



STATE PROCUREMENT OFFICE
NOTICE & REQUEST FOR SOLE SOURCE

2008 JUN 17 AM 10:
DEPT OF LAND &
NATURAL RESOURC

1. TO: Chief Procurement Officer
2. FROM: Department of Land and Natural Resources, Land Division
Department/Division/Agency

Pursuant to §103D-306, HRS, and Subchapter 9, Chapter 3-122, HAR, the Department requests sole source approval to purchase the following:

3. Description of goods, services, or construction:
Planning consultant services to revise and update the Mana Industrial Park Master Plan dated April 28, 2003 prepared by PBR Hawaii & Associates, Inc. ("PBR"). Services shall include evaluating alternative concept plans that provide different roadway alignments, phasing plans, and infrastructure requirements; presenting the alternatives to DLNR and other applicable government agencies (e.g., Department of Transportation); and preparing a revised/updated Mana Industrial Park Master Plan based on the alternative selected by DLNR.

4. Vendor Name: PBR Hawaii & Associates, Inc. ("PBR") Address: 1001 Bishop Street ASB Tower, Suite 650 Honolulu, HI 96813	5. Price: \$18,000.00
6. Term of Contract: (mm/dd/yyyy) From: July 1, 2008 To: June 30, 2009	7. Prior Sole Source Ref No. 0

8. Feature: The good, service, or construction has the following unique features, characteristics, or capabilities:
The consulting services involve revising the Mana Industrial Park Master Plan prepared by PBR in 2003 for DLNR's proposed 150-acre industrial park in Waiakea, South Hilo, Island of Hawaii. The proposed industrial park is located adjacent to the Hilo International Airport (managed by the State Dept of Transportation, "DOT"), and the original master plan incorporated DOT's desire to prohibit access via the existing entrance road to the airport. The master plan was completed in 2003, but DOT has since indicated a willingness to allow access to the industrial park via the existing airport road. DLNR believes roadway access via the airport road would greatly improve access to the industrial park and could also significantly reduce the cost of developing the industrial park. DLNR is seeking a planning consultant to prepare and evaluate alternative roadway alignments, lotting, infrastructure requirements, and phasing plans, and master plan scenarios that incorporate access via the airport road and revise the master plan to reflect the preferred scenario as agreed upon by DLNR and DOT.

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9. Essential features. How the unique features, characteristics, or capabilities are essential for the agency to accomplish its work: Development of the proposed industrial park would provide much needed vacant industrial lots in Hilo. The cost of developing the industrial park as proposed in the original master plan, however, may be prohibitive especially as the economy continues to decline and financing alternatives become limited. The alternative roadway access and alignments could significantly reduce the cost of developing the industrial park, and timing is critical in developing real estate in a declining economy. PBR's unique and extensive background and knowledge about the proposed industrial park and original master plan make it the best consultant to provide the services efficiently and in a timely manner.

11. Alternate source. The following other possible sources for the good, service, or construction were investigated but do not meet our needs because: PBR prepared the original master plan and has also been preparing the EIS for the proposed industrial park. Accordingly, PBR has extensive and unique knowledge about the proposed industrial park and the issues faced by DLNR in developing the industrial park. Since the consulting services entail revising a master plan originally prepared by PBR and timing is critical, PBR is the logical and prudent choice for this work and other possible consultants were not investigated.

12. Direct any inquiries to:
Department: DLNR Land Division
Contact Name/Title: Keith Chun, Planning & Development Manager

13 Phone Number:
587-0431
Fax Number:
587-0455

Expenditure may be processed with a purchase order: Yes No If no, a contract must be executed and funds certified.

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, correct and that the goods, services, or construction are available through only one source.*


Department Head

June 12, 2008
Date

Reserved for SPO Use Only

15 Date Notice Posted: 6/19/08

Submit written objections to this intent to issue a sole source contract within seven calendar days or as otherwise allowed from the above posted date to: Chief Procurement Officer
State Procurement Office
P.O. Box 119
Honolulu, Hawaii 96810-0119

16. Chief Procurement Officer's comments:

This request does not meet the requirements of a sole source procurement under HRS section 103D-306. Based on the information, this service does not appear to be unique and may be available from more than one source. However, if there is sufficient justification to use this prior vendor, a request for an exemption from HRS Chapter 103D, may be submitted on an SPO Form 7.

17.

APPROVED DISAPPROVED NO ACTION REQUIRED

Alma S. Fajal
Chief Procurement Officer

6/23/08
Date