

Hawaii Public Housing Authority

REQUEST FOR QUOTES

RFQ-PMB-26-2023

Fire and Smoke Damage with Hazardous Vapor Remediation Services

Notice is hereby given pursuant to Chapter 103D, Hawaii Revised Statutes (HRS), the Hawaii Public Housing Authority (HPHA) will be accepting quotes for fire and smoke damage with hazardous vapor remediation services at Makua Alii under Asset Management Project 34 (AMP 34) on Oahu. Remediation services are required due to distinguished structural fire in dwelling unit 509 on the 5th floor of the 20-story tall building.

I. Scope of Services

A. Provide fire and smoke damage with hazardous vapor remediation services for follows:

1. Interior of dwelling unit 607 located at Makua Alii, 1541 Kalakaua Ave., Honolulu, Hawaii 96826. Dwelling units is a 8 feet ceiling, 1-bedroom, 1-bath unit with living room, kitchen, and lanai. Reference Exhibit 1 – Floor Plan.
2. Exterior of stacks 8, 9, and 10 from the 4th floor to the 10th floor on the back side of the Eva Wing of the building.

B. Remediation services shall be performed in accordance with IICRC S700 Standard for Professional Fire and Smoke Damage Restoration.

C. Unit interior remediation services shall include without limitations:

1. Remediation of unit contents to include without limitation:
 - a. Designate contents in the dwelling unit which require disposal.
 - b. Haul and dispose porous contents from the dwelling unit which require disposal. Contents include without limitation mattresses, paper, soft goods, curtains, and porous furniture.
 - c. Thoroughly clean all non-porous salvaged contents with a cleaning agent and microfiber cloths.
 - d. Manage the remediation services of salvaged contents within the dwelling unit while providing the services. No additional space will be provided for storage of salvaged contents within the dwelling unit. It is allowable to place the

salvaged unit contents within protected zones in the interior of the unit, properly covered, and protected before any remediation work takes place.

2. Unit interior remediation services may be thoroughly wiped down with a cleaning agent, properly scrubbed or disinfected as determined appropriate by the Successful Offeror. This applies to walls, ceilings, and attached items including without limitation, exterior and interior of cabinets, shelving, lighting, furnishings, fixtures, or improvements and settleable surfaces. The cleaning agent should address soot, char, ash, polycyclic aromatic hydrocarbons, dioxins, and other organic and inorganic chemicals associated with residential building fire losses.
 3. Pressure wash, scrub or disinfect all walls, ceilings, exterior and interior of cabinet and settleable surfaces.
 4. Remedial staff should don Tyvek suits and utilize appropriate respiratory protection to include carbon and HEPA filters.
 5. Floor protection to capture combustion residues.
 6. Isolate work areas using approved containment methods and air scrubbers with HEPA filters to create a negative or neutral air pressure environment in the impacted area.
 7. Increase ventilation in the dwelling unit for the entire duration of the unit interior remediation period using both carbon-filtered air scrubbers and mechanical ventilation of the spaces.
 8. Encapsulate and paint all affected interior building materials to prevent future exposure to residual combustion by products. Ensure surfaces are completely dry prior to painting.
- D. Exterior remediation services of stacks 8, 9, and 10 from the 4th floor to the 10th floor on the back side of Eva Wing of the building (hereinafter “impacted area”), to include without limitation:
1. The impacted area for remediation services must be properly scaffolded with appropriate protection, so no abatement activity affects the occupants, neighboring properties, or the public.
 2. All surfaces on the impacted area must be pressured washed, properly scrubbed, or disinfected with cleaning agent. Surfaces to include without limitation exterior elevation finishes, concrete walls, windows, and screens. The cleaning agent to be used shall address soot, char, ash, polycyclic aromatic hydrocarbons, dioxins, and other organic and inorganic chemicals associated with residential building fire losses.

