



DEPARTMENT OF HAWAIIAN HOME LANDS

RELEASE DATE: JANUARY 11, 2016

REQUEST FOR PROPOSALS No. RFP-016-HHL-002 **Addendum A**

SEALED OFFERS FOR CONCEPTUAL PLANS FOR DEPARTMENT OF HAWAIIAN HOME LANDS ON OAHU FOR POTENTIAL TRANSIT-ORIENTED DEVELOPMENT

WILL BE RECEIVED UP TO 2:00 PM (HST) ON

MONDAY, FEBRUARY 29, 2016

IN THE DEPARTMENT OF HAWAIIAN HOME LANDS, 91-5420 KAPOLEI PARKWAY,
KAPOLEI, HAWAII 96707. DIRECT QUESTIONS RELATING TO THIS SOLICITATION TO
ALLEN G. YANOS, TELEPHONE (808) 620-9460, FACSIMILE (808) 620-9479 OR E-MAIL AT
ALLEN.G.YANOS@HAWAII.GOV.

ADDENDUM A FOR RFP-016-HHL-002

The following changes have been made to the RFP:

TABLE OF CONTENTS

A revised SECTION SEVEN: ATTACHMENTS AND APPENDIX in this section is hereby substituted for the previous SECTION SEVEN: ATTACHMENT AND APPENDIX as follows:

SECTION SEVEN: ATTACHMENTS AND APPENDIX. 24

- Attachment 1: OFFER FORM, OF-1
- Attachment 2: OFFER FORM, OF-2
- Attachment 3: OVERVIEW OF THE RFP PROCESS
- Appendix: EXHIBITS A-C

SECTION TWO – BACKGROUND AND SCOPE OF WORK

A revised SCOPE OF WORK Section 2.2 is hereby substituted for the previous SCOPE OF WORK section as follows:

2.2 SCOPE OF WORK

All services shall be in accordance with this RFP, including its attachments and any addenda.

The primary purposes for these conceptual plans are: 1) as a comprehensive guide for transit-oriented redevelopment of DHHL’s lands, over time, in two (2) areas on the Island of Oahu as shown on Exhibit “A” in the Appendix; 2) to assist the City and County of Honolulu with planning for future infrastructure needs in the particular development area; and 3) to assist with the coordination of DHHL’s transit-oriented development (TOD) plans with other adjacent landowners’ plans.

The conceptual plans must include the following considerations for each of the three TOD areas subject to this RFP:

- 1) Site assessment, including an evaluation of the area’s suitability and constraints for the conceptual plans being proposed for each area.
- 2) Preliminary site development plans where up to two additional draft preliminary site development plans besides a preferred plan may be proposed. The plans may include phasing of projects within an area, as may be appropriate due to varying lease termination dates, financing, or other circumstances.

- 3) Where practical and applicable, incorporate "smart growth" principles such as transit-oriented and walkable/livable communities design into development plans. Emphasis on the site's proximity to the City and County of Honolulu's proposed and preliminary TOD areas should be made. Infrastructure assessments, plan alternatives and feasibility analyses should be based on highest and best use given that higher densities, heights, and mixes of uses may be allowed under TOD zoning, should DHHL choose to declare such zoning be applied for redevelopment purposes.
- 4) Potential financing mechanisms and incentives, including public-private partnerships, affordable housing programs, etc.
- 5) Summary report.

The two areas near future rail stations are:

I. SHAFTER FLATS

There are 20 parcels comprising approximately 14 acres in the Shafter Flats area, northwest of Honolulu, on the south shore of Oahu. These parcels are identified in Exhibit "B".

Seventeen of the parcels are under long term general leases with DHHL, thirteen of which are scheduled to expire in 2022, three scheduled to expire in 2025, and one lease expiring in 2064. Three parcels currently have only short term leases. All the parcels are zoned by the City & County of Honolulu as "I-2" (Intensive Industrial) and the improvements on them are primarily industrial/commercial warehouse space built in the late 1960's through early 1970's.

DHHL's lands are located within a half-mile radius the planned Lagoon Drive transit stations which is part of the Honolulu Rail Transit Project currently under construction. Approximately five (5) parcels to the southeast are also within a half-mile radius of the Middle Street transit station and a major bus depot. The conceptual plans should consider the highest and best use of these lands, and their proximity to the rail transit station, bus depot, and the Honolulu International Airport, to take advantage of TOD opportunities.

Among the factors that may impact the conceptual plans are:

- Plans by the City and County of Honolulu to extend an existing road in the area that will run through one of DHHL's parcels
- The DHHL parcels are located in an FAA runway protection zone and subject to glide slope height limits.
- DHHL is not subject to the City and County of Honolulu's land use and zoning codes although the DHHL intends to consult with the City's Department of Planning and Permitting and other City departments on its plans.

