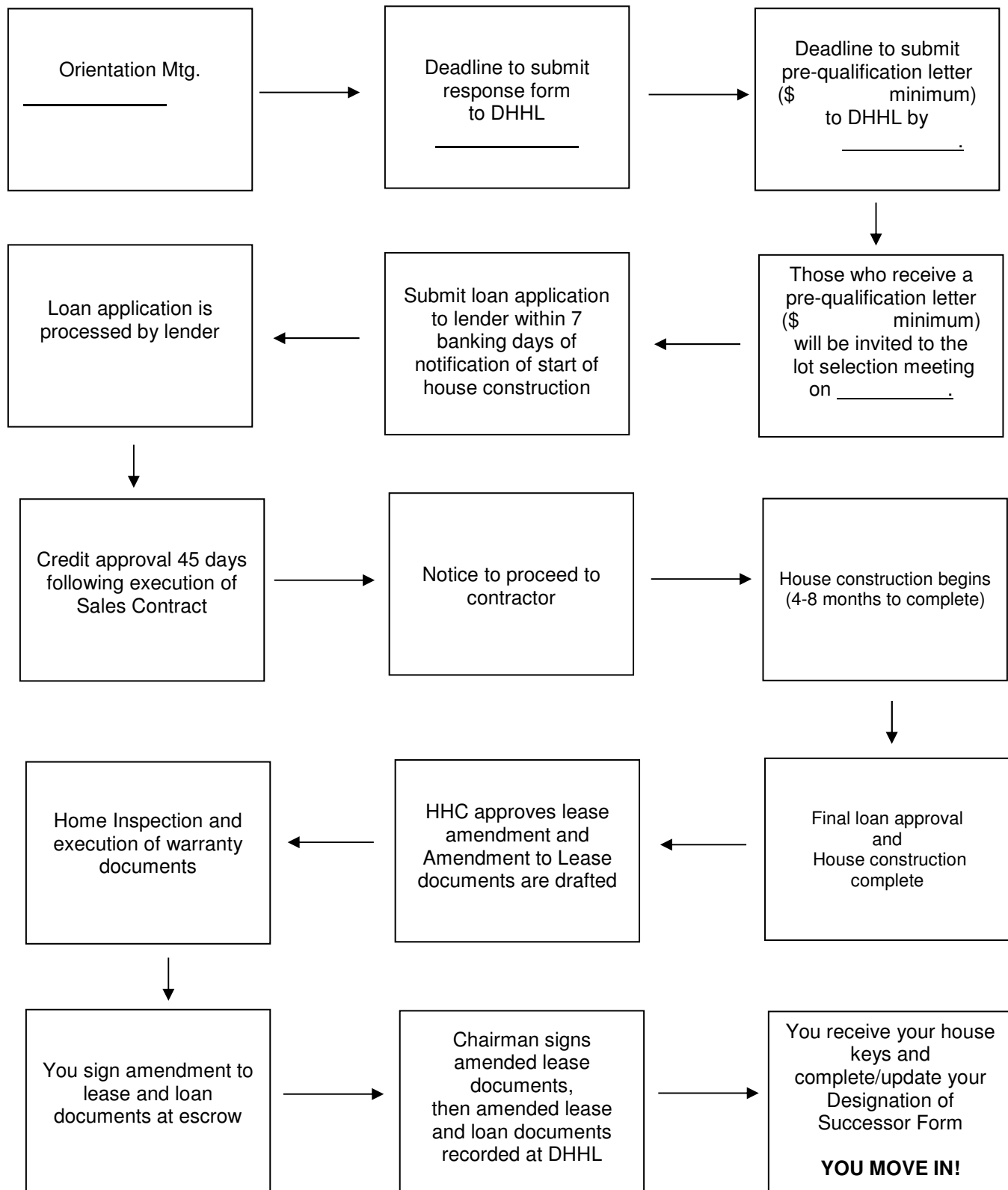




Single Family Homes at Kakaina Subdivision  
RFP-16-HHL-001  
Pre-Proposal Conference  
9:00 a.m., Monday, December 14, 2015

