

# **GENERAL PROVISIONS**

## **FOR CONSTRUCTION CONTRACTS**

**2008 EDITION**

**HAWAII COMMUNITY DEVELOPMENT AUTHORITY**  
**DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM**  
**STATE OF HAWAII**

## **PREFACE**

The State of Hawaii Procurement Code forms the basis for portions of this General Provisions. The Hawaii Administrative Rules Procurement Code is not physically included in this General Provisions, but shall govern if any provisions used in this General Provisions are not consistent with the Hawaii Administrative Rules Procurement Code.

Copies of the Hawaii Administrative Rules Procurement Code may be obtained from the State Procurement Office, Department of Accounting and General Services, State of Hawaii, Fourth Floor, Kalanimoku Building Room 416, 1153 Punchbowl Street, Honolulu Hawaii.

# TABLE OF CONTENTS

<u>Title</u>	<u>Page</u>
<b>ARTICLE 1 – DEFINITIONS</b>	1
<b>ARTICLE 2 - PROPOSAL REQUIREMENTS AND CONDITIONS</b>	8
2.1 Qualification of Bidders	8
2.1.1 Notice of Intention to Bid	8
2.1.2 Tax Clearance	10
2.1.3 Compliance with the Requirements of Section 103D-310(c), HRS	11
2.1.4 Wrongful Refusal to Accept a Bid	11
2.2 Interpretation of Quantities in Bid Schedule	11
2.3 Contents of Proposal Forms	12
2.4 The Site and Proposed Contract Documents	12
2.5 Addenda and Bid Clarifications	13
2.6 Substitution Before Contract Award	13
2.7 Preparation of Proposal	14
2.8 Bid Security	14
2.9 Delivery of Proposals	16
2.10 Withdrawal or Revision of Proposal	16
2.10.1 Withdrawal of Proposals	16
2.10.2 Modification of Proposals	17
2.11 Public Opening of Proposals	17
2.12 Disqualification of Bidders	17
2.13 Protest	18
2.14 Cost for Plans and Specifications	18
<b>ARTICLE 3 - AWARD AND EXECUTION OF CONTRACT</b>	18
3.1 Consideration of Proposals; Cancellation	18
3.2 Irregular Proposals	18
3.3 Correction of Bids and Withdrawal of Bids	19
3.4 Award of Contract	20
3.5 Cancellation of Award	21
3.6 Return of Bid Security	21
3.7 Requirement of Performance and Payment Bonds	21
3.8 Execution of the Contract	22
3.9 Failure to Execute the Contract	22
3.9.1 Before the Award	22
3.9.2 After the Award	22
3.9.3 Executive Director’s Options	23
3.10 Notice to Proceed	23

<u>Title</u>	<u>Page</u>
<b>ARTICLE 4 - SCOPE OF WORK</b>	<b>24</b>
4.1 Intent of Contract, Duty of Contractor	24
4.2 Changes	24
4.2.1 Minor Changes	24
4.2.2 Oral Orders	24
4.2.3 Field Orders	25
4.2.4 Change Orders	25
4.2.5 Claim Notification	25
4.2.6 Proceeding with Directed Work	26
4.3 Duty of Contractor to Provide Proposal for Changes	26
4.3.4 Pricing or Negotiating Costs Not Allowed	26
4.4 Price Adjustment	26
4.5 Allowances for Overhead and Profit	27
4.6 Payment for Deleted Material	28
4.6.1 Canceled Orders	28
4.6.2 Returned Materials	28
4.6.3 Uncanceled Materials	28
4.7 Variations in Estimated Quantities	29
4.8 Variations in Bottom Elevations	29
4.9 Differing Site Conditions	29
4.10 Utilities and Services	30
4.10.2 Unknown Utilities	30
4.10.4 Restoration of Damaged Utilities	31
<b>ARTICLE 5 - CONTROL OF WORK</b>	<b>31</b>
5.1 Authority of the Engineer	31
5.2 Authority of the Inspector	32
5.3 Authority of Consultant(s)	32
5.4 Shop Drawings and Other Submittals	32
5.4.2 Submittal Variances	35
5.4.3 Review and Acceptance Process	35
5.5 Coordination of Contract Documents	36
5.5.1 Addenda	36
5.5.2 Special Provisions and Proposal	36
5.5.3 Specifications	36
5.5.4 Specification Error	36
5.5.5 Drawings	37
5.6 Interpretation of Drawings and Specifications	38
5.7 Examination of Drawings, Specifications, Project Site	38
5.8 Cooperation Between the Contractor and the HCDA	39
5.8.1 Furnishing Drawings and Specifications	39
5.8.2 Superintendent	39

	<u>Title</u>	<u>Page</u>
	5.8.3 Engineering Work	39
	5.8.4 Use of Structure or Improvement	40
5.9	Inspection	41
5.10	Removal of Defective, Non-Conforming and Unauthorized Work	41
5.11	Value Engineering Incentive	42
	5.11.2 Value Engineering Change Proposal	42
	5.11.3 VECP Required Information	42
	5.11.4 Required Use of Licensed Architect or Engineer	43
	5.11.6 Acceptance of VECP	43
	5.11.7 VECP Price Adjustments	44
5.12	Subcontracts	45
	5.12.1 Replacing Subcontractors	45
	5.12.2 Notice of Replacing Subcontractor	45
	5.12.3 Adding Subcontractor	46
	5.12.4 Subcontracting	46
 <b>ARTICLE 6 - CONTROL OF MATERIALS AND EQUIPMENT</b>		 46
6.1	Materials and Equipment	46
6.2	Source of Supply and Quality of Materials	46
	6.2.3 Engineer's Authorization to Test Materials	46
	6.2.4 Unacceptable Materials	47
6.3	Substitution After Contract Award	47
	6.3.2 Substitution After Contract Award	47
6.4	Asbestos Containing Materials	48
6.5	Test Samples	48
6.6	Material Samples	49
6.7	Non-Conforming Materials	49
6.8	Handling Materials	49
6.9	Storage of Materials	50
6.10	Property Rights in Materials	50
6.11	Assignment of Antitrust Claims for Overcharges for Goods Purchased	50
 <b>ARTICLE 7 - PROSECUTION AND PROGRESS</b>		 50
7.1	Prosecution of the Work	50
	7.1.4 Working Prior to Notice to Proceed	51
7.2	Commencement Requirements	51
	7.2.1 Identification of the Superintendent	51
	7.2.2 Proposed Working Hours	51
	7.2.3 Permits and Licenses	52
	7.2.4 Schedule of Prices	52
	7.2.5 Proof of Insurance Coverage	52
7.3	Insurance Requirements	52

	<u>Title</u>	<u>Page</u>
	7.3.1 Obligation of Contractor	52
	7.3.7 Types of Insurance	53
7.4	Permits and Licenses	55
7.5	Normal Working Hours	55
7.6	Hours of Labor	55
7.7	Prevailing Wages	55
	7.7.2 Wage Rate Schedule	56
	7.7.4 Posting Wage Rate Schedule	56
7.8	Failure to Pay Required Wages	57
7.9	Payrolls and Payroll Records	57
7.10	Overtime and Night Work	57
	7.10.2 Overtime Notification	58
7.11	Overtime and Night Payment for State Inspection Service	58
	7.11.2 Payment for Inspection Services	59
7.12	Limitations of Operations	59
7.13	Assignment or Change of Name	59
	7.13.1 Assignment	59
	7.13.3 Recognition of a Successor in Interest Assignment	60
	7.13.4 Change of Name	60
7.14	Laws to be Observed	60
7.15	Patented Devices, Materials and Processes	61
7.16	Sanitary, Health and Safety Provisions	61
7.17	Protection of Persons and Property	62
	7.17.8 Emergencies	63
7.18	Archaeological Sites	63
7.19	Responsibility for Damage Claims; Indemnity	64
7.20	Character of Workers or Equipment	65
	7.20.2 Character and Proficiency of Workers	65
	7.20.3 Insufficient Workers	66
	7.20.4 Equipment Requirements	66
7.21	Contract Time	66
	7.21.2 Calculation of Contract Time	66
	7.21.3 Modifications of Contract Time	67
	7.21.4 Delays for Permits	67
	7.21.5 Delays Beyond Contractor's Control	67
	7.21.6 Delays in Delivery of Materials	68
	7.21.7 Delays for Suspension of Work	69
	7.21.8 Contractor Caused Delays	69
	7.21.9 Reduction in Time	70
7.22	Construction Schedule	70
7.23	Statement of Working Days	71
7.24	Suspension of Work	71
	7.24.1 Procedure to be Followed	71
	7.24.2 Partial, Total Suspension of Work	72

	<u>Title</u>	<u>Page</u>
	7.24.3 Payment	72
	7.24.4 Claims Not Allowed	73
7.25	Disputes and Claims	73
	7.25.1 Required Notification	73
	7.25.2 Continued Performance of Work	74
	7.25.4 Requirements for Notice of Claim	74
	7.25.6 Final Statement for Claim	74
	7.25.10 Decision on Claim/Appeal	75
	7.25.11 Payment and Interest	75
	7.25.13 Waiver of Attorney's Fees	76
7.26	Failure to Complete the Work on Time	76
	7.26.2 Acceptance of Liquidated Damages	77
	7.26.3 Payments for Liquidated Damages	77
7.27	Termination of Contract for Cause	77
	7.27.1 Default	77
	7.27.2 Additional Rights and Remedies	78
	7.27.3 Costs and Charges	78
	7.27.4 Erroneous Termination for Cause	78
7.28	Termination for Convenience	79
	7.28.1 Termination	79
	7.28.2 Contractor's Obligations	79
	7.28.3 Right to Construction and Goods	79
	7.28.4 Compensation	79
7.29	Correcting Defects	80
7.30	Final Cleaning	81
7.31	Substantial Completion and Final Inspection	81
	7.31.1 Substantial Completion	81
	7.31.2 Final Inspection	82
	7.31.4 Revoking Substantial Completion	82
7.32	Project Acceptance Date	83
	7.32.2 Protection and Maintenance	83
	7.32.4 Punchlist Requirements	83
	7.32.7 Failure to Correct Deficiencies	83
7.33	Final Settlement of Contract	84
	7.33.1 Necessary Submissions	84
	7.33.2 Failure to Submit Closing Documents	84
7.34	Contractor's Responsibility for Work; Risk of Loss	85
7.35	Guarantee of Work	85
	7.35.2 Repair of Work	85
	7.35.3 Manufacturer's and Installer' Guarantee	86
7.36	Work of and Charges by Utilities	86
7.37	Right to Audit Records	87
7.38	Records Maintenance, Retention and Access	87

