



**HAWAII HOUSING FINANCE & DEVELOPMENT CORPORATION**  
677 Queen Street / Honolulu HI 96813  
Fax: (808) 587-0600

**DENISE ISERI-MATSUBARA**  
EXECUTIVE DIRECTOR

**ADDENDUM NO. 1**

**December 14, 2021**

**RFP NO: DEV-RFP-21-005**

**RFP TITLE: 690 POHUKAINA STREET MULTI-FAMILY AFFORDABLE HOUSING PROJECT**

**PROPOSALS DUE: Tuesday, March 15, 2022 NOT LATER THAN: 4:00 p.m. HST**

This Addendum modifies or clarifies the solicitation documents only to the extent indicated herein, and all portions thereof not specifically affected by the addendum shall remain in full force and effect. All addenda shall be added to and form a part of the RFP documents.

**Item #1 Add:** Pre-Proposal Conference Questions and Answers, attached herewith.

**Item #2 Add:** Executive Order No. 4533, including attached Copy of Survey Furnished No. 25,233.

**Item #3 Add:** Title Guaranty of Hawaii, Inc. Status Report dated 12/28/2016 for TMK No. (1) 2-1-051-041 attached herewith.

*Francis Paul Keeno*

For: Denise Iseri-Matsubara, Executive Director

**END OF ADDENDUM NO. 1**

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Please execute the receipt on this page and return immediately to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813.

**Receipt of Addendum No. 1**

Receipt of Addendum No. 1 is hereby made a part of the Request for Proposals RFP No. 21-005-DEV – 690 Pohukaina Street Multi-Family Affordable Housing Project, Honolulu Hawaii, issued by HHFDC on November 17, 2021.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_

Company: \_\_\_\_\_ Date: \_\_\_\_\_

The Offeror shall be responsible for incorporating Addendum No. 1 into its copy of the Request For Proposals.

**ADDENDUM NO. 1, ITEM #1**  
**12/07/21 – PRE-PROPOSAL CONFERENCE QUESTIONS AND ANSWERS**  
**RFP – 690 POHUKAINA STREET MULTI-FAMILY AFFORDABLE HOUSING PROJECT**

#1	<p><b>Question:</b> Is there a required number of parking space for the Department of Education?</p> <p><b>Answer:</b> DOE will require a minimum of 110 parking spaces for its educational component.</p>
#2	<p><b>Question:</b> Regarding the total 28,000 SF set aside for DOE, does the area include both the building footprint and circulation space or just the building footprint?</p> <p><b>Answer:</b> The 28,000 SF is the total footprint including circulation. However, if the Coral Street right-of-way adjacent to the Project site is to be utilized by the school then it may feed into the circulation plan. Use of Coral Street will require consent by the City and County.</p>
#3	<p><b>Question:</b> Is there any existing recent survey or title report for the Project or for Coral Street?</p> <p><b>Answer:</b> The Copy of Survey Furnished (C.S.F.) No. 25,233 dated October 16, 2012, which is attached to Executive Order (E.O.) No. 4533, is believed to be the latest survey available for the Project site at this time. E.O. No. 4533 is attached to this Addendum for reference. Also made available as an attachment to this Addendum is a Status Report for the Project site from Title Guaranty of Hawaii, Inc. dated December 28, 2016. HHFDC does not have any recent survey or title report at this time for Coral Street.</p>
#4	<p><b>Question:</b> What is the purpose of the \$2M Dwelling Unit Revolving Fund (DURF) loan, is it for pre-development costs? Does issuance of a DURF loan preclude the use of the Rental Housing Revolving Fund (RHRF)?</p> <p><b>Answer:</b> The purpose of the \$2M DURF funding is primarily for pre-development costs, although its use is not intended to be restricted. A portion of the \$2M DURF funds may be used by HHFDC prior to executing a development agreement with the Successful Offeror if needed for interim costs at the project site, and the remainder of the funding is expected to be available for the issuance of a DURF loan to the Selected Offeror for costs including pre-development costs, subject to approval of the release of funds by the Governor. HHFDC does not warrant that any funds will be made available. The DURF loan does not preclude the use of RHRF funding.</p>
#5	<p><b>Question:</b> As for the existing office supply retail store, are they aware of the redevelopment project, and who is responsible for handling the existing tenants?</p> <p><b>Answer:</b> Yes, Fisher Hawaii and the other tenants are aware of the redevelopment project. HHFDC will handle the existing tenants.</p>

#6

**Question:** Does DOE have a schedule for School development/construction? Does DOE have a programming document available?

