

Hawai'i Community Development Authority
Department of Business, Economic Development and Tourism
State of Hawai'i

ADDENDUM NO. 11

REQUEST FOR PROPOSALS
RFP-HCDA-CIP-2025-01

DESIGN AND CONSTRUCTION SERVICES FOR THE WOMEN'S COMMUNITY
CORRECTIONAL CENTER – KITCHEN EXPANSION AND RELATED IMPROVEMENTS

Date Issued: March 5, 2026

This Addendum is hereby made a part of the RFP and is issued for the following:

1. QUESTIONS AND RESPONSES
2. REVISIONS TO EXHIBIT K: CRITERIA PACKAGE, SECTION 2.7 VALUE ADDED PROPOSALS
3. ATTACHMENT A –TELECOM / IT / CCTV ROOM PHOTOGRAPHS

All other requirements of the RFP remain unchanged.

1. QUESTIONS AND RESPONSES

This section contains responses to fifteen (15) written questions received prior to the March 6, 2026 Step 2 Question Submittal Deadline. Additional questions have been received and will be addressed in subsequent addenda.

Question 1: Addendum 7, Exhibit F, Section 01330 outlines the submittal procedures the Design-Build Entity (DBE) must follow. Different agencies require different levels of review—some treat all submittals as “Action Submittals,” while others recognize design liability rests with the DBE and therefore limit “Action Submittals” to Fire/Life Safety and Final Finish items, with all others submitted as a “Information Submittal” only. Since the final submittal register will not be available until design is complete, can HCDA clarify which categories of submittals it intends to review as “Action Submittals”?

Answer 1: The State's intent is for the majority of submittals to be processed as *Information Submittals*. However, the State reserves the right to designate certain submittals as *Action Submittals* after review of the completed design and the associated materials, products, systems, and equipment proposed by the DBE.

If the awarded DBE submits a comprehensive and coordinated Construction Documents package that clearly defines all materials, products, systems, and equipment, and no clarification or confirmation is required from the State at that time, the subsequent submittal process is anticipated to consist primarily of Information Submittals.

The State's final determination regarding Action Submittals will be made following review of the completed design.

Question 2: RFP Section 3.4, *Contract Term*, states that the contract period shall be thirty-six (36) consecutive months from the date of NTP. Please confirm the period of performance—from NTP to

Substantial Completion—will therefore be calculated as 1,095 calendar days.

Answer 2: The contract period is thirty-six (36) consecutive months from the date of the Notice to Proceed (NTP). For contract administration purposes, duration is measured in calendar days; however, the total number of days will be calculated based on the actual NTP date.

Question 3: Please confirm that the Owner assumes the role of “Generator” for all existing or onsite materials that may be classified as hazardous or contaminated and require offsite disposal. Additionally, please confirm that the Owner will sign any State of Hawaii waste manifests associated with the offsite disposal of such materials.

Answer 3: Yes, for hazardous or contaminated materials that existed on the Project Site prior to the DBE taking control of the Site, the State will assume the role of “Generator” for purposes of off-site disposal and will execute required State of Hawaii hazardous waste manifests associated with such materials.

This confirmation applies only to pre-existing hazardous or contaminated materials and does not apply to any materials generated, released, disturbed beyond the anticipated scope, or otherwise caused by the acts or omissions of the DBE, its subcontractors, suppliers, or anyone for whom the DBE is responsible.

Hazardous or contaminated materials generated, released, or otherwise caused by the DBE’s operations shall remain the responsibility of the DBE, including compliance with all applicable regulatory requirements and manifest documentation.

The DBE shall provide advance notice and coordinate with the State prior to removal and disposal of any pre-existing hazardous materials to allow for proper characterization and documentation.

Question 4: Section 6.2.8 of the RFP identifies *Cost Competitiveness* as a 5 point evaluation criterion. Section 3.3 establishes a budget ceiling of \$22,000,000. Design-Build Institute of America (DBIA) best practices emphasize maximizing project value by incorporating as many project betterments (Value-Added Proposals per Exhibit K, Section 2.7) as possible within the established budget ceiling.

Please confirm in the best interest of the State, Offerors should meet all base RFP requirements and maximize project value through Value-Added Prop-Added Proposals, provided the total proposal cost does not exceed the stated budget ceiling.

Answer 4: Proposal evaluation shall be conducted in accordance with Section 6.2, as revised by Addendum No. 10. Offerors shall meet all base RFP requirements. Value-Added Proposals, if submitted, will be evaluated consistent with the revised evaluation criteria.

Question 5: Exhibit K, Section 2.7 indicate “the cost and any schedule impacts associated with Value-Added Proposals shall be clearly identified in the Offeror’s proposal.” This specific statement amongst others within this section will cause confusion and subject Offeror’s to provide pricing information outside of the designated bid form as well as open the potential to manipulate the base period of performance which may cause unintended procurement challenges for HCDA. Please review and approve the suggested edits to Exhibit K, Section 2.7:

Value-Added Proposals (sometimes referred to as “Betterments”) are optional concepts, systems, features, or approaches proposed by the Offeror that exceed the minimum requirements of the Project Criteria and Program Requirements and are intended to provide added value to the State. Value-Added

Proposals are not required for proposal responsiveness and shall not be used to address deficiencies or non-compliance with the minimum project requirements.

Any Value-Added Proposals shall be clearly identified in the proposal and described in sufficient detail to allow evaluation of their technical merit, operational impacts, compatibility with Project requirements, and potential lifecycle benefits. Value-Added Proposals shall not compromise required levels of safety, security, durability, maintainability, or compliance with applicable codes.

~~*The cost and any schedule impacts associated with proposed Value-Added Proposals shall be clearly identified in the Offeror's proposal. Value-Added Proposals shall be evaluated in the context of the Project budget, and acceptance may be conditioned on cost neutrality or other terms acceptable to the State. Value-Added Proposals shall not be included in the Contract unless expressly accepted by the State in writing. Where a proposed Value-Added Proposal provides demonstrable benefit to the State but results in a schedule impact, such impacts may be considered and negotiated with the State as part of the acceptance process. Accepted Value-Added Proposals shall become part of the contracted work and shall be provided at no additional cost to the State beyond the agreed contract price, unless otherwise authorized through a formal modification.*~~

Value-Added Proposals shall not be used to reduce, substitute for, or delete any portion of the base scope or alternates unless expressly approved by the State through a formal contract modification.

The State reserves the right, but is not obligated, to accept, reject, or request modification of any Value-Added Proposal. Acceptance or rejection of Value-Added Proposals shall not relieve the DBE of responsibility to meet all minimum project requirements.

Answer 5: The State has reviewed the requested revisions and agrees. Exhibit K: Criteria Package, Section 2.7 Value Added Proposals, is hereby modified as set forth in this Addendum.