<u>Title</u>	<u>Page</u>
<b>ARTICLE 8 - MEASUREMENT AND PAYMENT</b>	<b>88</b>
8.1 Measurement of Quantities	88
8.2 No Waiver of Legal Rights	88
8.3 Payment for Additional Work	89
8.3.4 Force Account Method	89
8.4 Progress and/or Partial Payments	95
8.4.1 Progress Payments	95
8.4.3 Partial Payment for Materials	96
8.5 Prompt Payment	96
8.5.3 Bona Fide Disputes	97
8.5.4 Filing Non-Payment Complaint	97
8.6 Retainage	97
8.7 Warranty of Clear Title	98
8.8 Final Payment	98
8.9 Claims Arising Out of Payment for Required Work	98
 <b>APPENDIX - SAMPLE FORMS</b>	
Surety [Bid] [Proposal] Bond	
Performance Bond - Surety	
Performance Bond - Contractor	
Labor and Material Payment Bond – Surety	
Labor and Material Payment Bond – Contractor	
Combination Performance and Payment Bond	
Contractor Acknowledgment Form	
Surety Acknowledgment Form	
Non-Gratuity Affidavit	
Form A	

## **ARTICLE 1 - DEFINITIONS**

Whenever the following terms or pronouns are used in these Bidding and Execution of Contract Requirements, and General Provisions, or in any Contract Documents or instruments where these Bidding and Execution of Contract Requirements, and General Provisions govern, the intent and meaning shall be interpreted as follows

- 1.1 ADDENDUM (plural - Addenda)** - A written or graphic document, including Drawings and Specifications, issued by the HCDA during the bidding period which modify or interpret the bidding documents, by additions, deletions, clarifications or corrections which shall be considered and made a part of the bid proposal and the contract when executed.
- 1.2 ADDITION (to the contract sum)** - Amount added to the contract Sum by Change Order.
- 1.3 ADMINISTRATIVE RULES** - Hawaii Administrative Rules for Chapter 103-D of the Hawaii Revised Statutes.
- 1.4 ADMINISTRATOR** - The Executive Director, Hawai'i Community Development Authority (HCDA).
- 1.5 ADVERTISEMENT** - A public announcement soliciting bids or offers.
- 1.6 AMENDMENT** - A written document properly executed by the Contractor and the Executive Director and issued to amend the existing contract between the HCDA and the Contractor.
- 1.7 BAD WEATHER DAY** - When weather or other conditions prevent a minimum of four hours of work with the Contractor's normal work force on controlling items of work at the site.
- 1.8 BENEFICIAL OCCUPANCY** - The point of project completion when the HCDA can use the constructed facility in whole or in part for its intended purpose even though substantial completion may not be achieved.
- 1.9 BID** - See Offer.
- 1.10 BID SECURITY** - The security furnished by the bidder from which the HCDA may recover its damages in the event the bidder breaches its promise to enter into a contract with the HCDA and fails to execute the required bonds covering the work contemplated, if its proposal is accepted.
- 1.11 BIDDER** - See Offeror.

- 1.12 BIDDING DOCUMENTS (or SOLICITATION DOCUMENTS)** - The advertisement solicitation notice and instructions, Offer requirements, Offer forms, and the proposed Contract Documents including all addenda, and clarification issued prior to receipt of the Offer.
- 1.13 BULLETIN** - A written notice to the Contractor requesting a price and/or time proposal for contemplated changes preparatory to the issuance of a field order or change order.
- 1.14 BY OR TO THE ENGINEER** - To avoid cumbersome and confusing repetition of expressions in these General Provisions, it is provided that whenever the following words or words of like import are used, they shall be understood as if they were followed by the words “by the Engineer” or “to the Engineer”, unless the context clearly indicates another meaning: contemplated, required, determined, directed, specified, authorized, ordered, given, designated, indicated, considered necessary, deemed necessary, permitted, reserved, suspended, established, approval, approved, disapproved, acceptable, unacceptable, suitable, accepted, satisfactory, unsatisfactory, sufficient, insufficient, rejected or condemned.
- 1.15 CALENDAR DAY** - Any day shown on the calendar beginning at midnight and ending at midnight the following day. If no designation of calendar or working day is made, “day” shall mean calendar day.
- 1.16 CHANGE ORDER** - A written order signed by the Engineer that establishes the full payment and final settlement of all claims for direct, indirect and consequential costs, including costs of delays, and establishes any adjustments to contract time related to the work covered and affected by one or more field orders, or for change work done or agreed to be done without issuance of a separate field order. A change order signed by all the parties to the contract constitutes a supplemental agreement.
- 1.17 COMPLETION** - See SUBSTANTIAL COMPLETION and FINAL COMPLETION.
- 1.18 COMPTROLLER** - The Comptroller of the State of Hawaii, Department of Accounting and General Services.
- 1.19 CONSULTANT** - A person, firm or corporation having a contract with the HCDA to furnish services with respect to the project.
- 1.20 CONTRACT** - The written agreement between the Contractor and the HCDA by its Executive Director, by which the Contractor is bound to furnish all labor, equipment, and materials and to perform the specified work within the contract time stipulated, and by which the HCDA is obligated to compensate the Contractor therefor at the prices set forth therein. The contract shall include the Contract Documents and also any and all amendments and change orders that are required to complete the construction in an acceptable manner.

- 1.21 CONTRACT COMPLETION DATE** - The calendar day on which all work on the project, required by the contract, must be completed. See **CONTRACT TIME** and **FINAL COMPLETION**.
- 1.22 CONTRACT DOCUMENTS** - The Contract, Addenda (which pertain to the Contract Documents, Contractor's Proposal (including Wage Schedule, List of Subcontractors and other documentation accompanying the Bid and any post bid documentation submitted prior to the Notice of Award) when attached as an exhibit to the Contract, the Notice to Proceed, the Bonds, these **GENERAL PROVISIONS**, the **SPECIAL PROVISIONS**, the Specifications and the Drawings as the same are more specifically identified in the Contract together with all written Amendments, Change Orders, Field Orders, a written order for minor changes in the work and Engineer's written interpretations and clarifications issued on or after the effective date of the Contract.
- 1.23 CONTRACT PRICE** - The amount designated on the face of the contract for the performance of work including allowances for extra if any.
- 1.24 CONTRACT TIME (or CONTRACT DURATION)** - The number of calendar (or working) days provided for completion of the contract, inclusive of authorized time extensions. The number of days shall begin running on the effective date in the Notice to Proceed. If in lieu of providing a number of calendar (or working) days, the contract requires completion by a certain date, the work shall be completed by that date.
- 1.25 CONTRACTING OFFICER** - The Executive Director of the Hawaii Community Development Authority.
- 1.26 CONTRACTOR** - Any individual, partnership, firm, corporation, joint venture, or other legal entity undertaking the execution of the work under the terms of the contract with the State of Hawaii, and acting directly or through its agents, or employees.
- 1.27 DEPARTMENT** - The Department of Business, Economic Development and Tourism (abbreviated DBEDT), State of Hawaii.
- 1.28 DRAWINGS (or PLANS)** - The contract drawings in graphic or pictorial form, which show the design, location, character, dimensions and details of the Work to be done and which shall be a part of the Contract Documents.
- 1.29 ENGINEER** - The HCDA Director of Planning and Development, acting either directly or through authorized assistants.
- 1.30 EQUAL OR APPROVED EQUAL** - Whenever this term is used in the drawings or specifications, it shall be interpreted to mean a brand or article, prequalified in accordance with Section 6.3 **SUBSTITUTION AFTER CONTRACT AWARD**, that may be used in place of the one specified.

- 1.31 EXECUTIVE DIRECTOR** - Executive Director, Hawai'i Community Development Authority.
- 1.32 FIELD ORDER** - A written order issued by the Engineer or the Engineer's authorized representative to the Contractor requiring the contract work to be performed in accordance with a change or changes in the work. A field order may (1) establish a price adjustment and/or time adjustment in an amount the Engineer believes is reasonable for the change; or (2) may declare that the Engineer does not intend to adjust contract time or price for the work; or (3) may request the Contractor to submit a proposal for an adjustment to the contract time and/or price by a certain date.
- 1.33 FINAL COMPLETION** - The date set by the Executive Director that all work required by the contract and any amendments or changes thereto is in full compliance with the contract.
- 1.34 FORCE ACCOUNT** - Term used when Work is ordered to be done without prior agreements as to lump sum or unit price cost thereof and is to be billed for at cost of labor, materials and equipment, insurances, taxes, etc., plus an agreed percentage for overhead and profit.
- 1.35 GOODS** – Materials.
- 1.36 GUARANTEE** - Legally enforceable assurance of the duration of satisfactory performance of quality of a product or Work.
- 1.37 HAZARDOUS MATERIALS** - Any and all radioactive materials, asbestos, polychlorinated biphenyls, petroleum, crude oil, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, toxic substances or materials cited in Hazardous Material Laws. Abandoned motor vehicles or parts thereof are not hazardous material.
- 1.38 HCDA** - Hawai'i Community Development Authority acting through its authorized representatives.
- 1.39 HOLIDAYS** - The days of each year which are set apart and established as State holidays pursuant to Chapter 8, Hawaii Revised Statutes.
- 1.40 INSPECTOR** - The person assigned by the Contracting Officer to inspect and monitor construction operations.
- 1.41 JOBSITE COMPLETION DATE** - The date when on-site construction must be completed.
- 1.42 JOBSITE START DATE** - The date when on-site construction may start.

- 1.43 LAWS** - All Federal, State, City and County Laws, ordinances, rules and regulations, and standard specifications, including any amendments thereto effective as of the date of the call for sealed bids.
- 1.44 LETTER OF AWARD** - A written notice from the Executive Director to the successful bidder(s) stating that its proposal has been accepted by the State.
- 1.45 LIQUIDATED DAMAGES** - The amount prescribed in the General Provisions, Section 7.26 FAILURE TO COMPLETE THE WORK ON TIME to be paid to the State or to be deducted from any payments due or to become due the Contractor for each working day or calendar day (as applicable) delay in completing the whole or any specified portion of the work beyond the Contract Time.
- 1.46 MAJOR UNIT PRICE ITEM** - A unit price item which, when extended on its estimated quantities in the proposal form, exceeds five percent (5%) of the total base bid proposal less any allowance and contingent items included in the proposal.
- 1.47 NON-CONFORMING WORK** - Work that does not fulfill the requirements of the Contract Documents.
- 1.48 NOTICE TO CONTRACTOR** - See Solicitation.
- 1.49 NOTICE TO PROCEED** - A written notice from the HCDA to the Contractor establishing the applicable Contract Duration, Project Start Date, Jobsite Start Date, Jobsite Completion date, and Contract Completion date.
- 1.50 OFFER (or BID)** - The executed document submitted by an Offeror in response to a solicitation request, to perform the work required by the proposed Contract Documents, for the price quoted and within the time allotted.
- 1.51 OFFER FORM (or BID FORM)** - The form prepared by the HCDA on which the Offeror submits the written offer or bid. By submitting an offer or bid, the Offeror adopts the language on the form as its own.
- 1.52 OFFEROR** - Any individual, partnership, firm, corporation, joint venture or other legal entity submitting directly or through a duly authorized representative or agent, an Offer for the work or construction contemplated.
- 1.53 POST CONTRACT DRAWINGS** - Drawings issued after the award of the contract for the purpose of clarification and/or changes to the work indicated in the original drawings and which may be made a part of the contract.
- 1.54 PROJECT ACCEPTANCE DATE** - The calendar day on which the Engineer accepts the project as sufficiently completed in compliance with the contract so that the State can occupy or utilize the Work for its intended use. See SUBSTANTIAL COMPLETION.

