

**REQUEST FOR PROPOSALS**  
**Ballroom Gutter, Foyer Transom, and Soffit Repair Project**  
**FOR HAWAI'I CONVENTION CENTER**

ITEM NO.	QUESTION / RESPONSE
Q-01	<p>It was unclear if we were being required to use Architects Hawaii Ltd. as our design partner for this project. Please clarify the requirement. If it is required and we are required to put them into contract with us, please provide AHL's cost to all bidding contractors so that the price is the same for all bidding contractors. Additionally, please outline how design decisions will be made. If the AHL is to be the designer of record, but this is a design, bid, build project who will be dictating design progression to AHL and what control does the contractor have of costs in the design process?</p>
	<p>AHL documents (existing condition report and preliminary drawing set) will be distributed to all proposers in Addendum 2. There is no requirement to use them moving forward.</p>
Q-02	<p>Section 2.3 Overview of Scope indicates to remove drywall down to studs. Section 2.4.6 part a. indicates only to removed damaged gypsum. Please clarify that we are only removing damaged gypsum and not all gypsum. Thereby, not exposing all framing or other unforeseen conditions. If it is just the damaged areas that will be removed as per Section 2.4.6, please clarify quantity of soffit to be removed so that all bidders are providing an apples to apples cost.</p>
	<p>The entire soffit (all gypsum) is to be removed down to the studs and replaced. New soffits are to include a bird mitigation system. Bird mitigation is expected to be incorporated into design.</p>
Q-03	<p>Throughout the RFP there is language that appears to be ambiguous when it comes to unforeseen conditions. Section 2.3 indicates "Any damaged framing will also require mitigation", however there is no notation as to cost of the mitigation. Is it assumed, since quantities are not provided, that mitigation of these items will be negotiated when they are discovered? Further in this section, "Remove, replace, and refinish all damaged materials for a complete turn-key project.". Please specify what these damaged materials are. If the intent is to repair within the bid cost any items discovered through investigation or are otherwise unforeseen at the time of bid please specify how a cost is to be provided to something that is completely unknown to us at the time of bid.</p>
	<p>Proposers should include construction contingency to cover cost of unforeseen conditions. Allowances should be included in proposals to address scope of work that is known but, quantity is not. For example - structural steel repair, damaged drywall, damaged insulation, abatement, design services, etc.</p>
Q-04	<p>At the job walk we were told that we should include a structural allowance. Please advise what costs should be included in the allowance. Would this allowance cover unforeseen conditions? Since a Structural Engineer is not required for the work that we can visibly see, would the allowance cover the cost of the Structural Engineer? How much money should we place into the allowance?</p>
	<p>Proposers should include construction contingency to cover cost of unforeseen conditions. Allowances should be included in proposals to address scope of work that is known but, quantity is not. For example - structural steel repair, damaged drywall, damaged insulation, abatement, design services, etc.</p>

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Q-05	<p>Section 2.4.4 part a. indicates to perform on-site investigation assessments, confirm constructability approach, planning and logistics of the project. Please affirm that each of these items are separate items and none can be performed until the preceding task has completed in totality. Additionally, Section 2.4.4 part c. indicates that we should provide a phasing plan for the interior limits of work. Please confirm this plan is to be provided after we have received feedback and in conjunction with Hawaii Convention Center. The phasing plan must be coordinated with the end-user and will take some time to put together. Please confirm that coordination meetings with HCC will be held prior to our creation of a phasing plan.</p>
	<p>Proposers should provide a general phasing plan of the work (i.e. what is your plan to allow for proper egress given the size and location of the project, where would you start, anticipated durations for each phase, etc.). This will help gauge the proposers understanding of the project and how they intend to complete the scope of work.</p> <p>Awarded contractor will work HCC on final phasing and construction logistics plan. A general phasing plan should be provided at time of bid. Final phasing and construction logistics plan should follow construction industry standards.</p>
Q-06	<p>Section 2.4.4 part c for permitting. The work described in the RFP is a one for one repair or replacement of the same materials. Please confirm that a permit is not required for this type of work so long as we produce drawings (to include record drawings) of the repair that took place. If a permit is required, please explain further the use of the word "expedite" in this section. If a specific timeline for design development is known, please be specific in identifying the design development requirements. If the word is meant for the contractor to secure a Special Assignment Inspection, please indicate as such.</p>
	<p>Confirmed - The Awarded Bidder will need to procure permitting for this project. The term "expedite" is in reference to the City &amp; County of Honolulu's Department of Planning and Permitting Special Assignment Inspection permit. The Special Assignment Inspection fee should be included in the proposers Permitting Allowance.</p>
Q-07	<p>Section 2.4.5 part b indicates that the contractor is to provide a water-tight skylight/roof assembly as detailed by "the Architect". Please confirm which architect this sentence is referring to as it is currently not understood if we are allowed to bring in our own design team or if we are mandated to use the architect that has produced 50% design at this point. Additionally, please clarify intent of the word water-tight assembly when our work is at the skylights but will not affect the structure that is holding the skylights (per the RFP documents). Are you asking us to guarantee or warrant systems that we are not working on?</p>
	<p>The term "the Architect" is in reference to the Architect of Record and will be defined by the Awarded Contractor's design team.</p> <p>The term "water-tight" is intended for the final installed roofing system. A warranty will be provided to HCC should a failure occur in the location of project performed work. Additionally, the skylights were stated to be structural elements therefore,</p>

