

ADDENDUM NO. 1
TO
REQUEST FOR QUALIFICATIONS and PROPOSALS
FOR
CONSTRUCTION MANAGEMENT PROJECT MANAGEMENT SERVICES
RFP NO. 2022-2

DATED: July 26, 2022

I. Amendments to RFP Section 3 Description of Projects

AEG Management HCC, LLC (“HCC”) has provided a revised list of repair, upgrade and refurbishment projects for the HCC.

1. **Ballroom Gutter, Foyer Transom Glass and Soffit Repair and Upgrade:** For the Ballroom foyer, repair transom glass pane mullions; replace drywall soffits; or provide alternative roof system; install roof gutter for Ballroom. FY2023
2. **Ballroom Roof Repairs:** Currently water leaking into certain areas of Ballroom and back-of-house corridor. Explore source of leak and repair. FY2023
3. **House Sound Audio System Upgrade:** Current house sound system does not fully operate. Upgrade current audio system and repair wiring to meeting rooms and function spaces. FY2023
4. **Main Kitchen Dishwasher Replacement:** Current dishwasher in the Main Kitchen is original to the building. Need for repairs, non-availability of obsolete parts and desire for upgraded features, HCC would like to replace the current dishwasher. FY2023
5. **LED Lighting Upgrade and Control System Replacement:** Upgrade light fixtures in Ballroom, meeting rooms, Exhibit Halls to LED. Replace lighting control system. FY2024
6. **Parapet Roof Repairs:** Repair parapet roofs, currently leaking, located above elevator mechanical rooms, storerooms and exit stairwells. FY2024
7. **Lobby Water Feature Repair:** Currently Lobby water feature leaking. Provide alternative options to replace waterfall with dry focal feature and install. FY2024
8. **Ala Wai Waterfall Repair:** Waterfall from 4th floor rooftop to Intermediate level is leaking and tiles are falling. Repair waterfall as is or provide alternative options to replace waterfall with dry focal feature. Install new feature. FY2024

- 9. Exterior Planter Repair:** Repair of exterior planters on Grand Staircase and Intermediate level, Ala Wai Canal. New waterproofing material; increase drainage; modular or xeriscape plantings for better maintenance; and drip irrigation for water conservation. FY2024

- 10. Children's Courtyard Repair:** Parapet wall and soffit damaged by water intrusion from Rooftop Terrace Deck. After rooftop repair, repair damage in Children's Courtyard soffit. FY2024

- 11. Replace Air Handler Until 9 and 10:** The base of air handler units 9 and 10 have rusted and despite rust maintenance efforts, the base will soon rust through. These units service the HTA and HCC Administrative offices. FY2025

- 12. Kahakai/Atkinson Drywell Rehabilitation:** Drywell overflows during heavy rains. Provide options to remedy overflows and execute. FY2026

- 13. Fire Sprinkler Line Refurbishment:** Test, treat and repair all fire sprinkler lines in building. FY2026

- 14. Boardroom Upgrade:** Upgrade technical and design aspects of the Executive Boardrooms A, B and foyer. FY2026

- 15. Escalator and Elevator Refurbishment:** The vertical transportation units are original to the building construction. HCC has closely managed maintenance through a third-party service company. Certain key replacement parts are obsolete, and HCC is planning in advance for refurbishment or replacement. FY2026

- 16. Main Kitchen Flooring Replacement:** Repair and replace flooring in the Main Kitchen. Include replacement of stainless-steel floor plates under cooking equipment. FY2027

II. Amendments to RFP Deadlines

In light of the above amendment HCC is allowing proposers to submit a second BAFO response if necessary. The second BAFO response is due no later than 4:00pm HST on July 27, 2022. If you do not have any changes to your first BAFO, you may simply respond to this second BAFO option by stating that you have no changes.

The following sections of the RFP are revised as follows:

A. RFP Section 2 shall be replaced in its entirety with the following:

- May 22, 2022: Newspaper advertisement placed announcing RFQ/RFP.

- May 23, 2022: RFQ/RFP released and available to Proposers via email
- June 3, 2022: All participating Proposers must submit an Intent to Bid and sign NDA document acknowledging participation by 4:00 P.M. HST. Please RSVP for Site Visit via email to HCC contact.
- June 7, 2022: Pre-Proposal Conference / Site Visit at HCC (mandatory at 10:00 A.M. (HST).
- June 10, 2022: Deadline to submit questions via email by 4:00 P.M. (HST)
- June 17, 2022: Responses to submitted questions will be sent to all registered Proposers via email and available via AEG/HCC Dropbox.
- June 27, 2022: Responses to RFQ/RFP due by 4:00 P.M. (HST). Only Proposals received before the stated deadline will be considered unless advised otherwise.
- July 11-13, 2022: Possible presentations/interviews by short-listed Proposers.
- July 18, 2022: Due date for Best and Final Offers, if necessary.
- July 27, 2022: Due date for Second Best and Final Offers, if necessary.
- July 2022: Contractor Selection/Award of Contract (tentative)
- August 2022: Contract Execution Date (tentative)
- August 2022: Contract Tentative Commencement Date

In all other respects, the RFP shall remain unchanged.