

HAWAII COMMUNITY DEVELOPMENT AUTHORITY
Department of Business, Economic Development & Tourism
STATE OF HAWAII

ADDENDUM NO. 2

TO

REQUEST FOR PROPOSALS
No.: HCDA 02-2014

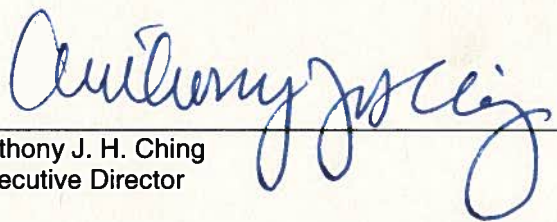
FOR

**Renovation of the
Historic Ala Moana Pump Station
Kakaako Makai, Honolulu, Hawaii**

April 16, 2014

NOTICE TO ALL PROSPECTIVE OFFERORS:

This Addendum is hereby made a part of the Request for Proposals ("RFP") for the subject Project, and it shall amend the said RFP as detailed within this Addendum document, taking precedence over previously issued documents governing the items mentioned.



Anthony J. H. Ching
Executive Director

This Addendum provides responses to Requests for Information as follows.

1. According to RFP document, offeror selection will be made by June 4, 2014. Please provide estimated start dates? The renovation start date will depend on the completion of an Environmental Assessment by the State. Offeror should generate a work schedule using assumption that the EA is complete. The schedule will be reviewed from the standpoint of reasonableness of time to execute the renovation work.
2. There is an existing sewer manhole on the north side of building. Please provide invert elevation of existing SMH. And is the SMH still alive? In Offeror's proposal, include the assumptions made for sewer connection. Based on a recent facility completed adjacent to the Ala Moana Pump Station, we believe the point of connection for sewer system will be on Keawe Street.
3. Refer to conceptual drawing A-101. Please provide notes for doors. All doors shall be treated for rust and painted. Repairs to glazing shall be made per the exterior elevations. Door 6 shall be the accessible entry; supply transom mounted operator to provide power assist for door operation. All doors shall be made operational.
4. Regarding "item e." on Deductive Bid Alternative 2, exterior door 1, 2 and 9 shall be refurbished. However, the SOW is not indicated on conceptual plan, RFP document or technical specification. Please clarify the refurbish scope of work for existing door 1, 2 and 9. Same as above in number 3.
5. Please clarify the quantities of new door to be installed. According to page 4 on "rfp-hps-hcda-02-2014" document, one door and two windows to be installed. However, there are three (3) new doors to be installed on A-101 conceptual plan. Two (2) Interior doors, Door 7 and Door 8 and one exterior door, Door 5. Please clarify which of two windows to be installed? One exterior door and two interior doors are to be installed. Window, glazing to be repaired per exterior elevations.
6. Please provide specification of existing roof tile. We do not have an existing specification of the roof tile. It is the Offeror's scope to design-build.
7. There are two different types of Studs and Joists on section 05 40 00, "exhibit-d-technical-specifications" document. Please clarify which type of stud and joist to be utilized in new partition wall. The intent of the specifications in the RFP are to provide Offerors a sense of the nature and scope of work for this project, in order to prepare a cost proposal. This is a design-build project and the selected Offeror will generate their own project construction documents using the RFP as their guideline and in consultation with the State.
8. Refer to Note 1 on conceptual drawing A-101. Fan Coil Unit to be located above toilet. Please provide minimum ceiling height of Toilet. The construction documents ultimately prepared by the selected Offeror shall comply with applicable building codes.
9. Refer to drawing A-101. Please clarify the scope of work for Door 3. The existing exterior Door 3 that opens outward. However, conceptual plan show open to inside of building. Existing door/frame to be removed and installed with new? According to note 7 on A-104 plan, the SOW is limited cleaning /glazing all glass and neutralizing/repainting of frames. Doors 3 and 4 shall swing in their existing

directions. The drawings show the wrong swing.

10. Similar to above inquiry, Interior Door 4 also open toward opposite direction. Please also clarify. See above.

11. Refer to drawing A-101 and RFI response #4. Please confirm that the remove plaster full height is not limited to designated wall. For bid purpose, can we assume entire full height of existing plaster to be removed to restore and repaint? The intent of the note on plaster is to have a refurbished plaster wall. If portions of the designated plaster are found to be in good condition the contractor can chose to leave in place and replace the surrounding areas of defective plaster.

12. Refer to Note 10 on A-106 plan. New aluminum louver to be installed for new condensing units in room 4. Does existing window to be removed, salvaged and returned to HCDA? The salvaged window shall remain the property of HCDA. However, if the contractor can use pieces from the salvaged window to repair other windows, the salvaged window may be used for that purpose, and HCDA provided the remaining parts of the window.

13. Regarding the deductive alternative 3, new aluminum louver vent at room 4 is also related with AC system. Please clarify new aluminum louver vent to be installed even though deductive alternative 3 is applied? Or existing window remain, clean and replace missing glazing? Assume that existing window is to remain, clean and replace missing glazing.

14. Please provide specification or minimum requirement of aluminum louver. We do not have a specification for the louver. It is the Offeror's scope to design-build.

15. Refer to A-106. Please clarify the SOW for replacement steel trim or provide assumed quantity for the bid purpose. The length of the steel plate trim to be changed is 8 feet.

16. Refer to attached extracted plan and site picture. There is one more existing opening. Does this opening to be infilled? If so, what type of material shall be utilized to fill the opening? Leave the existing opening in place.

17. According to the first sentence on section 08 11 12, Steel Doors and Frames technical spec, it states that "Prepare doors to receive door hardware as specified in Section 08 71 00." However, there is no section 08 71 00. Please provide technical specification for door hardware includes power assist door hardware. The intent of the specifications in the RFP are to provide Offerors a sense of the nature and scope of work for this project, in order to prepare a cost proposal. This is a design-build project and the selected Offeror will generate their own project construction documents using the RFP as their guideline and in consultation with the State.

18. Please confirm existing windows contain lead-based painting. We do not have documentation of presence of lead-based paint in the building. Offerors should base cost proposals on assumptions and disclose such assumptions in their submittal.

19. Please provide HAZMAT report if available. The State is not aware of any HAZMAT report for this site.