



King Lunalilo Trust

Responses to Requests for Information for KLT RFP 2025-A

March 27, 2025

Below are our responses to all of the Requests for Information (RFIs) submitted through March 21, 2025. Additional RFIs will be accepted and responses will be published on a rolling basis below these responses – with the deadline for bid proposals extended to April 9, 2025.

1. How many architecture/engineering firms were invited to submit a proposal? Please share those names if possible.
 - a. King Lunalilo Trust (KLT) has cast a wide net to 16 firms within reasonable geographic proximity to our project site - located at 501 Kekāuluohi Street Honolulu, HI 96825. However, at this time, we are unable to disclose the names of firms that we have invited to submit proposals. A notice of the RFP will be published in the Star-Advertiser on March 28 and March 31, 2025.
2. Please clarify the selection criteria and if any of the criteria will be weighted as described under 7A. We would like to understand what is valued most in the proposal request.
 - a. The selection criteria for RFP 2025-A, including the weight of each criterion as outlined under Section 7A of the RFP, have been designed to ensure a comprehensive and competitive assessment of all submitted proposals. Below is a table detailing deliverables and their corresponding scoring weights that will be used to evaluate submissions for this current project.

Contracted Service		Category Weight	Weight
Category 1	Deliverables for RFP	20	
	Adequacy, clarity, and completeness of response		10
	Project plan – Technical approach to project		10
Category 2	Price	30	
	Total proposal cost		25
	Additional cost factors		5
Category 3	Capacity to complete project	20	
	Number of employees or contractors dedicated to		5

	project		
	Past performance on similar size projects		10
	Financial stability		5
Category 4	Bidder expertise	30	
	Experience level of project members		10
	Experience on similar technical projects		10
	Innovative design/solutions and incorporation of Hawaiian cultural elements on past projects		10
Total		100	100

In addition, the

3. RFP says “To qualify for FHLB and HUD funding sources and to meet the mission of KLT...”. From this statement, we assume FHLB and HUD have been applied for or are to be secured to fund development of this project. Please advise the status of engagement with FHLB and HUD. This will impact the extent of professional services and expected development criteria.
 - a. KLT is in the current process of preparing an application to the Federal Home Loan Bank (FHLB) Des Moines’s competitive Affordable Housing Program. KLT has been in communication with consultants at the Rural Community Assistance Corp on support and adherence to FHLB submission guidelines. KLT is also in discussions with lenders participating in HUD loan guarantee programs. KLT may also submit an application for Low-Income Housing Tax Credits and other programs of the Hawaii Housing Finance and Development Corporation (HHFDC).
4. Under “Additional Information”, funding is noted to be supported by a grant. Can you provide more information on the grant request, awarding organization or agency, timeline for award, and intended use of funds (i.e., Strictly for construction or to support professional services)?
 - a. As aforementioned, KLT is applying to the FHLB Des Moines Competitive Affordable Housing Program (AHP) to secure funds for the construction of this affordable housing project. Funds will be provided to FHLB Des Moines awarded applicants in the form of a direct subsidy or as a subsidized advance for affordable housing projects. Funding limits each AHP project to a maximum grant amount of \$3 million and a maximum AHP subsidy of \$150,000 per AHP-eligible unit.
 - b. KLT has also been awarded a \$62,500 Member Impact Fund grant to assist with predevelopment costs.
5. Is the project intending to apply for City and County of Honolulu Affordable Housing program?
 - a. KLT is not applying this year for the City and County of Honolulu Affordable Housing Program for this project. KLT will consider the C&C of Honolulu Affordable Housing Program in future notices of funding opportunities.
6. Is the project intending to apply for State of Hawaii HHFDC 201H funding?

