

SCHOOL FACILITIES AUTHORITY
ADDENDUM NO. 2
TO THE
REQUEST FOR PROPOSALS
TO PROVIDE
PREQUALIFIED CONTRACTORS TO PROVIDE GENERAL CONTRACTOR A and/or B
SERVICES STATEWIDE
REQUEST FOR PROPOSALS NO. RFP-SFA-PCC24-01
ISSUED: October 15, 2024

NOTICE TO ALL PROSPECTIVE OFFERORS:

This Addendum is hereby made a part of the Request for Proposals RFP-SFA-PCC24-01 (RFP) for the PREQUALIFIED CONTRACTORS TO PROVIDE GENERAL CONTRACTOR A and/or B SERVICES STATEWIDE, and it shall amend the said RFP in the following respects:

Instructions to Offerors

Item 1 - Change to RFP section 2.2.5 to correct HRS refence as follows:

Original language:

Types of Insurance:

- a. Workers' Compensation: The Contractor shall obtain worker's compensation insurance for all persons whom they employ in carrying out the work under this Contract. This insurance shall be in strict conformity with the requirements of the most current and applicable State of Hawaii Worker's Compensation Insurance laws in effect on the date of the execution of this Contract and as modified during the duration of the Contract. The minimum limit of liability for worker's compensation is the HRS 286 statutory limit.

New language:

Types of Insurance:

- a. Workers' Compensation: The Contractor shall obtain workers' compensation insurance for all persons whom they employ in carrying out the work under this Contract. This insurance shall be in strict conformity with the requirements of the most current and applicable State of Hawaii Workers' Compensation Insurance laws in effect on the date of the execution of this Contract and as modified during the duration of the Contract. The minimum limit of liability for workers' compensation is the HRS 386 statutory limit.

Item 2 - Delete RFP Exhibit E Reference Questionnaire in its entirety in section 5.

Item 3 - Delete RFP text in section 3.10 and replace with the following:

ADMINISTRATIVE DIRECTIVE NO. 24-01, dated February 16, 2024, requires a Project Labor Agreement (PLA) (available at <https://budget.hawaii.gov/wp-content/uploads/2024/02/AD-24-01.pdf>) for all projects with award amounts in excess of one million five hundred thousand dollars (\$1,500,000).

COMPTROLLER'S MEMORANDUM NO. 2024-20, dated July 26, 2024, issued the Department of Accounting and General Services "Guidelines for Implementing Administrative Directive No. 24-01 relating to Use of Project Labor Agreements for State Construction Projects," effective July 26, 2024 (<https://ags.hawaii.gov/wp-content/uploads/2024/07/CM2024-20.pdf>).

The definitions of the terms "Contractor" and "Subcontractor" for the purposes of this solicitation are those contained in the SFA's General Terms and Conditions for Construction, not as defined in the PLA.

The required form of the Contractor's Agreement-To-Be-Bound may be found in Exhibit F of this RFP. Any Letter of Assent shall take the substantial form of the Agreement-To-Be-Bound. A sample Letter of Assent is provided in Exhibit G of this RFP.

Any Subcontractor performing only trade work not represented by PLA signatories shall not be required to submit a Letter of Assent. However, any such Subcontractor shall be required to execute and provide to the awarded Contractor a written statement attesting that the Subcontractor will be performing only trade work not subject to the PLA, in the form of an Attestation of Exemption executed by a person authorized to bind the Subcontractor. The awarded Contractor shall provide any such Attestation of Exemption to SFA upon demand. A sample Attestation of Exemption is provided in Exhibit H of this RFP.

Any Contractor awarded a Covered Project must:

- a. Obtain either a Letter of Assent or Attestation of Exemption, as appropriate, from each Subcontractor of any tier who may be employed on the project and make copies of such documents available to the SFA upon demand.
- b. Execute an Agreement-To-Be-Bound.
- c. Submit to the SFA a complete, fully executed Agreement-To-Be-Bound within fourteen (14) calendar days of project award, or as soon thereafter as is practicable as determined by the SFA. Failure to timely submit any required Agreement-To-Be-Bound or to provide upon demand any required Letter of Assent or Attestation of Exemption shall be cause for the State in its sole discretion to rescind the subject award and to award the project to the next highest ranked offeror satisfying all requirements.

