

State of Hawaii
DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION
1151 Punchbowl Street, Room 221
Honolulu, Hawaii 96813

ADDENDUM NO. 1

TO

Job No. J00AO99D
DLNR ASO Office Improvements
Kalanimoku Building, Room 110 / 111
Honolulu, Oahu, Hawaii

May 5, 2026

This addendum as issued shall become part of the Contract Documents for the subject project. The bid documents, plans, and specifications shall be amended as follows:

GENERAL INFORMATION

1. A voluntary pre-bid conference and site visit was held on April 24, 2026 at 10:00 A.M. at the Project Site located in Kalanimoku Building, Room 110 & 111. The pre-bid conference agenda and sign-in sheet are attached for information only.
2. Extended the Offer Due Date to May 19, 2026 at 2:00 P.M.

SPECIFICATIONS

1. Section 02070 – Selective Demolition: **DELETE** in its entirety and **REPLACE** with the attached revised Section 02070.
 - a. Added Subsection 3.5(C):

“C. Any damage to or removal of asbestos-containing tiles resulting from removal of the wooden counter/gate shall be considered incidental work with no additional cost to the State. If tiles are disturbed, the Contractor shall notify the State and comply with all applicable federal, state, and local laws, codes, rules and regulations governing the handling, removal, and disposal of asbestos-containing materials, including but not limited to requirements of the DOH, EPA, and OSHA.”

PLANS

1. Sheet A-5:
 - a. Revised workstation layout in Room 111.
 - b. Revised existing furniture list to include five (5) extra task chairs (TC-1) to be salvaged.
 - c. Added a callout to install a keypad lock with handle to the new interior door in Rm 111.

REQUEST FOR INFORMATION

1. **Are chairs to be included in the new furniture scope of work, given that the existing drawings indicate two (2) chairs to remain, while the floor plan shows a total of eleven (11) chairs?**

Response: There is a total of seven (7) existing chairs to remain, and six (6) new chairs are required in the scope of work.

2. **How many power receptacles are required per workstation?**

Response: Four (4) power receptacles per workstation.

3. **Are task lights required beneath the overhead storage units, as noted in the Performance Requirements section (Item E), even though they are not shown in the furniture schedule on the plans?**

Response: Yes. Task lights are required beneath each overhead storage unit.

4. **Does workstation type WS-1 shown in the furniture schedule include LF-1 and LF-2, or are LF-1 and LF-2 intended as separate storage components under the workstations?**

Response: Each workstation will include LF-1 and LF-2 filing cabinets fixed to the desks.

5. **Is power required within the service counter panels?**

Response: Yes. A minimum of one receptable is required within the service counter panels.

Engineering Division



Dina U. Lau
Acting Chief Engineer

Agenda

Pre-Bid Conference

**JOB NO. J00AO99D
DLNR ADMINISTRATIVE SERVICES OFFICE IMPROVEMENTS
KALANIMOKU BUILDING, ROOM 110/111
HONOLULU, OAHU, HAWAII**

Date: April 24, 2026 @ 10:00 am

Location: 1151 Punchbowl Street, Room 110 / 111, Honolulu, Hawaii

- 1. Introductions**
- 2. Brief Description of Project and Scope**

Scope of Work for Room 110 & 111:

- Removal and disposal of existing workstations & furniture, wood service counter & gate, carpet, and wall base as indicated on the plans;
- Minor abatement work of hazardous materials during removal work;
- Temporary relocation of some existing furniture prior to flooring work and reinstallation as indicated on the plans;
- Repainting of existing interior walls;
- Install new wall base and carpet tiles over existing tiles as indicated on plans;
- Install new window shades in Room 111 only;
- Install new modular furniture for both rooms, including a new service counter / interior door attached to modular furniture in Room 111 only;
- Minor electrical work to provide power to new modular workstations.

