

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

ADDENDUM NO. 1

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

PLANNING, DESIGN, AND CONSTRUCTION
FOR ELECTRICAL INFRASTRUCTURE IMPROVEMENTS
IN IWILEI AND KAPĀLAMA

Date issued: December 4, 2023

This addendum is hereby issued for the following:

1. VIRTUAL PRE-PROPOSAL CONFERENCE

A summary to the Virtual Pre-Proposal Conference held on November 29, 2023 at 10:00 AM (HST) via Microsoft Teams is provided as follows:

I. Attendance

Presenters: Mark Hakoda, HCDA Director of Capital Improvements
Charlyn Ontai, HCDA Program Specialist

HCDA Staff: Armaine Tomacder, Secretary
Cara Kimura, Project Director
Michelle Kaneko, Capital Project Administrator
Neal Imada, Project Management Engineer

HHFDC Staff: Norman Jimeno

Attendees: Kiewit (Gabriel Wheeler, Kawai Mar)
Michels (Brian Swatski, Dave Shotwell, Jessica Hassler, Steve Nelson)
Nan Inc. (Abby Siatuu, Ed Shukri, Maryanne Tane)
PAC Electric (Tommy Foo)
POWER Engineers (Kurt Penberthy, Ray Riemann, Sean Lydon,
Todd Taniguchi)
RM Towill Corporation (Craig Luke)
Ronald Ho and Associates (Steve Sakai)
Wilson Okamoto Corporation (Glenn Kuwaye, Harlee Meyers, Keola
Cheng, Tracy Fukuda)

II. Summary of Presentation

Start Time: 10:04 AM

1. Welcome
2. Introduction to HCDA
3. Project Background
4. Summary of RFP
5. Project Delivery Method: Design Build
6. Next Steps: Two Step Submission Process
7. Procurement Schedule
8. Q&A
 - There were no questions.
9. Closing Remarks
 - This is a new delivery model for the HCDA and we hope to use it more in the future.
 - The HCDA would like to be more collaborative with the contractors to ensure better results for the State and the people of Hawaii.

End Time: 10:25 AM

2. PRESENTATION SLIDES

A copy of the PowerPoint presentation is attached.

