

REQUEST FOR PROPOSALS
FOR
A DESIGN AND BUILD PROJECT
INTERIOR PAINTING
FOR HAWAI'I CONVENTION CENTER

RFP No. # 2024-10

HONOLULU, HAWAII

OCTOBER 2024

Proposal Due Date: Monday, December 2, 2024

For Information, Contact:
Cumming Management Group, Inc.,
HCC's Construction Manager at atanton@cumming-group.com

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Exhibit C: Special Conditions
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NOTICE TO OFFERORS

AEG Management HCC, LLC a wholly owned subsidiary of ASM Global (“HCC”) is requesting proposals (“Proposals”) from qualified companies (“Offerors”) for a design and build project for (The Interior Painting).

Thank you for your interest in submitting a proposal for this solicitation. The purpose of this request for proposals is to identify and select the best qualified supplier/provider that will provide superior goods/services to meet the scope of services at competitive rates. The rationale for this request for proposals (“RFP”) is to promote and ensure the fairest, most efficient means to obtain the benefits of the most qualified responsive and responsible proposal. In order for HCC to evaluate your proposal in a timely manner, please follow the instructions presented in each section of this document.

It is the intent to award a Stipulated Sum Design Build contract during this procurement process as outlined below. The price shall include the cost of all labor, materials, supplies, equipment, job-related incidental work, and the securing of all required permits, notifications, and/or inspections that are required to specify (The Interior Painting) as specified in the Scope of Work herein.

This RFP does not commit HCC to award a contract, nor to pay any costs incurred in the preparation and submission of Proposals in anticipation of a contract. HCC also reserves the right to unilaterally cancel this solicitation at any time without any liability.

Forms and information are available by contacting:

Project and Construction Manager for AEG / HCC (PM/CM) – Ms. Jorel Clarke and Mr. Andrew Tanton
Cumming Management Group, Inc.
841 Bishop Street – Suite 725
Honolulu, Hawaii 96813
Email: jorel.clarke@cumming-group.com and atanton@cumming-group.com

And by copy to:

Contracting Officer – Ms. Mari Tait
AEG/Hawaii Convention Center
1801 Kalakaua Avenue
Honolulu, Hawaii 96815
Email: hccrfp@hccasm.com

Offerors should carefully read the entire RFP documents. Proposals must comply with all instructions herein provided and must be submitted with a completed and signed Proposal Form, a copy of which is provided hereto as Appendix D. Interested parties should register with the PM/CM (as defined in Section 1.2 below) with copy to the Contracting Officer by **Friday, October 25, 2024**.

Written questions regarding this RFP may be submitted via email to the PM/CM with copy to the Contracting Officer by **4:00 p.m. Hawaii Standard Time (“HST”) on Tuesday, November 12, 2024** at the addresses listed above.

SECTION 1 - GENERAL INSTRUCTIONS TO OFFERORS

1.1 DEADLINE FOR PROPOSALS

Proposals **MUST** be submitted via email to the PM/CM with copy to the Contracting Officer no later than **4:00 p.m. HST on Monday, December 2, 2024.**

Proper delivery of the proposal is the sole responsibility of the Offeror.

Pursuant to HRS § 201B, this RFP is subject to Part III of Chapter 103D of the Hawaii Public Procurement Code, Hawaii Revised Statutes. Accordingly, all proposals and Offerors must comply with all the requirements applicable to the formation of a contract pursuant to Part III of Chapter 103D of the Hawaii Public Procurement Code, Hawaii Revised Statutes.

1.2 CONTRACTING OFFICER & PROJECT AND CONSTRUCTION MANAGER

The Contracting Officer is responsible for administrating/facilitating all requirements of the RFP solicitation process. The Contracting Officer will also be responsible for "contractual actions" throughout the term of the contract. The Contracting Officer is:

Contracting Officer -- Ms. Mari Tait
AEG/Hawai'i Convention Center
1801 Kalakaua Avenue
Honolulu, HI 96815
Email: hccrfp@hccasm.com

Assisting and providing guidance, oversight, procurement, construction, and project management services for HCC on the Project is HCC's Project and Construction Manager, Cumming Construction Management, Inc. ("PM/CM" or "Cumming"). Cumming shall be the primary point of contact on the project for procurement and work-related issues and will provide construction and project management services throughout the term of the contract. Cumming's project manager for the HCC is:

Project and Construction Manager for AEG / HCC – Ms. Jorel Clarke and Mr. Andrew Tanton
Cumming Management Group, Inc.
841 Bishop Street – Suite 725
Honolulu, HI 96813
Email: jorel.clarke@cumming-group.com and atanton@cumming-group.com

1.3 AEG COMPANY OVERVIEW

ASM Global is the world's leading venue management and services company. The company was formed by the combination of AEG Facilities and SMG, global leaders in venue and event strategy and management. The company's elite venue network spans five continents, with a portfolio of more than 300 of the world's most prestigious arenas, stadiums, conventions, and exhibition centers, and performing arts venues. For more information, please visit www.asmglobal.com.

Facility Overview

The Hawaii Convention Center opened to the public in June 1998 and is used for a variety of events, including conventions, trade shows, public shows, meetings, and sporting events. The Hawaii Convention Center offers approximately 350,000 square feet of rentable space, including 51 meeting rooms.

AEG Management HCC, LLC, a part of the ASM Global collection of companies, is the manager of the HCC pursuant to a Contract for Professional Services effective as of January 1, 2014, as may have been amended, with the Hawai'i Tourism Authority ("HTA"), a duly organized authority of the State of Hawai'i (the "State").

For more information on HCC, please visit <https://www.meethawaii.com/convention-center/>.

1.4 PROCUREMENT TIMETABLE and SIGNIFICANT DEADLINES

The Timetable and Significant Deadlines set out herein; represents HCC's best estimate of the schedule to be followed in the RFP process. If an activity of the timetable (i.e., Proposal Due Date for Receipt of Proposals) is delayed, the rest of the timetable deadlines may be shifted by the same number of days. HCC will advise Offerors by issuing an addendum to the RFP of any changes to the proposed timetable.

<u>Activity</u>	<u>Scheduled Date</u>
RFP Announcement	Sunday, October 20, 2024
RFP Issue	Monday, October 21, 2024
Register by	Friday, October 25, 2024
Pre-Proposal Conference (MANDATORY)	Wednesday, October 30, 2024
Closing Date for Receipt of Questions	Tuesday, November 12, 2024
HCC's Response to Offeror's Questions	Friday, November 15, 2024
Proposal Due Date	Monday, December 2, 2024
Best and Final Offers (optional)	December 2024
Design-Builder Selection/Award of Contract (tentative)	January 2025

1.5 PRE-PROPOSAL CONFERENCE

A mandatory pre-proposal conference will be held on **Wednesday, October 30, 2024** from **1:00 p.m. HST** at the Hawaii Convention Center. The time and date of the mandatory pre-proposal conference is subject to change. The purpose of the conference is to review HCC's requirements; answer questions pertaining to the RFP; and provide additional information that may assist in the preparation of proposals. Additionally, floor plans, if necessary, of the Hawaii Convention Center will be provided during the conference as well as an escorted "familiarization tour" of the Hawaii Convention Center for interested Offerors.

Pre-Proposal Conference proceedings will not be formally documented unless changes in the RFP are required. RFP changes will be implemented by issuing an Addendum (to the RFP). Addenda will be provided to all Offerors registered to receive the RFP. The proceedings, at HCC's option, may be audio and/or videotaped by HCC. Attendees cannot audio and/or videotape the proceeding.

Offerors interested in attending the conference should contact the PM/CM. Attendees are to check-in at the HCC Lobby, street level of HCC and await further direction. Costs relating to attendance at the Pre-Proposal Conference/Site Visit shall be the responsibility of the attendee and shall not be reimbursed by HCC.

The conference shall be cancelled at the election of HCC if no or little interest in conference participation is received.

1.6 SUBMISSION OF QUESTIONS

Offerors are encouraged to submit written questions pertaining to the RFP. Impromptu (unwritten questions) are permitted and verbal answers will be provided at the preproposal conference and other occasions but are only intended as general direction and will not represent official HCC position.

Questions must be submitted in writing via email to PM/CM, with a copy to the Contracting Officer. All written questions will receive an official written response from HCC and become addendums to the RFP. The only official position of HCC is that which is stated in writing and issued in the RFP as addenda thereto. No other means of communication, whether oral or written, shall be construed as a formal or official response/statement, and may not be relied upon.

