



Date: January 20, 2026
 To: Potential Offerors
 From: H. Frank Schneider, Senior Contracts Manager
 Re: **Solicitation Addendum No. 01 26-0194 RFP Linear Accelerator (LINAC) Addition Design & Build Project Q & A/Procurement Timetable Changes.**

This correspondence serves as Solicitation Addendum No. 01 to the subject Request for Quotes (“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 Quote Submission Deadline has changed. All proposals are due no later than **January 30, 2026 by 2:00 P.M. HST**; please refer to the updates of Section 1.2 PROCUREMENT TIMETABLE.

SECTION 1.2 PROCUREMENT TIMETABLE, is updated with the chart provided below in this Solicitation Addendum No. 01.

ACTIVITY

SCHEDULED DATES

1.	RFP Public Announcement	December 8, 2025
2.	Pre-Proposal Conference	December 18, 2025 10:00 AM HST Meeting outside of East Hawaii Health Urgent Care 1285 Waianuenue Ave., Hilo, Hawaii 96720
3.	Closing Date for Receipt of Questions	December 29, 2025
4.	Addendum for HHSC Response to OFFEROR’S Questions	January 15, 2026
5.	Closing Date for Receipt of Proposals	Friday, January 30, 2026 - No Later Than 2:00 p.m., HST
6.	Proposal Evaluations	February 2-6, 2026
7.	Proposal Discussions (optional)	February 9-13, 2026
8.	Best and Final Offers (optional)	February 9-13, 2026
9.	CONTRACTOR Selection/Award Notification (on/about)	February 20, 2026
10.	Contract Start Date	TBD

Questions and Responses presented during the Q&A period of this RFP are posted below for review and reference.

- Q1. Does the property where the proposed extension is to be placed still have its' own Tax Map Key or has it been aggregated into one or more of the adjoining lots. In other words, will the scope of the design require any legal work to obtain zoning, entitlements, or lot consolidation?**
A1. *At this time, there does not appear to be any rationale with the query for a tax map key implication. Hilo Benioff Medical Center is outlined on this parcel with the state of Hawaii.*
- Q2. What lot line setbacks (front, side and rear) are applicable?**
A2. *For setbacks refer to Hawaii County Code, however there may be variance application to be included for this healthcare project by the contractor as required per design.*
- Q3. Has the Varian Tru-Beam unit been purchased?**
A3. *Not at this time, To Be Determined and disused with winning offeror.*
- Q4. Are there any Site-Specific Shop Drawings for the Varian Tru-Beam unit?**
A4. *Not at this time, To Be Determined and disused with winning offeror.*
- Q5. What is the anticipated workload of the Varian Tru-Beam, and at what energies?**
A5. *6X, 6X FFF, 10X, 10X FFF, 18X, 6e, 9e, 12e, 15e, 21e.*
- Q6. When is the Varian Tru-beam unit expected to arrive onsite?**
A6. *To Be Determined and disused with winning offeror.*
- Q7. Will the Varian Tru-beam vendor be responsible for all shipping, delivery and installation of the new LINAC machine? What is the demarcation point the LINAC Vendor and the Design-Build team.**
A7. *Refer to Varian Truebeam Product Planning Guide.*
- Q8. Presumably, the Variant Tru-beam unit will be assembled and installed by the HBMC's Vendor, will their scope include final Electrical / Mechanical connections?**
A8. *Refer to Varian Truebeam Product Planning Guide*
- Q9. Is there a Geotechnical Soils Report for the Property or nearby projects (Covered Parking, or any of the MOB projects)? If so, can you provide?**
A9. *Geotechnical soils report shall be included as required per design.*
- Q10. Will the removal of parking based on the parking lot expansion create a deficiency in required parking for this facility? Up to 8 parking stalls will be removed by this project, plus the square footage of the MOB 1 will be increased. Will the scope of this project be required to obtain additional parking spaces somewhere on the HBMC campus to obtain Building Permits (zoning or land planning approval).**
A10. *The proposal shall include the required parking requirement impacted from this addition as required by the County of Hawaii.*