Question 6: Addendum 8, Attachment 6 (Price Proposal) includes several breakouts of base and additive pricing. For a lump sum design-build proposal, we understand HCDA may find certain cost details helpful. We respectfully request the review of the following items as well as response to the question stated at the end of these items.

- a) For permitting purposes, the Department of Planning and Permitting (DPP) requires a clear construction cost to determine building permit valuation. Because overhead and profit are typically included within both design/preconstruction and construction activities, listing overhead and profit as a separate line item will create confusion during the permit process. To support a smooth permitting review, we suggest removing the separate overhead and profit line so that DPP can clearly identify the construction value used for permit calculations.
- b) If the intent of the bid form is to provide the State with an early indication of the Contractor's Schedule of Values (SOV), the current level of detail may not be sufficient. Supporting costs details does not provide clarity on the final SOV and the SOV would normally be developed, reviewed, and approved with the State's Contract Manager after award.
- c) DBIA best practices encourage maximizing project value by incorporating Value-Added Proposals (Exhibit K, Section 2.7) within the established budget ceiling. If Offerors are expected to fully maximize the budget, highly detailed cost breakouts (as requested within supporting cost details) may introduce unnecessary complexity and potential inconsistencies which may lead to unintended procurement issues for HCDA.

- d) The contract for Goods or Services Based on Competitive Sealed Bids template provided within HCDA General Provisions does not require this level of breakout.
- e) Other State agencies (University of Hawaii, Department of Education, and DAGS) do not require this level of detail in their lump sum design-build bid forms lump sum design-build bid forms.

In consideration of the points above, would HCDA be open to revising the bid form so that each bid option (Base and Alternates) includes only the following categories?

- Design & Preconstruction Services
- Construction Services

Answer 6: The required cost breakdown in Attachment 6 (Price Proposal) is intentional and reflects HCDA's procurement practices.

Attachment 6 establishes proposal submission requirements only and does not prescribe how the DBE structures its cost documentation for permitting purposes. The DBE's Schedule of Values (SOV) will be developed, reviewed, and approved after award and is separate from the proposal submission requirements.

Supporting cost detail, where referenced, is not mandatory and may be provided at the Offeror's discretion.

Accordingly, Attachment 6 shall remain unchanged.

Question 7: Exhibit F - Division 1 General Requirements, Section 01310-1.04B. lists Project Manager, Superintendent, Safety Manager, Project Engineer, Field Engineer, and Quality Control Manager as Key Personnel. Please confirm that it is not required to have dedicated personnel assigned to each role. For example, the superintendent and/or field engineer may perform the role defined for a safety manager in lieu of having a dedicated safety manager.

Answer 7: The State does not require that each Key Personnel role identified in Section 01310-1.04B be filled by a separate, dedicated individual. A single qualified individual may perform multiple roles (e.g., Superintendent serving as Safety Manager), provided that:

1. The individual meets all qualification requirements specified in the Contract Documents for each assigned role;
2. The individual has sufficient availability, authority, and capacity to fully perform the responsibilities of each role; and
3. Project supervision, safety compliance, and overall performance are not adversely impacted.

Exception: The Quality Control Manager shall be a dedicated position and shall not perform other Key Personnel roles. The Quality Control Manager must maintain independence and sufficient focus to effectively administer the Project's quality control program in accordance with the Contract Documents.

Question 8: Section 3.4 of the RFP indicates a contract period of (36) consecutive months from the date of the Notice to Proceed (NTP) with (2) options to extend for an additional (12) month period each. Please advise on the following:

- a) The (2) options to extend for an additional (12) month period each correspond to the additive option for Vehicle Sallyport & Secure Perimeter Fenceline work.

- b) If the Vehicle Sallyport & Secure Perimeter Fenceline additive alternate is accepted, will the schedule be extended for (12) months or (24) months?
- c) Is the (2) options to extend for an additional (12) month period each tied to scope outside of the alternates indicated in the RFP?

Answer 8: The (2) options to extend for an additional (12) month period each are not tied to the Vehicle Sallyport & Secure Perimeter Fenceline additive scope and do not represent an automatic extension of the performance period for that work, if accepted.

The contract performance period is anticipated to be completed within the initial thirty-six (36) consecutive months from the NTP. The extension options are provided solely to allow the State to extend the contract term, if necessary, in the event of unforeseen delays and to preserve contract coverage for completion of the Work.

The State intends to award the Vehicle Sallyport & Secure Perimeter Fenceline additive scope, if selected, with the initial contract award and for it to be executed within the initial contract term. If an Offeror anticipates any portion of the Work cannot be completed within the initial contract term, the Offeror shall clearly indicate the associated schedule impact in its proposal.

Question 9: Section 6.2.1 of the RFP indicates that Offerors may be awarded up to (20) bonus points based on demonstrated performance on prior design-build contracts for Quality Control Program, Safety Program, Formal Partnering, and LEAN Processes Utilized. Since the bonus criteria is not exclusive to design-build contracts only, please confirm Offeror may utilize demonstrated performance on prior design-bid-build projects as well

Answer 9: See Section 6.2, as revised by Addendum No. 10. Evaluation will be conducted consistent with those criteria.

Question 10: Please provide drawings and photos of existing telecom room(s) that it is anticipated new communication work will tie-into.

Answer 10: As-built drawings can be found at the following link:

<https://nextcloud.kya.design/index.php/s/B9ypN8z54Cosgst>

File Path: APPENDIX B Reference Documents/New Housing & Related Improvements As-Builts/WCCC As-Built Drawings Updated (PCD1-5 included)2.pdf

Existing telecom room photographs are provided as ATTACHMENT A – TELECOM / IT / CCTV ROOM PHOTOGRAPHS issued with this Addendum.

Question 11: Attachment 6 Price Proposal, Part C for Propane Generator indicates that HCDA may direct the contractor to upgrade the generator via change order after award. Please advise on timeframe for award of this alternate and required bid validity if different from the (90) day period after proposal due date per RFP section 2.11.

Answer 11: Responses to this RFP, including proposed costs for BASE SCOPE PRICE, ADDITIVE SCOPE PRICE, AND BID ADDITIVE ALTERNATE NO.1 and/or fees will be considered firm for ninety (90) days after the Proposal due date. Initial Award will be based on the BASE SCOPE PRICE PROPOSAL.

HCDA's consideration of ADDITIVE ALTERNATE NO.1 will be based on the pricing submitted in the Price Proposal and available project funding. If accepted, the cost of the work will be incorporated into the initial contract award.

Question 12: Attachment 6 Price Proposal indicates that Offerors shall identify any material pricing assumptions, exclusions, or clarifications and further indicates that failure to identify assumptions shall not relieve the Offeror of responsibility to perform the Work as required.

Section 5.4 of the RFP indicates that any proposal offering and any other set of terms and conditions contradictory to those included in this RFP may be disqualified without further notice.