- 1.55 PROJECT CONTRACT LIMITS (or CONTRACT ZONE)** - The portion of the site as delineated on the drawings, which define the Contractor's primary area of operation for the prosecution of the work. It does not define the exact limits of all construction that may be required under the contract.
- 1.56 PROJECT CONTROL BUDGET** - The amount of funds set aside for the construction of the Project.
- 1.57 PROJECT GUARANTEE** - A guarantee issued by the Contractor to the HCDA. See GUARANTEE.
- 1.58 PROJECT START DATE** - The date established in the Notice to Proceed when the Contractor shall begin prosecution of the work and the start of contract time.
- 1.59 PROPOSAL (BID)** - See Offer (or Bid).
- 1.60 PROPOSAL FORM** - See Offer Form (or Bid Form).
- 1.61 PUNCHLIST** - A list compiled by the Engineer (or Contractor) stating work yet to be completed or corrected by the Contractor in order to substantially complete or finally complete the contract requirements.
- 1.62 QUESTIONNAIRE** - The specified forms on which the bidder shall furnish required information as to its ability to perform and finance the work.
- 1.63 SHOP DRAWINGS** - All drawings, diagrams illustrations, schedules and other data or information which are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work.
- 1.64 SOLICITATION** - An Invitation to Bid or Request for Proposals or any other document issued by the HCDA to solicit bids and offers to perform a contract. The solicitation may indicate the time and place to receive the bids or offers and the location, nature and character of the work, construction or materials to be provided.
- 1.65 SPECIAL PROVISIONS** - Supplements or modifies the standard clauses of the GENERAL PROVISIONS setting forth conditions or requirements peculiar to the individual project under consideration, which are not thoroughly or satisfactorily covered, described or explained in these GENERAL PROVISIONS.
- 1.66 SPECIFICATIONS (or TECHNICAL SPECIFICATIONS)** - That portion of the Contract Documents consisting of written descriptions for materials, equipment, construction systems, standards, workmanship, directions, provisions and requirements that pertain to the method and manner of performing the work and certain administrative requirements applicable thereto.
- 1.67 STATE** - The State of Hawaii acting through its authorized representative.

- 1.68 SUBCONTRACT** - Any written agreement between the Contractor and its subcontractors, which contains the conditions under which the subcontractor is to perform a portion of the work for the Contractor.
- 1.69 SUBCONTRACTOR** - An individual, partnership, firm, corporation, joint venture or other legal entity, as covered in Chapter 444, Hawaii Revised Statutes, which enters into an agreement with the Contractor to perform a portion of the work for the Contractor.
- 1.70 SUBSTANTIAL COMPLETION** - The status of the project when the Contractor has completed all the work and (1) all utilities and services are connected and working, (2) all equipment is in acceptable working condition, (3) additional activity by the Contractor to correct punchlist items as described herein will not prevent or disrupt use of the work or the facility in which the work is located, and (4) the building, structure, improvement or facility can be used for its intended purpose.
- 1.71 SUPERINTENDENT** - The employee of the Contractor who is charged with the responsibility of all the Work.
- 1.72 SURETY** - The qualified individual, firm or corporation other than the Contractor, which executes a bond with and for the Contractor to insure its acceptable performance of the contract.
- 1.73 UNUSUALLY SEVERE WEATHER** - Uncommonly harsh weather including but not limited to hurricanes, tornados, tropical storms and tropical depressions, or as otherwise defined in the SPECIAL PROVISIONS.
- 1.74 WORK (or CONTRACT WORK)** - The furnishing of all labor, materials, equipment, and other incidentals necessary or convenient for the successful completion of the project and the execution of all the duties and obligations imposed by the contract.
- 1.75 WORKING DAY** - A calendar day, exclusive of Saturdays, Sundays and State-recognized legal holidays for the month in question.

## **ABBREVIATIONS**

HAR	Hawaii Administrative Rules
HRS	Hawaii Revised Statutes
VECP	Value Engineering cost Proposal
DOTAX	State Department of Taxation
IRS	Internal Revenue Service

## ARTICLE 2 - PROPOSAL REQUIREMENTS AND CONDITIONS

**2.1 QUALIFICATION OF BIDDERS** - Prospective bidders must be capable of performing the work for which bids are invited, and must be capable of entering into a public contract of \$25,000 or more.

### **2.1.1 Notice of Intention to Bid**

2.1.1.1 In accordance with Section 103D-310, HRS, and Section 3-122-108, Hawaii Administrative Rules, a written notice of intention to bid must be filed for the construction of any public building or public work when the bid is \$25,000 or more. A written notice of intention to bid need not be filed for the mere furnishing and installing of furniture, equipment, appliances, material and any combination of these items when a Contractor's license is not required under Chapter 444 of the HRS, as amended, and the rules and regulations of the Contractor's License Board.

2.1.1.2 The written notice must be addressed to the Executive Director, Hawai'i Community Development Authority, who is the officer charged with letting the contract. The words, "**INTENTION TO BID**" must be clearly written or typed on the face of the envelope containing the written notice of intention to bid. The notice may be faxed, hand carried or mailed to the office indicated in the Notice to Bidders.

2.1.1.3 The written notice must be received by the office(s) indicated in the Notice to Bidders no later than 2:00 p.m. on the 10th calendar day prior to the day designated for opening bids. If the 10th calendar day prior to the day designated for opening bids is a Saturday, Sunday, or legal State holiday, then the written notice must be received by said office no later than 2:00 p.m. on the last working day immediately prior to said Saturday, Sunday, or legal State holiday. The written notice will be time stamped when received by said office. The time designated by the time stamping device in said office shall be official. If the written notice is hand carried, then the bearer is responsible to ensure that the notice is time stamped by said office. If the notice is faxed, the time of receipt by the HCDA fax machine shall be official.

2.1.1.4 It is the responsibility of the prospective bidder to ensure that the written notice of intention to bid is received in time and the HCDA assumes no responsibility for failure of timely delivery caused by the prospective bidder or by any method of conveyance chosen by the prospective bidder.

- 2.1.1.5 If two (2) or more prospective bidders desire to bid jointly as a joint venture on a single project, they must file an affidavit of joint venture with their notice of intention to bid. Such affidavit of joint venture will be valid only for the specific project for which it is filed. No further license is required when all parties to the joint venture possess current and appropriate contractor's licenses. Joint ventures are required to be licensed in accordance with Chapter 444 of the HRS, as amended, and the rules and regulations of the Contractor's License Board when any party to the joint venture agreement does not hold a current or appropriate contractor's license. The joint venture must register with the office of the Director of Commerce and Consumer Affairs in accordance with Chapter 425 of the HRS, as amended.
- 2.1.1.6 No persons, firm or corporation may bid where (1) the person, firm, or corporation, or (2) a corporation owned substantially by the person, firm, or corporation, or (3) a substantial stockholder or an officer of the corporation, or (4) a partner or substantial investor in the firm is in arrears in any payment owed to the State of Hawaii or any of its political subdivisions or is in default of any obligation to the State of Hawaii or to all or to any of its political subdivisions, including default as a surety or failure to perform faithfully and diligently any previous contract with the Department.
- 2.1.1.7 The Executive Director may, in accordance with Section 103D-310, HRS, require the prospective Bidder to submit answers to questions contained in the STANDARD QUALIFICATION QUESTIONNAIRE FOR OFFERORS, ISSUED BY THE PROCUMENT POLICY BOARD, JUNE 16, 2003, on the form provided by the HCDA, properly executed and notarized, setting forth a complete statement of the experience of such prospective Bidder and its organization in performing similar work and a statement of the equipment proposed to be used, together with adequate proof of the availability of such equipment, at least two (2) working days prior to the time advertised for the opening of bids. If the information in the questionnaire proves satisfactory, the Bidder's proposal will be received. All information contained in the answers to the questionnaire shall be kept confidential. The questionnaire will be returned to the Bidder after it has served its purpose.
- 2.1.1.8 If upon review of the Questionnaire, or otherwise, the Bidder appears not fully qualified or able to perform the intended work, the Executive Director shall, after affording the Bidder an opportunity to be heard and if still of the opinion that the Bidder is

not fully qualified to perform the work, refuse to receive or to consider any bid offered by the prospective Bidder.

- 2.1.1.9 Failure to complete and submit the prequalification questionnaire by the designated deadline will be sufficient cause for the HCDA to disqualify a prospective Bidder.

## **2.1.2 Tax Clearance**

- 2.1.2.1 Contractors are required to provide both state and federal tax clearances as a prerequisite to entering into a public contract of \$25,000 or more. To meet this requirement, all Bidders shall submit valid tax clearances with their bid proposals when the bid is \$25,000 or more. An additional tax clearance will be required before final payment can be made.
- 2.1.2.2 Tax clearances may be obtained by completing the Tax Clearance Application (Form A-6) and submitting it to the Hawaii State Department of Taxation (DOTAX) or the Internal Revenue Service (IRS). The application may be obtained from the DOTAX or the IRS. The application may be mailed in or walked in to either the DOTAX or the IRS. Both tax agencies encourage the use of their mail-in process, which should be completed within twenty-one (21) calendar days. Tax clearance certificates will be issued to the applicant upon determination that the applicant has filed all tax returns due, and has paid all amounts owing on such returns, including penalty and interest.
- 2.1.2.3 Only original tax clearance certificates or certified copies will be accepted for this purpose. Failure to submit the required tax clearance certificates may be sufficient grounds for the HCDA to refuse to receive or consider the prospective bidder's proposal.
- 2.1.2.4 Tax clearance certificates are valid for six (6) months. The six-month period will begin with the later approval date stamped on the tax clearance. Only an original copy of a tax clearance that bears an original green certified copy stamp will be accepted by the HCDA for final payment. The period of validity is for tax clearance certificate for final payment is two months.
- 2.1.2.5 The tax clearances submitted with the bid proposals must be valid on the solicitation's first legal advertisement date or any date thereafter up to the bid opening date. Valid tax clearances submitted with the proposal will remain valid for the contract award and encumbrance.

- 2.1.2.6 Any person, firm or corporation that is not presently doing business in the State of Hawaii and submits a Notice of Intention to Bid must submit along with said Notice of Intention to Bid a certified letter stating that said person, firm or corporation is not doing business in the State of Hawaii and is not in default of any obligations due to the State or any of its political subdivisions.
- 2.1.2.7 If a business cannot obtain a tax clearance certificate because of tax delinquencies, it may submit a “special letter” from DOTAX and/or the IRS. The “special letter” may only be obtained if (1) the business has an existing installment agreement with the tax agency, or (2) the delinquency is the subject of an administrative or judicial appeal. The bidder is cautioned that the “special letter” from the IRS must be certified by DOTAX. All conditions applied to tax clearance certificates for this purpose are applicable to these “special letters”. Instructions to obtain the “special letter” are available from each respective tax agency.
- 2.1.2.8 Various combinations of tax clearance certificates and “special letters” are acceptable for this purpose as follows:
- (a) Tax clearance certificate signed by both tax agencies;
  - (b) Individual tax clearance certificates from each tax agency, respectively;
  - (c) Tax clearance certificate from one tax agency and a “special letter” from the other tax agency;
  - (d) “Special letters” from both tax agencies.

