



Contracts Management

Date: June 19, 2025

To: Potential Offerors

From: H. Frank Schneider, Senior Contracts Manager

Re: **Solicitation Addendum No. 01 to RFP #HHSC FY 25-0437 Parking Lot Expansion & Covered Drop-Off MOB 1 & MOB 2 Project.**

This correspondence serves as Solicitation Addendum No. 01 to the subject Request for Proposals ("RFP"). Your response to this RFP should be governed by the content of the original RFP and the revisions provided in this addendum notice.

Please note that the Proposal Submission Deadline is unchanged and proposals are due no later than July 8, 2025, at 2:00 P.M. HST.

This addendum provides a change to the proposed new parking lot and the location of the trash enclosure and propane gas tank and are being provided to all offerors to assist in proposal preparation.

Revised sheets attached.

TS2 Drawing Index, Code Data, IECC 2021.
C03.1 Site Plan.
C04.1 Grading Plan and Utility Plan.
A02.3 New Site Plan

CODE DATA

COUNTY OF HAWAII, DEPARTMENT OF PUBLIC WORKS, BUILDING DIVISION

BUILDING CODE ANALYSIS FOR PLAN SUBMITTAL
2021 INTERNATIONAL BUILDING CODE

This code analysis worksheet is required for building permit applications, except R-3 occupancy, per section 106 & C.H.A.5-20 Equivalent code analysis may be provided on plans (to be verified)

Code Analysis Items	Code Section Reference	
1) Design Criteria Building Code <u>2021 IBC</u> Basic Wind Speed <u>110</u> mph, Effective Wind Speed <u>85</u> mph, Wind Category <u>C</u> Seismic Design Category <u>II</u> , Roof Live Load <u>20</u> psf, Finish @ Roof Dead Load <u>35</u> psf	County Ordinance	
2) Occupancy Classification <u>AWNING/CANOPY</u> (Accessory, B - Clinic Outpatient, Professional Services)	IBC Chapter 3105	
3) Occupant Load <u>First Floor: 180 Second Floor: 162 TOTAL: 342</u>	IBC 1004 and Table 1004.5	
4) Type of Construction <u>II-B</u>	IBC Chapter 6	
5) Fire Sprinklers Yes / No <u>NO</u> Type NFPA _____	IBC 903, 903.3	
6) Height Allowable Allowable <u>75'</u> Actual <u>13'</u>	IBC 503/504 and Table 504.3	
7) Stories Allowable Allowable <u>4</u> Actual <u>2</u>	IBC 504 and Table 504.3	
8) Area Allowable Allowable <u>69,000 sf</u> Actual <u>56,285 sf</u>	IBC 506 - 507 and Table 506.2	
Area Calculations: (First Floor) MOB1 = 8,865 sf MOB2 = 8,355 sf MOB3 = 9,315 sf CANOPY = 2,246 sf Subtotal = 28,781 sf (Second Floor) MOB1 = 8,736 sf MOB2 = 8,940 sf MOB3 = 9,828 sf Subtotal = 27,504 sf		
9) Number of Exits Required <u>2</u> Provided <u>OPEN</u>	IBC 1006 and Tables 1006.2.1 1006.3.3	
10) Roof Covering Material Allowable <u>C</u> Actual <u>A</u>	IBC Table 1505.1	
11) Required Fire Resistance of Exterior Walls Y / <u>N</u>	IBC 705, 711.3.2 and Tables 601	
12) Required Protection of Openings Y / <u>N</u>	IBC 705.8 and Table 705.8	
13) Required Fire Resistance Rating for Building Elements Y / <u>N</u>	IBC 508., Chapter 7, 1026, 3005.4 and Tables 601, 1020.1	
14) Required Fire-Resistance-Rated Separations Y / <u>N</u>	IBC 508 and Table 508.4	
15) Required Separation of Occupancies Y / <u>N</u>	IBC 508.3 or IBC 508.4	
16) 1. E.C.C. Energy Efficiency Certification Form(s) <u>Y</u> / N	IBC 1301 2021 I.E.C.C	
17) Special Inspections Form (Specific to the project) <u>Y</u> / N	IBC Chapter 17	
18) ADA Compliance Form (or DCAB approval if applicable) <u>Y</u> / N	IBC 1101	

PROJECT DESCRIPTION

NEW COVERED DROP-OFF CANOPY & PARKING LOT RECONFIGURATION FOR MOB 1 & MOB 2.

DEMOLITION AND REMOVAL CONSISTING OF:
ACCESS DRIVE APRON, AC PAVING, PORTIONS OF EXISTING CONC. WALKWAY.
EXISTING MOB 1 & MOB 2 CANOPIES; ROOF COVERING, FRAMING & SUPPORTONG COLUMNS WHERE INDICATED.

NEW CONSTRUCTION CONSISTING OF:
2,246sf (UNDER ROOF) CANOPY STRUCTURE AND SITE IMPROVEMENTS INCLUDING NEW SITE GRADING, ACCESS DRIVE APRON, AC PAVE PARKING LOT EXPANSION, CURB AND GUTTER, CONC. WALKWAY, LANDSCAPE IMPROVEMENTS, ELECTRCIAL IMPROVEMENTS WHERE INDICATED.

IECC 2021

HAWAI'I COUNTY ENERGY CODE

2021 IECC, HAWAI'I REVISED STATUTES HRS 107-24 TO 28 & HAWAI' ADMINISTRATIVE RULES HAR 3-181.1

COMMERCIAL BUILDING ENERGY EFFICIENCY STANDARDS

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PROJECTS DESIGN SUBSTANTIALLY CONFORMS TO THE BUILDING ENERGY EFFICIENCY STANDARDS PERTAINING TO THE COMMERCIAL PROVISIONS FOR BUILDING ENVELOPE COMPONENTS (C402) OF THE 2021 IECC WITH AMENDMENTS PER HAR 3-181.1

STATE AMENDMENTS: EFFECTIVE FOR NEW APPLICATIONS BEGINNING 12/01/2024
COUNTY AMENDMENTS: PENDING

COMPLIANCE METHOD

- ☒ 2021 IECC as amended. Mandatory & Prescriptive
☐ 2021 IECC as amended. Mandatory & Total Building Performance
☐ ASHRAE Standard 90.1-2016. Mandatory & Prescriptive
☐ ASHRAE Standard 90.1-2016. Mandatory & Energy Cost Budget Method

INFORMATION IN CONSTRUCTION DOCUMENTS

- Roof insulation R-value ☐ ☒
Roof insulation type and location ☐ ☒
Roof membrane solar reflectance and thermal emittance ☐ ☒
Wall insulation R-value ☐ ☒
Wall insulation type and location ☐ ☒
Window SHGC ☐ ☒
Window U-factor ☐ ☒
Skylight SHGC ☐ ☒
Skylight U-factor ☐ ☒
Air leakage testing requirement ☐ ☒

Yes N/A

NOTES

The above must be submitted to the County of Hawaii Building Division as a block or detail within the plan sets on its respective trade sheet (Architectural).
Effective Date: 12/01/2024

