



Date: June 19, 2026
To: Potential Offerors
From: H. Frank Schneider, Senior Contract Manager
Re: 26-0418 HHSC HBMC DESIGN AND BUILD ACUTE WAREHOUSE RFP SOLICITATION ADDENDUM
No. 01 Questions & Answers; Timetable Modification; Submission Requirement Addition.

This correspondence serves as Solicitation Addendum No. 01 to the subject Request for Proposal ("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.

The RFP is amended. To incorporate the questions and answers as noted below. Additionally, **the Proposal due date is amended to July 6th at 2:00PM HST.**

Contractors are strongly encouraged to provide renderings with their proposal. Renderings will assist in the evaluation and selection process.

RFP 26-0418, issued May 11, 2026, is updated with the information provided within this Solicitation Addendum No. 01.

QUESTIONS & ANSWERS:

- Q1. Please confirm whether Furniture, Fixtures & Equipment (FF&E), including Division 11 Furnishings and Division 12 Equipment, are to be included in the Design-Build Contractor's scope (procurement and installation), or if these items will be Owner-furnished and/or excluded from the contract.**
- A1. *FF&E will be owner furnished***
- Q2. Based on the described program, the facility appears to be primarily a storage/warehouse occupancy with accessory business and repair/support functions, and is not identified in the RFP as an essential facility, emergency response facility, or healthcare facility providing patient care. Based on this understanding and IBC 2024 Table 1604.5, we understand the code-required Risk Category for the building to be Risk Category II. Please confirm whether this understanding is correct.**
- A2. *Intent for new warehouse is to maintain adequate supply to absorb the effects of supply chain disruption, natural disasters, etc. Design-Build firm shall determine the building classification based on characteristics of the build location and operational needs.***
- Q3. If the Owner, Operator, Hospital, or AHJ is aware of any additional use, programming, operational requirement, resiliency requirement, emergency response function, hazardous material storage, or other condition not described in the RFP that would require the building to be designed to a higher Risk Category, please identify the required Risk Category and basis for that requirement.**

A3. Intent for new warehouse is to maintain adequate supply to absorb the effects of supply chain disruption, natural disasters, etc. Design-Build firm shall determine the building classification based on characteristics of the build location and operational needs..

Q4. Based on the Design and Construction Duration provided in Section 2.2.24, the Owners design and permitting durations do not seem feasible. August 2026 (start of design) to January 2027 (start of construction), only allows 5 months for design and permitting. The Owner has requested three Design Packages (60%, 90% and 100%). Each of these design packages takes

approximately 8 weeks to complete. The Owner's design review periods are not defined in the RFP, but it is assumed that this would be a minimum of 2 weeks. This would make the design period approximately 7 months total. From our experience DPP permitting durations are approximately 12 months from submission to approval, this has potential to be expedited but would be at an additional cost. The overall design and permitting schedule prior to the start of construction is anticipated to be approximately 19 months, with construction starting Q1 of 2028. Please consider adjusting the RFP requirements to align with standard design and permitting durations as the current RFP durations are significantly less and cannot be met.

A4. Schedule is aggressive due to the urgency of this project. Reasonable adjustments may be made as the design and permitting proceeds. This is a competitive RFP and schedule is an evaluation factor

Q5. Please provide the required minimum square foot, or size of the warehouse facility. The RFP states in paragraph 2.0.3 that the building is to be 130' x 350' (45,500 SF). The Overview diagram indicates building dimensions of 80' x 260' (20,800 SF). Please clarify this requirement.

A5. Building dimensions of approximately 80' x 260' (20,800 SF) are the intended dimensions. Please disregard 130' x 350' (45,500 SF) with reference to the building footprint. Also note that the intent is to maximize the storage capacity based on the site requirements

Q5. For the telecom requirements, please provide the following:

1. Point of connection and characteristics of IT fiber service (location, capacity, strands, connection type).
2. Confirm responsibility for extending campus fiber to warehouse (by owner vs contractor).
3. Provide HBMC telecommunications standards (cabling type (CAT 6 or 6A), pathways, labeling, testing).
4. Confirm minimum outlet density for warehouse floor, offices, and support spaces.
5. Identify wireless (Wi-Fi) coverage requirements and responsibility (design vs owner-furnished).

Confirm grounding and bonding requirements (TIA-607 or HBMC standard)

A5. Point of connection and characteristics of IT fiber service (location, capacity, strands, connection type).

HBMC Response: Possible point of connections are the River Cottage (top of hill) or the Mark Nakashima Bldg. Twelve (12) strand of Singlemode OS2 fiber w/ an LC distribution box. Optional: 4 strand LC to LC outdoor armored fiber cable. Final determination by HBMC IT.

1. Confirm responsibility for extending campus fiber to warehouse (by owner vs contractor).

HBMC Response: Contractor to install connection. Final termination by HBMC IT.

2. Provide HBMC telecommunications standards (cabling type (CAT 6 or 6A), pathways, labeling, testing).

HBMC Response: Please see attached, "HHSC East Hawaii Network Cable Policy"

3. Confirm minimum outlet density for warehouse floor, offices, and support spaces.

HBMC Response: Design-Build firm to propose receptacle layout. For office/workstation areas, minimum of two (2) CAT6 drops per receptacle unless it's for a wireless access point.

4. Identify wireless (Wi-Fi) coverage requirements and responsibility (design vs owner-furnished).

HBMC Response: Designer to coordinate with HBMC IT for WAP layout. Contractor to install runs. HBMC IT to complete installation.

Confirm grounding and bonding requirements (TIA-607 or HBMC standard)

HBMC Response: Design-Build firm to follow all relevant code requirements (e.g. ANSI/TIA-607, etc.)

Q6. What is the current electrical service size and closest HELCO point of connection. The RFP

section 2.0.4 mentions that 75kW of power from a new transformer associated with the Mark Nakashima building. It is anticipated that the warehouse load for a conditioned building will be 500kW or higher. Please provide direction on how to obtain power given that the warehouse load will greatly exceed the available power from designated transformer. Should primary power be extended to a new transformer dedicated to the warehouse building? If so, please confirm if primary power is from HELCO or if this is a HBMC primary circuit.

