

STATE OF HAWAI‘I
OFFICE OF HAWAIIAN AFFAIRS

NOTICE TO PROVIDERS OF PROFESSIONAL SERVICES

PS No. KKL 2020-25

In accordance with §103D-304, HRS, the State of Hawai‘i, Office of Hawaiian Affairs (hereinafter “OHA”), is seeking qualified individuals or firms engaged in providing professional services under the category of **GS-0801 General Engineering** to plan, design, and permit and entitle (including environmental assessment/EIS) a water storage tank, realign the Agribusiness Development Corporation (hereinafter “ADC”) (in collaboration with the ADC) on the OHA’s 511-acre property.

Individuals or firms are strongly encouraged to attend the site inspection that will be held on Tuesday, March 3, 2020 at 1:30 p.m. Hawaii Standard Time (hereinafter “HST”). All individuals or firms shall meet at the Kamananui cattle gate access entrance. See Exhibit A – Meeting Site for Water Storage Tank. Please contact Brutus La Benz at (808) 594-1944 if you will be attending the site inspection. If you are running late, please contact Brutus La Benz at (808) 497-8993.

The Notice to Providers of Professional Services may be picked up at the OHA located at 560 North Nimitz Highway, Suite 200, Honolulu, Hawai‘i, 96817, or downloaded at the OHA website at www.oha.org/solicitations or at the SPO website <https://hands.ehawaii.gov/hands/opportunities> beginning Monday, February 24, 2020.

Deadline to submit your sealed Statement of Qualification (hereinafter “SOQ”) is **Wednesday, March 25, 2020, 2:00 p.m. HST.**

I. BACKGROUND AND PROJECT VISION

The OHA is the fee simple owner of 511-acres of agricultural land in Wahiawā, Oahu. The property is located near Lake Wilson, Kamananui Road, and Kamehameha Highway. See Exhibit C – Map of Kūkaniloko. The OHA’s property surrounds a 5-acre parcel containing the Kūkaniloko Birth Stones, which is considered one of the most sacred Native Hawaiian sites in Hawai‘i. It was the birthing place of many prominent chiefs. The 5-acre parcel is owned in fee by the Department of Land and Natural Resources (hereinafter “DLNR”), who has delegated management authority to the OHA under a Right of Entry agreement.

The OHA wants to plan, permit and construct two (2) “above ground water storage tanks” (each tank shall have a storage capacity of 1-million-gallons) and distribution system stub outs to receive water from the ADC which originates from a well on the ADC’s property. See Exhibit C – Master Plan Map. The storage tanks would receive large amounts of water at a high velocity when the ADC runs their high-powered pump at intervals depicted by the ADC. This will also

include re-routing the ADC's existing pipe to run along the edges of the OHA's 511-acre property to most efficiently connect to the new water storage tank and continue routing water through the ADC's pipeline to the ADC's adjacent properties. The work will include the distribution components that will enable the OHA to move the stored water in the new water tank to various locations on the property to feed a Nursery/Greenhouse and an irrigation system that will irrigate the 511- acre property as the OHA's agricultural plans evolve.

