

550 HALEKAUWILA RENOVATIONS

RFP NO. SOHHS-RFB-2026-01

Question & Answer

1. Any consultants provided by owner? (civil, structural, mep etc). If design build, what is the process to approve shop drawings for Civil, Structural, Fire Sprinkler, Plumbing, HVAC, Electrical, and Fire Alarm. Does a complete set of documents need to be submitted to DPP as a permit set?.

Response: *The design team that produced the schematic architectural drawings and narratives will be retained to provide any required construction administration services. The owner's representative will coordinate with DPP and other relevant stakeholders.*

2. Please verify the amount of window repair on the steel windows on North and East sides of the building.

Response: *Qualify proposal with quantity.*

3. Allowance for repair of jalousie windows on the South and West sides (2,475 sf).

Response: *Qualify proposal with quantity.*

4. Note 1 on sheet A100 indicate "GC TO INCLUDE ALL NECESSARY TEMPORARY AND PERMANENT WORK TO COMPLETE UNDERGROUND UTILITIES, SLAB RESTORATION AND FINISHES SURFACES EVEN WHERE NOT DEMINSIONED OR FULLY DETAILED".

- a. Anticipate increase water and meter to accommodate additional plumbing and fire sprinkler load.
- b. New sewer lateral to accommodate additional plumbing fixtures.
- c. New drainage inlet and drain line to reduce ponding in the driveway. Connect to existing catch basin on Halekauwila St.
- d. New electrical secondary or primary power for loads in the building.
- e. Upgrade for telecom service may be needed.

Response:

- a. *Contractor to price re-use of existing water meter for domestic water and new, required meter for fire lateral.*
- b. *Contractor to price re-use of existing sewer lateral.*
- c. *Repaving intended to address current ponding issues.*
- d. *Contractor to price re-use of existing primary, secondary and distribution per electrical narrative.*
- e. *Upgrade of telecom services is not anticipated.*

5. Monument sign or building sign required?

Response: No.

6. Any exterior building lights beside parking areas?

Response: No.

7. If the cmu corridor walls are not extended to the bottom of the structural slab above will a rated wall need to be extended?

Response: Yes.

8. Hazardous waste report available? Note 17 on sheet A002 indicates any suspected asbestos and hazardous waste material needs to be informed to owner.

Response: Sent to respondents on 7/9/26

9. Any upgrades or certification for the existing elevator?

Response: No.

10. Any roof finishes in addition to roof patch? flashing repair or gutters?

Response: No.

11. Please confirm the type of paint along with style, color, and finish for the exterior wall and accent paint – PT-3A and PT-3C. The material schedule currently shows TBD.

Response: Basis of Design Manufacturer: Sherwin-Williams

Product: Duration® Exterior Acrylic Coating (or approved equivalent) Finish: Low Sheen

Primary Color (PT-3A): SW 7042 Shoji White Accent Color (PT-3C): SW 6094 Sensational Sand

Contractor shall submit manufacturer's color samples for Owner review. Final color selection shall be made by the Owner during construction from the submitted samples.

Surface preparation, cleaning, patching, priming, and application of all coating components shall be performed in strict accordance with the manufacturer's written recommendations to achieve the specified performance and warranty requirements.

12. Please confirm that it is acceptable to lay new flooring on existing LVT and floor tile within units, common areas, and corridors. Please confirm that a floating flooring install is acceptable.

Response: *Overlay of new floating LVT flooring over existing ACT, LVT or tile flooring can be considered if existing flooring is well-adhered and cost savings is realized; appropriate floor prep will be required*

13. Please confirm the floor demolition scope of work. Will the existing flooring need to be demo'd before new flooring is installed. If so, please provide locations for the demo.

Response: *Price full demo of existing floors.*

14. Please confirm whether the rooms with exposed concrete, including the electrical rooms and storage rooms, will receive a concrete sealer.

Response: Yes.