A6. 75KVA XFRM., 175A MB 3ph. 4/0, 160'. No other available power. Possibly new transformer / service. If existing power is utilized, power will be on a shared meter with the Acute Hospital. Otherwise, it would be a new meter with a new service.

Q7. **No geotechnical report was provided in the RFP. Please provide a geotechnical report for bidding purposes.**

A7. *No geotechnical report is available for the proposed area.*

Q8. **The RFP does not mention the requirements for the anticipated life span of the facility. Please indicate required life span so that the bidders may determine the best materials and design for construction.**

A8. HBMC preliminary feasibility study was projected out to 20-30 years. We are aware that certain building elements (HVAC, safety, etc.) have requirements that may dictate a limited lifespan. However, designer shall allow for a building structure that is able to accommodate these changes while maintaining operations.

Q9. **Section 2.0.11 requires the design of the facility to accommodate lift equipment for storage and provide adequate clearances. Please provide the size of the lift equipment that will be operated within the facility. Include any additional information required for the lift equipment, such as charging station requirements for electrical design considerations.**

A9. What type of forklift will be used?

a. Electric or gas?

HBMC Response: Forklift meant for exterior loading and unloading will be gas. Lifts meant for interior use will be electric.

b. Soft tire or hard?

HBMC Response: Hard tire is preferable.

c. What is the maximum reach of the forklift?

HBMC Response: Building width and pallet rack layout should allow for material handling that does not require dedicated reach lifts. Fork length of 48" is sufficient.

d. What size is the forklift?

HBMC Response: Current HBMC forklift has a max capacity of 3,400 lbs. Based on staff feedback, this is a little undersized. Considering the expansion of HBMC Storeroom operations required by the new warehouse (as well as safety concerns), the appropriate exterior forklift for the new warehouse should have a capacity of 5,000 lbs. Interior lifts should be able to comfortably accommodate pallets between 1,500 and 2,000 lbs.

e. What is its turning radius?

HBMC Response: Turning radius to be determined based on warehouse footprint and interior pallet rack layout.

f. What is the maximum load the forklift can carry?

HBMC Response: See response above.

g. How many forklifts will be used?

HBMC Response: Minimum operational needs require one (1) exterior (gas) use forklift, one (1) interior (electric) forklift, and one (1) interior (electric) pick lift.

Q10. **No Hazardous Materials Report was provided in the RFP. Please provide a HazMat Report for bidding purposes, or indicate no hazardous materials are present on site.**

A10. *No dedicated Hazmat report available*

Q11. **For the access control system, please provide the following:**

1. **Provide full scope of access-controlled openings (exterior and interior).**
2. **Confirm scope of Avigilon system expansion and required integration points.**
3. **Clarify responsibility for server, licensing, and head-end equipment.**
4. **Confirm whether CCTV and intrusion detection are required.**

A. 11. Provide full scope of access-controlled openings (exterior and interior).

HBMC Response: Secured access (card readers) shall be required at all exterior entrances. Departmental inventory/storage

a. Confirm scope of Avigilon system expansion and required integration points.

HBMC Response: Design-Build firm to coordinate with Avigilon vendor.

b. Clarify responsibility for server, licensing, and head-end equipment.

HBMC Response: Design-Build firm to coordinate with Avigilon vendor.

- c. Confirm whether CCTV and intrusion detection are required.

HBMC Response: Avigilon exterior security cameras required. Designer to coordinate with Avigilon vendor regarding NVR and licensing capacity

Q12. RFP requires the Offeror to comply with FGI standards.

- 1. Per FGI, confirm separation between clean goods processing and soiled material return/disposal zones is required.**
- 2. Per FGI, confirm the loading dock needs to be secured and designed for safe manual handling and bulk deliveries.**
- 3. Per FGI, confirm dedicated, separate and ventilated storage areas for flammable liquids, medical gasses and other hazardous items are required. Provide storage requirements and types of materials being stored for proper design considerations.**
- 4. Per FGI, confirm that a quarantine area is required as a dedicated space for expired, recalled or compromised pharmaceuticals and medical supplies. Provide the square foot requirement for this space, for this project.**
- 5. Will this facility be storing sterile supplies? If so is the offeror required to provide separate spaces for sterile, general and soiled items**
- 6. HVAC requirements do not match the FGI requirements. Please provide requirements for dust control, moisture and humidity control.**
- 7. Will cold storage be required for temperature-sensitive medical goods?**
- 8. Per FGI, the warehouse must have restricted access. Please provide requirements inclusive of existing hospital standards, products, systems, and any requirements to link access control systems to a main control system currently in use, including but not limited to specialty locks, keycard access, and inventory tracking systems.**

A12. 1 HBMC Response: In general, FGI are *guidelines*. FGI is included as applicable to this project. Code compliance and requirements dominate.

- a. Per FGI, confirm separation between clean goods processing and soiled material return/disposal zones is required.
Proposed warehouse is not meant to facilitate Storeroom operations and Central Supply operations. Separation between clean and dirty will be handled at the existing Storeroom within the main acute facility and is not within the scope of this project.
- b. Per FGI, confirm the loading dock needs to be secured and designed for safe manual handling and bulk deliveries.
HBMC Response: Loading dock to be designed in compliance with OSHA and all applicable regulations.
- c. Per FGI, confirm dedicated, separate and ventilated storage areas for flammable liquids, medical gasses and other hazardous items are required. Provide storage requirements and types of materials being stored for proper design considerations.
HBMC Response: See response to Question 5A.
- d. Per FGI, confirm that a quarantine area is required as a dedicated space for expired, recalled or compromised pharmaceuticals and medical supplies. Provide the square foot requirement for this space, for this project.
HBMC Response: Pharmaceutical storage considerations not applicable to this project
- e. Will this facility be storing sterile supplies? If so is the offeror required to provide separate spaces for sterile, general and soiled items
HBMC Response: Waste bin enclosure should include a separate space for a 10 yard hazardous waste bin. Must be lockable.
- f. HVAC requirements do not match the FGI requirements. Please provide requirements for dust control, moisture and humidity control.
HBMC Response: Refer to ASHRAE
- g. Will cold storage be required for temperature-sensitive medical goods?
HBMC Response: Cold storage not required at this time.
- h. Per FGI, the warehouse must have restricted access. Please provide requirements inclusive of existing hospital standards, products, systems, and any requirements to link access control systems to a main control system currently in use, including but not limited to specialty locks, keycard access, and inventory tracking systems.
HBMC Responses: Design-Build contractor to coordinate with Avigilon vendor.