1.7 SOLICITATION REVIEW

Offerors should carefully review this solicitation for defects and questionable or objectionable matter. Comments concerning defects and questionable or objectionable matter must be made in writing and should be received by the Contracting Officer no later than **4:00 p.m. HST on Tuesday, November 12, 2024**. This will allow issuance of any necessary amendments to the RFP. It will also assist in preventing the opening of proposals upon which award may not be made due to a defective solicitation package. Offerors may not raise any issues with the contents of the RFP after Proposals have been submitted.

1.8 RFP AMENDMENTS and ADDENDA

HCC reserves the right to amend the RFP any time prior to the ending date for proposal review/evaluation period. Such changes shall come in the form of amendments or Addenda.

1.9 CANCELLATION OF RFP

The RFP may be unilaterally canceled by HCC at any time if such cancellation is determined by HCC in its sole discretion to be in the best interests of HCC.

1.10 CONDITIONS AND LIMITATIONS

The proposal and any information made a part of the proposal will become part of HCC's official files without obligation on HCC's part to return them to the original Offerors.

This RFP and the selected Offeror's response will, by reference, become part of the formal Contract between HCC and the selected Offeror resulting from this solicitation.

Offerors shall not offer any gratuities, favors, or anything of monetary value to any official or employee of HCC or the State for the purpose of influencing consideration of a proposal.

1.11 RULES OF CONTACT AND COMMUNICATIONS

Offerors may not contact HCC officials, employees, or representatives (including the PM/CM) concerning this RFP while the solicitation process is in progress, except as expressly required or permitted by these General Instructions, the RFP Documents, or other instruction from HCC or its PM/CM. The solicitation process begins when the RFP is issued and will be completed with the award of the Contract. Any contact determined to be improper, at the sole discretion of HCC, may result in disqualification.

SECTION 2 – SCOPE OF WORK/SPECIFICATIONS

2.1 INTRODUCTION

HCC is seeking to repaint the interior painted surfaces of the Hawai'i Convention Center.

2.2 PROJECT BACKGROUND

The HCC interior painting project is prompted by the desire to maintain a welcoming, vibrant atmosphere for visitors, clients, patrons and guests of the Hawai'i Convention Center. The aim is to revitalize the common spaces, meeting spaces, and back of house spaces to enhance the Center's visual appeal, thus enhancing the guest experience.

2.3 OVERVIEW OF SCOPE

The HCC interior painting project's main objective is to repaint the interior painted surfaces in all common spaces, meeting spaces, and back of house spaces as identified in this RFP. These include but not limited to the Entrance Lobby, Exhibition Halls, Parking Level, Parking Entrance Corridor, Lanai Lobbies for HCC Offices and Boardrooms, Public Corridors, Meeting Rooms, Theatres, Ballrooms, and Back of House Corridors. Painted surfaces include but are not limited to EIFS and gypsum walls, soffits, ceilings, bulkheads, airwall doors, and roll-up doors.

The contractor's responsibilities include, but are not limited to, preparing and cleaning interior painted surfaces; protecting all existing property from damage, including but not limited to finishes, signage, fixtures, equipment, artwork, displays and furniture, noting especially the extensive quantities of acoustic panels, wood panels and wall wrappings in the meeting spaces; and applying three (3) coats (one coat of primer and two coats of finished color) to all EIFS and a minimum of two (2) coats of the approved paint to all other surfaces mentioned herein.

2.4 SCOPE OF WORK

This is a turn-key project. All aspects of design and build, project management, supervision, procurement of materials and equipment, labor, all job-related incidental work, and the securing of all required permits, notifications, and/or inspections, including fees for such permits, notifications, and/or inspections, shall be the sole responsibility of the Design-Builder.

The Design-Builder shall provide all engineering and design services necessary for the execution of this project. Design-Builder shall, during the pre-proposal job walk, inspect the work site, and identify existing conditions that may affect the execution of this scope of work.

- 2.4.1 **Design-Builder will provide the following equipment & personnel:**
- A. An On-Site lead person who will be present during the entire project to coordinate with work crews and to report to Cumming and HCC Engineering Management.
 - B. All necessary equipment, ladders, tools, products, and materials to complete services.
 - C. Clean up of work area and removal of all debris at end of each working day and completion of project.
- 2.4.2 **All PPE and safety equipment required to complete services.**
- 2.4.3 **Certifications**
- A. Copies of certifications for staff that may be utilizing equipment requiring specialized certifications per Federal Occupational Safety and Health (OSHA) and Hawaii Occupational Safety and Health (HIOSH) regulations.
- 2.4.4 **Preconstruction and Replacement Plan**
- A. Provide all Pre-Construction Services as required to perform on-site investigations to inform the design, confirm constructability approach, planning and logistics of the project.
 - B. Provide and present to HCC a Preconstruction Plan, which includes but is not limited to painting concepts, laydown plan, logistic plan, including material and waste handling, and construction phasing schedule.
 - C. Provide a construction phasing plan that properly plans the interior limits of work, to ensure coordination, and to expedite the work.
 - D. Provide and coordinate all Construction Phasing to minimize HCC's operation impacts and shutdowns periods. Notify and coordinate with HCC all shutdown periods and make-safe all utility shutdowns as required for HCC's approval.
 - E. Provide Construction Phasing to ensure that the scope of work is coordinated for concurrent constructability with HCC's Event Schedule.
 - F. Painter to coordinate with Fire Alarm Vendor prior to commencement in order to facilitate removal and reinstallation of Fire Life Safety Devices during course of execution.
- 2.4.5 **Scope of Work Detail – General**
- A. Provide construction scaffolding, platforms, man-lifts and all other equipment and material as required to access the work in accordance with the Design-Builder's Logistics Plan, during the construction period for each construction phase.
 - B. Prepare and clean all painting surfaces.
 - C. Provide protections and covering as necessary to prevent damage to Hawai'i Convention Center property, including but not limited to finishes, signage, fixtures, equipment, artwork, displays and furniture, noting especially the extensive quantities of acoustic panels, wood panels and wall wrappings in the meeting spaces.
 - D. Protective enclosure tents on scaffold and staging to avoid overspray on flooring, windows, and other surfaces.
 - E. Design-Builder to be responsible for all overspray and/or paint damage(s) over the course of the project.

- F. Design-Builder to provide an allowance for spot repairs on the rate card which shows the square footage rate.
- G. Once all prepped and cleaned areas have been inspected and approved by the owner's representative (Cumming), the Design-Builder can start to apply the first coat of interior paint.
- H. Once the Design-Builder has completed the final coat of paint, a final inspection will take place with the owner and the owner's representative. During the inspection punch items will be noted and the Design-Builder will then have (7) business days to repair any and all punch items. Once the Design-Builder declares that all punch items have been completed, the owner's representative will re-inspect the final overall finish.
- I. The above sequence noted in items g - h shall apply and take place for all painting sections throughout the project's life cycle.
- J. Provide all temporary utilities as required to continuously support and maintain all existing utilities during the execution of the work.
- K. All work must be coordinated with the owner's representative and the HCC team before it takes place Notice must also be given three weeks in advance at the weekly OAC meeting.

2.4.6 Project Locations

- A. The Interior Painting locations include, but are not limited to, the Entrance Lobby, Exhibition Halls, Parking Level, Parking Entrance Corridor, Lanai Waiting Areas for HCC/HTA Offices and Boardrooms, Public Corridors, Meeting Rooms, Theatres, Ballrooms, and Back of House Corridors.
- B. Link to HCC's [interactive map](#). Plan to be used as a reference only. Not to scale.
- C. Design-Builder to confirm locations in need of repairs during the pre-investigation phase.

2.4.7 Project Scope By Area

See Appendix G for Figures.

- A. Overall
 - 1. Interior drywall to be painted, except where expressly excluded, colors to be matched.
 - 2. Interior EIFS to be painted, except where expressly excluded, new exterior EIFS body color - Horseradish [PPG1086-1 HORSERADISH CM/OO-283 EXT. ACRISHIELD S/G 649-10]. See Figures 15, 16 for boundaries at transition to exterior.
 - 3. All sealant/caulking at finish transitions to be removed and replaced.
 - a. E.g. stone to EIFS, EIFS to drywall, door frames, window frames, etc.
 - b. Contractor to include unit pricing in Rate Card.
 - 4. All expansion joints to be painted. See Figure 10.

