

Hawaii Community Development Authority
Department of Business, Economic Development and Tourism
State Of Hawaii

ADDENDUM NO. 1

REQUEST FOR PROPOSALS (RFP): HCDA RFP 01-2017

**PROPERTY MANAGEMENT SERVICES FOR HONUAKAHA AFFORDABLE HOUSING
COMPLEX**

RFP Released: March 10, 2017
Addendum No. 1 Issued: March 31, 2017

This addendum is hereby issued for the following:

1. Questions and answers from the Pre-Bid Meeting, held on March 17, 2017, at 10:00 a.m., and written submittals.

Q: Who is responsible for maintenance of the building?

A: Day-to-day routine maintenance items such as repairing wall scuffs and damaged carpeting are handled by the Management Agent's staff. Larger maintenance items such as re-roofing or re-painting the building exterior require the Management Agent to solicit quotes for review by the Association of Apartment Owners (AOAO) Board of Directors. The Board will select a qualified subcontractor and the Management Agent will act as the project manager.

Q: Are there any capital improvement projects slated for Honuakaha?

A: There is no definitive timeline for upcoming capital improvement projects. However, the building's exterior paint is starting to wear, and the Victory Deck needs to be resealed. The roof may also require replacement in the coming years, as it is nearing the end of its lifespan.

Q: How many units are covered by this RFP?

A: This RFP covers the management and maintenance of all 150 Elderly Apartment Units, 1 Resident Manager Unit, 93 Condominium Units owned in fee-simple by the general public, and 1 Condominium Unit owned by the AOAO and used as the office on the first floor. It does NOT cover the maintenance and management of Hawaii Community Development Authority (HCDA) owned Commercial Units.

Q: How many parking stalls are there? What is the allocation of stalls to residents?

A: The parking garage has two floors with 177 marked stalls. Thirty-eight (38) of those stalls are reserved for the Elderly apartment units. Ninety-three (93) are owned in fee-simple and attached to the fee-simple condominiums. Forty-six (46) are owned by the HCDA and rented out to HCDA staff and commercial tenants. See attached Exhibit for maps and break down of parking allocation.

Q: Is there public parking for the building?

A: No, public parking is not available inside the Honuakaha Parking Garage. Metered street parking is available at various times and rates on surrounding public streets and in the neighboring Department of Transportation Makai Parking Garage.

Q: Where are the Elderly and Fee-Simple units located in the building?

A: The Elderly rental apartments are located on all floors in the Diamond Head/ Mauka half of the building, and the Fee-Simple condominium units are located on all floors in the Ewa/ Makai half of the building.

END OF ADDENDUM NO. 1



Jesse K. Souki
Executive Director
Hawaii Community Development Authority

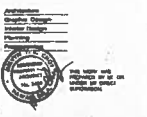
**Honuakaha
Declaration of Condominium Property Regime
Exhibit D
List of Parking Stalls Appurtenant to the Apartments**