END OF ADDENDUM NO. 1



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IN IWILEI AND KAPALAMA**

VIRTUAL PRE-PROPOSAL CONFERENCE MEETING





Hawai'i Community Development Authority

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

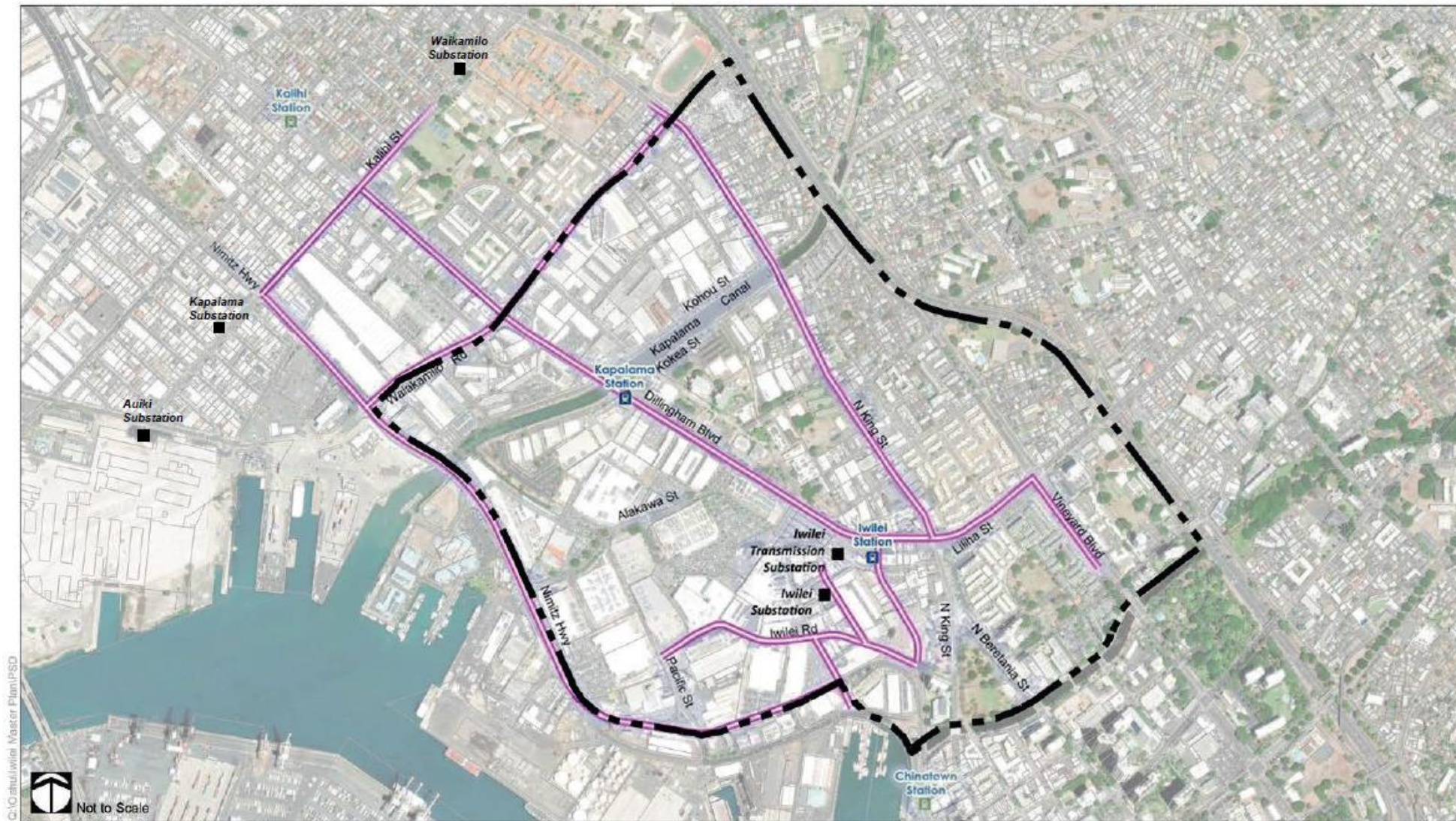
Est. 1976

- 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 184 was signed into law
- Transit-Oriented Development Infrastructure Improvement District(s) were created.
- HCDA designated to administer these districts.
- Planning Initiatives:
 - HHFDC EISPN
 - HPHA Final EIS
 - HDOT Final EIS
 - Project Initiatives (Refer to Sec. 2.2.2)





DATE: 2/27/2023

LEGEND

--- Iwilei Master Plan Area

Rail Station

Proposed Underground Electrical/
Communications Improvements

HECO Substation *Note: Map amended by HCDA, August 2023*

Figure 3-15
Proposed Electrical Improvements
Infrastructure Improvement
Master Plan for the Iwilei Area