15. Please provide complete toilet accessory schedule. For example, there are no soap dispensers, toilet paper dispensers, sanitary napkin disposal, or mirrors for the restrooms at this time. Please clarify.

Response: *See attached page for updated toilet accessory schedule. Selections shown are the basis of design. Manufacturer and model are to be submitted for Owner review.*

Clarifications-

TA-3 (combination unit) is meant to include toilet paper dispensers and sanitary napkin disposal functions. The schedule has been updated to include the following:

TA-2: mirror

TA-4: soap dispenser

TA-2 and TA-4 are one qty per lavatory.

16. Does this project need to meet BAA (Buy America Act) or BABA (Build America, Buy America Act) standards?

Response: No.

17. Please provide as-builts of the building.

Response: *Sent to respondents on 7/9/26.*

18. Please confirm if a hazmat study/report has been completed. If not, please indicate whether one will be conducted.

Response: *Sent to respondents on 7/9/26.*

19. Please confirm if the ADA rooms on the ground floors are also going to be configured as hearing impaired (communication rooms).

Response: *No. Additional enhancements may be completed at a later date if residents request reasonable accommodations or modifications.*

20. Please confirm if the flex units on the 2nd and 3rd floors are intended to be residential units or a meeting/office type of room.

Response: *To be determined by future operator based on programmatic needs.*

21. Please confirm if HFD will still be required to do a final inspection of the FA system.

Response: *Fire safety system inspections and consultations will be managed by the owner's representative in coordination with the design team and other relevant stakeholders.*

22. Are fire extinguishers and cabinets required for this project?

Response: Yes.

23. If required, please provide an updated floor plan showing their locations, mounting details, and product specifications.

Response: *See attached markup.*

24. Please confirm if the bollards at the parking area are intended to be replaced. If not, please confirm if they need re-painting.

Response: *Bollards to remain and to be painted safety yellow.*

25. From electrical design narrative 2a/3a. It calls to remove electrical up to 400-amp meter main and install new 400-amp MDP for the elevator but does not detail further what the electrical requirements are for power to the elevator. Please advise if there is any further elevator work as part of the RFP.

Response: *Elevator scope is limited to the new 400-amp MDP servicing the elevator, fire alarm panel, and the electrical panels on each floor.*

26. From electrical design narrative 3b, it calls for the ground floor electrical panel to be 200-amp, 42 circuit panel. From the requirements listed, it looks like the panel will need to be larger than 42 slots. Please confirm.

Response: *The 42-pole main distribution panel on the ground floor will use approximately 14 spaces. The remaining 28 spaces may be used if additional circuits are required.*

27. Additionally, from electrical design narrative 3c/3d. It looks like 42 circuit panels at 2nd floor and 3rd floor will be just enough with no room for spares. Please confirm that will be sufficient.

Response: *If more circuit space is needed for the 42-pole panels on levels 2 and 3 the spare spaces available in the MDP may be used. Alternately, 54-pole panels may be used on levels 2 and 3 to provide spare circuit capacity if needed.*

28. Please confirm quantity and location of microwaves. Confirm no dedicated circuit for microwave will be needed in the bedrooms.

Response: *Microwaves are OFOI per sheet A104. Dedicated circuits are not required for bedrooms. Per electrical design narrative dedicated circuits are to be provided for microwaves at shared resident areas. Assume the following microwaves: two at Resident Area 102, one at Residential Kitchenette 227, and one at residential kitchenette 327.*

29. The new light fixtures narrative does not match the Architectural RCP. Most of the lights in the architectural RCP are 2x2. Please confirm which direction we should follow.

