

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

Land Development Division

December 15, 2023

Date

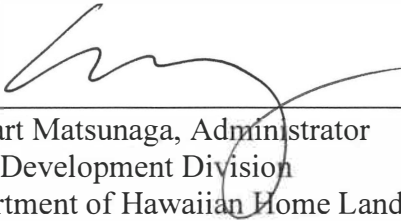
ADDENDUM NO. 1
TO
REQUEST FOR QUALIFICATION
RFQ-24-HHL-004

**VILLAGES OF LEIALI'I, VILLAGE 1-B SUBDIVISION SINGLE-FAMILY HOUSING
DEVELOPMENT AND RELATED IMPROVEMENTS**

Notice to All Prospective Offerors

This addendum is hereby made a part of the Request for Qualifications documents for VILLAGES OF LEIALI'I, VILLAGE 1-B SUBDIVISION SINGLE-FAMILY HOUSING DEVELOPMENT AND RELATED IMPROVEMENTS, and it shall amend the Request for Qualifications documents as detailed within this Addendum.

APPROVED:



Date: 12/15/2023

Stewart Matsunaga, Administrator
Land Development Division
Department of Hawaiian Home Lands

Please execute and return immediately to the Department of Hawaiian Home Lands by either mail: Department of Hawaiian Home Lands: P.O. Box 1879, Honolulu, HI 96805, or E-mail to Neil Nugent, cornelius.f.nugent@hawaii.gov.

Receipt of Addendum No. 1 for Villages of Leiali'i, Village 1-B Subdivision and Related Improvements, Request for Qualifications No.: RFQ-24-HHL-004, is hereby acknowledged.

Signature: _____

Print Name: _____

Title

Name of Firm/Company

Date

ADDENDUM NO. 1

RFQ-24-HHL-004

VILLAGES OF LEIALI'I, VILLAGE 1-B SUBDIVISION SINGLE-FAMILY HOUSING DEVELOPMENT AND RELATED IMPROVEMENTS

December 15, 2023

INCLUSIONS

This Addendum No. 1 shall incorporate the following amendments to RFQ-24-HHL-004:

1. PRE-SUBMITTAL CONFERENCE (TEAMS Meeting- December 15, 2023)

The following documents from the Pre-Submittal Conference are attached:

- a. Questions from Pre-Submittal Conference
- b. List of Attendees
- c. PowerPoint Presentation

Pre-Submittal Conference on TEAMS
10:00 AM, December 15, 2023

LIST OF ATTENDEES

NAME	ORGANIZATION	E-MAIL
Kali Watson	DHHL Chairman	
Darrell Ing	DHHL-LDD	darrell.h.ing@hawaii.gov
Cornelius Nugent	DHHL-LDD	cornelius.f.nugent@hawaii.gov
Sara Okuda	DHHL-LDD	sara.t.okuda@hawaii.gov
Fujio Tsuneoka	Dowling Company, Inc.	fujio@dowlingco.com
Darren Okimoto	Dowling Company, Inc.	darren@dowlingco.com
Sun-Ik Ham	Nan, Inc.	siham@nanhawaii.com
Maryanne Tane	Nan, Inc.	estimating@nanhawaii.com
Abby Siatu'u	Nan, Inc.	estimating@nanhawaii.com
Jed Webb	DSW Homes	Jed.Webb@dswhomes.com

Pre-Submittal Conference (December 15, 2023)
RFQ-24-HHL-004
(Villages of Leiali'i, Village 1-B Subdivision and Related Improvements)

QUESTIONS:

1. In the RFQ it says that the submittal can be either delivered to the DHHL office or via email and there's other sections that talk about original signature in ink and a flash drive. If we submit everything via email, does the rest of that no longer apply?

Response: If the respondent chooses to submit via email,

- 1) the original signature may be an electronic signature,
- 2) submission of an original set of qualifications is not required,
and
- 3) submission of electronic files on a flash drive is not required.

2. With regards to the five years of experience, does it have to be the company or it can be the program manager that has five years of experience in Hawaii?

Response: Per Section 2.5 1) of RFQ-24-HHL-004 ("RESPONDENT QUALIFICATIONS"), a principal member of the Respondent's company must have at least five (5) years of single-family housing development experience in the State of Hawaii.

Per Section 2.5 2) of RFQ-24-HHL-004 ("RESPONDENT QUALIFICATIONS"), the Responsible Managerial Employee (RME) shall have had substantial responsibility or been materially involved in the development and/or operation of at least three (3) separate subdivision development projects with at least one project consisting of one hundred (100) or more units.