5. All interior stone to be cleaned and sealed.
 - a. This includes stone base, base of columns and steel trees, stone railings, stone ledges, stone water feature at 4th floor terrace, and other stone architectural details.
 - b. After cleaning, Contractor to provide options and demonstration for sealing stone with both clear and color-matched sealant, for HCC to review.
 - c. Water management of interior stone washing is the responsibility of the contractor. Contractor to provide stone cleaning plan and water management logistics with proposal.
 - d. Protect floor boxes and base lights in lobby from water intrusion.
6. Paint concrete and EIFS columns throughout.
 - a. Exclude polished concrete columns in Exhibition Halls.
7. Artwork to be protected in place.
 - a. Exceptions to this will be provided in an addendum.
8. All electrical receptacle plates to be removed and the area taped for painting and reinstalled.
 - a. Include \$5K allowance for replacement of plates as needed.
 - b. All lighting touchpad controls to remain and be protected.
9. TV Monitors to be removed for painting and reinstalled.
10. All lighting fixtures to be protected during painting.
11. Fire Alarm fixtures to be removed and the area taped for painting and reinstalled.
 - a. Include allowance for those needing replacement.
 - b. Painter to coordinate with Phoenix Pacific (HCC Fire Alarm Vendor) to complete this work.
12. HVAC vent covers throughout to be removed, repainted and reinstalled.
 - a. Replace lobby vent covers with flatter design which will sit more flush to walls. See Figure 9.
13. Painted conduit and piping throughout to be repainted.
 - a. Contractor to identify and include new conduit or piping which should also be painted.
14. Former telephone banks throughout:
 - a. Remove blank electrical plates and patch over to match drywall or EIFS as necessary.
 - b. Locations:
 - i. Rear entrance to Exhibition Halls
 - ii. Parking level near cashier window
 - iii. Level 3 near room 301A
 - iv. Level 3 near room 323
 - v. Level 3, near restrooms on both sides of grand staircase
 - vi. Level 4, across from Ballroom entrances. See Figure 8.
15. Patch drywall and EIFS as necessary throughout.
 - a. Include a square foot unit cost in the rate card for each.
16. Include rust repair to all interior metal trim, including but not limited to awnings, columns, metal doors and door frames, metal interior window frames. See Figure 7.
 - a. Include a unit cost in the rate card for each.

17. Paint interior metal doors and frames.
 - a. Protect all hardware, hydraulics, and kick plates.
 - b. List of doors to be excluded to follow in an addendum.
18. Paint Kahakai exterior exit doors.
 - a. Include rust treatment.
 - b. Hardware being replaced under separate project.
19. Paint all elevator doors and frames.
20. Paint all drywall surfaces in public restrooms.
21. EXCLUDED THROUGHOUT:
 - a. Exclude speaker covers.
 - b. Exclude all natural wood finishes.
 - c. Exclude fire extinguisher cabinets.
 - d. ACT tiles and grid.

B. Main Entrance Lobby

1. All interior Metal Trees to be painted Delicate White color [PPG1001-1 DELICATE WHITE CM/OO-284 EXT. ACRISHIELD S/G 649-10]. Include Cross bracing. See Figure 1.
2. Paint interior curtain wall steel eaves the EIFS body color, Horseradish [PPG1086-1 HORSERADISH CM/OO-283 EXT. ACRISHIELD S/G 649-10].
3. Concrete header at concrete columns to be painted EIFS body color Horseradish [PPG1086-1 HORSERADISH CM/OO-283 EXT. ACRISHIELD S/G 649-10]. See Figure 3.
4. Paint all gypsum framing to escalators. See Figures 4, 5.
5. Paint metal supports to hanging lobby signage.
6. Paint ceiling access panels.
7. Paint concrete areas at base of escalators 6 and 7.
8. EXCLUDE FROM LOBBY SCOPE:
 - a. Big Ass Fans
 - b. Tapas at Atkinson Ave. entrance doors
 - c. Lower down lights at steel trees

C. Exhibition Halls

1. Paint airwall partition doors and frames. See Figure 11.
2. Paint drywall soffits at perimeter of Exhibition Halls. See Figure 13.
3. Paint back of house entry way alcoves.
4. Paint louvers and sealant around louvers.
5. Paint partition headers.
6. Paint Crash Door Unit – include roll-up doors, exit doors, and frames. See Figure 12.
 - a. Main door surface to be painted, where closed door is visible.
 - b. Avoid mechanisms, chains.
 - c. Avoid rails, tracks, where lubricated.
7. Paint Concrete Bullwark – EIFS body color Horseradish [PPG1086-1 HORSERADISH CM/OO-283 EXT. ACRISHIELD S/G 649-10].
8. EXCLUDE FROM EXHIBITION HALL SCOPE:
 - a. Large polished concrete columns

- b. CMU (concrete masonry unit/blocks) Walls
- c. Ceiling
- d. Hanging soffits

D. Back of House Spaces

1. Administrative Areas

- a. Paint waiting area lanai to HTA Offices (Level 1). See Figure 2.
- b. Paint waiting area lanai to HCC Offices (Level 2). See Figure 2.
- c. Paint waiting area lanai HCC Boardrooms (Parking Level). See Figure 2.
- d. Paint entrance hallway to HTA Offices (Lobby Level). See Figure 6.

2. Service Corridors

- a. Wall heights are staggered. Paint throughout to height matching the lower wall painted area. See Figure 27.
 - i. Do not paint mezzanine above ceiling framework.
 - ii. Include painting all conduit and sealant within wall painting area.
- b. Paint drywall ceilings
- c. Paint stairways, including walls, stair risers, guard rails, doors to stairs, including door frames.
- d. Provide and paint metal corner guards throughout.
- e. Paint wooden chair rail and below a suitable color to hide scratching. Color TBD.
- f. Provide wooden chair rail to match existing at 4th floor corridor where missing. See Figures 29, 30.
- g. Paint corridor roll-up doors and frames.
 - i. Main door surface to be painted, where closed door is visible.
 - ii. Avoid mechanisms, chains.
 - iii. Avoid rails, tracks, where lubricated.
 - iv. Exclude loading dock roll-up doors.
- h. Replace screens to windows outside of Smart City.

3. Hōkū Room 411 (Green Room)

- a. Paint interior walls and ceiling to match existing.

4. EXCLUDE FROM BACK OF HOUSE SCOPE

- a. Emergency stairwells
 - i. Paint doors and frames only, both sides.
- b. Loading dock
- c. All kitchens, pantries and storerooms
- d. HTA Offices
- e. HCC Offices
- f. Boardrooms and boardroom waiting area inside of the glass doors

E. Parking Level

1. Paint Kahialoha Entrance corridor.
2. Paint all maintenance doors/entries that are already painted.
 - a. Color to match.
 - b. Paint both sides, protecting hardware and kick plates.
3. Paint roll up door near parking attendant booth at exit helix. See Figure 42.
4. Paint all existing painted walls of parking area, colors to match existing.
 - a. Drywall area at Welcome Sign at top of entrance ramp TBD. See Figure 43.
5. Paint guard shack at Kahialoha Entrance. See Figure 33.
 - a. Exterior only.
6. Paint concrete pony wall along edge at entrance ramp, Concrete Gray color. See Figures 34, 35 for boundaries
7. Paint existing painted soffits. See Figure 32.
8. Paint employee entrances along Ala Wai side of Parking Level.
 - a. Paint new conduit and existing painted conduit here.
 - b. Paint to match existing, including existing verbage.
9. Paint stairway alcove ceiling. See Figure 31.
10. Paint wall behind "X" support structure at makai end of aisle F. See Figure 36.
11. EXCLUDE FROM PARKING LEVEL SCOPE
 - a. Entrance ramp and soffit
 - b. Nursery Area
 - c. Exit roll-up doors at makai side of aisles C, D, E
 - d. Stand alone guard shacks at parking exit
 - e. Fireproofing to support structures

F. Third Floor

1. Paint all drywall inside Meeting Rooms.
2. Paint air wall doors.
3. Paint all drywall entrance alcoves to Meeting Rooms. See Figure 25.
4. Paint all drywall walls and ceilings to Meeting Rooms and Theatres. See Figures 18, 20, 21, 22, 23, 24.
5. Paint all drywall in corridors/courtyards.
6. Paint all EIFS in public corridors/courtyards. See Figure 17.
 - a. Include EIFS wall behind water feature at children's courtyard.
7. Alcoves where art is displayed (Center Concourse) to be painted.
8. Include stone cleaning at stone ledges along main concourse.
9. Metal number signage to meeting rooms to be replaced. See Figure 25.
 - a. HCC to provide replacement signage and installation (OFOI).
 - b. Painter to include signage removal, painting the area within bid.
 - i. Currently installed with adhesive, including patching where removal damages finish.

