INVITATION FOR BIDS
DHRD IFB NO. 27-02-ASO
ADDENDUM 2

1. Addendum Purpose

Through this Addendum 2, the STATE has amended the IFB regarding the following:

- Asbestos report
- Carpet tile brand requirements
- Procurement timeline and bid submission due date
- Anticipated project timeline

2. Asbestos Report

An excerpt of the State's "Departmental Asbestos Plan – Building Inventory" is included below. Please see the "State Office Tower" line highlighted in yellow. "State Office Tower" is the former name of "LAK"

A PDF of the full plan is available at the following link:
https://ags.hawaii.gov/publicworks/wp-content/blogs.dir/33/files/2014/12/management_plan.pdf

DEPARTMENTAL ASBESTOS PLAN
BUILDING INVENTORY

DISTRICT - PUBLIC FACILITY, OAHU, AREA A

Facility Code	Facility Name	Owner	ACM*	Service Provided By DAGS
M51-00093	Capitol Center Bldg.	DAGS	Yes	R&A/Custodial
M51-00020	DSSH Supplies Storeroom	QMC	Yes	R&A/Custodial
M51-00084	Kalanimoku (SOB #1)	DAGS	Yes	R&A/Custodial
M51-00004	Kekauluohi Bldg. (Archives)	DAGS	Yes	R&A/Custodial
M51-00024	Kinau Hale (DOH)	DAGS	Yes	R&A/Custodial
M51-00038	Liliuokalani Bldg.	DAGS	Yes	R&A/Custodial
M51-00092	Mabel Smyth Auditorium	DAGS	Yes	R&A/Custodial
M51-00077	State Capitol	DAGS	Yes	R&A/Custodial
M51-00091	State Office Tower	DAGS	No	R&A/Custodial
M51-00058	Washington Place	DAGS	Yes	R&A/Custodial

* For location of ACM, see Appendix D - Asbestos Management Plan.

(**Continues below**)

3. Carpet Tile Brand Requirements

Subsection 5.11 of the IFB is amended as follows – amendments in blue:

5.11 Product Identification and Submittal

Subsection 14.3 details the documentation required for the Bidder's proposed carpet tile product.

Mannington Commercial Product or a Comparable Non-Mannington Product:

Carpet tile shall be a **Mannington Commercial product**, such as Moso or Precision, that meets all applicable requirements of Subsection 5.0 *Carpet Tile Product Requirements*, **or a comparable non-Mannington product** that meets all applicable requirements of Subsection 5.0 and is qualified in advance by the State in accordance with this subsection.

A Bidder proposing a comparable non-Mannington product shall submit a request, and such request shall be received by the State, for the State to qualify the product by the deadline specified in the revised Procurement Timeline under "Bidder Request for Qualification of Comparable Product." The qualification request shall be submitted to the State to demonstrate that the proposed product meets all applicable requirements by submitting the following items:

- Product samples
- A preliminary version of Carpet Tile Product Form (Attachment 3), titled "Request for Product Qualification"

Requests for product qualification shall be delivered and received by the deadline specified in the revised Procurement Timeline to the following address via hand delivery or certified mail.

235 S. Beretania Street, Suite 1000
Honolulu, Hawaii 96813
Attn: Patrick Lam

The samples and preliminary Carpet Tile Product Form (Attachment 3) shall be sufficient to allow the State to evaluate whether the proposed product meets the applicable requirements of this Subsection. Samples submitted for qualification do not replace the samples required following award for final color and pattern selection discussed below.

Only items submitted for qualification purposes are to be physically delivered. All formal bid submissions must be transmitted only through HIePRO, in strict accordance with Subsection 12.1 *Electronic Submission*.

The State shall review the request for product qualification and notify Bidders of its determination by the date specified in the revised Procurement Timeline under "State Response to Qualify Comparable Products." A comparable product shall not be eligible for use under the Contract unless it has been qualified in writing by the State through this process. The State's qualification of a product as comparable does not relieve the Bidder of the responsibility to submit all required bid documentation or the Contractor of the responsibility to provide a product that complies with this IFB.

The State's qualification determination shall be communicated to all Bidders through an addendum to this IFB. Only a product that meets all applicable requirements of Subsection 5.0 and has been qualified by the State, when qualification is required, may be furnished under the Contract.

Color Selection and Other Detail:

The Bidder is not required to identify a final carpet tile color with its Bid. Following award, the State shall select the carpet tile color and pattern from the proposed manufacturer's product line, subject to availability and compliance with the requirements of this Subsection 5.0.