- Q11. The MOB 1 and 2 Covered Parking project places a gas tank (propane?) and drywell in the proposed area. Will this project require relocating these items?**
A11. *Propane tank is not intended to be relocated, however potential drywell relocation in the proposed area will be required to be re-evaluated as required per design impact to the existing parking lot.*
- Q12. Will the parking lot in front of the MOB 1 and 2 be closed during the performance period of the work.**
A12. *It is not preferred to close the existing MOB1 & MOB2 patients and visitors requiring ADA parking and drop off in front of these operating buildings*
- Q13. What opening dimensions are required for the Varian Tru-beam to be placed in the vault?**
A13. *Refer to Varian Truebeam Product Planning Guide.*
- Q14. Is there a current Geotech report with Borings specific to the location of the Vault.**
A14. *Refer to Question 9 response.*
- Q15. Will the MOB 1 and 2 Covered Parking Lot expansion project will be in process or completed when this new work is to take place?**
A15. *It is anticipated that the MOB1 and MOB2 Covered Parking Lot scheduled to be under construction during the project design phase.*
- Q16. Please identify if a nurse call system is required for this project? If so, please identify the vendor supporting the system / facility.**
A16. *Baxter/Hillrom.*
- Q17. Please identify if physiological monitoring is required for this project? If so, please identify the vendor supporting the system / facility.**
A17. *IDENTIFY-a Varian Siemens product.*
- Q18. Please identify if access control is required for this project? If so, please identify the vendor supporting the system / facility.**
A18. *Avigilon.*
- Q19. Please provide the HECO utility bills for both the MOB1 and MOB2 for the last 12 months.**
A19. *The requested data is not available at this time.*
- Q20. Please confirm HBMC will provide all required power load studies on the existing MOB1 and MOB2 electrical service.**
A20. *MOB1 and MOB2 power load studies shall be available.*
- Q21. Who is the fire alarm system manufacturer? When was it installed or last upgraded? Does the FA system cover both MOB's?**
A21. *MOB1 fire alarm is scheduled to be upgraded to Siemens matching MOB2 and MOB3 this year. Refer to MOB1 FA upgrade design documents.*
- Q22. Does HBMC IT staff require upgrades to the existing IT infrastructure to MOB1 in support of the new Linear Accelerator and related renovations?**

- A22. *No upgrades are needed, but there will be data runs required to the new space.*
- Q23. The RFP notes, for the new emergency power, to prioritize the “existing Linear Accelerator (LINAC), Radiation Oncology, and Medical Oncology departments”. Please provide a priority list of other medical departments/loads that would follow other than life safety type loads in both the MOB1 and MOB2.**
- A23. *The other list of MOB depts below the above shall be provided during design. Data closets/rooms needed to be on the list as well for emergency power.*
- Q24. Can you provide the all of the As-Builts for MOB 1 (including Mechanical and Structural)?**
- A24. *Refer to sharefile link provided:
<https://hawaiihealthsystemcorporation.sharefile.com/public/share/web-se430c332b148418a82f46367da806e24>*
- Q25. Is there a topo for the site? If so, can the CAD file be shared.**
- A25. *MOB1 and MOB2 Covered Parking civil drawings were provided, CAD file shall be available upon selection.*
- Q26. Please confirm HBMC will provide all required power load studies on the existing MOB1 and MOB2 electrical service.**
- A26. *Refer to Question 20 response.*
- Q27. The RFP notes, for the new emergency power, to prioritize the “existing Linear Accelerator (LINAC), Radiation Oncology, and Medical Oncology departments”. Please provide a priority list of other medical departments/loads that would follow other than life safety type loads in both the MOB1 and MOB2.**
- A27. *Refer to Question 23 response.*
- Q28. What is HMBC’s desired emergency generator run time? Is there a preferred fuel supply type?**
- A28. *Offeror to present quote options with run time. Diesel fuel for supply type.*
- Q29. Have soil samples and subterranean samples (geological survey) been taken or records available adjacent to or at the location of the site? If so, may we have the results? (What might we expect when we begin to dig in the earth as far as blue rock, utilities, etc.).**
- A29. *Refer to Question 9 response.*
- Q30. Are the existing on site IT network capabilities sufficient for this project or will they need to be upgraded?**
- A30. *Refer to Question 22 response.*
- Q31. Is there a preferred location for the new Linac System exterior chiller and new HVAC unit exterior condensing units? i.e. Behind, Front Side, On Roof behind a parapet or exposed, in a new ground floor mechanical enclosure, etc.**
- A31. *This preference shall be based upon the available option feasible to the site parameters of the proposed addition design.*

Q32. Linear Accelerator Options

- a. Will there be any Third party system add on options like brain lab
- b. Will it have more than 2 cameras
- c. How many speakers
- d. How many monitors
- e. Will it have a single or dual optical imager?
- f. Is there any specialized lighting
- g. Will a light curtain be required

A32. Answer a-g...Refer to updated Varian Truebeam Planning Guide for cameras, speakers, monitors, etc.

