

Hawaii Community Development Authority
Department of Business, Economic Development and Tourism
State of Hawaii

ADDENDUM NO. 2

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

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

Date issued: October 20, 2023

This addendum is hereby issued for the following:

1. NOTICE OF INTENT TO SUBMIT PROPOSALS

The following companies submitted their Notice of Intent to Submit Proposals by the October 6, 2023 deadline:

- Alpha Inc.
- Bergeman Group
- Bowers + Kubota Consulting Inc.
- Cajudoy Construction, LLC
- Gensler
- Goodfellow Bros. LLC
- Hawaiian Dredging Construction Co. Inc.
- Henel Phelps Construction Co.
- HHF Planner
- Kiweit Infrastructure West Construction
- Munekiyo Hiraga
- Nan, Inc.
- Stantec Consulting Services, Inc.
- Wilson Okamoto Corporation
- WSP USA, Inc.

2. VIRTUAL PRE-PROPOSAL CONFERENCE

A summary to the Virtual Pre-Proposal Conference held on October 19, 2023 at 10:00 AM (HST) via Microsoft Teams as follows:

I. Attendance

Presenters: Craig K. Nakamoto, HCDA Executive Director
Mark Hakoda, HCDA Director of Capital Improvements
Charlyn Ontai, HCDA Program Specialist

HCDA Staff: Armaine Tomacder, Secretary
Cara Kimura, Project Director
Francine Murray, Community Outreach Officer
Garet Sasaki, Administrative Services Officer
Wendi Reyes, Senior Accountant

Attendees: Alpha, Inc. (Greg Sado, Jason Stenger, Bob Young)
Bergeman Group (Sean Ruhlen)
Bowers + Kubota Consulting, Inc. (Jared Chang, Hae-Dong Lee, Jay Stone)
Gensler (Kelly Cathey)
Goodfellow Bros. LLC (Todd MacFarlane, Rob Judge)
Hawaiian Dredging Construction Co. Inc. (Jeremy Lee, Shane Pasion)
Hensel Phelps Construction, Co (Mariano Ponsiano, Mike Venezia)
Kiewit Infrastructure West Co (Kyle Johnson, Kawai Mar)
Munekiyo Hiraga (Tessa Munekiyo Ng)
Nan, Inc. (Sun-Ik Ham, Wyeth Matsubara)
PBR Hawaii (Bradley Furuya)
Pioneer Design Group-Hawaii, LLC (T.C. Campbell)
RM Towill Corporation (Collins Lam, Michael Okamoto)
SSFM International, Inc. (Stacey Miyamoto)
Stantec Consulting, Inc. (Sheryl Compagna)
Wilson Okamoto Corporation (Tracy Fukuda, Brian Lock)
WSP USA, Inc. (Robert Nardi, Randall Urasaki, Dennis Silva)

II. Summary of Presentation

Start Time: 10:02 AM

1. Welcome
2. Introduction to HCDA
3. Project Background: Pulehunui District
4. Summary of RFP
5. Project Delivery Method
 - Collaborative method that will require early engagement with the community and other agencies.
 - HCDA has already worked extensively with DLNR, DHHL, and established contacts in the County of Maui agencies.
 - HCDA will work collaboratively with the winning Contractor to determine the infrastructure to be built.
 - Construction of selected infrastructure may be simultaneous with the planning efforts for the overall district.
6. Next Steps
7. Procurement Schedule
8. Q&A

9. Closing Remarks

- The HCDA views this project as an important economic driver in the recovery efforts for the State to help the people of Maui.
- The HCDA considers you (contractors and consultants) as our partners, and we are looking for partners to come up with innovative solutions to planning initiatives and infrastructure initiatives at the Pulehunui district that address critical economic, environmental and cultural issues.

End Time: 10:32 AM

A copy of the PowerPoint presentation is also attached.

III. Question and Answers

Q: Since this is a design-build project, is an independent construction manager required?

A: The plans to hire a Construction Manager, independent of this RFP, to represent the interests of the State of Hawaii. The Offeror shall include all necessary construction management/administration services, in order to fulfill the services required in the scope of the Contract, in their respective offers

Q: Are there any consultants conflicted out?

A: This RFP is distinct from any other ongoing contracts at the Pulehunui Community Development District (“PCDD”), and therefore consultants who have completed or are completed work at the PCDD are permitted to participate in this RFP, pursuant to §3-122-13(e), HAR.

Q: Regarding RFP Section 3.5.2. Statement of Qualifications item b.3., does “Offeror” mean Contractor and lead A/E firm? Or only the Contractor?

A: Offeror, in this statement, refers to the Contractor, its consultants, or sub-contractors.

Q: Is there a page limit to the Statement of Qualifications that we submit, excluding attachments or resumes?

A: No.

END OF ADDENDUM NO. 2