

DEPARTMENT OF HAWAIIAN HOME LANDS
STATE OF HAWAII

MAY 1, 2012

ADDENDUM NO. 2

TO

PLANS, BID FORM, SPECIFICATIONS, CONTRACT AND BOND

FOR

PUUKAPU PASTORAL LOTS WATER SYSTEM
OPERATION AND MAINTENANCE SERVICES

IFB NO.: IFB-12-HHL-003

WAIMEA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

TAX MAP KEY: (3) 6-4-01: 32-38, 41-45, 51, 53 and 54

NOTICE TO ALL PROSPECTIVE BIDDERS

This addendum is hereby made a part of the PLANS, BID FORM, SPECIFICATIONS, CONTRACT AND BOND for the PUUKAPU PASTORAL LOTS WATER SYSTEM OPERATION AND MAINTENANCE SERVICES, WAIMEA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII, and it shall amend the said contract documents as detailed within this Addendum document.

APPROVED:



Date May 1, 2012

F Albert "Alapaki" Nahale-A, Chairman
Hawaiian Homes Commission

Please detach, execute, and return immediately, the receipt below, to the Department of Hawaiian Home Lands, P. O. Box 1879, Honolulu, HI 96805, or transmit facsimile to (808) 620-9299.

Receipt of Addendum No. 2 for the PUUKAPU PASTORAL LOTS WATER SYSTEM OPERATION AND MAINTENANCE SERVICES, WAIMEA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII, is hereby acknowledged.

Signed _____

Title _____

Firm _____

Date _____

ADDENDUM NO. 2

MAY 1, 2012

TO

PLANS, BID FORM, SPECIFICATIONS, CONTRACT AND BOND

FOR

**PUUKAPU PASTORAL LOTS WATER SYSTEM
OPERATION AND MAINTENANCE SERVICES**

WAIMEA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

IFB NO.: IFB-12-HHL-003

PRE-BID CONFERENCE MINUTES AND RESPONSES TO QUESTIONS.

A mandatory Pre-Bid Conference was held at the Department of Hawaiian Home Lands, West Hawaii District Office on April 23, 2012. A non-mandatory site visit was held immediately after the Pre-Bid Conference. Attached are the meeting minutes and the meeting attendance sheet.

**PUUKAPU PASTORAL LOTS WATER SYSTEM
OPERATION AND MAINTENANCE SERVICES
Mandatory Pre-Bid Conference
Monday, April 23, 2012, 10:00 a.m. to 11:00 a.m.
Department of Hawaiian Home Lands West Hawaii District Office
Meeting Minutes**

1. Introductions:

- a. Department of Hawaiian Home Lands
- b. Akinaka & Associates, Ltd.
- c. Rider Levett Bucknall

2. Scope of Work:

Perform complete operation, maintenance and repair services of the Puukapu Pastoral Lots Water System including inspections and emergency calls for all pumps, reservoirs, distribution water lines, telemetering systems, equipment and other appurtenances included under the contract, in accordance with the manufacturer's specifications and recommended time intervals.

3. General Requirements:

- a. Include General Excise Tax at this time.
- b. Subject to Dept. of Labor and Industrial Relations prevailing wages and salaries, and Federal wage standards.
- c. Section 103D-310 HRS – Furnish current (not older than six months):
 - i. Form A-6 Tax Clearance Certificate (from Contractor and Sub-contractors. (Must submit with bid.)
 - ii. Certificate of Compliance from Dept. of Labor and Industrial Relations. (Submit upon award.)
 - iii. Certificate of Good Standing from Dept. of Commerce and Consumer Affairs. (Submit upon award.)

4. Special Conditions

- a. SC-03: Completion Schedule and Liquidated Damages
 - i. Time to complete: 720 calendar days
 - ii. Liquidated damages: \$750 per calendar day
- b. SC-08: Coordination with other parties (DWS, HELCO, County, SIC)
- c. SC-22: Substitution Requests: Due April 25, 2012, 2:00 p.m.
- d. SC-17: Apprenticeship Agreement Preference-Contractor's Responsibility
- e. SC-21: State General Excise Tax. Currently, this project is not exempt from the State of Hawaii General Excise Tax. The Contractor's bid shall include the General Excise Tax for all work.

5. Proposal

- Hawaii Products Preference
 - i. SPO-38 due April 25, 2012, 2:00 p.m.

6. Site Access

Construction access will be from Poli'ahu Alanui Road.

7. Engineer Comments

- a. Addenda contemplated. Meeting Minutes will be issued by addenda.