Q13. Contractors are currently occupying the site for this project. Please provide the anticipated date when this site will be cleared for site investigation activities including but not limited to

hazardous materials survey, geotechnical survey, and topographic survey.

A13. HBMC will coordinate site visits on request

- Q14.** RFP refers multiple design set terminology (submit 30/60/90/Final) also refers to submit 95% to HHSC for review. Confirm DB can follow the 30/60/90/final design set development and HHSC will require 10 day reviews for each set or just the 90% set
- A14.** [HBMC will consider required iterations based on progress of design development.](#)
- Q15.** Confirm if contractor will have laydown/parking provided separate from project limits shown in RFP
- A15.** *Since we're managing several construction projects, we'll need to coordinate with the PMO team when each project gets underway.*
- Q16.** Please provide existing as-builts of the site, not limited to underground utilities and any additional CAD drawings.
- A16.** *Prior site was demolished- there are no as builts*
- Q17.** RFP requires the Offeror to comply with TJC and applicable ASHRAE standards.
- 1.** Per TJC, please confirm ASHREA 170 is required. If ASHREA 170 is required, please confirm the following:
 - a.** Temperature: Must be maintained in the range of 72-78 degrees F.
 - b.** Relative Humidity: Maximum of 60% RH. Industry and CDC guidelines typically recommend a range between 30% and 60% RH to prevent moisture damage and inhibit microbial growth. This standard will require a substantial HVAC system due to the humidity in Hilo.
 - c.** Air Changes: Minimum of 4 total air changes per hour (ACH), with at least 2 outdoor air changes per hour.
 - d.** Air Pressure: Positive air pressure should be maintained in relation to adjacent, less clean areas to prevent the ingress of contaminants and dust.
 - e.** Filtration: Systems serving these spaces typically utilize high-efficiency filtration, such as MERV 13 or higher, depending on the risk assessment, please provide risk assessment analysis.
 - a.** **A17.** Temperature: Must be maintained in the range of 72-78 degrees F.
[HBMC Response: Note: most stringent temperature requirement is to maintain a room temperature of 77 F and below. Design to follow applicable ASHRAE standards.](#)
 - b.** Relative Humidity: Maximum of 60% RH. Industry and CDC guidelines typically recommend a range between 30% and 60% RH to prevent moisture damage and inhibit microbial growth. This standard will require a substantial HVAC system due to the humidity in Hilo.
[HBMC Response: Confirmed, designer to specify equipment requirements.](#)
 - c.** Air Changes: Minimum of 4 total air changes per hour (ACH), with at least 2 outdoor air changes per hour.
[HBMC Response: Design-Build firm to determine based on proposed layout.](#)
 - d.** Air Pressure: Positive air pressure should be maintained in relation to adjacent, less clean areas to prevent the ingress of contaminants and dust.
[HBMC Response: Design-Build firm to determine based on proposed layout.](#)
 - e.** Filtration: Systems serving these spaces typically utilize high-efficiency filtration, such as MERV 13 or higher, depending on the risk assessment, please provide risk assessment analysis.
[HBMC Response: MERV 13 not required for the proposed spaces.](#)
- Q18.** For the public address (PA) system, please provide the following:
- 1.** Provide existing hospital PA system details and point of integration.
 - 2.** Confirm system type (analog, IP-based, mass notification).
 - 3.** Clarify if PA system must function as emergency communication / ECS (NFPA 72).
- a.** **A18.** Provide existing hospital PA system details and point of integration.
[HBMC Response: Design-Build firm to coordinate with Avigilon vendor.](#)
 - b.** Confirm system type (analog, IP-based, mass notification).
[HBMC Response: Design-Build firm to coordinate with Avigilon vendor.](#)
 - c.** Clarify if PA system must function as emergency communication / ECS (NFPA 72).
[HBMC Response: PA to allow hospital emergency codes to be communicated to the warehouse.](#)
- Q19.** Please confirm metering requirements for electrical service to the warehouse building
- A19.** *HBMC to provide with additional Solicitation Addendum No. 02 on/about June 22,*

