

REQUEST FOR INTEREST (RFI) RFI-19-03-NELHA

SUMMARY

The Natural Energy Laboratory of Hawaii Authority (NELHA) is seeking submissions from individuals, firms and or government agencies interested in utilizing a 4.5 acre facility previously used for a desalination project at Hawaii Ocean Science and Technology (HOST Park) in Kailua-Kona on the Island of Hawaii.

The existing improvements to the subject site consist of fenced and gated graded land, a large parking area, a 7,500 sq ft building containing office, warehouse, clean rooms, rest rooms and a 2-truck loading dock. A 54 gpm reverse osmosis (RO) system is also available along with 6 outdoor salt drying structures. Figure 1 below provides an overview of the facility. A spec sheet with details is provided under Exhibit A.

The property, building and RO equipment was recently appraised. This appraisal is available through the following link: <https://nelha.hawaii.gov/wp-content/uploads/2018/02/NELHA-HDMI-Appraisal.pdf>
The financial proposal should take this appraisal into account.

Due to zoning requirements, the proposal shall be to lease the entire 4.5 acre property. NELHA's preference is for an outright purchase of the building and equipment. However, NELHA will consider other purchase proposals as well. Proposals may or may not purchase the RO equipment.

More specifically, the objective of this RFI is to obtain responses from firm(s) or agencies for projects that fit NELHA's mission of economic development in the areas of ocean science including aquaculture and energy. While the specific project is left to the discretion of the firm(s) or agencies, the firm(s) or agencies shall provide services and otherwise do all things necessary for or incidental to the financing, development and operation of the project on this facility. For further details regarding proposed uses that "fit" with NELHA's mission please refer to Appendix B which lists "appropriate use categories".

The submissions will be ranked according to criteria listed in this RFI. NELHA will begin negotiations with the top ranked firm or agency first. The selected firm or agency will be required to submit a formal and detailed proposal for final approval and lease of land by the NELHA Board.



Figure 1: Overview of existing facility (indicated by dashed line)

SELECTION CRITERIA

- Financial proposal relating to the assets existing on the property. (37 points).
- General technical approach and plans to meet the requirements of the RFI including innovation and proof of concept/demonstration (28 points).
- Experience, qualifications, and track record relevant to the project proposed. (20 points).
- Financing approach and evidence that the firm(s) or agency has the ability to secure financing for the project (15 points).

PRE SUBMISSION CONFERENCE

Prospective submitters may attend a pre-submission conference scheduled on April 15, 2019 at 10:00AM HST to be held at the subject facility, 73-4465 Pao'o Street, Kailua-Kona, Hawaii. Costs relating to attendance at the conference shall be the responsibility of the attendee and shall not be reimbursed by the STATE.

CONFIDENTIAL INFORMATION

If a firm or agency believes that any portion of a submission contains information that should be withheld as confidential, the firm(s) or agency shall request in writing nondisclosure of designated trade secrets or other proprietary data considered confidential. Such data shall accompany the proposal, be clearly marked and shall be readily separable from the proposal in order to facilitate eventual public inspection of the non-confidential portion of the proposal.

SUBMISSION DEADLINE

All submissions must be received by May 8, 2019, 3:00 p.m. Hawaii Standard Time (HST). Any submissions received after this time will be automatically disqualified. Submissions may be either:

Mailed to the following address:

Natural Energy Laboratory of Hawaii Authority
73-4460 Queen Kaahumanu Highway, No. 101, Kailua-Kona, Hawaii 96740,
USA.
ATTN: GREGORY BARBOUR – RFI-19-03-NELHA

Hand Delivered or Street Delivered (via FedEx or other such service) to the following address:

Natural Energy Laboratory of Hawaii Authority
73-987 Makako Bay Drive, Kailua-Kona, Hawaii 96740, USA.
ATTN: GREGORY BARBOUR – RFI-19-03-NELHA

Emailed to the following Internet address:

leasing@nelha.org and SUBJECT LINE shall include the following:
RFI-19-03-NELHA Submission.

QUESTIONS

All questions regarding this RFI shall be in writing and submitted to the addresses listed above. Only those questions received by April 22, 2019 at 1:00PM HST will be accepted. Responses will be provided by NELHA by April 26, 2019 4:30PM HST.

