

**ADDENDUM NO. 1**  
**TO REQUEST FOR PROPOSALS**  
**FOR LED LIGHTING AND CONTROL SYSTEM REPLACEMENT**  
**FOR HAWAI'I CONVENTION CENTER**

**RFP NO. 2023-18**

DATED: October 26, 2023

**I. Amendments to RFP Deadlines**

HCC is adding a Second Pre-Proposal Conference and pushing all subsequent deadlines by fifty-one (51) days. Accordingly, all references to deadlines are to follow the new timeline in the revised Section 1.4 below. The following sections of the RFP are revised as follows:

A. RFP Section 1.1 of the RFP shall be replaced in its entirety with the following:

**1.1 DEADLINE FOR PROPOSALS**

Proposals MUST be submitted via email to the PM/CM with copy to the contracting officer no later than **4:00 p.m. HST on Wednesday, November 22, 2023.**

B. RFP Section 1.4 of the RFP shall be replaced in its entirety with the following:

**1.4 PROCUREMENT TIMETABLE and SIGNIFICANT DEADLINES**

The timetable set out herein represents HCC's best estimate of the schedule that will be followed in the RFP process. If an activity of the timetable, such as "Proposal Due Date" is delayed, the rest of the timetable dates may be shifted by the same number of days. Offerors will be advised, by addendum to the RFP, of any changes to the timetable. The proposed timeline for the project and the installment schedule is as follows:

**Activity**

RFP Announcement  
RFP Issue  
Register by  
Pre-Proposal Conference (mandatory)  
**Second Pre-Proposal Conference (optional)**  
**Closing Date for Receipt of Questions**  
**HCC's Response to Offeror's Questions**  
**Proposal Due Date**  
**Best and Final Offers (optional)**  
**Design-Builder Selection/Award of Contract (tentative)**

**Scheduled Date**

Sunday, September 3, 2023  
Tuesday, September 5, 2023  
Friday, September 8, 2023  
Monday, September 11, 2023  
**Thursday, November 2, 2023**  
**Wednesday, November 8, 2023**  
**Wednesday, November 15, 2023**  
**Wednesday, November 22, 2023**  
**Friday, December 1, 2023**  
**December 2023**

C. RFP Section 3.4 of the RFP shall be replaced in the entirety with the following:

### **3.4 SUBMISSION OF PROPOSALS**

Each Offeror may submit only one (1) written proposal, addressed to the Contracting Officer via email to the PM/CM with copy to the contracting officer no later than **4:00 p.m. HST, on Wednesday, November 22, 2023**, the "Proposal Due Date", identified in paragraph 1.4 of SECTION 1. **Proposals received after this time/date may be rejected.**

## **II. Amendments to Scope of Work**

The following are additions to be included in the Scope of Work.

### Phase 1: Meeting Spaces – BASE BID

#### 1. Exhibition Halls:

- a. All down can lights to be replaced with new LED fixtures
  - i. Contractor to recommend specific fixture to be installed
  - ii. These lights to be added to new control system and tied into existing WebControl system.
- b. All florescent lighting fixtures, LED upgraded or otherwise, to be removed and replaced with new LED flat panel lights
  - i. Contractor to recommend specific fixture to be installed
- c. New control system to allow for control of individual exhibition hall rooms as well as all together, based on need.
  - i. Control system to tie into existing WebControl system
- d. All Exit signs to be removed and replaced with new, LED fixtures.
  - i. Contractor to recommend different designs and prices (i.e. edge lit, etc.)

#### 2. 3<sup>rd</sup> Floor Meeting Rooms:

- a. New control system to allow for control of individual meeting rooms as well as all together, based on need. See 3<sup>rd</sup> Floor, floor plans for rooms that can connect.
  - i. Control system to tie into existing WebControl system
- b. Spotlights in Meeting Room 319 will be OFCI.
- c. There is a new control system in Meeting Rooms 319 and 320, but control for these rooms should be changed out if needed to match what is installed in all other rooms. To be tied into new control system.
- d. New spotlights in all 3<sup>rd</sup> Floor Meeting Rooms.
  - i. Contractor to provide options for motorized spotlights, as seen in Meeting Room 319
- e. All Exit signs to be removed and replaced with new, LED fixtures.
  - i. Contractor to recommend different designs and prices (i.e. edge lit, etc.)