Work in the building shall only be allowed on the weekdays between the hours of 7:45 A.M. to 4:45 P.M. Abatement work or electrical testing shall only be allowed after business hours between 4:45 P.M. to 7:00 A.M or during weekends. See the plans for contact information regarding the parking location and fees.

Bid Opening is on May 11, 2026 at 2:00 p.m. Bids shall be uploaded to HiePRO.

Last day to submit Questions is April 30, 2026 at 4:30 p.m.

Meeting agenda and sign-up sheet will be posted on HiePRO.

- 3. Questions**

Note: All answers and comments are unofficial, the official answers will be uploaded to HiePRO in an Addendum.

- 4. Walk Through of Project Area.**

SIGN-IN SHEET
PRE-BID SITE MEETING

Job Title: DLNR Administrative Services Office Renovation, Kalanimoku Building, Room 110/111

Job Number: J00AO99D Date: April 24, 2026 Time: 10:00 A.M.

	NAME	AGENCY/COMPANY	PHONE NO.	EMAIL ADDRESS
1	Frances Constantino	DLNR-ENG	808-587-0279	frances.constantino@hawaii.gov
2	Jason Dablinger	Interior Showplace	808 393-3572	jason.dablinger Jason@interiorshowplace.com
3	Carla Lee	ISL		Carla@interiorshowplace.com
4	Jason Kon	Society Contracting	808-392-7579	bids@societycontracting.com
5	Glenn Pechonowski	Society Contracting LLC	808-455-8157	bids@societycontracting.com
6	Les Matsuka	Pioneer Contracting	808-342-7897	l matsuka@pioneerhawaii.com
7	Scott Matswige	Floor-Tech	108-227-1157	Scott@floortechgraphi.com
8	KRISTEN HARANO	IMPP ARCHITECTURE	808-587-2020	kristen@impparch.com
9	Alex Komasa	Furniture Plus Design	408 526-2018	Alex@furnitureplusdesign.com
10	Luke Robinson	Furniture Plus Design	808 526-2018	Luke@furnitureplusdesign.com
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DIVISION 2 - SITEWORK

SECTION 02070

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

As specified in Section 01019 - GENERAL SPECIFICATIONS, Special Provisions, and the General Conditions of the Contract.

1.2 DESCRIPTION OF WORK

Accomplish all demolition, removal, patching and related work indicated on or required by the drawings, and as specified herein.

1.3 GENERAL REQUIREMENTS

- A. The Contractor shall visit the project site, examine the premises and note all existing conditions and the extent involved for the complete and proper execution of all work as called for on the plans and as hereinafter specified.
- B. Obvious conditions which exist on the site shall be accepted as part of the work, even though they may not be clearly indicated on the Drawings and/or described herein, or may vary there from.
- C. All debris of any kind accumulated from the work of this Section shall be disposed off the site.
- D. Permits, Notice, Etc. The Contractor shall serve proper notice and consult with the State regarding any temporary disconnections of electrical or other utility lines in the area which may interfere with the removal work, and all such lines where necessary shall be properly disconnected or relocated before commencing with the work.
- E. Protection: Throughout the work, protection shall be provided for walks, property, etc., scheduled to remain. Safe working conditions shall be maintained at all times for all personnel, and temporary lights and barricades shall be provided and maintained.

1.4 JOB CONDITIONS

- A. Utility Services: The existence of utility lines other than those shown on the drawings is not definitely known. Should any utility lines be encountered, the Contractor shall immediately notify the State and follow his direction as to procedure. Maintain existing utilities indicated to remain, keep in service, and protect against damage during demolition operations. Do not interrupt existing utilities serving occupied building or facilities, except when authorized in writing by the State.

- B. Outages and interruptions must be approved in advance by the State. Submit written notice of outages and interruptions not less than fifteen days in advance of intended outage. Report damage, immediately. Do not repair or reconstruct any pipe, conduit, or installation without authorization, except perform emergency repairs immediately.