Response: *Follow architectural RCP for all lighting fixture types. Provide UL listed fixtures for wet locations in restrooms, showers and exterior.*

30. Please confirm the number of washer/dryers on each floor.

Response: *2 each.*

31. The door schedule includes a Hardware Group (HDW GRP) column. Please issue a corresponding hardware schedule.

DOOR SCHEDULE													
DOOR NO	ROOM NAME	TYPE	WIDTH	PANEL			FRAME		FIRE RATING	HDW GRP	NOTES		
				HEIGHT	THICK	MATERIAL	FINISH	MATERIAL				FINISH	
L1-FF													
100-A	LOBBY	F	2'-10 1/4"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				
101-A	STORAGE 1	E	6'-0"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				
102-A	RESIDENT AREA	G-1	3'-0"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				CASED OPENING
102-B	RESIDENT AREA	G-1	3'-0"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				CASED OPENING
103-A	RES MAN. OFFICE	F	2'-10 1/4"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				
104-A	CASE OFFICE	F	2'-10 1/4"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				
105-A	CORRIDOR	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
106-A	WOMEN'S RR	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
107-A	SHOWER (ADA)	B	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				
108-A	MEN'S RR	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
109-A	CORRIDOR	B	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				
110-A	CORRIDOR	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
111-A	ROOM 1-1 (ADA)	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
112-A	CORRIDOR	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
113-A	CORRIDOR	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
114-A	ROOM 1-4 (ADA)	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
115-A	CORRIDOR	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
116-A	STORAGE 2	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
118-A	PATROL	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
119-A	PATROL	E	6'-0"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				
120-A	PATROL	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
124-A	VESTIBULE	G-1	3'-0"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				CASED OPENING
124-B	VESTIBULE	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		
124-C	SHOWER	B	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5				
124-D	MEN'S RR	A-1	2'-10 1/2"	7'-0"	1 3/4"	WOOD	PT-5	HOLLOW METAL	PT-5	20 MIN	2		

Response: *For pricing, the Contractor shall assume standard commercial-grade door appropriate for the door function and occupancy. Where doors are identified as fire rated the hardware should meet corresponding requirements.*

To clarify the schedule includes note two to refer to the notes A701 (see below) Notes:

- 1. Vent with Titus CT-700 14"x14" aluminum door grille with site-proof blades; provide 3/4" undercut.*
- 2. Hardware group 2- provide door with closer and latch*

32. Please provide details on how to reinforce new openings in existing CMU walls. Please note that the existing CMU walls are not grouted/hollow per site walk observations. See attached photos.



Response: *Per the structural engineer's direction, reinforce the new door openings with a 24" deep grouted lintel containing (2) #5 bars at the top and (2) #5 bars at the bottom. At each end of the lintel, provide 8" of solid grout with (2) continuous #5 vertical bars extending through the jambs.*

33. Please clarify the scope of work intended for Alternate 2. Does this alternate include the full demo of the existing paving, or cold-plane and seal coating of the existing paving? Please provide details, including but not limited to: mix design, paving thickness, will the base course be disturbed or need to be replaced, if so, what are the requirements for replacement, etc.

Response:

- 1) *Demo and remove existing damaged asphalt driveway @ 2"*
- 2) *Inspect, grade, and compact existing base course*
- 3) *Apply evenly uniform coat of SS-1H Tack Coat to base course*
- 4) *Place and compact State Hot Mix #5 asphalt @ 2"*

34. Please provide scope clarification of the security mesh and glass panel at the DLE space windows, please include specs.

Response: *Glazing at DLE space is to be clear low-E laminated, dual glazed insulating glass complying with ASTM F3038.*

Assembly is to be 1/4 inch tempered laminated exterior glass, 1/2 inch sealed airspace, and 1/4 inch laminated interior glass.

35. Please clarify what is happening with the existing elevator, is it meant to remain as-is? If not, please provide details and scope clarifications.

Response: *Leave as-is.*

36. Please clarify what the Exterior Note #5 on A201 means, what is the scope of work intended and where does it apply? Note: RESTORE WINDOWS TO FULL

DIMENSIONS WHERE PREVIOUSLY COVERED, EXCEPT FOR WHEN WINDOWS ARE SHOWN AS HIDDEN BY WALL IN NEW CONSTRUCTION PLANS.