Please advise how the Offerors price assumptions and clarifications will be evaluated. Offeror does not want to risk stating assumptions or clarifications that could be interpreted as contradictory to the RFP requirements and become disqualified per RFP section 5.4.

Answer 12: Pricing assumptions, exclusions, or clarifications that constitute a material deviation from the requirements of the solicitation may result in a determination of non-responsiveness or disqualification.

Question 13: Exhibit K - Section 6.10; D5010 Electrical Service and Distribution (6-57) indicates that the HECO electrical service transformer shall be planned with sufficient capacity to support the new facility and anticipated future expansions. Please advise if there are a size and planned use for the referenced future expansion or advise if there's a percentage allowance for future growth that should be assumed.

Answer 13: The base bid transformer shall be sized in accordance with the DBE's engineered design to serve the Kitchen Building load requirements.

The intent of the "future expansion" requirement is as follows:

1. **Physical Space:** Provide sufficient physical space adjacent to the designated transformer area to accommodate the installation of a future transformer or replacement of the base transformer (for future upsizing), including required footprint and code-mandated clearances comparable to the base installation.
2. **Primary Service Pathways (Future Expansion):** In addition to the primary service pathways required for the base Kitchen Building design, provide dedicated future expansion primary service pathways (including conduit routing and associated infrastructure) from the HECO point of connection (located outside the WCCC property line) to the designated transformer area. These future pathways shall be sized and configured to accommodate installation of a future primary service equivalent to the Kitchen Building load. All future (spare) service pathways shall be installed in accordance with the same standards, materials, and design criteria as the primary service pathways provided for the base design.
3. **Future Constructability:** The design shall allow for the future addition of a second transformer or replacement and upgrade of the initial transformer utilizing the provided future expansion primary service pathways, without requiring modification to the base primary service installation.

4. **Future Program:** The anticipated future expansion may include a maintenance warehouse, housing, or other program facilities; however, no specific future building scope, configuration, or electrical load is defined at this time.

Question 14: Exhibit K - Section 6.10; D5092 Standby Generator (6-66) indicates to provide a standby generator system to support life safety, egress, security, communications, refrigeration, and other critical operational loads required to maintain safe and continuous operation of the kitchen building during loss of normal utility power.

Exhibit K - Section 5.3 Room Data Sheets indicate whether emergency power is required for the different program spaces.

- a) Please advise what elements of each program space that is indicated to provide emergency power per the Room Data Sheets will be required to be on emergency power (i.e. all equipment, receptacles, lighting, etc. serving the space).

Answer 14.a: Emergency power shall be provided to all equipment, receptacles, lighting, etc. to support the loads described for all spaces in the Room Data Sheets that are indicated to receive emergency power.

- b) For the program spaces that do not indicate emergency power is required, it is assumed that only code required emergency power (i.e. lighting) will be provided. If this assumption is incorrect, please clarify intent.

Answer 14.b: For spaces in the Room Data Sheets where emergency power is not indicated, only code required emergency power shall be provided.

Question 15: Exhibit K - Section 5.3 Room Data Sheets indicate various kitchen and cooking program spaces, that are anticipated to generate substantial heat loads when in use, are to receive exhaust and make-up air only for HVAC.

- a) Please confirm the intent is to deliver conditioned make-up air to these spaces.

Answer 15a: Exhibit K – Section 5.3 Room Data Sheets, which identify spaces designated as air conditioned. Make-up air shall be provided consistent with the Room Data Sheets and incorporated into the DBE’s HVAC design to maintain required indoor environmental conditions appropriate for occupancy, equipment operation, and overall system performance.

- b) Please advise if there are any program spaces that do not require conditioned make-up air.

Answer 15b: The treatment and conditioning of make-up air shall be determined by the program criteria and the DBE’s engineered design necessary to comply with applicable codes and the performance requirements of the RFP. The DBE is responsible for ensuring that make-up air systems support the required environmental conditions of each space per their design.

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2. REVISIONS TO EXHIBIT K: CRITERIA PACKAGE, SECTION 2.7 VALUE ADDED PROPOSALS

EXHIBIT K: CRITERIA PACKAGE, Section 2.7 Value Added Proposals is hereby deleted in its entirety and replaced with the following:

2.7 Value-Added Proposals

Value-Added Proposals (sometimes referred to as “Betterments”) are optional concepts, systems, features, or approaches proposed by the Offeror that exceed the minimum requirements of the Project Criteria and Program Requirements and are intended to provide added value to the State. Value-Added Proposals are not required for proposal responsiveness and shall not be used to address deficiencies or non-compliance with the minimum project requirements.

Any Value-Added Proposals shall be clearly identified in the proposal and described in sufficient detail to allow evaluation of their technical merit, operational impacts, compatibility with Project requirements, and potential lifecycle benefits. Value-Added Proposals shall not compromise required levels of safety, security, durability, maintainability, or compliance with applicable codes.

Value-Added Proposals shall be evaluated in the context of the Project budget, and acceptance may be conditioned on cost neutrality or other terms acceptable to the State. Accepted Value-Added Proposals shall become part of the contracted work and shall be provided at no additional cost to the State beyond the agreed contract price, unless otherwise authorized through a formal modification.

Value-Added Proposals shall not be used to reduce, substitute for, or delete any portion of the base scope or alternates unless expressly approved by the State through a formal contract modification.

The State reserves the right, but is not obligated, to accept, reject, or request modification of any Value-Added Proposal. Acceptance or rejection of Value-Added Proposals shall not relieve the DBE of responsibility to meet all minimum project requirements.

