

**King Lunalilo Trust**  
**Affordable Kupuna Rentals Project**

**REQUEST FOR PROPOSALS**  
**Architecture and Engineering services and Construction Cost Estimate**  
**RFP # 2025-A: Lunalilo Kupuna Rentals**

**Proposal Due Date: April 4, 2025 by 5:00 pm Hawaii Time**  
**Send 1 electronic copy via email to: [info@lunalilo.org](mailto:info@lunalilo.org)**

Owner: King Lunalilo Trust & Home  
Lead: J. “Keola” Dean, Chief Executive Officer

**1. Introduction**

King Lunalilo Trust (KLT) located at 501 Kekāuluohi Street Honolulu, HI 96825 is soliciting proposals from construction companies and architecture and engineering firms to prepare site plans, and technical drawings for a development project on the Lunalilo Home campus.

**2. Project Description**

Nā Hale Noho ‘O Lunalilo ma Maunalua (Lunalilo Residences @ Maunalua) is an independent kupuna (senior) rental project on the Lunalilo Home campus at 501 Kekauluohi Street, Honolulu, HI 96825. The project consists of twenty (20) 1-bedroom, 1-bath units as well as one 1-bedroom, 1-bath unit for the resident manager and an office for the resident manager and maintenance (every unit and the office will be 664 square-feet each, for a total square footage of 14,608). The project is designed to help kupuna age in place for as long as possible – with single-story construction, full walker and wheelchair accessible design throughout, ramp-access, and no-threshold showers for every unit. The units face each other across a common walking path, to help create community.

The King Lunalilo Trust hosts several programs on the Lunalilo Home campus, including Lunalilo Home (an adult residential care facility), Lunalilo Home Adult Day Care, and the Lokomaika‘i Hawai‘i Heritage Center (a Hawaiian cultural center operated by a non-profit partner). As an Ali‘i Trust, King Lunalilo Trust infuses all of our programs with Hawaiian culture and values. While the Lunalilo Residences @ Maunalua will be open to all applicants in full compliance with the fair housing laws, we will target providing housing for kupuna who desire to live in and contribute to a community that is infused with Hawaiian culture and filled with numerous Hawaiian cultural activities.

To qualify for FHLB and HUD funding sources and to meet the mission of KLT, the units will be allocated to area median income (AMI) levels (with their rent limits) as follows:

- 13 units at 50% AMI, maximum rent of \$2,321 per month
- 7 units at 80% AMI, maximum rent of \$3,080 per month (capped at fair market rent for 96825)

### 3. Timelines

Request for Information (RFIs) Due By: **5:00 p.m. Hawaii Time on March 21, 2025**

Bid Proposals Due By: **5:00 p.m. Hawaii Time on April 4, 2025**

Questions regarding the RFP must be directed to J. Keola Dean and emailed to [info@lunalilo.org](mailto:info@lunalilo.org). Answers will be provided to all known respondents.

### 4. Qualifications (Insert strengths that you would like a bidding firm to possess)

- A. Respondents must be licensed under applicable laws in the State of Hawaii.
- B. 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.
- C. Respondents must demonstrate adequate capacity within both their firm and their consultants to complete the scope of work in accordance with the project timeline.

### 5. Scope of Work

- A. Architectural and Engineering Services
  - i. Prepare architectural plans and site plans for the project, based on the conceptual floor plan in **Exhibit B**, conceptual exterior rendering in **Exhibit C**, and conceptual site plan in **Exhibit D**, for purposes of community engagement, entitlements work, solicitation of contractor proposals, construction planning, financing and funding, etc.
- B. Cost Estimating
  - i. Develop cost estimates for demolition, infrastructure, and construction of the 23 units and one office, parking, and new paved ingress-egress from the units to Kekupua Street using the parcel owned by KLT at 434 Kekupua Street, for purposes of solicitation of contractor proposals, construction planning, financing and funding, etc.
  - ii. Estimate planning, permitting, and construction schedule for purposes of construction planning, financing and funding, etc.

### 6. Proposal Submission to Include:

- A. Overview of bidding firm and principal officers.
- B. Description of technical capabilities and areas of expertise.
- C. Description of ability to provide services described in Scope of Work.
- D. Description of firm's experience in sustainable design and designing for affordable senior rental housing (kupuna housing).
- E. Description of similar projects completed in the City and County of Honolulu, Hawaii.
- F. Fee proposal.
- G. Description of how the project will be managed, who will do the work, and the expected roles of all team members.
- H. Description of consultants to be utilized, roles and responsibilities, and resumes.

## 7. Acceptance or Rejection

- A. The contract (if awarded) will be awarded based on review by a selection committee. Factors in selection will include responsiveness of proposal, description of service, relevant project experience, fees, qualifications of firm and staff, readiness, and capacity to complete the work.
- B. KLT reserves the right to reject any or all proposals or to accept any offer that is in its best interest. KLT also reserves the right to waive informalities or irregularities in procedure and to postpone the award of this contract for up to 60 days.
- C. KLT reserves the right to cancel the contract or a portion thereof without penalty at any time.

Questions regarding the RFP must be directed and emailed to J. Keola Dean at [info@lunalilo.org](mailto:info@lunalilo.org). Answers will be provided to all known respondents.

## 8. Additional Information

### A. Funding

- i. Grant funding will play a role in the development of this site and may layer additional project requirements/compliance.
- ii. Award of any contracts associated with this project are subject to funding availability.

### B. Equal Opportunity

KLT is an Equal Opportunity Employer. Minorities and women are encouraged to apply. KLT makes reasonable accommodation for any known disability that may interfere with an applicant's ability to compete in the recruitment and selection process or the Contractor's ability to perform the essential duties of the job. For KLT to make such accommodation, the applicant must make known any needed accommodation.