DHHL's lands in this area are flat, at approximately five feet above sea level and are adjacent to a stream. Due to its low elevation and location near the shoreline, the area is prone to flooding and poor drainage especially when high tides correspond with heavy rain events. Redevelopment plans should also address existing and future issues such as drainage, anticipating future conditions resulting from an expected rise in sea level due to climate change.

II. KAPALAMA

There are about five (5) acres of DHHL land in the Kapalama area, in Honolulu, on the south shore of Oahu. The lands are relatively flat, rising from sea level to about five-to-ten feet above sea level and are adjacent to the Kapalama drainage canal to the southeast. A 2.75 acre parcel includes an office building (formerly a warehouse) and a portion of a shopping center. Adjacent to it is a 0.14 acre parcel that houses a radio station antenna tower. The other parcel, comprising 1.57 acres, is under industrial use as a fresh produce facility. These parcels are identified in Exhibit "C". All three parcels are zoned by the City & County of Honolulu as "IMX-1" (Industrial-Commercial Mixed Use).

The 2.75-acre parcel is under a long term general lease with DHHL scheduled to expire in 2045. The fresh produce facility is also under a general lease scheduled to expire in 2070 while the radio station's license is scheduled to expire in 2029.

The conceptual plans and recommendations should consider the highest and best use of the land and its proximity to the rail transit station to take advantage of TOD opportunities.

Among the factors that may impact the conceptual plans are:

- The Kamehameha Schools owns the adjacent land which fronts Dillingham Boulevard and the rail route to the northeast of DHHL's parcel. The existing shopping center known as "City Square Shopping Center" is situated on both Kamehameha Schools' and DHHL's lands. Coordination with Kamehameha Schools' TOD plans may be necessary.
- DHHL's 2.75 acre parcel is bifurcated by Kalani Street.
- There are plans to demolish the 24,000 sq. ft. office building (known as the "City Square Annex") on a portion of the 2.75 acre parcel for the longer term. DHHL has received a request to extend the lease to 2065 to permit the demolition and replacement of the office building with a new structure and must make a decision regarding the extension soon.

This area is also prone to flooding and poor drainage especially when high tides correspond with heavy rain events. Redevelopment plans should also address existing and future issues such as drainage, anticipating future conditions resulting from an expected rise in sea level due to climate change.

Parties wishing to submit proposals are strongly urged to thoroughly familiarize themselves with these areas. They should also review DHHL's Oahu Island Plan (July, 2014) for more information about these lands on DHHL's website at www.dhhl.hawaii.gov and the City's webpages relating to TOD Plans and more specifically, the Neighborhood TOD Plans at <http://www.honolulu.gov/tod.html>.

SECTION THREE – PROPOSAL FORMAT AND CONTENT

A revised PROPOSAL CONTENTS Section 3.10.5, is hereby substituted for the previous PROPOSAL CONTENTS Section 3.10.5. as follows:

3.10.5 Be organized into sections, following the exact format using all titles, subtitles, and numbering, with tabs separating each section described below. Each section must be addressed individually and pages must be numbered.

- a. Transmittal Letter
See SECTION SEVEN, Attachment 1, Offer Form OF-1.
- b. Experience and Capabilities.
 - 1) A complete, relevant, and current client listing.
 - 2) The number of years Offeror has been in business and the number of years Offeror has performed services specified by this RFP.
 - 3) A list of key personnel and associated resumes for those who will be dedicated to this project.
 - 4) A list of at least three (3) references from the Offeror's client listing that may be contacted by the State as to the Offeror's past and current job performance. Offeror shall provide names, titles, organizations, telephone numbers, email and postal addresses.
 - 5) A summary listing of judgments or pending lawsuits or actions against; adverse contract actions, including termination(s), suspension, imposition of penalties, or other actions relating to failure to perform or deficiencies in fulfilling contractual obligations against your firm. If none, so state.
 - 6) A list of sample projects and/or examples of plans that Offeror has completed, similar to the services described in this RFP.
- c. Proposal including an executive summary with a synopsis of the proposal highlights and the overall benefits to DHHL if accepted; overall strategy; timeline; expected results, including deliverables to be provided; and plan for each of the two TOD areas subject to this RFP.
- d. Cost of Services
See SECTION SEVEN, Attachment 2, Offer Form OF-2.
- e. Exceptions.