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Olomana Electrical Room

Photo 1 - conduit runs from electrical room to IT room



Photo 2 – Top conduit coming into electrical room from outside. Feeds to IT room



Photo 3 – Top of CCTV cabinet



Photo 4 – CCTV cabinet



Photo 5 – CCTV cabinet power supply



Olomana IT Room

Photo 6 – Conduit runs to electrical room / CCTV



Photo 7 – Conduit from electrical room / CCTV

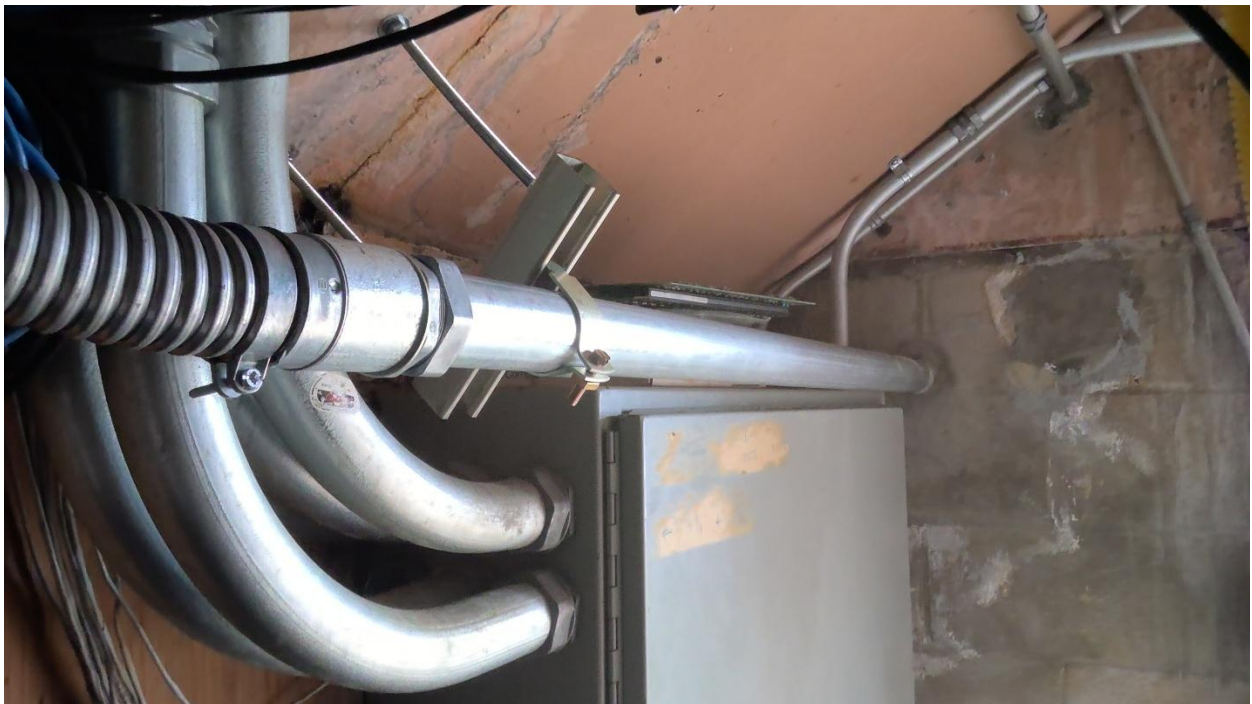


Photo 8 – Conduit from electrical room / CCTV. Panel



Photo 9 – CCTV panel located in IT room

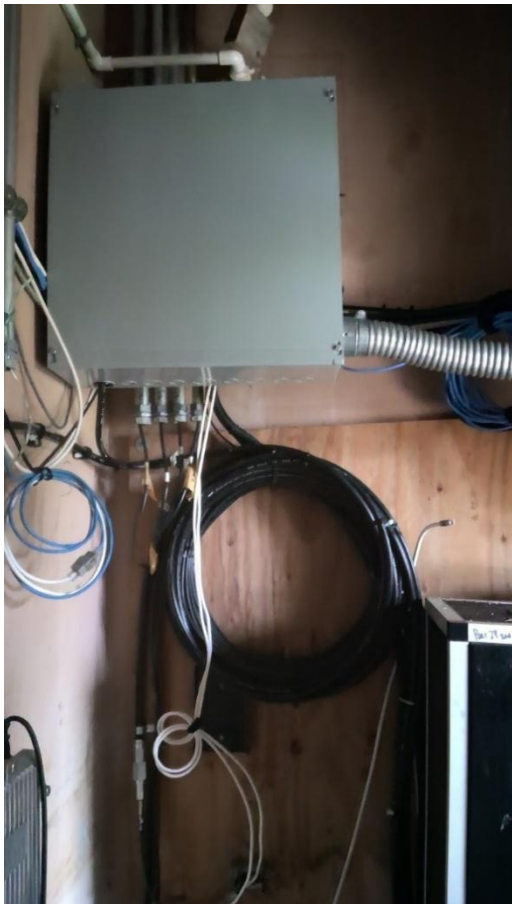


Photo 10 – Conduit pathways connecting to Kaala & Building C



Photo 11 – IT Rack

