



REQUEST FOR PROPOSALS
RFP-HCDA-PUL-23-01

**PLANNING, DESIGN, AND CONSTRUCTION
AT THE PULEHUNUI COMMUNITY DEVELOPMENT DISTRICT**

VIRTUAL PRE-PROPOSAL CONFERENCE MEETING





Hawai'i Community Development Authority

State of Hawai'i Department of Business, Economic Development, & Tourism

Est. 1976

- Developing livable communities for the people of Hawai'i
- Plan, regulate, and develop infrastructure in the designated Community Development Districts: Kaka'ako, Kalaeloa, He'eia, Pulehunui
- Supporting Transit –Oriented Development (TOD) infrastructure in all four Counties

PROJECT BACKGROUND:

- On June 27, 2022, Act 190 was signed into law
- Pulehunui Community Development District on the island of Maui created
- HCDA designated to serve as the planning and redevelopment agency for the District
- Planning Initiatives:
 - DLNR Final EIS
 - DHHL Final EIS
 - Planning Initiatives (Refer to Sec. 2.1.3)



T.M.K. Parcel Map: Pulehunui Community Development District



SUMMARY OF RFP:

- **Project Purpose:** Plan, design, engineer, and construct infrastructure improvements at the Pulehunui Community Development District on the Island of Maui.
- **Project Delivery Method:** Design-Build
- **Total Estimated Project Budget: \$60,000,000**
 - Construction Allocation Minimum: **\$48,000,000**
 - *The Contractor may not exceed the budget ceiling but may choose to allocate more than the minimum construction allocation towards the construction of infrastructure, with prior written approval by the HCDA.*
 - *The HCDA wishes to fully utilize the Construction Allocation in the first thirty-six (36) months of the contract.*



SUMMARY OF RFP: (CONTINUED)

- **Contract Term:** Thirty-six (**36**) consecutive months, plus two (2) options to extend for an additional twelve (12) month period each, for a potential maximum term totaling sixty (**60**) months.
- **Two Step Submission Process:** Qualifications → Proposals
- **Electronic Procurement:** Hawaii State eProcurement System (HlePRO)
- **Post-Award Deliverables:** To be provided by the awarded Contractor during the execution of the Contract.



PROJECT DELIVERY METHOD: DESIGN-BUILD

Preconstruction Services

Includes ALL planning, design, engineering, permits and entitlements for the infrastructure improvements in the District



Construction & Construction Administrative Services

Includes all necessary services to construct selected infrastructure and facilities included in the Preconstruction Services.



TWO STEP SUBMISSION PROCESS:

STEP 1: QUALIFICATIONS

1. Submission of Qualifications

(Offeror + Subconsultants)

- Offeror Questionnaire
- Statement of Qualifications
- Proof of Licenses

2. Evaluation of Qualifications

3. Notice of Priority-Listed Offerors

**Only Priority-Listed Offerors move on to Step 2*



STEP 2: PROPOSALS

1. Submission of Proposals

- Proposal
- Offeror Form
- Offeror Reference Form
- Fee Proposal
- Bid Security
- Proof of Insurance

2. Evaluation of Proposals

3. Discussions with Priority Listed Offerors

4. Best and Final Offer



PROCUREMENT SCHEDULE

October 26

Deadline to Submit Written Inquiries

November 2

Response to Written Inquiries Deadline

November 9

4PM Deadline to Submit Qualifications

November 13

Evaluation Period Begins

December 15

Notification of Priority Listed Offerors

January 19, 2024

**4PM Deadline to Submit Proposals
(RFP Closing Date)**

March 15

Anticipated Contract Award Date



Q&A