Q33. Where are the existing tie ins for water and sewer plumbing inside the building and on the site/exterior?

A33. MOB1 plumbing drawings sharefile link to follow:

<https://hawaiihealthsystemcorporation.sharefile.com/public/share/web-se430c332b148418a82f46367da806e24>

Q34. Are we to assume a new air compressor will be required for the new system?

A34. Confirming with Varian-but their sample drawings page 5 indicates no air compressor required.

Q35. Will anti vibration elements need to be incorporated into this build?

A35. Refer to the updated Varian Truebeam Planning Guide.

Q36. Is there a preference of a top hat up or a top hat down design in the ceiling?

A36. No answer available at this time, offeror may consider providing options.

Q37. Does the building currently have fire sprinkler?

A37. Yes.

Q38. If not, will fire sprinklers have to be added? i.e. any knowledge of pending fire sprinkler system upgrades?

A38. N/A.

Q39. Will fire sprinklers be required in the room? (usually the vendor doesn't want it but AHJ makes the call).

A39. Yes.

Q40. If sprinklers are required will a pre-action system be required, will any part of the existing FS system need to be upgraded to support this project?

A40. MOB1 fire suppression drawings sharefile link to follow:

<https://hawaiihealthsystemcorporation.sharefile.com/public/share/web-se430c332b148418a82f46367da806e24>

Q41. Is there a facility standard for the new equipment to be seismically anchored (Modulator, control console, base frame, etc.)

A41. No standard.

Q42. Is there a preferred location for the new Linac System UPS?

A42. Near new LINAC.

Q43. Who is responsible for the radiation shield design and surveys?

A43. *HBMC has an existing physicist vendor that could be contracted by winning offeror.*

Q44. Will existing main electrical upgrades to the primary HELCO or Secondary services be required for this project?

A44. *Refer to the existing switchboard photos.*

Q45. Has an approximate size of an Emergency Generator been determined?

A45. *No.*

Q46. And has a percentage for future load expansion been considered for the Generator? i.e. 10-30%

Our initial load calculation/consideration FYI:

Generator Addition for all of MOB1, new MOB2 and new Linacc Addition.

2.0.3 The installation of the new linear accelerator radiation therapy equipment, together with all associated support areas, shall include the provision of an emergency power generator of sufficient capacity to sustain all code-mandated electrical loads. It is noted that the existing MOB1 and MOB2 facilities are presently without an emergency backup power system. Accordingly, the assessment for extending emergency power to the remaining existing medical office buildings shall encompass an evaluation of feasible system configurations, corresponding cost estimates, and proposed implementation schedules. Electrical power load studies for these facilities may be furnished, as appropriate. This assessment shall expressly prioritize the electrical service needs of the existing Linear Accelerator (LINAC), Radiation Oncology, and Medical Oncology departments to ensure the continuity of critical clinical operations. Please refer to the ShareFile link, in this section, to support access to applicable drawings and diagrams.

a. **By initial calculations this new Generator would be approximately 750kw without future expansion and up to 1000 Kw with future expansion.**

Electrical Load Estimate: MOB2 120/208v Riser Design Load 390Kva + MOB1 277/480 2019 Assessment 135 Kva + 2021 CT Sim 480v 75 Kva + New Linac Equipment 120/208v Design 50 Kva + New MOB1 Linacc Addition and chiller HVAC 100 Kva = 750 Kva x .90 PF = 675KW x 10-30% Future Load = 743 to 878 kw or 750kw, 800 kw, 900 or 1000kw standard sizes.

b. **Initial Gen Power Schematic:**

i. **750 to 1000kw Exterior Semi Trailer or package/Skid type with tank below**

ii. **Fenced enclosure**

iii. **2000 amp Exterior Gear/Switching with 277/480v Auto but separate/independent switching transfer for two 480 volt circuits. Option: Future Expandable to 3 or 4 circuits.**

1. **480 volt Circuit 1 directly to MOB1.**

2. **480 volt Circuit 2 to MOB2 via separate /redundant stand alone 1000kva (or match HELCO service size) 480/277 to 208/120v step down transformer.**

Or

iv. **2000 amp Emergency Generator Exterior Gear expandable to 3 or 4 circuits + 480/277 to 208/120v step down transformer (for MOB 2 circuit) with a separate emergency main circuit installed to each MOB 1 (480/277v) and MOB 2 (208/120v) Main Distribution Panel Rooms and**

each HELCO MDP Line in retrofitted with an Auto Transfer Switch.

A46. Refer to aforementioned Sharelink.

Except as noted above, the RFQ 26-0194 is unchanged.