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Q-08	Section 2.4.5 part c. Please affirm that we are to provide an allowance for the inspection of the gutter on this gridline and all associated work with that gutter. Please affirm that all contractors will have the same allowance value.
	Confirmed - Allowances should be included in proposals to address scope of work that is known but, quantity is not. For example - structural steel repair, damaged drywall, damaged insulation, abatement, design services, etc.
Q-09	Section 2.4.5 part d and e. Indicates that the contractor shall remediate any water damage identified by the Architect. Please confirm which architect is referenced. Please confirm that anything identified by the architect will be negotiated and then implemented as a change order to the project. If not, please advise how a cost can be prepared for something as open ended as this.
	The term "the Architect" is in reference to the Architect of Record and will be defined by the Awarded Contractor's design team.
	Proposers should include construction contingency to cover cost of unforeseen conditions. Allowances should be included in proposals to address scope of work that is known but, quantity is not. For example - structural steel repair, damaged drywall, damaged insulation, abatement, design services, etc.
Q-10	Section 2.4.6 part f. Please clarify if this allowance is for the inspection as well as any work resulting from the inspection.
	No - Allowance should be included for the inspection exclusively. All other allowances should be included to address scope of work that is known but, quantity is not.
Q-11	Section 2.4.5 part h. This section indicates to repair the drywall soffit but the language is unclear. Please clarify if the intent is to remove all soffit or only the damages soffit. Additionally, it reads as though the intent is to repair vertical wall surfaces above the soffit. Please clarify the extent of the drywall repair, is it to include the soffit as well as the vertical surfaces? Lastly, this section indicates "Any damaged framing will also require mitigation." The language does not say at no additional cost so it is unclear if you meant for this unquantifiable repair type (since it is not visible) to be included in the contractors cost. **NOTE in Section 2.4.6 part b. it indicates "Some metal studs have been observed to have rust/corrosion."
	Confirmed - The entire soffit (all gypsum) is to be removed down to the studs and replaced. New soffits are to include a bird mitigation system. Bird mitigation is expected to be incorporated into design. Allowances should be included in proposals to address scope of work that is known but, quantity is not. Proposers may include unit pricing to quantify unknown repair quantities.

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Q-12	<p>Section 2.4.6 part a and b. Please quantify extent of repair to studs and drywall. This section indicates to only remove damaged soffit, but then indicates to remove and replace or treat rusted metal stud framing. This is similar to a previous question, however in this section it is specifically stated that some metal studs have been observed. If there is a known quantity please specify the quantity so that all contractors are bidding apples to apples.</p>
	<p>No, quantity unknown. The entire soffit (all gypsum) is to be removed down to the studs and replaced. Corrosion of the metal stud framing for soffits has been observed. Damaged metal studs will need to be repaired and/or replaced based on corrosion severity.</p> <p>Allowances should be included in proposals to address scope of work that is known but, quantity is not. Proposers may</p>
Q-13	<p>Section 2.4.6 part c. Section indicates for us to install a new soffit. Everywhere else in the RFP we are requested to repair the existing soffit. Please confirm that we are not to provide a new soffit below the glass transom roof.</p>
	<p>The entire soffit (all gypsum) is to be removed down to the studs and replaced. New soffits are to include a bird mitigation system. Bird mitigation is expected to be incorporated into design.</p>
Q-14	<p>Section 2.4.6 part c. Section requests that we install a new soffit below the transom, that we assume is to extend the existing soffit so as to create a surface that is not flat making it harder for the birds to perch on. Is this method being dictated to the contractor or is the contractor allowed to design a bird mitigation plan differently than to install gypsum board diagonally to the glass/transom, which will likely deteriorate over time due to condensation at the glass/metal. As the design contractor do we have the liberty to understand that the intent of the request and perform the work differently?</p>
	<p>Proposers may include recommendations and the associated costs in their proposals for bird mitigation.</p>
Q-15	<p>Section 2.4.6 part f. We are requested to provide lighting controls for LED lighting. Please specify which control system is being requested. Please clarify extent or condition of any existing conduit and cabling that may exist for the control wiring. More information is needed to accurately cost the installation of a new controls system. Where is the main control to be mounted? Is system integration with an existing system required? And other related information is necessary to provide accurate costs and keep contractors bidding apples to apples.</p>
	<p>RAB Light Cloud is currently being installed at HCC as their main lighting control system. The intent is to have the lights in this project tie-in to that system.</p>

