

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

ADDENDUM NO. 3

TO

REQUEST FOR PROPOSALS
No.: HCDA 02-2014

FOR

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

April 23, 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.


for Anthony J. H. Ching
Executive Director

This Addendum provides responses to Requests for Information in the order in which they were received and as follows.

Architectural:

1. **Who will be the day-to-day project point of contact and/or owner's representative?**
HCDA will designate staff as point of contact for the State, staff is yet to be determined.
2. **Are all of the repair work and functional requirements listed on the Conceptual Plan definitive?**
For the purposes of the proposal, yes.
3. **Is the Design Build Team expected to confirm the repair work and functional requirements with the Project Manager or end-user?**
As stated in the RFP the final construction drawings are to be developed in consultation with the State.
4. **Will the end user require a kitchenette and/or sink?**
This is not in the scope of work at this time.
5. **Are there any special equipment requirements not shown on the Conceptual Plan?**
No.
6. **How will Change Orders be handled? Is the Design-Build Team expected to build in its own contingency?**
The project budget is \$1M inclusive of contingency.
7. **In regard to permitting, in addition to HCDA and City permits, are there any other approvals which the Design Build Team will be responsible for? Joe Ferraro advised that an SMA permit application may be required. Is this true?**
An SMA permit is required for this project. HCDA would like to see a line item in Offeror's cost proposal for this scope.

Landscape Architecture:

1. **What are the limits of the site work? The RFP Concept Site Plan shows the site work includes the secondary buildings but instructions from the HCDA Project Manager at the 4/17/14 meeting does not include the secondary buildings.**
Area to be regarded is indicated on G-002. The entire site mauka of the secondary buildings shall be landscaped (hydromulched) per the specifications. There is no work on the Diamond Head side of the fence separating the site from the parking lot, except for the specific improvements shown.
2. **Will the existing perimeter fence remain?**
Per the note on G-0002, the fence between the parking lot and the project site shall be removed. HCDA would also like the existing fence along Ala Moana Boulevard removed since it will be necessary to grade the site.

3. Do we need an accessible pathway from the sidewalk coming off of Ala Moana Blvd to connect to the building? This would be in addition to the one coming from the handicapped parking.
This is not in the scope of work.
4. Does the removal of the concrete pads include the one on the Mauka/Ewa side of the building which has a concrete curb? If a pathway were to lead to the door on the Mauka/Ewa side of the building and a pathway were to lead to this door, would it need to be reconstructed and the curb to be removed.
Per the drawings, this is to be removed and a 3' square pad installed outside of door 3. That pad is required by code.

Structural:

1. We suggest that exploratory investigations at areas of the interior spalled plaster and interior of the smoke stack be conducted prior to proposal pricing. Is this possible?
No. Use the assumed areas of plaster repair for the purposes of the proposal.
2. Is it possible to perform an exploratory investigation to see what is behind the plywood doorway at the smokestack?

This will be possible to arrange at a future date. For purposes of preparing a proposal, assume this area is outside of the scope.

Mechanical:

1. Where are the suitable locations for the outdoor mechanical systems equipment?
The proposer shall make this decision, subject to review by HCDA.
2. Envelope penetrations are needed for outside air intake and exhaust discharge. Can you confirm where the acceptable discharge locations can be located?
One location is proposed on A-106. Proposer is responsible for making this decision in the most sensitive manner.
3. Will exposed equipment and piping in the rooms be acceptable?
Yes.
4. How many submittals are expected (coordination and to the State)?
Offeror may propose or quantify the number of meetings in their proposal.

Electrical:

1. What are the power requirements for the other two structures in future phases (in anticipation of future needs? This information is useful to design the electrical requirements.
Not known at this time.
2. Do we need to provide lighting in the parking area in addition to the lighted walkway?
This is not in the scope of work.
3. We understand that overhead power is ok for this project, will the next phase use underground power and if so, can we design for underground power for this project?
The provision of underground power would be a desirable solution for the project. In Addendum No. 1, HCDA indicated that overhead power is acceptable from the perspective of bringing the project within budget.

Security:

1. Is a security system is required? If so what type, cameras or alarms?
Not in the scope of work at this time.
2. If the accessible pathway from the sidewalk is required, do we need to provide a security gate at this location?
Yes, the accessible path is required. No gate is required. That fence is being removed.
3. Will the existing padlock gate to the parking area remain? Is an automatic gate needed for the parking area?
That fence is being removed. See the RFP drawings.

Environmental:

1. The drawing set titled "Kakaako Pumping Station Improvements" Sheet A-102 demo note #1 instructs ALL roof tiles to be removed and re-used. Also, elevation drawings on Sheets A-103, A-104, and A-105 indicate "new roofing". However, instructions given at 4/17/14 team meeting onsite were to only repair small areas of roof where tiles were broken, and to leave intact tiles in place (no removal). Will all roofing be disturbed, or only the limited broken locations? This would impact the scope of a roofing survey, architecture design construction.
The drawing is correct.
2. Were underground piped connections of sewage pipes connecting the Pump Station building with the Screen House ever severed, filled, or capped? If not, where in the Pump Station building did these piped connections enter?
This information is not available at this time.
3. The documentation for the project indicates that the chimney/vent stack housed steam-powered pumps which carried sewage out to sea via a sewer force main. At the time of the 2007 ESA, some black-gray ash was observed inside the chimney/vent stack structure. On the 4/17/14

site visit, the chimney's plywood door was locked so no access could be made to see if any ash remained. Has the ash observed in 2007 since been removed? If not, has any determination of the ash content been made, or any removal been performed, since 2007?