DRAWING INDEX

SHT. NO. DWG. NO. DESCRIPTION

Title		
1	TS1	PROJECT TITLE, LOCATION MAP, VICINITY MAP, PROJECT DIRECTORY, APPROVALS
2	TS2	DRAWING INDEX, CODE DATA, IECC 2021
Civil		
3	C01.1	CIVIL GENERAL NOTES
4	C01.2	CIVIL GENERAL NOTES
5	C02.1	EXISTING SITE & BENCHMARK PLAN
6	C03.1	SITE PLAN
7	C04.1	GRADING & UTILITY PLAN
8	C05.1	SEWERLINE PROFILE
9	C06.1	CIVIL DETAILS
10	C06.2	CIVIL DETAILS
11	C06.3	CIVIL DETAILS
12	C06.4	CIVIL DETAILS
13	C07.1	SWPPP NOTES
14	C07.2	BMP PLAN
15	C07.3	BMP DETAILS
Architectural		
16	A01.1	ABBREVIATIONS, GENERAL SYMBOLS, GENERAL NOTES
17	A02.1	DEMOLITION SITE PLAN
18	A02.2	ENLARGED DEMOLITION SITE PLAN
19	A02.3	NEW SITE PLAN
20	A02.4	ENLARGED PARTIAL SITE PLAN
21	A03.1	DEMOLITION FLOOR PLAN
22	A03.2	DEMOLITION REFLECTED CEILING & ROOF PLANS
23	A03.3	DEMOLITION EXTERIOR ELEVATIONS
24	A03.4	DEMOLITION SECTION VIEWS
25	A04.1	NEW CANOPY FLOOR PLAN
26	A04.2	NEW CANOPY REFLECTED CEILING PLAN
27	A04.3	NEW CANOPY ROOF PLAN
28	A05.1	NEW CANOPY ELEVATIONS
29	A06.1	NEW CANOPY SECTIONS
30	A06.2	NEW CANOPY SECTIONS
31	A07.1	CANOPY DETAILS
32	A07.2	CANOPY DETAILS
Structural		
33	S01.1	STRUCTURAL GENERAL NOTES
34	S01.2	STRUCTURAL GENERAL NOTES & ABBREVIATIONS
35	S02.1	FOUNDATION PLAN
36	S02.2	DETAILS
37	S03.1	ROOF FRAMING PLAN
38	S03.2	DETAILS
39	S03.3	DETAILS
40	S04.1	SECTIONS
Electrical		
41	E00.0	ELECTRICAL GENERAL NOTES & SYMBOLS
42	E00.1	ELECTRICAL SITE PLAN
43	E1.01	ELECTRICAL FLOOR PLANS
44	E4.01	ELECTRICAL SCHEDULE & DETAILS
Landscape		
45	L00.1	LANDSCAPE NOTES
46	L01.1	LANDSCAPE PLAN
47	L02.1	PLANTING PLAN
48	L03.1	LANDSCAPE DETAILS



FLEMING &
Associates, LLC
557 MANONO STREET
HILO, HAWAII



EXP. DATE: 04/30/2026

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. I DESPATION AS DETAILED IN CHAPTER 10-115 OF THE HAWAII ADMINISTRATIVE RULES, DEPT. OF COMMERCE AND CONSUMER AFFAIRS, ENTITLED PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS, AND LANDSCAPE ARCHITECTS.

HILO BENIOFF MEDICAL CENTER
PARKING LOT EXPANSION & COVERED DROP-OFF
MOB 1 & MOB 2
1285 WAIANUENUE AVENUE HILO, HAWAII 96720
TAX MAP KEY: (3) 2-3-031.019

CONSULTANT:

REVISIONS

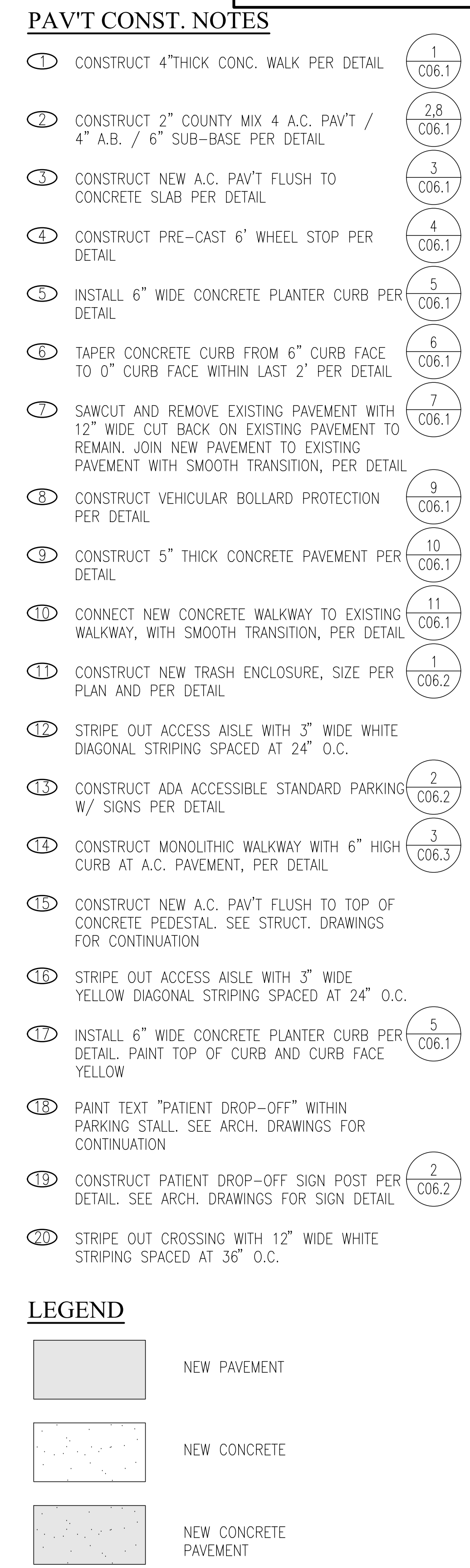
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4	Propane Tank Relocation	6/16/25

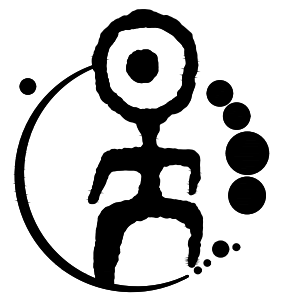
PROJECT NO.: 24001.00
PROJECT ARCH: SF
PROJECT PLANS: MP

SHEET CONTENTS:
DRAWING INDEX,
CODE DATA, IECC
2021

DATE: OCT., 2024

SHEET:
TS2





FLEMING &
Associates, LLC
557 MANONO STREET
HILO, HAWAII



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION
CONSTRUCTION OF THIS PROJECT
WILL BE UNDER MY OBSERVATION.

