

NOTICE TO DEVELOPERS
REQUEST FOR QUALIFICATIONS
Department of Hawaiian Home Lands
Land Development Division
RFQ NO.: RFQ-24-HHL-004

SEALED QUALIFICATION RESPONSES for RFQ-24-HHL-004, Villages of Leiali‘i, Village 1-B Subdivision and Related Improvements, Lahaina, Island of Maui, 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 cornelius.f.nugent@hawaii.gov until **2:00 p.m., Hawaii Standard Time (H.S.T.), January 16, 2024**. Qualification Proposals received after the time fixed for receipt or delivered anywhere other than as specified above will not be considered.

This project consists of:

- 1) The design and construction of onsite infrastructure for subdivision development for Villages of Leiali‘i, Village 1-B Subdivision;
- 2) Architectural design, construction, financing, and marketing of houses for Village 1-B Subdivision (estimated 181 single-family lots) on an approximately 51-acre single-family residential subdivision;
- 3) Planning, design, and construction of improvements of Leiali‘i Parkway and Honoapi‘ilani Highway;
- 4) Planning, design, and construction for exploratory well, production well, storage and transmission as needed, in coordination with the County of Maui and the State of Hawaii Commission on Water Resource Management;
- 5) Planning, design, and construction of improvements of the County of Maui Department of Water Supply Wahikuli pump station in coordination with the County.

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 Friday, December 15, 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 Villages of Leialī‘i, Village 1-B Subdivision is currently not off-limits. Prospective Developers are encouraged to contact DHHL for a limited right-of-entry to inspect the land at their convenience and to make arrangements with DHHL’s Maui 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 Neil Nugent, Engineer, Land Development Division, via e-mail to cornelius.f.nugent@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, or via e-mail to cornelius.f.nugent@hawaii.gov no later than December 29, 2023.

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 ARE 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 Neil Nugent, Engineer, Land Development Division, DHHL, 91-5420 Kapolei Parkway, Kapolei, Hawaii 96707, or via e-mail to cornelius.f.nugent@hawaii.gov.

Dated at Honolulu, Hawaii, this 8th 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>