**Answer:** DOE does not have a schedule at this time and is still working on the programming for their educational component. This information is not expected to be available until after the deadline for submission of proposals.



Pohukaina School Lot," containing an area of 94,423 square feet, SUBJECT, HOWEVER, to Perpetual Non-Exclusive Transformer Easement, future road rounding at the intersection of Keawe and Pohukaina Streets, and future road rounding at the intersection of Coral and Pohukaina Streets, more particularly described in Exhibit "A" and delineated on Exhibit "B," both of which are attached hereto and made parts hereof, said exhibits being respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, both being designated C.S.F. No. 25,233 and dated October 16, 2012.

SUBJECT, HOWEVER, to any existing encumbrances and reservations, and to the condition that upon cancellation of this executive order or in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one (1) year, or for any reason whatsoever, the Hawaii Housing Finance and Development Corporation, a public body and a body corporate and politic shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land and Natural Resources, State of Hawaii.

SUBJECT, FURTHER, to disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

This executive order does not authorize the recipient of the set aside to sell or exchange or otherwise relinquish the State of Hawaii's title to the subject public land.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed. Done at the Capitol at Honolulu this 19<sup>th</sup> day of May, 2017.

APPROVED AS TO FORM:

  
COLIN J. LAU  
Deputy Attorney General

Dated: 4/26/17

  
DAVID Y. IGE  
Governor of the State of Hawaii

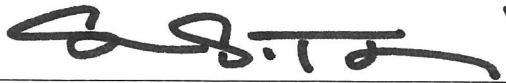


STATE OF HAWAII

Office of the Lieutenant Governor

THIS IS TO CERTIFY That the within is a true copy of Executive Order No. ~~4533~~ **4533** setting aside land for public purposes, the original of which is on file in this office.

IN TESTIMONY WHEREOF, the Lieutenant Governor of the State of Hawaii, has hereunto subscribed his name and caused the Great Seal of the State to be affixed.



SHAN S. TSUTSUI  
Lieutenant Governor of the State of Hawaii

DONE in Honolulu, this 26 day of  
MAY, A.D. 2017





STATE OF HAWAII  
SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

C.S.F. No. 25,233

October 16, 2012

PORTION OF  
FORMER POHUKAINA SCHOOL LOT

Kaakaukui, Honolulu, Oahu, Hawaii

Being a portion of Royal Patent 4483, Land Commission Award 7712, Apana 6, Part 1 to M. Kekuanaoa for V. Kamamalu conveyed to the Territory of Hawaii by the Trustees Under the Will and of the Estate of Bernice Pauahi Bishop, Deceased dated May 20, 1910 and recorded in Liber 326, Pages 459 to 461 (Land Office Deed 1227).

Beginning at the north corner of this parcel of land and on the southeast side of Keawe Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4265.96 feet South and 3455.61 feet West, thence running by azimuths measured clockwise from True South:-

1. 320° 30' 350.00 feet along Part 2 of Halekauwila Place, Governor's Executive Order 4345;
2. 50° 30' 269.78 feet along the northwest side of Coral Street;
3. 140° 30' 350.00 feet along the northeast side of Pohukaina Street;





4. 230° 30'

269.78 feet along the southeast side of Keawe Street to the point of beginning and containing an AREA OF 94,423 SQUARE FEET.

SUBJECT, HOWEVER, to the following as shown on plan attached hereto and made a part hereof:

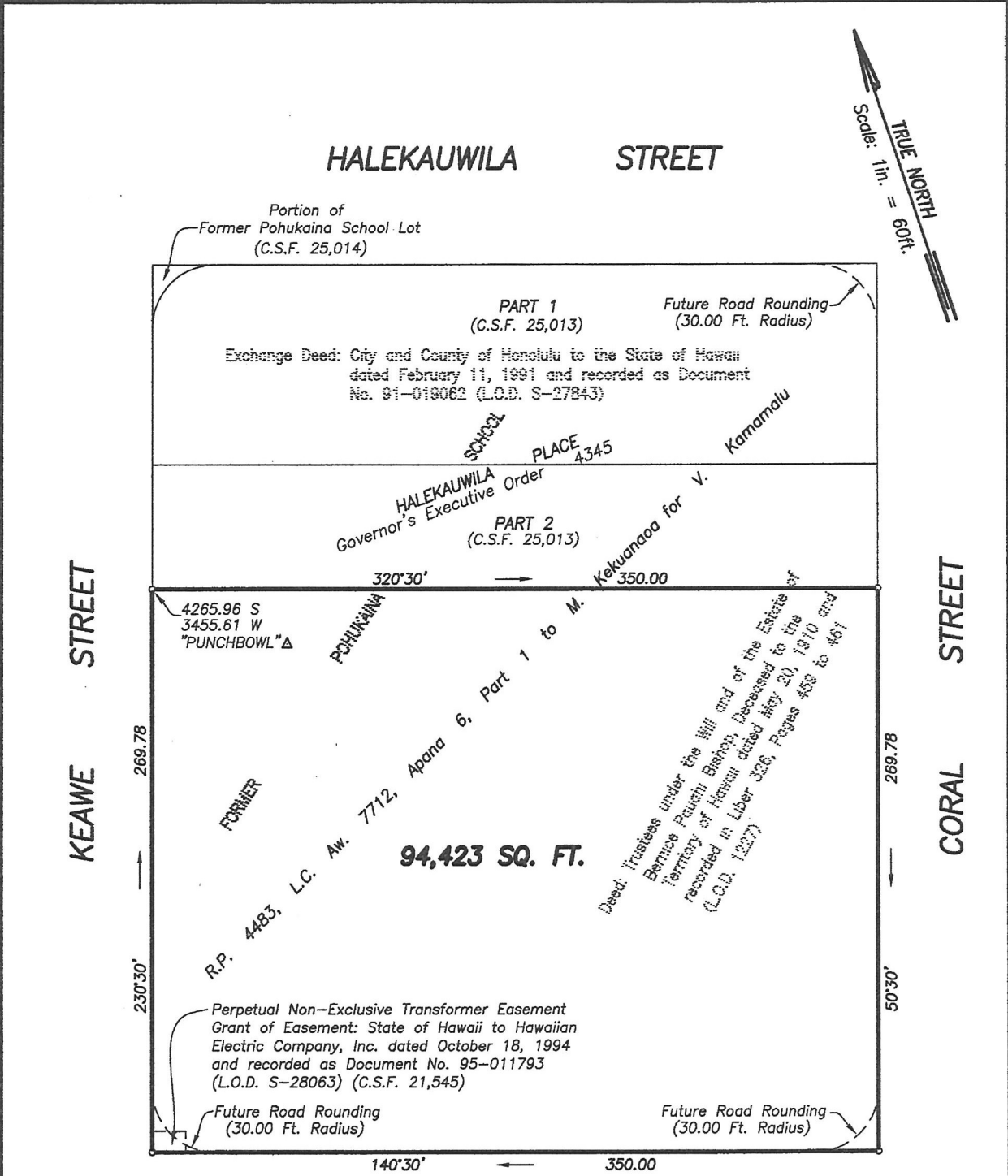
1. Perpetual Non-Exclusive Transformer Easement covered by Grant of Easement: State of Hawaii to Hawaiian Electric Company, Inc. dated October 18, 1994 and recorded as Document No. 95-011793 (Land Office Deed S-28063).
2. Future Road Rounding (30.00 Feet Radius) at the intersection of Keawe and Pohukaina Streets.
3. Future Road Rounding (30.00 Feet Radius) at the intersection of Coral and Pohukaina Streets.

SURVEY DIVISION  
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
 STATE OF HAWAII

By: *Gerald Z. Yonashiro*  
 Gerald Z. Yonashiro  
 Land Surveyor ry

Compiled from CSF 25,013 and other Govt. Survey Records.





Scale: 1 in. = 60 ft.  
TRUE NORTH

REDUCED NOT TO SCALE

PRELIM. APPRD.  
Department of the  
Attorney General

**PORTION OF  
FORMER POHUKAINA SCHOOL LOT**  
Kaakaukukui, Honolulu, Oahu, Hawaii

Job 0-220(12)  
C. Bk.

Scale: 1 inch = 60 feet

**EXHIBIT "B"**

TAX MAP: 2-1-51: 41

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
**STATE OF HAWAII**

C.S.F. NO. 25,233

GZY October 16, 2012

**STATUS REPORT**

This Report (and any revisions thereto) is issued for the sole benefit of the Purchaser of this Report identified in the Order No. referenced below. Title Guaranty of Hawaii, Incorporated's responsibility for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500 or two times the amount paid for this Report.

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**SCHEDULE A**

Title Guaranty of Hawaii, Incorporated, hereby reports as follows as to the title of the Parties named in Schedule A in and to the title to land described in Schedule C, subject to the matters set forth in Schedule B, based solely upon an abstract and examination of the following Indices in the State of Hawaii: (a) the Office of the Clerks of the Circuit Court of the Judicial Circuit within which the land is located; (b) the Office of the Clerk of the District Court of the United States for the District of Hawaii; (c) the Office of the Registrar of Conveyances; and (d) the Office of the Real Property Tax Assessment Division of the County within which the land is located.

