



06 AUG 14 10:00

STATE PROCUREMENT OFFICE EMERGENCY PROCUREMENT REQUEST

1. TO: Chief Procurement Officer
2. FROM: DBEDT/Hawaii Housing Finance and Development Corporation

Department/Division/Agency

Pursuant to §103D-307, HRS, and Subchapter 10, Chapter 3-122, HAR, the Department requests approval for the following:

3. Date 8/10/06 4. After the fact YES NO

5. Nature of the Emergency
Award a contract to a real estate development consultant to accomplish the objectives of Act 288, Session Laws of Hawaii, 2006, and that without the needed services, the preservation or protection of irreplaceable property will be seriously threatened.

6. Vendor: Vendor Selection will commence within ten calendar days or sooner.
Address: To be determined. 7. Price:
To be determined, but around \$100,000.

8. Description of goods, services, or construction to be purchased
The scope of services consists of real estate development services generally required to acquire and evaluate development options in order to preserve affordable rental housing at the Kukui Gardens Project, inclusive of site assessments, appraisals, financial feasibility studies, and broker services (see attached Memorandum).

9. Reason for Vendor Selection
Vendor to be determined. The emergency procurement shall be made with such competition as is practicable under the circumstances.

10. Direct questions to: Dan Davidson, Executive Director Phone: 587-0644

11. I certify that the information provided above is to the best of my knowledge, true and correct.

August 10, 2006

Department Head or Designee

Date

Reserved for SPO Use Only

12. Chief Procurement Officer's comments:

This request does not meet the criteria required to justify emergency procurement. The DBEDT/Hawaii Housing Finance and Development Corporation may submit SPO Form 7, Notice of and Request for Exemption From Chapter 103D, HRS to SPO.

13.

APPROVED DISAPPROVED NO ACTION REQUIRED

Chief Procurement Officer Date 8/18/06

14. E.P.No. 07-08-A

INTEROFFICE MEMORANDUM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION

REF. NO.: DEV-06-006
DATE: 08/08/06

SUSPENSE:

Subject: **Kukui Gardens Consultant RFP – Determination to use the Emergency Procurement Method** Originator: Id

TO: Dan Davidson
Special Assistant *DD*
THRU:

FROM: Janice Takahashi *JT*
Acting Executive Director

In accordance with section 103D-307, Hawaii Revised Statutes (“HRS”) and Sections 3-122-88 and 3-122-90, Hawaii Administrative Rules (“HAR”), this memorandum shall serve as the written determination for the use of the Emergency Procurement Method of procurement for the selection of a real estate development consultant to accomplish the objectives of Act 288, Session Laws of Hawaii 2006 (“Act 288”). Act 288 calls for Hawaii Housing Finance and Development Corporation to “immediately initiate negotiations with Kukui Gardens” to preserve Kukui Gardens as an affordable housing project. It is critical to these time sensitive negotiations to have the services of an experienced real estate development consultant at the earliest possible time.

The Emergency Procurement Method is the most practicable method of selection for the services needed to accomplish the desired objectives of Act 288 and that without the needed services, the preservation or protection of irreplaceable property will be seriously threatened. A copy of this memorandum and the SPO-02 Form will be sent to the Chief Procurement Officer (Administrator of State Procurement Office) immediately due to the time pressure affecting this solicitation.

This memorandum shall also serve as the determination for the cancellation of the Request for Proposal Method of solicitation for this project pursuant to Section 103-308, HRS and Section 3-122-96, HAR, since cancellation is in the interest of the public.