3. 4<sup>th</sup> Floor Ballrooms:
  - a. Ballroom chandelier lights and fixture(s) to be upgraded to LED.
  - b. New control system to allow for control of individual meeting rooms as well as all together, based on need.
  - c. All Exit signs to be removed and replaced with new, LED fixtures.
    - i. Contractor to recommend different designs and prices (i.e. edge lit, etc.)
  - d. All lights in Ballroom catwalk to be removed and replaced with new LED spotlights and fixtures.
4. Allowances:
  - a. Contractor to include allowance for attic stock of the following percentages:
    - i. Drivers: 10%
    - ii. Fixtures: 5%

#### Phase 2: Public Area – TO BE INCLUDED AS ADD ALTERNATE

1. All common area concourses
2. Please include pricing for the following public area lighting upgrade:
  - a. Art spaces/installations
  - b. Wall washes (accent wall lights)
  - c. Meeting room entry lights
  - d. Restroom lights
  - e. Parking lot lighting
  - f. Lobby lights (inclusive of can lights in soffits over escalators)
  - g. Pony wall/balcony in-wall lighting fixtures
  - h. Corridor chandelier lights are to be excluded
3. Note: areas mentioned above (a-h) are already connected to WebControl system.

#### Phase 3: Back of House – TO BE INCLUDED AS ADD ALTERNATE

1. All loading dock lights to be removed and replaced with energy efficient LED fixtures.
2. Storerooms, mechanical rooms, IDF/MDF closets, offices and back of house corridors/hallways, etc. to be excluded. Scope for back of house areas limited to loading dock area.

#### Phase 4: Exterior Lights – TO BE INCLUDED AS ADD ALTERNATE

1. All exterior lighting on the Intermediate level to be removed and replaced with energy efficient LED fixtures.
2. All exterior tree lighting to be removed and replaced.
  - a. HCC to provide specifications for these lights.
  - b. Lights to be color changing
  - c. Condition of existing conduit unknown
3. See Appendix G – Exhibit D for existing exterior lights to include replacement costs for.
  - a. Options to consider: solar, various colors, controllable.
4. New power runs to be included to exterior steel tree structures.
  - a. Only 1 has existing power run – Design-Builder to coordinate with HCC
5. Install color changing up lights at all 3 exterior steel tree structures.
6. Contractor to ensure current embedded conduit runs may be reused.
  - a. Contractor to include allowance to remove and replace existing conduit. Note, if conduit is not visible, HCC is willing to abandon in place.

- b. Current conduit locations are as follows:
    - i. Front entrance, in landscaping. If imbedded in dirt, may be able to access. Some of this goes under driveway, to under Lobby floor.
    - ii. I-level, in railing wall.
- 7. Permanent exterior walk way lighting to be installed around entire exterior of building.
  - a. Existing condition of conduit is unknown
  - b. Design-Builder to recommend specific lights (i.e. bollards, etc.)

## **II. Amendments to Rate Card**

See attached rate card for new additions, allowances, and add alternates. All to reflect the above addition of scope and phasing.

## **III. Amendments to Appendix G**

See attached for addition of Appendix G – Exhibit D: Exterior Lighting Photos

**In all other respects, the RFP shall remain unchanged.**

Exterior Wall Uplighting:



Notes:

Front (lobby side) walls of building with original wall wash/uplighting.

Current fixtures inoperable, condition of conduit currently unknown.



### Sidewalk Lighting:



### Notes:

Sample of current sidewalk lighting.

Current light fixtures are not permanently mounted and require frequent repair or replacement.

Wires (low voltage) are exposed and run along surface of landscaping.

Lights are dim and only light a very small area of the sidewalk.

## Tree Uplighting:



### Notes:

Samples of tree uplighting

Old fixtures are inoperable, many fixtures were removed and covered with metal plates.

Condition of conduit currently unknown.

Also shown: Example of receptacle at base of tree used for rope lighting. (Top Left)



### Flagpole Lights:



### Notes:

Sample of working in-ground fixture

Fixture was previously converted to LED