Selection Process

The first four questions are somewhat similar, but we have responded to each separately because each asks about the same issue in a slightly different manner.

Q: Could you please clarify the requirements for the RFQ and then RFP? How will the criteria differ? We are not clear whether you are asking us to provide the level of effort indicated below in: (1) the first response; (2) the second stage RFP submission; or (3) when the development team is selected.

In Section IV.B (Developer Responsibility) on Page 6, you indicate that the developer must be prepared to: (1) Prepare a development program (including space program, financial pro forma and time schedule) and strategic action plan for the project. In Section V.A.2 (Evaluation Criteria) on Page 9, you indicate that 20 points are available for creativity, flexibility and agility in conceptualizing the project (written description, space program, plans, drawings and financial pro forma). If a space program is required during the RFQ or RFP process, will there be opportunities during the same selection period for user input?

R: A space program will not be required during the RFQ phase. With respect to the evaluation criteria for the Statement of Qualifications, we are asking respondents to provide information that demonstrates their creativity, flexibility and agility in conceptualizing the Project, essentially from past and current projects. We are not requesting that a space program, plans, drawings and financial pro forma be provided in the RFQ phase.

The RFP requirements have not yet been established. If a space program is required as part of the RFP phase, there will be opportunities for user input.

Q: The selection criteria for the RFQ assigns 20 points for “Creativity, flexibility and agility conceptualizing the Project (written description, space program, plans, drawings and financial pro formas).” The SOQ information requested on Pages 8-9 did not request concept plans, financial estimates or other items which would relate to these selection criteria. Please provide clarification.
R: We will not require the submission of concept plans, financial estimates and similar information for the Statement of Qualifications. We are asking respondents to demonstrate their ability to provide this information, based on their experience with past and current projects.

Q: In Section VI (Evaluation and Selection) in Item A.2, the second item of the evaluation criteria for the RFQ phase references “written description, space program, plans, drawings, and financial pro forma.” These are not asked for in the RFQ phase and would seem to be more relevant to the RFP stage of the process. Can you clarify? Does this evaluation criteria refer to specific project requirements for the facility or to the past project experience of the Developer and Development Team?

R: These items are not being requested in the RFQ phase. The criteria refers to the past project experience of the Developer and Development Team.

Q: If these items are going to be part of the evaluation criteria for the RFP stage, can you provide detail about what level of Space Program, Plans and Drawings will be required?

R: The information required for the RFP phase will be at a conceptual level.

Q: Regarding Section VIII.C (General Conditions and Limitations, Acceptance of Submittals) on Page 12, what do you mean by UH reserving the right to make a whole award, multiple award, etc.?

R: This provision relates to the second part of the process, after proposals have been submitted and evaluated, and gives the University flexibility in making the selection.

Q: Can you describe the remainder of the selection process and timing beyond what is provided in Section VII.B.? Have you developed a tentative schedule for the RFP phase of the process?

R: A tentative schedule could be as follows:

- Issuance of the RFP: January 26, 2005
- Pre-proposal conference: February 2, 2005
- Deadline for submittal of proposals: March 2, 2005
- Developer presentations: March 8-9, 2005
- Approval of Developer by Board of Regents: Mid- to Late March, 2005
Q: Does the University expect a more detailed budget in the RFP segment of the process?

R: Yes.

Q: Is there to be a personal presentation as part of the RFP process? If so, is there a date set?

R: Yes. Tentatively, the dates are March 8-9, 2005.

Q: Who will comprise the selection committee for the RFQ and RFP? Will they be the same?

R: The evaluation committee will be the same for both the RFQ and RFP steps of the process. We will not disclose the names of the members of the committee.

Q: What is the anticipated date a developer will be recommended to the Board of Regents for approval?

R: A developer will be recommended to the Board of Regents for approval in mid- to late March, 2005.

Q: Have you considered if you will be providing any type of honorarium or stipend to the firms that are selected to participate in the RFP stage?

