

HAWAII STATE DEPARTMENT OF EDUCATION
PROCUREMENT AND CONTRACTS BRANCH

September 10, 2026

ADDENDUM A
TO
INVITATION FOR BIDS
IFB 27-019
TO PROVIDE
RECURRING MAINTENANCE AND REPAIRS FOR AIR CONDITIONING AND VENTILATING
EQUIPMENT, AND EXHAUST AND VENTILATING FANS
FOR
THE HAWAII STATE DEPARTMENT OF EDUCATION
ON THE ISLAND OF OAHU

This addendum is issued to respond to the following questions:

- Q1: Previously “As-Needed” Equipment Added to Recurring Maintenance - Please confirm that all equipment identified as recurring maintenance under IFB D27-019 will become the awarded Contractor’s responsibility upon commencement of the new Contract, regardless of its operating or maintenance condition at that time.**

Please also clarify whether any minimum operating or maintenance condition is required for equipment being transferred from “as-needed” status into recurring maintenance before the awarded Contractor assumes responsibility.

- A1:** It is confirmed that all equipment identified as recurring maintenance under IFB D27-019 will become the awarded Contractor’s responsibility upon commencement of the new Contract, regardless of its operating or maintenance condition at that time.

No minimum operating or maintenance condition is required for equipment being transferred from “as-needed” status into recurring maintenance before the awarded Contractor assumes responsibility.

- Q2: Existing Condition and Initial Restoration Costs - Because the existing condition of equipment newly transferred into recurring maintenance may materially affect the cost of performing the Contract, please clarify whether Offerors are expected to include in their recurring maintenance bid price all labor and other contractor-responsible costs necessary to initially restore this equipment to the satisfactory operating condition required by the Specifications.**

If so, please identify the condition offerors should assume when calculating those costs, including how bidders should account for equipment that may be non-operational, deficient, or in need of repair when the contract commences.

If initial restoration of pre-existing deficiencies is not included within the recurring maintenance price, please identify which costs will be separately compensable by the State.

- A2: Offerors are expected to include in their recurring maintenance bid price all labor and other contractor-responsible costs necessary to initially restore this equipment to the satisfactory operating condition required by the Specifications. Refer to IFB Special Conditions, Item 13, Bid Price.

Offeror may inspect the equipment listed on Exhibit B, Equipment Schedule and Price Breakdown, to become familiar with existing conditions, rules and regulations, and the extent and nature of work to be performed. Inspection is not mandatory; however, bid submission shall be evidence that the Offeror understands the scope of the project and shall comply with all requirements stated herein, if awarded the Contract. Refer to IFB Special Conditions, Item 8, Site Inspection.

- Q3: Major Pre-Existing Failures - If equipment included within the new recurring maintenance scope has a major pre-existing failure at commencement of the Contract—including, but not limited to, failed compressors, motors, controls, electrical components, refrigerant leaks, deteriorated insulation, significant corrosion, failed bearings or other mechanical components, inoperative UVC systems, or missing components—please identify which portions of the diagnostic, repair, restoration, labor, parts, materials, refrigerant, and related costs are the financial responsibility of the awarded Contractor and which portions are separately compensable by the State.**

Please also clarify whether the treatment of these costs differs depending upon whether the deficiency or failure existed before or occurred after the awarded Contractor assumed responsibility for the equipment.

- A3: Majority of the pre-existing failures should have been reported by the school and are already in the process of being repaired by the STATE through the current maintenance Contractor.

The non-identified major pre-existing failures will be the full responsibility of the Contractor awarded under IFB D27-019.

- Q4: Application of “Regardless of Cause” to Pre-Existing Conditions - The Specifications require the Contractor to repair or replace worn, failed, or doubtful components and parts “regardless of cause” to ensure satisfactory operation.**

Please clarify whether “regardless of cause” includes deficiencies, failures, deterioration, or damage that existed prior to the awarded contractor assuming responsibility for the equipment.

If it does, please clarify what condition bidders should assume for newly added recurring maintenance equipment when determining the financial exposure that should be included within their recurring maintenance bid price.

