

DEPARTMENT OF HAWAIIAN HOME LANDS  
STATE OF HAWAII

February 8, 2017

ADDENDUM NO. 2 TO  
REQUEST FOR PROPOSALS  
No. RFP-17-HHL-003

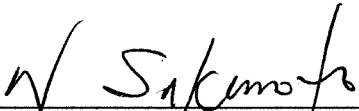
SEALED OFFERS  
FOR  
SINGLE FAMILY HOMES AT KAULUOKAHAI, INCREMENT IIB SUBDIVISION

LOCATION: EAST KAPOLEI, 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 KAULUOKAHAI, INCREMENT IIB SUBDIVISION, EAST KAPOLEI, 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: February 8, 2017

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.

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Receipt of Addendum No. 2 for RFP-16-HHL-001, SINGLE FAMILY HOMES AT KAULUOKAHAI, INCREMENT IIB SUBDIVISION, is hereby acknowledged.

Signed \_\_\_\_\_

Title \_\_\_\_\_

Firm \_\_\_\_\_

Date \_\_\_\_\_

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SEALED OFFERS  
FOR  
SINGLE FAMILY HOMES AT KAULUOKAHAI, INCREMENT IIB SUBDIVISION

**AMENDMENTS TO THE RFP**

Proposal Checklist

A checklist for packaging of proposals is attached.

**REQUESTS FOR CLARIFICATION**

1. Is there an addendum to Exhibit H - PSC's Revised Preliminary Geotechnical Exploration Report dated June 2009?

*No.*

2. Is there a Final Grading Report stating how deep the coral cap is and any other findings of expansive soil?

*Yes, there is a final grading report, but it does not certify coral cap thickness. The test summaries can be used to approximate thickness. The final grading report letter does not address expansive soil issues. The surveyor's topographic map, or as-built plans could be used to determine coral cap thickness.*

3. Did PSC monitor the placement of the coral cap?

*Yes, PSC monitored for compaction testing and meeting requirements of structural fill.*

4. What are PSC's recommendations for foundation / slab designs?

*The recommendations are generally in the soils report. Please note the thickness of coral/granular material is 12 inches below footing. Please check footings for 2-story buildings, depending on location, this may not be enough.*

5. Is there a location on site that can be used for spoils from lot grading?

*Yes, a location will be designated. Off-site disposal will not be required.*

6. Is there a Checklist for RFP proposal similar to that issued in Kānehili (Section I Submittal for developers application and qualification form and conceptual proposal form)?

*Checklist is attached to this addendum.*

7. We wanted to clarify the ADA vs accessible requirements? Only because ADA is not required for SF housing. We understand that we need to pay for any modifications, but to follow the ADA requirements will be costly. The following from the RFP sounds like ADA is required:

The Disability and Communication Access Board has determined that a surcharge may not be placed on a beneficiary with a disability (or a beneficiary with an expected occupant who has a disability) for accessibility features that comply with the minimum requirements of the 2010 ADA Standards or UFAS, whichever is more stringent.

Are ADA standards required to be offered?

***The basic house designs are not required to meet the ADA standards. However, buyers with a disability (or having another intended occupant with a disability) cannot be charged for the required modifications.***

8. Where did the subdivision name come from? I can't find anything from my Hawaiian dictionary sources.

***Kauluokahai means "the breadfruit tree [ulu] of Kahai [a Tahitian chief who brought the tree to Oahu from Samoa]". A corruption of that name, Kualaka'i, is an ancient place name of a community located at what is now known as Nimitz Beach in Kalaeloa.***

9. Are there any fees or cost associated with DHHL's interim loan fund that we should plan for?

***No.***

10. Is a lessee profile available showing pre-qualification amounts, desired house sizes, etc.?

***Data is only available for lessees who have attended HALE-sponsored financial since 2015. Of the 205 undivided interest lessees:***

***3 financially pre-qualified for loans over \$450,000***

***6 financially pre-qualified for loans between \$350,000 and \$450,000***

***2 financially pre-qualified for loans between \$250,000 and \$350,000***

***2 financially pre-qualified for loans between \$150,000 and \$250,000***

***1 financially pre-qualified, amount not determined***

***51 not financially pre-qualified***

## **ATTACHMENTS**

Proposal Checklist

**CHECKLIST FOR RFP PROPOSAL**

Submittal Requirement	Check (if submitted)
<b>Section I: Transmittal Letter</b>	
<b>Section II: Offer Form OF-1</b>	
<b>Section II: Offer Form OF-1A</b>	
General Information	
List of Corporate Officers & Directors	
Corporate Shareholders of 25%+, if applicable	
Roster of Development Team	
Financial Information	
Articles of Incorporation, certified	
By-Laws, certified	
Corporate Resolution, certified	
Partnership Certificate, certified	
Joint Venture Agreement, certified	
Description of any financial default, legal actions, etc., taken or pending	
The two most recent audited annual financial statements	
A statement of financial net worth	
A statement of bonding capacity	
Certification that the Offeror is not in default or has failed to perform	
Resume of Offeror's Experience in Real Estate Development	
<b>Section IV: Offer Form OF-2</b>	
Pricing Schedule	
House Plans and Outline Specifications	
Warranty Program	
Financing	
Project Budget	
Sales Program	
Green Building	
Schedule	
Conditions / Exceptions	
<b>Section V: Exhibits</b>	