Name	Company/Agency	Telephone/Fax/Cell	e-mail
Darrell Ing	DHHL	T: 620-9276 F: 620-9299 C: 554-8966	darrell.h.ing@hawaii.gov
Daniel Sandomire	Armstrong Development	520 5276	daniel@armstrongdevelopment.com
Jo Banf'sa	Habitat for Humanity Leeward Oahu	696-7882 722-1873	j@leewardhabitat.org
Carl Cunningham	MARK Development	735-9099	CCunningham@hawaii.RD.com
Paul WATASB GRAIG WATASB			
DENN CHAN	Fellows Construction	330-7313	Fellows Construction@hotmail.com
DAVID KELLER	Armstrong Builders	520 6732	Davis@ArmstrongBuilders.com
Stephen Takamori	M. Shindama	288-9122	Stepc.takamori@highram.com

## AWARD PROCESS (TURNKEY LOTS) - LESSEES



KAKAINA SUBDIVISION

LAND SITUATED ON THE WESTERN SIDE OF HIIMANU STREET  
AND ON THE NORTHERLY SIDE OF KAKAINA STREET  
AT WAIMANALO, KOOLAUPONO, OAHU, HAWAII

Being all of Grant S-16,013 to the  
Department of Hawaiian Home Lands

OWNER: Department of Hawaiian Home Lands  
ADDRESS: 91-5420 Kapahe Parkway  
Kapahe, Oahu, Hawaii 96707

APPROVED  
JUN 27 2014  
Survey of Planning and Mapping

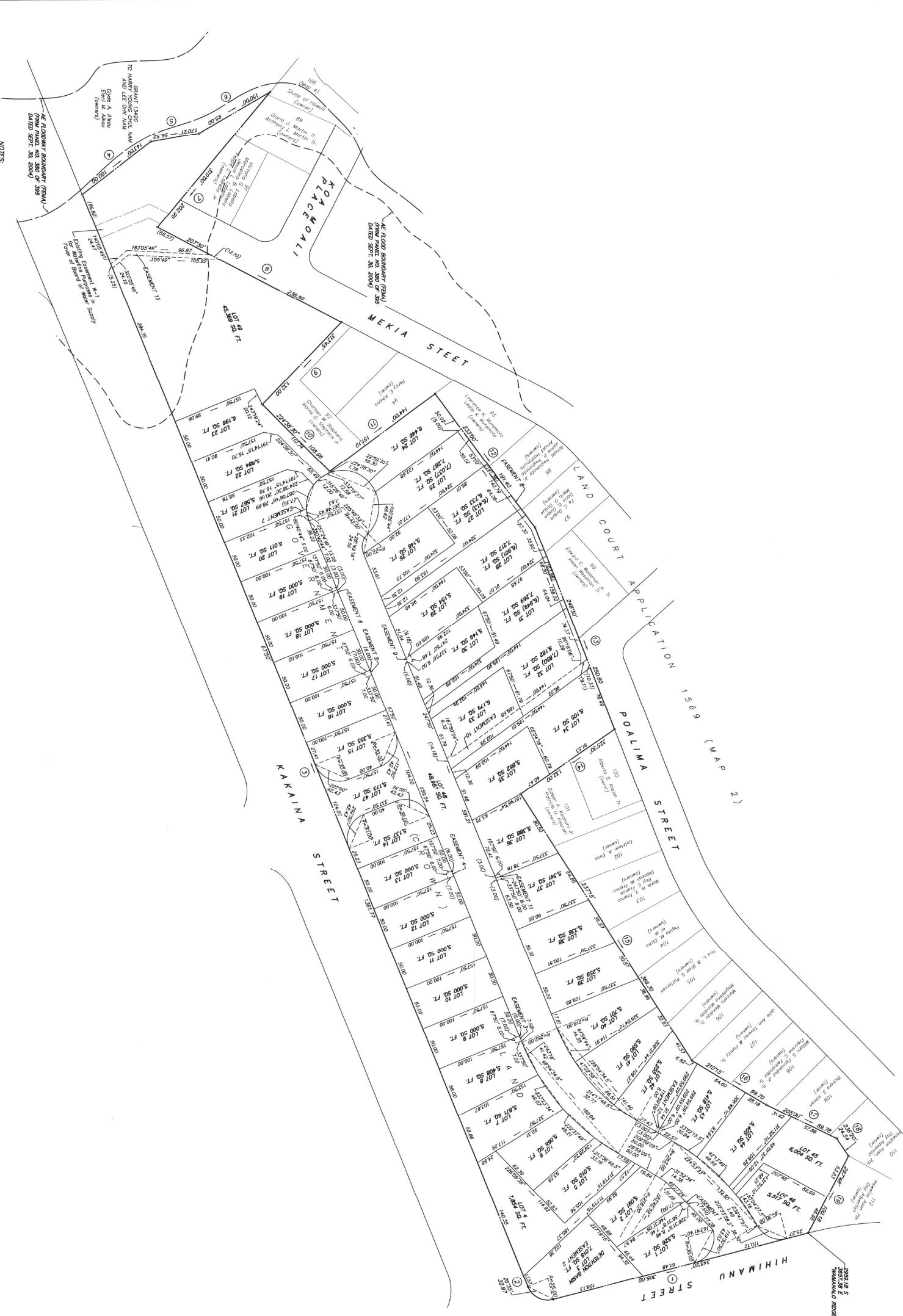
SUBDIVIDED INTO LOTS 1 TO 49, INCLUSIVE  
AND DESIGNATION OF EASEMENTS 1 TO 13, INCLUSIVE  
AREA = 8.344 ACRES