- A4: “Regardless of cause” includes deficiencies, failures, deterioration, or damage that existed prior to the awarded Contractor assuming responsibility for the equipment. Refer to IFB Special Conditions, Item 8, Site Inspection.

- Q5: Known and Unknown Existing Conditions - Given the substantial quantity of equipment being transferred from “as-needed” status into recurring maintenance, will the State identify prior to bid closing any newly added equipment known to be:**

- **non-operational;**
- **awaiting repair;**

- operating with failed or compromised components;
- materially deteriorated or corroded;
- experiencing refrigerant leaks;
- missing components;
- operating temporarily or with temporary repairs; or
- otherwise not in satisfactory operating condition?

If complete condition information will not be provided, please identify the uniform equipment-condition assumption that all Offerors should use when preparing their recurring maintenance prices.

If previously unidentified pre-existing deficiencies are discovered after commencement of the Contract, please clarify whether correcting those deficiencies will be included within the recurring maintenance obligation or separately compensated by the State.

A5: If previously unidentified pre-existing deficiencies are discovered after commencement of the Contract, correcting those deficiencies shall be included within the recurring maintenance obligation, and will not be separately compensated by the STATE. Refer to IFB Special Conditions, Item 8, Site Inspection.

Q6: Obsolete or Beyond-Economical-Repair Equipment - Please clarify the awarded Contractor's responsibility for newly added recurring maintenance equipment that is determined at or shortly after commencement of the Contract to be obsolete, substantially deteriorated, or beyond economical repair.

Pending authorization and completion of equipment replacement by the State, will the Contractor be required to continue troubleshooting, repairing, and maintaining such equipment under the recurring maintenance price?

If so, please identify which associated labor, parts, materials, refrigerant, and other repair costs will be the Contractor's responsibility and which will be separately compensated.

A6: Obsolete or Beyond-Economical-Repair Equipment shall be the responsibility of the awarded Contractor for the first three (3) troubleshooting and repair services performed under recurring maintenance and shall include all associated labor and materials. After that, the STATE will compensate the Contractor based on the Unit Bid Price Hourly Labor Rate, and materials and parts, if additional work is needed.

Q7: Ability to Determine Existing Conditions Prior to Bid - The solicitation provides Offerors an opportunity to inspect the equipment prior to bidding.

Given the number of units and locations included within the solicitation, please clarify whether the State expects each Offeror to individually inspect all equipment newly transferred into recurring maintenance in order to identify existing deficiencies and determine the costs that should be included within its bid.

If comprehensive inspection of all such equipment is not expected or reasonably practicable prior to bid closing, please identify the uniform equipment-condition assumption that offerors should use so that bids are prepared and evaluated on a comparable basis.

A7: Offeror inspection is not mandatory. However, no additional compensation, subsequent to bid opening, shall be allowed by reason of any misunderstanding or error regarding site conditions or work to be performed. Refer to IFB Special Conditions, Item 8, Site Inspection.

Q8: Estimated Authorized Extra Work and “As-Needed” Labor - The annual estimated quantity for Groups A and B is 2,000 hours. Please identify the basis or methodology used to establish the 2,000-hour annual estimate and confirm whether all equipment was considered when establishing that quantity.

A8: The annual estimate of Labor for Authorized Extra Work and “As-Needed” labor is based on the previous contract’s work record and includes a reasonable expectation of work. It includes all equipment specified in each of the Groups in Exhibit B.

Q9: Estimated Versus Guaranteed Authorized Extra Work and “As-Needed” Labor - Please confirm whether the 2,000 annual hours identified for Authorized Extra Work and “As-Needed” labor for Groups A and B represent a guaranteed minimum quantity of work or an estimated quantity only.

If the quantity is estimated only, please confirm whether any minimum annual quantity is guaranteed.

A9: For Groups A and B, the 2,000 annual hours identified for Authorized Extra Work and “As-Needed” labor is an estimated quantity only. No minimum annual quantity is guaranteed.