PART 2: PRODUCTS

2.1 MATERIALS

Asbestos Prohibition: No asbestos containing materials or equipment shall be used under this section. The Contractor shall ensure that all materials and equipment incorporated in the project are asbestos-free.

PART 3: EXECUTION

3.1 EXECUTION OF WORK

- A. Water and sewer facilities shall be available and in operating condition at all times.
- B. Demolish and remove existing piping and other obstructions or encumbrances of any kind or character within the Contract Zone Limits, with the exception of any structures to remain and any active water, drainage, electrical, lines, boxes, etc., unless otherwise directed by the State.
- C. Abandoned utility lines shall be removed.
- D. Every precaution must be taken at all times for the protection and safety of students, faculty, and the public.

3.2 BARRICADE

Erect temporary barricades as required, to prevent people from entering into project area to the extent as approved by the State. The extent of barricade may be adjusted as necessary with the approval of the State. This work shall be accomplished at no extra cost to the State.

3.3 CONTRACT ZONE LIMITS

The Contract Zone Limits shall generally be as indicated on the plan; however, work outside the Zone Limits necessary to complete the project shall be included.

3.4 MAINTAINING LIFE SAFETY SYSTEMS

The Contractor shall maintain the existing life safety systems in proper operation, such as fire alarm systems, exits, lighting, and other necessary aspects of life safety.

3.5 DISPOSAL OF DEMOLISHED MATERIALS

Remove debris, rubbish, and other materials resulting from demolition operations from building site daily. Transport and legally dispose of materials off site.

- A. If additional hazardous materials are encountered during demolition operations, comply with applicable regulations, laws, and ordinances concerning removal, handling, and protection against exposure or environmental pollution.
- B. Burning of removed materials is not permitted on project site.
- C. Any damage to or removal of asbestos-containing tiles resulting from removal of the wooden counter/gate shall be considered incidental work with no additional cost to the State. If tiles are disturbed, the Contractor shall notify the State and comply with all applicable federal, state, and local laws, codes, rules and regulations governing the handling, removal, and disposal of asbestos-containing materials, including but not limited to requirements of the DOH, EPA, and OSHA.

3.6 CLEAN UP

Debris and rubbish shall be removed from the site daily. Debris and rubbish shall not be allowed to accumulate on site. Debris shall be removed and transported in a manner that will prevent spillage on streets or adjacent areas.

3.7 DEMOLITION OPERATIONS – SALVAGEABLE WORK:

- A. Salvageable for the Owner: Bubble wrap, tape, and place each product and each product related materials into heavy duty carb board boxes that can effectively fit each boxed product. Label each box with contents. Label each furniture item, protecting all following but not limited to corner panels, operable components, finish surfaces, electronic equipment, and attachments. Label to indicate general product type, Manufacturer, Model No., at minimum . Other packing methods and labeling when acceptable to the Engineer.
- B. Carefully relocate furnitures as indicated on Drawings to indicated temporary storage area, delineating the area with cones, taped-off by Contractor at all times, until furnitures are moved back to original locations or designated location on Drawings. Protect all furnitures throughout the duration of the scope of work from damage and theft.
- C. For Reinstallation in the Project:
 - 1. Remove work, relocate, and reinstall all related components without damage.
 - 2. Store and protect from damage and deterioration, until required for reinstallation.
 - 3. Prior to reinstallation, perform the following, unless otherwise indicated in the Report submitted and successfully reviewed and accepted by the Engineer.
 - a. Fully clean and polish each stored item.
 - b. Replace damaged and deteriorated components caused by Contractor.

- c. If any touchup painting or total repaint required, such painting to match the original “like-new” paint coating.
 - d. Reinstall each stored item to provide a fully functioning product.
- 3.8 MATERIAL STORAGE:
- A. Removed items to be re-installed by the Contractor shall be stored in a secured locations as indicated on Drawings. The Contractor shall be responsible for all items and shall replace any missing or damaged items at his own expense.

END OF SECTION