10. Paint framework to existing hanging signage where existing is painted. See Figure 14.
11. Paint star detail to chandeliers in corridor ceiling, color match existing. See Figures 14, 28.
12. Paint interior of louver windows at Palolo Corner. See Figure 28.
13. Acoustic wall panels to remain, protect in place. See Figure 19.
14. Wall paper/wall treatments to remain, protect in place.
15. Paint interior faces of Tapa cutouts to match corridor color.
 - a. Exterior and perpendicular/cut-out faces to be painted in Exterior Painting Project scope.
16. EXCLUDE FROM THIRD FLOOR SCOPE
 - a. Speaker covers
 - b. Wood trims/Doors
 - c. Acoustic Ceiling Tiles (ACT) and frame grid

G. Ballrooms

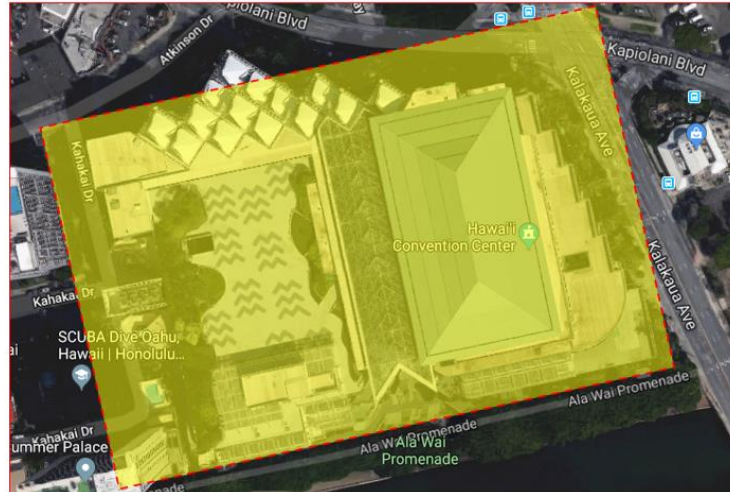
1. Paint drywall walls and soffits. Color to be matched. See Figures 26, 38.
 - a. Exclude soffits where stenciled.
2. Paint airwall pocket doors.
3. Paint airwall pocket interiors.
4. Provide plywood protections within airwall pockets.
 - a. Include corner guards at plywood corners. See Figures 46, 47.
5. EXCLUDE FROM BALLROOMS SCOPE:
 - a. All wooden trim and wooden doors.
 - b. Soffits where stenciled.

H. Fourth Floor

1. All EIFS walls to be painted.
 - a. Include EIFS walls at outdoor terrace.
 - b. Exclude Penthouses for Elevators 3, 4, 5. See Figures 44, 45.
2. All EIFS columns to be painted.
3. All gypsum surfaces to be painted.
 - a. Exclude drywall framing to main concourse transom skylight. see Figure 37.
4. Paint entirety of Stairwell four, including stair risers, railings, and walls.

2.4.8 **Project Location Plans and Images**

SITE VICINITY MAP
NOT TO SCALE



2.5 General Requirements

- A. Drawings and general provisions of Contract.
- B. The Design-Builder shall be responsible for providing the exact function described herein and will be held to the operational criteria. All Offerors must include in his or her response to this Specification any design limitations or constraints in the performance of its system as proposal.
- C. All exceptions to these Specifications and drawings must be made with the proposal submission. In the absence of exceptions, these Specifications and drawings shall be binding on the successful Offerors. Further, in the absence of exceptions, the Design-Builder is stating that the design and specifications for the system have been examined in detail and the Design-Builder is prepared to take full responsibility for the performance of the complete installation as specified.
- D. The project will include the cleaning and painting of interior drywall surfaces for the Hawaii Convention Center (“HCC”).
- E. All work shall be scheduled and performed in a manner that will not have a negative impact on events in the facility. Negative impacts include, but are not limited to, noise, odors, dust, vibration, visual impacts, power outages or disruptions, and intrusion of personnel or equipment. Access to certain spaces will not be allowed if such access causes a negative impact on event related operations. As such, work may need to be scheduled around the events in progress. Design-Builder may work days, evenings, and/or weekends to schedule the work around event operations, and no overtime will be allowed, offeror shall provide an initial schedule / timeline from pre-con to post con and close out with the proposal.

- F. Dust control – The Design-Builder must prevent dust from becoming airborne at all times, including non-working hours, weekends, and holidays in conformance with State Department of Health, administrative rules title 11, chapter 60.1 – Air pollution control. The Design-Builder is responsible for and shall determine the method of dust control, subject to the Design-Builder's choice. The use of water or environmentally friendly chemicals may be used over surfaces that contain dust.
- G. Noise control – The Design-Builder must keep noise within acceptable levels at all times in conformance with State Department of Health administration rules title 11-chapter 46 community noise control. The Design-Builder must obtain and pay for a community noise permit when construction equipment or other devices emit noise at levels exceeding the allowable limits.
- H. Erosion control – In areas where landscaping and grading is within the work area, the Design-Builder must use best management practices (BMP) ESCP (Erosion and sediment control plan) to control water and chemicals that would otherwise have a detrimental effect to the landscaped area.
- I. Care should be exercised when performing work in the facility. Any damage to building structure, systems, equipment, and/or furnishings caused by the Design-Builder and its subcontractors shall be repaired and/or remedied to the satisfaction of HCC representative by the Design-Builder without any cost or impact to HCC and/or the project schedule.
- J. Work site shall be maintained in broom-clean condition at the end of each shift. All construction debris, old equipment and/or parts awaiting disposal, and/or tools and equipment shall be stowed in a manner so as not to pose a safety hazard to employees and the public; and as to not impact HCC event activity.
- K. Design-Builder shall be responsible for any demolition work that might be necessary to accomplish the work.
- L. Design-Builder shall properly recycle and dispose of the construction demolition materials. The quantity/weight of all recycled materials shall be tracked and submitted to HCC and the City representative monthly and a complete summary at the end of the project.
- M. Final job walk shall be conducted with Cumming and HCC representative and punch list items, if any, shall be completed and all closed out documents received before final payment is made.
- N. Along with the proposals, the Design-Builder shall submit a Project Outline and schedule that includes, but is not limited to, project milestones (design work,

major project tasks, testing/commissioning), along with estimated duration time frames for those milestones, and total project duration for the work required to complete this project.

- O. The Design-Builder shall be responsible for providing the exact function described herein and will be held to the operational criteria.

2.5.1 **Principal Work in This Section**

- A. The work includes the supply and installation of all components, specified or not, to successfully execute to a good standard the interior painting.
- B. The Work also includes, all work as defined in the Overview of Scope above, and includes but is not limited to:
 - 1. Upon Contractor's investigation, due diligence, and identification of existing reusable parts, provide design-build concepts.
 - 2. Provide construction services to provide a complete turn-key project to repaint the interior of the building.
 - 3. Address all remedial work if applicable.
 - 4. Provide all temporary utilities as required to continuously support and maintain all existing utilities during the execution of the work.
 - 5. Provide complete O&M Manuals.
 - 6. Licensing, certificates, and permits as applicable.
 - 7. Client training for HCC staff, with Video records as applicable.
 - 8. Client maintenance training.

2.5.2 **Quality Assurance**

- A. All equipment provided by Contractor should meet specifications listed herein.
- B. Contractor shall obtain instructions and training for installation from manufacturer of each product.

2.5.3 **Submittal**

- A. General
 - Do not commence work that requires review of any submittals until receipt of returned submittals with appropriate final action.
 - Do not submit substitute items that have not been approved.
 - Do not include requests for substitution (either direct or indirect) on submittals.
 - Submittals which deviate from the procedures outlined herein will be rejected in total without review. No allowance or extension of project time will be considered due to lost time associated with procedural deviation.
- B. Coordination of Submittals
 - Coordinate preparation and processing of submittals with performance of the work. Coordinate each separate submittal with other submittals and related activities that require sequential performance.
 - Coordinate the submittal of different units of interrelated work so that no submittal will be delayed by the Construction Manager's/Project Manager's, and HCC's review of a related submittal.

C. Pre-Construction

- Provide field investigation of all existing conditions and provide a report that identifies areas that the contractor would consider to not be cleaned or painted due to damage or any other reason. This report must be issued one month before any on site work takes place.
- Incorporate and coordinate field investigations with CM/PM/HCC to properly inform the repair plan and constructability of the project.
- Report findings and recommendations based on field investigations and surveys.
- Product cut sheets for all products and materials.
- Recommended application and installation methods.
- Operating instructions.