- a. KLT is considering applying to HHFDC for LIHTC funding for the February 2026 round and seeking authority to develop this project under chapter 201H of the Hawaii Revised Statutes.
7. Is there anticipated NTP for professional services and construction?
 - a. The anticipated NTP for both professional services and construction is currently set for April 11, 2025. KLT is working diligently to ensure all necessary preparations are in place to meet this timeline and will provide updates if there are any changes to the schedule.
8. Under 5Ai, it indicates Exhibit D is to be utilized for community engagement, entitlement work, solicitation of contractor proposals, construction planning, financing and funding, etc. Please clarify the following:
 - a. In the initial scoping of this project, given the City and County of Honolulu Zoning classification of R-5, what use was assumed under LUO Master Use Table 21-3?
 - i. The Declaration of Restrictive Conditions for the Conditional Use Permit, dated November 4, 1971, and executed by KLT, for parcel TMK [1]3-9-071:001 (which includes the intended parcel for this project), provides that “Any modification to the conditions stated herein shall be approved by the City Council.” Such conditions do not include this project. KLT intends to use the 201H process, along with the Honolulu City Council approval, to override the current R-5 zoning in order to support the building of residential apartments (A-1).
 - b. Please provide more information on the expected community engagement process.
 - i. The community engagement process for this project is designed to reflect KLT’s commitment to local and Native Hawaiian community empowerment and collaboration. The process will prioritize reaching meaningful dialogue by holding neighborhood board meetings, consistent engagement with local community members, and close collaboration with the City Council. Please include estimates of providing support for community engagement.
 - c. Do professional services include construction administration?
 - i. No, this RFP is not seeking a proposal on construction administration; however, we welcome estimates of construction administration costs.
 - d. Has the Trust secured a Planning firm for the entitlement work?
 - i. No, this RFP is not seeking a proposal on entitlement work; however, we welcome estimates of entitlement work costs.
9. What is the anticipated construction budget?
 - a. \$11.3 million
10. What are the sustainable design goals or criteria beyond the City and County of Honolulu Energy Code?
 - a. Reflecting a commitment to environmental stewardship, cultural preservation, and community well-being, this project will incorporate sustainable design that prioritizes climate resiliency and the preservation of KLT's cultural and historical connection to ‘āina. This project will include photovoltaic panels to reduce the reliance on non-renewable energy sources, and a rainwater garden will also be incorporated to manage runoff.
11. Has HUD indicated use of Enterprise Green Communities Criteria for this project?
 - a. At this time, we have not applied for any HUD funding. However, as an organization that is committed to sustainable development practices and is open to incorporating federal and state standards where appropriate, no specific mandates have been communicated by HUD as part

of this project's requirement. Should this change in the future, KLT will ensure compliance and alignment to sustainable guidelines.

12. Please clarify the number of residential units to be developed. RFP numbers vary from 20+1 (Resident Manager Unit) to 23.
 - a. The number of residential kupuna units is 20 + 1 unit for the resident onsite manager, for a total of 21 one-bedroom, one-bath units. The footprint of an additional unit is included for the manager's office and maintenance room.
13. Given the release date for the RFI responses, is the Trust considering extending the proposal submittal date?
 - a. In recognition that interested firms will need adequate time to review the RFI responses (to be released on 3/24/25), KLT will extend the deadline for RFP submissions. The new deadline for proposal submissions will be 4/7/25 EOD.
14. (In response to 4.B Qualifications - "Respondents must demonstrate prior experience in designing affordable housing for single-story senior living projects in the City and County of Honolulu in accordance with codes, standards, rules and regulations.") Would the lack of specific experience that combines all three (3) criteria disqualify interested firms from consideration?
 - a. Interested respondents who do not meet all three criteria will not be automatically excluded from consideration; for the scoring criteria, please see our response to RFI #2 above. KLT values all firms that have demonstrated active participation in the affordable housing field, and all submissions will be evaluated equitably based on their overall qualifications, submission deliverables, and experience. While specific experience combining all three criteria - (1) ground-up design, (2) single-story projects, and (3) affordable/senior housing - is preferred, we recognize the importance of diverse expertise and will consider each submission holistically.
15. Has the SHPD weighed in on this development yet? Any Federal funds?
 - a. Deliverables from this RFP will be used for engagement with various governmental stakeholders, including SHPD; this RFP is not seeking a proposal on state agency engagement work; however, we welcome estimates of such costs. These deliverables will ensure that all necessary consultations and compliance requirements are met as part of the project's development process. KLT is also actively exploring the use of federal funds and grant programs to support project development, but no federal funds have been applied for at this time. Any future use of federal funds would be contingent upon meeting applicable guidelines and securing the necessary approvals.
16. Are as-built drawings available for the site including existing utility lines (water, sewer, drainage, natural gas, electricity, telecom, etc.)? If available, please confirm provide and share file format(s).
 - a. No as-built drawings are available; please include the costs of obtaining such information in the proposal.
17. Is a Topographical Survey is available or shall it be included in our fee? Note that a Hawaii-licensed topographic map will be required for permits.
 - a. No topographical survey is available; please include the costs of obtaining such information in the proposal.
18. Will toning (or, other Technologies such as, potholing, SUE, or GPR) of the project area be required? These services will locate existing utility lines and vary in accuracy and cost.
 - a. There are in-ground pipes running in the area of this project; please include the costs of such services in the proposal.

