

LAND ACQUISITION, ISLAND OF MAUI
RFP-19-HHL-004

Pre-Proposal Conference
10:00 a.m., Friday, November 9, 2018
Paukukalo Community Center
655 Kaunualii Street, Wailuku, Hawaii 96793

AGENDA

1. INTRODUCTIONS

Department of Hawaiian Home Lands (DHHL)
Land Development Division

- Stewart Matsunaga, Master Planned Community Development Manager
- Robert Ing, Land Agent

2. PURPOSE OF PRE-PROPOSAL CONFERENCE

- Request for Proposal overview
- Procurement overview and requirements
- Procurement schedule

3. SCOPE OF WORK (General Description)

DHHL solicits proposals from interested landowners/developers (Offerors) to offer real property for acquisition by DHHL. Offerors may include a proposal for the properties to be acquired to be developed by the Offeror, including but not limited to the design and construction of onsite and offsite infrastructure, and the financing, design, construction, and marketing of residential units to DHHL beneficiaries.

This Request for Proposal targets Maui Island land and project acquisition.

4. PROCUREMENT NOTES:

- This project is currently not General Excise Tax (GET) exempt.
- If DHHL funds are used, this project is subject to the State Department of Labor and Industrial Relations' (DLIR) Wages Rate Schedules, per Chapter 104, Hawaii Revised Statutes.
- If any Federal funds are incorporated,

Federal Labor Standards Provisions (Davis-Bacon). Current General Decision Number is: HI150001 12/11/2015.

*Note- Wage rates in the General Decision Number (Federal) are locked-in 10 days prior to the Proposal submittal date for the RFP, even if new rates are published. However, the wage rates in the current bulletin State DLIR Wages Rate Schedule are subject to change, and shall apply throughout the term of the contract/agreement.

- Prior to RFP award, DHHL shall verify Offeror compliances with Section 3-122-112, Hawaii Administrative Rules, which involves clearances from the DCCA, DLIR, and State and Federal tax offices.

Failure to either provide the clearances noted in Sec. 3-122-112, HAR, or rectify a non-compliant status within ten (10) business days of notification may be grounds to disqualify an Offer. Therefore, it is highly recommended that Offerors register with Hawaii Compliance Express (HCE). To register with HCE, go to:

<http://vendors.ehawaii.gov>

- A Bid Security is not applicable to this RFP.
- If State sources of funds are used, Payment and Performance Bonds will be required upon execution of a contract, each covering 100% of the State funded portion.

5. CONTRACT TERMS AND LIQUIDATED DAMAGES

- The Contract Time of Performance will be subject to the Offer.
- Liquidated damages shall be determined subject to the Offer selected, if any.
- Offers which include design and construction will be subject to DHHL's AG-008 103D General Conditions and Construction General Conditions, March 2014.

6. QUESTIONS/ANSWERS ISSUED BY LAST ADDENDA

- A written summary of this Pre-Proposal conference will be issued by Addendum.
- Requests for clarifications and questions after this meeting shall be submitted in writing no later than November 12, 2018, and may be faxed to: 808-620-9299, or E-mailed to: Stewart.t.matsunaga@hawaii.gov.
- Written answers to questions will be posted via Addenda on the HANDS website; any verbal responses by DHHL representatives shall not be binding.
- Interested Offerors are responsible to check the HANDS website for the issuance of any addenda up until the due date for Offers.

7. QUESTIONS AND ANSWERS

- Questions are encouraged; however, all verbal responses from DHHL personnel are invalid, unless reduced in writing, via Addenda.
- DHHL recommends all questions asked at Pre-Proposal Conference be submitted as written questions.

8. SITE INSPECTION

- In its Offer review process, DHHL may request to inspect Offerors proposed land to be acquired.

9. SUBMITTALS AND DEADLINES

| SUBMITTALS | DEADLINES |
|---|-------------------|
| Notice of Intention to Offer (E-mail or Fax acceptable) | Not applicable |
| Standard Qualification Questionnaire | Not applicable. |
| Hawaii Products Preference (Form SPO-038) | Not applicable |
| Written Questions from Offerors, if any. | November 12, 2018 |
| Issuance of Last Addendum (assuming no change to the RFP's Offer submittal date.) | November 16, 2018 |

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| <p>PROPOSAL SUBMISSION</p> <ul style="list-style-type: none">• Sealed Offers are due by <u>2:00 P.M., November 26, 2018</u> at Hale Kalaniana'ole, 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707.• The Offer submission deadline shall be according to the official clock established at the location proposals are received. Offerors are responsible to ensure that Offerors sealed envelopes/boxes/containers are time stamped.• Offers will not be opened at that time stated above.• Offers submitted after Proposal submission deadline will be time-stamped, but not accepted nor opened.• Award of Contract will be made to the responsible and responsive Offeror with the most viable project in accordance with the review criteria.• DHHL is not required to accept the lowest priced Offer.• DHHL may select none, one, or more than one Offer. | <p>2:00 P.M, November 26, 2018</p> |
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10. PROCUREMENT OVERVIEW

- See Attachment, "Overview of the RFP Process".
- This document has been updated and amended.