

Land Development: Real Estate Development/ Construction Project Manager

The 'Aha Pūnana Leo is seeking proposals from a qualified Land Development and Construction Project Manager to provide professional services in real estate development specific to lot consolidation and the planning and development of building infrastructure on privately owned land in Kea'au. Please indicate prior related project experience.

Interested parties will be required to submit a proposal that demonstrates experience and a fee schedule to: contact@ahapunanaleo.org. Submissions must be received by 2p June 27,2024.

This project is partially or fully funded by the federal government. Please be advised that the contractor will be subject to the stipulations from the Acts below based on the funding issued. Please review and acknowledge the requirements and confirm that your organization will meet them.

For projects identified as federally funded, all vendors must comply with all **Davis-Bacon Act prevailing wage requirements** for any minor remodeling, renovation, or construction contracts over \$2,000 and use laborers and mechanics.

For projects identified as federally funded and related to infrastructure, all vendors must comply with all **Build America, Buy America Act requirements and provisions** to ensure compliance with federal rules that apply when purchasing or using iron, steel, manufactured products, and construction materials used in the project are produced in the United States.

The following documents will be required to be submitted as an attachment to the invoice submittals:

1. Invoice billed according to contract line items and rates.
2. Certified payrolls
3. If partial payment is billed and the invoice states a lump sum, the invoice shall include an itemized breakdown and narrative progress summary of the work performed during this invoice period.
4. If final payment is billed, the last invoice shall state "FINAL"

Additional References:

[Build America, Buy America Act](#)

[US Department of Labor Davis-Bacon and Related Acts](#)

[Federaly Funded Project Contractor Requirements.pdf](#)