**2.1.3 Compliance with the Requirements of Section 103D-310(c), HRS** - All Offerors must comply with the requirements set forth in HAR §3-122-112 upon award of contract. Failure to meet the requirements of HAR §3-122-112 will result in contract not being awarded to the Offeror.

**2.1.4 Wrongful Refusal to Accept a Bid** - In the event the Executive Director, for any reason, wrongfully refuses to accept what would otherwise be a responsive and responsible lowest bid, the exclusive remedy for such lowest bidder shall be the recovery of the reasonable actual costs of preparing the bid. No other bidder shall have any claim for damages. Refer to 2.13 PROTEST.

## **2.2 INTERPRETATION OF QUANTITIES IN BID SCHEDULE**

**2.2.1** When quantities for individual items of work are listed in the proposal form for which respective unit prices are asked, said quantities are estimated or

approximate and are to be used by the HCDA only for the purpose of comparing on a uniform basis bids offered for the work. The HCDA does not, expressly or by implication, agree that the actual quantity of work will correspond therewith.

**2.2.2** After determining the low bidder by comparison of bids submitted in accordance with the proposal form and Section 3.1 CONSIDERATION OF PROPOSALS; CANCELLATION in these specifications, the quantities of unit price items of work may increase or decrease.

**2.2.3** On unit price bids, payment will be made only for the actual number of units incorporated into the finished project at the unit price bid, subject to Section 4.7 VARIATIONS IN ESTIMATED QUANTITIES.

## **2.3 CONTENTS OF PROPOSAL FORMS**

**2.3.1** Prospective bidders will be furnished with proposal forms giving the location, description, and the contract time of the work contemplated for which a lump sum bid price is asked or containing a schedule of items, together with estimated quantities of work to be performed and materials to be furnished, for which unit bid prices and/or lump sum bid prices are asked.

**2.3.2** All papers bound with or attached to the proposal form shall be considered a part thereof and shall not be detached or altered when the proposal is submitted.

**2.3.3** The drawings, specifications and other documents designated in the proposal form will also be considered a part thereof whether attached or not.

**2.3.4** By submitting a bid on the proposal form, a bidder accepts the language therein as its own.

## **2.4 THE SITE AND PROPOSED CONTRACT DOCUMENTS**

**2.4.1** The Bidder shall examine carefully the Project Site contemplated and the proposal, drawings, specifications, supplemental specifications, SPECIAL PROVISIONS, and any documents or items referenced therein and contract and bond forms therefore. The submission of a bid shall be considered as a warranty that the Bidder has made such examination and is informed of the conditions to be encountered in performing the Work and of the requirements of the drawings, specifications, supplemental specifications, SPECIAL PROVISIONS and any documents and items referenced therein, and contract and bonds.

## **2.5 ADDENDA AND BID CLARIFICATIONS**

- 2.5.1** The terms and requirements of the bid documents (i.e., drawings, specifications and other bid and Contract Documents) cannot be changed prior to the bid opening except by a duly issued addenda or bid clarification.
- 2.5.2** The HCDA may alter, increase or decrease the scope of the work or the contract time, provisions and conditions by issuing a written addendum, which sets forth such alterations, increase or decrease.
- 2.5.3** **Bid Discrepancy** - If a bidder discovers what it considers to be a discrepancy, ambiguity, omission or doubt as to the meaning of drawings, specifications and any other bid or Contract Documents, the bidder shall request interpretation in writing no later than 14 days before the bids are opened.
- 2.5.4** Addenda to the bid documents will be provided to all prospective bidders at the respective offices furnished for such purposes. Each addendum shall be an addition to the Contract Documents.
- 2.5.5** Upon providing an addendum, all bidders shall be deemed to be on notice of the information therein whether or not the addendum or bid clarification is actually received. All addenda and bid clarifications so issued shall become part of the Contract Documents.
- 2.5.6** No claim for additional compensation and/or time for performance will be allowed if the Contractor discovered, or in the exercise of reasonable care, should have discovered a discrepancy, ambiguity, omission or doubt for which an interpretation was not requested.

## **2.6 SUBSTITUTION BEFORE CONTRACT AWARD**

- 2.6.1** For substitutions after the Letter of Award is issued; refer to Section 6.3 SUBSTITUTION AFTER CONTRACT AWARD.
- 2.6.2** Unless specifically required otherwise in the Contract Documents, Offerors shall not submit products, materials, equipment, articles or systems for review or approval prior to submitting their Offers.
- 2.6.3** Offerors shall prepare their Offer forms based on the performance requirements of the materials, equipment, articles or systems noted on the drawings and specifications. If trade names, makes, catalog numbers or brand names are specified, Offeror shall infer that these items indicate the quality, style, appearance or performance of the material, equipment, article, or systems to be used in the project.

## **2.7 PREPARATION OF PROPOSAL**

**2.7.1** The Bidder's proposal must be submitted on the proposal form furnished by the HCDA. The proposal must be prepared in full accordance with the instructions thereon. The Bidder must state, both in words and numerals, the lump sum price or total sum bid at which the work contemplated is proposed to be done. These prices must be written in ink or typed. In case of a discrepancy between the prices written in words and those written in figures, the words shall govern over the figures. The Bidder shall sign the proposal in the spaces provided with ink. By submitting a bid, the Bidder adopts the language of the proposal as its own.

**2.7.2** If the proposal is made by an individual, the person's name and post office address must be shown in the space provided. If made by a partnership the name and post office address of each member of the partnership must be shown and the proposal signed by all partners or evidence in the form of a partnership agreement must be submitted showing the authority of the partner to enter, on behalf of said partnership, into contract with the HCDA. If made by a corporation the proposal must show the name, titles, and business address of the president, secretary and treasurer and also evidence in the form of a corporate resolution must be submitted showing the authority of the particular corporate representative to enter on behalf of said corporation into contract with the HCDA. If made by a joint venture the name and post office address of each member of the individual firm, partnership or corporation comprising the joint-venture must be shown with other pertinent information required of individuals, partnerships or corporations as the case may be. The proposal must be signed by all parties to the joint-venture or evidence in the form of a Joint-Venture Agreement must be submitted showing the authority of the joint-venture's representative to enter on behalf of said joint-venture into contract with the HCDA.

**2.7.3** Pursuant to the requirements of Section 103D-302, HRS, each Bidder shall include in its bid the name of each person or firm to be engaged by the Bidder on the project as joint contractor or subcontractor indicating also the nature and scope of work to be performed by such joint contractor and/or subcontractor and their respective contractor's license number. A joint contractor or subcontractor performing less than or equal to one percent of the total bid amount is not required to be listed in the proposal. The Bidder shall be solely responsible for verifying that their joint contractor or subcontractor has the proper license at the time of the submitted bid.

## **2.8 BID SECURITY**

**2.8.1** Subject to the exceptions in §3-122-223(d), HAR, all lump sum bids of \$25,000 and higher, or lump sum base bids including alternates of \$25,000

and higher, that are not accompanied by bid security are non-responsive. Pursuant to §3-122-222(a), HAR, bid security shall be one of the following:

2.8.1.1 Surety bid bond underwritten by a company licensed to issue bonds in this State which shall be substantially in the form of the Surety Bid Bond form in the Appendix; or

2.8.1.2 Legal Tender; or

2.8.1.3 Certificate of Deposit; Credit Union share certificate; or cashier's, treasurer's, teller's or official check drawn by, or a certified check accepted by, and payable on demand to the HCDA by a bank, a savings institution, or credit union insured by the Federal Deposit Insurance Corporation or the National Credit Union Administration.

(a) These instruments may be utilized only to a maximum of \$100,000.

(b) If the required security or bond amount totals over \$100,000, more than one instrument not exceeding \$100,000 each and issued by different financial institutions shall be accepted.

(c) **CAUTION** - Bidders are cautioned that certificates of deposit or share certificates with an early withdrawal penalty must have a face value sufficient to cover the maximum penalty amount in addition to the proposal guaranty requirement. If the certificate is made out to two names, the certificate must be assigned unconditionally to the HCDA.

**2.8.2** Unless otherwise stated, the bid security shall be in an amount equal to at least five percent (5%) of the lump sum bid or lump sum base bid including alternates or in an amount required by the terms of the federal funding, where applicable.

**2.8.3** If the Bidder is a corporation, evidence in the form of a corporate resolution, authorizing the corporate representative to execute the bond must be submitted with the proposal. If the Bidder is a partnership, all partners must sign the bond or evidence in the form of a partnership agreement must be submitted showing the authority of the partner.

**2.8.4** If the Bidder is a joint venture, all parties to the joint venture must sign the bond; provided, that one party to the joint-venture may sign on behalf of the joint-venture if evidence in the form of a joint-venture agreement or power of

attorney, is submitted showing the authority of the signatory to sign the bond on behalf of the joint-venture.

**2.8.5** In the case where the award will be made on a group or item basis, the amount of bid security shall be based on the total bid for all groups or items submitted.

**2.8.6** Bidders are cautioned that surety bid bonds which place a limit in value to the difference between the bid amount and the next acceptable bid, such value not to exceed the purported amount of the bond, are not acceptable. Also, surety bid bonds that place a time limit on the right of the HCDA to make claim other than allowed by statutes or these GENERAL PROVISIONS are not acceptable. Bidders are hereby notified that a surety bid bond containing such limitation(s) is not acceptable and a bid accompanied by such surety bid bond will be automatically rejected.

**2.9 DELIVERY OF PROPOSALS** - The entire proposal shall be placed together with the bid security, in a sealed envelope no smaller than 9-1/2" x 12" so marked as to indicate the identity of the project, the project number, the date of bid opening and the name and address of the bidder and then delivered as indicated in the Notice to Contractors. Bids, which do not comply with this requirement, may not be considered. Proposals will be received up to the time fixed in the public notice for opening of bids and must be in the hands of the official by the time indicated. The words "SEALED BID" must be clearly written or typed on the face of the sealed envelope containing the proposal and bid security.

**2.10 WITHDRAWAL OR REVISION OF PROPOSAL** - Proposals may be modified prior to the deadline to submit the offers by any of the following documents.

**2.10.1 Withdrawal of Proposals**

2.10.1.1 A signed, written notice received in the office designated in the solicitation; or

2.10.1.2 A written notice faxed to the office designated in the solicitation; or

2.10.1.3 A telegraphic message received by telephone by the office designated in the solicitation from the receiving telegraph company office, provided the telegraph company confirms the telephone message by sending a written copy of the telegram showing that the message was received at such office prior to the time and date set for the opening.

**2.10.2 Modification of Proposals**

2.10.2.1 A written notice received in the office designated in the solicitation, stating that a modification to the offer is submitted; and

2.10.2.2 The actual modification sealed securely in a separate envelope or container, accompanying the written notice.

**2.11 PUBLIC OPENING OF PROPOSALS** - Proposals will be opened and read publicly at the time and place indicated in the Notice to Bidders. Bidders, their authorized agents and other interested parties are invited to be present.