By submitting an executed Agreement-To-Be-Bound, the Contractor shall be deemed to have certified that all required Letters of Assent and Attestations of Exemption have been gathered and will be made available to SFA upon demand.

Contractors and their Subcontractors (of any tier) are not required to be party to any collective bargaining agreement to participate in a Covered Project.

The Contractor shall maintain in a current status throughout the life of the contract the Agreement-To-Be-Bound, and all Letters of Assent and Attestations of Exemption from Subcontractors of all tiers.

It is understood that by virtue of executing an Agreement-To-Be-Bound, a Contractor will not be obligated to sign a collective bargaining agreement as a condition of performing work.

The Contractor has the primary obligation to meet all conditions of the PLA. This obligation cannot be relieved, evaded, or diminished by subcontracting. Should the Contractor elect to subcontract, the Contractor shall continue to have such primary obligation.

The State shall remain impartial concerning any dispute between labor and its Contractor and not undertake the conciliation, mediation, or arbitration of a labor dispute. All labor disputes shall be resolved pursuant to the procedure set forth in the PLA.

Item 4 – Add Exhibits F, G, and H as described in Item 3 above.

Item 5 – Delete timetable in section 1.7 and replace with the following:

Public Notice announcing Request for Proposals (RFP)	September 16, 2024
Pre-proposal Conference (virtually via google meet)	10:00 a.m., September 20, 2024
Deadline for submission of written questions	On or before 2:00 p.m. September 26, 2024
SFA's responses to written questions	On or about October 15, 2024
Via sealed envelope with electronic proposal on flash drive to: ATTN: Procurement Officer School Facilities Authority 2759 South King Street, Room H201 Honolulu, HI 96826 THERE ARE NO EXCEPTIONS TO THIS PROPOSAL DUE DATE UNLESS THE DATE IS AMENDED IN WRITING BY SFA.	2:00 p.m., November 1, 2024
Evaluation of Proposals	November 8, 2024
Best and Final Offer (BAFO) (Optional solely at SFA's discretion) *	On or about November 12, 2024
Contractors Selected (if no BAFO)	On or about November 13, 2024
Contracts Award	On or about November 14, 2024
Earliest Contract Commencement Date/Notice to Proceed	On or about November 14, 2024

Item 6 – Replace October 18 with November 1 on RFP Cover Page, Registration Form on page ii, section 2.3, and section 4.1.1.

Item 7 - Change to RFP Form 1 to correct conflict in submission process as follows:

Original language:

Submitted via Email to:

procurement@hisfa.org

New language:

Submitted as instructed in Section 4.1.1

Item 8 – Questions and Responses

Question #1

Workers Compensation description appears to reference the wrong HRS in Section 2.2.5 of the RFP.

Response #1

That is correct. We meant to reference HRS 386. Addendum Item 1 above was issued to correct the RFP.

Question #2

Please clarify what Exhibit E Reference Questionnaire is needed for? We couldn't find any reference to it in the submission of our Proposal.

Response #2

Exhibit E Reference Questionnaire is not needed for this RFP. Addendum Item 2 above deletes Exhibit E from the RFP.

Question #3

Please clarify what the scoring criteria is for Exhibit Form 5 – location of work, baseyard, & work hours.

Response #3

For location of work, each location marked with "x" will get 5 points.

If contractor has workers based a location above, they will get 5 points. If contractor needs to transport workers to a location, they will get 3 points.

Baseyards, scoring will be based on the 8 locations above, 5 points will be awarded for location with a baseyard that has 1 or more workers based there; 3 points will be awarded for location with a baseyard that has 0 workers based there.

Work hours scoring will be based on the 8 locations above and will be scored as follows:

Each location with baseyard will receive 1 point for regular hours, 1 point for night hours, and 1 point for weekend hours; until the 20 point maximum is reached.