D. Post Construction

- Record Documents including As-Built Documents.
- All preconstruction shop drawings updated to as-build condition.
- Product cut sheets for all equipment used.
- Operating manuals.
- Warranty information, for all materials should carry the full manufacturers lifetime warranty, and all labor should carry a 3-year warranty. The overall end product (the interior painted finish) should carry a minimum 15 year warranty for materials and labor.

2.6 APPROVALS

2.6.1 Obtain all necessary approvals and permits from local authorities for all materials to be supplied, methods of installation and system operations, as required herein and by local authorities, it is noted that the owner will pay for all permit fees, but Design-Builder is required to process permit applications.

2.6.2 The entire installation, including materials and equipment shall meet or exceed the minimum standards and requirements of the following:

- A. All applicable codes and editions as identified by the Architect/Engineer of Record on the approved City and County of Honolulu, Department of Planning and Permitting (DPP), Building Permit Set.
- B. Underwriters' Laboratories, Inc. listing service.
- C. NFPA 72 and National Fire Codes.

- D. NSPC – National standard plumbing code.
- E. Codes as accepted and/or modified by the local Authorities:
 - 1. National Electrical Code.
 - 2. American Disabilities Act (ADA).
 - 3. Underwriters' laboratories, UL 1971 for Hearing Impaired.

2.7 EXECUTION SCOPE OF WORK

2.7.1 Installation

- A. Design-Builder shall execute the work in accordance with the approved Contract Documents, including the Drawings and Technical Specifications and in compliance with all the Standards listed therein.
- B. Design-Builder must schedule work according to available dates outlined in HCC Event Schedule in Appendix A. Upon award, Appendix A to be updated and provided.
- C. Coordinate the review and approval of all outstanding Punchlist Items with design professional and the HCC.

2.7.2 Demonstration and Training

- A. In-house maintenance. Provide competent, factory authorized personnel to instruct and train HCC maintenance personnel concerning the location, operation and troubleshooting of the installed systems. The instruction shall be scheduled in coordination with HCC's Representative after submission and approval of formal training plans.
- B. Also provide cost for annual maintenance by manufacturer if required by the warranty.
- C. Vendor shall supply two (2) printed sets and two (2) electronic copies of an Operations Manual and plans for the system.

2.7.3 Certification

- A. Design-Builder shall include a letter of certification from the manufacturer with its submittal.

2.8 WAGE RATES AND OTHER FEES

- 2.8.1 Design-Builder shall pay prevailing wage rates as required by Hawaii State law for all personnel working on State Public Works Projects and who perform work on this project. Fully loaded rates will include all wages, benefits, and other overhead loadings.

2.8.2 Design-Builder shall provide information on mark-up percentages on parts and materials, subcontracts, etc. as required by this RFP or if requested.

2.8.3 Design-Builder shall include all taxes and fees in the pricing proposal.

2.9 INDEMNIFICATION

Vendor/Contractor agrees to indemnify, defend and forever save and hold harmless The Hawai'i Convention Center, ASM Global Parent Inc., AEG Venue Management Holding(s) LLC, Hawai'i Tourism Authority, the State of Hawaii, and each of its and their respective boards, commissions, agents, owners, members, shareholders, directors, officers, servants, employees, subsidiaries, and affiliates (hereinafter referred to as "Company Indemnitees"), unless not permitted by applicable law. Employees and volunteers (sometimes collectively referred to herein as the "Company Indemnitees" and individually as a "Company Indemnitee"), from and against any and all damages, claims, losses, demands, costs, expenses (including attorneys, fees and costs), obligations, liens, liabilities, actions and causes of action, threatened or actual, which any one of the Company Indemnitees may suffer or incur arising directly or indirectly out of or in connection with the Goods, performance of the Services or the failure of supplier to perform the Services in accordance with the terms of this Agreement or any act or omission of the vendor/supplier, including its employees, officers, or agents. The foregoing indemnification shall survive any termination or the expiration of the term of this Agreement.

2.10 INSURANCE

Without in any way limiting or altering the indemnification requirements of vendor/contractor under or pursuant to this Contract, vendor/contract shall, at its sole expense, procure and at all times maintain during the relevant term of this Contract all of the following insurance:

- A. Vendor/Contractor agrees, at its sole expense, to procure and maintain during the Term of this Contract: (i) Commercial General Liability insurance, on an occurrence form, including blanket contractual liability, products and completed operations coverage, fire legal liability coverage, personal and advertising injury coverage (including but not limited to libel, slander, defamation of character, and discrimination) for the mutual benefit of supplier, Company successors and assigns, against all claims for personal injury, death or property damage in or about the Areas arising in the amount of \$1,000,000 per occurrence, \$2,000,000 in the aggregate, (ii) Commercial Automobile Liability insurance, on an occurrence basis covering all owned, non-owned, hired and leased vehicles with a limit of not less than \$1,000,000 per occurrence covering bodily injury and property and physical damage, (iii) following form Umbrella or Excess Liability coverage with a limit of \$5,000,000; and (iv) Pollution Liability in the amount of \$1,000,000 per occurrence, \$1,000,000 in the aggregate.
- B. The insurance policies set forth in (a) above shall name as Additional Insureds each of the Vendor Indemnitees (as set forth in Section 9 above), their respective affiliates, vendors, lenders, as well as each of their respective officers, directors, partners, members, shareholders, employees, agents, representatives, successors,

- and assigns. All such insurance shall be primary and non-contributing to insurance maintained by vendor.
- C. Vendor/Contractor agrees, at its sole expense, to procure and maintain during the term of this Contract, Workers Compensation insurance in accordance with statutory limits and Employers Liability at a limit of \$1,000,000 per occurrence covering all employees, performers, participants and other personnel of supplier (other than such persons as are employed by supplier and its respective affiliates), which shall be evidenced on the certificate of insurance required to be provided in accordance with Section 10 (f and g) below. Such insurance shall include a waiver of subrogation in favor of the vendor/contractor.
 - D. To the extent applicable, vendor/contractor shall obtain and maintain a Personal Property Floater and/or Miscellaneous Equipment insurance coverage on all of supplier's personal property, trade fixtures, and supplier's owned alterations, utility installations and third-party property damage. Such insurance shall be full replacement cost coverage with a deductible of not more than \$2,500.00 per occurrence. The proceeds from any such insurance shall be used by supplier for the replacement of personal property, tools and equipment. Vendor/supplier shall provide Company with written evidence that such insurance is in force and shall cause its insurers to a waiver of subrogation in favor of Company.
 - E. Company makes no representation that the limits or terms of coverage of insurance specified herein are adequate to cover supplier's property, business operations or obligations under this Agreement.
 - F. The insurance shall provide for coverage from commencement of work or occupancy of the premises. There will be no charge to Company for such coverage and a certificate of insurance evidencing such coverage shall be furnished to Company. Said policy of insurance and endorsements shall provide that the policy of insurance cannot be canceled without 15 days prior written notification to Company. Said insurance shall not restrict or limit the coverage of the additional insureds. If vendor/supplier fails to provide the required certificate of insurance at least five (5) business days prior to the commencement of work or occupancy of premises, Company may, in its sole and absolute judgment, either (i) acquire, at vendor/contractor's expense, such insurance as Company determines in its sole judgment to be necessary in order to protect the Company Indemnitees from any of the matters to be covered under subparagraph (a) above, or (ii) treat such failure as a default by supplier and terminate the Agreement.
 - G. All insurance shall be affected by valid and enforceable policies issued by insurers of responsibility, licensed to do business in the Hawaii, such responsibility, and the insuring agreements to meet with the reasonable approval of Company. An insurer with a current A.M. Best rating of at least AVI or better shall be deemed to be acceptable. Receipt by Company of a certificate of insurance, endorsement or policy of insurance which is more restrictive than the contracted for insurance shall not be construed as a waiver or modification of the insurance requirements above or an implied agreement to modify same nor is any verbal agreement to modify same permissible or binding. Any agreement to amend this provision of this Agreement must be in writing signed by the parties.
 - H. At the request, vendor/contractor shall promptly furnish loss information concerning all liability claims brought against company (or any other insured under company required policies), that may affect the amount of liability insurance available for the benefit and protection of the Company Indemnitees under this Agreement. Such loss information shall include such specifics and be in such form as Company.

- I. All insurance coverage available to vendor/contractor and any available proceeds in excess of specified minimum limits shall be available to Company.

