

HAWAII HOUSING FINANCE & DEVELOPMENT CORPORATION

677 Queen Street / Honolulu HI 96813

Fax: (808) 587-0600

DEAN MINAKAMI

INTERIM EXECUTIVE DIRECTOR

ADDENDUM NO. 2

June 8, 2023

RFP NO: DEV-RFP-23-002

RFP TITLE: VILLAGES OF KAPOLEI NORTHWEST CORNER

PROPOSALS DUE: SEPTEMBER 21, 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 Add: Pre-Proposal Conference Summary Minutes and Questions and Answers attached herewith.

Delmond J.H. Won, Executive Assistant

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.

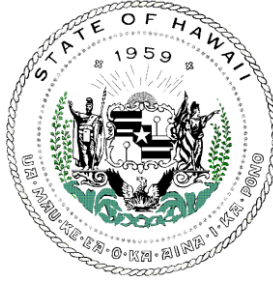
Receipt of Addendum No. 2

Receipt of Addendum No. 2 is hereby made a part of the Request for Proposals RFP No. DEV-RFP-23-002 – Villages of Kapolei Northwest Corner, Kapolei, Oahu, Hawaii, issued by HHFDC on May 2, 2023.

Signed: _____ Title: _____

Company: _____ Date: _____

The Offeror shall be responsible for incorporating Addendum No. 2 into its copy of the Request For Proposals.



HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

REQUEST FOR PROPOSALS

RFP NO. DEV-RFP-23-002

NORTHWEST CORNER, VILLAGES OF KAPOLEI

PRE-PROPOSAL CONFERENCE

June 7, 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 Northwest Corner, Villages of Kapolei, Southeastern Corner of the Intersection of Fort Barrette Road and Farrington Highway, Villages of Kapolei, Kapolei, Oahu, 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**
 - Krystal-Lee Tabangcura, Contract Officer**
 - Lorna Kometani, Real Estate Services Section Chief**
 - Dean Watase, Housing Planning Manager**
 - Evahn Beresiwsky, Development Specialist**
 - e. James Campbell Company LLC**
 - Matt Caires**
 - f. WSP USA, Inc.**
 - Kevin Wong**
 - g. KSF, Inc.**
 - h. Wilson Okamoto Corporation**
 - Jenny Tapat**
 - i. ControlPoint Surveying, Inc.**
 - Alden Kajioka**
 - j. Carlsmith Ball LLP**
 - Mark K. Murakami**
 - k. This meeting is not mandatory**
 - l. Statements made at this pre-proposal conference are non-binding unless confirmed by written addendum**

ii. RFP Process

a. RFP Availability

- i. Electronic copy on HHFDC website – no charge. Go to HHFDC website at <https://dbedt.hawaii.gov/hhfdc/>, locate and click on RFP link for the Villages of Kapolei NW Corner parcel.
- ii. Hard copy by U.S. Postal Service first class mail, FedEx, or equivalent - \$500/copy.

b. Procurement Timeline and Key Information

- i. Advertisement May 2, 2023
- ii. Remote Pre-Proposal Conference June 7, 2023, 10:00 am HST
- iii. Notice of Intent to Offer June 28, 2023, 4:00 pm HST
- iv. Deadline for Questions and Clarifications July 26, 2023, 4:00 pm HST
- v. **Proposals Due** **No later than 4:00 PM HST**
by HHFDC's timeclock
September 21, 2023

iii. Objective – To procure a qualified developer to master plan, subdivide or create condominium spatial units for the different uses, and the development of approximately 19.5 acres of the vacant portion of the Villages of Kapolei Northwest Corner parcel. HHFDC envisions a vibrant cornerstone mixed-use “urban village” that is primarily residential which will serve as an attractive gateway to the Villages of Kapolei, enhance the character of the area, fulfill its potential as a source of neighborhood cohesion and identity, maximize its value, and deliver unit count and financial gain in line with HHFDC’s mission to increase the supply of workforce and affordable housing. The State of Hawaii Department of Defense is completing the Hawaii State Veterans Home project at the southeastern corner of the property.

iv. Some Project Requirements

v. Proposal Requirements

- a. Notice of Intent to Offer, with authorizing resolution – 4:00 pm on June 28, 2023**
- b. Original with wet signature, 3 hard copies, and an electronic copy of the proposal – 4:00 pm on September 21, 2023**
- c. Request transmittal letter summarizing the proposal, financing and contact person and contact information for subsequent communication on the proposal**
- d. Request copies of all RFP Addenda acknowledged by the Offeror as part of the proposal**

vi. Evaluation Criteria

vii. Questions & Answers

A summary of questions and answers discussed are attached.

viii. Closing Remarks

ix. Adjournment

**REQUEST FOR PROPOSALS
VILLAGES OF KAPOLEI NORTHWEST CORNER
PRE-PROPOSAL CONFERENCE (REMOTE)
June 7, 2023, 10:00 a.m.**


Attendance

1. Jonathan Kam
2. Laura Kodama
3. Chaz W
4. Stanley S. Fujimoto
5. Karen Arakawa
6. Kevin Kasai
7. Lorna M. Kometani
8. Tom Fischer
9. Audrey Awaya
10. Delmond J. Won
11. Michele Otake
12. 18085422751
13. Dean K. Watase
14. Jessica Gasmen
15. Randy N.T. Chu
16. Evahn E. Beresiwsky
17. Sunday Mezurashi
18. Ka'eo Kane
19. AF
20. Karen Seddon
21. Marian Gushiken
22. Garret F.
23. Dean Minakami
24. Randy Hiu
25. Lindsey Okumoto
26. Grant Chang
27. Leslie Weiss
28. Gordon Pang
29. Douglas R. Bigley
30. Grant Bigley
31. Stan
32. Stanford Carr Development

ADDENDUM NO. 2, ITEM #1
6/7/23 – PRE-PROPOSAL CONFERENCE QUESTIONS AND ANSWERS
RFP – VILLAGES OF KAPOLEI NORTHWEST CORNER

#1	Question: Is the sewer connection approval information in the RFP? Answer: Yes; they are part of the RFP Appendices (Appendices 17 and 18).
#2	Question: Is there any fee to submit a proposal? Answer: There is no application fee.
#3	Note: If any questions arise after this meeting before the deadline for questions, please submit them to the RFP Contact, Stan S. Fujimoto, at stanley.s.fujimoto@hawaii.gov, and a response will be issued by Addendum.

[END OF ADDENDUM NO. 2]

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

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

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