

**HAWAII HOUSING FINANCE & DEVELOPMENT CORPORATION**

677 Queen Street / Honolulu HI 96813

Fax: (808) 587-0600

**DEAN MINAKAMI**

INTERIM EXECUTIVE DIRECTOR

**ADDENDUM NO. 1**

**April 28, 2023**

**RFP NO: DEV-RFP-23-001**

**RFP TITLE: KAHULUI CIVIC CENTER MIXED-USE COMPLEX**

**PROPOSALS DUE: JULY 26, 2023 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 Change:** As of March 31, 2023, the Interim Executive Director of HHFDC is as follows:

Dean Minakami, Interim Executive Director  
Hawaii Housing Finance and Development Corporation  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813  
Phone: (808) 587-0518; Email: dean.minakami@hawaii.gov

**Item #2 Add:** Pre-Proposal Conference Summary Minutes and Questions and Answers attached herewith.

Delmond J.H. Won, Executive Assistant

**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.

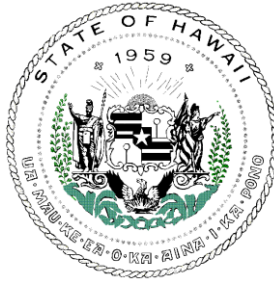
**Receipt of Addendum No. 1**

Receipt of Addendum No. 1 is hereby made a part of the Request for Proposals RFP No. DEV-RFP-23-001 – Kahului Civic Center Mixed-Use Complex, Kahului, Maui, Hawaii, issued by HHFDC on March 28, 2023.

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

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

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



**HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION**

**REQUEST FOR PROPOSALS  
RFP NO. DEV-RFP-23-001**

**KAHULUI CIVIC CENTER MIXED-USE COMPLEX**

**PRE-PROPOSAL CONFERENCE**

**April 19, 2023; 10:00 a.m. HST; Remote Meeting**

**SUMMARY MINUTES**

- i. Welcome and Introductions**
  - a. Stan Fujimoto, HHFDC Project Manager**
  - b. This is the Pre-Proposal Conference for the RFP for the Kahului Civic Center Mixed-Use Complex, 153 West Kaahumanu Avenue, Kahului, Maui, Hawaii**
  - c. Opening Remarks – Randy Chu, Interim Development Branch Chief**
  - d. HHFDC Staff**
    - **Dean Minakami, Interim Executive Director**
    - **Delmond J.H. Won, Executive Assistant**
    - **Gordon Pang, Housing Information Officer**
    - **Sun-Ik Ham, Development Specialist**
    - **Evahn Beresiwsky, Development Specialist**
  - e. DAGS Staff**
    - **Joseph Earing, Planning Branch Chief**
    - **Dora Choy-Johnson, DAGS Planning Branch Architect**
  - f. DOE MCSA**
    - **Kurt Ginoza, Vice Principal**
  - g. County of Maui, Department of Transportation**
    - **Marc Takamori, Director**
    - **Kauanoë Batangan, Deputy Director**
  - h. County of Maui, Department of Housing and Human Concerns**
    - **Phillip R. Anderson, Development Project Coordinator**
  - i. G70**
    - **Jeff Overton, Principal**
    - **Michele Leong, Planner**
  - j. This meeting is not mandatory**
  - k. Statements made at this pre-proposal conference are non-binding unless confirmed by written addendum**

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**ii. RFP Process**

**a. RFP Availability**

- i. Electronic copy on HHFDC website – no charge. Go to HHFDC website (Google hawaii hhfdc), click on Special Projects, click on Kahului Civic Center Mixed-Use Complex, click on RFP link.
- ii. Hard copy by U.S. Postal Service first class mail, FedEx, or equivalent - \$500/copy.

**b. Register by email or fax to the RFP Contact to receive notice of changes or updates to the solicitation. To register, please email the RFP Contact and provide the following information: Company Name, Mailing Address, Contact Person Name, Email, Phone Number.**

**c. Sign up for Hawaii Compliance Express (HCE): <https://vendors.ehawaii.gov/hce/>. Current Certificate of Vendor Compliance indicating Compliant status is required at time of award.**

**d. Procurement Timeline and Key Information**

- i. Advertisement **March 28, 2023**
- ii. Remote Pre-Proposal Conference **April 19, 2023, 10:00 am HST**
- iii. Notice of Intent to Offer **May 10, 2023, 4:00 pm HST**
- iv. Deadline for Questions and Clarifications **June 14, 2023, 4:00 pm HST**
- v. **Proposals Due**  
**No later than 4:00 PM HST**  
**by HHFDC's timeclock**  
**July 26, 2023**

**iii. Objective – To procure a qualified developer to master plan, subdivide or create condominium spatial units for the different uses, and the leasehold development of the residential component of the Project. DAGS will develop the civic center component as funding becomes available. The County of Maui is completing the bus hub at the southeast portion of the property.**

**iv. Funding**

**a. The HHFDC Board has approved \$5 million in DURF funds for an interim loan to the RFP developer as described in the For Action dated September 8, 2022 included in the RFP**

**v. Some Major Project Requirements**

**vi. Proposal Requirements**

- a. Notice of Intent to Offer, with authorizing resolution – 4:00 pm on May 10, 2023
- b. Original with wet signature, 3 hard copies, and an electronic copy of the proposal – no later than 4:00 pm HST on July 26, 2023

