



**STATE PROCUREMENT OFFICE
NOTICE OF AND REQUEST FOR EXEMPTION
FROM CHAPTER 103D, HRS**

1. TO: Chief Procurement Officer
2. FROM: Hawaii Public Housing Authority

Department/Division/Agency

Pursuant to §103D-102(b)(4), HRS, and Chapter 3-120, HAR, the Department requests a procurement exemption to purchase the following:

3. Description of goods, services or construction:

Property management and maintenance services at Wilikina Apartments

4. Name of Vendor: Realty Laua, LLC Address: 1505 Dillingham Blvd. Honolulu, Hawaii 96817	5. Price: \$Est 247,560
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6. Term of Contract: From: 3/15/08 To: 10/31/08	7. Prior Exemption Ref. No.
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8. Explanation describing how procurement by competitive means is either not practicable nor advantageous to the State:

The HPHA is in the process of selling Wilikina Apartments. We are currently working with a real estate advisor who has completed a RFP for the sale of the property. The sale is anticipated to occur by August 2008. It would not be practicable for the HPHA to issue a competitive RFP for property management services for a short term contract. If the sale is able to take place on an accelerated schedule, the HPHA will terminate the property management contract earlier.

9. Details of the process or procedures to be followed in selecting the vendor to ensure maximum fair and open competition as practicable:

The staff of Realty Laua LLC formerly worked for R&L Property Management LLC and will ensure that there is no disruption in service to the residents at Wilikina Apartments.

10. A description of the agency's internal controls and approval requirements for the exempted procurement:

The HPHA's Statement of Procurement Policy, adopted 8/16/07 requires that all exempted procurements require the approval of the Procurement Officer and the Executive Director. Additionally, no other administrative requirements are waived, including the submission of certifications of compliance and insurance coverage. The HPHA also conducts reviews necessary to determine that the services will meet the agency's needs and that costs are reasonable.

