



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

PU:20-027

November 12, 2019

TO: Interested Parties

FROM: Charmaine Matsuura
Lead Procurement

SUBJECT: Request for Information (RFI) No KKL2020-12
Design/Permitting for Water Storage Tank at OHA's 511- acre property in
Wahiawa, Oahu

The Office of Hawaiian Affairs (OHA) will hold a Request for Information (RFI) in-person meeting seeking comment from the public regarding the design specifications in preparation for a planned Request for Proposal (RFP) for the Design/Permitting for Water Storage Tank at OHA's 511- acre property in Wahiawa, Oahu.

Specifically, the OHA would like to obtain information for the public on matters related to the design specifications, type and need for planners, architects or various engineers, and other professionals, details on any other elements that the OHA should incorporate into the scope of work to enable the planning, design, permitting, and construction of the project. The OHA will also like to know what an estimated budget and realistic timeline that should be associated with the project from start to finish for the OHA's 511-acre property located in Wahiawa, Oahu. The OHA reserves the right to incorporate or not incorporate into the planned RFP any recommendation made in response to the RFP considering the best interest of the OHA.

Discussions during the RFI Meeting will reference the attached sample draft of the Design/Permitting for Water Storage Tank at the OHA's 511- acre property in Wahiawa, Oahu, its map and Exhibit B Description. Written comments are welcome.

The RFI Meeting will be held at:

Location: OHA Conference Room
560 North Nimitz Highway, Suite 200

Date: Tuesday, November 19, 2019

Time: 11:00 a.m. to 12:30 p.m.

Participation to this RFI is optional and is not required in order to respond to any subsequent procurement solicitation issued by the OHA. Neither the OHA nor the interested parties responding has any obligations under the RFI.

Teleconference arrangement may be available upon request, please contact Ms. Charmaine Matsuura at charmainem@oha.org or (808) 594-0273 no later than November 15, 2019 to request arrangement or if you have any questions. Thank you.

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Request for Information (RFI)

RFI No. KKL 2020-12 Plan/Design/Permitting for Water Storage Tank

Project Summary: Plan/Design/Permitting for Water Storage Tank at OHA's 511-acre property in Wahiawa.

Description: Work with OHA to plan, design and permit and entitle (including EA/EIS) a Water Storage Tank, Realign the ADC pipe (in collaboration with the Agribusiness Development Corporation) on OHA's 511-acre property.

I. Background

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 ADC which originates from a well on ADC's property. The storage tanks would receive large amounts of water at a high velocity when ADC runs their high-powered pump at intervals depicted by ADC. This will also include re-routing the existing ADC pipe to run along the edges of OHA's 511-acre property to most efficiently connect to the new water storage tank and continue routing water through ADC's pipeline to 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. Phase 1

A. Conceptual Design Phase

1. This will require the understanding and the ability to envision where two (2) - 1-million-gallon storage tanks are to be located and the existing (ADC) water distribution pipe and riser is envisioned 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 100% reliability, 100% of the time. 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 attached 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 2- 1- million-gallon water storage tanks and the distribution system. Including providing 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. Details on how all of its elements will be constructed shall be include, but not limited to:
 - i. Options of materials to be used complete with the information needed to inform decision making with regard to material choices;
 - ii. Estimated earthwork required (making sure to provide details on all subterranean work amongst all other details).
 - iii. Estimated utility and ancillary services/function needs that are associated with the facility to include, but not limited to
 - a) Site piping;
 - 1) Relocating existing ADC pipe with the removal of any portions of the pipe that will no longer be necessary; and
 - 2) 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;

- c) Inlet and outlet locations;
 - d) Drain lines;
 - e) Overflow and catch basins;
 - f) Electrical requirements; and
 - g) Booster pumps.
- d. The anticipated lifespan of all components of the facilities complete with recommendations for maintenance and management of the facilities.
- e. Estimated permitting requirements and anticipated costs.
- f. Preliminary Construction Cost, Phasing, and Timeline; and
- g. 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.
- h. How the facility and all of its components will be accessed and secured.
- i. Fencing for security of the water tanks and distribution system
 - ii. Pervious roadways to allow access to the tanks and distribution system from the Kamananui entrance.
- i. 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.
- j. The report will be provided to OHA services shall be provided to resolve any questions and update the report accordingly.

III. Phase 2

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.

IV. Phase 3

A. During this period the services shall include, but not limited to:

- 1. Submit and coordinate any permit documents;
- 2. Attend the pre-bid meeting;

3. Prepare up to one (1) design amendment based on the Contractors' and/or permit comments; and
 4. Evaluating the Contractors' bids.
- B. Construction Administration and Inspection Phase
1. Conducting of periodic site visits to observe construction activity;
 2. Responding to the Construction Contractor inquiries, in response to a RFI;
 3. Review Contractor product submittals;
 4. Provide construction inspection visits to confirm the installation and materials compliance; and
 5. Provide a final inspection upon completion of work and to prepare as-built if construction differs from design drawings.

Exhibit 1: Master Plan Map