Yen Wen Fang
SIGNATURE

HILO BENIOFF MEDICAL CENTER
PARKING LOT EXPANSION & COVERED DROP-OFF
MOB 1 & MOB 2

1285 WAIANUENUE AVENUE HILO, HAWAII 96720
TAX MAP KEY: (3) 2-3-031:019

CONSULTANT:
ENGINEERING PARTNERS

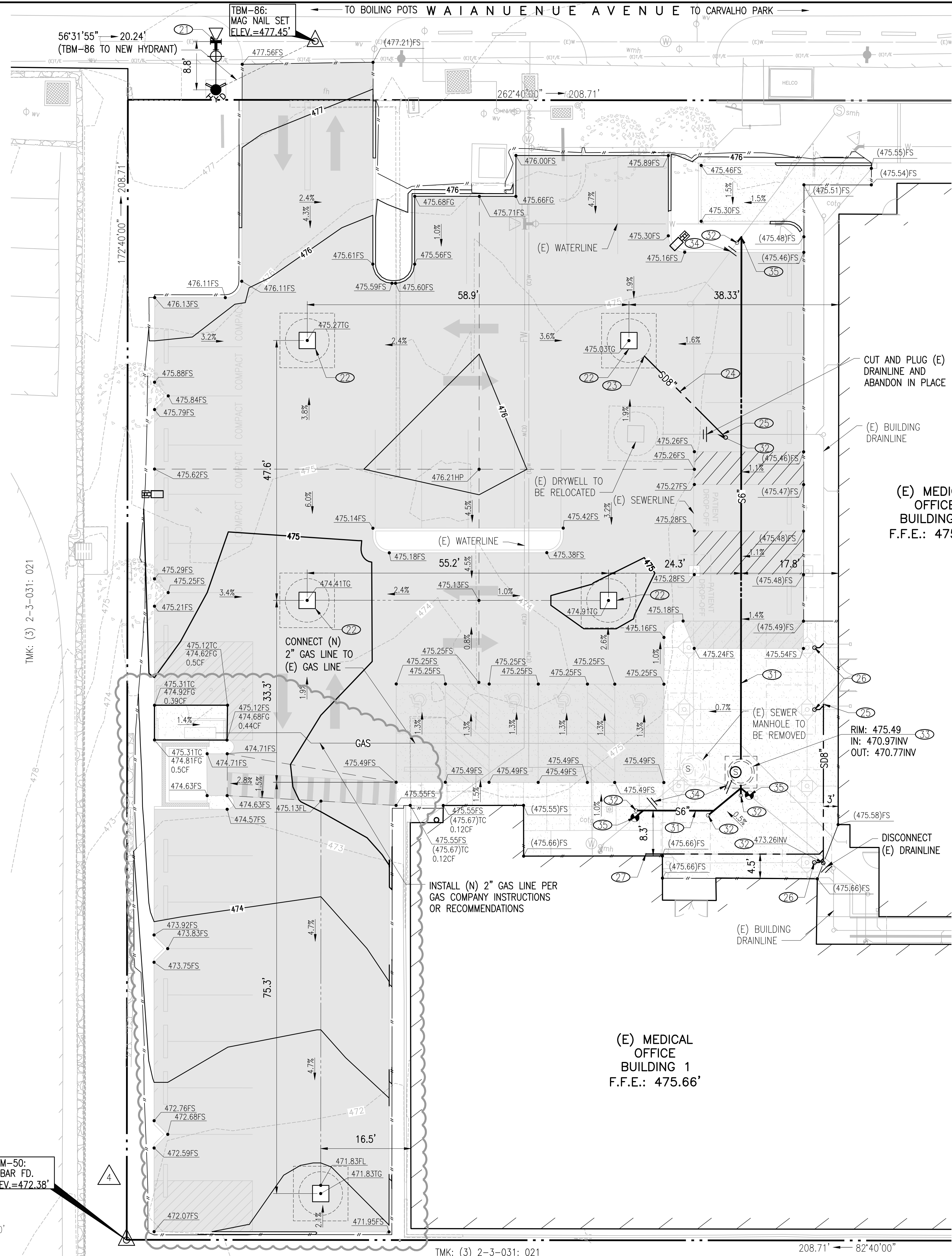
REVISIONS		
No	Description	Date
4	PROPOSED PARK RELOCATION	6/16/25

PROJECT NO.: 24001.00
PROJECT ARCH.:
PROJECT PLANS: YWF

SHEET CONTENTS:
GRADING AND
UTILITY PLAN

DATE: JULY 2024

SHEET:
C04.1



UTILITY CONST. NOTES

- (21) TAP EXIST. 16" WATERLINE
INSTALL:
(1) - 16"x16"x6" TAPPING SLEEVE
(1) - TAPPING VALVE & BOX
(2) - THRUST BLOCK
(1) - FIRE HYDRANT, PER D.W.S. STD. DET.
FH3
-CONTRACTOR TO VERIFY INVERT & LOCATION

- (22) CONSTRUCT 8" X 7'-10" DRAINAGE SUMP PER
DETAIL

- (23) BREAK & JOIN STORM DRAIN PIPE INTO NEW
DRYWELL

- (24) CONSTRUCT 8" PVC-SDR-35 STORM DRAIN PER
DET.

- (25) CONNECT NEW STORM DRAINLINE TO EXISTING
BUILDING DRAINLINE. CONTRACTOR TO VERIFY
INVERT AND LOCATION

- (26) CONNECT ROOF DOWN SPOUTS TO DRAIN PIPE
DOWN SPOUTS LOCATION PER ARCH. DWG.

- (27) DISCONNECT EXISTING DOWNSPOUT FROM
EXISTING DRAINLINE. RECONNECT ROOF
DOWNSPOUT TO NEW DRAIN PIPE PER DET.

