

**REQUEST FOR PROPOSALS  
NO. SOHHS-RFP-2026-01**

**SEALED OFFERS FOR  
WAHIAWA KAUHALE PRE-FABRICATED UNITS**

STATE OF HAWAII  
DEPARTMENT OF HUMAN SERVICES  
STATEWIDE OFFICE ON HOMELESSNESS AND HOUSING  
SOLUTIONS

Due Date: April 6, 2026, 4:30 PM HST

# CONTENTS

I.	GENERAL INFORMATION .....	3
A.	Introduction.....	3
B.	Cancellation.....	3
C.	Terms and Acronyms Used Throughout the Solicitation .....	4
D.	RFP Schedule and Significant Dates .....	4
E.	Questions on RFP .....	4
F.	Selection of Multiple Offers .....	5
G.	Prohibitions.....	5
H.	Applicability of General Conditions .....	5
I.	Applicability of the Governor’s Emergency Proclamation Relating to Homelessness and Act 309, SLH 2025 .....	5
II.	Background and Scope of Work.....	5
A.	Project Overview and Timeline .....	5
B.	Scope of Work .....	6
C.	Offeror’s Qualifications .....	7
D.	Insurance Requirements.....	8
E.	Required Submittals .....	9
F.	Funding, Compensation, Payment, and Performance Schedule .....	9
G.	Offeror’s Responsibilities .....	10
H.	Owner’s Responsibilities.....	10
I.	Minimum Quantities and Owner’s Options to Purchase .....	10
J.	Modifications to Proposed Products.....	11
K.	Project Schedule and Delivery Deadline .....	11
L.	Liquidated Damages and Deduction for Uncorrected Work.....	12
M.	Offer Validity .....	12
N.	Term of Contract .....	12
III.	PROPOSAL FORMAT AND CONTENT .....	13
A.	Offeror’s Authority to Submit an Offer .....	13
B.	Required Review .....	13
C.	Proposal Preparation Costs .....	13
D.	Tax Liability.....	13
E.	Property of State.....	13
F.	Confidential Information.....	13
G.	Exceptions or Alternatives .....	14

H.	Proposal Contents .....	14
I.	Proposal Submission Format.....	16
J.	Best and Final Offer (BAFO).....	16
K.	Modification Prior to Submittal Deadline or Withdrawal of Offers .....	16
IV.	EVALUATION CRITERIA .....	16
A.	Disclaimers.....	16
B.	Evaluation of Proposals .....	16
C.	Request for Review .....	17
	EXHIBIT A.....	18
	EXHIBIT B .....	20

## **I. GENERAL INFORMATION**

### **A. Introduction**

The State of Hawaii (State) Department of Human Services (DHS), through the Statewide Office on Homelessness and Housing Solutions (SOHHS), is requesting proposals for residential pre-fabricated housing and community units to be furnished and delivered to the subject property located at Hawaii Tax Map Key (TMK) (1) 7-3-013:010 in Wahiawa, Hawaii, 96786. This solicitation includes line items for residential and communal structures that SOHHS and its pre-development partners have determined to be necessary for the creation of a kauhale village site at the subject property.

The purpose of the Kauhale Initiative is to create deeply affordable residential housing for vulnerable people experiencing homelessness and housing instability. Kauhale can include tiny home villages, repurposed buildings, or existing residential spaces, with on-site supportive services provided by a non-profit operator and other community partners.

This solicitation is exempt from the requirements of chapter 103D, HRS pursuant to the Governor’s Twenty-Second Emergency Proclamation Relating to Homelessness.

### **B. Cancellation**

This Request for Proposals (RFP) may be canceled and any or all proposals rejected, in whole or in part, without liability to the State, when it is determined to be in the best interests of the State.

**C. Terms and Acronyms Used Throughout the Solicitation**

<b>Term/Acronym</b>	<b>Definition</b>
BAFO	Best and Final Offer
CIP	Capital Improvement Project
Coordinator	Coordinator on Homelessness
DCCA	Department of Commerce and Consumer Affairs
DHS	Department of Human Services
EP	Governor’s Emergency Proclamation Relating to Homelessness
HAR	Hawaii Administrative Rules
HRS	Hawaii Revised Statutes
RFP	Request for Proposals
SF	Square Foot/Feet
SFY	State Fiscal Year
SLH	Session Laws of Hawaii
SOHHS	Statewide Office on Homelessness and Housing Solutions
State	State of Hawaii