AKINAKA & ASSOCIATES, LTD.  
3373 Kapahe Street, Suite B-206  
Honolulu, Hawaii 96819  
June 24, 2014  
By: *Elizabeth H. Ginnell* (Expires 4/30/16)  
Licensed Professional Land Surveyor  
Certificate Number 8552



This map was prepared by and under the direct supervision of  
the undersigned between July 21, 2008 and January 15, 2014 and may be  
checked by the State Surveyor with my calculation folder 10-01

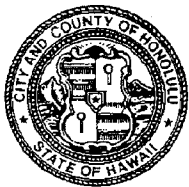
TRUE NORTH  
SCALE: 1 INCH = 40 FEET



NOTES:

- AREA OF EASEMENTS:
- EASEMENT 1 For Electrical Purposes in favor of HECO affecting Lot 1 = 58 sq. ft.
  - EASEMENT 2 For Drainage Purposes in favor of City & County of Honolulu affecting Lot 3 = 7,018 sq. ft.
  - EASEMENT 3 For Electrical Purposes in favor of HECO affecting Lot 6 = 42 sq. ft.
  - EASEMENT 4 For Electrical Purposes in favor of HECO affecting Lot 13 = 42 sq. ft.
  - EASEMENT 5 For Electrical Purposes in favor of HECO affecting Lot 16 = 42 sq. ft.
  - EASEMENT 6 For Electrical Purposes in favor of HECO affecting Lots 18 and 19 = 36 sq. ft.
  - EASEMENT 7 For Electrical Purposes in favor of U.S. Postal Service affecting Lot 20 = 47 sq. ft.
  - EASEMENT 8 For Drainage Purposes in favor of upstream property owners affecting Lots 25, 27, 28, 31 and 32 = 1,543 sq. ft.
  - EASEMENT 9 For Drainage Purposes in favor of Oceanic Time Warner Cable affecting Lot 30 = 40 sq. ft.
  - EASEMENT 10 For Drainage Purposes in favor of City and County of Honolulu affecting Lots 32 and 33 = 2,008 sq. ft.
  - EASEMENT 11 For Postal Purposes in favor of U.S. Postal Service affecting Lots 36 and 37 = 36 sq. ft.
  - EASEMENT 12 For Postal Purposes in favor of U.S. Postal Service affecting Lots 42 and 43 = 36 sq. ft.
  - EASEMENT 13 For Telephone Purposes in favor of Sandwich Isles Communication, Inc. affecting Lot 49 = 628 sq. ft.
- Figures shown thus ③ indicates number of courses in description.
  - All corners marked with 1/2 inch pipe unless otherwise noted.
  - Corners of adjoining lands are from records filed at the Real Property Mapping Branch.
  - All azimuths and record coordinates are referred to Government Survey Triangulation Station 'WAIMANALO RIDGE' Δ.





## CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813

PHONE: (808) 768-8218/8219 \* FAX: (808) 768-6743

DEPT. WEB SITE: [www.honoluluudpp.org](http://www.honoluluudpp.org) \* CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)Help protect our  
waters...for life.

692-5656

## GRADING PERMIT

PERMIT NUMBER

GP2015-11-0544

Permission is hereby given to do grading work in conformity with Chapter 14, R.O.H. 1990, As Amended, as follows:

TAX MAP KEY				LAND USE	EST. QUANTITY	PERMIT FEE
Zone	Section	Plat	Parcel(s)	AG-1 RESTRICTED AGRICULTURAL D	Excavation (Cu. Yd.)	Waived
4	1	008	010 081 091 092		4,429	
					Fill (Cu. Yd.)	
					3,092	

Project Name: **DHHL Kakaina Subdivision, Waimanalo**Located at: **TMK: 4-1-018:10, 81, 91 & 92**Category: **5a** DOH Permit Filed: **Yes** NPDES Permit No.: **HI R10E225**Related Job: **GP2014-11-0474**Plan approved: **October 30, 2014**

TECP on file

Surety: **Exempt**BORROW (Source of Material)DISPOSALSite: **GP2012-09-0458**Site: **GP2012-07-0379, PVT**Material: **Coral, Aggregate**Material: **Dirt**Est. Starting Date: **November 5, 2015**Total Lot Area: **304,920 s.f. (7.00 ac.)**Est. Compl. Date: **February 28, 2016**Disturbed Area: **368,518 s.f. (8.46 ac.)**Graded Area: **319,000 s.f. (7.32 ac.)**To be inspected by: **Site Development Division**  
(Call 768-8084 for inspection)Purpose of Work: **DHHL Kakaina Subdivision, Waimanalo - Grading**OWNERENGINEER/PLAN MAKERCONTRACTORState of Hawaii, Department of  
Hawaiian Home Lands

P.O. Box 1879

Honolulu, HI 96805

(808) 620-9501

Akinaka &amp; Associates, Ltd.

3375 Koapaka Street Suite B-206

Honolulu, Hawaii 96819

(808) 836-1900

Paradigm Construction LLC

94-481 Akoki Street

Waipahu, Hawaii 96797

(808) 847-1646

Contractor shall notify this office **two working days** before commencing any work and arrange for necessary inspectional services.

Grading work which involves contaminated and/or hazardous materials shall be done in conformance with applicable State and Federal requirements. Contact the Solid &amp; Hazardous Waste Branch, State Department of Health for more information at 586-4226.

Authorization from Permittee to act for Owner on file?: **Yes**Permittee: **Paradigm Construction LLC**

Peter Sohn, (808) 847-1646

Signature of Owner/Developer/Authorized Rep.

Date

Permission is hereby given to do the above work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with Chapter 14, R.O.H. 1990, As Amended.

Remarks: **renewal of GP2014-11-0474, GP2013-11-0589;**

Issued By:

**GP2012-11-0562**

November 05, 2015

Date

**THIS PERMIT WILL EXPIRE UNLESS WORK IS STARTED WITHIN 90 DAYS FROM DATE OF ISSUE; OR IF WORK IS SUSPENDED OR ABANDONED FOR 60 DAYS OR MORE AFTER WORK IS BEGUN; OR ONE YEAR FROM DATE OF ISSUE. REPORT AFTER GRADING IS REQUIRED FOR PERMIT CLOSURE UNLESS OTHERWISE NOTIFIED.**I hereby certify that all work as requested above **has been completed** in conformity with Chapter 14, R.O.H. 1990, As Amended, and in accordance with the approved plans and specifications.Permittee: **PRINT NAME/TITLE**

Approved By:

Signature of Owner/Developer/Authorized Rep.

Date

Authorized Signature

Date

Report After Grading required for permit closure?: **Yes**

Date Report Filed:

56221511 041990861-025