2.11 BONDING

The successful Offeror shall be required to obtain and maintain in force at all times during the term of the project performance and payment bonds as provided in the anticipated Contract, which is provided as Exhibit B to Appendix C. The successful Offeror shall be solely responsible for the cost of bonds. The bonds shall be obtained from an approved bonding company that is licensed and authorized to do business in the State of Hawaii. Evidence of both the performance and payment bonds shall be provided to HCC before any contract for this project is executed.

2.12 MISCELLANEOUS REQUIREMENTS

- 2.12.1 Design-Builder shall keep and maintain all of its work areas at the Project site in a neat and orderly fashion and free from obstacles and debris. Design-Builder shall be responsible for removing all debris from the property.
- 2.12.2 Design-Builder shall comply with all federal, state, and local laws, regulations, and ordinances, including occupational safety and health standards applicable to the performance of the service specified.
- 2.12.3 Design-Builder shall be afforded reasonable access to all necessary systems, equipment and areas when required to perform the services specified, subject to reasonable security restrictions as directed by HCC or its PM/CM. Design-Builder shall not be responsible for any equipment malfunction, injuries, or damages of any nature due to an unreasonable prevention or denial of access to perform services.
- 2.12.4 Design-Builder shall pass on to HCC the benefit of any warranties or guarantees of all manufacturers, suppliers and subcontractor providing labor and/or materials in connection with the services.
- 2.12.5 Design-Builder shall maintain competent and sufficient staff assigned to the Project to perform the services specified. All Design-Builder employees assigned to the Project shall maintain a neat and professional appearance at all times while performing the services. If possible, Design-Builder's employees shall wear properly identified company uniforms at all times consisting of shirts with sleeves, long pants, and appropriate shoes. Design-Builder's employees shall be fully and properly clothed at all times while performing the duties set forth.
- 2.12.6 Design-Builder shall cooperate with HCC in obtaining and maintaining appropriate and necessary security clearances, if needed, for its employees in connection with the performance of the services.
- 2.12.7 The Design-Builder is not permitted to store materials and/or equipment on HCC's property during non-working days. The Design-Builder will be required to have their own workplace not located on HCC's property. Upon award, HCC

may grant the Design-Builder with a workplace. The Design-Builder shall be solely responsible for the satisfactory completion and quality of all work performed as determined by HCC.

- 2.12.8 ALL work, services, or products developed must comply with ALL applicable City and County, State, and Federal rules, regulations, codes, and guidelines.
- 2.12.9 HCC shall hold the Design-Builder liable for all the acts of its employees.
- 2.12.10 Design-Builder shall ensure compliance with the "Policies and Procedures for Design-Builder Employees on Premises" provided as Appendix E.
- 2.12.11 Design-Builder agrees to remove any of its employees from the premises upon written request by HCC.
- 2.12.12 Once the contract is awarded, the Design-Builder shall communicate directly with HCC's PM/CM regarding to performing the Scope of Work, and Design-Builder shall cooperate fully with the PM/CM in every way.
- 2.12.13 Should a disagreement arise between the Design-Builder and HCC or the PM/CM in regard to work performance of specific service requirements within the contract specifications, the directives of HCC and the PM/CM shall prevail. Design-Builder's failure to comply with HCC's or the PM/CM's directives shall be deemed cause for corrective action and subject to contractual remedies.
- 2.12.14 Should the Design-Builder discover any discrepancy in the specifications, the Design-Builder shall immediately notify the PM/CM before proceeding any further with the work, otherwise, the Design-Builder will be held responsible for any cost involved in correction of work placed due to such discrepancy.
- 2.12.15 If any work is not in full compliance with these Specifications, the Design-Builder shall make all necessary corrections to the full satisfaction of HCC and/or the PM/CM and at no additional cost to HCC. The Design-Builder shall perform corrective work within the period allowed by the Contract Documents or the PM/CM.
- 2.12.16 The Design-Builder shall immediately remedy any defects caused by negligence of the Design-Builder or its employees. The Design-Builder shall exercise care and shall provide all necessary protection to prevent injury and/or damage.
- 2.12.17 The Design-Builder shall be required to protect the occupants and the general public from any unsafe conditions during the performance of services and/or as a result of the services.
- 2.12.18 The Hawaii Occupational Safety and Health Law, Chapter 396, Hawaii Revised Statutes, effective May 16, 1972, as amended, is applicable and made a part of this solicitation by reference. The Design-Builder shall carefully read and strictly comply with its requirements.
- 2.12.19 All employees will be required to carry a Design-Builder issued, picture ID which will be required to be worn at all times while working at the Hawaii Convention

Center. Design-Builder is to provide each employee with a plastic sleeve with clip to hold the ID.

2.13 MANDATORY CLEARANCES

All Design-Builder's employees providing service on this Project shall pass drug tests and security background checks completed before they are allowed to work on the property.

2.14 INSPECTIONS

HCC and/or its PM/CM shall be allowed to monitor the Design-Builder's job performance at any time. HCC and/or its PM/CM may require the Design-Builder to accompany its designated representative in conducting evaluations.

2.15 REMOVAL OF EMPLOYEES

HCC reserves the right to ask the Design-Builder to remove and replace any employee who conducts himself or herself in a manner detrimental to the operation of the Hawaii Convention Center. Such conduct would include, but is not limited to, inappropriate behavior toward clients or staff of HCC, consuming alcoholic beverages on the premises, and unauthorized or illegal activity.

2.16 FORM OF CONTRACT and PRECEDENCE OF DOCUMENTS

A sample form of the Contract for this project is provided as Appendix B. The order of precedence for the Contract Documents shall be as follows: (1) Contract, (2) Contract Appendix A: Payment Bond and Appendix B: Performance Bonds, (3) Appendix C: Exhibit C: Special Conditions and Exhibit D: General Conditions, (4) this RFP, including all addenda, attachments, appendices, and amendments, and (5) the Design-Builder's Proposal, including the BAFO if required and/or submitted.

2.17 GENERAL TERMS AND CONDITIONS

At all times, the Design-Builder shall comply with the General Terms and Conditions provided herein as Exhibit D to Appendix C.

2.18 SPECIAL CONDITIONS

At all times, the Design-Builder shall comply with the Special Conditions provided herein as Exhibit C to Appendix C. Note that the Special Conditions amend, replace, and add to the terms within the Contract and the General Conditions.

2.19 HCC HEALTH AND SAFETY PROCEDURES

The Design-Builder is responsible for providing adequate orientation, supervision and training of all employees working at the Hawaii Convention Center. All Design-Builder's employees must be familiar with the layout of the Hawaii Convention Center and comply with Appendix E – Hawaii Convention Center Health and Safety Procedures.

Please reference HCC's Health & Safety Protocols and Guidelines for the latest COVID-19 updates and requirements for entry, <https://blog.hawaiiconvention.com/reopening-protocols-and-guidelines/>

2.20 RENTAL EQUIPMENT

HCC rents certain equipment that its Design-Builder may utilize in the Design-Builder's services. In such instances, the Agreement for Rental of Equipment (Without Operator) form, provided herein as Appendix F, will be utilized.

SECTION 3 – PROPOSAL SUBMITTAL REQUIREMENTS

3.1 INTRODUCTION

One of the objectives of the RFP is to make proposal preparation easy and efficient, while giving Offerors ample opportunity to highlight their proposal. When an Offeror submits a proposal, it shall be considered a complete plan for accomplishing the requirements described in this RFP.

3.2 PROPOSAL PREPARATION

Each Proposal must include a completed Rate Card found in Appendix D (the “Proposal Form and Rate Card”). Offerors shall submit all data and information specified/requested in this SECTION to qualify its proposal for evaluation and consideration for award. Non-compliance may be deemed sufficient cause for disqualification of the Proposal.

3.3 DISQUALIFICATION OF PROPOSALS

HCC reserves the right to consider as acceptable only those proposals submitted in accordance with all requirements set forth in the RFP and which demonstrate an understanding of the scope of services. **Any proposal offering any other set of terms and conditions contradictory to those included in the RFP may be disqualified without further notice.** HCC reserves the right to ask for clarification of any item in the proposal.

An Offeror will be disqualified, and the proposal automatically rejected for anyone or more of the following reasons:

Proof of collusion among Offerors, in which case all proposals involved in the collusive action will be rejected.

The Offeror’s lack of responsibility and cooperation as shown by past work or services.

The proposal shows any noncompliance with applicable law.

The proposal is conditional, incomplete, or irregular in such a way as to make the proposal incomplete, indefinite, or ambiguous as to its meaning.