**D. RFP Schedule and Significant Dates**

This schedule represents the State’s best estimate of the schedule that will be followed. All times indicated are Hawaii Standard Time (HST). If a component of this schedule is delayed, the remaining components will likely be adjusted by the same number of days. Any changes to the RFP schedule shall be reflected in and issued in an amendment. The approximate schedule is as follows:

<b>Event</b>	<b>Date</b>
Release of RFP	March 23, 2026
Due Date to Submit Questions	March 27, 2026
State’s Response to Questions	March 31, 2026
Proposal Due Date/Time	April 6, 2026
Notification to Offerors	April 10, 2026
Notification of Intent to Award	Approximately fifteen (15) calendar days after Notification to Offerors
Contract Start Date	TBD

**E. Questions on RFP**

All questions shall be submitted to the State, in writing, by the due date specified in Section I., D. RFP Schedule and Significant Dates, as amended. The State will respond to questions through Amendments by the specified date in Section I., D. RFP Schedule and Significant Dates, as amended.

Questions about this RFP shall be directed to SOHHS electronically at [gov.homelessness@hawaii.gov](mailto:gov.homelessness@hawaii.gov).

**F. Selection of Multiple Offers**

The State may select one or more offers submitted through this RFP. For example, the State may select one Offeror’s proposal for residential units and another Offeror’s proposal for communal units, if selecting multiple offers is in the best interests of the State.

**G. Prohibitions**

1. Pursuant to Section 11-355, HRS, contract funds may not be used for campaign finance contributions.
2. Pursuant to HAR Section 3-122-192, the Offeror must certify that the bid submitted in this RFP was arrived at independently. Collusion is prohibited.

**H. Applicability of General Conditions**

The State’s General Conditions for chapter 103D, HRS, contracts (Form AG-008) shall apply to the contract resulting from this RFP. Any exceptions or modifications made by the State to the General Conditions shall be described in writing. The Offeror is responsible for reviewing the General Conditions, which are attached to this RFP for reference.

**I. Applicability of the Governor’s Emergency Proclamation Relating to Homelessness and Act 309, SLH 2025**

This RFP is conducted under the Governor’s Twenty-Second Emergency Proclamation Relating to Homelessness, which allows for waivers of the State Procurement Code in chapter 103D, HRS, and other State law exemptions for qualifying activities.

Act 309, SLH 2025 requires at least two bidders for any procurement of building services and projects related to the Kauhale Initiative, if the project is estimated to be over \$1,000,000.

**II. BACKGROUND AND SCOPE OF WORK**

**A. Project Overview and Timeline**

SOHHS is the project owner of this proposed project. SOHHS is requesting proposals for residential pre-fabricated housing and community units (including, but not limited to: communal kitchens, community gathering spaces, laundry rooms, and staff offices and meeting spaces) for a kauhale housing project located in Wahiawa, Hawaii at TMK (1) 7-3-013:010 (“Wahiawa Kauhale”). The Wahiawa Kauhale will have initial capacity for up to sixty (60) persons, who are expected to be single adults or couples. In the event that the final design of the

project allows for future expansion, additional capacity may be added in a future phase. The subject property is owned by the State and will be set aside to DHS for Kauhale housing purposes.

SOHHS envisions the Wahiawa Kauhale as a transitional living community for unsheltered households in the central Oahu area. Residents will have semi-private living accommodations that include private living, sleeping, and sanitary facilities, with the possibility of limited food storage and cooking facilities within their units. Full cooking facilities will be provided through communal kitchens. The project will also include other communal areas to facilitate a shared sense of community and responsibility, such as community gathering rooms, laundry rooms, staff spaces, and green spaces. Property management and supportive services will be provided by an on-site project operator. Residents will participate in the upkeep and maintenance of the property as necessary.

SOHHS and its pre-development partner have determined that the use of pre-fabricated housing and community units will best meet the needs of this kauhale project location. SOHHS will separately contract for on-site vertical and horizontal construction, including infrastructure extensions and connections, footings, landscaping, fencing and other related facilities.

The Wahiawa Kauhale project location is undergoing active site assessments and planning activities. Site preparation is expected to begin in April 2026. The project site is expected to be ready for installation of the pre-fabricated units purchased under this RFP by November 1, 2026. This timeline is subject to change.