R: It is unlikely that we will be providing an honorarium or stipend to firms that are selected to participate in the RFP stage.

Q: Are funds available to compensate the Development Team from the time of final selection through loan and equity escrow closing?

R: We will respond to this question at a later time.

Q: Must the development team make a commitment to a contractor in advance of the award? Please advise if it would be evaluated negatively if a contracting team is not identified with our RFQ submittal.

R: The development team need not make a commitment to a contractor in advance of the award. If a contracting team is not identified with the RFQ submittal, this would not be evaluated negatively.
Background Information/Reports

Q: Is there a “data packet” available on the site?
R: The only information available on the site is described below.

Q: Has a Phase I Environmental Assessment been prepared? Who prepared it? Can we get a copy of the Environmental Phase I study?
R: A Phase I was prepared for the site by Kimura International in February 2001. Both a hard copy and CD of the report are available for reproduction.

Q: Has a Phase II Environmental Assessment been prepared for the site?
R: No.

Q: Do you have a preliminary site plan or site information that you can share with us? Can we get a site plan of the proposed site?
R: We have 8-1/2” x 11” copies of a general site map and a survey map that include the parcel. These are available for reproduction. For additional information on the Hawai‘i Community Development Authority or the Kakaako waterfront, go to: www.hcdaweb.org.

Q: Is there a programming report for the facility? Can we obtain a copy of this report?
R: A programming report was prepared in October 2003 for the research portion of the Cancer Research Center of Hawai‘i facility by RFD. The report is available for reproduction.

Q: Have there been any site studies/capacity studies/fit diagrams done for this anticipated program of 360,000 gross square foot plus parking?
R: No.
Q: Has an Environmental Impact Report been completed for this site?

R: An Environmental Impact Statement (EIS) for the Kakaako Waterfront was prepared by Wilson Okamoto Corporation and approved in June 1998. The EIS includes this site. An Environmental Assessment may have to be prepared for the site depending on a number of issues.

Q: Has the Hawai‘i Community Development Authority prepared design guidelines for buildings to be located on the Kakaako Waterfront, including buildings on the site proposed for the Cancer Research Center of Hawai‘i facility?

R: Yes. These can be found at: http://www.hcdaweb.org/images/DesignGuidelinescolor_a548.pdf

Q: Are there architectural design guidelines or design criteria for the University for this area?

R: No.

Q: Is a soils report available?

R: No.

Q: Is the property recorded in land court or regular system?

R: It is in the regular system.

Q: Is there a University Master Plan document that includes this project and, if so, can we have a copy?

R: There is a Long Range Development Plan for the University’s Mānoa campus, but it does not include this project.
Building Program

Q: Is any information available about the different program areas of the project that would help us better understand the diversity of spaces that will be developed and their relationship to each other?

R: Information is available about the research component of the proposed Cancer Research Center of Hawai‘i facility. Please see the response given above regarding the programming report that has been prepared.

Q: Is it desired that the entire program be developed as one building, or could program pieces be in more than one building?

R: Both options will be considered.

Clinical Portion of Project

Q: Has the University chosen a clinical partner for the outpatient component of the project? If not, when and how is this selection to be made?

R: Several potential partners for the clinical portion of the project have been identified. In order to enter into agreements with potential partners, the Cancer Research Center of Hawai‘i must complete a business plan for the clinical portion of the project, negotiate contracts, and obtain the approval of the University’s Board of Regents.

Q: Will there be a “clinical” representative participating in the selection? Will they be available during the selection period so that we hear about their requirements for the project?

R: As mentioned above, the partners for the clinical portion of the project have not been determined.

Organizational Relationship Between JABSOM and the Cancer Research Center of Hawai‘i Facilities

Q: Can you describe the anticipated relationship between this facility and the JABSOM complex on the neighboring site?
R: A synergistic relationship is anticipated between researchers at the Cancer Research Center of Hawai‘i and the John A. Burns School of Medicine (JABSOM) facilities.

