

Notice to Offerors
(Chapter 103D, Hawaii Revised Statutes)

REQUEST FOR PROPOSALS (RFP) No. RFP PMB-09-2024

Notice is hereby given that pursuant to chapter 103D, Hawaii Revised Statutes (“HRS”), the Hawaii Public Housing Authority (“HPHA”), will be accepting sealed proposals for **Property Management, Maintenance and Resident Services at Asset Management Projects 40, 44, 45, 49, 50, and Management Unit 42 on Oahu, and Asset Management Projects 43, 46 and Ke Kumu Ekahi on Hawaii Island.**

The area of service consists of 26 Federal low income public housing (LIPH) properties and 5 State-Aided elderly LIPH properties on Oahu; 9 Federal LIPH properties, 1 State-Aided family LIPH property, and 1 family property on Hawaii Island as follows:

Oahu:

AMP/MU	Property	Program	Location	No. of Units
AMP 40	Kuhio Homes	Federal LIPH – Family	Ahonui St., Honolulu, HI 96819	134
	Kuhio Park Terrace Low Rise		Ahonui St. and Linapuni St., Honolulu, HI 96819	40
MU 42	Hale Poi	State LIPH – Elderly	1001 N. School St., Honolulu, HI 96817	206
	Laiola		1 & 15 Ihoiho Pl., Wahiawa, HI 96797	108
	Kamalu		94-941 Kauolu Pl., Waipahu, HI 96797	109
	Hoolulu		94-943 Kauolu Pl., Waipahu, HI 96797	112
	Halia Hale		851 N. School St., Honolulu, HI 96817	41
AMP 44	Waimaha - Sunflower	Federal LIPH – Family	85-186 McArthur St., Waianae, HI 96792	130
	Kauiokalani		85-658 Farrington Hwy, Waianae, HI 96792	50
	Mali I		Maliona St., Waianae, HI 96792	20
	Mali II		Keliikipi St., Waianae, HI 96792	24
	Nanakuli Homes		Lualei Pl. & Farrington Hwy, Waianae, HI 96792	36
AMP 45	Koolau Village	Federal LIPH – Family	45-1027 Kamau Pl., Kaneohe, HI 96744	80
	Hookipa Kahaluu		47-330 Ahuimanau Rd., Kaneohe, HI 96744	56
	Kaneohe Apartments		45-507 & 45-513 Pahia Rd., Kaneohe, HI 96744	24
	Kauhale Ohana		41-1260 Kalanianaʻole Hwy., Waimanalo, HI 96795	25
	Waimanalo Homes		Humuniki St. & Humuna Pl., Waimanalo, HI 96795	19
	Waimanalo Homes II		Humuniki St. & Humuna Pl., Waimanalo, HI 96795	22
AMP 49	Kauhale Nani	Federal LIPH – Family	310 North Cane St., Wahiawa, HI 96786	50
	Wahiawa Terrace		337 Palm St., Wahiawa, HI 96786	60
	Kupuna Home O Waialua	Federal LIPH – Elderly	67-088 Goodale Ave., Waialua, HI 96791	40

AMP 50	Palolo Valley Homes	Federal LIPH - Family	2129 Ahe St., Honolulu, HI 96816	118
Total No. of Units – Oahu				1,504

Hawaii Island:

AMP	Property	Program	Location	No. of Units
AMP 43	Ka Hale Kahaluu	Federal LIPH - Family	78-6725 Makolea St., Kailua-Kona, HI 96740	50
	Hale Hookipa		81-1038 Nani Kupuna Pl., Kealahakua, Hawaii 96750	32
	Kaimalino		74-5060 Kealakaa St., Kailua-Kona	40
	Kealahakehe		74-991 Manawalea St., Kailua-Kona, HI 96740	48
	Nani Olu	Federal LIPH - Elderly	81-1011 Nani Kupuna Pl., Kealahakua, HI 96750	32
AMP 46	Noelani II	Federal LIPH - Family	65-1191 Opelo Rd., Kamuela, HI 96744	24
	Ke Kumu Ekolu		68-3385 Ke Kumu Pl., Waikoloa, HI 96738	20
	Noelani I		65-1189 Opelo Rd., Kamuela, HI 96743	19
	Ke Kumu Elua		68-3367 Ke Kumu Pl., Waikoloa, HI 96743	26
	Hale Hauoli	Federal LIPH - Elderly	45-540 Koniaka Pl., Honokaa, HI 96727	40
n/a	Ke Kumu Ekahi	tbd – Family	68-3340 Ke Kumu Plane, Waikoloa, HI 96738	48
Total No. of Units – Hawaii Island				379

The Request for Proposals may be downloaded at the HPHA website at www.hpha.hawaii.gov beginning Tuesday, April 23, 2024. Interested Offerors must be licensed in the State of Hawaii to manage real property and have experience in managing affordable rental housing properties.

The HPHA Contract and Procurement Office will conduct a Pre-Proposal Video Conference at 9:00 a.m. Hawaii Standard Time (HST), Tuesday, April 30, 2024. Offerors interested in participating in the conference are to contact the RFP Coordinator by Monday, April 29, 2024, 2:00p.m. HST for conference arrangements.