19. Is it known whether the existing utilities are sufficient to support the new housing; please provide all utility capacities provided by the City? Please provide capacities of existing services laterials. Furthermore, is the project allowed to connect to utility service laterials from Kekupua Street to the east?
- It is not known whether the existing utilities are sufficient to support the new housing; please include the costs of such services in the proposal.
20. Has there been any reports or investigations completed to date? If so, which ones and may we request sharing the reports? (See Section 5A of the RFP)
- No reports or investigations have been completed to date.
21. Please elaborate on services required for community engagement. Will services be required for attendance at community meetings? Workshops? Any other services? Our [] Planning Dept can provide public relations and community engagement efforts; but, we need to achieve alignment on your expectations to appropriately scope and budget for. (See Section 5A of the RFP)
- The community engagement process for this project is designed to reflect KLT's commitment to local and Native Hawaiian community empowerment and collaboration. The process will prioritize reaching meaningful dialogue by holding neighborhood board meetings, consistent engagement with local community members, and close collaboration with the City Council. Please include cost estimates of providing support for community engagement, including attendance at community meetings, workshops, and other services.
22. Please elaborate on services required for financing and funding. Will it involve participation in grants or funding applications? Please provide description of tasks. (See Section 5A of the RFP)
- No significant involvement of the successful bidder for this RFP in grants or funding applications is anticipated; provision of a firm resume and confirmation of accuracy of language describing the project design and any methods or materials related to environmental sustainability is anticipated.
23. Please confirm if Construction Management services are desired. We have in house CM Division. (See Section 5B(ii) of the RFP)
- This RFP is not seeking a proposal on construction management services; however, we welcome estimates of construction management costs.
24. Should it be discovered that Grant funding adds to or materially changes the scope of work, please confirm contract modification will be negotiated. (See Section 8A(i) of the RFP)
- Yes, we confirm that contract modification will be negotiated in the event that grant funding adds to or materially changes the scope of work under this RFP.
25. Is there a reason that the floor level is elevated above the grade plane with steps and ramps being shown? For ADA accessibility, can we assume the preference will be to have no ramps/stairs? (see conceptual rendering at Exhibit C of the RFP)
- No, there is no reason for the floor level to be elevated. Our preference is to have no ramps or stairs, to ensure ADA accessibility.
26. Will there be any central intercom, communication, telecom requirements? If so, will this be part of the design or installed by client's vendor?
- This is not a required part of the design, but this could be incorporated into the plan depending on financing. The design will require high speed wireless internet.
27. Will there be any work required for Sound/PA, SCADA, and Camera/Security Systems? If so, do they need to interconnect with an existing system? Is there a central security office and operating system

that new equipment need to tie into? Please note that compatibility with existing technology may be an issue.

- a. While we have an existing camera system for the existing program buildings, we do not plan to have this project connect to that system. We would want the design of this project to include a camera system that records the entrance(s) to the campus and strategic public areas for the resident manager and/or security to monitor and access.

28. How many project design phases shall we provide? A typical project has Schematic, Design Development & Construction Documents?

- a. Please provide project design phases for Schematic (including site plan), Design Development, and Construction Documents. Each phase will be negotiated pending securing of funding.

29. There appears to be existing buildings on the project site, please confirm that these structures are to be demolished in their entirety.

- a. Yes, these buildings will be demolished in their entirety.

30. Please confirm which buildings will be demolished. We are assuming the house structure and storage buildings mauka of Building 503 will be demolished. Building 503 we believe serves a maintenance type function however, the concept plan overlaps Building 503's location. Please confirm.

- a. Building 503 and the storage buildings mauka of Building 503 will be demolished. Building 503 does not serve a maintenance function.

31. Are the structures being demolished over 50 years old (hence, possibly considered historic by the State DLNR-SHPD)? Is there any possibility of hazardous materials, such as, lead paint, asbestos, or PCBs (from old electrical equipment)?

- a. The structures being demolished are likely over 50 years old, and there may be hazardous materials in the building(s) to be demolished.

32. Is there a project schedule with desired target dates?

- a. Our desired target dates for entire construction project are:
 - i. Spring 2025: Concept design and cost estimates (this RFP)
 - ii. Summer - Winter 2025: Entitlements work/permits and approvals (including stakeholder engagement); grant applications and capital fundraising
 - iii. February 2026: Close on funding for construction (if successful with grant applications and capital fundraising) or apply for LIHTC (if needed)
 - iv. Spring 2027: Construction begins
 - v. Spring 2028: Certificate of Occupancy received

33. What type of grants are being pursued? Federal grants will trigger NEPA requirements that would incur additional time and agency coordination/approvals.

- a. We plan to apply for non-federal funding sources, but we may also apply for federal grants. As a result, please include costs of compliance with NEPA requirements in the proposal.