SEWER CONST. NOTES

- (31) CONSTRUCT ON-SITE 6" PVC SDR-35 BUILDING
SEWER LATERAL, WITH A 1% SLOPE MIN., PER
DETAIL

- (32) CONSTRUCT NON-TRAFFIC RATED CLEANOUT TO
GRADE (C.O.T.G.) PER DETAIL

- (33) NEW SEWER MANHOLE & COVER PER D.P.W.
STD. DET. S-10, 11, 12, & 13 AND W.W.B.
STD. DET. WW-7

- (34) CUT AND PLUG EXISTING SEWERLINE AND
ABANDON IN PLACE

- (35) CONNECT NEW SEWERLINE TO EXISTING
SEWERLINE. CONTRACTOR TO VERIFY INVERT AND
LOCATION

SPOT ELEVATIONS

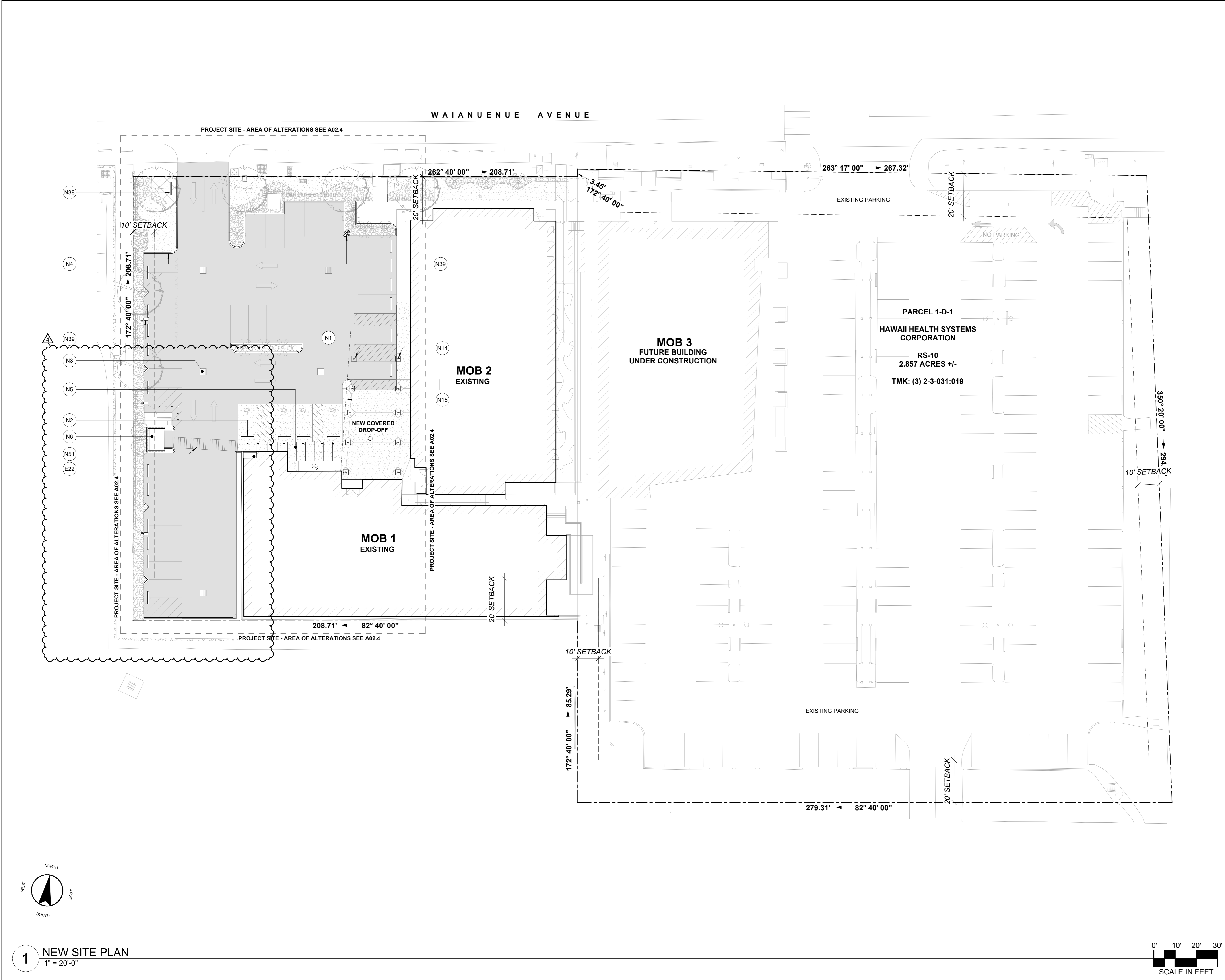
ABBREVIATION

FL: FLOW LINE
FS: FINISH SURFACE
FG: FINISH GRADE
HP: HIGH POINT
TG: TOP OF GRATE
(ELEV): MATCH EXISTING ELEVATION

LEGEND

NEW PAVEMENT
NEW CONCRETE
NEW CONCRETE
PAVEMENT

---CB--- GRADE BREAK
SWALE LINE
---100--- EXISTING CONTOURS
--- 100 --- NEW FINISH GRADE CONTOURS
---"--- GRADING DAYLIGHT LINE



KEYNOTES/EXIST
E22 FIRE RISER, SCD

KEYNOTES/NEW
N1 ASPHALT, SCD
N2 WHEELSTOPS, SCD
N3 DRYWELL, SCD
N4 CONC CURB, SCD
N5 CONC WALK, SCD
N6 TRASH ENCLOSURE, SCD
N14 STL COLUMN, SSD
N15 LINE OF CANOPY ROOF ABOVE
N38 NEW LOCATION, EXISTING MONUMENT SIGN,SCD,SED
N39 LIGHTPOLE, SCD, SED
N51 ACCESSIBLE ROUTE, STRIPED CROSSING, SCD

HARD / NON-PERMEABLE LANDSCAPING

	Concrete (Sidewalks/Patios)		Retaining Walls
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NON-LANDSCAPED AREAS

	Building Footprint		Asphalt (Roads & Lanes)
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LINE TYPES

	Subject Property Lines
	Adjacent Property Lines
	Subject Property Setback Lines
	Eaves / Canopies
	Fence
	Existing Building To Be Removed
	Existing Other To Be Removed

SITE DEMOLITION (SCD)

	Existing Concrete To Be Removed
	Existing Building To Be Removed
	Existing AC Pave. To Be Removed

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**HILO BENIOFF MEDICAL CENTER
PARKING LOT EXPANSION & COVERED DROP-OFF
MOB 1 & MOB 2**

1285 WAIANUENUE AVENUE HILO, HAWAII 96720
TAX MAP KEY: (3) 2-3-031:019

CONSULTANT:

No	Description	Date
4	Propane Tank Relocation	6/16/25

PROJECT NO.: 24001.00
PROJECT ARCH: SF
PROJECT PLANS: MP

SHEET CONTENTS:
NEW SITE PLAN

DATE: OCT., 2024

SHEET:
A02.3

Date: June 25, 2025

To: Potential Offerors

From: H. Frank Schneider, Senior Contracts Manager

Re: **Solicitation Addendum No. 02 to 25-0437 RFP PARKING LOT EXPANSION & COVERED WALKWAY DROP OFF MOB 1 & 2 QUESTIONS & ANSWERS; SECTION 13286 – MANAGEMENT OF IMPACTED SOIL**

This correspondence serves as Solicitation Addendum No. 02 to the subject Request for Proposals ("RFP").

Your response to this RFP should be governed by the content of the original RFP and the revisions / corrections / additions / clarifications provided in this addendum notice.

Please note that the **Proposal Submission Deadline has not changed** and proposals are due no later than **July 8, 2025 by 2:00 P.M. HST**; please submit electronically (hschneider@hhsc.org).

The RFP has been amended as follows:

Solicitation Addendum No. 02 - Responses to the presented questions are as follows:

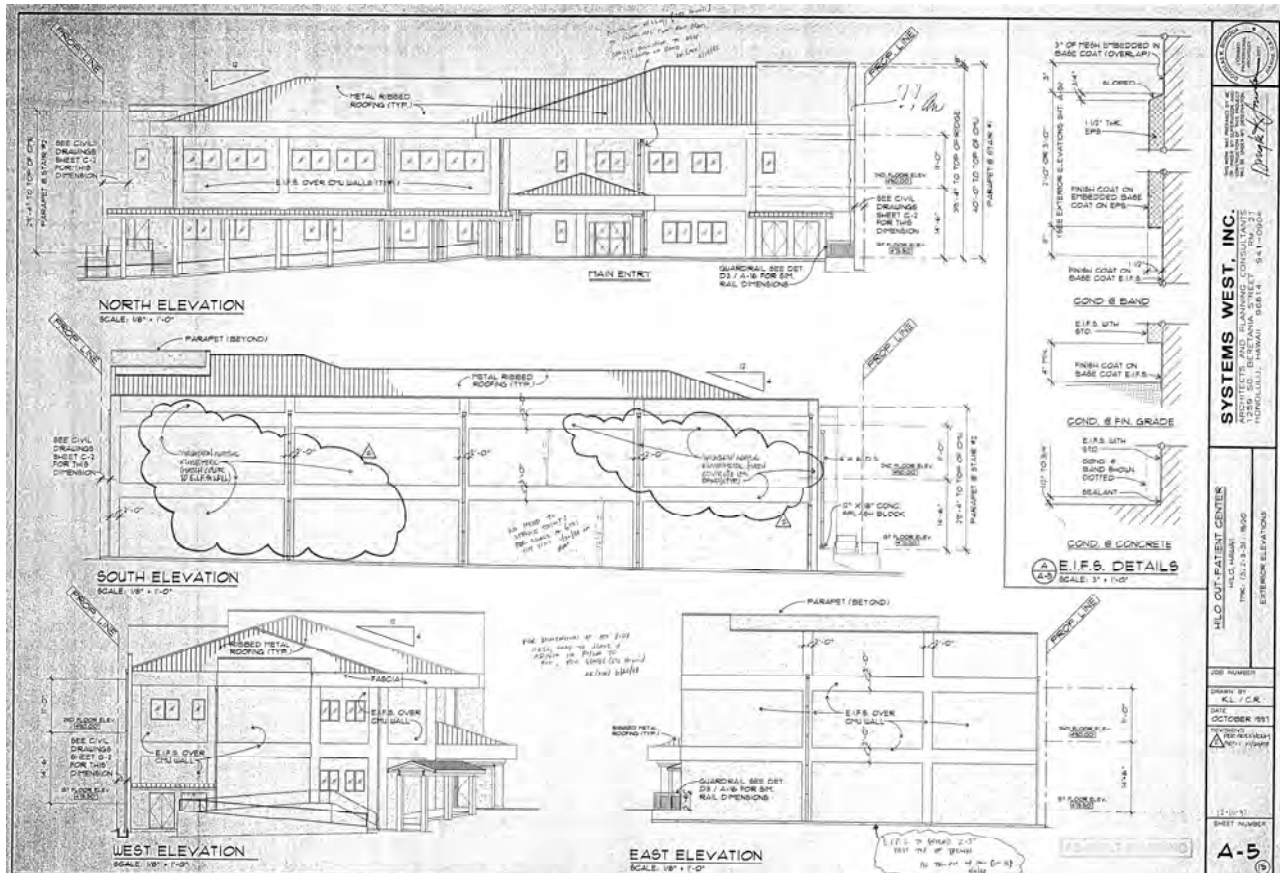
- Q1. Do you know what type of metal gutter this is to be? The spec doesn't call out the gutter material specifically. Detail 3/A07.1 shows the other gutter, which is unmarked, but we also assume to be metal. As the architect replies, would you also be able to find out how they envisioned the gutter to tie-in to the single-ply roofing?**
- A1. The gutter is not metal as noted on detail 5. The gutter is integral with the TPO roofing. This is the same gutter design used on MOB 2 & 3. The gutter is 12" wide x 7" deep.
- Q2. What size and gauge metal framing is to be used for the "ceiling framing" per details 4 & 5 on plan page A07.2?**
- A2. 250S125-43 Ceiling Joists @ 16" o.c. (running N-S direction). Ceiling joists will attach to bottom flange of steel beams with (2) Simpson PDPA-150 powder actuated fasteners at each steel beam.
- Q3. What size and gauge metal framing is to be used for the "metal stud" per detail 3 of plan page A07.2?**
- A3. 1-5/8" metal stud at 16" o.c., 20 gauge.