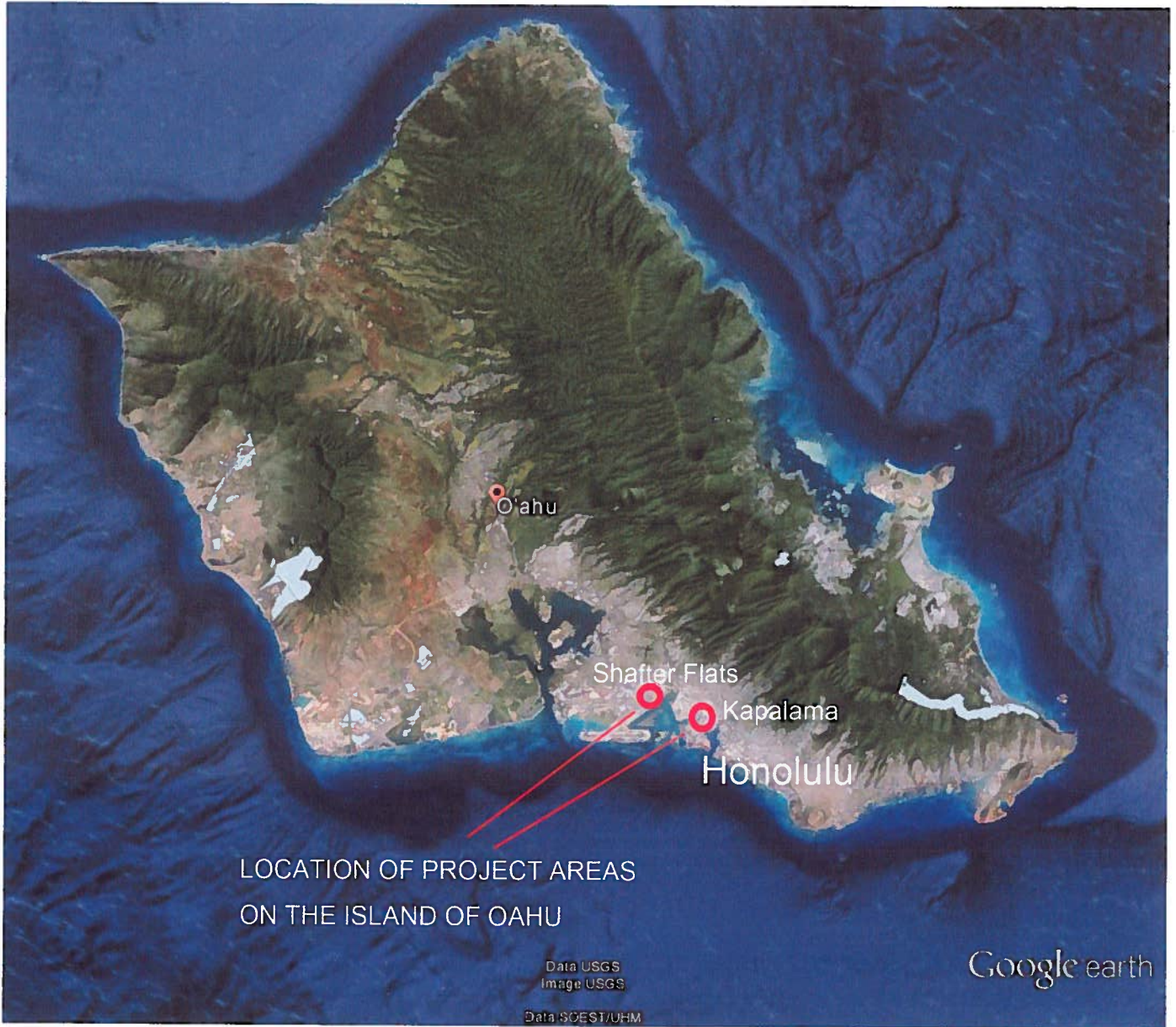
SECTION SEVEN -- ATTACHMENTS AND APPENDIX

A revised ATTACHMENTS AND APPENDIX section is hereby substituted for the previous ATTACHMENTS AND APPENDIX section as follows:

ATTACHMENTS AND APPENDIX

- Attachment 1: OFFER FORM, OF-1
- Attachment 2: OFFER FORM, OF-2
- Attachment 3: OVERVIEW OF THE RFP PROCESS
- Appendix: EXHIBITS A-C

**APPENDIX
to Addendum A**



Google earth



Exhibit "A"



