

REQUEST FOR PROPOSALS

(COMPETITIVE SEALED PROPOSALS)

Professional Services RFP for Emergency Department Renovation

**RFP No:
HHSC 27-0002
ADDENDUM #1**

for

**Hawaii Health Systems Corporation
West Hawaii Region
Kona Community Hospital**

Yvonne S. Taylor, Contracts
Kona Community Hospital
79-1019 Haukapila Street
Kealahou, HI 96750
Telephone (808) 322-9311
Fax (808) 322-4488
<http://www.kch.hhsc.org/Procurement/default.aspx>
An Agency of the State of Hawaii

ADDENDUM NO. 1

RFP No. 27-0002

Professional Services RFP for Emergency Department Renovation

Kona Community Hospital

Hawaii Health Systems Corporation – West Hawaii Region

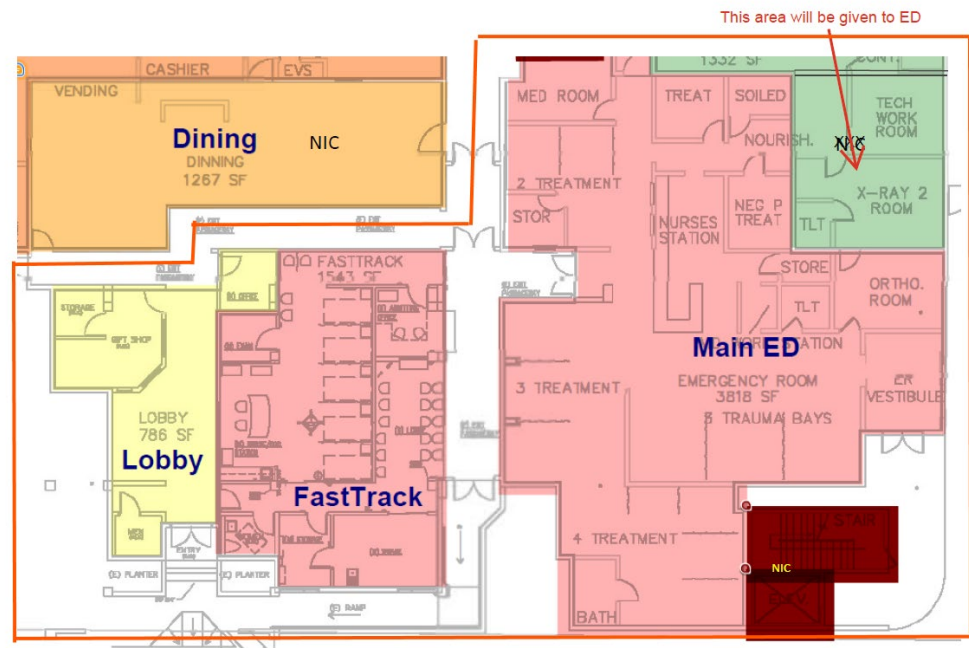
Date: September 17, 2026

This Addendum No. 1 modifies the Request for Proposals (RFP) for the above-referenced project. All other terms, conditions, requirements, and provisions of the RFP shall remain unchanged unless expressly modified herein. In the event of any conflict between this Addendum and the original RFP, this Addendum shall govern. All proposals shall be submitted in accordance with the revised requirements and schedule contained herein.

Questions and Answers

1. We noted that cost estimates are required at the Design Development (DD) and Construction Documents (CD) phases; however, we did not see a cost estimate identified for the Schematic Design (SD) phase. Could you please confirm whether this is intentional and that no SD phase cost estimate is required? **Cost estimate will not be required on SD phase.**
2. Is expansion of the existing ED footprint contemplated, or is the Project intended to remain entirely within the existing building footprint and areas identified in Attachment 1? **We will not be expanding the existing building footprint.**
3. Is work to the ambulance bay anticipated as part of the Project? **No**
4. Please clarify responsibility for IT, telecommunications, nurse call, security/access control, CCTV, duress systems, RTLS, and other low-voltage systems. Should these disciplines be included as Consultant services? **Yes, these disciplines should be included.**
5. Please clarify whether the Consultant is expected to include an Emergency Department operational planner as part of its team, or whether KCH intends to provide an internal or third-party ED operational planner with whom the Consultant will coordinate during programming and design. **Yes, please provide. KCH staff will be a part of the process but will not be providing a third-party operational planner.**
6. Has a construction budget been established? **Yes**
7. Will a building permit be required? **Yes**

8. Are swing spaces in other areas anticipated for the project phasing? If so, have potential spaces been identified.
No
9. Are original structural drawings available? Yes
10. Will the renovation trigger any structural upgrades per the IEBC?
Not anticipated
11. Has a recent seismic evaluation been completed? No
12. Are any structural deficiencies known? No
13. Are roof-mounted equipment upgrades anticipated? Not anticipated
14. Will new openings be required? Not anticipated
15. Are floor loading criteria available? No- ground floor
16. Are vibration requirements anticipated for new equipment? Not anticipated beyond what would be required in new mechanical systems- Vibration isolation.
17. What HVAC deficiencies have been identified? Mechanical equipment is aged, new mechanical systems will need to be designed.
18. Are central plant capacity studies available? No
19. Will isolation or negative pressure rooms be added? Yes
20. Will exhaust systems require upgrades? Yes
21. Is medical gas capacity adequate? Current capacity is adequate for existing floor plan.
22. Are plumbing system deficiencies known? Yes, Potential belly in the main line below grade and slab.
23. Are domestic water upgrades anticipated? No
24. Are energy efficiency goals established? No
25. Will commissioning be required? TBD
26. Are TAB services expected under the A/E contract? TAB will be required but should fall under GC scope of services.
27. Are existing fire sprinkler calculations available? No
28. Are fire alarm upgrades anticipated? No
29. Will smoke compartment modifications be required? Potentially, dependent upon final design.
30. Are fire pump upgrades anticipated? No
31. Are existing deficiencies known? Unknown
32. What is the expected renovation area and budget? Budget unknown at this time.



33. Are existing one-line diagrams available? **Yes**
34. Is generator capacity adequate for future loads? **Yes**
35. Will critical branch upgrades be required? **No**
36. Are arc flash studies available? **No, but TEGG testing is performed.**
37. What medical equipment will be owner-furnished? **Depends on final design. Things like computers.**
38. Will UPS systems be required? **No**
39. What outage restrictions apply during construction? **All utility outages will need to be coordinated with KCH prior.**
40. Are panelboard replacements anticipated? **Most likely**
41. Are metered loads on electrical distribution system available to inform design capacity or should design team include fees to hire electrician to meter loads.
KCH has the ability to perform load monitoring and data logging.
42. What low-voltage systems are included? **IT, telecommunications, nurse call, security/access control, CCTV, duress systems, and other low-voltage systems**
43. Are nurse call upgrades required? **No**
44. Are RTLS systems included? **No**
45. Are security and access control upgrades required? **No**
46. Are CCTV upgrades required? **No**
47. Are existing MDF/IDF spaces adequate? **Potentially, will need to coordinate and confirm with KCH IT during design.**
48. Will structured cabling be replaced? **As needed per the final design.**
49. Are wireless coverage upgrades required? **No**
50. Will DAS systems be required? **No**