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Q-16	<p>Section 2.3 indicates to remove existing HVAC system and replace with 16' BAF. Section 2.4.6 part g and h go on to explain that the HVAC system is not limited to just the fan but the equipment on the roof as well. Please provide detailed information and extent of the removal for this system. How far back to we chase the piping, is cutting and capping at the roof acceptable? Please confirm if the system is currently charged or if we have to discharge the system. If discharging please specify what type of gas is currently in the system. Once the system is removed is there any waterproofing work or other repairs needed where the equipment used to reside. Can the equipment be dismantled on the roof and taken down or does it have to be hoisted from the roof in one piece? This section again refers to the "Architect of Record", please clarify if there is an architect already engaged and required for us to use.</p>
	<p>1. Cutting and capping of pipe acceptable inside the penthouse. Exterior pipe should be removed from the side of the Ballroom.                  2. System is currently not charged.                  3. Waterproofing necessary at chilled water supply and return lines/supports along Ballroom.                  4. HVAC can be dismantled and removed.                  5. Awarded Contractor will identify their own design team.</p>
Q-17	<p>Section 2.5.1 part B. All offerors are required to specify in our proposal any design limitations or constraints in the performance of its system as proposed. If we are using an architect already engaged by HCC how can we provide any information within our proposal as to what their design limitations or constraints are? Additionally, if we are to treat this truly as a design, bid, build project then there are certain assumptions that are made at the time of our proposal that may not be relevant once the investigation phase has completed. To what extent will HCC hold the offeror to the proposal that they submit which is essentially based on assumptions of existing conditions?</p>
	<p>Proposers should include construction contingency to cover cost of unforeseen conditions. Allowances should be included in proposals to address scope of work that is known but, quantity is not. For example - structural steel repair, damaged drywall, damaged insulation, abatement, design services, etc.</p>
Q-18	<p>Section 2.5.1 part C. and D. Section indicates that all exceptions to specifications and drawings, neither of which have been provided to us in whole, shall be noted within our proposal. Most of the design will be dictated by the investigation which occurs after award of the project. The section goes on to indicate that the non-existing specifications and drawings shall be binding to the contract and the offeror will be held to their standard. As this is a design project neither of the partially completed specifications or drawings that are part of the RFP have been completed yet. How exactly will this paragraph be enforced upon the offeror?</p>
	<p>This project is moving to a design build procurement strategy. Section 2.5.1.C will be removed per Addendum 2. Section 2.5.1.D will be revised per Addendum 2.</p>

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Q-19	<p>It is understood that HCC has events that require reduced, little, and/or the complete omission of construction impacts. However, we are providing the offer with the understanding that those events, which are completely unknown to us at time of bid, will be worked around. Section 2.5.1 part E. puts the burden of overtime hours, to include night and weekend work on the offeror with no regard or consideration to schedule. If the offeror has no control over when the work can or will be performed how can you hold the contractor accountable to incur the overtime costs and or other costs to accelerate the project and remain on schedule? Additionally in Section 2.7.1 part B it is indicated that the event schedule will be updated after award, therefore there is no way to anticipate our project schedule.</p>
	<p>HCC reserves the right to host event/s any day of the week between Convention Center working hours. Proposers should provide a general schedule of the project. If Proposers have determined that night and/or weekend work is necessary to complete the project's scope of work, an Allowance should be included in the proposal to account for wage differentials. Awarded Contractor will host scheduling meetings during the construction phase of the project to understand ongoing HCC events.</p>
Q-20	<p>Section 2.5.1 part G. HCC generally has more restrictive noise mitigation requirements than DOH title 11 chapter 46. However, if the DOH ruling is enforced, please confirm that it will be enforced per the indicated measuring distances and rules. Also, confirm if noise variances approved by DOH will be allowed.</p>
	<p>Awarded Contractor will be required to adhere to noise mitigation requirements outlined in DOH Title 11 Chapter 46 "Community Noise Control". Additionally, the Awarded Contractor will need to adhere to HCC noise mitigation protocols as to not impeded with business operations.</p>
Q-21	<p>Section 2.5.1 part H. Please clarify where erosion control is being required on this roofing project. If the section is not applicable, please remove it from the solicitation. If intended for the interior planters, please confirm that it is the intent of this solicitation to place BMPs within the interior planters.</p>
	<p>Section 2.5.1 Part H will remain in RFP. Erosion Control will be required "where landscaping and grading is within the work area". If no landscaping and grading are within work area, erosion control will not be enforced on Awarded Contractor.</p>