## **B. Scope of Work**

The Offeror shall perform all necessary tasks to furnish and deliver the specified quantities of each unit type described in Exhibit A, which shall be determined by the State and agreed upon by the Offeror prior to the commencement of work. Units shall meet the minimum requirements in Exhibit B unless otherwise specified in writing by the State. The scope of work shall include the following activities:

1. Participating in pre-development meetings and planning sessions with SOHHS, the owner's representative, and other stakeholders involved in this project.
2. Off-site design and customization of unit specifications, if applicable, to meet the State's goals for the project site.
3. Production and assembly of the specified quantity of each unit type ordered by the State.

4. Packing units to ensure maximum shipping efficiency, protection from damage, and the ability to transport units on State roadways.
5. Arrangement of transportation to the island of Oahu, Hawaii, if units are manufactured outside of Oahu.
6. Delivery of all units to a designated overseas freight carrier, if applicable.
7. Delivery of all units to the project site for final acceptance by the State.
8. Insuring all units for the full replacement price in accordance with Section II., C. Offeror's Qualifications, which shall be effective from the time of production completion to final delivery and acceptance by the State.
9. Providing a minimum warranty of 1 year on all manufactured units produced and assembled, which shall survive the termination of the contract. The warranty period shall commence from the date that the units are accepted by the State or the end of the contract, whichever is later.
10. Providing technical support and assistance to the on-site construction manager, Owner's representative, and other stakeholders involved in this project.
11. Any other tasks necessary to carry out the activities described above.

All deliverables under this project must be acceptable to SOHHS and completed in a timely manner.

**C. Offeror's Qualifications**

The Offeror must meet the following minimum requirements to be considered responsive to this solicitation. Failure to meet these minimum requirements will cause the Offeror's submission to be rejected from further evaluation.

1. The Offeror must be authorized to enter into a contract with the State of Hawaii, including being authorized to do business in Hawaii.
2. The Offeror must have verifiable prior experience relating to the activities specified in Section II., B. Scope of Work.
3. The Offeror shall be compliant through Hawaii Compliance Express (HCE) prior to execution of a contract.
4. Prior to execution of a contract, the Offeror shall obtain an insurance policy that meets the requirements in Section II., D. Insurance Requirements. The Offeror is responsible for reviewing the insurance

requirements in this RFP prior to submitting a proposal. Failure to obtain proper insurance shall result in a cancellation of the award.

**D. Insurance Requirements**

The insurance requirements in this RFP supersede Section 1.4 Insurance Requirements of the AG General Conditions. The Offeror shall comply with all insurance requirements in this section prior to execution of a contract and shall be required to maintain this insurance through the term of the contract.

1. The Contractor shall indemnify the State of Hawaii, DHS, and its elected and appointed officials, and employees. The Contractor shall also be self-insured, or obtain, maintain, and keep in force throughout the period of this contract, the following minimum insurance coverages and limits:

General Liability Insurance:	\$1,000,000 per occurrence \$2,000,000 aggregate
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Automobile Insurance:	\$1,000,000 per accident
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Workers' Compensation:	Statutory minimum as required by law
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Builder's Risk Insurance:	As applicable to cover the cost of the units while in production
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2. General liability and automobile liability policies required by this contract, including a subcontractor's policy, shall contain the following clauses on the certificate of insurance.

"It is agreed that any insurance maintained by the State of Hawaii will apply in excess of, and not contribute with, insurance provided by this policy."

"The State of Hawaii is added as an additional insured as respects to operations performed for the State of Hawaii."

3. Waiver of Subrogation in favor of the State of Hawaii shall also be included for the General Liability, Automobile Liability, and Workers Compensation policies. The Contractor shall endorse such policies to a waiver of any right to subrogation against the State of Hawaii and their respective employees and agents by each insurer under each required policy described herein. When required by the insurer or should a policy condition not permit the Contractor to enter into a pre-loss agreement to waive subrogation without an endorsement, the Contractor shall notify the

insurer and request that the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which includes a condition specifically prohibiting such an endorsement, or voids coverage should the Contractor enter into such an agreement on a pre-loss basis.