This information is not available at this time.

4. Contrary to the RFP Concept Plan can the canec ceiling observed in a portion of the Pump station building be retained in place(as stated in the drawings to be replaced with gypboard ceilings)? It appears to be in good condition. If it is to be removed it may need to be tested for arsenic and properly discarded.

For preparation of a proposal, assume work to include installation of gypbd ceilings per the plan.

Building Trades:

1. Will items currently being stored in the building be removed by HCDA?
Yes.
2. Do we need to patch and paint the existing chimney? Plans show no work is to occur on the chimney.
This is not in the scope of work at this time.
3. Currently, there are several places where the existing rock wall was poorly patched and sealed. Do these locations need to be redone? To what extent would the existing appearance of the exterior be deemed acceptable?
The scope of work for repointing and exterior stone work is limited to that shown on the drawings.

1. Will the team be responsible for consultation and obtaining concurrence from SHPD?
Yes.
2. Base Bid is to include an allowance for Environmental Assessment, is there a set amount to input into the line item?
Offerors shall include an allowance item for the EA as specified. As information however, the State intends to conduct the EA independent of funding for this project, and as a separate procurement (separate project). If this materializes, the allowance for the EA would remain in the project as contingency or to cover additional scope.
3. Are there existing test reports for hazardous materials on the building?
Other than the materials in the RFP Exhibit, there are no hazardous materials reports on this building that the State is aware of.

Landscaping:

4. Since the handicap parking is set back into the site, do we need to provide 1 tree for that stall? According to the LUO, we are to provide 1 canopy tree per 12 stall or fraction thereof. The project falls under the HCDA Makai Area Plan and Rules, landscaping is required. Offerors shall specify line items for trees and landscape screening in their proposal.
5. Will a hedge be required to screen the parking stall? Also based upon the LUO. Yes see above.

Mechanical:

6. Confirm that Room 1, Room 2, and Room 3 are to be air conditioned using a single ducted fan coil unit (FCU) with a remote air cooled condensing unit (ACCU) located in Room 4.
Yes.
7. Confirm that the HVAC system shall be designed to support an administrative type facility using standard office type occupancies and equipment.
Yes.
8. Is the intent to provide mechanical ventilation for the new toilet and janitor room or will natural ventilation using?
Operable windows is acceptable.
9. Will new roof and wall insulation be required to satisfy International Energy Conservation Code requirements?
DB team to meet current code requirements.
10. Will hot water be required for the lavatory or service sink?
No.

11. Confirm that fire sprinkler work will not be required.

Not required in the RFP. No code requirement for fire sprinklers.

Electrical/Telecommunications:

12. The responses to the previous Requests for Information (RFIs) included in Addendum No. 1 dated April 7, 2014 indicated that overhead electrical service to the facility is acceptable. Will the provision of overhead telecommunications service (e.g. Hawaiian Telcom and Oceanic Time Warner Cable) also be acceptable in lieu of the undergrounded conduit run(s) for communication service identified in the RFP?

The provision of underground utilities would be a desirable solution for the project. In Addendum No. 1, HCDA indicated that overhead power (utilities) is acceptable from the perspective of bringing the project within budget.

13. The RFP indicates that a 200 amp electric service is required for the facility. Is a single phase (120/240 volt) 200 amp service acceptable or should the 200 amp service be three phase (208Y/120 volt)?

Single phase is being requested at this time there is no known requirement for three phase power.

14. The RFP requires that an accessible parking space with a lighted walkway to the building entrance be provided. Are there any other exterior areas that require lighting? For example, is lighting required for the accessible parking space and the rest of the existing gravel parking lot?

Follow the requirements on the drawings.

15. Are telecommunications (e.g. telephone and CATV) outlets required in Room 1, Room 2 or Room 3?

Follow the guidelines in the RFP.

16. What are the intended uses for Room 1, Room 2 and Room 3? For example, will these rooms be used as offices, meeting rooms, etc.? This information is required to ensure that the proper lighting levels are provided for the tasks to be performed within these spaces.

Intended use is for general office space with ancillary meetings.

17. Kakaako Community Development District Makai Area Plan dated October 2005 and The Kakaako Community Development District Rules dated September 7, 1995 indicates that the Public Utility Companies shall place all overhead lines for power, telephone and cable TV underground in concrete ductlines and new development should follow the upgraded infrastructure. Please confirm that overhead electrical service to this facility is acceptable per RFI responses included in Addendum No. 1 dated April 7, 2014.

The provision of underground utilities would be a desirable solution for the project. In Addendum No. 1, HCDA indicated that overhead power (utilities) is acceptable from the perspective of bringing the project within budget.

18. The RFP indicates that the intent of the project is to provide a finished shell space for Pacific Gateway Center's use. What type of electrical/telecommunications provisions are required to support the intended use of the spaces? For example, how many spare circuits and power provisions should be provided to support future equipment/receptacles and should pathways to support future telecommunications (i.e. telephone and CATV) outlets be provided?

Offeror's shall include assumptions made in their proposal regarding electrical/telecommunications provisions. The equipment needs of the end user are yet to be determined. Offerors may propose whether spare circuits are appropriate to support the intended use of the facility (general office and ancillary meetings).