Parking Stall #	Residential Building Apartment Number or Apartment Name	Parking Stall #	Residential Building Apartment Number or Apartment Name	Parking Stall #	Residential Building Apartment Number or Apartment Name	Parking Stall #	Residential Building Apartment Number or Apartment Name	Parking Stall #	Residential Building Apartment Number or Apartment Name	Parking Stall #	Residential Building Apartment Number or Apartment Name			
C	101	441	141	648	C	181	236	238	Brewery	278	Elderly			
C	102	442	142	647	C	182	235	239	Brewery	279	Elderly			
C	103	443	C	143	646	C	183	341	240	Brewery	C	280	274	
C	104	543	144	645	C	184	340	241	Brewery	281	242			
C	105	542	145	644	H	201	Brewery	242	Brewery	282	343			
C	106	541	146	643	C	203	Brewery	243	Brewery	283	342			
C	107	Elderly	C	147	642	C	204	Brewery	244	Brewery	C	284	Elderly	
C	108	Elderly	C	148	641	C	205	Brewery	C	245	Brewery	C	285	Elderly
C	109	537	H	149	Elderly	C	206	Brewery	246	Brewery	C	286	Elderly	
C	110	538	H	150	522	C	207	Brewery	247	Brewery	C	287	Elderly	
C	111	539	151	524	C	208	Brewery	248	Brewery	C	288	Elderly		
C	112	540	152	526	C	209	Brewery	249	Brewery	C	289	Elderly		
	113	333	153	528	C	210	Brewery	C	250	Elderly	C	290	Elderly	
	114	332	154	433	C	211	Brewery	C	251	Elderly	C	291	Elderly	
	115	226	155	432	C	212	Commercial/Retail	H	252	222	C	292	Elderly	
	116	Elderly	156	440	C	213	Commercial/Retail	H	253	322	C	293	Elderly	
	117	Elderly	157	439	C	214	Commercial/Retail	254	Elderly	C	294	Elderly		
	118	536	158	438	C	215	Brewery	255	Elderly					
	119	535	159	437		216	Brewery	256	330					
	120	534	C	160	436		217	Brewery	257	328				
	121	533	161	435		218	Brewery	258	326					
C	122	532	162	434		219	Brewery	259	324					
C	123	530	163	339		220	Brewery	260	334					
C	124	651	164	234		221	Brewery	261	335					
C	125	635	C	165	Elderly		222	Brewery	C	262	336	43	Brewery Apartment	
C	126	636	C	166	Elderly		223	Brewery	263	337	38	Elderly Apartment		
	127	637	C	167	Elderly		224	Brewery	264	338	93	Afford. Resid. Apart.		
	128	638	H	168	Elderly	C	225	Brewery	C	265	741	3	Commercial/Retail	
	129	639	169	634	C	226	Brewery	C	266	Elderly	177	Total		
	130	640	170	633	C	227	Brewery	C	267	Elderly				
C	131	430	C	171	632	C	228	Elderly	H	268	243			
	132	428	C	172	630	C	229	Elderly	H	269	422	9	Handicap Accessible	
	133	426	C	173	628		230	Brewery	270	Elderly	74	Compact		
	134	424	C	174	626		231	Brewery	271	Elderly	94	Standard		
	135	233	C	175	624		232	Brewery	272	Elderly	177	Total		
	136	232	C	176	622		233	Brewery	273	Elderly				
	137	230	C	177	240	H	234	Brewery	274	Elderly				
	138	228	C	178	239		235	Brewery	275	Elderly				
	139	630	C	179	238		236	Brewery	276	Elderly				
	140	649	C	180	237		237	Brewery	277	Elderly				

H handicap stall L loading stall C compact stall

SHEET NOTES:
 1. FOR FINISH STALL DETAILS SEE 6-A-7.07
 2. FOR TYPICAL FIXATION DETAILS SEE A-7.01
 AND STRUCTURAL DRAWINGS

Aloha Plus
 A Design Alternative
 1000, Puka Puka
 200, Kalaheo, Hawaii 96901
 PHONE: 808-335-1000
 FAX: 808-335-1000