Response: *The intent of the note is to restore existing windows that have been partially covered over time to their original full opening. Contractor shall identify all such conditions and prep as necessary to restore the windows, unless the drawings specifically indicate that a window is to remain concealed by new construction.*

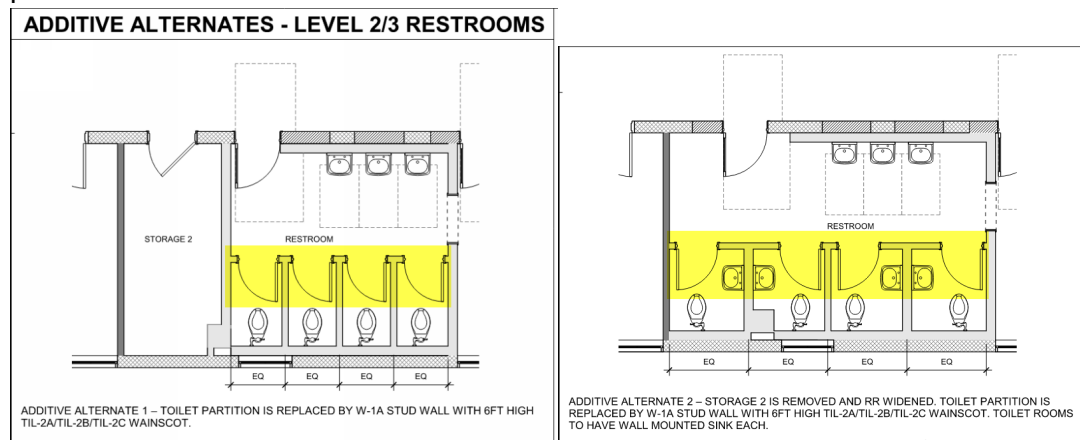
37. Please confirm that all the ACT ceiling shows on the reflected ceiling plans are ACT-1.

Response: *Confirmed.*

38. Please confirm whether the General Note #7 is applicable to this project, this note calls out an ACT-2, which is not in the material schedule plan. The note reads: ALLOW 1-1/4" PERIMETER EDGE FRAMING FOR ACT-2. CUT LEAST AMOUNT OF CEILING TILES AS POSSIBLE. ADJUST SOFFIT ACCORDINGLY.

Response: *Disregard reference to ACT-2.*

39. Please confirm the door and frame material type, and dimensions for Alternate 1 & 2 shown on A401 for the framed wash closet walls at Level 2/3 restrooms ILO toilet partitions.



Response: *Hollow metal frame and wood door; door to be 2'10 x6.8".*

40. On A103 there is a General Note #12 to "Coordinate location of security cameras with owner". There is no mention of security cameras/system in the Exhibit A Design Narrative, please confirm whether this is a part of the project scope of work. If so, please provide details, locations, and specifications for the security system.

Response: *This is not included in project scope.*

41. Please confirm if a moisture barrier is required under the ground floor flooring. Or if there is an intended flooring detail that we are to follow, no details are provided in the plans.

Response: *Moisture barrier is not required.*

42. Interior CMU walls located in the corridor and currently ungrouted. Please specify grouting requirements for cells adjacent to new door openings.

Response: *Provide 8" of solid grout with (2) continuous #5 vertical bars extending through the jambs.*

43. Please provide details for new door / window openings in existing CMU walls to clarify the saw cut requirements and reinforcing requirements for new jambs and headers for openings. Please confirm if it's desired to use concrete or CMU for these jambs and headers.

Response: *Per the structural engineer's direction, reinforce the new door openings with a 24" deep grouted lintel containing (2) #5 bars at the top and (2) #5 bars at the bottom. At each end of the lintel, provide 8" of solid grout with (2) continuous #5 vertical bars extending through the jambs.*

Prior to construction, final detailing and bar development are to be confirmed with structural engineer.

44. Please confirm whether the first-floor South Elevation existing doors (to remain) need to be repainted and, if so, what color?

Response: *Paint trim color.*

45. Please confirm if the interior concrete stairs need to be painted?

Response: *No.*

46. Please confirm if there are wheel stops in the parking lot, and if so, will they need to be painted. Please provide a paint spec.