- Q4. 3/4" thick hat-channels are NOT a standard hat-channel size. Are 7/8" hat-channels viable for installation in lieu of 3/4" thick hat-channels?**
- A4. 7/8" hat channel is correct as noted in the specifications. 3/4" hat channel is not correct as noted on the details.
 F.Rigid Furring Channels: Hat-shaped channels for furring out walls.
 1.Basis-of-Design Product: Subject to compliance with requirements, provide ClarkDietrich; Furring Channel or comparable product by one of the following current members of the SFIA:
 a.CEMCO; California Expanded Metal Products Co.
 b.Telling Industries.
 2.Minimum Base-Steel Thickness: 0.0296 inch.
 3.Depth: 7/8 inch.
- Q5. What is the EIFS finish to be installed? Specs outline almost ALL of Dryvit's finish lines. Each of these finishes has different prices and creates confusion as to what exact finish is to be installed. Please note that "match existing" will not be considered an acceptable answer.**
- A5. We do not know what the existing finish is on MOB1. GC will need to determine existing finish at time of construction.
 Base bid on existing drawings. See attached elevations drawing with the following notes.
 1. Over CMU wall, (E.F.I.S. over CMU)
 2. At band "Aquathon" acrylic elastomeric. (Match color w/ E.I.F.S band.) (Typ.)
- Q6. Detail 1 of plan page A07.2 is not called out for use in other plan pages. Is this detail NOT applicable to the project? If the detail is to be used, please provide the detail location on the plans.**
- A6. Refer to sheet A03.3 elevation 2. for area to be demoed and detail 1 shows location of new metal panels at existing building, MOB 2. Detail shows repair area after demo.
- Q7. Specification section 092216 - Non-Structural Metal Framing states that the section is for "non-load-bearing steel framing systems for interior partitions." Because there are no interior partitions per the plans, is this specification section NOT applicable for the project? If the spec section is applicable, where are the interior partitions noted in the plans?**
- A7. The reference to interior partitions can be ignored in the specification, but the specification can apply to the parapet framing noted in detail 3 on sheet A07.2 for non-structural framing.
- Q8. Per A07.1, details depict a substrate board over the metal deck, see attached mark ups. It is assumed the substrate board is needed to allow for a continuous substrate for the vapor barrier per specification 075400 2.03.A. Vapor barrier is not depicted or called out on sheet A07.1. 1.Please confirm that the substrate board is required. If so, please specify the material and thickness.2. Please confirm that the vapor barrier is required over the substrate board per specification 075400 2.03.A.**
- A8. The answer to both questions is YES. The specifications are for a 30-year warranty roofing system. The roofing assembly in the specifications matches the assembly listed below.

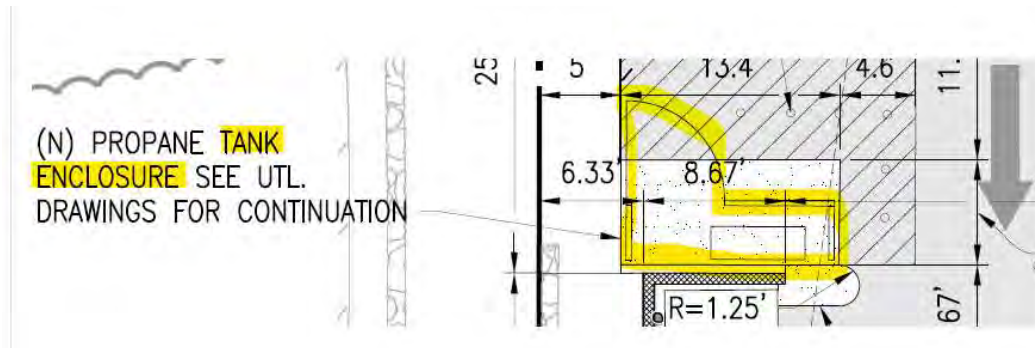
Holcim Building Envelope is pleased to inform you that the Elevate™ roofing system listed below has been reviewed and is eligible for a 30-Year Red Shield™ Platinum Warranty with 100-mph peak gust wind speed coverage.

Elevate Platinum UltraPly™ TPO Adhered Roofing System:

Construction: New Construction
Slope: None
Deck: 16ga-22ga, 33ksi, 72" max span
Thermal Barrier: DensDeck Prime® with Eonic Technology, 1/2", 4x8
Attachment: Elevate Heavy Duty Fasteners and Insulation Plates
Rate: Field/ 16 fasteners per board;
 Perimeter/ 16 fasteners per board;
 Corners/ 16 fasteners per board
Insulation: Elevate Tapered ISO GARD™ GL, 3/8" per 1', 4'x4' boards
Attachment: Elevate Twin Jet
Rate: Field/ Beads spaced 4.0" o.c.;
 Perimeter/ Beads spaced 4.0" o.c.;
 Corners/ Beads spaced 4.0" o.c.
Cover Board: DensDeck Prime® with Eonic Technology, 1/2", 4'x4' boards
Attachment: Elevate Twin Jet
Rate: Field/ Beads spaced 4.0" o.c.;
 Perimeter/ Beads spaced 4.0" o.c.;
 Corners/ Beads spaced 4.0" o.c.
Membrane: .080 Elevate UltraPly™ TPO Platinum, 10 ft wide sheets
Adhesive: Elevate UltraPly™ Bonding Adhesive



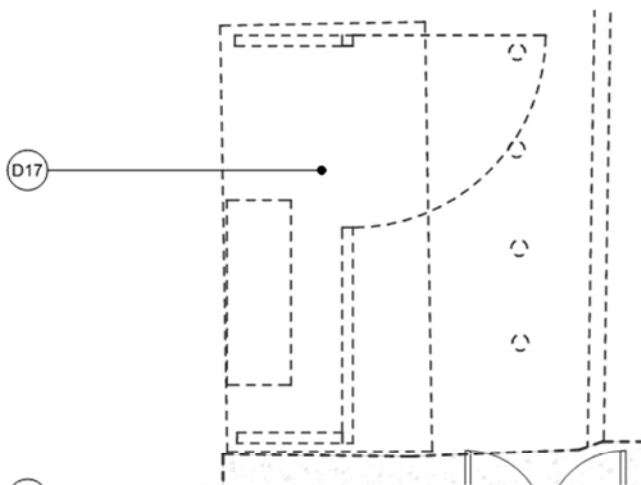
- Q9. Caught this on the Addendum 1 drawings, Sheet C03.1. See highlighted below, call-out states “propane tank enclosure”. The drawing outlines an “enclosure” around the new propane tank. There is no detail provided for the propane tank enclosure. Request detail for propane tank enclosure.