Question #4

RFP Section 2.3 and Section 4.1.1 refer to electronic versions of the Offeror's proposal saved in pdf form on a flash drive. Proposal Form 1 states, "Submitted via Email to: procurement@hisfa.org."

- a. Please confirm that original and wet-signed hard copy of the Offeror's proposal is not required.
- b. Please confirm that Offeror's proposals shall not be submitted via email.

Response #4

SFA confirms wet-signed hard copy of the Offeror's proposal is not required. Offeror shall include digital copies of the original signatures anywhere the RFP requires signature. SFA will accept electronic signatures from a third-party provider like DocuSign or Adobe Sign. SFA confirms that Offeror's proposals shall not be submitted via email, addendum item 5 above was issued to correct the RFP.

Question #5

We intend to convert several of the RFP's Proposal Form templates to editable files allowing us to enter information within the forms. The resulting page length of the competed forms may differ from the RFP's templates. Please confirm this is acceptable.

Response #5

It is acceptable to convert several of the RFP's Proposal Form templates to editable files.

Question #6

Proposal form 5 has list of trades that offerors are willing and licensed to perform. Do you have to be licensed to check on the list of trade? Or can you check if you can subcontract trade listed?

Response #6

Offeror must be licensed and willing to perform the work with their own direct labor to check yes on the list of trades on form 5.

Question #7

Reference Proposal Form 6, Comparable Construction Experience

- a. Please define "Comparable Construction Experience."
- b. If the Offeror is submitting for both General Contractor A and B work, please clarify how many of each type of Comparable Construction Experience forms are required for both A and B work. Does the Offeror submit two Form 6 for A and two Form 6 for B work for a total of four Form 6? Or does the Offeror submit four each, for a total of eight Form 6?

Response #7

"Comparable Construction Experience" means work that is similar to items marked "X" on form 5. The offeror might include a renovation job on Oahu that required general construction and demolition or a new construction job on Kauai that utilized panelized construction methods.

If the Offeror is submitting for both General Contractor A and B work, the Offeror submit two Form 6 for A and two Form 6 for B work for a total of four Form 6.

Question #8

Please confirm if the date referenced on Proposal Forms 6a, 6b, 6c and 6d, Item no. 5 is the correct date – January 1, 2017

Response #8

The date referenced on Proposal Forms 6a, 6b, 6c and 6d, Item no. 5 is the correct date.

Question #9

Please confirm that we are allowed to reproduce Proposal Forms 6a-6d so that information boxes can be expanded to accommodate project details.

Response #9

Offerors are allowed to reproduce Proposal Forms 6a-6d so that information boxes can be expanded to accommodate project details.

Question #10

I have a question in regards to Proposal Form 7 'Work Capabilities.' Is this form referring to work that we as a contractor are capable and licensed to self-perform, or is it referring to work that we are capable of doing either in house or with a licensed subcontractor?

Response #10

Offerors may select yes if they are capable of doing either in house or with a licensed subcontractor.

Question #11

Regarding Proposal Form 7, Work Capabilities, Item no. 25 "Are you licensed to abate and dispose of hazardous materials": please confirm if the Offeror may check "yes" if they utilize a subcontractor who is licensed.

Response #11

Offerors can select yes on Item no. 25 if they are capable of doing with their own direct labor or with a licensed subcontractor.

Item 9 – list of addendum attachments:

- a. Attachment 1 - Copy of Preproposal Conference Slide Deck
- b. Attachment 2 - List of Attendees for Preproposal Conference

END OF ADDENDUM NO. 2



RFP No. SFA-PCC24-01

Preproposal Conference

PREQUALIFIED CONTRACTORS TO PROVIDE GENERAL
CONTRACTOR A and/or B SERVICES STATEWIDE

Douglas Cullison, HISFA PK Program Manager

Chad White, BK Construction Manager

Who is HISFA?

WHAT?

- The Hawai'i School Facilities Authority (HISFA) is a state agency established in 2020-21 and authorized in 2022-24 with program funding for (1) Preschools, (2) School Modernization and (3) Workforce Housing.