**2.12 DISQUALIFICATION OF BIDDERS** - Any one or more of the following causes will be considered as sufficient for the disqualification of a Bidder and the rejection of its proposal or proposals:

**2.12.1** Non-compliance with Section 2.1 QUALIFICATION OF BIDDERS.

**2.12.2** Evidence of collusion among bidders.

**2.12.3** Lack of responsibility and cooperation as shown by past work such as failing to complete all of the requirements to close the project within a reasonable time or engaging in a pattern of unreasonable or frivolous claims for extra compensation.

**2.12.4** Being in arrears on existing contracts with the State of Hawaii, or having defaulted on a previous contract with the State of Hawaii.

**2.12.5** Lack of proper equipment and/or sufficient experience to perform the work contemplated, as revealed by the Standard Questionnaire and Financial Statement for Bidders.

**2.12.6** No contractor's license or a contractor's license which does not cover type of work contemplated.

**2.12.7** More than one proposal for the same work from an individual, firm, partnership, corporation or joint venture under the same or different name.

**2.12.8** Delivery of bids after the deadline specified in the advertisement calling for bids.

**2.12.9** Failure to pay, or satisfactorily settle, all bills overdue for labor and materials of former contracts in force at the time of issuance of proposal forms.

**2.12.10** Debarment or suspension pursuant to the provisions of Chapters 103D, 104 and 444, HRS, as amended.

## **2.13 PROTEST**

**2.13.1** Protests shall be adjudicated in accordance with §103D-701, HRS and as amended.

**2.13.2** No protest based upon the contents of the solicitation shall be considered unless it is submitted in writing to the Executive Director, HCDA prior to the date set for the receipt of proposals.

**2.13.3** A protest of an award or proposed award pursuant to §103D-302 or §103D-303, HRS, shall be submitted in writing to the Executive Director within five (5) working days after the posting of the award of the Contract.

**2.13.4** In addition to any other relief, when a protest is sustained and the protestor should have been awarded the contract under the solicitation but is not, then the protestor shall be entitled to the actual costs reasonably incurred in connection with the solicitation, including bid or proposal preparation costs but not attorney's fees.

**2.14 COST FOR PLANS AND SPECIFICATIONS** - The amount paid by the prospective bidders in order to obtain the plans and specifications shall not be refunded. Bidding documents do not have to be returned to the HCDA. The cost of the bidding documents shall be as indicated in the "Notice to Contractor".

## **ARTICLE 3 - AWARD AND EXECUTION OF CONTRACT**

**3.1 CONSIDERATION OF PROPOSALS; CANCELLATION** - After the proposals are opened and read, the figures will be extended and/or totaled in accordance with the bid prices of the acceptable proposals and the totals will be compared and the results of such comparison shall be made public. In the event of a tie bid, the low bidder shall be determined by lot. In the comparison of bids, words written in the proposals will govern over figures and unit prices will govern over totals. Until the award of the contract, the HCDA may cancel the solicitation, reject any and all proposals in whole or part and may waive any defects or technicalities whenever such action is deemed to be in the best interest of the HCDA.

**3.2 IRREGULAR PROPOSALS** - Proposals will be considered irregular and may be rejected for the following reasons:

**3.2.1** If the proposal is unsigned.

**3.2.2** If bid security is not in accordance with Section 2.8 BID SECURITY.

- 3.2.3** If proposal is on a form other than that furnished by the HCDA; or if the form is altered or any part thereof detached.
- 3.2.4** If the proposal shows any non-compliance with applicable law, alteration of form, additions not called, conditional bids, incomplete bids, non initialed erasures, other defects, or if the prices are obviously unbalanced.
- 3.2.5** If the Bidder adds any provisions reserving the right to accept or reject an award.
- 3.2.6** If the Bidder adds any provisions reserving the right to enter into a contract pursuant to an award.
- 3.2.7** When a proposal is signed by an officer or officers of a corporation and a currently certified corporate resolution authorizing such signer(s) to submit such proposal is not submitted with the proposal or when the proposal is signed by an agent other than the officer or officers of a corporation or a member of a partnership and a power of attorney is not submitted with the proposal.
- 3.2.8** Where there is an incomplete or ambiguous listing of joint contractors and/or subcontractors the proposal may be rejected. All work which is not listed as being performed by joint contractors and/or subcontractors must be performed by the bidder with its own employees. Additions to the list of joint contractors or subcontractors will not be allowed. Whenever there is a doubt as to the completeness of the list, the Bidder will be required to submit within five (5) working days, a written confirmation that the work in question will be performed with its own work force. Whenever there is more than one joint contractor and/or subcontractor listed for the same item of work, the Bidder will be required to either confirm in writing within five (5) working days that all joint contractors or subcontractors listed will actually be engaged on the project or obtain within five (5) working days written releases from those joint contractors and/or subcontractors who will not be engaged.
- 3.2.9** If in the opinion of the Executive Director, the Bidder and its listed subcontractors do not have the contractor's licenses or combination of contractor's licenses necessary to complete all of the work.

### **3.3 CORRECTION OF BIDS AND WITHDRAWAL OF BIDS**

- 3.3.1** Corrections to bids after bid openings but prior to award may be made under the following conditions:
  - 3.3.1.1** If the mistake is attributable to an arithmetical error, the Executive Director shall so correct the mistake. In case of error in extension of bid price, the unit price shall govern.

3.3.1.2 If the mistake is a minor informality which shall not affect price, quantity, quality, delivery, or contractual conditions, the Bidder shall request correction by submitting proof of evidentiary value which demonstrates that a mistake was made. The Executive Director shall prepare a written approval or denial in response to this request. Examples of such mistakes include:

- (a) Typographical errors;
- (b) Transition errors;
- (c) Failure of a Bidder to sign the bid, but only if the unsigned bid is accompanied by other material indicating the Bidder's intent to be bound.

3.3.1.3 For reasons not allowable under paragraphs 3.3.1.1 and 3.3.1.2 when the Executive Director determines that the correction or waiver of an obvious mistake is in the best interest of the HCDA or is warranted for the fair treatment of other bidders.

**3.3.2** Withdrawal of bids after bid opening but prior to award may be made when the bid contains a mistake attributable to an obvious error which affects price, quantity, quality, delivery, or contractual conditions, and the bidder requests withdrawal by submitting proof of evidentiary value which demonstrates that a mistake was made. The Executive Director shall prepare a written approval or denial in response to this request.

**3.3.3** Correction or withdrawal of bids after award is not permissible except in response to a written withdrawal or correction request by the Contractor, and the Executive Director makes a written determination that the HCDA's procurement practices and policies would not be materially affected by such correction or withdrawal.

## **3.4 AWARD OF CONTRACT**

**3.4.1** The award of contract, if it be awarded, will be made within the time period specified in the Special Provisions to the lowest responsible and responsive Bidder (including the alternate or alternates which may be selected by the Executive Director in the case of alternate bids) whose proposal complies with all the requirements prescribed, but in no case will an award be made until all necessary investigations are made. The successful Bidder will be notified, by letter mailed to the address shown on the proposal, that its bid has been accepted and that it has been awarded the contract.

**3.4.2** If the contract is not awarded within the time period specified in the Special Provisions, the HCDA may request the successful Bidder to extend the time

for the acceptance of its bid. The Bidder may reject such a request without penalty; and in such case, the HCDA may at its sole discretion make a similar offer to the next lowest responsive and responsible bidder and so on until a bid is duly accepted or until the HCDA elects to stop making such requests.

**3.4.3** No contract will be awarded to any person or firm suspended or debarred under the provisions of Chapters 103D, 104 and Chapter 444, HRS, as amended.

**3.4.4** The contract will be drawn on the forms furnished by the HCDA. The contract will not be binding on the HCDA until all required signatures have been affixed thereto and written certification that funds are available for the work has been made.

**3.5 CANCELLATION OF AWARD** - The HCDA reserves the right to cancel the award of any contract at any time before the execution of said contract by all parties. The exclusive remedy to the awardee for such cancellation shall be payment of the reasonable bid preparation costs and the reimbursement of any direct expenses incurred as directed in the Notice of Award. Such cancellation will not incur any liability by the HCDA to any other Bidder.

**3.6 RETURN OF BID SECURITY** - All bid securities, except those of the four (4) lowest Bidders, will be returned following the opening and checking of the proposals. The retained bid securities of the four lowest Bidders will be returned within five (5) working days following the complete execution of the contract.

**3.7 REQUIREMENT OF PERFORMANCE AND PAYMENT BONDS**

**3.7.1** Performance and Payment Bonds shall be required for contracts \$25,000 and higher. At the time of the execution of the contract, the successful Bidder shall file good and sufficient performance and payment bonds on the form furnished by the HCDA (see Appendix), each in an amount equal to one hundred percent (100%) of the amount of the contract price unless otherwise stated in the solicitation of bids. Acceptable performance and payment bonds shall be limited to the following:

3.7.1.1 Surety bonds underwritten by a company licensed to issue bonds in this State; or

3.7.1.2 A certificate of deposit; credit union share certificate; or cashier's, treasurer's, teller's or official check drawn by, or a certified check accepted by, and payable on demand to the State by a bank, a savings institution, or credit union insured by the Federal Deposit Insurance Corporation or the National Credit Union Administration.

- (a) These instruments may be utilized only a maximum of \$100,000.
- (b) If the required security or bond amount totals over \$100,000, more than one instrument not exceeding \$100,000 each and issued by different financial institutions shall be acceptable.

**3.7.2** If the Contractor fails to deliver the required performance and payment bonds, the Contractor's award shall be canceled, the HCDA shall have the remedies provided under Section 3.9 FAILURE TO EXECUTE THE CONTRACT and award of the contract shall be made to the next lowest responsible and responsive bidder.

### **3.8 EXECUTION OF THE CONTRACT**

**3.8.1** The contract shall be signed by the successful bidder and returned, together with satisfactory performance and payment bonds, within ten (10) calendar days after the bidder is awarded the contract for execution or within such further time as the Executive Director may allow. No proposal or contract shall be considered binding upon the HCDA until the contract has been fully and properly executed by all parties thereto and the Comptroller has endorsed thereon its certificate, as required by Section 103D-309, HRS, that there is an available unexpended appropriation or balance of an appropriation over and above all outstanding contracts sufficient to cover the HCDA's amount required by such contract.

**3.8.2** On any individual award totaling less than \$25,000, the HCDA reserves the right to execute the contract by the issuance of a State Purchase Order. Issuance of a State Purchase Order shall result in a binding contract between the parties without further action by the HCDA. The issuance of a State Purchase Order shall not be deemed a waiver of these General Provisions and Contract Document requirements.

### **3.9 FAILURE TO EXECUTE THE CONTRACT**

**3.9.1 Before the Award** - If a low Bidder without legal justification withdraws its bid after the opening of bids but before the award of the contract, the HCDA shall be entitled to retain as liquidated damages the amount established as bid security, and may take all appropriate actions to recover the liquidated damages sum from the property or third-party obligations deposited as bid security.