- A9. The GC is instructed to remove and relocate the propane tank and the enclosure on sheet A03.1

KEYNOTES/DEMO

- D8 REMOVE CONC WALK, SCD
- D17 REMOVE/RELOCATE GAS TANK & ENCLOSURE, SCD



SHEET CONTENTS:	
DEMOLITION FLOOR PLAN	
DATE:	OCT., 2024
SHEET:	
A03.1	

The RFP has been further amended with the below outlined Management of Impacted Soil Section.

Solicitation Addendum No. 02: SECTION 13286 – MANAGEMENT OF IMPACTED SOIL

❖ PART I – General

▪ 1.01 Summary

- Section includes administrative and procedural requirements for the management, transportation, and disposal of Impacted Soil, as required by the Hawaii Department of Health Hazard Evaluation and Emergency Response approved C-EHMP and the project documents for the Project, DOE Job No.: P18208-24, and as identified in the report, Targeted Hazardous Materials Survey and Soil Screen Report, Hilo Medical Center – MOB1/MOB2 Parking Reconfiguration and Covered Drop-Off, 122 pages, dated April 29, 2024, prepared by Lehua Environmental Inc.
- Work that may disturb soil confirmed or assumed to contain lead shall be conducted in accordance with applicable federal and state regulations, these project specifications, and in accordance with the Construction- Environmental Hazard Management Plan (C-EHMP), approved by the Hawaii Department of Health (HDOH) Hazard Evaluation and Emergency Response (HEER) Office.
- Contractor shall identify and properly remove, handle and dispose of all Impacted Soil that may need to be removed for the successful completion of the Project at the Site.
- During construction, Impacted Soil shall be temporarily stockpiled on a minimum 20-mil polyethylene sheeting and covered with a minimum 10-mil polyethylene sheeting.
- Where there is any conflict or inconsistency among requirements of the project specifications, applicable federal, state and local laws, codes, rules and regulations, and project documents, including the C-EHMP, the more stringent requirement shall apply. Relevant documents include, but are not limited to the following:
 - a. Occupational Safety and Health Administration (OSHA); Hawaii Occupational Safety and Health (HIOSH)
 - b. 29 Code of Federal Regulations (CFR) 1910.120 and 1910.145, 40 CFR 261, 40 CFR 761, 49 CFR 171, 49 CFR 172, 49 CFR 173, 49 CFR 177, 49 CFR 1789, 49 CFR 171-180
 - c. Hawaii Administrative Rules (HAR) 11-451
 - d. Guidance for the Evaluation of Imported and Exported Fill Material, Included Contaminant Characterization of Stockpiles (State of Hawaii Department of Health (HDOH) Hazard Evaluation and Emergency Response (HEER) Office October 2011)
 - e. Evaluation of Environmental Hazards at Sites with Impacted Soil and Groundwater (HDOH Environmental Management Division (Fall, 2017)
 - f. DOH HEER office approved C-EHMP
- Conduct a post-construction soil assessment to verify the lead levels in exposed surface soil. The assessment shall be conducted using the multi-incremental sampling method.
 - a. Soil excavation activities, grading and any disturbance of Impacted Soil may cause a potential exposure to the site workers, staff, tenants, the public, and the environment to fugitive dust. Routes of exposure are by inhalation, ingestion, and dermal contact. Contractor shall use engineering controls, such as water spray and wind barriers, to control fugitive dust.
- Contractor shall provide a Competent Person with at least 5-years' experience in the handling and management of soils impacted by hazardous chemicals to manage the soil disturbance activities at the Site. Competent Person shall be responsible for the implementation of the engineering controls and conformance with the requirements of this specification and HEER approved C-EHMP.
 - a. Costs incurred due to the Contractor's negligence to control hazards, including but not limited to, medical, legal, site assessment, additional monitoring, and reporting, shall be borne by the Contractor and subtracted from the final payment.
 - b. Contractor shall be responsible for conducting a site visit to verify all quantities and material locations. There will be no change orders issued for the management, transportation and disposal of additional Impacted

Soil discovered in the course of the work activities.

■ **1.02 References**

Publications listed below form a part of this Specification to the extent referenced. The publications are referred to in the text by the basic designation only, and include but are not limited to, the following.

- CODE OF FEDERAL REGULATIONS (CFR)
- HAWAII OCCUPATIONAL SAFETY AND HEALTH (HIOSH)

Soil Screen Report: Targeted Hazardous Materials Survey and Soil Screen Report, Hilo Medical Center – MOB1/MOB2 Parking Reconfiguration and Covered Drop-Off, 122 pages, dated April 29, 2024, prepared by Lehua Environmental Inc.
DOH HEER office approved-C-EHMP

■ **1.03 Definitions**

■ **1.04 Requirements**

- Training: As specified in the C-EHMP for this Site.
- Field Experience: Workers who may be exposed to hazardous substances and/or Impacted Soil during execution of work under this Section, must be trained in identifying and anticipating potential health hazards, in implementing engineering controls, and in using the appropriate personal protective equipment.
- Medical Surveillance: Employees and subcontractors who are assigned to work at the Site are required to have medical clearance satisfying 29 CFR 1910.120 and 29 CFR 1910.134.
- Respiratory Protection Program: The Contractor shall establish and implement a Respiratory Protection Program as required by ANSI A88.2 and 29 CFR 1910.134.
- Hazard Communication Program: The Contractor shall establish and implement a Hazard Communication Program as required by 29 CFR 1926.59.
- Safety Program: Contractor shall establish and implement a Health and Safety Plan which meets the specifications of 29 CFR 1926 Subparts C and D.
- Applicable Standards and Guidelines: All work under this contract, and any other trade work conducted with the project, shall be done in strict accordance with all applicable Federal, State and local regulations, standards, documents and codes governing the preparation, removal, renovation, treatment, transportation and disposal of Impacted Soil.