4. Failure of Contractor to provide and keep in force such insurance shall be a material default under this Contract. The State shall be entitled to exercise any and all of the remedies provided in this Contract and by law for default by Contractor.
5. The provision of such insurance shall not be construed to limit the Contractor's liability here under or to fulfill the indemnification provisions and requirements of this Contract. Notwithstanding such insurance, the Contractor shall be obligated for the full and total amount of damage, injury, or loss caused by negligence or neglect connected with this Contract.
6. The Contractor shall notify the State in writing of any cancellation or change in insurance provisions thirty (30) calendar days prior to the effective date of such cancellation or change.
7. DHS is a self-insured primary. Any insurance maintained by the State of Hawaii shall apply in excess of, and shall not contribute with insurance provided by the Contractor.
8. The Contractor shall include any subcontractors as additional insured under its policies or provide to the State separate Certificates of Liability Insurance for each subcontractor. Any subcontractor shall comply with the same insurance requirements as the Contractor.

**E. Required Submittals**

The Offeror shall submit all required materials in Section III., H. Proposal Contents to be considered responsive to this RFP. The State reserves the right to request additional or clarifying information from the Offeror if the State determines that such information is necessary to evaluate the Offeror's proposal.

**F. Funding, Compensation, Payment, and Performance Schedule**

1. Funding is based on the availability of State CIP funds for the Kauhale Initiative in SFY 2026.
2. Contractor may be subject to the requirements of Chapter 104, HRS.

3. The State may implement a payment schedule based on the completion of specific deliverables or milestones during the course of the contract as determined by the Project Schedule.
4. Payment shall be made upon submission of signed invoices as requested and upon review and acceptance by the State. At the time of invoicing, Contractor shall be compliant through HCE.
5. Payment shall be made based on the fixed prices accepted by the State resulting from this RFP unless otherwise specified.
6. Final payment shall be made only upon completion of all required activities in the contract as determined by the State, less any liquidated damages owed to the State.

**G. Offeror's Responsibilities**

1. The Offeror shall perform all tasks in Section II., B. Scope of Work, unless otherwise specified in the contract resulting from this RFP.
2. The Offeror shall respond in writing to questions or concerns from SOHHS or its pre-development partner within forty-eight (48) hours.
3. The Offeror shall present periodic performance and status updates to the State, its pre-development partner, and other stakeholders as requested.

**H. Owner's Responsibilities**

1. The State shall review and approve all project deliverables.
2. The State shall monitor project progress through status meetings, status reports, and project schedules.
3. The State shall bring issues to the Offeror's attention in a prompt manner.
4. The State shall issue payments under the contract upon receiving acceptable deliverables and appropriate invoices while ensuring the vendor is HCE compliant prior to payment.

**I. Minimum Quantities and Owner's Options to Purchase**

The project location is undergoing active site assessments and planning activities, which may affect the total quantity of units to be purchased under this contract. The State has provided an estimate of the desired capacity for the

project for planning purposes. By submitting an offer, the Offeror agrees that:

1. There is no minimum or maximum quantity of each unit type described in this RFP.
2. The State intends to purchase only the quantity required of each unit type needed for this project. This may result in no quantities ordered of certain unit types.
3. The Offeror's price for each line item in Offeror Form SOHHS-OF-2 shall not reflect a minimum or maximum quantity, such as a discount for ordering a certain quantity of units, unless the Offeror clearly indicates such prices on the form.
4. The State reserves the right to reject offers that establish a mandatory minimum or maximum quantity of units to be purchased, without the option to purchase only the quantity desired.
5. Units purchased under this RFP may be used at other project locations, as determined by the State.

**J. Modifications to Proposed Products**

The State may request modifications or customizations to the proposed product designs and specifications to better meet the needs of the project, including but not limited to: substitutions of materials, relocation of fixtures or built-in furnishings, changes to finishings or paint swatches, and increased accessibility features. The State and Offeror shall agree to any modifications or customizations in writing, including any changes to the proposed unit prices.

**K. Project Schedule and Delivery Deadline**

After the Notice of Intent to Award and final determination of the quantity of units to be purchased under the contract, the Offeror shall prepare a Project Schedule including specific milestones in the course of the contract. These milestones may include, but shall not be limited to:

1. Initial mobilization.
2. Commencement of production.
3. Fifty percent (50%) production completion.
4. Production completion.

5. Final delivery and acceptance of all products by the State.

The State's delivery deadline for units purchased under this RFP is November 1, 2026, unless otherwise specified in writing. By submitting an offer, the Offeror certifies that it has the capacity to fulfill an order similar in scope to the project narrative described in Section II., A. Project Overview and Timeline.