Response: *No.*

47. Please confirm if there is a specific primer needed for the mural area, if so, please provide the spec.

Response: *No.*

48. Please confirm for the pavement markings, if thermoplastic striping is required.

Response: *Thermoplastic striping is not required.*

49. Please note that the SOHHS Form 1 & 2 include a note at the bottom of the document stating the following: "***If Offeror is a "dba" or a "division" of a corporation, furnish the exact legal name of the corporation under which the awarded contract will be executed (Corporate Resolution required)." Please confirm if this statement is referring to an additional document that must be submitted along with the proposal, and if so, please clarify what document is required.

Respectfully submitted:

_____ (x) _____
Date Authorized Signature

_____ _____
Telephone No. Name and Title

** _____
Exact Legal Name of Company (Offeror)

_____ _____
Email Address Contractor License No.

****If Offeror is a "dba" or a "division" of a corporation, furnish the exact legal name of the corporation under which the awarded contract will be executed (Corporate Resolution required).**

Response: The Offeror must provide the exact legal name of the corporation under which the awarded contract will be executed. The successful Offeror will be required to submit a Corporate Resolution prior to the execution of a contract. The Corporate Resolution does not need to be submitted with the offer forms.

50. Level 2 restrooms are located directly above ground floor units 111 and 112. These units are to have exposed ceilings per room schedule. Please advise if these rooms should have hard lid ceilings to conceal plumbing.

Response: *Confirmed, hard lid ceilings to be installed as high as possible above finish floor.*

RFI 4 Response:

RESTROOM ACCESSORY SCHEDULE BY ROOM

MARK	DESCRIPTION	QTY.	COMMENTS
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106

WOMEN'S RR

TA-1	RECESSED COMBINATION PAPER TOWEL DISPENSER AND WASTE UNIT	1	
TA-2	MIRROR	2	
TA-3	COMBINATION UNIT: 2 STALL SEAT COVER. FLUSH ONE SIDE FOR GRAB BAR	1	
TA-4	LAVATORY-MOUNTED SOAP DISPENSER	2	
TA-8	36" GRAB BAR	1	
TA-9	48" GRAB BAR	1	

108

MEN'S RR

TA-1	RECESSED COMBINATION PAPER TOWEL DISPENSER AND WASTE UNIT	1	
TA-2	MIRROR	2	
TA-3	COMBINATION UNIT: 2 STALL SEAT COVER. FLUSH ONE SIDE FOR GRAB BAR	1	
TA-4	LAVATORY-MOUNTED SOAP DISPENSER	2	
TA-8	36" GRAB BAR	1	
TA-9	48" GRAB BAR	1	

121

WOMEN'S RR

TA-2	MIRROR	1	
TA-4	LAVATORY-MOUNTED SOAP DISPENSER	1	
TA-8	36" GRAB BAR	1	
TA-9	48" GRAB BAR	1	

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MEN'S RR

TA-2	MIRROR	1	
TA-4	LAVATORY-MOUNTED SOAP DISPENSER	1	
TA-8	36" GRAB BAR	1	
TA-9	48" GRAB BAR	1	

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RESTROOM

TA-1	RECESSED COMBINATION PAPER TOWEL DISPENSER AND WASTE UNIT	1	
TA-2	MIRROR	3	
TA-3	COMBINATION UNIT: 2 STALL SEAT COVER. FLUSH ONE SIDE FOR GRAB BAR	2	
TA-4	LAVATORY-MOUNTED SOAP DISPENSER	3	

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RESTROOM

TA-1	RECESSED COMBINATION PAPER TOWEL DISPENSER AND WASTE UNIT	1	
TA-2	MIRROR	3	
TA-3	COMBINATION UNIT: 2 STALL SEAT COVER. FLUSH ONE SIDE FOR GRAB BAR	2	
TA-4	LAVATORY-MOUNTED SOAP DISPENSER	3	

