



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
560 NORTH NIMITZ HIGHWAY, SUITE 200
HONOLULU, HAWAII 96817

March 13, 2020

REQUEST FOR PROPOSALS (RFP) NO. KKL 2020-24

Welcome Pavilion, Interpretive Center, Cultural Nodes

ADDENDUM 3

1. Water system potable for drinking?

The water is only used for irrigation. Will need to go for a county line or other options for potable water.

2. Is there heptachlor in the soil?

There has been no trace of heptachlor reported to our knowledge. It is possible that there could be. Please explain why this matters and what you would need to do to test for it, and if found to mitigate it.

Soil is acidic with levels of 3 to 4 and 5 in some areas.

3. Million gallons?

There will be a million gallons of water a week from ADC. For irrigation use. It will feed the nursery and any other crops that we plant. We will be seeking additional water resources, but this is all that we have secured to date. Note: the water will not be provided until we have a water storage facility to receive the water.

4. Will there be a classroom as part of the nursery?

Yes.

5. Are the stakeholders the same as working groups?

No. Stakeholders include working groups as well as others such as the Hawaiian Civic Club of Wahiawa, perhaps a group from Waianae, Neighboring Landowners,

the Royal Societies, the Wahiawa Neighborhood Board, the general public, and of course OHA.

6. Can we see the master plan?

No. It will be provided to the awardee.

7. Is this an ambitious plan? Phasing?

Not really but it is a priority project. Trees, programmatic, water, stewards. We want to shift the interest of the visitors by going straight to the birthing stones instead have the visitors go to the welcome pavilion to learn about the birthing stones. A replica could be made and then go to the actual site. Educate the public culturally.

Also we understand that the welcome and interpretive centers may be more costly than our agriculturally related projects so yes, we do believe that these will be constructed in a later phase, however we do want to get the designs documented so that we can move forward with EA/EIS, Archaeological studies, etc. We would need your help to better understand what we need to do with this project to be able to inform those regulatory and compliance related processes associated with the development of the property.

8. Has there been a botanical survey?

No.

9. Any Archeological survey?

No, we have an AISP that was proposed to SHPD, however it was not accepted and SHPD wanted us to come back with information stating what we will be doing and where so that they could respond with appropriate recommendations for an acceptable AIS.

10. Can you disclose the budget?

No. It will be discussed with the awardee.

11. The solicitation is still requiring a hard copy, but the format/number cd copies is not clarified. Please advise.

Please revisit OHA website at www.oha.org/solicitations or at the SPO website <https://hands.ehawaii.gov/hands/opportunities>. Please see Addendum 2.

12. One of the big questions we have is, that as an interpretive design firm, whether or not we need to team with architecture or landscape architectural firms? Or will the interpretive/exhibit design team be selected separately? We can work in either capacity... just needed some clarification on how to approach this selection process.

For this solicitation, we are primarily looking for an architecture/landscape architecture firm. I would assume an interpretive/exhibit design team would be a sub-contractor under the same contract.

13. Unfortunately, we were not able to attend the meeting on site last week and are wondering if there will be a summary available of what was discussed at that meeting?

Only what is provided in this Addendum 3.

14. Page 3 of the solicitation lists documents available for review to those interested. We've only seen some pages from the master plan. Please confirm that the full master plan document will not be shared during the SOQ period but will be made available to the team that is awarded this project.

The full master plan will not be shared during the SOQ period but will be made available to the awardee.

15. The OHA shall provide the following materials to the interested individuals or firms for review to better understand the OHA's objectives and intention for this project:
- a. Kūkaniloko Conceptual Master Plan with highlighted sections — A presentation by the Legacy Land Team will also be coordinated;
 - b. Soil Conservation Plan;
 - c. A Traditional Cultural Property Study of Kūkaniloko; and
 - d. Conservation Easement.

Item a. was attached to the solicitation. See Exhibit D – Detailed Description of Each Project Item from the Conceptual Master Plan. As for items b., c. and d., it is added to the solicitation. Please revisit OHA website at www.oha.org/solicitations or at the SPO website <https://hands.ehawaii.gov/hands/opportunities>.

16. Page 3 mentions “The interested individuals or firms shall propose a meeting schedule.” Is this a required element of the proposal submission?

No. This will be discussed with the awardee.

17. Page 2 mentions the “budgeted amount” for phase 1. What is that number?

The budgeted amount will be disclosed with the awardee.

18. Has programming space requirements been determined and is it available?

No.