STATE OF HAWAII,  
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of December 28, 2016 at 8:00 a.m.

Inquiries concerning this report should be directed to COLLEEN UAHINUI.  
Email [cuahinui@tghawaii.com](mailto:cuahinui@tghawaii.com)  
Fax (808) 533-5870  
Telephone (808) 533-5834.  
Refer to Order No. 201650027.

**SCHEDULE B  
EXCEPTIONS**

1. Real Property Taxes - NONE

Tax Key: (1) 2-1-051-041 Area assessed: 94,423 sq. ft.

2. Mineral and water rights of any nature.

3. Any and all matters not shown in the Indices described in Schedule A.

4. GRANT

TO : HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation

DATED : October 18, 1994

RECORDED : Document No. 95-011792

GRANTING : right, privilege and authority to construct, reconstruct, use, maintain and repair the single and three phase padmount transformers for electric transformer site purposes as described therein

5. Any unrecorded leases and matters arising from or affecting the same.

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

7. Transfer of the fee title to the Land may require legislative approval and otherwise be subject to compliance with Hawaii Revised Statutes Section 171-64.7.

**END OF SCHEDULE B**

**SCHEDULE C**

All of that certain parcel of land (being portion of the land described in and covered by Royal Patent Number 4483, Land Commission Award Number 7712, Apana 6, Part 1 to M. Kekuanaoa for V. Kamamalu) situate, lying and being at Kaaukukui, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 3, more particularly described as follows:

Beginning at the north corner of this parcel of land and on the southeast side of Keawe Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 4,265.96 feet south and 3,455.61 feet west, thence running by azimuths measured clockwise from true South:

- 1. 320° 30' 350.00 feet along Part 2 of Halekauwila Place, Governor's Executive Order 4345;
- 2. 50° 30' 269.78 feet along the northwest side of Carol Street;
- 3. 140° 30' 350.00 feet along the northeast side of Pohukaina Street;
- 4. 230° 30' 269.78 feet along the southeast side of Keawe Street to the point of beginning and containing an area of 94,423 square feet, more or less.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : TRUSTEES UNDER THE WILL AND OF THE ESTATE OF BERNICE P. BISHOP, DECEASED

GRANTEE : TERRITORY OF HAWAII, now known as the STATE OF HAWAII

DATED : May 20, 1910

RECORDED : Liber 326 Page 459

**END OF SCHEDULE C**

## SCHEDULE D

### CONDITIONS AND STIPULATIONS

1. This Status Report (which term shall include any revisions thereto) is a report of the record title only, based solely upon an abstract and examination of the Indices described in Schedule A as of the date of the Report. No responsibility is assumed for (a) matters which may affect the title but either were not disclosed or were incorrectly disclosed in said indices at the date hereof; or (b) matters created, suffered, assumed, or agreed to by Purchaser; or (c) matters not shown herein but actually know to Purchaser. Title Guaranty of Hawaii, Incorporated (the "Company") makes no representation as to the legal effect, validity or priority of matters shown or referred to herein.
2. If the Report is incorrect in any respect, the responsibility of the Company shall be limited to the resulting actual loss, including any attorney's fees and legal costs, but in no event shall exceed the lesser of \$3,500 or two times the amount paid for the Report. Upon payment of any loss hereunder, the Company shall be subrogated to all rights the Purchaser may have against any person or property as a result of such loss.
3. If the Purchaser of this Report shall suffer an actual loss by reason of the incorrectness of the Report, the Purchaser shall promptly notify the Company in writing. After receipt of such notice, the Company shall be allowed a reasonable time in which to investigate the claim. At its sole option, the Company may litigate the validity of the claim, negotiate a settlement or pay to Purchaser the amount the Company is obligated to pay under this Report. The Company's responsibility hereunder constitutes indemnity only and nothing herein shall obligate the Company to assume the defense of the Purchaser with respect to any claim made hereunder.
4. This report is the entire contract between the Purchaser and the Company and any claim by Purchaser against the Company, arising hereunder, shall be enforceable only in accordance with the provisions herein.
5. Notice required to be given the Company shall include the Order Number of this Report and shall be addressed to Title Guaranty of Hawaii, Inc., P.O. Box 3084, Honolulu, HI 96802, Attention: Legal Department.