

**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 Banyan Street Manor

4. Name of Vendor: Realty Lau, LLC

Address: 1505 Dillingham Blvd.
Honolulu, Hawaii 96817

5. Price:

\$Est 181,808

6.

Term of Contract: From: 3/15/08 To: 10/31/08

7. Prior Exemption Ref. No.

8. Explanation describing how procurement by competitive means is either not practicable nor advantageous to the State:

Banyan Street Manor Ct

The HPHA is in the process of selling ~~Wilikina Apartments~~. We are currently soliciting a real estate advisor who will assist with 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 Lau LLC formerly known as R&L Property Management and will ensure that there is no disruption in service to the residents of Banyan Street Manor.

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

The HPHA's Board of Directors recently adopted its updated Statement of Procurement Policy. The Policy 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.

REQUEST FOR EXEMPTION FROM CHAPTER 103D, HRS (Cont.)

12. A list of agency personnel, by position, who will be involved in the approval process and administration of the contract:			
Name	Position	Involvement in Process	
Chad K. Taniguchi	Executive Director	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Administration
Barbara E. Arashiro	Procurement Officer	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Administration
Derek Kimura	Property Management Chief	<input checked="" type="checkbox"/> Approval	<input checked="" type="checkbox"/> Administration
Michael J. Hee	Private Mgmt Contract Sect	<input type="checkbox"/> Approval	<input checked="" type="checkbox"/> Administration
		<input type="checkbox"/> Approval	<input type="checkbox"/> Administration
		<input type="checkbox"/> Approval	<input type="checkbox"/> Administration

13. Direct inquiries to:	Department: HPHA Contact Name: Barbara E. Arashiro Phone Number: 808 832-6038 Fax Number: 808 832-6039
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Agency shall ensure adherence to applicable administrative and statutory requirements

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



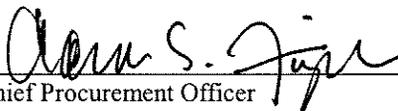
 Department Head

2/25/08

 Date

Reserved for SPO Use Only	
	15. Date Notice Posted <u>2/27/08</u>
The Chief Procurement Officer is in the process of reviewing this request for exemption from Chapter 103D, HRS. Submit written objections to this notice to issue an exemption from Chapter 103D, HRS, within seven calendar days or as otherwise allowed from the above posted date to: <p align="center"> Chief Procurement Officer State Procurement Office P.O. Box 119 Honolulu, Hawaii 96810-0119 </p>	
Chief Procurement Officer's comments: <p align="center"> This approval is based on HPHA's representation that the prices are reasonable based on the prior contract and they expect the sale of this project to be completed by August 2008. It would not be practicable to do a competitive solicitation under these circumstances due to the pending sale. </p> <p align="center"> This approval is for the solicitation process only, HRS section 103D-310(c) and HAR section 3-122-112, shall apply. </p>	

16. APPROVED DISAPPROVED NO ACTION REQUIRED



 Chief Procurement Officer Date 3/5/08