Project: Puka Puka 1000
 HOMUAHUA AFFORDABLE
 HOUSING COMPLEX

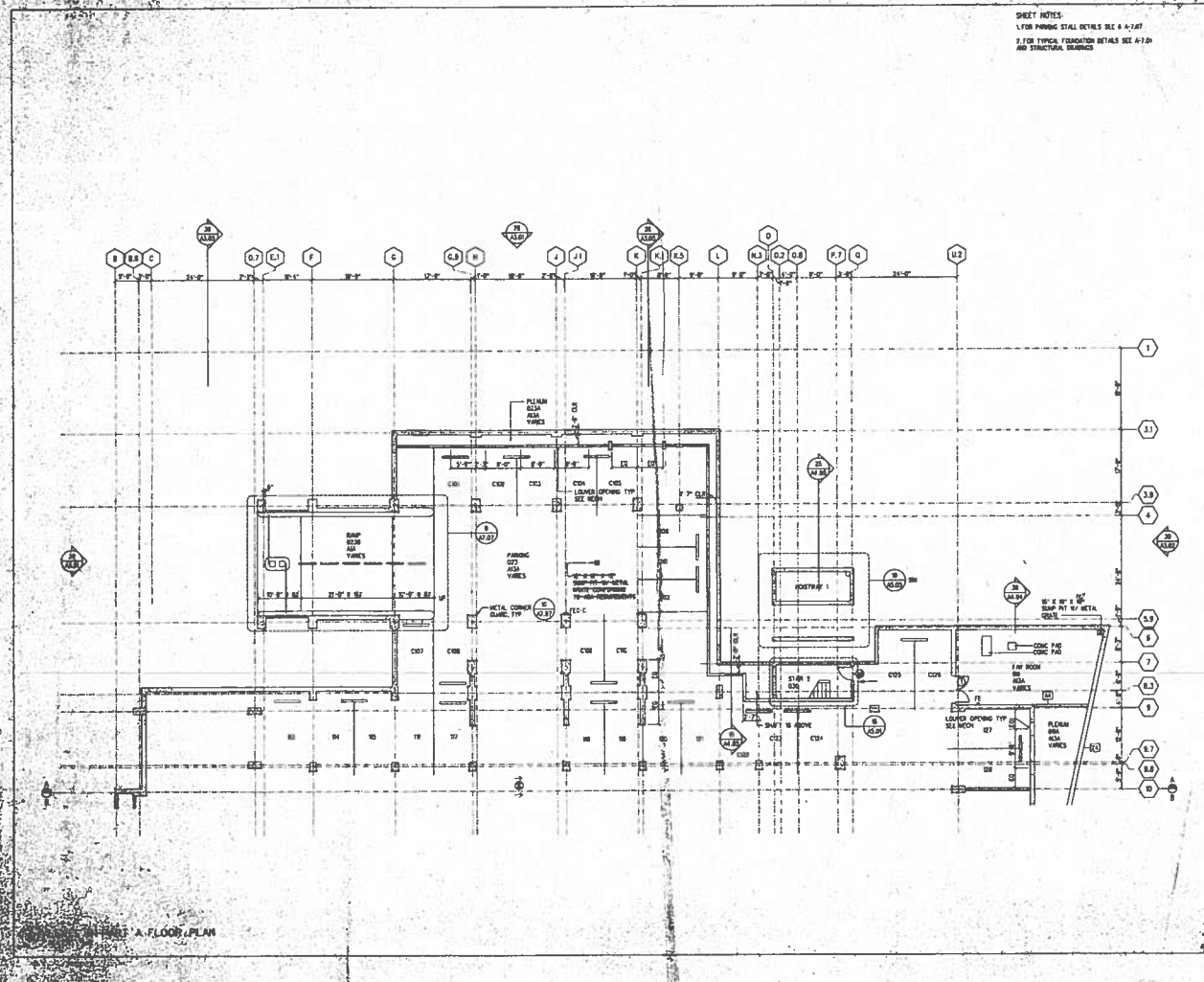
Discipline:



KEY PLAN:
 No. Plan Date Description

Project Designer: MC
 Project Designer: SM
 Project Designer: MC
 Date: 3/1/94

APPROVED
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Hawaii, do hereby certify that I am the Designer of the above described project and that I am a duly Licensed Professional Engineer in the State of Hawaii.
 Date: 3/1/94