34. Please confirm if Hazardous Materials survey and report is required for the proposed building demolition.

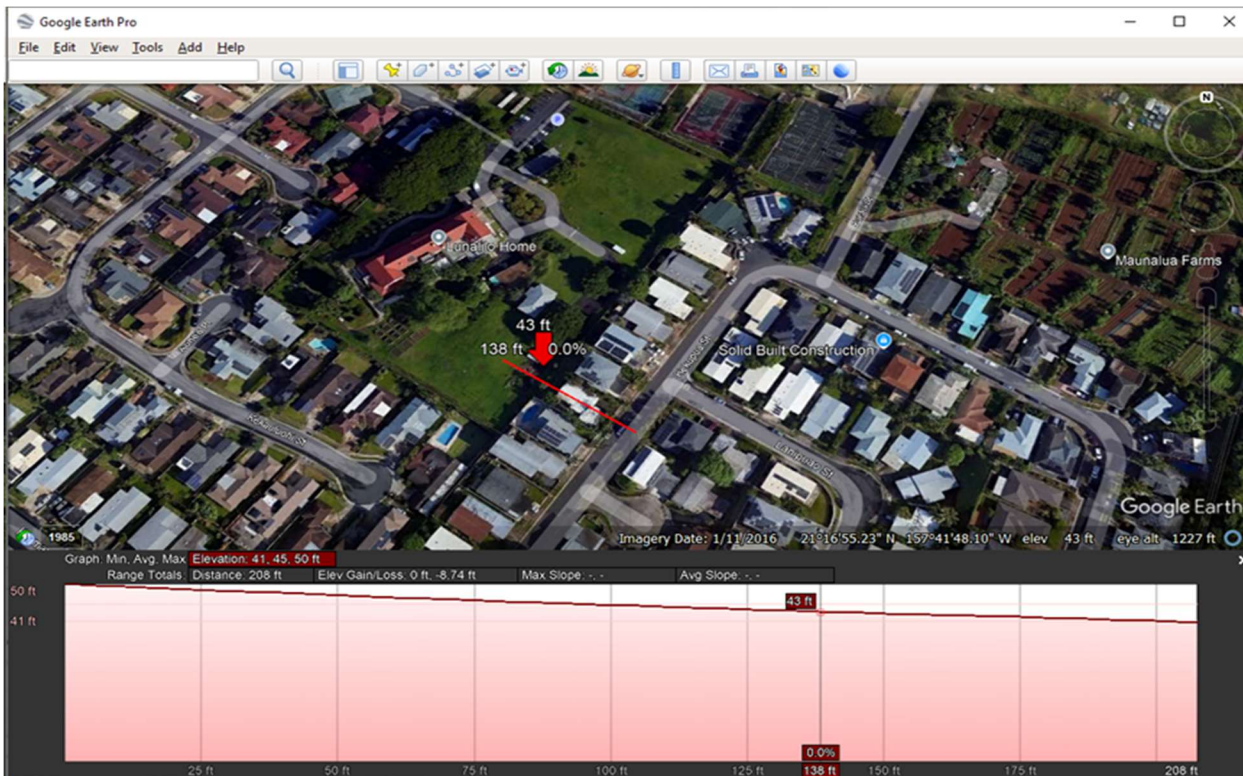
- a. A hazardous materials survey and report may be required; please include such costs in the proposal

35. Will a joint development be required to combine the residential lot at Kekupua St.?

- a. Yes, a joint development may be required to combine the residential lot at Kekupua St.

36. Please identify approximate locations, limits, and extents of any suspected hazardous materials on site.

- a. We do not have knowledge of any hazardous materials at the proposed site at this time; we will provide any information as we learn.
37. Please confirm whether there are any cesspools on site and how wastewater is managed—are all on-site structures connected to the City and County of Honolulu or Hawai'i American Water sewer system? If cesspools or IWSs exist on site, please provide State DOH-WWB cards and a-built dwgs/record plans.
- a. To our knowledge, there are no cesspools in or near the project site. All active black and gray water sources on the Lunalilo Home campus are currently connected to the Hawaii American Water sewer system.
38. Please clarify ownership of 436 Kekupua Street (TMK: [1]3-9-046:083): does the facility own it, including rights for access to the site?
[<https://qpublic.schneidercorp.com/Application.aspx?AppID=1045&LayerID=23342&PageTypeID=4&PageID=9746&Q=1364601662&KeyValue=390460830000#>]
- a. KLT owns the parcel at 434 Kekupua St. (TMK: [1]3-9-046:082).
39. Approximate elevation drop from Kekupua St to site is roughly 9 feet; retaining walls and portland cement concrete pavement will be required if a driveway ingress/egress is created via this lot:
- a. Yes, we confirm that retaining walls and other earth retention technologies and runoff management technologies will be required in order to enable ingress/egress via the Kekupua lot.



Responses to Requests for Information for KLT RFP 2025-A

Received after March 21, 2025 through [MONTH and DAY], 2025

40. [Reserved for next RFI received]