



OAHU REGION

LEAHI HOSPITAL ■ MALUHIA

HAWAII HEALTH SYSTEMS CORPORATION

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May 11, 2023

TO: Interested Parties

FROM: Scott Kawai
HHSC Oahu Region

SUBJECT: Addendum No. 2
RFP No. HHSC 23OR-0010
Contract Management/Operation of the Daniel K. Akaka State Veterans Home, State of Hawaii

Addendum No. 2 provides clarification to the subject solicitation.

1. A site visit was held on May 5, 2023, as described in the RFP. The enclosed document was handed out to attendees.
2. Question: We understand that the FF&E for the Home has already been ordered and is scheduled to arrive at the facility early January 2024? Are the following items included in FF&E already ordered? In addition to the examples below, can you provide any details on the specifics on what is included in the ordered FF&E?
 - a. Rehab Department equipment-- For example: Treatment tables, exercise equipment (dumbbells, UE Ergometers, LE Ergometers, etc.), towels, hot pack, cold packs, Ace bandages
 - b. Resident Van
 - c. Computer equipment (hardware (desktop, laptop, monitors, server), networking equipment, etc.)

Response: Equipment is in the process of being ordered now and is anticipated to begin arriving in early January 2024, if no delays are incurred. Products will be echeloned in so deliveries will be properly spaced for arrival. Details on specifics of F&E being ordered are too definitive to list. Submitted proposals should be based on DKA SVH being delivered to successful manager as a fully furnished, equipped and landscaped 120 SNF/ICF bed SVH with full Rehab, Kitchen, Laundry, Pharmacy, Security Provisions, Call Systems and Backup Power.

- a. DKA SVH will have a fully equipped and supplied Rehab Department.
- b. No Resident Van at this point in time. However, if sufficient F&E funds remain after F&E vendor cost negotiations, we'll consider possible purchase of Resident Van.

- c. Due to various networking systems among potential managers, no computer equipment will be provided (hardware (desktop, laptop, monitors, server), networking equipment, etc.). Cable drops, email signal nodes and IT closets with racks will be installed in facility. However, if sufficient F&E funds remain after F&E vendor cost negotiations, possible purchase of some computer equipment may be entertained.

3. Question: Are all 120 beds to be dually certified for Medicare and Medicaid?

Response: Yes.

4. Question: Pertaining to section 2.04 S of the RFP, is this for Contractor/employee travel expenses to/from Veteran Home from outside Oahu, or is it referring to something different?

Response: Outside Oahu.

- a. Any reimbursement due for per diem and / or transportation expenses under will be borne by the contactor.

5. Question: Can you please provide any additional details regarding the responsibilities of the Owner and Contractor on Major Maintenance costs and reimbursement of those costs discussed in Section 2.02 Q: "Contractor shall be responsible for major maintenance or facility improvements up to \$1,000.00 per bed per annum. Facility improvements and purchase or replacement of equipment items greater than \$1,000.00 per bed per annum will be the responsibility of Contractor subject to approval of Owner. This requirement applies to both the SNF licensed beds as well as the Adult Day Health Care positions."

Response: All maintenance cost, facility improvement and equipment replacement will be reimbursed as facility operational cost. This section only details the decision threshold for approval, i.e. Contactor up to \$1,000.00, Contractor subject to approval of Owner greater than \$1,000.00.

Daniel K. Akaka State Veterans Home Site Visit

- Objective:** To provide background on the design, planning, construction, and operation of the second Hawaii State Veterans Home (aka Daniel K. Akaka State Veterans Home) in Kapolei
- Context:** Briefings have occurred with legislators and Council Members in the sited district, the Villages of Kapolei Association, and the Kapolei Neighborhood Board and all have provided their support for this project that will be a prominent healthcare facility serving eligible Veterans, spouses, and Gold Star parents in the fastest growing city on Oahu dubbed “the New City.”
- Who:** State Department of Defense, Office of Veterans Services, Department of Accounting and General Services, Oahu Regional Health Care System, HHSC, and U.S. Department of Veterans Affairs
- What:** Second long-term care facility for Hawai‘i’s Veterans located on approximately 7-acres of a 26-acre parcel in Kapolei
- 120-bed facility, with single occupancy rooms
 - 130,000 square feet
 - Parking for visitors and employees
 - Support facilities that include rehabilitation rooms, therapy rooms, kitchen, dining, laundry, pharmacy, and administrative offices
 - Types of services: Skilled Nursing Care, Rehabilitation Therapies, Hospice Care, Respite Care, Geriatric Mental Health / Alzheimer’s / Dementia Care and Adult Day Healthcare
- Why:** Hawai‘i’s Veterans served our country at great personal and family cost. Now, we need to provide for their long-term care and rehabilitation.
- Approximately 117,000 Hawai‘i Veterans, and two-thirds live on O‘ahu; there is only one State Veterans Home in Hilo and one VA Community Living Center (CLC) on the Tripler Campus
 - Hilo has 95-bed capacity and the CLC has a 60-bed capacity; based on our State Veteran demographics, there remains a shortfall of 173 SVH beds
 - Reduces long-term care burden at state public/private facilities
- How:** Federal and state funds (\$98.4M)
- When:** Construction started in April 2021 and projected to be completed in December 2023. Construction contract awarded to Nan Inc., a local developer with local subs. Anticipate equipping, furnishing and staffing complete, ready for patient intake Summer 2024

Aerial View Rendering:



Street View Rendering:



Daniel K. Akaka State Veterans Home Healthcare Coordinator, State Office of Veterans Services,
State Department of Defense

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