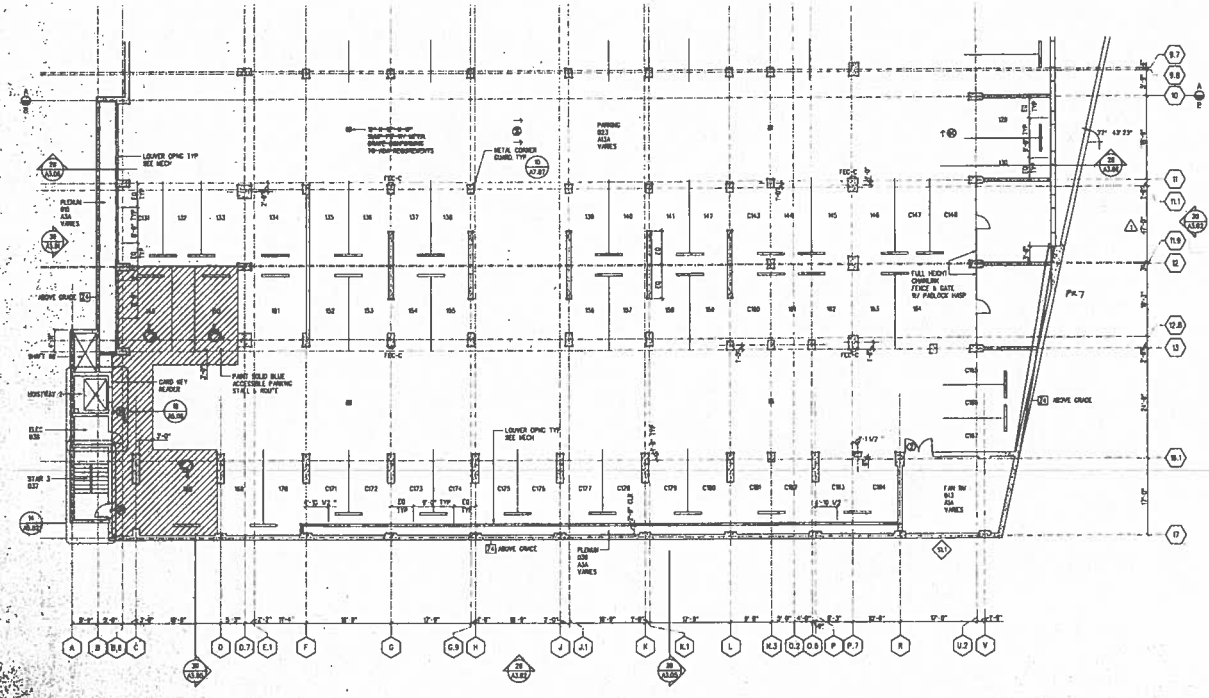
PUKA PUKA A-FLOOR PLAN

SHEET NOTES:
 1. FOR PARKING STALL DETAILS SEE 8-A-7.07
 2. FOR TYPICAL FOUNDATION DETAILS SEE 8-A-7.01
 NO STRUCTURAL CHANGES

Moore Fire
 1000 W. Main
 2nd Floor
 Honolulu, Hawaii 96813
 PH: 808.525.1100
 FAX: 808.525.1100