- b. Contractors shall submit all Requests for Information in writing to DHHL, Attn: Jeffrey Fujimoto. E-mails to Jeffrey Fujimoto (e-mail: Jeffrey.Y.Fujimoto@hawaii.gov) are acceptable and preferred.

8. Deadlines

- a. Substitution Requests – Wednesday, April 25, 2012, 2:00 p.m.
- b. Hawaii Products Preference Requests SPO-38 - Wednesday, April 25, 2012, 2:00 p.m.
- c. Intent to Bid – Friday, April 27, 2012, 4:30 p.m.
- d. Standard of Qualification Questionnaire- Monday, May 7, 2012, 4:30 p.m.
- e. Bid submittal/opening – Wednesday, May 9, 2012, 2:00 p.m.
Deliver to DHHL Hale Kalianaole Building, 91-5420 Kapolei Parkway, Attn: Jeffrey Fujimoto

9. A Non-Mandatory Site Inspection was conducted after the Pre-Bid Meeting.

10. Questions and Answers:

- a. **Question:** Is the Puukapu Pastoral Lots Water System a Consecutive System?
Answer: This system is not considered a consecutive system. The State Department of Health (DOH) defines a “Consecutive System” as a public water system that receives some or all of its finished water from one or more wholesale systems. Delivery may be through a direct connection or through the distribution system of one or more consecutive systems. Therefore, this system is not considered a consecutive system.
- b. **Question:** Did DHHL receive all applicable DOH approvals? DOH approval can takes up to six months.
Answer: DOH acknowledged that DHHL’s Puukapu Hybrid Water System will be purchasing wholesale water from the County of Hawaii, Department of Water Supply (DWS). The homeowners may be assessed a maintenance type fee for utilities and maintenance of common areas. Under this mode of operation, the system is not subject to regulation by the DOH Safe Drinking Water.
- c. **Question:** Based on the bid-specs requiring the contractor to design-build the chlorination system, has DOH approved this system already, and as a Potable Water System?
Answer: This system is not regulated by DOH.
- d. **Question:** Can the Contractor act as a “manager” and subcontract the operation and maintenance work to Subcontractors?
Answer: Section 5.13.6 of the DHHL General Conditions states “Contractor shall perform with its own organization, work amounting to not less than twenty percent (20%) of the total contract costs, exclusive of costs for materials and equipment the Contractor purchases for installation by its subcontractors, except that any items designated by the Department in the contract as “specialty Items” may be performed by a subcontractor and the cost of any such specialty items so performed by the subcontractor may be deducted from the total contract cost before computing the amount of work required to be performed by the Contractor with its own organization.”
- e. **Question:** Can the license requirements for the Contractor be held by the Subcontractors?
Answer: Special Condition SC-09 Contractor’s Licensing of the Special Conditions states “It is each Contractor’s sole responsibility to review the requirements of this project and determine the appropriate contractor’s

licenses that are required to complete the project. If the Contractor does not hold all of the licenses required to perform a particular item of work on this project with its own workers, the bidder must list subcontractors that hold the appropriate licenses in its proposal.”

- f. **Question:** Do the Section 103D-310 HRS requirements apply to Non-Profit organizations? What are the Tax Clearance requirements for Non-Profit organizations?

Answer: There are no distinctions or exceptions between Profit and Non-Profit organizations in Section 103D-310 of the Hawaii Revised Statutes. Therefore Section 103D-310 HRS requirements apply to Non-Profit organizations. Bidders can check the Hawaii Revised Statutes, the State Procurement Office and Hawaii Compliance Express for more information on the HRS and Tax Clearance requirements.

- g. **Question:** If the system is a Consecutive System, does the system require a Grade 4 Water Operator (DOH licensing requirement).

Answer: This system is not regulated by DOH and therefore does not require the Grade 4 Water Operator. DHHL is requiring a Grade I Operator to operate the system.

- h. **Question:** Is the system a potable water system.

Answer: The system is designed as a potable water system. This system will be operated as a potable water system. The Operator shall be responsible for all chlorination requirements.

- i. **Question:** Potable water systems typically require chlorination. Did DHHL address concerns with chlorine impacting the High Density Polyethylene (HDPE) pipe?

Answer: DHHL research indicated that the HDPE pipe can withstand the chlorination.

- j. **Question:** Does the project specifications include provisions for training and apprenticeship?

Answer: Apprenticeship Agreement Preference is included on page 10 of the Bid Offer Form.