A guided tour or site inspection of the properties is scheduled over the course of a 2-day period on May 14, 2024 and May 15, 2024. Day one will cover the Oahu properties. Day two will cover the Hawaii Island properties. The Oahu properties will be split into two (2) groups and inspections for both groups will be conducted on a concurrent schedule. It is highly recommended that Offerors interested in attending the Site Inspection register with the RFP Coordinator by Friday, May 10, 2024.

Below is a tentative schedule of the Site Inspection by property order:

Day 1 – May 14, 2024, 8:30 a.m., Oahu Properties (Group I):

Attendees are asked to meet at Waimaha-Sunflower to begin the guided tour/site inspection.

	AMP/MU	Property	Location
1	AMP 44	Waimaha - Sunflower	85-186 McArthur St., Waianae, HI 96792
2	AMP 44	Kauiokalani	85-658 Farrington Hwy, Waianae, HI 96792
3	AMP 44	Maili I	Maliona St., Waianae, HI 96792
4	AMP 44	Maili II	Keliikipi St., Waianae, HI 96792
5	AMP 44	Nanakuli Homes	Lualei Pl. & Farrington Hwy, Waianae, HI 96792
6	MU 42	Kamalu	94-941 Kauolu Pl., Waipahu, HI 96797
7	MU 42	Hoolulu	94-943 Kauolu Pl., Waipahu, HI 96797
8	MU 42	Laiola	1 & 15 Ihoiho Pl., Wahiawa, HI 96797
9	AMP 49	Wahiawa Terrace	337 Palm St., Wahiawa, HI 96786
10	AMP 49	Kauhale Nani	310 North Cane St., Wahiawa, HI 96786
11	AMP 49	Kupuna Home O Waialua	67-088 Goodale Ave., Waialua, HI 96791

Day 1 – May 14, 2024 at 8:30 a.m., Oahu Properties (Group II):

Attendees are asked to meet at Hale Poai to begin the guided tour/site inspection.

	AMP/MU	Property	Location
1	MU 42	Hale Poai	1001 N. School St., Honolulu, HI 96817
2	MU 42	Halia Hale	851 N. School St., Honolulu, HI 96817
3	AMP 40	Kuhio Homes	Ahonui St., Honolulu, HI 96819
4	AMP 40	Kuhio Park Terrace Low Rise	Ahonui St. and Linapuni St., Honolulu, HI 96819
5	AMP 50	Palolo Valley Homes	2129 Ahe St., Honolulu, HI 96816
6	AMP 45	Kauhale Ohana	41-1260 Kalanianaʻole Hwy., Waimanalo, HI 96795
7	AMP 45	Waimanalo Homes	Humuniki St. & Humuna Pl., Waimanalo, HI 96795
8	AMP 45	Waimanalo Homes II	Humuniki St. & Humuna Pl., Waimanalo, HI 96795
9	AMP 45	Kaneohe Apartments	45-507 & 45-513 Pahia Rd., Kaneohe, HI 96744
10	AMP 45	Koolau Village	45-1027 Kamau Pl., Kaneohe, HI 96744
11	AMP 45	Hookipa Kahaluu	47-330 Ahuimanau Rd., Kaneohe, HI 96744

Day 2 – May 15, 2024 at 9:30 a.m., Hawaii Island Properties:

Attendees are asked to meet at Hale Hauoli to begin the guided tour/site inspection.

	AMP	Property	Location
1	AMP 46	Hale Hauoli	45-540 Koniaka Pl., Honokaa, HI 96727
2	AMP 46	Noelani I	65-1189 Opelo Rd., Kamuela, HI 96743
3	AMP 46	Noelani II	65-1191 Opelo Rd., Kamuela, HI 96744
4	AMP 46	Ke Kumu Ekolu	68-3385 Ke Kumu Pl., Waikoloa, HI 96738
5	AMP 46	Ke Kumu Elua	68-3367 Ke Kumu Pl., Waikoloa, HI 96743
6	n/a	Ke Kumu Ekahi	68-3340 Ke Kumu Pl., Waikoloa, HI 96743
7	AMP 43	Nani Olu	81-1011 Nani Kupuna Pl., Kealahou, HI 96750
8	AMP 43	Hale Hookipa	81-1038 Nani Kupuna Pl., Kealahou, HI 96750
9	AMP 43	Kealahou	74-991 Manawalea St., Kailua-Kona, HI 96740
10	AMP 43	Kaimalino	74-5060 Kealahou St., Kailua-Kona
11	AMP 43	Ka Hale Kahalu	78-6725 Makolea St., Kailua-Kona, HI 96740

The HPHA strongly encourages that all interested offerors attend the Pre-Proposal Conference and the site inspection of the properties.

Sealed proposals shall be received at the HPHA Central Files at 1002 N. School Street, Bldg. E, Honolulu, Hawaii 96817 by 4:00 p.m. HST, Friday, May 28, 2024. Electronic mail submissions **shall not** be accepted. The official proposal receipt time shall be the time stamped in at the HPHA Central Files. Deliveries by private mail services, such as Federal Express, shall be considered hand deliveries. All mail-in proposals delivered by the United States Postal Service **must be received** by 4:00 p.m. HST, Friday, May 28, 2024.

The HPHA reserves the right to reject any or all proposals and to accept the proposals in whole or part in the best interest of the State. Questions relating to this solicitation shall be directed to Ms. Tammie Wong, RFP Coordinator at (808) 832-6071.

HAWAII PUBLIC HOUSING AUTHORITY

Hakim Ouansafi
Executive Director