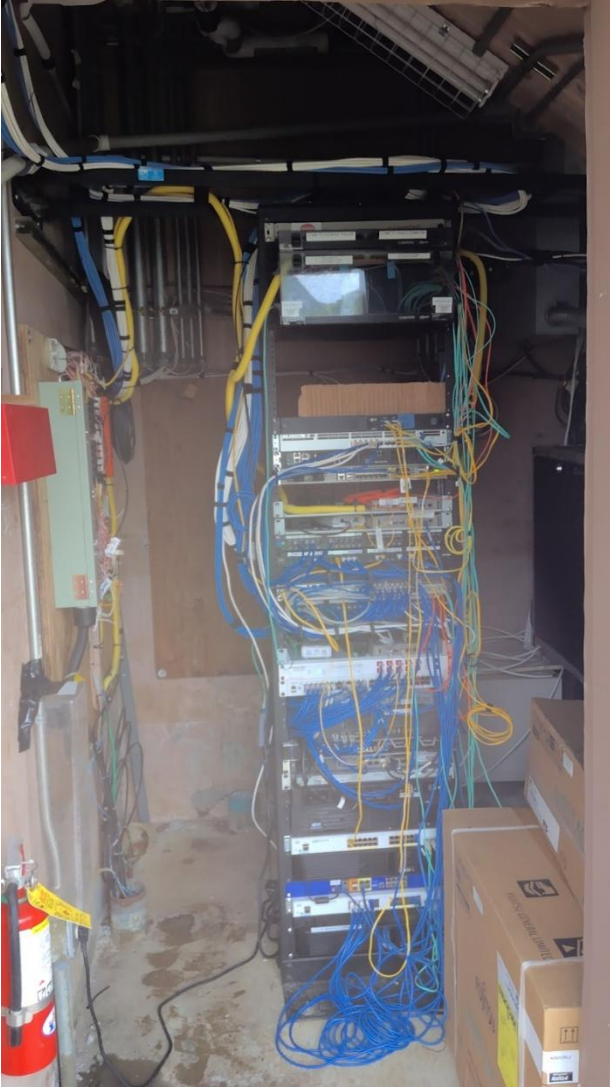


Photo 12 – IT Rack

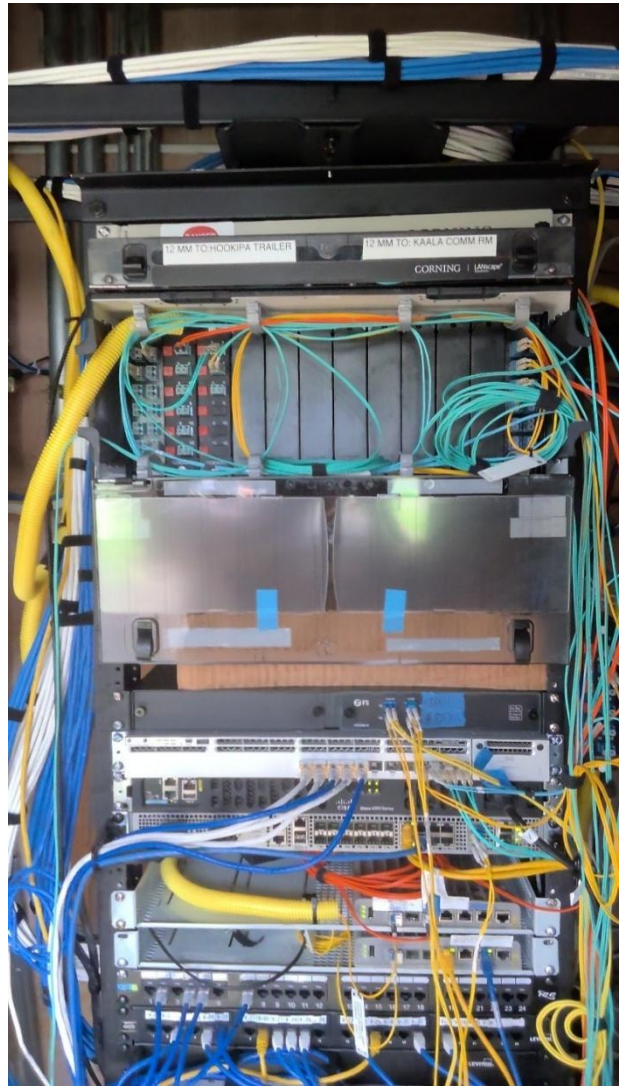


Photo 13 – IT Rack

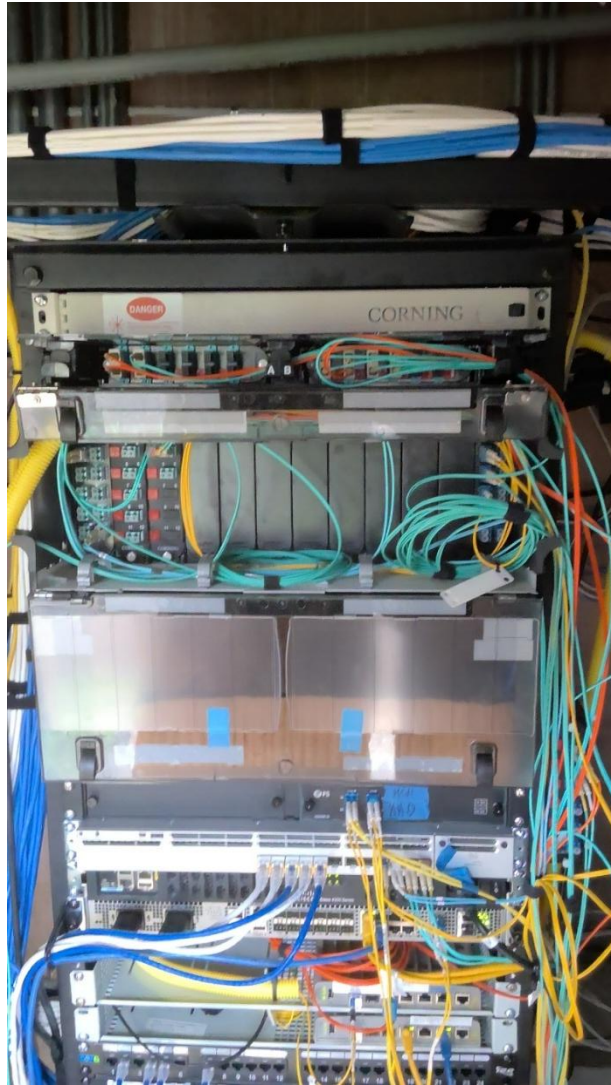


Photo 14 – IT Rack

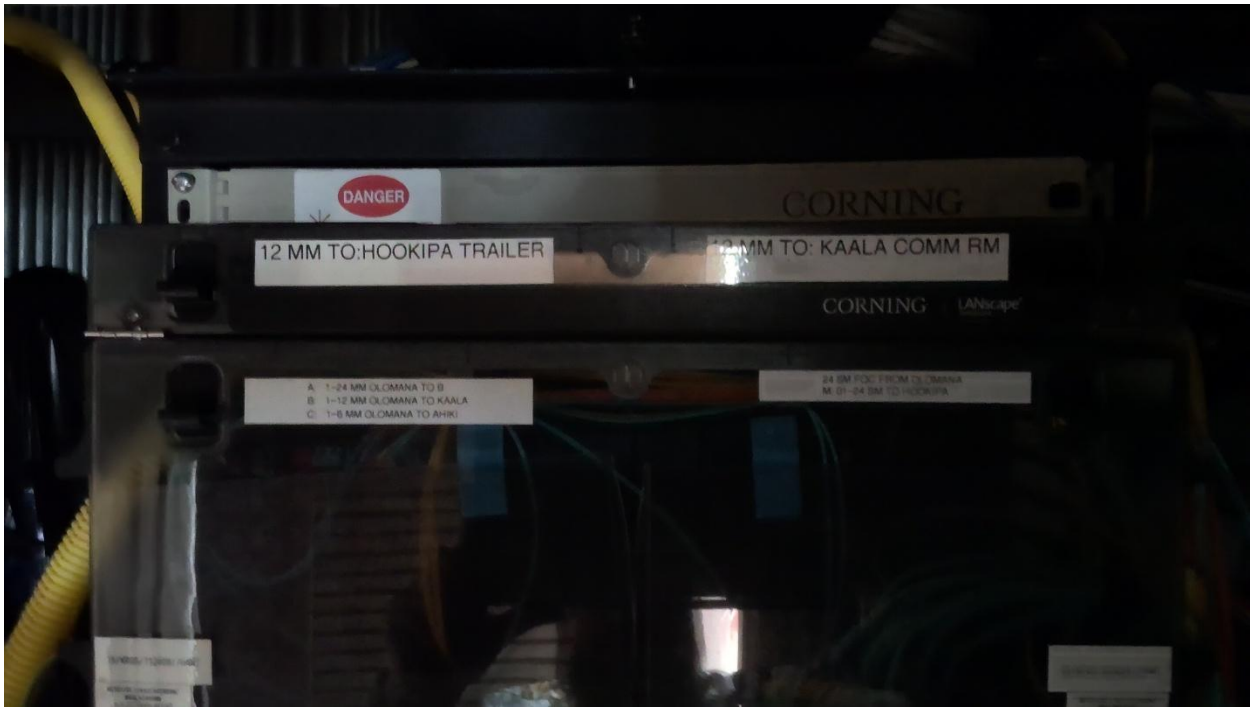


Photo 15 – IT Rack

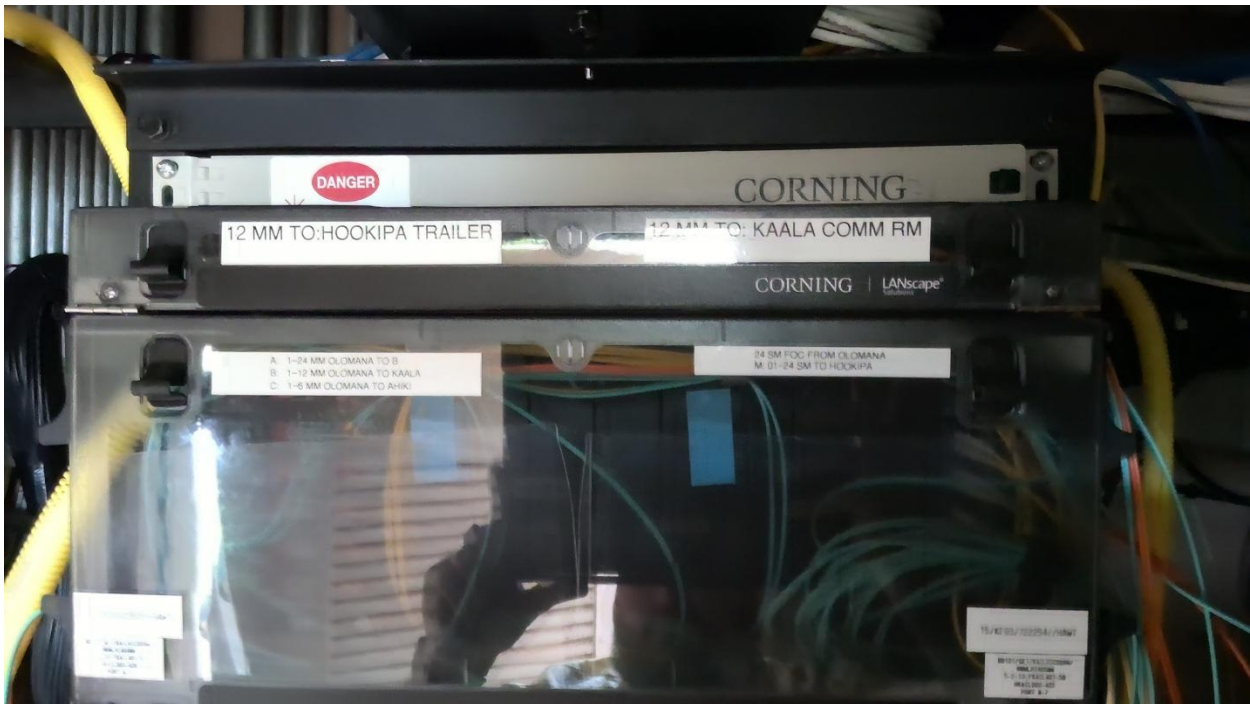
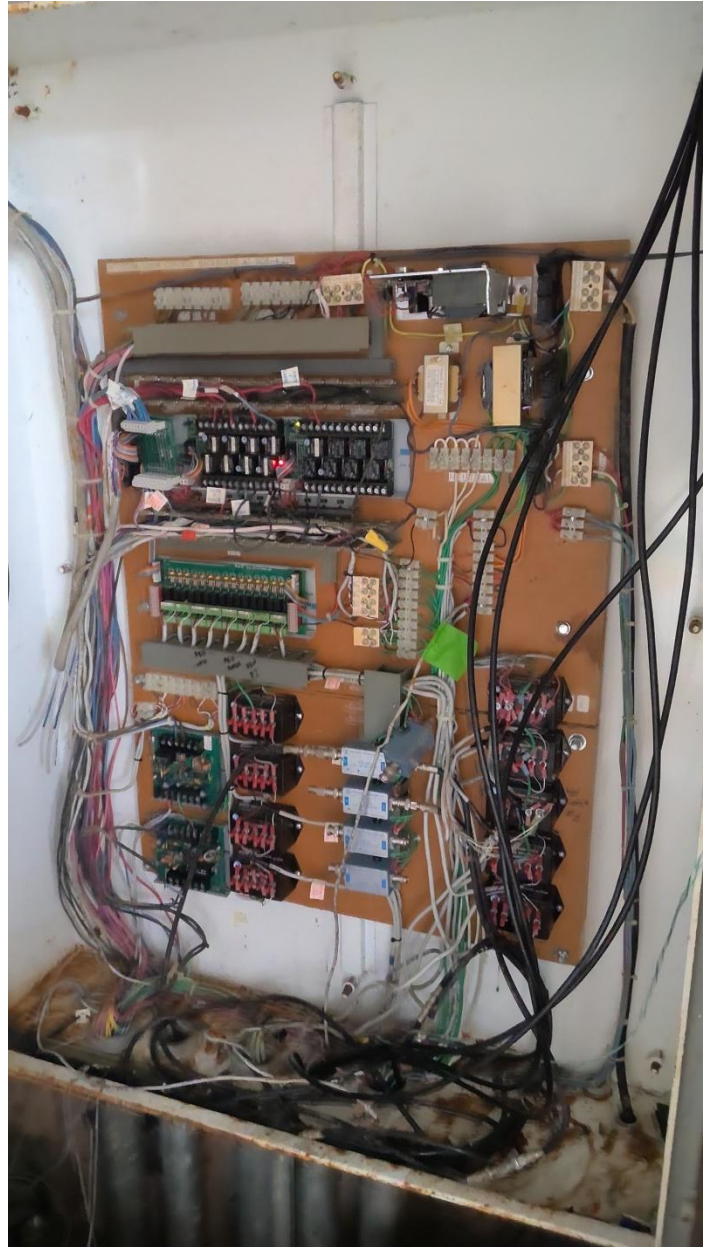