■ **1.05 Submittals**

- Submit in accordance with Section 01300 – SUBMITTALS.
- Material Safety Data Sheets: Submit copies of the Material Safety Data Sheets for all chemicals used.
- Manufacturer's Catalog Data: Submit copies of manufacturer's specifications, installation instructions and field test materials for all chemicals and equipment related to Impacted Soil disturbance work, including any other data that may be required to demonstrate compliance with these Specifications and proposed uses. This includes, but is not limited to, data for respirators.
- Respiratory Protection Program: Submit 21 calendar days prior to the start of work involving Impacted Soil, a copy of the Contractor's Respiratory Protection Program prepared in accordance with all applicable laws.
- Hazard Communication Program: Submit 21 calendar days prior to the start of work involving Impacted Soil, a copy of the Contractor's Hazard Communication Program prepared in accordance with all applicable laws.
- Health and Safety Plan: Submit 21 calendar days prior to the start of work involving Impacted Soil, a copy of the Contractor's site-specific Health and Safety Plan prepared in accordance with all applicable laws.
- Work Procedure Plan: Submit 21 calendar days prior to the start of work involving Impacted Soil, satisfactory to the Authorized Representative of the General Contractor, a copy of the Contractor's

Work Procedure Plan. The Work Procedure Plan shall include as a minimum the follow:

- a. Personal air monitoring plan to include field sampling and testing procedures, testing methods, and quality control procedures to ensure OSHA compliance;
 - b. A sketch showing the location, size, and details of control areas, signage, security, decontamination and support areas including eating, drinking, smoking, and restroom areas;
 - c. Procedures to prevent the spreading of Impacted Soil to the surrounding areas including tracking of soils from vehicle or construction equipment during Impacted Soil related activities;
 - d. Methods to reduce the potential airborne contaminant hazards including ensuring that the time weighted average of airborne contaminants do not exceed the PEL levels;
 - e. Personal Protective Equipment for workers;
 - f. Work plan and schedule for waste containment and disposal including daily cleanup of the work areas;
 - g. List of waste handling equipment to be used in performing the work, to include cleaning, volume reduction, and transport equipment;
 - h. Names and qualifications (experience and training) of personnel who will be working on-site with Impacted Soils;
 - i. Descriptions of the methods used to stockpile, transport and dispose of Impacted Soil and Impacted Soil holding cell location, construction materials, and layout;
 - j. Spill prevention, containment, and cleanup contingency measures to be implemented; and
 - k. Methods to eliminate dust and runoff of Impacted Soil resulting from Impacted Soil disturbance work.
- Rental Equipment: When rental equipment is to be used during Impacted Soil handling and disposal, a written notification concerning intended use of the rental equipment must be provided to the rental agency with a copy submitted to the Authorized Representative of the General Contractor.
 - Certification of medical examinations: The Contractor shall submit documentation from a physician that all employees or agents who may be required to wear a respirator have been medically monitored to determine whether they are physically capable of working while wearing the respirator required without suffering adverse health effects.
 - Contractor's Competent Person's Qualifications: The Contractor shall submit 21 calendar days prior to the start of work involving Impacted Soil, the Contractor's Competent Person's name, contact information and valid qualifications.
 - Emergency Planning Procedures: Emergency planning shall be developed prior to initiation of work and approved by the Contractor and the Authorized Representative of the General Contractor. It shall include, but not be limited to, considerations of fire, explosion, electrical hazards, slips, trips and falls and heat related injuries.
 - Notification: Notify the Authorized Representative of the General Contractor 10 working days prior to the start of any removal work.
 - Personal Air Monitoring Results: Submit test results to the Authorized Representative of the General Contractor and the affected Contractor's employees within three (3) working days of collection, signed by the testing laboratory employee performing the analysis and the Contractor's Competent Person.
 - Waste Disposal Manifest Forms: Submit copies of all transport manifests, trip tickets and disposal receipts for all hazardous waste removed from the work area and disposed of at a Disposal Facility during the work process.
 - Closeout Report: Prepare a closeout report containing the following items; test results of confirmation testing including concentration and horizontal and vertical locations, a plan showing the limits of the Impacted Soil capping (if approved by the Owner), reference bench mark, chain of custody forms, and certificate of disposal.
 - As required by the HDOH HEER office approved C-EHMP for the Site.

❖ PART 2 – Products

▪ **2.01 Personal Protective Equipment (PPE)**

- The contractor acknowledges that he alone is responsible for instruction and for enforcement of personal protection requirements and that these specifications provide only a minimum acceptable standard. Safety equipment shall be provided to all workers and shall include, at minimum, the following.
 - a. Respirators: Select respirators approved by the National Institute for Occupational Safety and Health (NIOSH), Department of Health and Human Services. Respirators shall comply with the requirements of 29 CFR 1926.62 and HIOSH 12-148.1. For this project, respirators shall be worn at all times throughout the Impacted Soil disturbance work which creates a dust hazard or as deemed necessary by the Authorized Representative of the General Contractor.
 - b. Protective Clothing: Furnish personnel with direct contact exposure to Impacted Soil with appropriate personal protective equipment as required by Authorized Representative of the General Contractor.
 - c. Hard hat meeting the requirements of ANSI Z-89.1-1968.
 - d. Steel-toed and steel-shank boots meeting the requirements of ANSI Z-41.1-1967.
 - e. Safety glasses with side shields meeting the requirements of ANSI Z-87.1-1968.
 - f. Gloves of a composition appropriate to the hazard being handled.
 - g. Any additional insulating or impermeable clothing to protect against relevant work or weather conditions.
 - h. As required by the HDOH HEER office approved C-EHMP.

▪ **2.02 Polyethylene Sheeting**

▪ **2.03 Orange Permeable Geotextile Membrane Fabric**

❖ **PART 3 – Execution**

▪ **3.01 Impacted Soil Work activities**

- Perform any work involving Impacted Soil per the project documents, DOH HEER office approved C-EHMP and as indicated in Federal, State, and local regulations.
- The worksite preparation (barriers or containments) shall be job dependent. Use procedures and equipment required to limit occupational exposure and environmental contamination with the Impacted Soil.
- Disturbance of Impacted Soil as a result of renovation activities shall be kept to a minimum. Water spray, vacuuming and other engineering controls shall be used to minimize airborne Impacted Soil dust.
- The Contractor shall delineate regulated areas in which workers may be exposed to Impacted Soil and dust. Access to such regulated areas shall be limited to authorized personnel. The area should be clearly identified to prevent unauthorized entry.
- Before exiting the controlled area and before meal breaks, each worker shall remove personal protective equipment, place disposable items in a labeled, impermeable disposal bag, then exit the area. Workers shall wash their face, arms, and hands thoroughly with a detergent soap to remove contamination.
- Earthmoving equipment which contacts Impacted Soil shall be cleaned with a water spray immediately upon completion of work. The wash location shall be within the project site, and all wash water shall be directed into the excavation, evaporated, or contained.
- Impacted Soil shall be stockpiled on a minimum 20-millimeter polyethylene sheeting and covered with a minimum 10-millimeter polyethylene sheeting to prevent migration of the Impacted Soil outside the regulated areas at all times prior to transportation to the Disposal Facility.\
- Dispose of all Impacted Soil and associated waste in compliance with all Federal, State and local requirements. Toxicity characteristic leaching procedure testing and State and local landfill required

- sampling protocols shall be conducted by the Contractor.
- All workers shall be informed and educated about the potential hazards posed by the Impacted Soil and the methods used to prevent exposure.
- All workers within Impacted Soil regulated areas shall be supplied with a respirator selected according to Federal and State regulations.
- All workers within Impacted Soil regulated areas shall be supplied with personal protective equipment selected according to Federal and State regulations.
- Use 10-mil polyethylene sheeting to cover any surfaces and equipment within the control area that will not be disturbed or utilized during disturbance of Impacted Soil. After completion of work, the Contractor shall repair all damage from fastening and sealing and remove all adhesive residues from surfaces at no additional cost to the Owner.
- The Contractor will not contaminate areas free of Impacted Soil or other materials with Impacted Soil.
- Control of Visible Emissions – The Contractor shall control Impacted Soil dust emissions from the Site so that no visible dust emissions leave the project work areas during renovation work. Wet methods or other engineering controls shall be used to control the emission of dust and/or debris from the renovation site in accordance with all applicable Federal, State, and local regulations. Emissions in excess of the above shall be cause for immediate shut down of the project until corrective measures are implemented.
- Control of Water Runoff – Water used to control emissions of dust from the renovation activities shall not be allowed to flow uncontrolled from a Impacted Soil control area, to any adjacent area or to enter the sanitary or storm water sewer system. All water runoff from Impacted Soil control areas shall pass through a filter berm to remove particulate matter prior to discharge to water sewer system. The Contractor shall use only sufficient water to adequately control dust. Under no conditions shall wastewater be disposed of in storm drains or dumped on the ground.
- Removal and disposal of any Impacted Soil debris resulting from the Contractor's disturbance activities found outside the regulated area shall be the responsibility of the Contractor.