- k. **Questions:** What is the pressure at the top lot at the highest elevation? What are the low pressures of the system?

Answer: See attached Puukapu Pastoral Lots Tax Keys, Exhibit A, for the low pressures at the upper most lots. Please note that the pressures and elevations shown are from water system analysis calculations and not from actual pressure readings at these locations.

- l. **Question:** Will the Internal Elevation Agreement relieve the Operator of being responsible for possible inadequate water pressures? Is the Operator responsible for notifying the customers of pressure drops each time they occur?

Answer: The water pressure is constrained by the system itself. The Operator is not responsible for inadequate water pressure and is not responsible for notifying the customers of the pressure drops.

- m. **Question:** Is an elevation agreement needed for each resident and based on what pressures?

Answer: DHHL plans to issue an Internal Elevation Agreement with each resident.

- n. **Question:** Are there backflow preventers at each lateral to the lots?

Answer: Backflow preventers will be installed at each lateral to the lots.

- o. **Question:** Will there be yearly tests to ensure backflow preventers are working properly?

- Answer:** Yes.
- p. **Question:** Is the Operator responsible to check and test the backflow preventers.
Answer: The Operator is not responsible to check and test the backflow preventers. Homeowners will be required to check and test the backflow preventers.
- q. **Question:** The Bid Offer Form includes billings. Is the Operator responsible for processing billings?
Answer: The Operator will collect the billings from the customers and submit the billings to the DHHL West Hawaii District Office. DHHL will process the billings.
- r. **Question:** Will the bid deadlines be extended until all answers are provided?
Answer: DHHL is currently holding the bid deadlines in the IFB.

Send all future Requests for Information (RFIs) in writing to Jeffrey Fujimoto by Wednesday, April 25, 2012, 2:00 p.m. E-mail is acceptable and preferred.

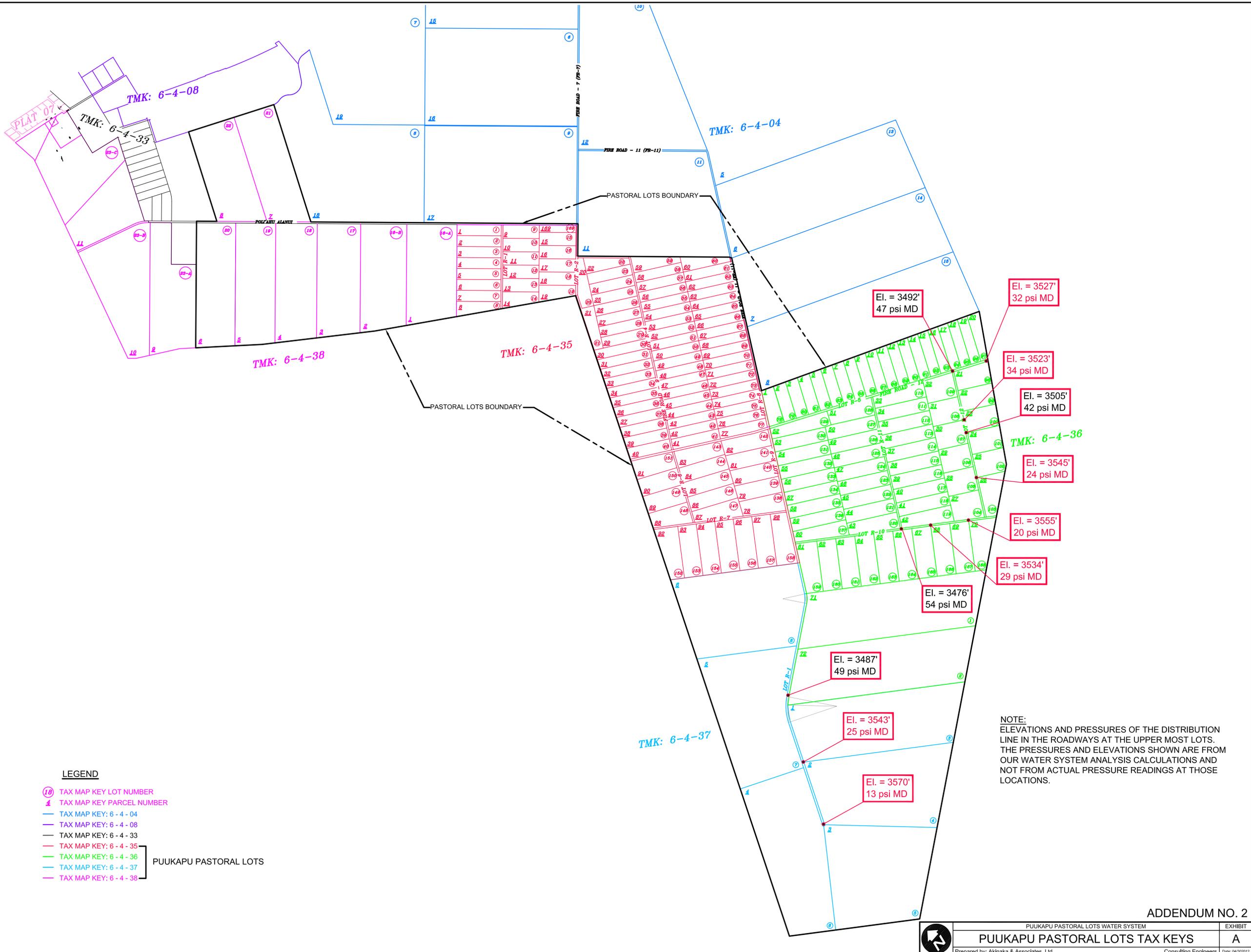
11. The meeting was adjourned at 10:55 a.m.