The Contractor shall provide samples of the proposed carpet tile product and available colors and patterns for the State's review and selection following award.

The State's selection of color or pattern shall not result in an additional charge to the State, provided the selected color or pattern is within the manufacturer's standard commercial product line proposed by the Contractor.

No substitution of the manufacturer or product identified in the Bid shall be permitted without the prior written approval of the State. Any approved substitute shall meet or exceed all applicable requirements of this Subsection 5.0 and shall be provided at no additional cost to the State.

4. Procurement Timeline and Bid Submission Due Date

Subsection 3.0 *Procurement Timeline* is amended as follows – amendments in blue:

3.0 Procurement Timeline

Milestone	Date
Public Notice	October 1, 2026
Site Visit	October 15, 2026
Vendor Questions Due	October 20, 2026 at 2:00 P.M.
Bidder Request for Qualification of Comparable Product (hand delivery or certified mail)	October 30, 2026 at 4:30 P.M.
State Response to Qualify Comparable Products	November 5, 2026
Bid Submission Deadline	November 16, 2026 at 2:00 P.M. ~~November 2, 2026 at 2:00 P.M.~~

All times specified herein are based on Hawai'i Standard Time (HST).

Late bids shall be rejected and shall not be considered for award.

The dates above are subject to change by the State through an amendment to this IFB. In the event of conflicting dates within this solicitation, the dates established in HIePRO, including dates established by HIePRO amendments, shall control.

5. Anticipated Project Timeline

Subsection 18.0 *Anticipated Project Timeline* is amended as follows – amendments in blue:

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18.0 Anticipated Project Timeline

The anticipated sequence of Work is as follows:

Milestone	Anticipated Week Of	Responsibility
PHASE 1 – 12TH FLOOR		
Project Kickoff and Planning	December 14, 2026 ~~December 4, 2026~~	State / **Carpet Tile Contractor**
Demolition and Removal of Existing Furniture – 12th Floor	December 21, 2026 ~~December 14, 2026~~	State's Existing Furniture Contractor
Begin Existing Carpet Removal and Carpet Tile Installation – 12th Floor	December 28, 2026 ~~December 21, 2026~~	**Carpet Tile Contractor**
Complete Carpet Tile Installation and Punchlist Resolution – 12th Floor	January 4, 2027 – January 12, 2027 (completion date) ~~December 28, 2026 – January 6, 2027 (completion date)~~	**Carpet Tile Contractor**
Furniture Installation – 12th Floor	January 19, 2027 ~~January 11, 2027~~ (January 18, 2027, is a holiday – no work to be performed)	State's Existing Furniture Contractor
PHASE 2 – 13TH FLOOR		
Demolition and Removal of Existing Furniture – 13th Floor	February 8, 2027 ~~February 1, 2027~~	State's Existing Furniture Contractor
Begin Existing Carpet Removal and Carpet Tile Installation – 13th Floor	February 16, 2027 (February 15, 2027, is a holiday – no work to be performed)	**Carpet Tile Contractor**

	~~February 8, 2027~~	
Complete Carpet Tile Installation and Punchlist Resolution – 13th Floor	February 22 – March 2, 2027 (March 2, 2027 is completion date) ~~February 16-23, 2027~~ ~~(February 15, 2027, is a holiday = no work to be performed)~~ ~~(February 23, 2027, is completion date)~~	**Carpet Tile Contractor**
Furniture Installation – 13th Floor	March 8, 2027 ~~February 25, 2027~~	State's Existing Furniture Contractor

The timeline establishes the anticipated sequence of Work and the coordination requirements among the State, Contractor, and State's furniture contractor.

The Contractor shall coordinate its Work and schedule with the State and the State's furniture contractor.

The State may modify scheduled dates when necessary to accommodate furniture installation, building operations, or other project requirements.

Any revised schedule issued by the State shall, to the extent reasonably practicable, preserve the Work duration allocated to the applicable phase. A change in scheduled dates shall not, by itself, reduce the Contractor's allotted Work duration for that phase.

Failure to meet an applicable required completion date, as established by the Contract, NTP, or properly authorized revised schedule, may subject the Contractor to liquidated damages as provided in the Contract.

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Liquidated damages shall not be assessed for a delay resulting solely from a State-directed schedule change where the Contractor timely performs the applicable Work within the revised schedule and the Contractor is not otherwise responsible for the delay.