**vii. Evaluation Criteria**

**viii. Questions & Answers**

**A summary of questions and answers discussed are attached.**

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**REQUEST FOR PROPOSALS**  
**KAHULUI CIVIC CENTER MIXED-USE COMPLEX**  
**PRE-PROPOSAL CONFERENCE (REMOTE)**  
**April 19, 2023, 10:00 a.m.**


**Attendance**

1. Phillip Anderson
2. Audrey Awaya
3. Delmond J Won
4. Karen Arakawa
5. Stanley S Fujimoto
6. Peter Niess
7. Jessica Gasmen
8. Randy N.T. Chu
9. Sun-Ik Ham
10. Victor Casanova
11. Moe Mohanna
12. Gordon Pang
13. Evahn Beresiwsky
14. Mike @ DPI
15. Lindsey Okumoto
16. Karen Seddon
17. Edna Sakai
18. Joseph M Earing
19. Johnny Wu
20. Caitlin Barrow
21. Grant Chang
22. Chris Sugidono
23. Phil Camp
24. Jennifer Camp
25. Courtney Kosaka
26. Dora WF Choy
27. Jeff Overton
28. Jonathan Sim
29. Sam Arico
30. Marc Takamori
31. 332 768 372#
32. Marian Gushiken
33. Michele Leong
34. Kauano Batangan
35. Dean Minakami
36. Questor Lau

**ADDENDUM NO. 1, ITEM #2**  
**4/19/23 – PRE-PROPOSAL CONFERENCE QUESTIONS AND ANSWERS**  
**RFP – KAHULUI CIVIC CENTER MIXED-USE COMPLEX**

#1	<p><b>Question:</b> There seems to be a conflict between the height of the project the zoning allows and what height the project should be. What height should the project be?</p> <p><b>Answer:</b> The permissible height for the parcel under existing zoning is 90'. Each Offeror will use its own judgment on the height of the project they propose.</p>
#2	<p><b>Question:</b> How will the Coast Guard Aid to Navigation affect the project?</p> <p><b>Answer:</b> Offerors are accepting the project site in its "AS IS" condition. The Selected Offeror will be responsible to resolve any requirements necessary to master plan the project site and entitle, finance and develop the residential component.</p>
#3	<p><b>Question:</b> What are the offsite and onsite infrastructure requirements for the residential versus the civic center components?</p> <p><b>Answer:</b> The Selected Offeror will be responsible to master plan the project site in conjunction with HHFDC and the Department of Accounting and General Services (DAGS). After approval of the master plan, the Selected Offeror will be responsible for all onsite and offsite requirements necessary to develop the residential component. If the residential component does not trigger an onsite or offsite requirement, then the residential component is not required to address it.</p>
#4	<p><b>Question:</b> Is the 66,000 square feet preferred for the civic center component a building footprint requirement?</p> <p><b>Answer:</b> The civic center component will preferably include 66,000 gross square feet of floor area for DAGS offices, the public library, and the Department of Education's McKinley Community School for Adults, but shall not be less than 44,000 gross square feet of floor area, with parking as required by code. The minimum floor area for the civic center component of 44,000 gross square feet of floor area excludes the public library.</p>
#5	<p><b>Question:</b> Would funding be available for any shared improvements, e.g., parking?</p> <p><b>Answer:</b> Funding for any shared improvements, e.g., parking, have not been approved, may be a possibility, but there is no assurance that such funding will be approved, or if it is approved, when it will be approved. If shared funding is proposed, the residential component could be delayed until all the funding is approved.</p>

#6	<p><b>Question:</b> Will DAGS be involved in the selection of the RFP proposal? Will the library be involved?</p> <p><b>Answer:</b> DAGS will have two representatives on the evaluation committee; the library will be represented by DAGS.</p>
#7	<p><b>Question:</b> How many parking spaces are required for the bus terminal?</p> <p><b>Answer:</b> The bus terminal obtained its own permits and approvals, has its own parking stalls, and is nearly complete with construction.</p>
#8	<p><b>Question:</b> From a land use perspective, is the Selected Offeror expected to go through the Special Management Area (SMA) use process for the entire project?</p> <p><b>Answer:</b> After the master plan for the parcel has been identified and approved by HHFDC and DAGS, the Selected Offeror will be responsible for all requirements necessary to develop the residential component; if the SMA approval for the civic center component is not triggered to develop the residential component, then SMA approval for the civic center component is not required.</p>
#9	<p><b>Question:</b> Does the existing Administration Building need to be saved?</p> <p><b>Answer:</b> That is a judgment that each Offeror will need to evaluate and its proposal will indicate each Offeror's project that is proposed for approvals; HHFDC would like to see each Offeror's proposed master site plan for the parcel; if selected, the Selected Offeror will be responsible to obtain all approvals and permits necessary to develop the residential component.</p>
#10	<p><b>Question:</b> Is DAGS open to a new building, utilizing the existing building, or adding to it?</p> <p><b>Answer:</b> DAGS prefers to incorporate the existing use into the new building, but cannot say what the County will approve.</p>

**Signature:**   
**Email:** stanley.s.fujimoto@hawaii.gov

**Signature:**   
**Email:** randy.n.t.chu@hawaii.gov

**Signature:**   
**Email:** krystal-lee.k.tabangcura@hawaii.gov