Villages of Leiali'i, Village 1-B Subdivision
and Related Improvements

Lahaina, Maui

RFQ-24-HHL-004

Pre-Submittal Conference

10:00 am, Friday, December 15, 2023

TEAMS Meeting

Please sign-in in the chatbox with your name, company, and e-mail address.



Agenda

- Introductions
- Scope of Work
- Background
- DHHL Objectives
- Project Description
- Developer Qualifications
- Evaluation Criteria
- Significant Dates
- Questions



Scope of Work

The Project consists of lot and house development and associated backbone roadway and utilities infrastructure, of DHHL's Villages of Leiali'i in Lahaina, Maui

The selected developer's responsibilities shall include:

- 1) Design and construction of on- and off-site infrastructure for subdivision development of 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 off-site exploratory well, production well, storage, and transmission in coordination with the County of Maui and the State of Hawaii Commission on Water Resource Management
- 4) Planning, design, and construction of improvements of the County of Maui Department of Water Supply Wahikuli pump station in coordination with the County
- 5) Planning, design, and construction of improvements of Leiali'i Parkway and Honoapi'ilani Highway



Background

- All lots shall be leased to eligible native Hawaiians who at closing will be awarded a 99-year residential lot lease from Department for \$1.00 a year in accordance with the Hawaiian Homes Commission Act of 1920 (HHCA), as amended
- Act 279, SLH 2022 appropriated \$600,000,000 in funds to address the needs of HHCA beneficiaries still waiting for a Hawaiian Home Lands lease
- The approximately 51-acre aggregate project site is located at Lahaina, Maui, designated as Tax Map Key: (2)4-5-021:007(por.), 010(por.), 014(por.), 020, 021(por.), (2)4-5-036:109,110,112(por.) and Honoapiʻilani Highway right-of-way; County Zoning is Agricultural