## 9. Response

- A. Proposals shall be received no later than 5:00 pm Hawaii Time by electronic submission to **April 4, 2025**. No hard copies. Please state: "RFP # 2025-A" in the subject heading. Remit to [info@lunalilo.org](mailto:info@lunalilo.org).
- B. Enter your Total Cost of Services on **Exhibit A**, Price Sheet, and provide firm resumé including individual team members and experience with similar projects and professional qualifications.

**Exhibit A**  
**King Lunalilo Trust & Home**  
**Affordable Kupuna Rentals Project**  
**RFP # 2025-A**

**Price Sheet**

This Price Sheet must be submitted with your response.

Name of Firm: \_\_\_\_\_

Total Cost: \_\_\_\_\_

Provide your hourly rate for each person that may provide consulting services.

Role: \_\_\_\_\_

Rate: \_\_\_\_\_

Role: \_\_\_\_\_

Rate: \_\_\_\_\_

Role: \_\_\_\_\_

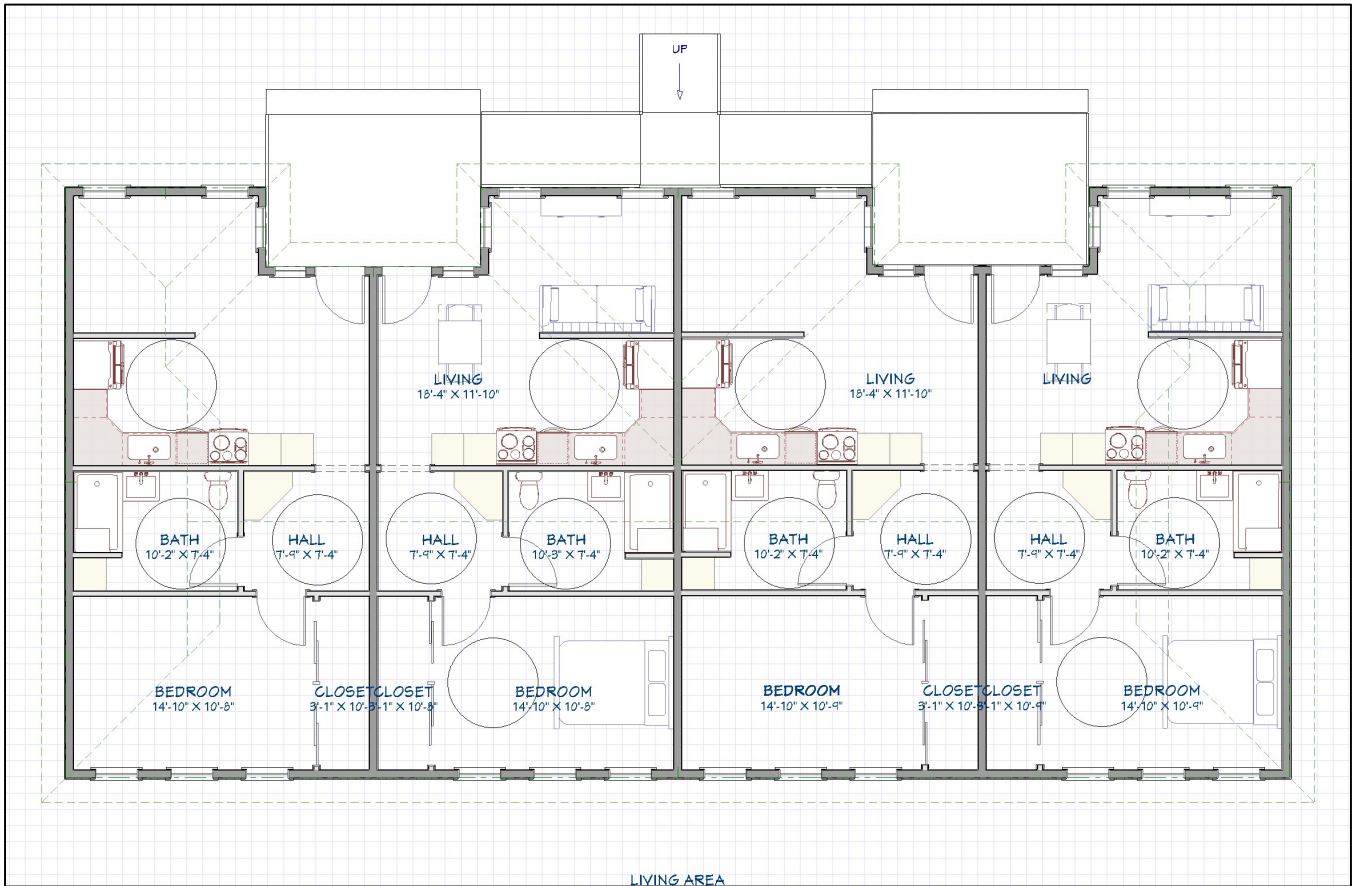
Rate: \_\_\_\_\_

Name of Point of Contact at Firm: \_\_\_\_\_

Contact E-mail: \_\_\_\_\_

**Exhibit B**  
**King Lunalilo Trust & Home**  
**Affordable Kupuna Rentals Project**  
**RFP # 2025-A**

**Conceptual Floor Plan**



**Exhibit C**  
**King Lunalilo Trust & Home**  
**Affordable Kupuna Rentals Project**  
**RFP # 2025-A**

**Conceptual Exterior Rendering**





**Exhibit D**  
**King Lunalilo Trust & Home**  
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**Conceptual Site Plan**