WHY?

- Historically in Hawai'i planning, design and construction of public schools were shared between the Department of Education (DOE) and the Department of Accounting and General Services (DAGS). Those functions were consolidated in the DOE for accountability by Act 51 Reinventing Education Act of 2004.
- The idea for a separate HISFA evolved from efforts by legislators dating back to 2013 with the passage of Act 155, a pilot program for the DOE to redevelop three public school land sites in public-private partnerships (P3s) to generate revenue for education. No sites were started by the DOE.
- Further changes are underway. Act 72 (2020) established the HISFA. Act 271 (2021) clarified HISFA powers and responsibilities. Act 61 (2023) authorized the HISFA board to appoint the executive director.

HOW?

- Using industry standards, innovative designs, latest construction methods, maintainability of buildings and sensible budgets, HISFA programs construct modern learning and living environments for Hawai'i's public school system.

About Us

Douglas Cullison

- HISFA Preschool (PK) Program Manager
 - Delivering LG's Ready Keiki Initiative (Expand PK capacity by 7,000 seats)
- More than 10 years on megaprojects in Hawaii
 - Risk management lessons learned
 - MACC with early contractor involvement
 - Focus on the schedule
 - Always move forward
 - Fair approach to construction management
 - Be open to new ideas

Chad White (BK) -

- Over 30 years construction management experience
- Driving innovative construction contract delivery in state government

Overview of proposal

- This RFP aims to create a pool of qualified Contractors
- This solicitation seeks to establish multiple indefinite delivery indefinite quantity (IDIQ) contracts
- Contractors in the pool will be eligible to compete for General Contractor A and/or B projects during the Contract period
- For each project, three Contractors from the pool will be selected to submit proposals
- Awards will be based on evaluation criteria specific to each project (weighting below)
 - 30% based on lump sum price
 - 30% based on contractor evaluation
 - First job, each contractor will receive a perfect score
 - Thereafter, evaluation scores will be averaged and used for selection
 - 30% Schedule Past Performance
 - 10% Contractor Participation During Job Proposal Phase
- Contract term
 - Initial expiration June 30, 2026
 - Up to 3 renewal periods to June 30, 2029

Note: If you are a member of any other pool of contractors for DOE, SFA, or another agency, you must still propose to join this pool

Anticipated Project Types

- Renovation Projects
 - Classroom Conversion Renovations (\$200K - \$1M)
 - ADA Barrier Removal (\$10K - \$1M)
 - Miscellaneous On-Call Construction (\$10K - \$1M)
- New Build Projects
 - New Preschool Facilities (\$5M - \$15M)
 - Design Constructability Review / ATC Dev (\$10K - \$50K)
- Other projects based on HISFA need

Note: all costs above are estimates and ranges may not be accurate based on various risk factors inherent in construction projects.