- Q20. Please confirm that exterior lighting should be amber type to comply with Hawaii county lighting requirements.**
- A20. If existing power is utilized, power will be on a shared meter with the Acute Hospital. Otherwise, it would be a new meter with a new service.
- Q21. Must have a utilities discussion in the Solicitation Addendum to allow for clear understanding of where the electricity is coming from and what is needed.**
- A21. 75KVA XFRM., 175A MB 3ph. 4/0, 160'. No other available power. Possibly new transformer / service. If existing power is utilized, power will be on a shared meter with the Acute Hospital. Otherwise, it would be a new meter with a new service.
- Q22. After reviewing the RFP schedule requirements, we respectfully request that HHSC reconsider the anticipated project deadlines. Based on feedback from design professionals familiar with similar projects, the current schedule appears to be very aggressive considering the required design development, owner review process, planning/permit approvals, building permit review, and coordination with applicable regulatory agencies. These approval processes can take several months and may significantly impact the ability to begin construction by the anticipated January 2027 date and achieve substantial completion by December 2027. Could HHSC please confirm whether the project schedule may be extended to allow sufficient time for design completion, agency reviews, permit approvals, and construction? If the listed dates are required, please clarify whether HHSC will consider schedule adjustments resulting from owner review comments, planning/building permit review durations, or regulatory approval timelines outside the contractor's control.**
- A22. Schedule is aggressive due to the urgency of this project. Reasonable adjustments may be made as the design and permitting proceeds. We are asking for Contractors best schedule. Schedule is an evaluation factor in vendor selection
- Q23. What is the project budget: a. Soft costs? b. Construction costs?**
- A23. Budget is TBD- We are looking for proposals to factor into budget calculation .
- Q24. The figure on sheet 7 of the RFP and the description in paragraph 2.0.3 on page 8 do not appear to be accurate. The scale does not match the given dimensions, 130' x 350', 47,250 square feet. Based on the drawing scale the foot print is much less than ± 50,000 square feet noted in the RFP. Please confirm drawing and description are accurate.**
- A24. HBMC desires to maximize the building footprint and usable square footage within the designated project area, with the objective of achieving, to the greatest extent practicable, the anticipated 50,000-square-foot facility. Proposals will be evaluated based upon their ability to deliver the largest functional space within the available site constraints while providing the best overall value to HBMC. Figure on sheet 7 is indicated as "NTS (Not to Scale)"
- Q25. Prefabricated and pre-engineered are not the same. Prefabricated refers to building components made in a factory, while pre-engineered refers to custom-designed structures (usually steel) tailored to specific site loads before production. All pre-engineered buildings are prefabricated, but not all prefabricated buildings are pre-engineered. Please clarify which type of building is to be built. Refer to paragraph 2.0.1.**
- A25. Selection of building delivery method is up to the discretion of the Design-Build firm. For clarification, the request for a pre-engineered building was in reference to the time constraints of the project itself. Proposals (including building selection) should align with the urgency of this project.

Q26. Will the existing driveway from Waianuenue Avenue need to be widened to 24' or 30' and be a part of this project?

A26. Intent is to utilize the existing driveway that enters along the east facing wall of the acute hospital and runs along the north easement. There are no current plans to widen the entire length of this existing access lane. New access road shall take into consideration required clearances to accommodate 40' trailer truck delivery vehicles and comply with all relevant regulations and codes.

Q27. Provide a list of ALL hazardous materials and their quantities based on Table 307.1.(1), see attached. For Hazardous Area Classification "Storage" rooms over 100 square feet containing combustibles are legally classified as hazardous areas.

A27. We are not able to provide an exhaustive list of hazardous inventory materials at this point. However, we do have inventory that is considered either flammable (limited quantity) or corrosive. Note: HBMC Materials Management is currently tracking the growth in volume of overall inventory. Contractor shall be provided with most accurate data during the design period to determine appropriate storage based on relevant regulations and codes.



Q28. Clarify how hazardous materials will be stored.

A28. Refer to answer 27.

Q29. Confirm if stored items will be classified as "High-piled storage", greater than 12 feet high.

A29. Confirmed, pallet racks will be greater than 12 feet high.

Q30. Provide a list of pallet types and sizes that will be used in the warehouse.

A30. HBMC vendors typically deliver inventory on 48" x 42" pallets.

Q31. Clarify if pallets must be single stacked or if they can be group stacked.

A31. If the question is referring to loaded pallets, HBMC inventory does not accommodate group stacking. In reference to empty pallet stacking, a designated area for staging of empty pallets is required. Currently, HBMC Storeroom accumulates approximately 20-30 empty pallets between pick-ups.

Q32. Clarify that the total amount of pallets being stored at any given time will be 300 per paragraph 2.0.19.

A32. Referenced paragraph includes the following language: "accommodate future scalability exceeding the current operational demand of three hundred (300) pallets per month." To clarify, historical data and preliminary trend analysis have given us a baseline around 300 pallets per month with a constant rate of growth. This does not take into consideration the onboarding of multiple ongoing HBMC construction projects which will increase our capacity. In addition, we are also considering multiple departments that will require additional storage to support growth as well. Therefore, our intent is to maximize the available space to build a warehouse with the greatest allowable storage area.

Q33. Clarify the types of storage racks used by HBMC.

- a. Are they fixed or mobile.
- b. What is the load capacity required.
- c. What height do the racks need to be?
- d. Will catwalks be required.

A33. a. Pallet racks shall be fixed. b. Highest weight pallets are various solutions and paper reams. As delivered, these inventory items typically weigh between 1,500 and 2,000 pounds. c. HBMC has been utilizing 16' pallet racks. Ultimately, pallet rack height will have to be designed in concert with building design and abiding restrictions. d. Catwalks will not be required.

Q34. What type of forklift will be used?

- a. Electric or gas?
- b. Soft tire or hard?
- c. What is the maximum reach of the forklift?
- d. What size is the forklift?
- e. What is its turning radius?
- f. What is the maximum load the forklift can carry?
- g. How many forklifts will be used.

A34. a. Forklift meant for exterior loading and unloading will be gas. Lifts meant for interior use will be electric. b. Hard tire is preferable. c. Building width and pallet rack layout should allow for material handling that does not require dedicated reach lifts. Fork length of 48" is sufficient. d. Current HBMC forklift has a max capacity of 3,400 lbs. Based on staff feedback, this is a little undersized. Considering the expansion of HBMC Storeroom operations required by the new warehouse (as well as safety concerns), the appropriate exterior forklift for the new warehouse should have a capacity of 5,000 lbs. Interior lifts should be able to comfortably accommodate pallets between 1,500 and 2,000 lbs. e. Turning radius to be determined based on warehouse footprint and interior pallet rack layout. f. See response above. g. Minimum operational needs require one (1) exterior (gas) use forklift, one (1) interior (electric) forklift, and one (1) interior (electric) pick lift.

Q35. Will floor drains be required?

A35. Floor drain requirements determined by designer. Eyewash stations are required however, no dedicated wash down areas are required based on operational needs.

Q36. Provide size of storage area needed for Central Supply and EVS inventory.