3. Thoroughly clean all left in place non-porous building materials including without limitation all structural components, remaining utilities, and finishes, etc. with microfiber cloths.
 4. Isolate work areas using approved containment methods and air scrubbers with HEPA filters to create negative or neutral air pressure environment in the impacted area.
- E. The HPHA will conduct post-remedial verification by an independent third party to include a visual assessment and combustion by product sampling of all remediated areas. Should results be above the acceptable levels to reoccupy the unit, the Successful Offeror shall re-remediate the scope requirements to ensure clearance through a second post-remedial verification at the expense of the Successful Offeror.
- F. Daily Inspection of Work-in-Progress
1. Daily Inspection While Work Is In Progress: All work, tools and equipment used shall be subject to daily inspection by the Contract Administrator or his/her designee and any corrective measures required shall be documented. The Successful Offeror shall comply with all notices for corrective work or correction of defective tools and equipment and shall perform all additional work to correct the existing substandard conditions, damages, repair, or replace equipment within three (3) business days of receipt of said notices. Should the Successful Offeror fail to comply with the required corrections within the specified time, the Contract Administrator or his/her designee reserves the right to take necessary action.
 2. Daily inspection shall not relieve the Successful Offeror of responsibility to provide safe and adequate tools, equipment and work methods at all times nor remove the Successful Offeror's liability should the Successful Offeror fails to do so.

II. Time of Performance and Work Schedule

A. Time of Performance

The Successful Offeror shall commence work upon the HPHA's issuance of a Notice to Proceed, anticipated to be Thursday, September 28, 2023 and completed by Friday, September 29, 2029 unless there are circumstances beyond the Successful Offeror's control and are acceptable and approved by the HPHA.

B. Work Schedule

The Successful Offeror shall provide a work schedule to the Contract Administrator or his/her designee prior to the start of services. Work shall be performed on Mondays through Fridays, excluding State holidays, from 8:00 a.m. to 4:30 p.m. Hawaii Standard Time (HST).

- C. The HPHA is not responsible for and shall not pay overtime pay resulting from the Successful Offeror's scheduling of staff.

III. Minimum Qualifications

Offerors shall have the appropriate IICRC certification at the time of quote submission. Proof of certification is required at the time of quote submission.

IV. Special Conditions

- A. The Successful Offeror shall be responsible for ensuring safe working conditions.
- B. The Successful Offeror shall take precautions against damages to properties while performing the services. All damages resulted from the Successful Offeror's operations shall be repaired at the expense of the Successful Offeror. The Successful Offeror shall repair all damages caused by Successful Offeror's equipment or employees to existing utilities and structures, including without limitation water lines, electric conduits, sewer lines, and buildings. If such repairs are not completed within a reasonable time frame, the HPHA reserves the right to purchase services for the necessary repairs from the open market and to deduct all repair costs from moneys due or may thereafter become due to the Successful Offeror. In the event moneys due to the Successful Offeror is insufficient for this purpose, the Successful Offeror shall pay the difference upon demand by the HPHA.
- C. For the duration of the contract, the HPHA Contract Administrator or his/her designee has the right to temporarily suspend work operation and/or terminate the contract during any phase of the contract due to the Successful Offeror's non-compliance. Operation may resume upon approval by the Contract Administrator and/or designee when the Successful Offeror's non-compliant performance has been satisfactorily corrected for all non-performance issues. Any losses resulting from work delays due to Successful Offeror's non-compliant performances shall be the sole responsibility of the Successful Offeror and shall be promptly remedied by the Successful Offeror at his/her own expense.
- D. Wages and Labor Law Compliance

Prior to entering into a Contract in excess of \$25,000, an offeror shall certify that it complies with section 103-55, HRS, Wages, hours, and working conditions of employees of the Successful Offerors performing services. Section 103-55, HRS, provides that the services to be performed shall be performed by employees paid at wages not less than wages paid to public officers and employees for similar work. Offerors are further advised that in the event of an increase in wages for public employees performing similar work during the period of the resulting Contract, the Successful Offeror shall be obligated to provide wages not less than those increased wages.

The Successful Offeror shall be further obligated to notify his employees performing work under the Contract of the provisions of section 103-55, HRS, and of the current wage rates for public employees performing similar work. The Successful Offeror may meet this obligation by posting a notice to this effect in the Successful Offeror's place of business in an area accessible to all employees.

Offerors is required to complete and submit the attached Wage Certification certifying that the services required will be performed pursuant to section 103-55, HRS should the quote be submitted in excess of \$25,000. Reference Exhibit 2 - Wage Certificate.

E. Certifications of Eligibility

Prior to award of a contract, the Successful Offeror is required to submit the following documents to the HPHA to demonstrate compliance with State laws:

1. Tax Clearance Certificate (Form A-6) from the Hawaii State Department of Taxation and the Internal Revenue Services;
2. Application for Certificate of Compliance (Form LIR #27) from the Department of Labor and Industrial Relations; and
3. Certificate of Good Standing from the Department of Commerce and Consumer Affairs Business Registration Division.