The proposal has any provision reserving the right to accept or reject award, or to enter into a contract pursuant to an award, or provisions contrary to those required in the solicitation.

3.4 SUBMISSION OF PROPOSALS

Each Offeror may submit only one (1) written proposal, addressed to the Contracting Officer via email to the PM/CM with copy to the Contracting Officer no later than **4:00 p.m. HST on Monday, December 2, 2024**, the "Proposal Due Date", identified in paragraph 1.4 of SECTION 1. **Proposals received after this time/date may be rejected.**

3.5 PUBLIC INSPECTION

Proposals shall not be opened publicly but shall be opened in the presence of two or more HCC officials. The register of proposals and Offeror's proposals shall only be provided to the public pursuant to a valid request made pursuant to the Hawaii Uniform Information Practices Act, chapter 92F of the Hawaii Revised Statutes ("UIPA") to the Hawaii Tourism Authority. Such requests can only be made after an awarded contract has been executed by HCC and the selected Offeror.

Offerors shall request in writing nondisclosure of designated trade secrets or other proprietary data to be confidential. Such data shall accompany the proposal and shall be readily separable from the proposal in order to facilitate eventual public inspection of the non-confidential portion of the proposal. HCC cannot guarantee that designated data will be kept confidential. The proposals are subject to disclosure rules set forth in the UIPA and as indicated above. The Offeror bears the burden of establishing that the designated data is exempted from the disclosure requirements set forth in the UIPA.

All proposals and other material submitted by Offerors become the property of HCC and may be returned only at HCC's option.

3.6 INTERIOR PAINTING PROJECT PROPOSAL

The Interior Painting proposal shall include the following categories:

COVER LETTER

SUMMARY OF PROPOSAL

BACKGROUND, QUALIFICATIONS AND EXPERIENCE

PERSONNEL ORGANIZATION AND STAFFING

LIST OF SUBCONTRACTORS AND SUPPLIERS

EQUIPMENT AND INSTALLATION PLAN

IMPLEMENTATION AND TRAINING PLAN

PRICE SUBMITTAL FORM – RATE CARD

OFFEROR'S CERTIFICATE OF VENDOR COMPLIANCE via Hawai'i Compliance Express (<http://endors.ehawaii.gov>)

ACKNOWLEDGEMENT FORM

3.6.1 PROPOSAL COVER LETTER

The proposal cover letter must be on the Offeror's official business letterhead; signed by an individual authorized to legally bind the Offeror. If the Offeror is a corporation, the cover letter must be signed by an authorized officer of the corporation. Authorized representatives must show proof of their authority to bind the Offeror.

3.6.2 SUMMARY OF PROPOSAL

Clearly, concisely, and briefly summarize and highlight the contents of the proposal in such a way to provide HCC with a broad understanding and aspects of the proposal.

3.6.3 BACKGROUND, QUALIFICATIONS AND EXPERIENCE

Provide explicit details on Design-Builder's background, qualifications and experience relative to performing requirements set forth in the "Scope of Services", including but not limited to:

- A. Background of the Design-Builder, i.e. services offered, size, resources, years in business, location, State of Hawaii presence, State of incorporation, etc.
- B. Brief description of Design-Builder's qualifications to perform "Scope of Services" requirements.
- C. List relevant similar installations undertaken within the past five (5) years, indicating at a minimum: manager, manager's representative, project name, and type of operations and equipment installed.
- D. Describe your safety record over the past five (5) years.
- E. A reference from a financial institution (name, title and telephone number).
- F. Three (3) references who can be contacted and provide name, title, organization, phone number, e-mail address.

3.6.4 PERSONNEL ORGANIZATION AND STAFFING

Provide explicit details on the Design-Builder's personnel organization and staffing relative to performing requirements set forth in the "Scope of Services", including but not limited to:

- A. Design-Builder's Managerial organizational chart and resumes of key positions and their respective role for this project if any.
- B. List key personnel who will be assigned to this project and indicate their role and their operations and maintenance experience for the past five (5) years.

3.6.5 LIST OF SUBCONTRACTOR AND SUPPLIERS

Offeror must submit a list of all subcontractor and suppliers that it will utilize for the project. For each subcontractor list, Offeror must indicate the scope of work to be performed by the listed subcontractor and whether a license is needed for the work. If a license is required, the Offeror must indicate that the subcontractor possesses the requisite license and is in good standing. For each supplier of key equipment, the Offeror must provide the name and address for the supplier and the equipment the supplier is providing for the project.

3.6.6 EQUIPMENT AND INSTALLATION PLAN

Offeror must submit a proposed Equipment List and Installation Plan for the Hawaii Convention Center which includes, at a minimum, a comprehensive description of the plan which will be utilized to comply with the Scope of Services required by the RFP.

3.6.7 COST PROPOSAL

Offeror must prepare and submit an all-inclusive cost proposal for the proposed equipment, the installation of the equipment and completion of the Scope of Work required by the RFP. A summary of all costs shall be in a form, referenced in Appendix D.

3.6.8 OFFEROR'S COVC

Provide a current Certificate of Vendor Compliance via Hawai'i Compliance Express (<http://vendors.ehawaii.gov>) issued by the State of Hawai'i.

3.6.9 ACKNOWLEDGEMENT FORM

Provide executed Acknowledgment Form from Appendix H.

3.7 DESIGN-BUILDER'S LICENSE

If a Hawai'i Contractor's license or any other license is required by law for the performance of the work which is called for in this RFP, the Offeror and all subcontractors MUST have the required license, and the license shall be in good standing, before commencement of work on this contract.

3.8 CERTIFICATION OF INDEPENDENT COST DETERMINATION

By submission of a proposal in response to this RFP, the Offeror certifies as follows:

- F. The costs in this RFP have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such costs with any other Offeror.
- G. Unless otherwise required by law, the costs which have been quoted in this RFP have not been knowingly disclosed by the Offeror prior to award, directly or indirectly, to any other Offeror or competitor prior to the award of the contract.
- H. No other attempt has been made or will be made by the Offeror to induce any other person or firm to submit or not to submit a proposal for the purpose of restricting competition.

3.9 MODIFICATION OR WITHDRAWAL OF PROPOSALS

A modification of a proposal already received will be accepted by HCC only if the modification is received prior to the proposal due date. All modifications shall be made in writing and executed and submitted in the same form and manner as the original proposal.

An Offeror may withdraw a proposal already received prior to the due date by submitting to HCC a written request for withdrawal executed by the Offeror's authorized representative. The withdrawal of a proposal does not prejudice the right of an Offeror to submit another proposal within the time set for receipt of proposals.

SECTION 4 – EVALUATIONS

4.1 INTRODUCTION

Evaluation of proposals will be conducted comprehensively, fairly, and impartially. A quantitative scoring system will be utilized to maximize the objectivity of the evaluation.

4.2 PROPOSAL EVALUATION COMMITTEE

An evaluation committee will be selected by HCC to perform all evaluation requirements. The committee will be composed of individuals with knowledge of the requirements identified in the RFP. HCC reserves the right to request information (from Offerors) to clarify Offeror's proposal.

4.3 EVALUATION PHASES

Evaluation phases will be conducted as follows:

- Phase 1 Initial Proposal Evaluation
- Phase 2 Establishment of Priority-List of Offerors **(optional)**
- Phase 3 Discussions with Offerors/Presentations **(optional)**
- Phase 4 Best and Final Offers **(optional)**
- Phase 5 BAFO Evaluation, if necessary
- Phase 6 Recommendation for Contract Award

4.3.1 INITIAL PROPOSAL EVALUATION

HCC and the PM/CM shall conduct an initial review of Offeror's proposal. The review will determine if Offeror adequately addressed the "Scope of Services" requirements, and if the proposal contains all the requirements of this RFP. The initial review will also determine if discussions with the Offerors is necessary. Evaluation of the proposals will be conducted using the evaluation criteria and weight percentages in paragraph 4.4 and, the scoring system in paragraph 4.5.

4.3.2 ESTABLISHMENT OF PRIORITY-LIST OF OFFERORS **(optional)**

The evaluation committee shall rank order Offerors by evaluating and scoring the proposals using the value weight percentages and the evaluation criteria and scoring system in paragraphs 4.4 and 4.5. A priority-list of acceptable Offerors shall be established and limited to no more than the three (3) Offerors, who received the highest scores for their proposals.

4.3.3 DISCUSSIONS WITH OFFERORS **(optional)**

HCC and the PM/CM may require presentations and/or conduct discussions with Offerors regarding the Offeror's proposals. Offeror's proposal may be accepted without discussions.