II. SCOPE OF WORK

A. PHASE 1 – Conceptual Design

1. This will require the understanding and the ability to envision where two (2) one-million-gallon storage tanks are to be located and the existing ADC water distribution pipe and riser is to be relocated on the 511-acre property. The storage tanks are being constructed to receive up to 1 million gallons of water per week from the ADC pipe via the riser that comes from ADC's well that is not located on the 511-acre property.
 - a. The tanks should be able to operate independently to allow for continuous service while maintenance is being performed to ensure reliability and ability to operate at least one tank at all times. The tanks should also be able to be controlled to accept water when necessary by the OHA or its designee without being on site.
 - b. Additionally, ADC's pipe traverses the OHA's property and continues on to other portions of ADC's property where it delivers water to other sources. See Exhibit C – Master Plan Map for preliminary locations of the tank and potential relocation alignment of the ADC pipe and riser.
2. Requires the review the OHA's Conceptual Master Plan for the property and understand the purpose of and concerns with developing a water storage tanks in the envisioned location of the OHA's 511-acre property.
3. The property will require analysis to provide recommendations in a "Preliminary report" that explains what the water storage tank, realignment of the ADC pipe and riser, and water distribution options from the water storage tank requires, including all of the components deemed necessary to function efficiently and effectively including but not limited to:
 - a. Identifying all of the components that will be needed for two (2) one-million-gallon water storage tanks and the distribution system. Provide the OHA with several efficient and long-lasting options and constructions styles of water storage and distribution components, complete with pros/cons and the top recommendations for the OHA to consider. All options shall be presented to the OHA and the OHA will assist in selecting the recommendations that are to be further developed.
 - b. Based on the top recommendations, estimated needs for construction and maintenance of each of the "top recommendations" (electrical, water, drainage, pumps, water usage meters, storage facilities, special equipment needs, etc.) shall be

- provided to the OHA.
- c. Design of the tanks and distribution system must be designed in accordance with relevant national or state standard/code.
 - d. Details on how all of its elements will be constructed shall be include, but not limited to:
 - 1) Options of materials to be used, complete with the information needed to inform decision making with regard to material choices to include but not limited the following:
 - a) Bolted, modular, or welded tanks;
 - b) Coated or lined tanks; and
 - c) With or without a roof.
 - 2) Estimated earthwork required (making sure to provide details on all subterranean work amongst all other details).
 - 3) Estimated utility and ancillary services/function needs that are associated with the facility to include, but not limited to:
 - a) Site piping;
 - i. Relocating existing ADC pipe with the removal of any portions of the pipe that will no longer be necessary; and
 - ii. Adding new pipe to service the water tanks, stub out for irrigation, and deliver water to the Nursery/Greenhouse structure that is planned for the property.
 - b) Erosion control;Inlet and outlet locations;
 - c) Drain lines;
 - d) Overflow and catch basins;
 - e) Electrical requirements; and
 - f) Booster pumps.
 - e. The anticipated lifespan of all components of the facilities complete with recommendations for maintenance and management of the facilities.
 - f. Estimated permitting requirements and anticipated costs.
 - g. Preliminary Construction Cost, Phasing, and Timeline; and
 - h. Where all elements of the water storage tank, realigned pipe and riser, and all other distribution elements should be located on the property and how the construction is recommended to be phased.
 - i. How the facility and all of its components will be accessed and secured.

- 1) Fencing for security of the water tanks and distribution system.
 - 2) Pervious roadways to allow access to the tanks and distribution system from the Kamananui entrance.
- j. The draft report shall include an executive summary to inform decision making and be followed by a full report providing the supporting documentation to justify the recommendation.
- k. The report will be provided to OHA services shall be provided to resolve any questions and update the report accordingly.

B. PHASE 2 - Entitlements and Permits

During this period, it is expected the entitlements and permits required shall be obtained to construct the water storage tank, realigned pipe and riser, and all other distribution elements on the OHA's 511-acre Property.

C. PHASE 3 – Meeting, Construction Administration and Inspection

1. During this period the services shall include, but may not be limited to, the following:
 - a. Submit and coordinate any permit documents;
 - b. Attend the pre-bid meeting;
 - c. Prepare up to one (1) design amendment based on the Contractors' and/or permit comments; and
 - d. Evaluating the Contractors' bids.
2. Construction Administration and Inspection Phase
 - a. Conducting of periodic site visits to observe construction activity;
 - b. Responding to the Construction Contractor inquiries, in response to a RFI;
 - c. Review Contractor product submittals;
 - d. Provide construction inspection visits to confirm the installation and materials compliance; and
 - e. Provide a final inspection upon completion of work and to prepare as-built if construction differs from design drawings.