**L. Liquidated Damages and Deduction for Uncorrected Work**

The State may assess liquidated damages in the amount of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00) for each calendar day the Offeror fails to perform in whole or in any part of its obligations in the Project Schedule, including meeting the final delivery deadline, as determined by the State, and as may be amended by mutual agreement between the State and the Offeror.

The State reserves the right to reject any work as defective or not conforming to the requirements of the contract, and to correct or remove and replace said defective or non-conforming work if it is determined inexpedient for the Offeror to do so. The cost to correct or remove and replace defective or non-conforming work shall be deducted from the cost of the contract price.

**M. Offer Validity**

By submitting an offer, the Offeror agrees that the pricing schedule in SOHHS-OF-2 is valid for a minimum of ninety (90) calendar days from the submittal deadline of this RFP.

**N. Term of Contract**

The successful Offeror shall be required to enter into a formal written contract with SOHHS to complete the required services in Section II., B. Scope of Work, as further clarified by the State's determination of the quantity of units to be purchased. The initial term of the contract shall be for twelve (12) months, starting on the date of the Notice to Proceed (NTP). The contract may be extended for up to six (6) months, or any portion thereof if mutually agreed upon in writing prior to the contract expiration. The Contractor or State may terminate the contract period at any time upon thirty (30) calendar days' written notice, provided that all required services and deliverables have been accepted by the State.

The initial contract period of performance is approximately May 1, 2026 through and including April 30, 2027.

### **III. PROPOSAL FORMAT AND CONTENT**

#### **A. Offeror's Authority to Submit an Offer**

The State will not participate in determinations regarding an Offeror's authority to sell a product or service. The Offeror shall resolve any questions regarding the right or ability to sell a product or service prior to submitting an offer.

#### **B. Required Review**

Before submitting a proposal, the Offeror must thoroughly and carefully examine this RFP, including any attachments, exhibits, addenda, or other relevant documents, to ensure the Offeror understands the requirements of the RFP. The Offeror must become familiar with State, local, and federal laws, statutes, ordinances, rules, and regulations that may in any manner affect cost, progress, or performance of the work required.

The Offeror shall submit any questions to the State in writing by the deadline specified in Section I., D. RFP Schedule and Significant Dates and E. Questions on RFP. Submissions that do not adhere to the requirements in this RFP may not be answered.

#### **C. Proposal Preparation Costs**

All costs incurred by the Offeror in preparing or submitting a proposal shall be the Offeror's sole responsibility, whether or not any award results from this RFP. The State shall not reimburse proposal preparation costs.

#### **D. Tax Liability**

The Offeror is responsible for determining its tax liability under local and federal laws. Work to be performed under this RFP is a taxable activity unless otherwise specified, or if the Offeror is exempt from taxation pursuant to any law. The Offeror is responsible for any taxes owed on sales made to the State pursuant to this contract.

#### **E. Property of State**

All proposals and attachments become the property of the State of Hawaii.

#### **F. Confidential Information**

If an Offeror believes that any portion of an offer, specification, protest, or correspondence contains information that should be withheld from disclosure as confidential, then the Offeror shall inform the Procurement Officer named on the cover of this RFP in writing and provide justification to support the Offeror's confidentiality claim. Price is not considered confidential and will not be withheld.

An Offeror shall request in writing nondisclosure of information such as

designated trade secrets or other proprietary data Offeror considers to be confidential. Such requests for nondisclosure shall accompany the proposal in order to facilitate eventual public inspection of the nonconfidential portion of the proposal.

The State will make a final determination on whether any portion of an offer, specification, protest, or correspondence contains information that should be withheld from disclosure as confidential in compliance with applicable state and federal rules and laws.

**G. Exceptions or Alternatives**

Should Offeror take any exception to the terms, conditions, specifications, or other requirements listed in the RFP Offeror shall list such exceptions in this RFP section where exception is taken, a description of the exception taken, and the proposed alternative, if any. The Offeror shall submit this list along with the required items listed in Section III., H. Proposal Contents to be considered. The State reserves the right to accept or not accept any exceptions or proposed alternatives. Exceptions or alternatives proposed after the acceptance of proposals may not be granted.

No exceptions to statutory requirements of the AG General Conditions shall be considered.