A36. Central Supply bulk inventory is captured in overall Storeroom inventory. Current EVS, storage consists of two (2) 40' containers. Preliminary assessment indicates approximately 100-150 pallets.

Q37. Clarify what the size needs to be for the "future scalability"

- a. Also clarify how that can happen based on question 2 above. Can it be a completely separate building?

A37. a. The intent is to maximize the available land area to build a warehouse with the greatest allowable storage area. b. See response above.

Q38. Confirm that 200 square feet is enough work space for 4 to 6 clinical engineers. This is approximately a 14' x 14' space. A highly efficient, tight space can work at 360–450 sq ft, while a more comfortable, open layout usually requires 750+ sq ft.

- A38. *HBMC Storeroom staffing at the moment is four (4) storeroom clerks.*
- Q39. Provide a list of items that the electrical generator will be supplying power to.**
A39. *Electrical generator is an optional add. Not required unless determined by designer*
- Q40. Can the Heliport be relocated?**
A40. *No, relocation of the helipad is not a viable option at this time.*
- Q41. Can the proposed building be located in a different location; perhaps on the North or South side of Waianuenue Avenue?**
A41. *No, relocation of the warehouse is not a viable option at this time.*
- Q42. Confirm that the pre-engineered building will follow a simple, functional industrial box aesthetic or is it to be a customized, modern looking structure.**
A42. *New warehouse will follow a basic industrial box design to the greatest extent possible. However, HBMC is also requesting a loading dock. This may require a “combination” of two (2) box layouts depending on the builder-ship vendor selected for the building.*
- Q43. Clarify if the interior of the warehouse will require wall protection from pallets and forklifts. Provide type of protection required.**
A43. *Interior of warehouse does not require additional wall protection. HBMC will differ.*
- Q44. Will the concrete foundation be a mat-slab or will it be isolated footings that support fixed rack locations.**
A44. *Design-Build firm to assess suitability of substrate and proposed building to determine required foundation type.*
- Q45. Provide location of construction staging area. ding docks have dock levelers, manual or powered?**
A45. *Due to the volume of ongoing construction projects on campus, staging area will be mainly constrained to the construction area.*
- Q46. Can there be interior metal columns or is it required that the building clear spans the space.**
A46. *Open truss is preferable to allow for maximum use of space.*
- Q47. Confirm that a new trash enclosure will be required.**
A47. *New trash enclosure will be required.*
- Q48. Is a staff breakroom required?**
A48. *Yes- dedicated breakroom*
- Q49. Are Staff lockers required (with or without a Breakroom)?**
A49. *Staff lockers to be included in FFE*
- Q50. Will there be a trash compactor or cardboard baling machines?**
A50. *Trash compactor and cardboard baling machines not required.*
- Q51. Confirm that this Hospital storage building must comply with stringent regulations from organizations like The Joint Commission and OSHA. Key requirements mandate climate control, strict access control, fire-rated construction, and contamination prevention to maintain the integrity of sterile supplies and sensitive medications.**
A51. *Design-Build firm to determine relevant code requirements. Joint Commission references FGI. OSHA and building code requirements must be met. Reference to sterile supplies points more towards Central Supply operations and*

- Q52. Confirm that this building will be an Essential service building that requires the environmental, and security specifications listed below**
- a. Environmental Controls**
 - 1) Temperature & Humidity:** General medical storage requires a temperature range of 72 F to 78 F and a maximum relative humidity of 60.
 - 2) Air Quality & Ventilation:** Rooms must have positive air pressure and provide a minimum of 2 outdoor air changes and 4 total air changes per hour.
 - 3) Refrigeration:** Temperature-sensitive pharmaceuticals and vaccines require monitored, calibrated medical-grade refrigerators with backup power systems.
 - b. Safety and Fire Controls**
 - 1) Confirm that there will be Hazardous Areas in the building:** Rooms storing significant combustible materials, flammable liquids, or compressed gases (like oxygen) must be classified as "hazardous areas" and require 1-hour fire-rated walls or smoke partitions.
 - 2) Confirm Sprinklers & Extinguishers requirements:** Facilities must be fully sprinklered. Portable fire extinguishers minimum 20-B or 20-B:C ratings must be accessible just outside storage doors.
 - 3) Confirm that a Level IV structural Risk Classification will be required.**
 - c. Sterility and Contamination Controls**
 - 1) Confirm Cleanliness requirements:** All surfaces must be non-porous, corrosion-resistant, and antimicrobial to prevent mold and biofilm formation.
 - 2) Confirm Packaging Protection requirements:** Sterile supplies must be protected from dust, moisture, and pests. Corrugated cardboard is prohibited in sterile core storage areas due to particle shedding and spore risks.
 - d. Security and Access Controls**
 - 1) Confirm Access Control requirements:** Storage for medications, sharps, and controlled substances must be locked and strictly limited to authorized personnel.
 - 2) Explain Inventory Tracking requirements:** Facilities require a systematic method to track expiration dates and prevent expired pharmaceuticals from being used.
 - e. Ergonomics and Accessibility**
 - 1. Clarify Placement requirements:** Storage must be easily accessible for medical personnel and located logically close to areas of high procedural volume.

- A52. Confirm that this building will be an Essential service building that requires the environmental, and security specifications listed below**
- a. Environmental Controls**
 - 1. Temperature & Humidity:** General medical storage requires a temperature range of 72 F to 78 F and a maximum relative humidity of 60.
HBMC Response: Most stringent temperature requirement is to maintain a room temperature of 77 F and below. Humidity control is a requirement to protect integrity of inventory.
 - 2. Air Quality & Ventilation:** Rooms must have positive air pressure and provide a minimum of 2 outdoor air changes and 4 total air changes per hour.
HBMC Response: Design-Build firm to determine OA and ACH requirements based on interior layout and relevant code.
 - 3. Air Quality & Ventilation:** Rooms must have positive air pressure and provide a minimum of 2 outdoor air changes and 4 total air changes per hour.
HBMC Response: Design-Build firm to determine pressure differential requirements, if any.
 - b. Safety and Fire Controls**
 - 1. Confirm that there will be Hazardous Areas in the building:** Rooms storing significant combustible materials, flammable liquids, or compressed gases (like oxygen) must be classified as "hazardous areas" and require 1-hour fire-rated walls or smoke partitions.
HBMC Response: See response to Question 5A.