**3.9.2 After the Award** - If the Bidder to whom a contract is awarded shall fail or neglect to enter into the contract and to furnish satisfactory security within ten (10) calendar days after such award or within such further time as the

Executive Director may allow, the HCDA shall be entitled to recover from such Bidder its actual damages, including but not limited to the difference between the bid and the next lowest responsive bid, as well as personnel and administrative costs, consulting and legal fees and other expenses incurred in arranging a contract with the next low responsive bidder or calling for new bids. The HCDA may apply all or part of the amount of the bid security to reduce its damages. If upon determination by the HCDA of the amount of its damages and the bid security exceeds that amount, it shall release or return the excess to the person who provided it.

**3.9.3 Executive Director's Options** - Upon a withdrawal of the lowest responsive bid, or upon a refusal or failure of the lowest Bidder to execute the contract, the Executive Director may thereupon award the contract to the next lowest responsible and responsive Bidder or may call for new bids, whichever method the Executive Director may deem to be in the best interests of the HCDA.

### **3.10 NOTICE TO PROCEED**

**3.10.1** After the contract is fully executed and signed by the Executive Director, the Contractor will be sent a formal Notice to Proceed letter advising the Contractor of the date on which it may proceed with the work. The Contractor shall be allowed ten (10) consecutive working days from said date to begin its work. In the event that the Contractor refuses or neglects to start the work, the Executive Director may terminate the contract in accordance with Section 7.27 TERMINATION OF CONTRACT FOR CAUSE.

**3.10.2** The Contractor may commence its operations strictly at its own risk prior to receipt of the formal notice to proceed, provided it makes a written request and has received approval from the Engineer in writing. All work performed shall be conducted in accordance with Section 7.1 PROSECUTION OF THE WORK.

**3.10.3** In certain cases, the HCDA, with agreement of the Contractor, may issue a Notice to Proceed before full execution of the contract by the Executive Director and it may further issue a Notice to Proceed concurrently with the Notice of Award.

**3.10.4** In the event the Notice to Proceed is not issued within the time period specified in the Special Provisions, the Contractor may submit a claim for increased labor and material costs (but not overhead costs) which are directly attributable to the delay beyond said time period. Such claims shall be accompanied with the necessary documentation to justify the claim. No payment will be made for escalation costs that are not fully justified.

## **ARTICLE 4 - SCOPE OF WORK**

**4.1 INTENT OF CONTRACT, DUTY OF CONTRACTOR** - The intent of the Contract is to provide for the construction, complete in every detail, of the Work described at the accepted bid price and within the time established by the contract. The Contractor has the duty to furnish all labor, materials, equipment, tools, transportation, incidentals and supplies and to determine the means, methods and schedules required to complete the work in accordance with the drawings, specifications and terms of the contract.

**4.2 CHANGES** - The Engineer may at any time, during the progress of the work, by written order, and without notice to the sureties, make changes in the work as may be found to be necessary or desirable. Such changes shall not invalidate the Contract nor release the Surety, and the Contractor will perform the work as changed, as though it had been a part of the original Contract.

**4.2.1 Minor Changes** - Minor changes in the work may be directed by the Engineer with no change in contract price or time of performance. Minor changes are consistent with the intent of the Contract Documents and do not substantially alter the type of work to be performed or involve any adjustment to the contract sum or extension of the contract time.

**4.2.2 Oral Orders**

4.2.2.1 Any oral order, direction, instruction, interpretation or determination from the Engineer or any other person which in the opinion of the Contractor causes any change, shall be considered as a change only if the Contractor gives the Engineer written notice of its intent to treat such oral order, direction, instruction, interpretation or determination as a change directive. Such written notice must be delivered to the Engineer before the Contractor acts in conformity with the oral order, direction, instruction, interpretation or determination, but not more than five (5) days after delivery of the oral order to the Contractor. The written notice shall state the date, circumstances, whether a time extension will be requested, and source of the order that the Contractor regards as a change. Such written notice may not be waived and shall be a condition precedent to the filing of any claim by the Contractor. Unless the Contractor acts in accordance with this procedure, any such oral order shall not be treated as a change for which the Contractor may make a claim for an increase in the contract time or contract price related to such work.

4.2.2.2 No more than five (5) days after receipt of the written notice from the Contractor, a Field Order shall be issued for the subject work if the HCDA agrees that it constitutes a change. If no Field Order is issued in the time established, it shall be deemed a rejection of

Contractor's claim for a change. If the Contractor objects to the failure to issue a Field Order, it shall file a written protest with the Engineer within thirty (30) days after delivery to the Engineer of the Contractor's written notice of its intention to treat the oral order as a change. In all cases, the Contractor shall proceed with the work. The protest shall be determined as provided in Section 7.25 DISPUTES AND CLAIMS.

**4.2.3 Field Orders** – Upon receipt of a Field Order, the Contractor shall proceed with the changes as ordered. If the Contractor does not agree with any of the terms or conditions or in the adjustment or non-adjustment to the contract time and/or contract price, Contractor shall file a notice of intent to claim within thirty (30) calendar days after receipt of the written Field Order that was not agreed upon by both parties. Failure to file such protest within the time specified shall constitute agreement on the part of the Contractor with the terms, conditions, amounts and adjustment or non-adjustment to contract price and/or contract time set forth in the Field Order. The requirement for timely written notice shall be a condition precedent to the assertion of a claim.

**4.2.4 Change Orders**

4.2.4.1 The HCDA will issue sequentially numbered Change Orders at times it deems appropriate during the contract period. A Change Order may contain the adjustment in contract price and/or time for a number of Field Orders. No payment for any change will be made until the change order is issued.

4.2.4.2 The penal sum of the Surety Performance and Payment Bonds will be adjusted by the amount of each and every Change Order.

4.2.4.3 Upon receipt of a Change Order, if the Contractor does not agree with any of the terms and conditions or the adjustments or non-adjustments of the contract price or contract time, the Contractor shall not execute or sign the Change Order but shall return the unsigned Change Order to the HCDA along with a written notification of the conditions or items that are in dispute.

4.2.4.4 If the Contractor signs or executes the Change Order, it will constitute an agreement on the part of the Contractor with the terms and conditions of the Change Order. A Change Order that is mutually agreed upon and signed by the parties of the contract constitutes a contract modification.

**4.2.5 Claim Notification** – The Contractor shall file a notice of intent to claim for a disputed Change Order within 30 calendar days after receipt of the written order. Failure to file the protest within the time specified constitutes an

agreement on the part of the Contractor with the terms, conditions, amounts and adjustment or non-adjustment to contract price or contract time set forth in the disputed Change Order. The requirement for timely written notice shall be a condition precedent to the assertion of a claim.

**4.2.6 Proceeding with Directed Work** - Upon receipt of a contract modification, Change Order, or Field Order, the Contractor shall proceed with the directed changes and instructions. The Contractor's right to make a claim for additional compensation or an extension of time for completion is not affected by proceeding with the changes and instructions described in a Change Order and Field Order.

#### **4.3 DUTY OF CONTRACTOR TO PROVIDE PROPOSAL FOR CHANGES**

**4.3.1** A Field Order may request the Contractor to supply the HCDA with a proposal for an adjustment to the contract time or contract price for the work described therein. Any such request for a proposal shall not affect the duty of the Contractor to proceed as ordered with the work described in the Field Order.

**4.3.2** The Engineer from time to time may issue a Bulletin to the Contractor requesting price and/or time adjustment proposals for contemplated changes in the work. A Bulletin is not a directive for the Contractor to perform the work described therein.

**4.3.3** Within fifteen (15) days after receipt of a Bulletin or Field Order containing a request for proposal, the Contractor shall submit to the Engineer a detailed written statement in a format similar to the one shown in the Appendix to these General Provisions setting forth all charges the Contractor proposes for the change and the proposed adjustment of the contract time, all properly itemized and supported by sufficient substantiating data to permit evaluation. No time extension will be granted for delays caused by the Contractor in pricing of changes or proposed changes. If the project is delayed because Contractor failed to submit the cost proposal within the fifteen (15) days, or as allowed by the Engineer, liquidated damages will be assessed in accordance with Section 7.26 FAILURE TO COMPLETE THE WORK ON TIME.

**4.3.4 Pricing or Negotiating Costs Not Allowed** – The Contractor's cost of responding to requests for price or time adjustments is included in the contract price. No additional compensation will be allowed unless authorized by the Contracting Officer.

#### **4.4 PRICE ADJUSTMENT**

**4.4.1** Any adjustment in the contract price pursuant to a change or claim in this contract shall be made in one or more of the following ways:

- 4.4.1.1 By agreement to a fixed price adjustment before commencement of the pertinent performance or as soon thereafter as practicable;
- 4.4.1.2 By unit prices specified in the contract or subsequently agreed upon;
- 4.4.1.3 Whenever there is a variation in quantity for any work covered by any line item in the schedule of costs submitted as required by Section 7.2 COMMENCEMENT REQUIREMENTS, by the HCDA at its discretion, adjusting the lump sum price proportionately;
- 4.4.1.4 In such other manner as the parties may mutually agree;
- 4.4.1.5 At the sole option of the Engineer, by the costs attributable to the event or situation covered by the change, plus appropriate profit or fee, all as specified in Section 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT and the force account provision of Section 8.3 PAYMENT FOR ADDITIONAL WORK; or
- 4.4.1.6 In the absence of an agreement between the two parties, by a unilateral determination by the Engineer of the reasonable and necessary costs attributable to the event or situation covered by the change, plus appropriate profit or fee, all as computed by the Engineer in accordance with applicable sections of Chapters 3-123 and 3-126 of the Hawaii Administrative Rules and Regulations, and Section 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT.

**4.4.2 Cost or Pricing Data** - Contractor shall provide and certify cost or pricing data for any price adjustments subject to the provisions of HAR chapter 3-122, subchapter 15.

**4.4.3 Force Account Method** - The Contractor may be directed to provide changes authorized under the Price Adjustment provisions paragraph 4.4.1.5. If so directed the Contractor and its subcontractor(s) shall comply with the provisions of section 8.3 PAYMENT FOR ADDITIONAL WORK.

#### **4.5 ALLOWANCES FOR OVERHEAD AND PROFIT**

**4.5.1** In determining the cost or credit to the HCDA resulting from a change, the allowances for all overhead, including, extended overhead resulting from adjustments to contract time (including home office, branch office and field overhead, and related delay impact costs) and profit combined, shall not exceed the percentages set forth below:

- 4.5.1.1 For the Contractor, for any work performed by its own labor forces, fifteen percent (15%) of the direct cost;
  - 4.5.1.2 For each subcontractor involved, for any work performed by its own forces, fifteen percent (15%) of the direct cost;
  - 4.5.1.3 For the Contractor or any subcontractor, for work performed by their subcontractors, seven percent (7%) of the amount due the performing subcontractor.
- 4.5.2** Not more than three markup allowance line item additions not exceeding the maximum percentage shown above will be allowed for profit and overhead, regardless of the number of tier subcontractors.
- 4.5.3** The allowance percentages will be applied to all credits and to the net increase of direct costs where work is added and deleted by the changes.