**H. Proposal Contents**

To be considered responsive, the Offeror's proposal must include all forms and materials indicated below:

1. Transmittal letter to confirm that the Offeror shall comply with the requirements, provisions, terms, and conditions in this RFP.
2. Signed Offer Form SOHHS-OF-1 with the complete name and address of the Offeror's firm and name, mailing address, telephone number, and email address of the designated point of contact for this RFP.
3. A proposal narrative of the Offeror's experience, qualifications, and capabilities that includes:

- a) The number of years Offeror has been in business and the number of years Offeror has performed services or provided goods specified by this RFP.
  - b) A list and brief description of at least three (3) examples of other multifamily residential projects using the Offeror's pre-fabricated housing products. Projects should be of a similar scope and purpose of this proposed project in this RFP. The Offeror may include external links to its portfolio of past projects to supplement the required information.
  - c) A summary of the Offeror's experience providing pre-fabricated residential housing products within the state of Hawaii, which may include experience with public or private sector projects.
  - d) A summary listing of judgments or pending lawsuits or actions against the Offeror, adverse contract actions, including termination, suspension, imposition of penalties, or other actions relating to failure to perform or deficiencies in fulfilling contractual obligations. If none, so state.
4. A proposed timeline of project activities, including the approximate time needed from the NTP to design, produce, and deliver the requested units to the State. The Offeror should refer to the project timeline in Section II., A. Project Overview and Timeline.
5. If subcontractors will be used, include a list of subcontractors indicating the general scope of work to be performed by each subcontractor. By submitting this list, the Offeror certifies that each subcontractor is available and willing to perform the work as required.
6. Signed Offer Form SOHHS-OF-2 with the inclusive price list of each proposed product. The final price per unit shall include all design and preparation, materials, labor, and shipping to the state of Hawaii. There is no limit to the number of proposed products that meet the specifications identified in this RFP.
7. Technical specifications, informational sheets, renderings, or other descriptions of each proposed product, including dimensions, materials, amenities, safety features, weather resistance, and any other relevant information necessary for the State to evaluate the product's suitability for the proposed project.
8. The Offeror's warranty on the proposed products.

**I. Proposal Submission Format**

Proposals shall be submitted electronically to SOHHS via email at [gov.homelessness@hawaii.gov](mailto:gov.homelessness@hawaii.gov). To be considered responsive, the Offeror's email shall be dated on or before the proposal due date/time as specified in Section I., D. RFP Schedule and Significant Dates.

**J. Best and Final Offer (BAFO)**

If the State determines a BAFO is necessary, it shall request one from the Offerors. The Offerors shall submit a BAFO by the deadline established by the State and any BAFO received after the deadline or not received shall not be considered.

**K. Modification Prior to Submittal Deadline or Withdrawal of Offers**

The Offeror may modify or withdraw a proposal before the proposal due date and time. The Offeror shall notify the State via email at [gov.homelessness@hawaii.gov](mailto:gov.homelessness@hawaii.gov) to modify or withdraw its proposal.

**IV. EVALUATION CRITERIA**

**A. Disclaimers**

Submission of a proposal shall not create rights, interest, or claims of entitlement in any Offeror, including the best evaluated Offeror. The State reserves the right, at its sole discretion, to reject any and all proposals in accordance with applicable laws and regulations, including, but not limited to: unreasonably high prices; failure of all proposals to meet technical specifications; error in the request for proposals; cessation of need; unavailability of funds; or a determination by the procurement agency that proceeding with the procurement would be detrimental to the best interests of the State.

**B. Evaluation of Proposals**

Proposals will be evaluated by the State in accordance with the submission requirements and the evaluation criteria in this section. The award will be made to the responsive Offeror(s) whose proposal(s) is/are determined to be the most advantageous to the State based on the evaluation criteria listed in this section. The State reserves the right to select portions of a proposal, to select multiple proposals, or to reject any and all proposals.

<b>Evaluation Criteria</b>	<b>Maximum Points</b>
Cost for proposed goods and services, including any discounts offered to the State or value in excess of the minimum requirements	25
Product quality and suitability for the proposed project and purpose, including Offeror's warranty	25
Scheduling and ability to furnish and deliver requested units within SOHHS's desired timeline	25
Offeror's prior experience and examples of similar past projects	10
Offeror's prior experience providing prefabricated housing units in Hawaii	5
Estimated level of risk to the State based on Offeror's prior contracts or other judgments, lawsuits, or adverse actions relating to contract performance	10
<b>TOTAL</b>	<b>100</b>

**C. Request for Review**

The Offeror may submit a written request for a review of their evaluation score within five (5) business days of the Notification to Offerors in Section I., D. RFP Schedule and Significant Dates. The State will respond to requests received pursuant to this process within ten (10) business days. If the review results in a change to the State's intent to award one or more contracts under this RFP, the State will notify all Offerors and issue a new Notice(s) of Intent to Award to the successful Offeror(s).