2. Confirm Sprinklers & Extinguishers requirements: Facilities must be fully sprinklered. Portable fire extinguishers minimum 20-B or 20-B:C ratings must be accessible just outside storage doors.

HBMC Response: Confirming the above sprinkler and extinguisher requirements. Designer to establish relevant code compliance and requirements.

3. Confirm that a Level IV structural Risk Classification will be required.

HBMC Response: Intent for new warehouse is to maintain adequate supply to absorb the effects of supply chain disruption, natural disasters, etc. Design-Build firm shall determine the building classification based on characteristics of the build location and operational needs.

a. Sterility and Contamination Controls

1. Confirm Cleanliness requirements: All surfaces must be non-porous, corrosion-resistant, and antimicrobial to prevent mold and biofilm formation.

HBMC Response: For design purposes, please note that the requirements for operational spaces within the hospital may differ from separate warehousing storage requirements for hospital inventory.

2. Confirm Packaging Protection requirements: Sterile supplies must be protected from dust, moisture, and pests. Corrugated cardboard is prohibited in sterile core storage areas due to particle shedding and spore risks.

HBMC Response: Inventory needs to be protected from moisture and pests. Proposed warehouse is not meant for Central Supply storage which is considered "clean".

b. Security and Access Controls

1. Confirm Access Control requirements: Storage for medications, sharps, and controlled substances must be locked and strictly limited to authorized personnel.

HBMC Response: Medications are generally delivered as "directs" to the departments (pharmacy, etc.). Needles are included in Storeroom inventory and sharps containers are included in EVS inventory. Warehouse secured access control (card readers, security cameras, etc.) are required.

2. Explain Inventory Tracking requirements: Facilities require a systematic method to track expiration dates and prevent expired pharmaceuticals from being used.

HBMC Response: Materials management IMS is outside the scope of this RFP, however, warehouse pallet rack layout shall be organized to accommodate the implementation of a future materials management software (bin location organization, workflow, line of sight scanning, etc.)

c. Ergonomics and Accessibility

1. Clarify Placement requirements: Storage must be easily accessible for medical personnel and located logically close to areas of high procedural volume.

HBMC Response: Medical personnel will not need immediate access to the warehouse.

Q53. Parking.

a. Clarify if parking spaces will be required or if HBMC has enough parking on campus to meet the parking requirements.

b. Clarify that 2 Off-street loading zones are required, or if HBMC has existing loading zones that will meet some of the requirements.

A53. A1. Parking availability to be determined by accessibility design requirements..

A2. New warehouse requires one (1) unloading/delivery zone and one (1) outgoing zone. Existing loading zones associated with the Acute Facility will be reappropriated for alternate use based on programming

Q54. Is landscaping required around the proposed building and roads above and beyond what Code compliance may require?

A54. Directly related landscaping necessary to extent that the substrate is returned to original condition.

Q55. Confirm all utilities are available for the proposed building, Water, electrical, sewer.

A55. Water and sewer connections are available at the existing access road. 75KVA XFRM. available for electrical connection.

Q56. Is propane gas required?

A56. Propane gas requirement to be determined by designer based on need

Q57. What version of the FAA should we be using and are there any local/medical variances we should be aware of?

A57. Contractor to use best judgement

Q58. Will restrooms be required for this facility?

A58. Yes.

Q59. Is the total water and sewer demand known for the proposed warehouse?

- A59. Contractor to calculate
- Q60. Are there maps or record drawings of the existing wastewater, water, and stormwater? Are there any documents understanding the existing systems on site? Is there a “will serve” letter for the medical campus?**
- A60. No
- Q61. Please confirm if the loading dock for the warehouse is to be covered or uncovered.**
- A61. Contractor to propose.
- Q62. Please confirm if additional parking spaces for personnel are required and if so the total amount.**
- A62. *Contractor to determine*
- Q63. What brand is the existing hospital’s DDC/BMS system? Metasys, Honeywell, etc?**
- A63. Carrier IVU
- Q64. Please provide requirements for pedestrian circulation between the hospital campus and the warehouse, including: Designated or preferred pedestrian pathways and access points to improve operational efficiency and safety. Requirements for covered walkways, ADA compliance, or weather protection. Required separation from vehicle and truck circulation routes. Any safety or infection control considerations for staff movement.**
- A64. Contractor to propose
- Q65. The RFP identifies Central Supply and Environmental Services (EVS) as required spaces but does not appear to provide minimum program areas. Please confirm the minimum required area for each space and clarify whether these functions are included within the minimum 300-pallet main storage space/requirement or are to be provided as separate dedicated spaces.**
- A65. We believe square footage is sufficient for program needs
- Q66. The RFP notes that Maintenance and Remodeling departments maintain a “specialized inventory characterized by significant physical dimensions,” but does not appear to provide a minimum program area. Please provide the minimum required area for this storage function so all proposers may use consistent scope and area assumptions.**
- A66. We believe square footage is sufficient for program needs
- Q67. Please confirm whether an existing Environmental Assessment has been prepared for the project site and whether it may be used, amended, or supplemented to address the proposed Acute Warehouse scope.**
- A67. No. Design Build contractor is expected to complete.
- Q68. Please provide clarification on the existing hospital traffic routes and operational access requirements within and adjacent to the project limits. Identify designated routes for patient, staff, emergency, and service vehicle circulation. Confirm any restricted zones, peak access constraints, or required separation between hospital operations and construction traffic. Provide any required protocols for maintaining uninterrupted hospital operations, including emergency access at all times.**
- A68. All codes and regulations need to be met
- Q69. Please identify all existing or planned active construction projects within or adjacent to the**