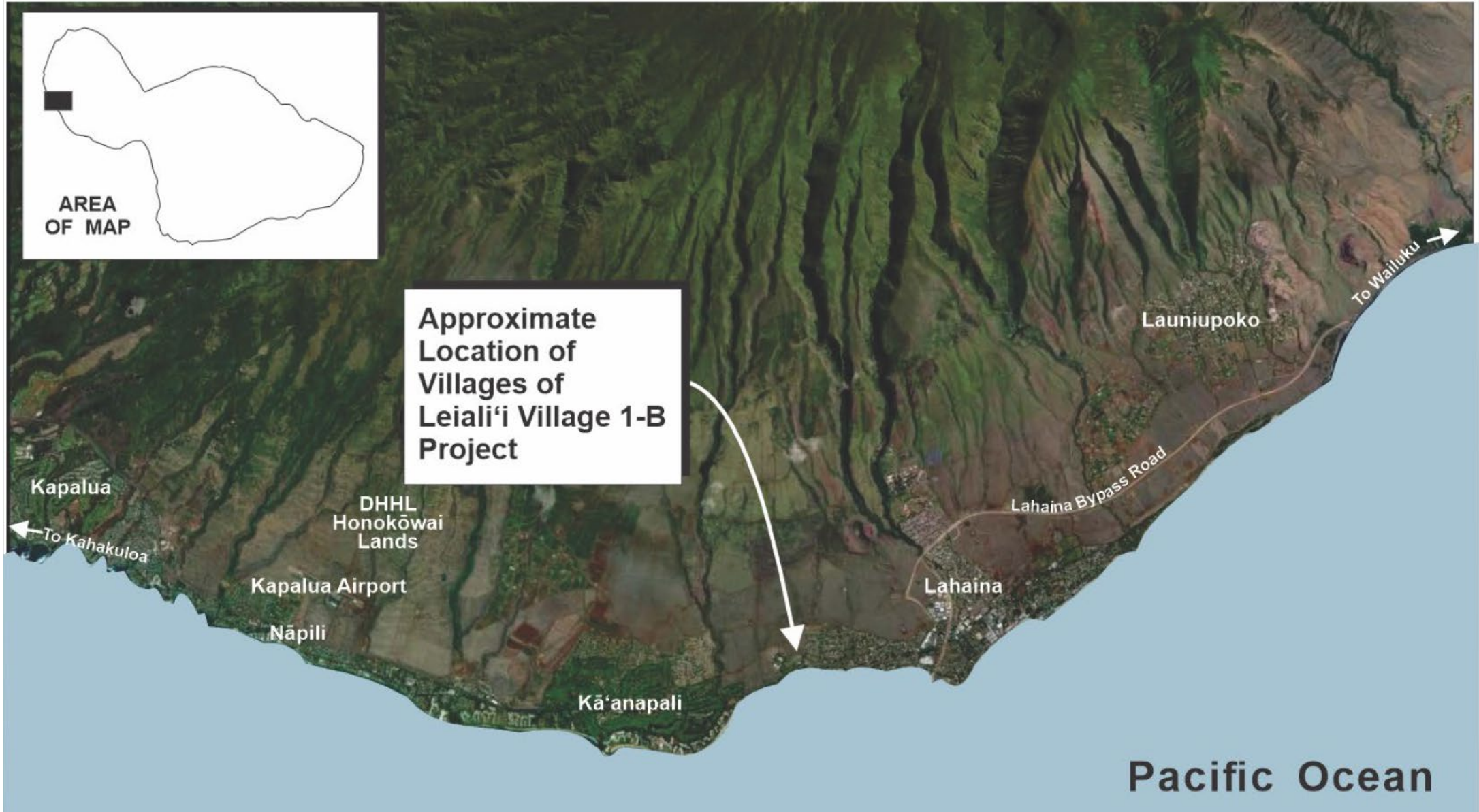


DHHL Objectives

- 1) To plan, design, and construct a residential neighborhood that considers the needs of the Department's waiting list and the existing site conditions, shows respect to the area, harmonizes with adjacent land uses, and will foster a sense of community interaction and identity
- 2) To provide a range of housing opportunities to applicants on the Department's Residential Waitlist based on their financial qualifications, including but not limited to:
 - Purchasing a turn-key house
 - Leasing an improved vacant lot for the purpose of constructing a house as owner-builders, or through Habitat for Humanity, or other self-help housing construction program
 - Participating in a Low-Income Housing Tax Credit (LIHTC) Rent-with-Option-to-Purchase program
- 3) To incorporate green building practices, including implementation of DHHL's Ho'omalū Energy Policy into the design and construction of the facilities to achieve a lower cost of operation and maintenance by minimizing energy use



