

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Department of Business, Economic Development & Tourism
STATE OF HAWAII

ADDENDUM NO. 1

TO

REQUEST FOR PROPOSALS
No.: HCDA 03-2015

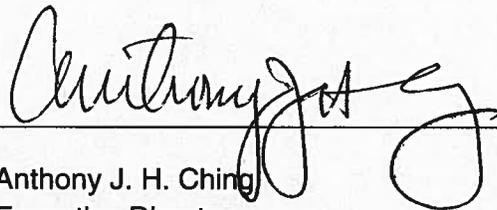
FOR

**Development of a Civic/Mixed-Use commercial Project at
T.M.K.: (1) 2-2-015:052
Honolulu, Hawaii**

December 21, 2015

NOTICE TO ALL PROSPECTIVE OFFERORS:

This Addendum is hereby made a part of the Request for Proposals ("RFP") for the subject Project, and it shall amend the said RFP as detailed within this Addendum document, taking precedence over previously issued documents governing the items mentioned.



Anthony J. H. Ching
Executive Director

Meeting notes and attendee sheet for the December 18, 2015 pre-proposal conference are attached hereto.

The remainder of this page is intentionally blank



PROJECT: RFP for Civic/Mixed-Use Commercial Development at Lot C

SUBJECT: Pre-Proposal Conference

DATE: 12/18/15 10:00 a.m.

ATTENDEES: Attachment

LOCATION: HCDA 5th Floor Conference Room

This meeting is to answer any questions regarding the subject Request for Proposal (RFP) issued by the Hawaii Community Development Authority (HCDA), on December 7, 2015. An overview of the RFP proposal schedule was cited, other than that, HCDA indicated this meeting was for potential respondents to ask questions of HCDA. The following reflects HCDA's best understanding of the discussion, questions, and responses provided during this meeting.

1. Significant efforts have been put in by Ferraro Choi (FC), will CAD drawings be available to the prospective respondents and is the FC scope available for information?

Schematic drawings have been made available in appendix to the RFP and design CAD files will be provided at the appropriate time. FC is scoped to prepare construction documents only for the Sandbox and Incubation Center, not the Innovation Hale. The respondent and ultimately the successful developer, has the option of taking the FC design, design development plans, for Sandbox to prepare their proposal and later on, construction documents. The FC contract can be made available upon request, individuals must submit an Office of Information Practice (OIP) request to HCDA.

2. Is there an option to design a new building and not use the existing design plans?

Respondents have the option of using the existing design plans of the Sandbox prepared by FC, or come up with their own design proposal. However any new building design will have to be vetted by HTDC.

3. Are off-site utilities only to service the Innovation Hale and Sandbox?

Yes any off-site utility work would be only as required, to support the Innovation Hale and Sandbox.

4. Parking.

The RFP states no additional parking is required to be built at this time by respondents. The HCDA can provide a copy of the existing plan for the surface parking lot.

5. What are the hardscape and landscape requirements?

The respondent should reflect enough hardscape and landscaping to create a functional project.

6. Subdivision.

The master plans show proposed boundaries for the various components of the master plan. Actual subdivision of the parcel is not planned at this time. The Sandbox project is expected to have a nominal lease rent whereas the Innovation Hale is expected to support market.

7. Entitlements.

As stated in the RFP the HCDA is preparing an environmental assessment for the masterplan which includes Sandbox and the Innovation Hale. HCDA is preparing an SMA permit application only for the Sandbox. However in order for an SMA permit to be processed, the Office of Planning requires an HCDA development permit to be issued. Respondents will be responsible for an SMA permit and development permit for the Innovation Hale.

8. Site access.

Site access is only from the Ewa side of the parcel or from Forrest Avenue. No curb cut is allowed along the Ilalo Street frontage.

9. Is there any deadline or schedule for the Innovation Hale?

No, only the Sandbox has a mandatory completion date due to administrative requirements of the EDA grant. The RFP states the required completion date for the Sandbox.

10. What is the current parking fee?

About \$50. HCDA can provide a copy of the parking contract for the management of the surface parking lot. HCDA will retain control of the parking lot.

11. Is fiber optic installed up to the site?

Fiber will have to be pulled to the building by the developer, HCDA believes the nearest point of connection is likely the medical school. HCDA will provide as-built Infrastructure Development plans in the area and issue this in addendum.

12. Other than HCDA who or what are the required approvals for this project?

HCDA Authority would have to issue a development permit for the project (both the Sandbox and Innovation Hale). For the Innovation Hale, an SMA permit is required which falls under the State Office of Planning. The City and County of Honolulu for the building permit. There are no federal funds involved on the Innovation Hale therefore no NEPA requirements apply for that part of the project. HCDA is addressing NEPA requirements for the Sandbox. As stated previously the HCDA has prepared a draft environmental assessment for the master plan. Should the Authority make a determination in January 2016 on an FEA/FONSI, this would be published in the OEQC bulletin January 23, 2016.

Development of a Civic/Mixed-Use Commercial Project at T.M.K.: (1)2-1-015:052
Lot C

Name	Company	Email
Ron Steitzer	CMTD	rsteitzer@cudmth.com
Ken Murata	RMA Architects	kenmurata@rma-architects.com
Kevin Kaspi	SCD	kevin.kaspi@scd.com
Mike Fujibu	Alakea Design	mfujibu@alakeadesign.com
Mike Parker	Kiewit Building Group	michael.parker@kiewit.com
DEEPAK NEUPANE	HCDA	DEEPAK@HCDAWEB.ORG
AMY MUTART	HCDA	amy.mutart@hcdaweb.org
MIKE VEJEZIA	HENSEL PHELPS	MVEJEZIA@HENSEL.PHELPS.COM
KYLE SPRABERRY	PHELPS DEVELOPMENT	Kspraberry@henselpelphs.com