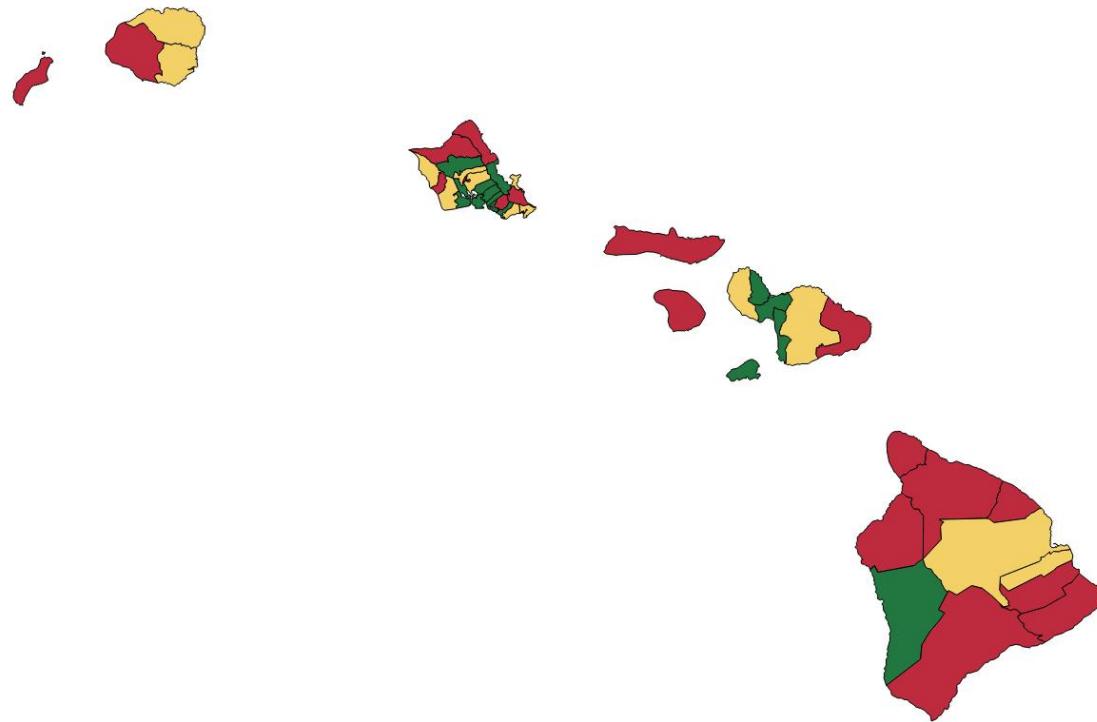
Classroom Renovations

57 completed to date



Lincoln ES Before and After renovation

Target Areas for New Preschool Campuses



RFP Key Dates

Public Notice announcing Request for Proposals (RFP)	September 16, 2024
<i>Pre-proposal Conference (virtually via google meet)</i>	<i>10:00 a.m., September 20, 2024</i>
Deadline for submission of written questions	On or before 2:00 p.m. September 26, 2024
SFA's responses to written questions	On or about October 4, 2024
Via sealed envelope with electronic proposal on flash drive to: ATTN: Procurement Officer School Facilities Authority 2759 South King Street, Room H201 Honolulu, HI 96826 THERE ARE NO EXCEPTIONS TO THIS PROPOSAL DUE DATE UNLESS THE DATE IS AMENDED IN WRITING BY SFA.	2:00 p.m., October 18, 2024
Evaluation of Proposals	October 25, 2024
Best and Final Offer (BAFO) (Optional solely at SFA's discretion) *	On or about October 28, 2024
Contractors Selected (if no BAFO)	On or about October 29, 2024
Contracts Award	On or about October 31, 2024
Earliest Contract Commencement Date/Notice to Proceed	On or about October 31, 2024

No Q/A in this conference

Please submit pre Proposal RFI questions via email to procurement@hisfa.org

RFP No. SFA-PCC24-01 Pre-Proposal Conference
Friday, September 20, 2024 10:00 a.m. HST
ATTENDEE LIST

- | | |
|---|---|
| 1. Bowers & Kubota / Chad White | 11. School Facilities Authority / Kenyon Tam |
| 2. Economy Plumbing & Sheet Metal, LLC / Chase Kutara | 12. School Facilities Authority / Cindy Watarida |
| 3. Hawaii Works, Inc. | 13. South Pacific Contracting / Dwight Ho |
| 4. JCON General, LLC / Brian Shin | 14. Surface Shield Roofing Company / Charold Rivera |
| 5. Kitsap Construction LLC / Deja Corpening | 15. Swinerton / Jason Pang |
| 6. Molina Engineering, Ltd. / Paul Molina | 16. T. Iida Contracting, Ltd. |
| 7. Molina Engineering, Ltd. / Russel Shore | 17. Unknown Caller / +1 808-***-**80 |
| 8. Peterson Bros. Construction, Inc. / Kim Holt | 18. Unknown Caller / +1 808-***-**86 |
| 9. S & M Sakamoto, Inc. / Greg Sakamoto | |
| 10. School Facilities Authority / Doug Cullison | |