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Land Use Planning Services for Agricultural Land  
Wahiawa, Oahu  
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1. BACKGROUND

The Department of Business, Economic Development, and Tourism's Agribusiness Development Corporation (ADC) seeks a consultant to provide land use planning services for agricultural lands in Wahiawa, Oahu with regards to the United States of America's Department of Defense's (DOD) Readiness and Environmental Protection Integration (REPI) Program.

The REPI program preserves military missions by supporting cost-sharing agreements between the Military Services, other federal agencies, state and local governments, and private conservation organizations to avoid land use conflicts near military installations, address environmental restrictions that limit military activities, and increase resilience to climate change.

The ADC is interested in participating but does not have land use planners on staff. For these reasons, ADC is seeking a consultant that can provide technical assistance and advisory services to assist ADC in developing cost-sharing agreements with Military Services for its agricultural lands.

2. SCOPE OF WORK

The Consultant shall provide technical assistance and advisory services related to the REPI Program on a **as needed basis**. The Consultant will be required to execute a task order assigned by ADC, which will specify the scope of services, schedule, and compensation. The compensation cost shall be based on time and materials costs for services listed below. Each task order will be issued on an as needed basis and will become a part of the contract. The scope of work to be performed by the consultant may include the following items:

- Offeror shall provide technical assistance in crafting a restrictive use easement over the subject property suitable for ultimate transfer to the U.S. Navy or other federal acquiring agency ("federal agency").

- Offeror shall provide technical support in due diligence related to sale/acquisition of the restrictive use easement to the federal agency over the subject property, including:
  - a. review of title conditions, resolution of title defects/issues to a satisfactory condition that complies with public funding sources and federal agency requirements;
  - b. contracting for a professional environmental phase I site assessment, if necessary; analyzing results of such site assessment and assure recognized environmental conditions, if identified, are resolved to a condition acceptable to the funding sources and federal agency;
  - c. contracting for an independent appraisal to establish the fair market value of the restricted use easement and undertaking process of securing all applicable reviews and approvals of the appraisal on the part of the funding sources and federal agency.
- Offeror shall negotiate and document the disposition transaction to the federal agency.
- Offeror shall implement transfer of the restricted use easement to the federal agency.

### 3. CONTRACTOR QUALIFICATIONS

- Offeror must have a minimum of 5 years of experience in land use planning projects.
- Offeror to have current valid Encroachment Partnering Agreement with a Military Service.

### 4. PROJECT LOCATION

The properties are located in Wahiawa, Oahu; Tax Map Keys (1)6-4-004-006 and (1) 6-4-004-008

### 5. GENERAL MAP

See attached.