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ITEM NO.	QUESTION / RESPONSE
Q-22	Section 2.5.1 part N. Please clarify intent of schedule. Neither design nor investigation would have been completed at the time of offer. Please confirm that this is meant as general schedule of events and contemplated milestones that we will not be held to until it is finalized after completion of design.
	Proposers should provide a general phasing plan of the work (i.e. what is your plan to allow for proper egress given the size and location of the project, where would you start, anticipated durations for each phase, etc.). This will help gauge the proposers understanding of the project and how they intend to complete the scope of work.  Awarded contractor will work HCC on final phasing and construction logistics plan. A general phasing plan should be provided at time of bid. Final phasing and construction logistics plan should follow construction industry standards.
Q-23	Section 2.5.1 part O. Please confirm that due to the omissions and lack of information within the RFP you will be removing or altering this section of the RFP.
	No - Section 2.5.1 Part O will remain in RFP.
Q-24	No utilities were identified to be impacted within the RFP. Please confirm that if utilities are discovered behind building elements that are not viewable at bid time, a change order will be provided to address them.
	Proposers should include construction contingency to cover cost of unforeseen conditions. Allowances should be included in proposals to address scope of work that is known but, quantity is not. For example - structural steel repair, damaged drywall, damaged insulation, abatement, design services, etc.
Q-25	Please confirm that all 25 submitted RFI's will be provided to all offerors.
	Confirmed.
Q-26	Please provide specifications for the project if they exist or clarify intent of this section. As this is a design project, are you indicating that we should advise in discrepancies of the specifications we are creating?
	There are no specifications for this project. Awarded Contractor to work with their design team. HCC will approve Awarded Contractor's final design.

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Q-27	No Special Conditions (Exhibit D to Appendix C) have been provided for this RFP. If there is language that differs in that document from the RFP it needs to be provided to the offeror with enough time to review and clarify prior to bid
	Please see Addendum 2.
Q-28	Please provide a report that confirms the dead load and service load of the glass. This information will determine our means and method for the work.
	Load capacity documents included in Addendum 2.
Q-29	Please provide original submittals and shop drawings of the skylight system that is in place.
	All documents in HCC's possession have been turned over to proposers.
Q-30	The performance of our work for this project may require a crane to be positioned around the convention center. The crane would need to be located within the port cochere in order to reach this area.
	HCC will work with awarded contractor in regards to all construction logistics.
Q-31	Is it known how many pieces of glass may need to be replaced? If known please provide known quantity. If not known, please provide a quantity or percentage of glass that should be anticipated for replacement so that all contractors are apples to apples.
	Quantity is not known. Proposers should assume 20% of glass will need to be replaced. An allowance should be included in
Q-32	Please advise if HCC is requesting that the glass be removed and then reseated with new caulking and gaskets or if all work should be accomplished without glass removal. This information is being requested because there seems to be an architect already engaged by HCC and we need to understand to what extent their design should be incorporated (as currently provided) within our offer.
	No, HCC is not requesting glass to be removed. Proposers and their design team will be required to produce design
Q-33	There are several items identified in the assessment report that are not included in the descriptive SOW section to be provided by offeror. Please clarify what portions of the assessment report are not to be included for consideration in the offer.
	See preliminary plan set for clarification.
Q-34	We would like to request another site visit so that our engineer can confirm the glass rating of the skylights. Can we schedule another site visit to walk the skylights?
	Denied.
Q-35	What structural steel repair will be necessary, if any. How are we to apply a cost to this scope?
	Corrosion has been observed in multiple areas around the soffit under the transom glass roof. Structural members and metal framing inside the soffit will need to be inspected and repaired, ad hoc. An allowance has been added to the updated Rate Card in Amendment 2. Proposers may add to this allowance should they feel necessary.
Q-36	It was discussed on the site walk that ownership would like to include a type of fan on the 4th floor concourse. Has this been confirmed? If so, please provide any information regarding the system.
	Confirmed - HCC would like to include installation of (4) 16' Big Ass Fans.