#### **4.6 PAYMENT FOR DELETED MATERIAL**

- 4.6.1 Canceled Orders** - If acceptable material was ordered by the Contractor for any item deleted by an ordered change in the work prior to the date of notification of such deletion by the Engineer, the Contractor shall use its best efforts to cancel the order. The HCDA shall pay reasonable cancellation charges required by the supplier excluding any markup for overhead and profit to the Contractor.
- 4.6.2 Returned Materials** - If acceptable deleted material is in the possession of the Contractor or is ultimately received by the Contractor, if such material is returnable to the supplier and the Engineer so directs, the material shall be returned and the Contractor will be paid for the reasonable charges made by the supplier for the return of the material, excluding any markup for overhead and profit to the Contractor. The cost to the Contractor for handling the returned material will be paid for as provided in Section 4.4 PRICE ADJUSTMENT.
- 4.6.3 Uncanceled Materials** - If orders for acceptable deleted material cannot be canceled at a reasonable cost, it will be paid for at the actual cost to the Contractor including an appropriate markup for overhead and profit as set forth in Section 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT. In such case, the material paid for shall become the property of the HCDA and the cost of further storage and handling shall be paid for as provided in Section 4.4 PRICE ADJUSTMENT.

## **4.7 VARIATIONS IN ESTIMATED QUANTITIES**

**4.7.1** Where the quantity of a major unit price item in this contract is estimated on the proposal form and where the actual quantity of such pay item varies more than fifteen percent (15%) above or below the estimated quantity stated in this contract, an adjustment in the contract price shall be made upon demand of either party. The adjustment shall be based upon any increase or decrease in costs due solely to the variation above one hundred fifteen percent (115%) or below eighty-five percent (85%) of the estimated quantity. The adjustment shall be subject to Section 4.4 PRICE ADJUSTMENT and Section 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT. If the quantity variation is such as to cause an increase in the time necessary for completion, the Engineer shall, upon receipt of a written request for an extension of time within thirty (30) days of the item's completion, ascertain the facts and make such adjustment to the completion date as the Engineer finds justified.

**4.8 VARIATIONS IN BOTTOM ELEVATIONS** - The Contractor shall plan and construct to the bottom elevations of footings, piles, drilled shafts, or cofferdams as shown on the drawings. When the bottom of a pile, drilled shaft, or cofferdam is shown as an estimated or approximate elevation, the Contractor shall plan and construct to that elevation or to any deeper elevation required by the drawings or direction of the Engineer. In the event the bottom elevation is lowered, the Contractor shall be entitled to additional payment in accordance with Sections 4.4 PRICE ADJUSTMENT and 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT. In the event the bottom elevation is raised, the State shall be entitled to a credit in accordance with Sections 4.2 CHANGES, 4.4 PRICE ADJUSTMENT and 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT.

## **4.9 DIFFERING SITE CONDITIONS**

**4.9.1** During the progress of the work, if the Contractor encounters conditions at the site differing materially from those shown in the drawings and specifications, Contractor shall promptly, and before any such conditions are disturbed or damaged (except in an emergency as required by subsection 7.17.8), notify the Engineer in writing of:

4.9.1.1 Subsurface or latent physical conditions at the site differing materially from those indicated in the contract; or

4.9.1.2 Unknown physical conditions at the site, of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this contract.

**4.9.2** After receipt of written notice, the Engineer shall promptly investigate the site, and if it is found that such conditions do materially differ and cause an increase in the Contractor's cost of, or the time required to, perform any part

of the Work, whether or not changed as a result of such conditions, an adjustment shall be made and the contract modified accordingly. Any adjustment in contract price made pursuant to this Section 4.9 shall be determined in accordance with Sections 4.4 PRICE ADJUSTMENT and 7.25 DISPUTES AND CLAIMS.

- 4.9.3** Nothing contained in this Section 4.9 shall be grounds for an adjustment in compensation if the Contractor had actual knowledge or should have known of the existence of such conditions prior to the submission of bids.

#### **4.10 UTILITIES AND SERVICES**

- 4.10.1** The cost of all the following will be included in the contract price and the Contractor shall be fully responsible for:

4.10.1.1 Reviewing and checking all such information and data,

4.10.1.2 Locating all underground and overhead utilities shown or indicated in the Contract Documents,

4.10.1.3 Coordination of the Work with the Owners of such underground and overhead utilities during construction, and

4.10.1.4 The safety and protection of all such underground and overhead utilities as provided in Section 7.17 PROTECTION OF PERSONS AND PROPERTY and repairing any damage thereto resulting from the work.

- 4.10.2** **Unknown Utilities** - During the progress of the work, if an underground utility is uncovered or revealed at or contiguous to the site which was not shown or indicated in the Contract Documents, or found at a location that is substantially different than shown or indicated in the Contract Documents, Contractor shall promptly, and before any such conditions are disturbed or damaged (except in an emergency as required by subsection 7.17.8), notify the Engineer. Contractor shall be responsible for the safety and protection of the underground utility as provided in Section 7.17 PROTECTION OF PERSONS AND PROPERTY. Refer to subsections 4.9.2 and 4.9.3.

- 4.10.3** If the Engineer determines a change in the Contract Documents is required, a Field Order or Change Order will be issued. Upon issuance of a duly authorized Field Order or Change Order regarding the disposition of a newly discovered utility, Contractor shall be responsible for damages to the utility, including any damage claims due to the disruption of service caused by the utility being damaged.

- 4.10.4 Restoration of Damaged Utilities** - The Contractor shall repair and restore to pre-damaged condition any utilities or any other property it damaged. The Contractor shall be liable for any resulting damages to the Work or to the utility owner or property owner and shall pay any claim due to the disruption of service caused by the utilities being damaged. Contractor shall defend and save harmless the HCDA from all suits, actions or claims of any character brought on account of such damages, whether or not the HCDA may have been partially at fault. Contractor shall obtain public liability and property damage insurance pursuant to Article 7 - PROSECUTION AND PROGRESS to cover such risk of damage.
- 4.10.5** In the event the Contractor, simultaneously with the discovery of an unknown utility or other property, damages that utility or other property, the Contractor shall immediately notify the Engineer. If the Contractor is without fault in such a situation, notwithstanding subsection 4.10.4, the Contractor shall not be liable for resulting damages or the defense of the HCDA from claims brought on account of said damages to unknown utilities or other property. Upon instruction from the Engineer, the Contractor shall repair all damages and execute a plan for dealing with the damaged utility or other property. This repair work shall be considered additional work as covered in Section 4.2 CHANGES.

## **ARTICLE 5 - CONTROL OF WORK**

### **5.1 AUTHORITY OF THE ENGINEER**

- 5.1.1** The Engineer shall make final and conclusive decisions on all questions which may arise relating to the quality and acceptability of the materials furnished and work performed, the manner of performance and rate of progress of the work, the interpretation of the Contract Documents, the acceptable fulfillment of the contract on the part of the Contractor, the compensation under the Contract and the mutual rights of the parties to the Contract.
- 5.1.2** The Engineer shall have the authority to enforce and make effective such decisions and orders at the Contractor's expense when the Contractor fails to carry such decisions and orders out promptly and diligently.
- 5.1.3** The Engineer shall have the authority to suspend the work wholly or in part as provided in Section 7.24 SUSPENSION OF WORK.
- 5.1.4** The Engineer may delegate specific authority to act for the Engineer to a specific person or persons. Such delegation of authority shall be established in writing to the Contractor.

## **5.2 AUTHORITY OF THE INSPECTOR**

**5.2.1** The Inspector shall observe and inspect the contract performance and materials. The Inspector does not have any authority vested in the Engineer unless specifically delegated in writing.

**5.2.2** The Inspector may offer advice and recommendations to the Contractor, but any such advice or recommendations are not directives from the Engineer.

**5.2.3** The Inspector has no authority to allow deviations from the Contract Documents and may reject any and all work that the Inspector deems is not in conformity with the contract requirements. Failure of an Inspector at any time to reject non-conforming work shall not be considered a waiver of the HCDA's right to require work in strict conformity with the Contract Documents as a condition of final acceptance.

**5.3 AUTHORITY OF CONSULTANT(S)** - The HCDA may engage Consultant(s) for limited or full observation to supplement the inspections performed by the HCDA and respective Counties. Unless otherwise specified in writing to the Contractor, such retained Consultant(s) will have the authority of a Project Inspector.

## **5.4 SHOP DRAWINGS AND OTHER SUBMITTALS**

**5.4.1** The following documents shall be submitted where required by the Contract Documents:

### **5.4.1.1 Shop Drawings**

(a) The Contractor shall prepare, and thoroughly check, approve, all shop drawings, including those prepared by subcontractors or any other persons. The Contractor shall indicate its approval by stamping and signing each drawing. Any shop drawing submitted without being reviewed, stamped and signed will be considered as not having been submitted, and any delay caused thereby shall be the Contractor's responsibility.

(b) Shop drawings shall indicate in detail all parts of an item of work, including erection and setting instructions and engagements with work of other trades or other separate contractors. Shop drawings for structural steel, millwork and pre-cast concrete shall consist of calculations, fabrication details, erection drawings and other working drawings, as necessary, to show the details, dimensions, sizes of members, anchor bolt plans, insert locations and

other information necessary for the complete fabrication and erection of the structure to be constructed.

- (c) All shop drawings as required by the contract, or as determined by the Engineer to be necessary to illustrate details of the Work shall be submitted to the Engineer with such promptness as to cause no delay in the work or in that of any other Contractor. Delay caused by the failure of the Contractor to submit shop drawings on a timely basis to allow for review, possible resubmittal and acceptance will not be considered as a justifiable reason for a contract time extension. Contractor, at its own risk, may proceed with the work affected by the shop drawings before receiving acceptance, however the HCDA shall not be liable for any costs or time required for the correction of work done without the benefit of accepted shop drawings.
- (d) It is the Contractor's obligation and responsibility to check all of its and its subcontractor's shop drawings and be fully responsible for them and for coordination with connecting and other related work. The Contractor shall prepare, and submit to the Engineer coordination drawings showing the installation locations of all plumbing, piping, duct and electrical work including equipment throughout the project. By approving and submitting shop drawings, the Contractor thereby represents that it has determined and verified all field measurements and field construction criteria, or will do so, and that it has checked and coordinated each shop drawing with the requirements of the work and the Contract Documents. When shop drawings are prepared and processed before field measurements and field construction criteria can be or have been determined or verified, the Contractor shall make all necessary adjustments in the work or resubmit further shop drawings, all at no change in contract price or time.

5.4.1.2 **Shop Drawing Form** - Each drawing and/or series of drawings submitted must be accompanied by a letter of transmittal giving a list of the titles and number of the drawings. Each series shall be numbered consecutively for ready reference and each drawing shall be marked with the following information:

- (a) Date of Submission

- (b) Name of Project
- (c) Project Number
- (d) Location of Project
- (e) Name of submitting Contractor and Subcontractor
- (f) Revision Number

5.4.1.3 The size of the sheets that shop drawings are prepared on shall be as appropriate to suit the drawing being presented so that the information is clearly and legibly depicted. At the determination of the Engineer, for each sheet of drawings, the submittal shall consist of either; one reproducible transparency and five prints, or eight prints.