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DHHL Contact: Jeffrey Fujimoto
Telephone: 620-9274
Fax: 620-9299
E-mail: Jeffrey.Y.Fujimoto@hawaii.gov

PUIKAPU PASTORAL LOTS WATER SYSTEM OPERATION AND MAINTENANCE SERVICES
 PRE-BID CONFERENCE
 SIGN-IN SHEET

April 23, 2012 / 10:00 a.m., DHHL West Hawaii District Office

NAME	Organization	Phone	E-mail Address
1. Jeffrey Fujimoto	DHHL, Land Development Division	620-9274	jeffrey.y.fujimoto@hawaii.gov
2. Duke Kapuni ai	Puukapu Pastoral Water	936-1042	duke.sandwich@hawaii.gov
3. John A Roberts	Waimea Water Services	885-5411	TARKEWA@AOL.COM
4. Marc Mccor	RLB	907-5397	MARC.MCCOR@US.PUB.COM
5. Mahana Gomes	Alakai Consulting LLC	208-731-6045	Alakaiconsulting@yahoo.com
6. HAROLD HART	PURAL WATER SPEC. CO.	960-1648	harold.hart@puralwater.com
7. JIM DUPONT	DHHL	887-6053	Jim.W.Dupont@hawaii.gov
8. TRAVIS GOMES	PURAL WATER SPEC. CO.	960-2172	travis.gomes@puralwater.com
9. ERIC OKAZAKI	PURAL WATER SPEC. CO.	870-1647	eric.okazaki@puralwater.com
10. M KADUNIAI	Waimea Water Services	936 0157	
11. MICHAEL HODSON	" "	960-2648	h281DAD@aol.com
12.			
13.			
14.			
15.			
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17.			
18.			
19.			
20.			



- LEGEND**
- (18) TAX MAP KEY LOT NUMBER
 - 4 TAX MAP KEY PARCEL NUMBER
 - TAX MAP KEY: 6 - 4 - 04
 - TAX MAP KEY: 6 - 4 - 08
 - TAX MAP KEY: 6 - 4 - 33
 - TAX MAP KEY: 6 - 4 - 35
 - TAX MAP KEY: 6 - 4 - 36
 - TAX MAP KEY: 6 - 4 - 37
 - TAX MAP KEY: 6 - 4 - 38
- } PUUKAPU PASTORAL LOTS

NOTE:
 ELEVATIONS AND PRESSURES OF THE DISTRIBUTION
 LINE IN THE ROADWAYS AT THE UPPER MOST LOTS.
 THE PRESSURES AND ELEVATIONS SHOWN ARE FROM
 OUR WATER SYSTEM ANALYSIS CALCULATIONS AND
 NOT FROM ACTUAL PRESSURE READINGS AT THOSE
 LOCATIONS.

PREPARED BY: Akinaka & Associates, Ltd. 10/11/12
 DATE: 04/20/2012
 PROJECT: PUUKAPU PASTORAL LOTS WATER SYSTEM
 SHEET: 111

ADDENDUM NO. 2

PUUKAPU PASTORAL LOTS WATER SYSTEM		EXHIBIT
PUUKAPU PASTORAL LOTS TAX KEYS		A
Prepared by: Akinaka & Associates, Ltd.		Consulting Engineers Date: 04/20/2012