HONOLULU AFFORDABLE HOUSING COMPLEX



LEVEL P1 PART B FLOOR PLAN
 8-A-7.01

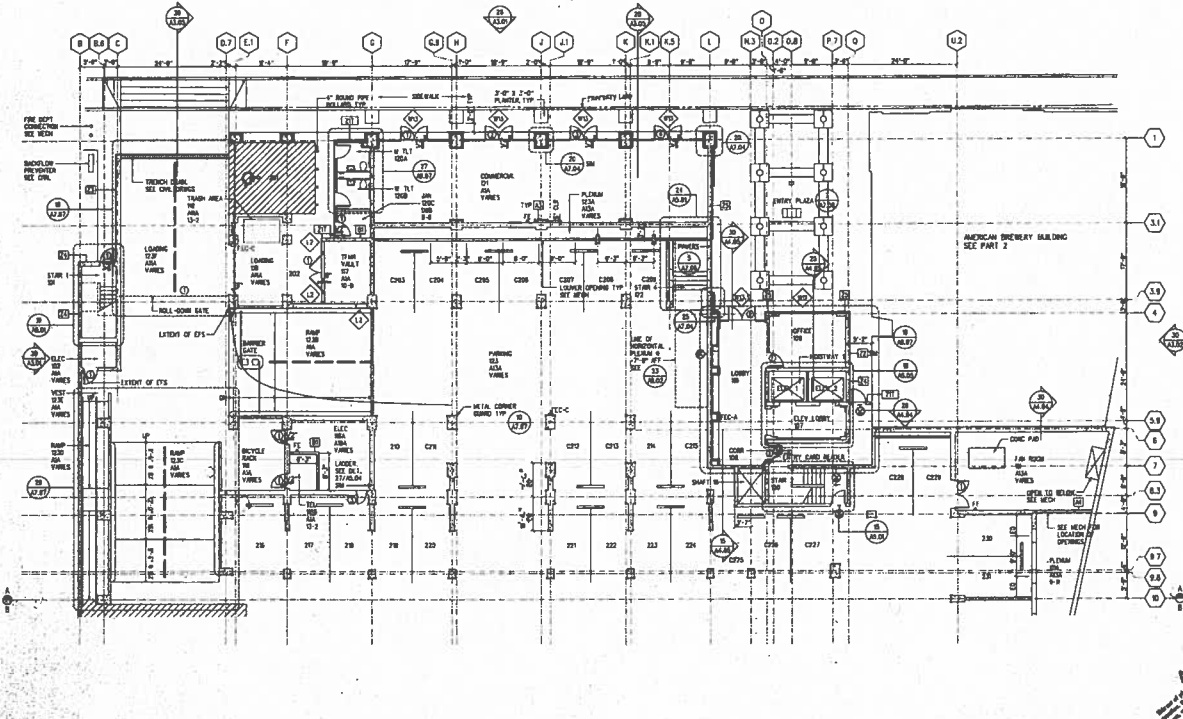
KEY PLAN

No.	Rev.	Description	REV. SHEET NO.
1	1	REVISED	
2	1	REVISED	
3	1	REVISED	

Project Designer: MC
 Project Manager: SM
 Project Engineer: MC
 Approved By:
 Date: 3/1/04

LEVEL P1 PARKING FLOOR PLAN
APPROVED
 3/1/04
 8-A-7.01

SHEET NOTES
1 FOR PARKING STALL DETAILS SEE 4-A-2.07



LEVEL P2/L1 PART A FLOOR PLAN

Model Five
A Design Corporation
1000 Pine Plaza
1000 Pine Plaza
HONOLULU, HAWAII 96813
PHONE 808-535-1000
FAX 808-535-1000



HONOLULU AFFORDABLE HOUSING COMPLEX

Drawn by



KEY PLAN
No. For Date Description
A-2.04 1/25/04 1/25/04 (Errata)
SBA/VA/WH

Project Director, Inc.
Project Manager, Inc.
Project Engineer, Inc.
Designer

APPROVED
I hereby certify that the above is a true and correct copy of the original drawings as submitted to me for review and approval.
Date: 1/25/04
Signature: [Signature]
Title: [Title]

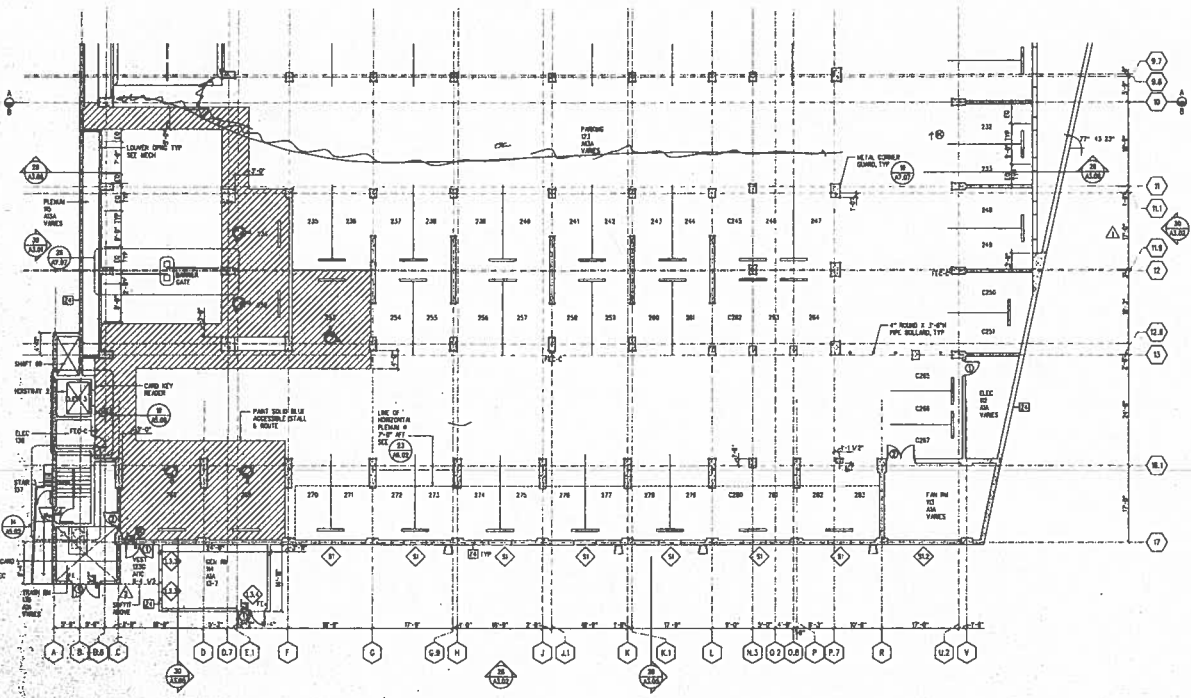
SHEET NOTES:
FOR PAVING SHALL DETAILS SEE 6-A-7.07