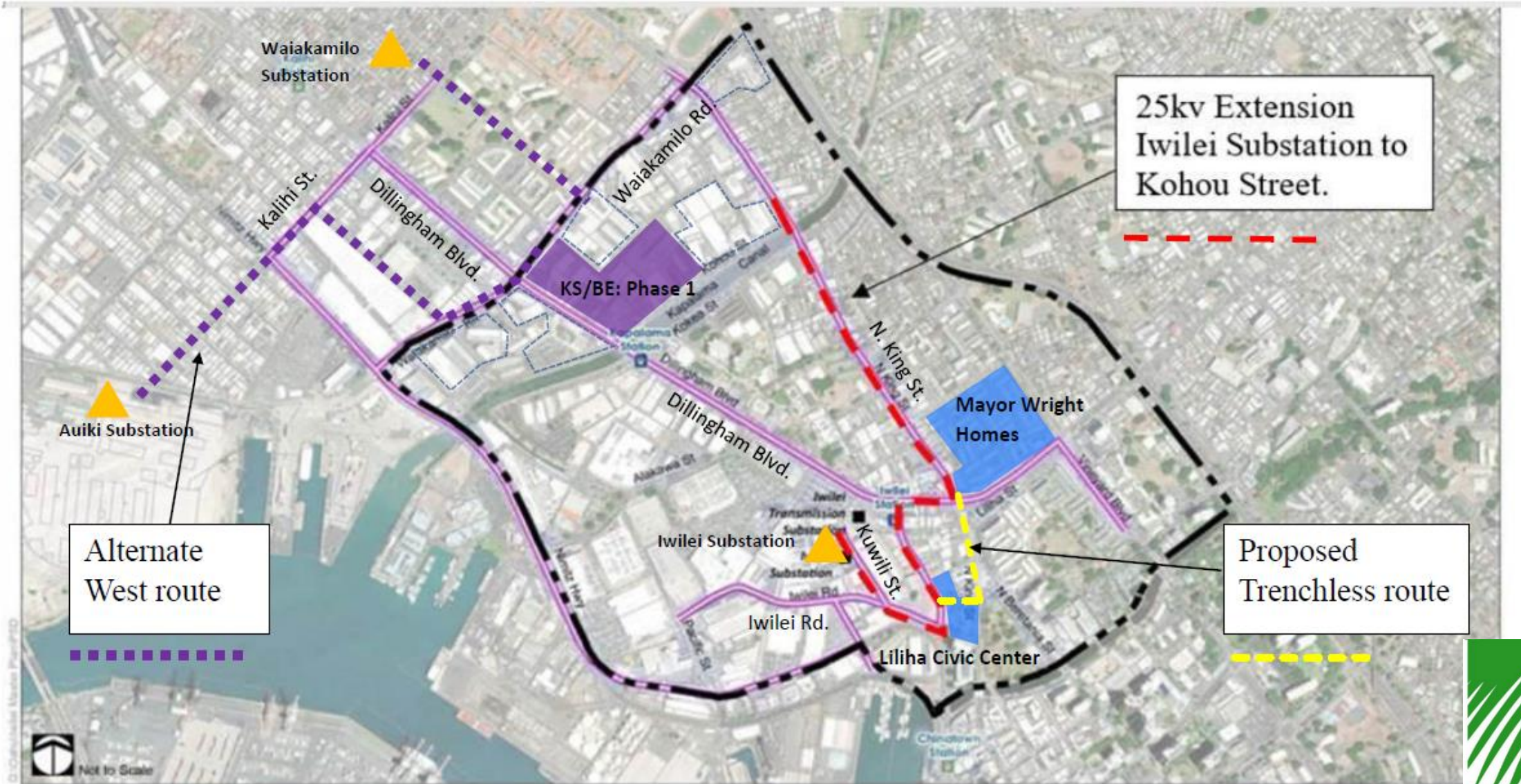
HHFDC/DAGS

Island of O'ahu

Source: City & County of Honolulu, 2020. ESRI Online Basemap. Ronald N.S. Ho & Associates, Inc.
Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Proposed Underground Electrical Routing:



25kv Extension
Iwilei Substation to
Kohou Street.

Proposed
Trenchless route

Alternate
West route



SUMMARY OF RFP:

- **Project Purpose:** Plan, design, and build electrical infrastructure improvements in the Iwilei and Kapalama neighborhoods to support the development of new housing units.
- **Project Delivery Method:** Design-Build
- **Total Estimated Project Budget: \$24,000,000**
 - Construction Allocation Minimum: **\$14,500,000**
 - Contingency Allowance: **\$4,500,00**
 - *The Contractor may not exceed the budget ceiling but may choose to allocate more than the minimum construction allocation towards the construction of electrical 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.
- **Electronic Procurement:** Hawaii State eProcurement System (HlePRO)
- **Two Step Submission Process:** Qualifications → Proposals
- **Final Selection and Contract Award:** Proposal determined to be the most advantageous to the State.
 - Proposal with the highest combined evaluation score (Refer to Section 5)
 - Best Overall Value ≠ Lowest Price
 - 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 electrical 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

VIA ONE DRIVE

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

VIA HIEPRO

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

December 11

December 15

December 22

January 5, 2024

January 8

January 26

February 23

February 26

April 18

Notice of Intent to Submit Proposal

Deadline to Submit Written Inquiries

Response to Written Inquiries Deadline

4PM Deadline to Submit Qualifications

Evaluation Period Begins

Notification of Priority Listed Offerors

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

Proposal Evaluation Period Begins

Anticipated Contract Award Date



Q&A