4.3.4 BEST AND FINAL OFFERS (optional)

Offerors may be requested to submit a "Best and Final" offer ("BAFO"). The BAFO's shall be evaluated and Offeror's proposal "ranking" adjusted, accordingly. If a BAFO offer is requested but not submitted, the previous submittal shall be construed as the Offeror's BAFO.

4.3.5 EVALUATION OF BEST AND FINAL OFFERS (if necessary)

If Offerors are requested to submit a BAFO, the BAFO offers shall be evaluated pursuant to the evaluation criteria and scoring system in paragraph 4.4.

HCC may schedule and conduct interviews with individual Offerors to better understand and evaluate the Offeror's proposal. HCC reserves the right that all offerors submitting a proposal may not be interviewed.

4.3.6 RECOMMENDATION FOR CONTRACT AWARD

The Evaluation Committee shall prepare a report summarizing proposal evaluation findings/rankings and provide recommendation for award of contract.

4.4 EVALUATION CRITERIA AND VALUE WEIGHT PERCENTAGES

<u>Evaluation Criteria</u>	<u>Value/Weight</u>
Offeror's Company Information Background, Qualification, Experience, and References, Personnel Organization and Staffing	20%
Offeror's Installation Plan Specific material, labor, equipment and planned to be utilized	20%
Offeror's Logistics Plan Phasing plan, material laydown, etc.	25%
Offeror's Cost Proposal	35%

4.5 EVALUATION SCORING SYSTEM

The evaluation categories are assigned a value weight percentage, as determined by HCC, totaling 100%. Each category will be rated between one (1) and five (5), with five (5) being the highest (the best rating) by each member of the evaluation committee. The Offeror's total score (see **note** below) will be determined by: a) multiplying the assigned weight value of each category by the numerical rating provided by the evaluation committee member to determine the score for each category; b) totaling the score for all categories of each evaluation committee member; and c) totaling the score of all evaluators.

Note: In determining the total score, the Offeror's cost proposal will be based on total cost and overall value. The lowest costs will receive the highest available rating allocated

to costs where the services, products and materials are of equal value. However, scoring may be affected where the value of the offerings vary among the respective proposals.

SECTION 5 – AWARD OF CONTRACT

5.1 AWARD OF CONTRACT

Award of the contract shall be made to the most responsible and responsive Offeror whose proposal is judged/determined, by the Evaluation Committee, to be the most advantageous to the Hawaii Convention Center, considering all evaluation reviews and results.

5.2 CONTRACT AWARD NOTIFICATION

The Contracting Officer will inform the successful Offeror of contract award selection within 48 hours of confirmation. Additionally, an official "contract award notification letter" will be executed by HCC and provided at the earliest date.

5.3 CONTRACT EXECUTION REQUIREMENTS

5.3.1 AGREEMENT (CONTRACT) DOCUMENTS

The Contract shall be executed by HCC and the successful Offeror ("Design-Builder"). This document will serve as the official and legal contractual instrument between both parties. This document will incorporate (by attachments or reference) the RFP, with any and all addendums; the General Conditions and Special Conditions; and the Offeror's accepted proposal, with any and all addendums/changes/negotiated agreements/etc.; all of which together will constitute the "Contract Documents".

A sample of the anticipated Contract is attached hereto as Appendices B and C. **Do not complete or execute the "sample" contract.**

5.3.2 PROOF OF REQUIRED PERMITS

If permits are required for completion of the subject Project, the successful Offeror must obtain and submit to HCC's Contracting Officer Proof of all required permits ("Proof of Required Permits"). The Proof of Required Permits shall be submitted to HCC's Contracting Officer as soon as possible after the successful Offeror is notified of selection. In any event, no work that requires a permit may be started until Proof of Required Permits is submitted to HCC.

5.3.3 GENERAL CONDITIONS

The General Conditions are attached hereto as Exhibit D to Appendix C and shall be part of the Contract Documents.

5.3.4 SPECIAL CONDITIONS

The Special Conditions are attached as Exhibit C to Appendix C and shall be part of the Contract Documents.

5.3.5 CERTIFICATES REQUIRED BY HRS § 103D-310(c)

Pursuant to HRS § 201B, this RFP is subject to Part III of Chapter 103D of the Hawaii Public Procurement Code, Hawaii Revised Statutes. Accordingly, the successful Offeror shall, within three (3) business days of notification of contract award, furnish proof of compliance with the requirements of HRS § 103D-310(c) including the following:

- A. Chapter 237, tax clearance;
- B. Chapter 383, unemployment insurance;
- C. Chapter 386, workers' compensation;
- D. Chapter 392, temporary disability insurance;
- E. Chapter 393, prepaid health care; and
- F. One of the following:
 - a. Registered and incorporated or organized under the laws of the State, hereinafter referred to as a "Hawaii business"; or
 - b. Registered to do business in the State, hereinafter referred to as a "compliant non-Hawaii business".

Offerors may choose to use the Hawaii Compliance Express ("HCE"), which allows businesses to register online (<http://vendors.ehawaii.gov>) to acquire a single, printable electronic "Certificate of Vendor Compliance." The HCE provides current compliance status as of the certificate issuance date. The "Certificate of Vendor Compliance," indicating that the Offeror's status is compliant with the requirements of HRS Section 103D-310(c), will be accepted for both contracting purposes and final payment.

5.3.6 CONTRACT EXECUTION

Subsequent to contract award, HCC will present the contract to the successful Offeror for execution. The successful Offeror shall return the signed contract within ten (10) calendar days from the date upon which the contract was presented for signature by HCC, or within such time as HCC shall otherwise allow. The signed contract shall be returned to the Contracting Officer.

The successful Offeror shall provide evidence of the required insurance coverages and bonds when returning the signed contract to HCC.

5.4 CONTRACT COMMENCEMENT DATE

Upon completion of contract execution, a "**Notice to Proceed**" letter will be provided the Design-Builder specifying the "Commencement" (start work) date of the contract. No work is to be undertaken by the Design-Builder prior to the commencement date specified in the Notice to Proceed letter. HCC is not liable for any work, contract, costs, expenses, loss of profits, or any damages whatsoever incurred by the Design-Builder prior to the official, notice to proceed "Commencement" date.

5.5 PROTESTS

Proposal protests, as described in Chapter 7 of HRS 103D, will not be considered by HCC. Offeror(s) may object to an award to another Offeror by sending the Contracting Officer a written objection letter which contains the basis of the objection. The written objection letter must be received by the Contracting Officer within Five (5) business days after the notice of award is sent to all Offerors. The objection will be reviewed by the Chief Procurement Officer (“CPO”) for the HCC, and a written decision will be issued in response to the written objection letter within ten (10) business days. The decision of the CPO is final and binding on the Offeror objecting to the award.

5.6 ACCEPTANCE OF TERMS AND CONDITIONS

By submitting a proposal, an Offeror expressly agrees to all of the terms, conditions, provisions, and requirements set forth in this RFP, the contract, the General Conditions, and the Special Conditions.

APPENDIX A

HCC EVENT SCHEDULE TEMPLATE

APPENDIX B

**AIA DOCUMENT A105 – 2017 PROJECT DRAFT SAMPLE
STANDARD FORM OF AGREEMENT BETWEEN OWNER AND DESIGN-BUILDER**

DO NOT EXECUTE

APPENDIX C

AIA Document A105 – 2017

EXHIBIT A: AIA DOCUMENT A312 – 2010, Appendix A: Payment Bond

EXHIBIT B: AIA Document A312 – 2010, Appendix B: Performance Bond

EXHIBIT C: SPECIAL CONDITIONS

EXHIBIT D: GENERAL CONDITIONS

DO NOT EXECUTE

APPENDIX D
RATE CARD / PROPOSAL FORM

DUE WITH PROPOSAL SUBMISSION

APPENDIX E

HAWAII CONVENTION CENTER – HEALTH & SAFETY PROCEDURES

APPENDIX F

AGREEMENT FOR RENTAL OF EQUIPMENT (WITHOUT OPERATOR)

APPENDIX G

**EXHIBIT A: HAWAII CONVENTION CENTER ARCHITECTURAL PLANS, DATED
DECEMBER 15, 1995**

EXHIBIT B: PROJECT CONDITION PHOTOS

EXHIBIT C: Original Spec Section 07240 EIFS, dated 12/15/1995

EXHIBIT D: Original Spec Section 09900 Painting, dated 12/15/1995

APPENDIX H
ACKNOWLEDGEMENT FORM