

NOTICE TO DEVELOPERS
REQUEST FOR QUALIFICATIONS
Department of Hawaiian Home Lands
Land Development Division
RFQ NO.: RFQ-24-HHL-003

SEALED QUALIFICATION RESPONSES for RFQ-24-HHL-003, Villages of La'i 'Ōpua Village 1, Village 2, Village 4 (Phase 2, Hema), and North Kona Water Development, Kealakehe, Hawai'i, Island of Hawai'i, Hawai'i, will be received by the Department of Hawaiian Home Lands (DHHL), at Hale Kalaniana'ole, 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707, or via e-mail to sara.t.okuda@hawaii.gov, until **2:00 p.m., Hawaii Standard Time (H.S.T.) January 05, 2024**. Qualification Responses received after the time fixed for receipt or delivered anywhere other than as specified above will not be considered.

This project consists of the design and construction of 1) on and offsite site infrastructure for subdivision development for Village 1 and Village 2; 2) offsite North Kona water source, storage and transmission; and 3) architectural design, construction, financing, and marketing of houses in Village 1 (estimated 200 new lots), Village 2 (estimated 200 new lots), and Village 4 (125 finished single-family lots). The DHHL is specifically interested in an array of housing development approaches which target home building concepts targeting those families in the 80% AMI or lower category and that incorporate green build, accessible and energy efficient homes. Developers with experience in Low Income Housing Tax Credit financing, development and management are highly desirable.

To be eligible to submit qualifications, the Developer and/or their contractor/ subcontractors/ consultants shall possess all required valid State of Hawaii licenses and specialty licenses needed to perform the work for this project. A surety bid bond will not be required for this Request for Qualifications (RFQ).

This project is subject to HRS § 103D, and to the payment of not less than the prevailing salaries and wages promulgated by the State of Hawaii, Department of Labor and Industrial Relations.

Solicitation documents may be obtained from the State of Hawaii Awards & Notices Data System (HANDS) website:

<https://hands.ehawaii.gov/hands/opportunities/>

It is the responsibility of prospective Developer to check the HANDS website for any addenda issued by DHHL.

All prospective Developers are invited to attend a **PRE-SUBMITTAL CONFERENCE** to be held 10:00 a.m., H.S.T, on December 08, 2023, virtually via TEAMS. The conference is to provide Developers with an opportunity to ask questions about the contractual requirements and technical aspects of the project. A site visit will not be conducted in conjunction with the pre-submittal conference. Access to Village 4 (Phase 2 Hema) is currently an active construction site. Village 1 and Village 2 is currently not off-limits but is only accessible along road frontage. Prospective Developers are encouraged to contact DHHL for a limited right-of-entry to inspect the land at their convenience and making arrangements with DHHL's West Hawai'i District Office. Attendance of

the pre-bid conference and/or site visit is not a condition for submitting a response to this RFQ. Subcontractors and union representatives are also invited to attend. Persons needing special accommodations due to a disability may submit such requests to Sara Okuda, Project Manager, Land Development Division, via e-mail to sara.t.okuda@hawaii.gov.

A written NOTICE OF INTENTION TO SUBMIT QUALIFICATIONS is required and shall be received by the DHHL, Land Development Division, at 91-5420 Kapolei Parkway, Kapolei, Hawai'i 96707, no later than December 21, 2023. Submittal of a NOTICE OF INTENTION TO SUBMIT OFFER via E-mailing to sara.t.okuda@hawaii.gov is acceptable.

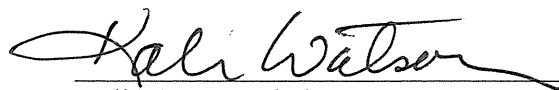
Submittal of Qualifications shall comply with the requirements of the RFQ. Submittals that do not comply with the RFQ may be subject to disqualification. The DHHL reserves the right to amend the RFQ by written addenda, to reject any and all submittals, or to waive any defects in said submittals where the DHHL deems it is in the best interest of the State.

CAMPAIGN CONTRIBUTIONS BY STATE AND COUNTY CONTRACTORS PROHIBITED. If awarded a contract in response to this solicitation, offeror agrees to comply with HRS §11-355, which states that campaign contributions are prohibited from a State and county government contractor during the term of the contract if the contractor is paid with funds appropriated by the legislative body between the execution of the contract through the completion of the contract.

Questions regarding this project may be directed in writing to Sara Okuda, Land Development Division, DHHL, 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707, or e-mail to: sara.t.okuda@hawaii.gov.

Dated at Honolulu, Hawaii, this 1st day of December, 2023.

DEPARTMENT OF HAWAIIAN HOME LANDS



Kali Watson, Chairman
Hawaiian Homes Commission

Posted on the internet at: <https://hands.ehawaii.gov/hands/opportunities>