

**NOTICE TO PROFESSIONAL CONSULTANTS
Request for Proposals**

**Coastal Subsidence in Kapoho, Puna
Island and State of Hawaii**

I. BACKGROUND INFORMATION:

A. Need: The County of Hawai‘i, Planning Department is issuing a Request for Proposals to solicit qualifications and proposals from experienced professionals to conduct a study on Coastal Subsidence in the Kapoho Beach Lots and Kapoho Vacationland Subdivisions in the Puna District, Island of Hawaii.

B. History: The Puna District on the Island of Hawaii has been subjected to numerous earthquakes that have caused coastal subsidence. An earthquake with 7.2 magnitude occurred in November 1975 that caused coastal subsidence with significant impact on two residential subdivisions, Kapoho Beach Lots and Kapoho Vacationland. This event has raised various issues relating to shoreline determination, land title between the private landowners and the State, management and jurisdiction between the County and the State, permit processing, increased area of tidal ponds, and health hazards relating to sewage system.

II. SCOPE OF WORK:

A. Planning Area Description: The Planning area shall encompass Kapoho Beach Lots and Kapoho Vacationland Subdivisions in the Puna District, Island of Hawaii.

B. Project Purpose: The purpose of this project is to study the extent of the tidal inundation, the impact of further residential development, the impact of seawalls on the ocean environment, and to make recommendations to the County Planning Department.

The consultant will be expected to examine the concerns listed above and to make recommendations to the Planning Department on how to address these concerns, specifically in regards to processing Coastal Zone Management permits, shoreline survey determination enforcement actions and possible statutory amendments. Special management area or shoreline setback actions or exceptions may be warranted to deal with this unique condition at Kapoho.

C. Project Outcomes: The anticipated outcome of this project are recommendations that will assist the Planning Department in implementing an effective and efficient permit processing system for determining the ordinary high water mark of the shoreline in rocky shoreline subsidence areas, reviewing any expansion of existing and new residential development, and determining the impact of seawall improvements.

In order to provide an effective recommendation to the Department, at minimum, the following shall be conducted:

1. Identify hydrologic, vegetative and geologic indicators along with techniques for implementing the Special Management Area and Shoreline Setback laws.
2. Inventory existing shoreline conditions – including seawalls, legal property boundaries, etc.
3. Conduct a nearshore analysis – currents, tides, subsidence rates, accretion, etc.
4. Assess the impact of existing and proposed seawalls and other existing structures within the tidal inundation area.
5. Assess the applicability of shoreline setback rules.
6. Conduct and include results from interviews with residents who are impacted, government agencies who regulate coastal issues, and others who would be affected by the recommendations made.

D. Planning Methods: The proposed recommendations shall be based on a collaborative approach integrating input from stakeholders in the community, county, state & federal government.

E. Total funds available: The study will be funded from State Office of Planning Coastal Zone Management, Section 306: \$50,000.

F. Timeframe for Project: The project will be completed within twelve (12) months from the effective date of an executed consultant contract, unless extended or terminated as provided in the contract.

G. Submittal of Proposal and Statement of qualifications: Interested parties are invited to submit proposals and a statement of qualification. At a minimum, the proposal shall include:

- (1) *Qualifications and Experience:* The name of the firm or person, the principal place of business, and location of all of its offices; including the age of the firm and its average number of employees over the past five years. Also include the education, training, and qualifications of the individual, or if a firm, its key employees.
- (2) *Proposed Project Approach:* Explain your philosophy and initial thoughts on how you propose to approach the problem.
- (3) *Work Products:* Report with recommendations.

- (4) *Proposed Schedule:* Provide a detailed list of tasks as possible and an estimated timeframe.
- (5) *Proposed Budget:* Itemize your anticipated fees and expenses.
- (6) *Any promotional or descriptive literature:* Include a list of recent similar projects or sample of work.
- (7) *References:* Include at least three references or clients who may be contacted.

H. Significant Dates: The significant dates in the RFP process are as follows:

Advertisement of the RFP	April 13, 2005
Proposals Due	May 13, 2005
Estimated Date to select consultant	June 6, 2005
Deadline to negotiate & sign	June 20, 2005
Complete Execution of contract	June 30, 2005

I. Evaluation Criteria: The selection committee will evaluate the proposals using the following criteria:

- Qualifications of consultant
- Responsiveness of proposed approach to project objectives
- Past performance on projects of similar scope; including knowledge of CZM, special management area and shoreline setback rules and regulations
- Capacity to accomplish the work
- Types of work products and allocation of costs.