■ **3.02 Protection of Workers and the Environment**

- Protect workers and the environment from hazards in accordance with the Contractor's approved Health and Safety Plan and, as a minimum, as specified herein and as specified in the HDOH HEER approved C-EHMP.
 - a. Worker Safety: Provide portable decontamination. Workers shall wear and use PPE, as recommended by the Authorized Representative of the General Contractor, upon entering a control area. If PPE is not required by the Authorized Representative of the General Contractor, specify in the Health and Safety Plan. Keep work footwear inside work area until the completion of the job. Have extra sets of required PPE available for use by approved visitors. Do not delay aid to a seriously injured worker for reasons of decontamination. All work must be conducted in accordance with the approved Health and Safety Plan as well as applicable sections of OSHA 29 CFR 1910.
 - b. Control Area: Establish a control area to prevent unauthorized entry of personnel. Provide, erect, and maintain temporary safety barriers and security devices to reasonably prevent public entry into active Impacted Soil disturbance areas. Provide 29 CFR 1910.145 approved signs at approaches and around perimeter. Locate signs at such a distance that personnel may read the sign and take the necessary precautions before entering the area. Allow only personnel briefed on the elements and trained as specified herein into the control area. Do not permit food, drink, or smoking in the control area. Smoking is not permitted within 50 feet of the control area. Provide "No Smoking" signs as directed by the General Contractor.
 - c. Dust Control: Maintain strict dust control at all times to prevent dust contaminated particles from becoming airborne.
 - d. Air Monitoring: Conduct air monitoring around the perimeter of the Site in accordance with Section 13288 and this Section. If air monitoring results exceed regulatory action levels or permissible exposure limits, work shall be stopped immediately and the General Contractor shall be notified. The Contractor, through consultation with the Authorized Representative of the

General Contractor, shall implement a change in work practices and/or engineering controls to reduce exposure levels at the perimeter of the Site to below regulatory action levels.

▪ **3.03 Stockpiling**

- Contractor shall place soil from the excavation, grading and Impacted Soil disturbance activities into stockpiles. In general, the following shall apply during transfer of Impacted Soil to stockpiles.
 - a. Bed of the truck used for transporting the soil shall be clean and capable of holding the soil without spillage or leakage.
 - b. Contractor shall separate concrete and asphalt debris from the Impacted Soil and properly dispose of the debris, as appropriate.
 - c. Contractor shall employ a placement method that does not disturb or damage the polyethylene liner;
 - d. Contractor shall moisten the soil enough to minimize dust; if necessary, but leave no standing water;
 - e. At the end of the work day or if it begins to rain, the Contractor shall cover the stockpiles with polyethylene sheeting in a secure manner that shall prevent winds from blowing the sheeting from the stockpiles. Stockpiles that are not in use shall remain covered with polyethylene sheeting to prevent runoff. No surface runoff shall be allowed to enter, flow through, or exit the stockpiles.
 - f. Contractor shall be responsible for removing containment areas upon completion of work.

▪ **3.04 Cleanup**

- Clean surfaces and surrounding ground within the control area daily. Do not allow dust and debris to accumulate.
- Restrict and minimize the spread of dust and debris. Keep waste from being distributed over the general area. Do not dry sweep or use compressed air to clean the area.
- As required by the HDOH HEER approved C-EHMP.

▪ **3.05 Disposal**

The Contractor shall be responsible for proper and necessary testing, packaging, transporting, and disposing procedures to remove all Impacted Soil that is affected by the Project, and as identified in the report, Targeted Hazardous Materials Survey and Soil Screen Report, Hilo Medical Center – MOB1/MOB2 Parking Reconfiguration and Covered Drop-Off, 122 pages, dated April 29, 2024, prepared by Lehua Environmental Inc. in accordance with the HDOH HEER CEHMP, all applicable Federal, State and local regulations, at no additional cost to the General Contractor or Owner. If disposed of at a Disposal Facility, the Contractor shall provide proper waste disposal and transportation waste manifests from the receiving Disposal Facility to the Authorized Representative of the General Contractor.

▪ **3.06 Closeout Reporting**

The Contractor's job closeout report shall include all HDOH HEER approved CEHMP requirements, pertinent documents, disposal certificates, waste transportation manifests, personal monitoring laboratory data, field notes, dates of closure activities, and the name/title of person(s) with primary responsibility for overall management and coordination of the Impacted Soil activities.

▪ **3.07 Measurement and Payment**

Payment for disposal of hazardous wastes will not be made until a signed copy of the manifest from the treatment or Disposal Facility certifying the amount of hazardous materials delivered is returned and a copy is furnished to the Authorized Representative of the General Contractor.

Complete document is available for download or viewing at the following URL Link which will expire on December 25, 2025

<https://hawaiihealthsystemcorporation.sharefile.com/public/share/web-sb0551adbaee741caa558d371927689fe>

****Except as noted above, the RFP 25-0437 is unchanged.****

Date: June 25, 2025
To: Potential Offerors
From: H. Frank Schneider, Senior Contracts Manager
Re: **Solicitation Addendum No. 03 to 25-0437 RFP PARKING LOT EXPANSION & COVERED WALKWAY DROP OFF MOB 1 & 2; SECTION 1.2 PROCUREMENT TIMETABLE CHANGES**

This correspondence serves as Solicitation Addendum No. 03 to the subject Request for Proposals ("RFP").

Your response to this RFP should be governed by the content of the original RFP and the revisions / corrections / additions / clarifications provided in this addendum notice.

Please note that the **Proposal Submission Deadline has changed** and proposals are now due no later than **July 17, 2025 by 2:00 P.M. HST**; please submit electronically (hshneider@hhsc.org).

The RFP has been amended as follows:

1.2 PROCUREMENT TIMETABLE

The timetable set out herein represents HHSC's best estimate of the schedule that will be followed in the RFP process. If an event in the timetable, such as "Closing Date for Receipt of Proposals," is delayed, the rest of the timetable dates may be shifted by the same number of days.

ACTIVITY		SCHEDULED DATES
1.	RFP Public Announcement	MAY 20, 2025
2.	Pre-Proposal Conference	JUNE 5, 2025 @10:00 AM HBMC LOBBY
3.	Closing Date for Receipt of Questions	JUNE 12, 2025
4.	Addendum for HHSC Response to OFFEROR'S Questions	JUNE 26, 2025
5.	Closing Date for Receipt of Proposals	THURSDAY JULY 17, 2025 - No Later Than 2:00 PM, HST
6.	Proposal Evaluations	JULY 18- JULY 25, 2025
7.	Proposal Discussions (optional)	JULY 28- JULY 31, 2025
8.	Best and Final Offers (optional)	JULY 28- JULY 31, 2025
9.	Contractor Selection/Award Notification (on/about)	AUGUST 8, 2025
10.	Contract Start Date	TBD

****Except as noted above, the RFP 25-0437 is unchanged.****