Google earth



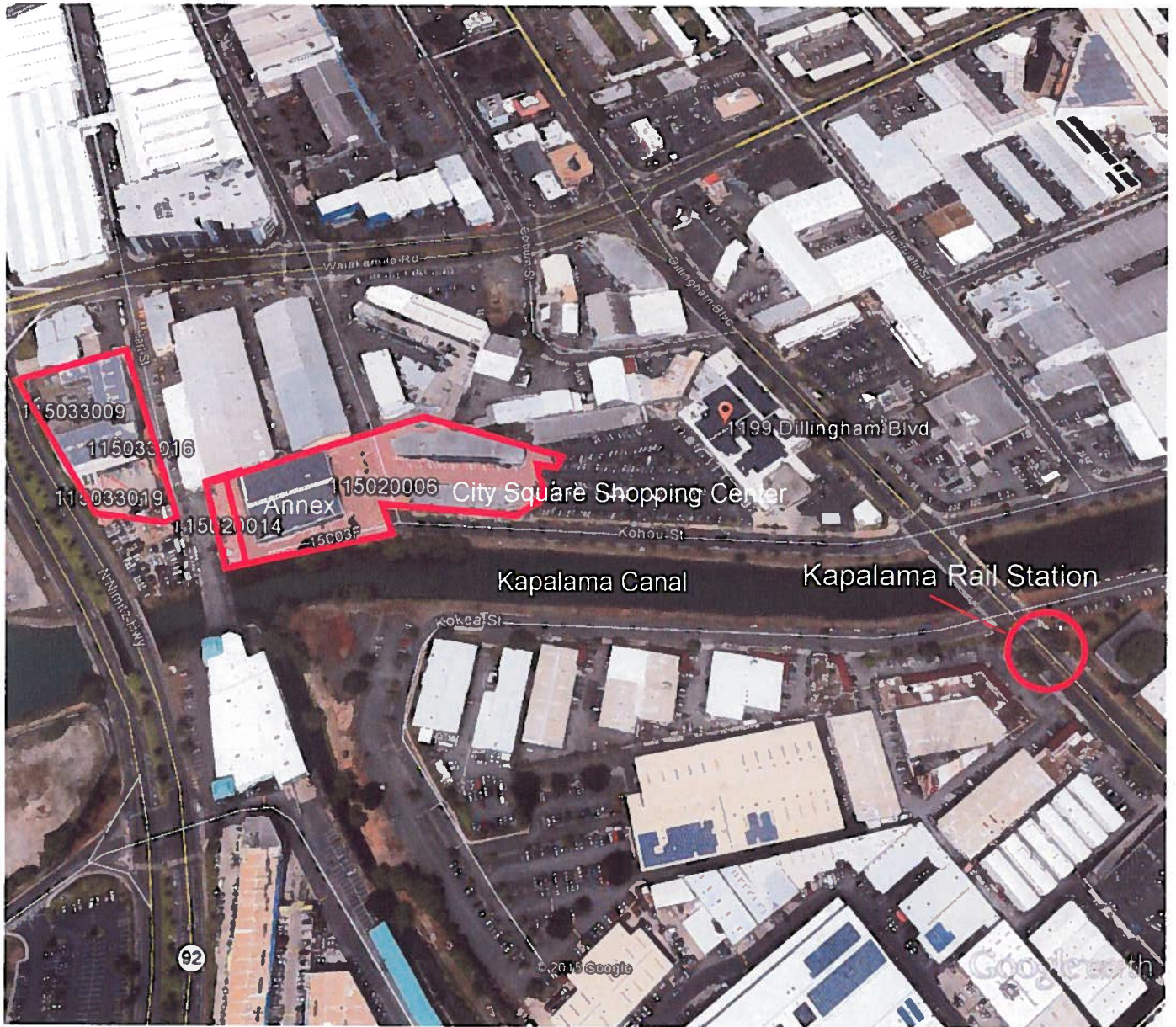
Location of Shafter Flats Parcels

Exhibit "B"

Exhibit "B" continued

Shafter Flats Parcels:

Tax Map Key (Assessor's Parcel Number)	Street Address	Lease Expires
1-1-064-008	2722 Kilihau St	2022
1-1-064-009	636 Kakoi St	2022
1-1-064-010	650 Kakoi St	Short Term
1-1-064-011	664 Kakoi St	2064
1-1-064-012	680 Kakoi St	2022
1-1-064-013	710 Kakoi St	2022
1-1-064-014	707 Kakoi St	2022
1-1-064-015	689 Kakoi St	2022
1-1-064-016	663 Kakoi St	2022
1-1-064-017	653 Kakoi St	2022
1-1-064-018	2706 Kilihau St	Short Term
1-1-064-019	2696 Kilihau St	2022
1-1-064-020	2688 Kilihau St	2022
1-1-064-021	2678 Kilihau St	2022
1-1-064-022	2670 Kilihau St	2022
1-1-064-031	2627 Kilihau St	2025
1-1-064-032	2645 Kilihau St	Short Term
1-1-064-033	2669 Kilihau St	Short Term
1-1-064-034	2646 Kilihau St	2025
1-1-064-035	2632 Kilihau St	2025



Google earth

feet 200 900
meters

Location of Kapalama Parcels

Exhibit "C"

Exhibit "C" continued

Kapalama Parcels:

Tax Map Key (Assessor's Parcel Number)	Street Address	Lease Expires
1-5-020-014 (0.14 acre)	1250 Hart St	2029
1-5-020-006 (2.75 acres)	1287 Kalani St	2045
1-5-033-009 (1.57 acres)	1321 Hart St	2070