



**STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
560 NORTH NIMITZ HIGHWAY, SUITE 200
HONOLULU, HAWAII 96817**

May 26, 2026

REQUEST FOR QUOTES (RFQ) No. LAD 2026-020

WAIALUA COURTHOUSE PROPERTY CONDITION ASSESSMENT SERVICES

ADDENDUM NO. 1

Questions & Answers

- 1. Are existing condition drawings of the buildings available (elevation, structural, etc.)?**

Yes. They are available upon request. Please reach out to Alison Roney at alisonr@oha.org to submit your request.

- 2. Are Project team resumes and past experience information to be included with the Fee Quote submittal?**

While not required as part of the quote submittal, project team resumes and past experience information may be provided if available.

- 3. Is the intent to do a property assessment to fix-up the property?**

The main intent of the assessment is to help OHA identify any big issues/concerns with the property and inform what repairs are needed, including what can be done about the basement flooding and derelict pumphouse. The amount of deferred maintenance at this old and historic building has us anticipating the assessment will result in multiple repairs. Some specific reported areas of concern include the basement flooding, the derelict pumphouse roof and floor, broken bars on the basement windows (former jailhouse), cracking in the basement foundation, water damage to small sections of the interior floor, falling chain link fencing long the south property boundary, minor cracking and cosmetic issues on the ADA ramp, and cracking in the wooden sidewall throughout the property interior.

- 4. Is the intent for the Waialua Courthouse to continue to be used as a resource center?**

The primary purpose of the space is to serve as a community gathering place that provides a land base for beneficiaries and beneficiary organizations to come together to meet, plan, practice, and perpetuate Hawaiian culture, while also creating opportunities for future revenue-generating activities that support the long-term sustainability of the space and its programs.

5. Is there air conditioning within the building?

No. Installing an air conditioning system would require approval from the State Historic Preservation Division. However, we are interested in installing air conditioning, if that has any implications for the assessment.

6. When was the roof last repaired/replaced?

The roof was fully replaced in February 2024.

7. Are there any electrical issues?

All of the interior and exterior lighting was recently replaced in March 2026 and there have been no reports of non-functioning outlets or other electrical issues.

8. Is there a floor drain in the basement?

No, not that we are aware of.

9. Is there any water damage in the building?

There is some possible water damage in the flooring of the resource library and also to the wall paneling in the main room. There may be hidden water damage in other parts of the building from before the roof was replaced.

10. Was the structure recently renovated?

No, the last major renovation was done decades ago.