Q: Would the occupants of the cancer center have access to facilities at JABSOM like child care or fitness? Would JABSOM have access to conference or dining facilities at the Cancer Research Center of Hawai‘i?

R: The JABSOM child care and fitness facilities will be open to University faculty and students, as space permits. This includes faculty and staff at the Cancer Research Center of Hawai‘i. It is difficult to determine at this time whether JABSOM would have access to conference or dining facilities at the CRCH, as detailed program requirements have not yet been developed.

Q: Would the parking at the Cancer Research Center of Hawai‘i site be able to be used by JABSOM?

R: No. Each facility will be required to meet its own parking needs.

Development Issues

Q: Is the University looking only looking at one Kakaako site?

R: Yes, if the question refers specifically to the Cancer Research Center of Hawai‘i.

Q: Has a preliminary overall development budget been established for the Cancer Research Center of Hawai‘i facility and the parking garage? Is it available?

R: Yes, a preliminary budget has been established, but will not be made available because it is for internal purposes.

Q: On many projects, developers have responsibility for infrastructure improvements, public amenities and also pay developer fees. Can you discuss how any of these types of requirements apply to this project?

R: This is a complicated question that will involve discussion and negotiation with the landowner, the Hawai‘i Community Development Authority. It will be addressed at a later date.
Q: Have you considered sustainability goals for the project, either formal LEED certification or any other approach?

R: Yes. The University supports environmentally responsible and sustainable design.

Financing

Q: Can you describe the anticipated revenue sources that will be committed to service the debt for the project?

R: Two likely sources will be indirect costs generated by research grants and market rents from the leaseable spaces.

Environmental Remediation

Q: Are there any known remediation problems on site and, if so, is any documentation available?

R: The only information available on the site is within the Phase I Environmental Assessment described above.

Q: Can we obtain further information as to the nature and extent of remediation performed on the site or adjoining property to date, as well as any environmental studies or tests thereon?

R: The Hawai‘i Community Development Authority may have environmental studies of adjacent sites. Please identify which sites you may be interested in and we can request that these studies be made available to us.

Q: Is it possible to encapsulate the landfill versus remediate the site?

R: The State Department of Health would be the party to respond to this question.
Q: Can you describe the location, depth, etc. of the rubber membrane beneath the land surface?

R: There is no membrane on this site. The membrane is located at the Kakaako Waterfront Park, which is near the project site.

Q: The RFQ states that the developer will remediate the site. What entity maintains environmental liability for current unknown contamination?

R: This question requires legal research and a legal opinion. As appropriate, we will respond at a later date.

Q: What indemnifications would be required or provided by or for the parties involved in the Project?

R: The University will not indemnify the developer. The developer would be expected to indemnify the University for any claims or violations relating to hazardous materials caused by the developer.

Zoning

Q: The site has an FAR of 1.5. Do you see that as adequate for this development of will there have to be an effort to seek an adjustment?

R: It is difficult to say, at this time, whether the FAR is adequate for development of the site. The FAR is not a modifiable item for the Hawaiʻi Community Development Authority, although there may be other possibilities for making adjustments.

Other Questions

Q: What are the campus, agency and community review entities and processes that will impact the project?

R: The primary agency involved is the Hawaiʻi Community Development Authority, although there are community groups that have taken an active interest in the Kakaako Waterfront, including the proposed site of the Cancer Research Center of Hawaiʻi facility.
Q: Will UH take an active role in attracting researchers, physicians, research and donor funds?

R: Yes.

Q: Does the University have relationships with architects, engineers and contractors that should be taken into consideration by the respondents?

R: No.

Q: Will there be another opportunity for a site visit and informational meeting? If so, when?

R: As mentioned in an earlier e-mail and as posted on the Office of Capital Improvements website, this will be held on Wednesday, December 22, 2004 at 8:30 a.m. at the Hawai‘i Community Development Authority at 677 Ala Moana Boulevard, Suite 1001 in Honolulu, Hawai‘i.