Metric Plan
2 Page Operator
Scale: See Plan
200 Lines Only
Metric Units Only
2000 200 2000
For 2000 200 2000

Author:
Design:
Drawn:
Checked:
Reviewed:



Project: Project No. 191, 2000.00
HONOLULU AFFORDABLE HOUSING COMPLEX



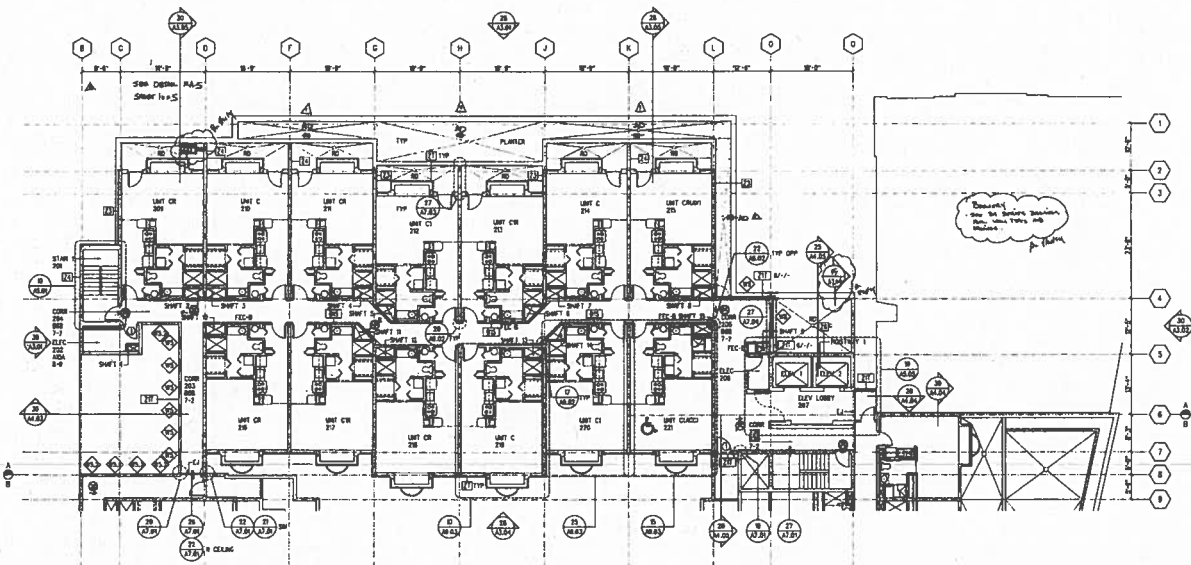
REVISIONS

No.	Rev.	Date	Description
1	1	1/15/04	REV DIMENSION
2	1	1/15/04	REV BY ARCH. CODE
3	1	1/15/04	REV BY ARCH. CODE

Project Director: INC
Project Manager: INC
Project Architect: INC
Approved By:
Date: 1/15/04

LEVEL P2/L1 PART B FLOOR PLAN

APPROVED
I hereby certify that the above is a true and correct copy of the original as submitted to me for approval.
Professional Engineer
State of Michigan
A-2.05



30 LEVEL L2 PART A FLOOR PLAN
SCALE 1/8" = 1'-0"

Project Name: Honukaha Affordable Housing Complex
Project No.: H-2004-001
Sheet No.: A-2.06
Date: 11/11/04

Architect: [Faded]
Designer: [Faded]
Checker: [Faded]
Engineer: [Faded]

Professional Engineer: [Faded]
Professional Architect: [Faded]

Project Director: [Faded]
Project Manager: [Faded]
Project Engineer: [Faded]
Approved By: [Faded]
Date: 1/7/05

REVISIONS

No.	Date	Description
1		Issue for Construction
2		Issue for Construction
3		Issue for Construction
4		Issue for Construction
5		Issue for Construction
6		Issue for Construction
7		Issue for Construction
8		Issue for Construction

Final Community Development Authority
 Approved as to the use and land use requirements of the Sustainable Community Development Cluster Plan and Rules.

APPROVED FLOOR PLAN

LEVEL L2 PART A

A-2.06