## EXHIBIT A

### Pre-Fabricated Unit Specifications

Item No.	Description	Specific Requirements
1	Attached Residential Unit (Stackable or Non-Stackable)	<ul style="list-style-type: none"> <li>• Residential unit with private living spaces and private sanitary facilities</li> <li>• Kitchenette with sink, countertop, cabinet or shelving storage, countertop microwave, and small refrigerator</li> <li>• May propose an accessible layout, if different from standard layout</li> <li>• All rooms and facilities on one floor</li> <li>• May be stackable to create a two-story walk-up configuration</li> </ul>
2	Detached Residential Unit (Non-Stackable)	<ul style="list-style-type: none"> <li>• Residential unit with private living spaces and private sanitary facilities</li> <li>• Kitchenette with sink, countertop, cabinet or shelving storage, countertop microwave, and small refrigerator</li> <li>• May propose an accessible layout, if different from standard layout</li> <li>• All rooms and facilities on one floor</li> <li>• Standalone detached unit</li> </ul>
3	Community Kitchen Unit	<ul style="list-style-type: none"> <li>• Communal kitchen unit with cooking, food preparation, and food storage for residents</li> <li>• All appliances designed for residential/home use</li> <li>• Accessible for limited mobility users</li> <li>• Ground floor only</li> <li>• Standalone detached unit</li> </ul>
4	Office Unit	<ul style="list-style-type: none"> <li>• Office unit for staff and property management workspace</li> <li>• May substitute a detached 1-bedroom or 2-bedroom residential unit that meets the specific requirements</li> <li>• Living/sleeping space to be used as a workspace</li> <li>• Must contain cooking and sanitary facilities for staff use</li> <li>• Accessible for limited mobility users</li> <li>• All rooms and facilities on one floor</li> <li>• Standalone detached unit</li> </ul>
5	Community Center Unit	<ul style="list-style-type: none"> <li>• Congregate space for residents to meet and participate in group activities</li> </ul>

		<ul style="list-style-type: none"><li>• May include attached restroom facilities with toilet and sink</li><li>• Single large room on one floor</li><li>• Standalone detached unit</li></ul>
6	Laundry Unit	<ul style="list-style-type: none"><li>• Laundry facilities for residential use</li><li>• Single large room on one floor</li><li>• Non-stackable, ground floor only</li><li>• Standalone detached unit</li></ul>

## **EXHIBIT B**

### **General Requirements for Pre-Fabricated Units**

#### **A. Structural**

1. Structures must have a life expectancy of at least twenty (20) years under normal wear and tear.
2. Structures must conform to International Building Code (IBC) standards, unless otherwise agreed upon in writing by the State. The Offeror shall describe any deviations from the IBC.
3. Exterior walls for residential units must meet a minimum of 2-hour fire rating.
4. All units must be free of hazardous materials, such as lead paint and asbestos.
5. All wood for structural and roofing materials, if applicable, shall be of a termite resistant nature.
6. All units shall be insulated for temperature control and sound reduction.
7. All units must be fully weatherproof and suitable for the climate and temperature of Hawaii, which shall include the use of reinforced framing and materials designed to resist the impact of high winds.
8. Roofs must be designed for appropriate water drainage away from foundations and walking areas, including gutters and downspouts if applicable, and rated for high wind resistance.

#### **B. Dimensions and Size**

1. Residential units must be a minimum of 100 SF.
2. Compatibility with standard or extra-wide shipping container dimensions is preferred.
3. All structures must be transportable on State highways.
4. The minimum door width is 36".
5. All residential units must include a living/sleeping space that fits a twin XL size mattress (approximately 38" W x 80" L) with a minimum of 36" clearance between the mattress and the nearest wall.
6. Offeror may propose accessible layouts (e.g. wider doorframes, lower or adjustable countertops, larger bathrooms, etc.) if the standard layout is not accessible.

#### **C. Infrastructure**

1. All units must include standardized connections for water, wastewater, and electricity.
2. Ventilation must be provided through natural air exchange and either a ceiling mounted fan or air conditioning unit.