Project Description





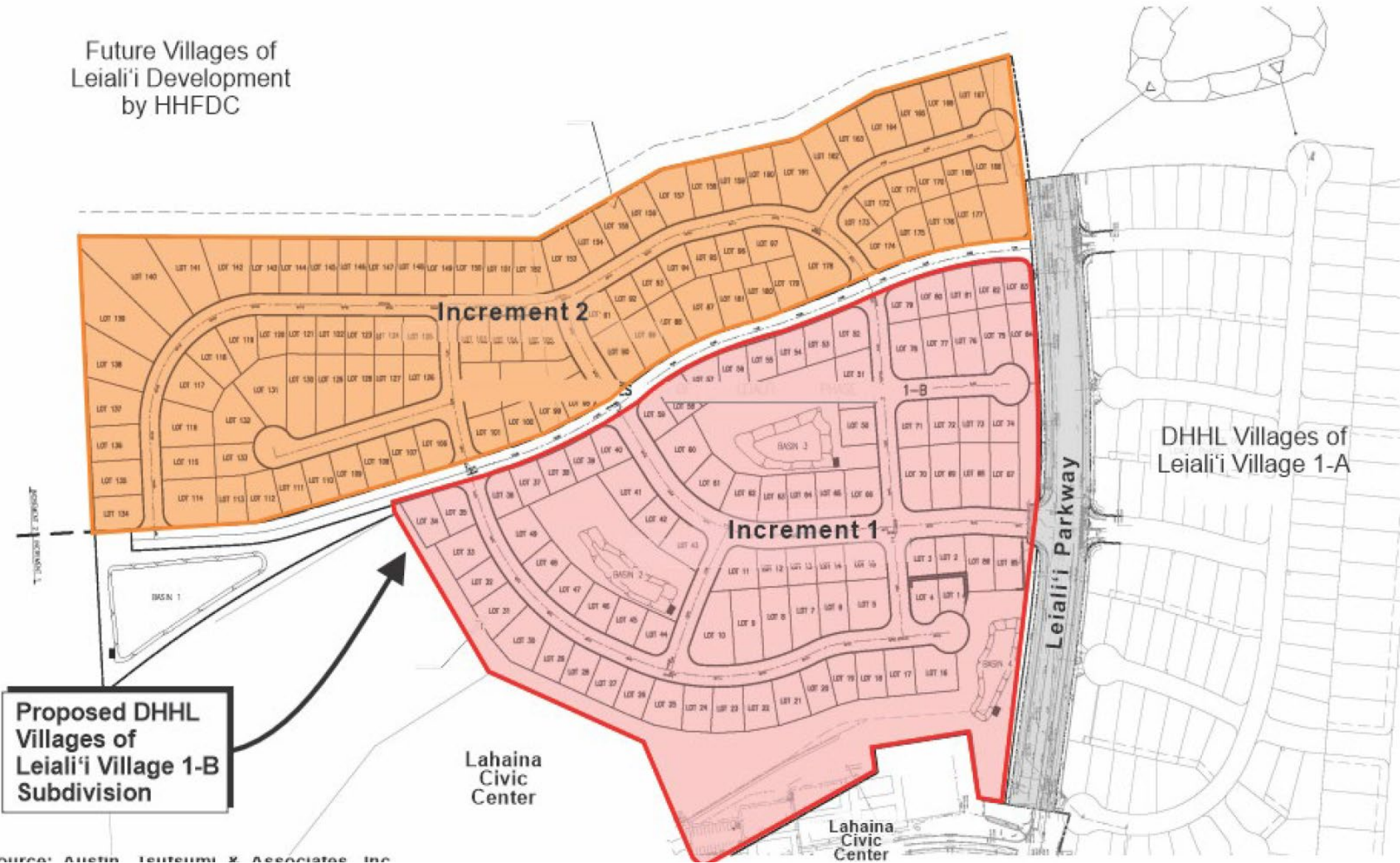
Tax Map Key





Village 1-B

Future Villages of
Leiali'i Development
by HHFDC



Source: Austin Teufelmueller & Associates, Inc.



DHHL Responsibilities

- 1) Execute a Development Agreement with the Developer for the Project
- 2) Submit a declaration to County of Maui that the Project shall be developed in accordance with Residential zoning standards, and include exemptions to county requirements, as appropriate
- 3) Pay the Developer monthly progress payments for infrastructure design and construction based on the value of services performed by the Developer, as estimated by the Developer and approved by DHHL
- 4) Conduct initial mailout to applicants on the Maui Island-wide Residential Waiting Lists or any other appropriate and applicable waiting lists
- 5) Assist with information/orientation meetings and selection of lots/houses
- 6) Certify the native Hawaiian qualification status of prospective buyers



DHHL Responsibilities (continued)

- 7) Award homestead leases in accordance with HHCA and DHHL Administrative Rules; Record leases, mortgages, and other documents necessary for Developer's conveyance of homes or lots to beneficiaries
- 8) May make Affordable Housing Credits available to the Developer, subject to Affordable Housing Credits policy and negotiations with DHHL
- 9) May provide zero-interest interim construction loan funds to qualified developers to fund the construction of turn-key housing units
- 10) Request HHFDC assistance to certify the persons or entities who are contractually participating in the project as exempt from applicable Hawaii general excise tax on gross income earned from the Project
- 11) If a home is rented to a Beneficiary with an option to purchase, the Department will provide a separate homestead ground lease to the Beneficiary



Developer Qualifications

- 1) A principal member of the Developer's company must have at least five years of single-family housing development experience in the State of Hawai'i
- 2) Responsible Managerial Employee (RME) - who will be responsible for day-to-day operations and oversight throughout the design and construction of the Project - shall have had substantial responsibility in the development of at least three separate subdivision development projects with at least one project consisting of one hundred or more units
- 3) The Developer shall show evidence of credit worthiness and financial resources to complete the design and construction of the Project lien-free
- 4) The Developer and all team members must be authorized to do business in the State of Hawai'i and have all licenses necessary to carry out the design, construction, and management of the Project



Developer Qualifications (continued)

- 5) The Developer shall not be in default or have failed to perform under any contract, agreement, or lease with the State of Hawai'i, and shall not have any outstanding judgments against it
- 6) The Developer shall provide its two most recent audited annual financial statements, a statement of financial net worth, and statement of bonding capacity
- 7) The Developer shall provide evidence of two prior projects similar to the Project and provide actual completed cost data for those projects



Evaluation Criteria

Experience and professional qualifications relevant to the Project	25
Experience on projects of similar size and scope	25
Capacity to complete projects of similar size and scope	20
Project approach addresses the DHHL's requirements and goals	20
Proposed fees are reasonable	10
TOTAL POSSIBLE POINTS	100



Significant Dates

Final deadline for written inquiries	12/22/2023
Respond to questions	12/28/2023
Intent to Submit Offer	12/29/2023
Issue addenda	01/08/2024
Submittal Due	01/16/2024, 2:00 pm

Deliver to Hale Kalanianaʻole, 91-5420 Kapolei Parkway, or

Email to cornelius.f.nugent@hawaii.gov

Site Inspection: Potential Developers may view the site from the public roadway



Questions



DHHL Contact: Neil Nugent

Telephone: 808-620-9278

e-mail: cornelius.f.nugent@hawaii.gov

Mahalo!