Photo 16 – Olomana Door Control



Olomana Exterior from It Room Towards Kitchen Site for CCTV

Photo 17 – CCTV Conduit pathway to CCTV poles near Kitchen site



Photo 18 - CCTV Conduit pathway to CCTV poles near Kitchen site



Kaala CCTV Room

Photo 19

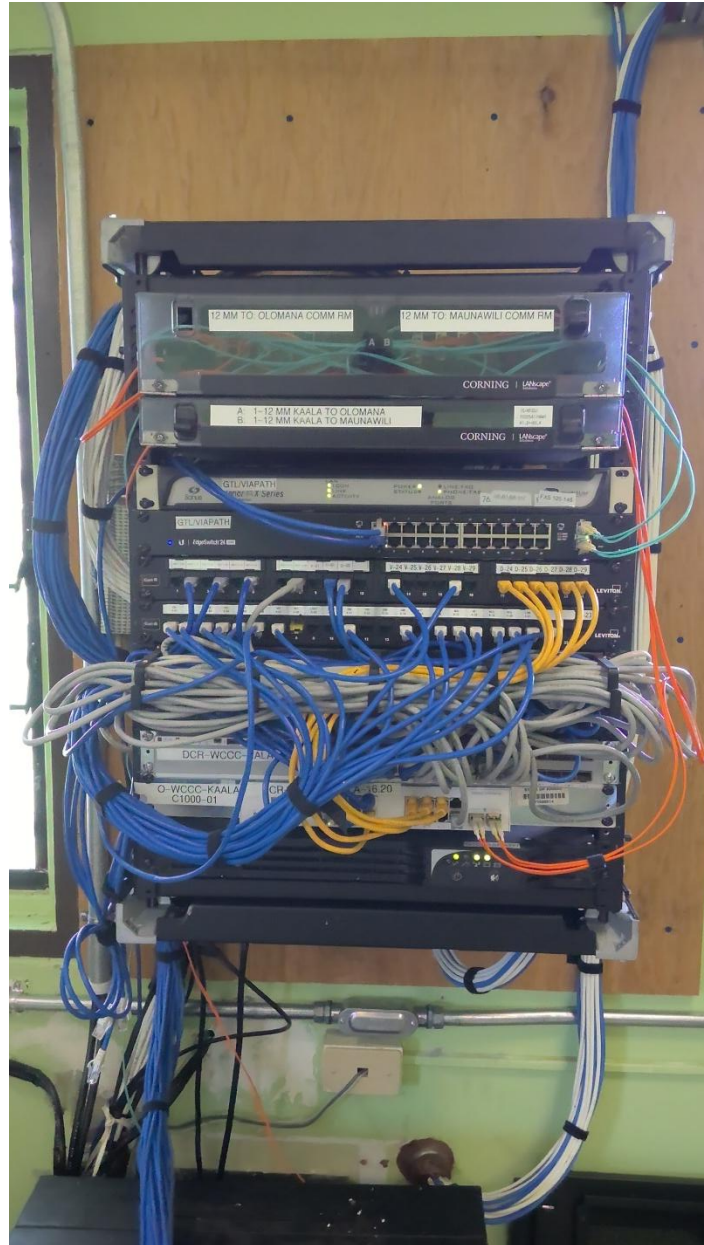


Photo 20

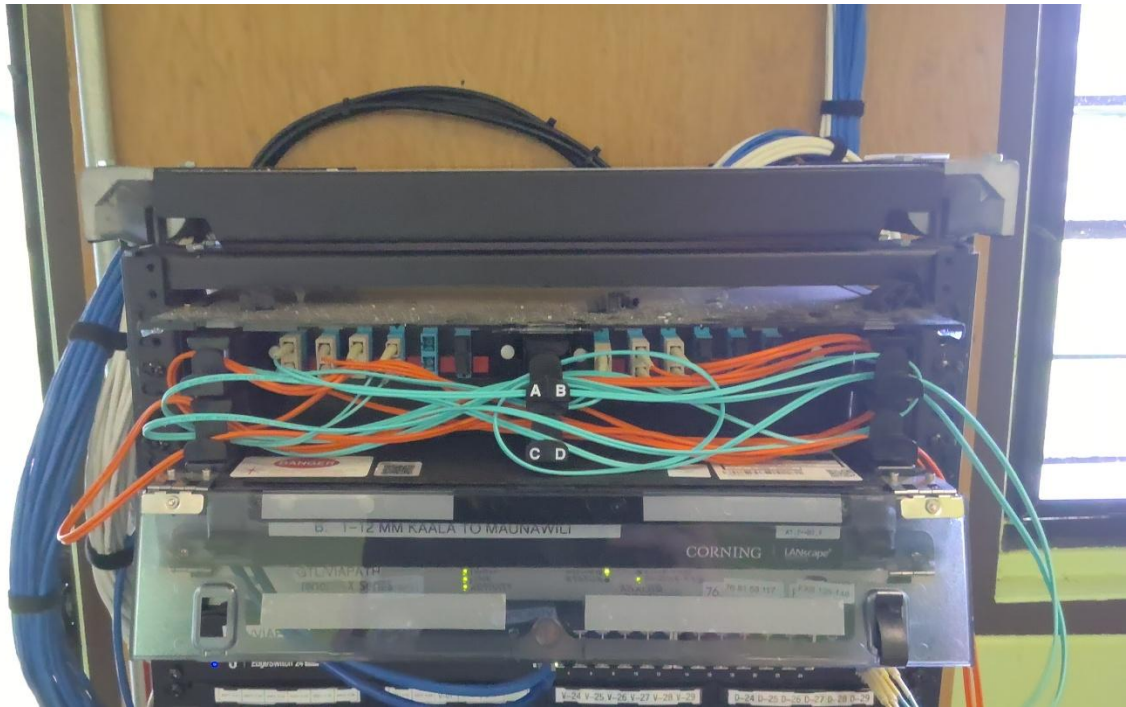


Photo 21

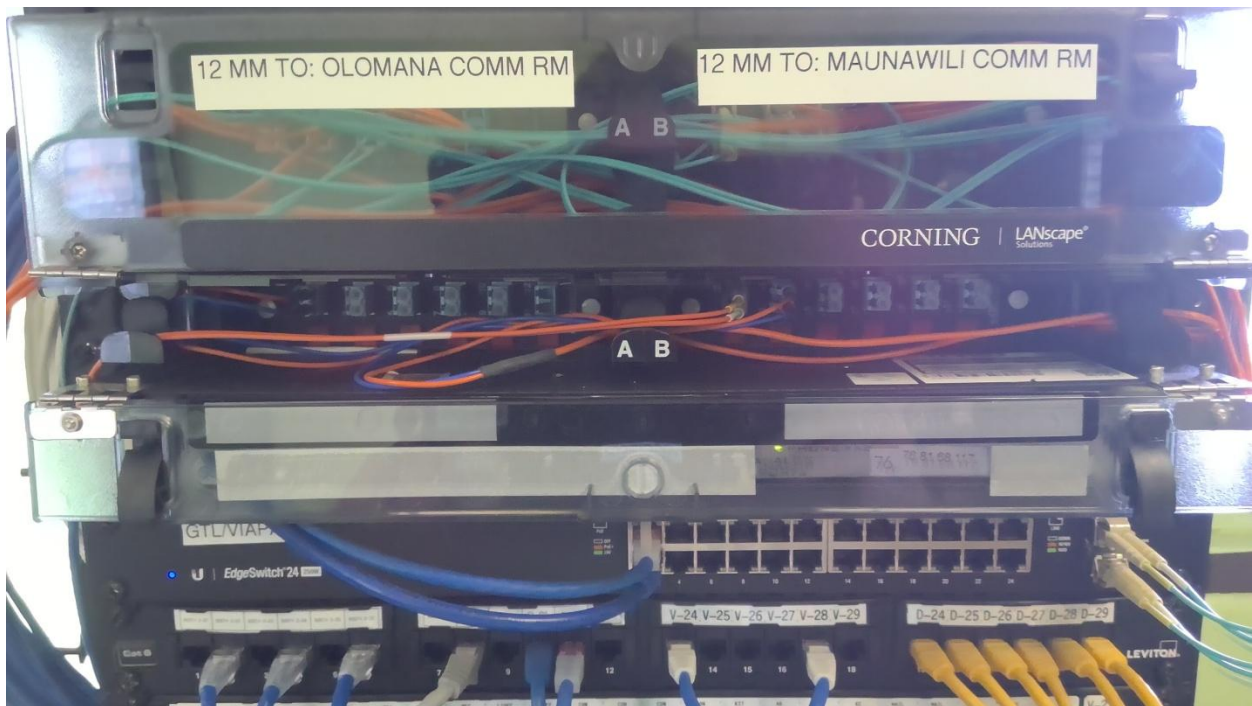


Photo 22



Photo 23 – CCTV Rack