3. Compatibility with photovoltaic systems is preferred.

**D. Amenities and Furnishings**

1. Living/sleeping spaces within residential units must include the following:
  - a) Exterior window with a maximum finished sill height 44" from the ground, which shall be used for natural air exchange and egress. Designed to facilitate cross-ventilation preferred.
  - b) Sufficient space for a twin XL size mattress with a minimum of 36" clearance between the mattress and the nearest wall.
  - c) Clothing storage space, such as a closet or dresser.
  - d) Overhead illumination controlled by a wall-mounted light switch at standard height.
  - e) Wall-mounted grounded electrical outlet near the floor.
  - f) Ceiling-mounted electric fan, controlled by a wall-mounted switch at standard height.
  
2. Kitchenette facilities within residential units must include the following:
  - a) Dormitory-sized refrigerator or refrigerator/freezer combination.
  - b) Countertop microwave oven.
  - c) Dishwashing sink.
  - d) Food storage cabinets, shelves, and/or drawers.
  - e) Overhead illumination controlled by a wall-mounted light switch at standard height.
  - f) Wall-mounted electrical outlet with ground fault circuit interrupter (GFCI) protection at countertop height.
  
3. Sanitary facilities within residential units must include the following:
  - a) Toilet.
  - b) Shower stall or combination bathtub with showerhead.
  - c) Overhead illumination controlled by a wall-mounted light switch at standard height.
  - d) Wall-mounted electrical outlet with ground fault circuit interrupter (GFCI) protection at countertop height.
  - e) Thumb turn doorknob or other keyless privacy lock designed to be locked from the inside.
  - f) Ventilation provided by either an exterior window for natural air exchange or a mechanical fan with exterior air exhaust.
  - g) Handwashing sink may be combined with the dishwashing sink, if the dishwashing sink is separated from the toilet and shower/combined bathtub (water closet).
  
4. Communal kitchen units must include the following:

- a) Standard size refrigerator and freezer combination.
  - b) Standard size stovetop with four burners, oven, or combined range.
  - c) Microwave oven, which may be overhead mounted or countertop.
  - d) Countertop space for food preparation.
  - e) Overhead cabinets and lower cabinets and drawers for food and utensil storage.
  - f) Dishwashing sink with dish drying space.
  - g) Overhead illumination controlled by a wall-mounted light switch at standard height.
  - h) Wall-mounted electrical outlet with ground fault circuit interrupter (GFCI) protection at countertop height.
  - i) At least one exterior window, which may also be a sliding glass entry door.
  - j) All areas must be accessible to users with limited mobility, such as persons using a wheelchair or walker.
5. Community center units must include the following:
- a) At least one exterior window, which may also be a sliding glass entry door.
  - b) Overhead illumination controlled by a wall-mounted light switch at standard height.
  - c) Wall-mounted grounded electrical outlet near the floor.
  - d) Ceiling-mounted electric fan, controlled by a wall-mounted switch at standard height.
  - e) All areas must be accessible to users with limited mobility, such as persons using a wheelchair or walker.
6. Laundry units must include the following:
- a) Water, wastewater, electrical, and external ventilation connections for up to four sets of commercial electric washing machines and dryers.
  - b) Overhead illumination controlled by a wall-mounted light switch at standard height. Motion-activated light switch preferred.
  - c) Wall-mounted electrical outlet with ground fault circuit interrupter (GFCI) protection.
  - d) All areas must be accessible to users with limited mobility, such as persons using a wheelchair or walker.

## **E. Finishes**

1. Building exteriors, including roofs, walls, doors, windowsills, and other outward-facing finishes and trims should reflect a high level of visual appeal and present a positive community image. Economic and low-

maintenance materials are strongly desired. All materials must be weatherproof and designed for long-term residential use.

2. All exterior doors must be solid-core and lockable.
3. All windows must be double-paned and fully weather sealed. Windows used for natural air exchange and/or egress must be operable and lockable.
4. All units must be master-keyed alike using an electronic key fob system.
5. All exterior hardware (e.g. door hardware, window frames, etc.) must be resistant to corrosion.
6. All flooring must be non-porous, water resistant, and scratch resistant (no carpet). Baseboards must be quarter round and of similar color to the flooring.
7. Countertops and cabinets must be durable, non-porous, and uniformly colored throughout. Hardware must be user replaceable and uniform.
8. All wood for finishes and furnishings, if applicable, shall be of a termite resistant nature.