- project site. For each project, provide: Anticipated completion or substantial completion dates. Any shared access routes, laydown areas, or utility impacts. Known schedule or logistics constraints that may affect this project.
- A69. HBMC to coordinate access- the expectation is that current construction projects will be complete when construction starts on this project
- Q70. RFP Section 2.2.6 references County of Hawai'i Plan Approval requirements. Please confirm whether this project, has been included in a previous or pending County of Hawai'i Plan Approval submittal for the hospital campus.**
- A70. No existing plan approval
- Q71. Please confirm whether the hospital campus is currently compliant with County of Hawai'i Code Section 25-4-54.1(b)(2) for the provision of EV chargers. If the hospital campus is not currently compliant; this requirement will result in a significant EV charger and electrical infrastructure project that is not clearly identified within the RFP scope.**
- A71. Contractor to review and advise as design scope
- Q72. Identify the helicopter model(s) currently using the helipad, including the typical air ambulance provider and the largest helicopter that must be accommodated.**
- A72. Contractor to investigate
- Q73. Confirm the approach/departure path directions do not pass over the proposed new building site.**
- A73. Contractor to investigate
- Q74. Please confirm the current FAA approval, registration, or operating basis for the existing helipad, including whether the 50 ft x 50 ft paved pad is the designated Touchdown and Liftoff Area (TLOF), whether the 90 ft x 90 ft fenced yard represents the current helipad operational/protected area including the Final Approach and Takeoff Area (FATO) and Safety Area, and whether the 50 ft x 50 ft paved pad edge may be used as the controlling FATO edge for evaluating adjacent building height and lateral/transitional clearance.**
- A74. TBD
- Q75 Can HHSC clarify FAA related constraints due to proximity to the helipad?**
- A75 TBD
- Q76 Will the existing fire road have to be extended/modified for access to the proposed site or will fire h hydrants be required?**
- A76 Contractor to propose
- Q77 What level of automation or warehouse management systems (WMS) integration is expected?**
- A76 Carrier IVU MMIS TBD at later date
- Q77 What are the expected staffing levels and shift operations within the warehouse?**
- A77 Staffing is 4 FTE normal business hours
- Q78 Can HHSC provide workflow diagrams for receiving, layout, storage and distribution operations?**

A78	TBD
Q79	Does HHSC have a preferred list of vendors or equipment standards (e.g. racking systems, AV/IT, Carrier AC?).
A79	Standards sheet attached
Q80	Are there any funding caps or budget estimates available to guide design decisions?
A80	TBD looking for proposals to finalize budget
Q81	Are there any standard HBMC specification templates or drawings standards to follow? Will HHSC provide Division 0?
A81	CAD standard and AIA formatting
Q82	Will there be storage of any hazardous materials?
A82	Yes limited quantities
Q83	What are the fire protection system expectations (e.g. ESFR sprinkler requirements for high rack storage)?
A83	Per code requirements
Q84	What is minimum area required for the testing area of hospital equipment for the Clinical Engineering (Biomed) Division if the 200 sf is allocated to the 4-6 staff area?
A84	Dedicated testing area not required at this time. Biomed storage area included in square footage
Q85	Please confirm that only the office areas will be provided with AC, and that the general loading dock, laydown, receiving, laydown, distribution areas will be naturally ventilated.
A85	Overall interior requires climate controlled
Q86	Are there any phasing or operational constraints to maintain hospital operations during construction?
A86	No
Q87	Will the new access road be part of this RFP or a separate project?
A87	Included
Q88	What are the expected pallet storage capacity targets beyond the stated 300 pallets/month?
A88	Intent is to maximize available square footage
Q89	Does HHSC have any existing utility as-builts for the site or adjacent Mark Nakashima building?
A89	No facility under construction
Q90	Does HHSC have any survey, geotechnical reports for the proposed site for reference?

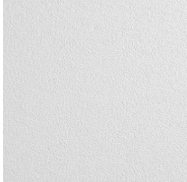
A90 No

Q91 Does HHSC have a Campus Masterplan Report/Study – was this Warehouse Building and new access road included?

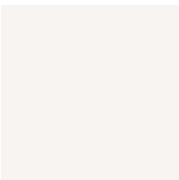
A91 No

Except as noted above, the RFP 26-0418 is unchanged.

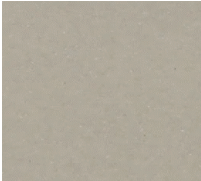
HMC STANDARD FINISH LIST

Area		Image	Manufactor/Model/Color	Notes
ACCESS EQUIPMENT	CARD READER		Vendor: Security Resources/ Patrick Hange - patrickhange@securityresources.com	EQUIPMENT MUST BE COMPATIBLE WITH HMC AVIGILON ACCESS CONTROL SYSTEM
CABINETS	LAMINATE DOORS		Wilsonart/Limber Maple 10734-60 Matte Finish	CLINICS
CABINETS	HARDWARE		Amerock/Allison Value Hardware Collection 4" Pull 4.25x0.25x1.25/Brushed Dull Chrome	
CEILING	GRID		Armstrong 1.5" Aluminum Co-extruded Clean Room	
CEILING	TILES		Armstrong/Clean Room FL VL 870B Smooth Unperforated Square Lay- in/White	
COUNTERS	SOLID SURFACE W/INTEGRATED SINK		Staron/Sanded Sahara SS440 ***Deviations to be approved by HMC	
DOORS			Acrovyn Doors/ Color: TBD	PATIENT ROOMS, CORRIDORS
DOORS	LEVERS		Falcon/T-Series Dane Grade Commercial Lock Hospital Grade/Satin Chrome	MORTISE
DOORS	CYLINDERS		Falcon/E Key Way	