The OHA Contract Administrator shall act as the contract monitor and principal liaison between the individual or firm and the OHA. The OHA Contract Administrator shall assist in resolving policy questions expediting decisions and the review of the work performed.

III. SUBMITTAL REQUIREMENTS

Interested firms or individuals must be in good standing to provide mentioned services in the State of Hawai‘i and are required to possess working knowledge of and experience dealing with:

1. Services listed in the scope of work;
2. Working with State agencies; and
3. Understanding of Native Hawaiian culture and community.

Submission of sealed SOQs will be received at the OHA’s Reception Desk, 560 North Nimitz Highway, Suite 200, Honolulu, Hawai‘i, 96817 no later than **Wednesday, March 25, 2020, 2:00 p.m. HST**. Electronic mail and facsimile transmission **shall not** be accepted. The official time shall be that which is recorded on the time stamp clock of the OHA for all delivered submittals. Deliveries by private mail services, such as Federal Express, shall be considered hand deliveries. All mail-in submittals delivered and/or postmarked by the United States Postal Service **must be received** no later than **Wednesday, March 25, 2020, 2:00 p.m. HST**.

The OHA reserves the right to reject any and all submission and to accept the submittals in whole or in part in the best interest of the OHA. Questions related to this solicitation shall be directed to Issuing Officer, Charmaine Matsuura at (808) 594-0273.

General Instructions:

1. Submit one (1) original, three (3) copies and one (1) adobe pdf copy on a compact disc or flash/thumb drive of the requested information;
2. Submittal must include Attachment A: Application Form;
3. Submittal must provide the information requested in Section IV;
4. Submittals shall bound by a spiral binding (three ring binders are acceptable); and
5. Tabbing of sections is required.

Individuals or firms interested in being considered for the mentioned services and who have the necessary qualifications and resources are invited to submit a SOQ. SOQs shall be clear and concise. If you have not previously submitted a SOQ for GS-810 Civil Engineering for inclusion on the OHA FY2020 list of pre-qualified professionals, please include the following with your submittal:

1. The name of the firm or individual, the principal place of business, and location of all of its offices;
2. The age of the firm and its average number of employees over the past three (3) years;
3. The education, training, and qualifications of key members of the firm;
4. The names and phone numbers of up to five (5) clients who may be contacted, including at least two (2) for whom services were rendered during the preceding year;

5. Any promotional or descriptive literature which the firm desires to submit (referring to the firm's website in lieu of submitting a hard copy is not acceptable); and
6. Range of professional fees, based on hourly rates when applicable.

If you have submitted a SOQ for GS-0801 General Engineering for inclusion on the OHA FY2020 list of pre-qualified professionals, you are not required to resubmit the above info, however you may resubmit a SOQ to address the scope of work for this project.

The SOQ packet must be submitted in a sealed envelope and properly identified as a sealed SOQ in response to this SOQ. Any SOQ packet **not properly sealed or submitted via email or facsimile shall be automatically rejected**. SOQs will not be opened until the established deadline.

Under the requirements of Section 103D-304, HRS, the Office of Hawaiian Affairs invites all firms or individuals interested in being considered for this project, and who have the necessary experience and qualifications, to submit a letter of interest and statement of qualifications, no later than **Wednesday, March 25, 2020, 2:00 p.m. HST**. The packet must be sealed and labeled to:

SOQ: PS No. KKL 2020-25

Charmaine Matsuura
Procurement Lead Specialist
Office of Hawaiian Affairs
560 North Nimitz Highway, Suite 200
Honolulu, Hawai'i 96817

Please send an email to charmainem@oha.org to confirm that your firm or individual is interested in submitting a SOQ. This email confirmation will only be used to contact interested Providers in the event that changes are made and are not required for, or part of, the evaluation process.

If you have any questions, please contact Charmaine Matsuura at (808) 594-0273, or email charmainem@oha.org.