Instead of separately applying for these (paper) certificates with the various state/federal agencies, the applicant may choose to use the Hawaii Compliance Express (HCE), which allows business to register online through a simple wizard interface at:

<http://vendors.ehawaii.gov/hce/splash/welcome.html>

The HCE provides the applicant with a "Certificate of Vendor Compliance" with current compliance status as of the issuance date, accepted for both contracting purposes and final payment. Vendors that elect to use the new HCE services will be required to pay any annual fee of \$12.00 to the Hawaii Information Consortium, LLC.

G. The HPHA and the Successful Offeror are subject to the following mandatory Federal contract clauses:

1. Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act.
2. Examination and Retention of Successful Offeror's Records. The HPHA, HUD or Comptroller General of the United States or any of their duly authorized representatives shall, until three years after final payment under this contract,

have access to and the right to examine any of the Successful Offeror's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions.

3. Right in Data and Patent Rights (Ownership and Proprietary interest). The HPHA shall have exclusive ownership of all proprietary interest in and the right to full and exclusive possession of all information materials, and documents discovered or produced by the Successful Offeror pursuant to the terms of this Contract.
 4. Energy Efficiency. The Successful Offeror shall comply with all mandatory standards and policies relating to energy efficiency which are contained in the energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub.L. 94-163) for the State of Hawaii.
 5. Termination of Cause and for Convenience. The HPHA may terminate this contract in whole, or from time to time in part for the HPHA's convenience or the failure of the Successful Offeror to fulfill the contract obligations (cause/default). Any notice of termination shall be provided in writing. Upon receipt of the notice, the Successful Offeror shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the HPHA all information, reports, papers, and other materials accumulated or generated in performing the contract, whether completed or in process.
- H. Compensation and Payment Terms. Section 103-10, HRS, provides that the HPHA shall have 30 calendar days after receipt of invoice or satisfactory performance of the services to make payment. Upon receipt of the invoice, the HPHA shall date stamp the invoice, and use this receipt date to calculate the 30-day payment period. For purposes of this section, the Successful Offeror's invoice date shall not be considered. The Successful Offeror shall submit invoice(s) for services rendered to:

Hawaii Public Housing Authority – AMP 34
Attention Mr. Ioane Ah Sam
1002 North School Street, Bldg. M
Honolulu, Hawaii 96817

I. Campaign Contributions by State and Country Successful Offerors Prohibited

If a Contract is awarded as a result of this solicitation, the Successful Offeror agrees to comply with §11-355, HRS, which states that campaign contributions are prohibited from a State and County government Successful Offeror during the term of the Contract if the Successful Offeror is paid with funds appropriated by the legislative body between the execution of the Contract through the completion of the Contract.

V. Site Inspection

The HPHA will conduct a Site Inspection on Monday, September 25, 2023, 9:00 a.m. HST, meet outside of the main building entrance at Makua Alii. Attendance at the Site Inspection is not required in order to submit a quote, but attendance is strongly encouraged to become familiarize with the existing conditions and the nature of the work to be performed. No additional compensation shall be allowed by reason of any misunderstanding or error regarding the conditions of the work to be performed.

VI. Submission of Questions and Quote

All questions related to this solicitation shall be submitted on the HiePro by 4:30 p.m. HST, Monday, September 25, 2023. Responses to questions received will be posted on the HiePro by 4:30 p.m. HST, Tuesday, September 26, 2023.

The submission of a quote shall constitute the offeror's indisputable representation of compliance with all requirements of this solicitation.

Quote shall be submitted on HiePro not later than 12:00 p.m. HST, Wednesday, September 27, 2023 and include the following:

1. Provide the **all-inclusive unit price for the remediation services as solicited** in the line item listed on the HiePro. The all-inclusive unit price shall include without limitation, labor, equipment, and all applicable taxes for the provision of the specified services.
2. If quote total is in excess of \$25,000, upload the completed **Wage Certificate** as an attachment to the HiePro quote submission.
3. Upload a copy of **applicable IICRC certification** as an attachment to the HiePro quote submission.

Quote submissions without the Wage Certificate and/or the applicable IICRC certification may be considered non-responsive and may not be considered for award. Please contact Ms. Tammie Wong at (808) 832-6071 should you have any questions.