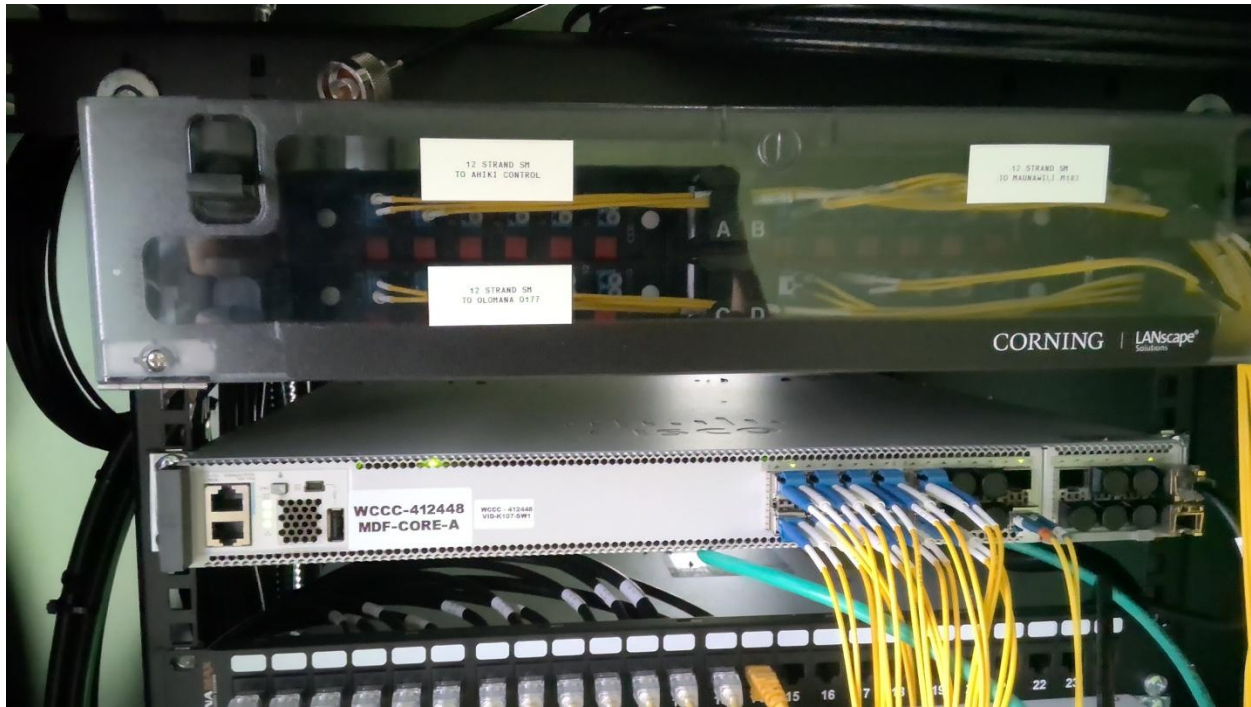


Photo 24 – CCTV Rack

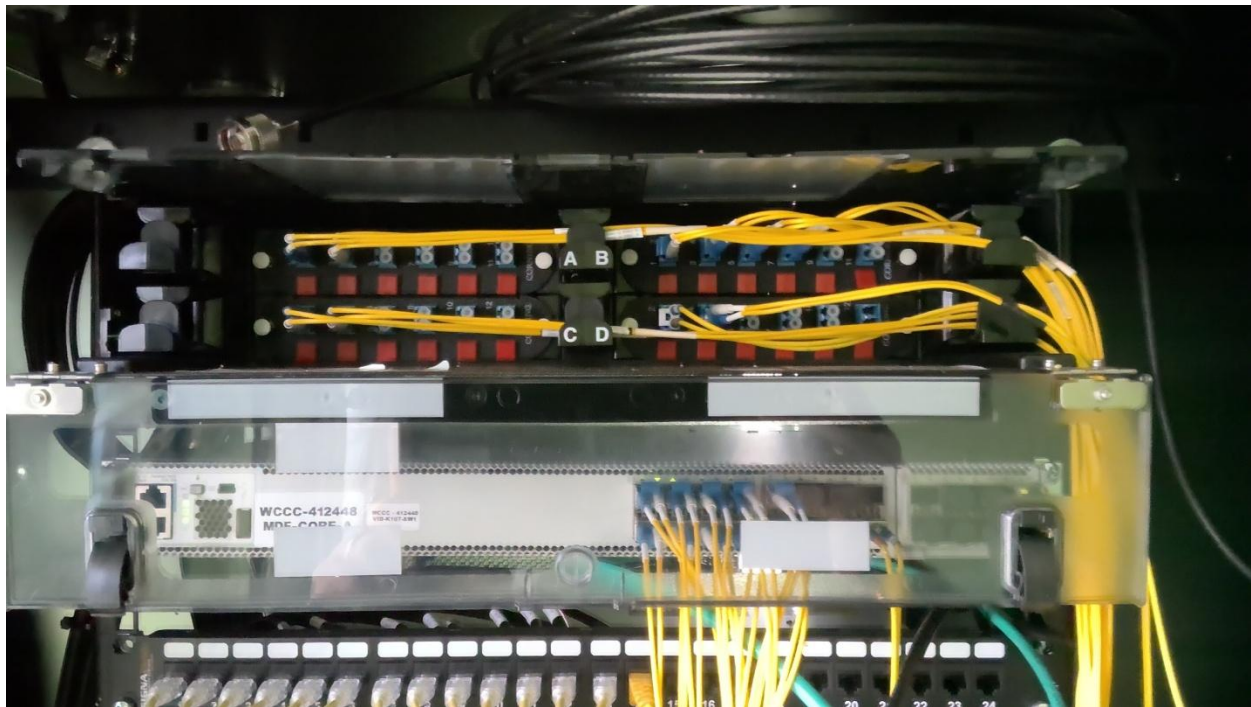


Photo 25 – CCTV Rack



Photo 26 – CCTV Rack



Kaala Outside CCTV Room

Photo 27 – Exterior pathway penetration into Kaala CCTV room



Please note: Photographs are provided for reference only to illustrate existing infrastructure and are not intended to represent all existing conditions at the Project Site.

END OF ADDENDUM NO. 11