

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

ADDENDUM NO. 2

TO

REQUEST FOR PROPOSALS
No.: HCDA 01-2014

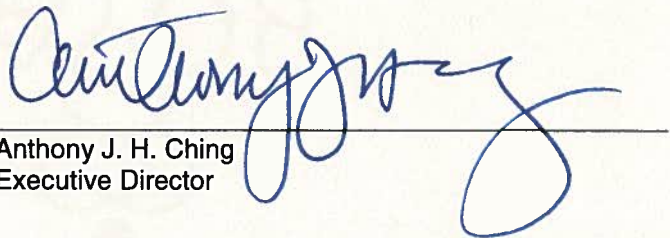
FOR

**Development of a Cultural Public Market
Kakaako Makai, Honolulu, Hawaii**

February 25, 2014

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

This Addendum provides clarifications to the RFP.

I. RFP CLARIFICATIONS

At the Pre-Proposal Conference questions and answers were provided. The Q&A is attached as Exhibit A to this Addendum. The following clarification which references the Q&A is provided in response to question received by HCDA on 2/24/14:

1. Question: Regarding items 2 and 3 of the pre-proposal conference notes, is this project a fee for services Guaranteed Maximum Price \$2.3 million design-build project, in which the developer/design-builder is not required to invest any funds into the project?

Answer: The project is intended to be a turn-key project. There is no requirement for the developer/contractor to invest any funds. The approximately \$2.3 million figure is inclusive of all work involved including design, construction and on-site/off-site improvements.

**Request for Proposals for
DEVELOPMENT OF A CULTURAL PUBLIC MARKET
Pre-Proposal Conference Notes**

February 18, 2014
2:00 p.m.

A. Welcome & Introduction

- Introductions were made and the purpose of the meeting was stated. This meeting is an opportunity to provide responses to questions regarding the RFP. An overview is not the intent of this meeting as all project information is contained in the RFP.

The project site is not yet tied down however a conceptual sketch of a possible site on Makai lands has been rendered and was provided to attendees, attached herein as Exhibit A. The site would be somewhere on the Makai area of the Kakaako Community Development District and would be along the Ewa waterfront of the Kewalo Basin Harbor channel. The project must be designed and built within the CIP appropriation of \$2.3M, any proposal beyond that amount will not be considered. The program in the RFP is reflective of an approximately 6,000 s.f., 2-story building, and HCDA stated this project would be an appropriate opportunity for creative and innovative design. While a design submittal is not a requirement under this RFP, offerors may provide narrative to support their budget/proforma and schedule.

- Meeting notes from the discussion will be issued to attendees and RFP holders.
- Attendees are asked to fill out attendance sheet and submit RFP registration form.

B. Reminders

- Significant Deadlines:
 - o Developer Prequalification Submittal due March 7, 2014, 2:00 p.m.
 - o HCDA establishes short list of responsible Developers March 12, 2014
 - o Written Inquiries due March 21, 2014, 2:00 p.m.
 - o Proposals due March 24, 2014, 2:00 p.m.
 - o Evaluation Committee Review and Recommendations April 2, 2014
 - o Developer Selection by Authority May 7, 2014

C. Questions and Answers

1. Is the offeror responsible for operating and maintaining the facility?

No this will be either the state's responsibility or the building may be leased to an entity for operation and maintenance.

2. Is a contractor and its design component considered a qualified "developer"?

Yes a design-build contractor would be looked upon as a developer under this RFP. Qualifications of the submitting design-build contractor will be evaluated from the standpoint of the team's qualifications, both the qualifications of the contractor and the designer as indicated in the RFP evaluation criteria.

3. In the project development process, at what point does the state start making payments?

HCDA anticipates payment would start after a NTP has been issued during design. This would be clarified with the developer at contract execution.

4. When does the project have to be done?

HCDA will not specify this, part of the developer's proposal includes preparation of a project schedule.

5. Is there a review process?

There is a design review committee for the Makai area, the design will have to go through that review process.

6. Is \$2.3M for both design and construction?

Yes. It is anticipated that demolition is limited, and any remediation is likely to be cap-in-place as the Department of Health has previously indicated acceptance of leaving any contaminated soils on site.

7. How does legislation affect what transpires on this project?

The statues on the cultural public market are broad and includes uses that are identified and consistent with this RFP such as educational facilities. There is an expectation of subsequent phases of the cultural public market, with this RFP being the initial phase.

8. Is 6,000 s.f. the minimum size facility?

Based on HCDA's conceptual studies, yes.

9. If the site is not yet set, what other sites may be considered possible?

It is reasonable to assume it will be located along Kewalo Basin and within the Kakaako Makai area, however this is to be worked out by HCDA with OHA.

10. The concept plan shows a floating pad/pier?

Such a feature would require an army corps of engineer approval, in this RFP all work is contemplated on the land.

11. How much classroom equipment is anticipated in this project?

Equipment for classrooms are not programmed in the RFP. We can assume build out is for classroom space, no equipment.

12. What is the purpose of the classroom?

Youth and public education.

13. When do you anticipate the site will be identified and who's responsibility is it to negotiate with OHA?

Timing of site control is uncertain, it is HCDA's responsibility to negotiate and secure any approvals from OHA. Offerors should base their proposal on given parameters.

14. How much site improvement will be required?

Other than the building itself, at minimum we expect a driveway, parking. The approximate lot size for this development is probably about 15,000 s.f.

15. Is the building and all required parking to be contained in 15,000 s.f., and will parking be required to follow HCDA rules?

Yes. Additional parking parameters will be clarified by HCDA in addendum.

16. How should offerors handle the factors concerning OHA, given the legislation underway, and the process of HCDA negotiating with OHA?

Assumptions can be qualified in offeror's proposals, and called out in narrative.

17. Is telephone and data required in the building, and is the point of connection on site?

It is assumed in the RFP that connection to utilities are in Ahui Street. HCDA will check as-builts and issue a clarification if needed in addendum.

18. Please clarify parking requirements.

Parking is required on site per HCDA's rules, however there may be additional offsite parking available. HCDA will clarify parking parameters and issue addendum.

There were no further questions, and the meeting concluded at approximately 3:15 p.m.

KEWALO BASIN HARBOR