HMC STANDARD FINISH LIST

DOORS	HINGES		Ives Continuous Hinge Doors 36" or larger	
ELECTRICAL	STANDARD		Hubbell/Hospital Grade/White with Brushed Finish Stainless Steel Faceplate/ Tamper Resistant	
ELECTRICAL	EMERGENCY POWER		Hubbell/Hospital Grade/Red with Brushed Finish Stainless Steel Faceplate/ Tamper Resistant	
ELECTRICAL	MED GAS/MEDICAL OUTLETS	NO PHOTO AVAILABLE	Beacon Medaes	
FLOORING	CLINIC		TBD	
FLOORING	OFFICES		TBD	
LIGHTING	DROP IN		Sylvania/Hubbell 2x4 LED Panel	
Accessories	Wall, Water cooler with bottle filling station		Grainger: Elkay Refrigerated Dispenser Design Wall, Water Cooler with Bottle Filling Station, Number of Levels 1. Item 34K037, Model LZS8WSVRSK	
RESTROOM	WALL		Daltile/ Color Wheel Collection- Linear / 4"x12"	HALF WALL (4-5 FT) W SCLUTER STRIP

HMC STANDARD FINISH LIST

RESTROOM	STRIP		Schluter RONDEC - DB	
RESTROOM	STRIP - CORNER		Schluter RONDEC 90 Degree Double Leg Corner	
RESTROOM	FLOOR		Daltile/Keystones/ 2" x 2"/Architect Gray D109	
RESTROOM	GROUT		Mapei Kerapoxy/iron/or Equivalent	
RESTROOM	FLUSH VALVE		Sloan/G2811 .1.6gpm (Toilet) or 1.1 gpm (Urinal)	
RESTROOM IN PATIENT ROOMS	FLUSH VALVE		Sloan Diaphragm, Bedpan Washer Flush Valve, For Use with Series Royal	
RESTROOM	TOILET		American Standard/Afwall Millenium FloWise Elongated Flushometer Toilet LESS EverClean/White	
RESTROOM	URINAL & FLUSH VALVE		Sloan/ WEUS1000.1401	
RESTROOM	FAUCET		Sloan/SF-2450 (Battery) or SF-2400 (Electric)/Polished Chrome	NON-PATIENT CARE AREAS (STAFF RESTROOMS/PUBLIC RESTROOMS)

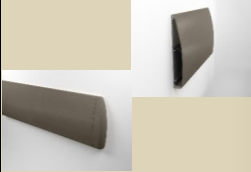
HMC STANDARD FINISH LIST

RESTROOM	FAUCET (PATIENT ROOM/HANDWASHING STATIONS)		Chicago Faucets/10" Gooseneck Spout with Blade Controls (4" in Hand Washing Station Sinks or 6" in Clinical sinks) and Laminar Flow/Polished Chrome	ALL PATIENT CARE AND HANDWASHING STATION AREAS
RESTROOM	DIAPER CHANGER (PUBLIC)		Foundations Changing Station 100-EH-BP	
RESTROOM	TOILET COVER DISPENSER		Tough Guy / 1ECK2	
RESTROOM	SANITARY TRASH		Tough Guy / 1ECK9	
RESTROOM	GRAB BARS	NO PHOTO AVAILABLE	Stainless Steel/ No texture unless required by code	
RESTROOM	TOILET SEATS	NO PHOTO AVAILABLE	Open ended/ No cover/ ADA where required by code	
RESTROOM	MIRRORS	NO PHOTO AVAILABLE	Stainless Steel/ Theft Proof/ ADA where required by code	
RESTROOM	SOAP DISPENSER/ HAND SANITIZER		Purell ES10 TF Soap Dispenser Touch Free/Graphite #8334-15, #8340-GPH 15 & 30 Purell ES10 TF Hand Sanitizer Dispenser Touch Free/White #8320-15, #8340-WHT 15 & 30	
RESTROOM	COUNTERTOP SINKS		Staron Integral Sink A1181 Sink/ Color: Ivory or Equivalent Undermount Stainless Steel for ADA	

HMC STANDARD FINISH LIST

RESTROOM	TP DISPENSER (PUBLIC)		Tough Guy Jumbo Double Roll Toilet Tissue Dispenser/Model #1ECK1	
RESTROOM	TP DISPENSER (PATIENT ROOM)		Georgia Pacific Smoke/ #59210	
RESTROOM	AUTO TOWEL DISPENSER (PATIENT ROOM)		Scott/ Model #48860	
RESTROOM	TOWEL WALL UNIT W/TRASH RECEPTACLE (PUBLIC)		Kimberly Clark Professional/ Model #35370	
RESTROOM	DISPENSER (PUBLIC)		Scott Pro Stain Stl. Recessed Hard Roll Towel Dispenser Housing / Model #31501	
RESTROOM	SINK (FREESTANDING)		American Standard Lucerne/ ADA where required by code. Grainger: 10in x 15 in., vitreous China, Lavatory sink. Item 2NJL8	
RESTROOM	SHOWER FIXTURE		Symmons Visu-Temp Shower System	APPROPRIATE SYSTEM PER CODE FOR EACH SPACE
RESTROOM	TOILET PARTITIONS		Bradley Bradmar/ "NO SITE"/ Color: Desert Stone S406/ ***Deviations to be approved by HMC	
WALLS	BASE		Burke/#209 Gray-Beige	

HMC STANDARD FINISH LIST

WALLS	PAINT	 SW 7036 Accessible Beige Interior / Exterior Location Number: 285-C1	Sherwin Williams/SW7036 Accessible Beige/Eggshell	
WALLS	IMPACT PANEL		Inpro/TBD	ACUTE ONLY
WALLS	GUARDS		Inpro/#1800/TBD	ACUTE ONLY
WALLS	HANDRAIL		Inpro/#800 Handrail/TBD	ACUTE ONLY
CEILING	SPEAKER		Speco Technologies/SPG86TC/White	Added 01/26/2023 SPECO TECHNOLOGIES Speaker w/Transformer & Volume Control: White, 15 W Max., 8 ohm Impedance https://www.grainger.com/product/SPECO-TECHNOLOGIES-Speaker-w-Transformer-Volume-36H468
SHOWER ROOM	SOAP DISPENSER		Purell CS2 Push Style Soap Dispenser, White Sku #4131-06	