SUBMISSION

Submission shall include a statement that the applicant understands that neither NELHA nor the interested provider has any obligation under this request.

Applicant may amend or clarify statements of qualifications at any time by filing a new statement prior to the submission deadline.

Applicant shall inform NELHA of any change in their submission that would disqualify provider from being considered for this RFI.

AMENDMENTS/CLARIFICATIONS/ADDITIONAL INFORMATION

Addenda shall be issued to all prospective providers who registered with NELHA. You may register with NELHA via email at leasing@nelha.org. If you are not registered, you may not receive any addenda to this RFI.

Costs for developing submissions are solely the responsibility of the applicant. Whether or not any acceptance results from this RFI, NELHA will not reimburse such costs.

NELHA reserves the right to cancel this RFI and to reject any and all submissions in whole or in part when it is determined to be in the best interest of NELHA.

March 21, 2019

EXHIBIT A NELHA HOST Park Marine Facility Spec Sheet

- Property – 4.5 Acres Graded and Fenced. Rock Wall Entrance and Gate. Paved Parking Lot.
- Building –
 - Total Space – 7,500 Square Feet
 - Office Space – 2,032 Square Feet Plus Lanai (375 Square Feet)
 - Warehouse Space – 2,974 Square Feet
 - Clean-Room Space – 1552 Square Feet (3 Rooms)
 - Certified Kitchen/Packing Room – 776 Square Feet
 - Bottling Room – 644 Square Feet
 - Clean Room – 132 Square Feet
 - Lunch Room
 - 2 – Rest Rooms
 - 2 – Shower and Dress Rooms
 - 5 – Roll-up Doors (2 interior, 3 exterior)
 - 1 – Full Truck Door (20 feet wide) and Truck Loading Dock (Fits 2 Trucks)
 - Plumbed for deep sea water and freshwater. Surface sea water available at the road.
- Equipment
 - Deep Sea Water Reverse Osmosis – 50 Gallons per Minute
 - 6 – Outdoor Deep Sea Water Salt Drying Structures



APPENDIX B

APPROPRIATE USE CATEGORIES

Pursuant to Chapter 227D, Hawaii Revised Statutes, as amended, NELHA’s purpose is to “facilitate research, development, and commercialization of natural energy resources and ocean-related research, technology, and industry in Hawaii and to engage in retail, commercial, or tourism activities that will financially support that research, development and commercialization...” Appropriate project use categories in the area of energy, ocean research, and technology development that support national and state interests, use facilities and infrastructure in Hawaii, and foster potential commercial development include:

- OCEAN THERMAL ENERGY CONVERSION (OTEC)—Open- and closed-cycle processes, including enhanced OTEC development in conjunction with existing plant effluent, solar ponds, geothermal resource uses.
- DIRECT SOLAR ENERGY USE—Photovoltaics, thermal applications.
- RENEWABLE ENERGY STORAGE – Compressed Air Energy Storage, Batteries.
- SOLAR GRADIENT PONDS.
- AQUACULTURE—Cold seawater, warm seawater, or brackish water.
- DESALINATION—Direct, by-product, or co-product.
- MARINE BIOMASS UTILIZATION—Energy, fertilizer.
- HYDROGEN FROM SEAWATER—Solar or OTEC energy source.
- MATERIALS TESTING—Corrosion, biofouling, atmospheric.
- REFRIGERATION AND COOLING—Deep seawater applications, cold seawater air conditioning (SWAC).
- MARINE SYSTEMS AND EQUIPMENT TESTING.
- CONTAINERIZED TECHNOLOGIES – For marine and energy applications.
- AGRICULTURE—Saline, hydroponics, cold water agriculture using cold seawater for temperature control.
- EDUCATION—Research and training, information dissemination, outreach.
- MANUFACTURING & PROCESSING SYSTEMS—Using natural resources.
- MARINE BIOTECHNOLOGY.
- MISCELLANEOUS—Related project support activities, including: Sciences using the unique resources at Keahole Point, Personnel training Environmental studies, Project staging, e.g., submersible and research vessel cruises.
- CERTAIN RETAIL, COMMERCIAL, AND TOURISM ACTIVITIES that are not related to facilitating research, development, and commercialization of natural energy resources in Hawaii, but that will financially support that research, development and commercialization, subject to NELHA Board approval.