5.4.1.4 **Descriptive Sheets and Other Submittals** - When a submittal is required by the contract, the Contractor shall submit to the Contracting Officer eight (8) complete sets of descriptive sheets such as shop drawings, brochures, catalogs, illustrations, calculation, material safety data sheets (MSDS), certificates, reports, warranty, etc., which will completely describe the material, product, equipment, furniture or appliance to be used in the project as shown in the drawings and specifications and how it will be integrated into adjoining construction. Prior to the submittal, the Contractor shall review and check all submittal sheets for conformity to the contract requirements and indicate such conformity by marking or stamping and signing each sheet. Where descriptive sheets include materials, systems, options, accessories, etc. that do not apply to this contract, non-relevant items shall be crossed out so that all remaining information will be considered applicable to this contract. It is the responsibility of the Contractor to submit descriptive sheets for review and acceptance by the Contracting Officer as required at the earliest possible date after the date of award in order to meet the Contract Duration. Delays caused by the failure of the Contractor to submit descriptive sheets as required will not be considered as justification for contract time extension.

5.4.1.5 **Material Samples and Color Samples** - When material and color sample submittals are required by the contract, the Contractor shall submit to the Contracting Officer no less than three (3) samples

conforming to Section 6.6 MATERIAL SAMPLES. One sample will be retained by the Consultant, one sample will be retained by the State, and the remaining sample(s) will be returned to the Contractor. Prior to the material and color submittal, the Contractor shall review and check all samples for conformity to the contract requirements and indicate such conformity by marking or stamping and signing each sample. It is the responsibility of the Contractor to submit samples for review and acceptance by the Contracting Officer as required at the earliest possible date after the date of award in order to meet the Contract Duration. Delays caused by the failure of the Contractor to submit material and color samples as required will not be considered as justification for contract time extension.

5.4.1.6 Unless the Technical Specifications or Special Provisions specifically require the Contractor furnish a greater quantity of shop drawings and other submittals, the Contractor shall furnish the quantities required by this section.

**5.4.2 Submittal Variances** - The Contractor shall include with the submittal, written notification clearly identifying all deviations or variances from the contract drawings, specifications and other Contract Documents. The notice shall be in a written form separate from the submittal. The variances shall also be clearly indicated on the shop drawing, descriptive sheet, material sample or color sample. Failure to so notify of and identify such variances shall be grounds for the subsequent rejection of the related work or materials, notwithstanding that the submittal was accepted by the Engineer. If the variances are not acceptable to the Engineer, the Contractor will be required to furnish the item as specified or indicated on the Contract Documents at no additional cost or time.

**5.4.3 Review and Acceptance Process** - Submittals will be returned to the Contractor within twenty one (21) days after receipt by the Engineer unless otherwise agreed between the Contractor and the Engineer or as stated elsewhere in the Contract Documents.

5.4.3.1 The acceptance by the Engineer of the Contractor's submittal relates only to their sufficiency and compliance with the intention of the contract. Acceptance by the Engineer of the Contractor's submittal does not relieve the Contractor of any responsibility for accuracy of dimensions, details, and proper fit, and for agreement and conformity of submittal with the contract drawings and specifications. Nor will the Engineer's acceptance relieve the Contractor of responsibility for variance from the Contract Documents unless the Contractor, at the time of submittal, has provided notice and identification of such variances required by this section. Acceptance of a variance shall not justify a contract

price or time adjustment unless the Contractor requests such an adjustment at the time of submittal and the adjustment is explicitly agreed to in writing by the Engineer. Any such request shall include price details and proposed scheduling modifications. Acceptance of a variance is subject to all contract terms, stipulations and covenants, and is without prejudice to any and all rights under the surety bond.

5.4.3.2 If the Engineer returns a submittal to the Contractor that has been rejected, the Contractor, so as not to delay the work, shall promptly make a resubmittal conforming to the requirements of the Contract Documents and indicating in writing on the transmittal and the subject submittal what portions of the resubmittal has been altered in order to meet the acceptance of the Engineer. Any other differences between the resubmittal and the prior submittal shall also be specifically described in the transmittal.

5.4.3.3 No mark or notation made by the Engineer on or accompanying the return of any submittal to the Contractor shall be considered a request or order for a change in work. If the Contractor believes any such mark or notation constitutes a request for a change in the work for which it is entitled to an adjustment in contract price and/or time, the Contractor must follow the same procedures established in Section 4.2 CHANGES for oral orders, directions, instructions, interpretations or determinations from the Engineer or else lose its right to claim for an adjustment.

**5.5 COORDINATION OF CONTRACT DOCUMENTS** - It is the intent of the Contract Documents to describe a functionally complete Project (or part thereof) to be constructed in accordance with the Contract Documents. The Contract Documents are complementary; any requirement occurring in one document is as binding as though occurring in all. In the event of conflict or discrepancy the priorities stated in the following subparagraphs shall govern:

**5.5.1 Addenda** shall govern over all other Contract Documents. Subsequent addenda issued shall govern over prior addenda only to the extent specified.

**5.5.2 SPECIAL PROVISIONS and Proposal** shall govern over the GENERAL PROVISIONS and Specifications.

**5.5.3 Specifications** shall govern over drawings.

**5.5.4 Specification Error** - Should an error or conflict appear within the specification, the Contractor shall immediately notify the Engineer. The Engineer shall promptly issue instructions as to procedure. Any requirement

occurring in one or more parts of the specification is as binding as though occurring in all applicable parts.

5.5.4.1 Should an error or conflict appear within a specification section, between a listed manufacturer/product and the performance requirements of the specification section, the performance requirements shall govern.

## **5.5.5 Drawings**

5.5.5.1 Schedules shall govern over all other notes and drawings.

5.5.5.2 Bottom elevations of footings shown on drawings shall govern over a general note such as: "All footings shall rest on firm, undisturbed soil and extend a minimum of a certain number of feet into natural or finish grade, whichever is lower."

5.5.5.3 Except for drawing schedules and bottom elevations as noted above, general notes shall govern over all other portions of the drawings.

5.5.5.4 Larger scale drawings shall govern over smaller scale drawings.

5.5.5.5 Figured or numerical dimensions shall govern over dimensions obtained by scaling. Measurements from the drawings when scaled shall be subject to the approval of the Engineer.

5.5.5.6 In cases of discrepancies in the figures or drawings, the discrepancies shall be immediately referred to the Engineer without whose decision said discrepancy shall not be corrected by the Contractor save at its own risk and in the settlement of any complications arising from such adjustment without the knowledge and consent of the Engineer, the Contractor shall bear all extra expense involved.

5.5.5.7 Items shown on the drawings that are completely void in terms of description, details, quality and/or performance standards in both the drawings and specifications to make a price determination shall be considered an omission and the Contractor shall immediately refer same to the Engineer for a decision.

5.5.5.8 Where there is a conflict between the architectural sheets and the civil or landscaping or electrical sheets, etc., the conflict shall be considered a discrepancy and the Contractor shall immediately refer same to the Engineer for a decision.

5.5.5.9 Any requirement occurring in one or more of the sheets is as binding as though occurring in all applicable sheets.

**5.6 INTERPRETATION OF DRAWINGS AND SPECIFICATIONS** - The Contractor shall carefully study and compare the Contract Documents with each other, with field conditions and with the information furnished by the HCDA and shall at once report to the Engineer errors, conflicts, ambiguities, inconsistencies or omissions discovered. Should an item not be sufficiently detailed or explained in the Contract Documents, Contractor shall report and request the Engineer's clarification and interpretation. The Engineer will issue a clarification or interpretation that is consistent with the intent of and reasonably inferred from Contract Documents.

**5.7 EXAMINATION OF DRAWINGS, SPECIFICATIONS, PROJECT SITE**

**5.7.1** The Contractor shall examine carefully the Project Site to become familiar with the conditions to be encountered in performing the Work and the requirements of the Contract Documents.

5.7.1.1 No extra compensation will be given by reason of the Contractor's misunderstanding or lack of knowledge of the requirements of the Work to be accomplished or the conditions to be encountered in performing the project.

5.7.1.2 No extra compensation will be given by reason of the Contractor's misunderstanding or lack of knowledge when the existence of differing site, subsurface or physical conditions could have been reasonably discovered or revealed as a result of any examination, investigation, exploration, test or study of the site and contiguous areas required by the Bidding requirements or Contract Documents to be conducted by or for the Contractor.

**5.7.2** When the Contract Drawings include a log of test borings showing a record of the data obtained by the HCDA's investigation of subsurface conditions, said log represents only the opinion of the HCDA as to the character of material encountered in its test borings and at only the location of each boring. The Contractor acknowledges that underground site conditions in Hawaii vary widely. There is no warranty, either expressed or implied, that the conditions indicated are representative of those existing throughout the work or any part of it, or that other conditions may not occur.

**5.7.3** Reference is made to the SPECIAL PROVISIONS for identification of subsurface investigations, reports, explorations and tests utilized by the HCDA in preparation the Contract Documents. Such reports, drawings, boring logs etc. are not part of the Contract Documents.

## 5.8 COOPERATION BETWEEN THE CONTRACTOR AND THE HCDA

**5.8.1 Furnishing Drawings and Specifications** - Contractor will be supplied the Contract Drawings and Specifications in an electronic format. Contractor shall have and maintain at least one hard copy of the Contract Drawings and Specifications on the work site, at all times. Contractor shall cooperate with the Engineer, the Inspector(s), and other contractors in every possible way.

**5.8.2 Superintendent** - The Contractor shall have a competent superintendent or agent on the work site while work is being performed under the contract. The superintendent or agent shall be experienced in the type of project being undertaken and the work being performed. The superintendent or agent shall represent the Contractor and shall have the authority to act on behalf of the Contractor. Communications given to the superintendent or agent shall be as binding as if given to the Contractor.

5.8.2.1 If the superintendent or agent is not present at the work site, the Engineer shall have the right to suspend the work as described under Section 7.24 SUSPENSION OF WORK.

5.8.2.2 The Contractor shall file with the Engineer a written statement giving the name of the superintendent or agent assigned to the project. The Contractor shall be responsible for notifying the Engineer in writing of any change in the superintendent or agent.

5.8.2.3 The requirements of this subsection 5.8.2 may be waived by the Engineer.

**5.8.3 Engineering Work** - The Contractor shall properly and accurately lay out the work, perform all engineering work, and furnish all engineering materials and equipment required to establish and maintain all lines, grades, dimensions and elevations called for in the drawings or required in the progress of construction, unless otherwise noted in the Contract Documents. The Contractor will be held definitely and absolutely responsible for any errors in lines, grades, dimensions and elevations and shall at once, on instruction from the Engineer, correct and make good such errors or any errors, or faults in the work resulting from errors in engineering performed under the requirements of its contract to the entire satisfaction of the Engineer. Full compensation for the work shall be included in the prices paid for contract items of work. No additional allowance will be made for the correction of incorrect engineering work.

5.8.3.1 The Contractor shall furnish the requisite bench elevations.

5.8.3.2 The Contractor shall locate and verify all lines, grades, dimensions and elevations indicated on the drawings before any excavation, or

construction begins. Any discrepancy shall be immediately brought to the attention of the Engineer, any change shall be made in accordance with the Engineer's instruction.

5.8.3.3 The Contractor shall verify all street survey monuments (horizontal and vertical alignment) prior to final acceptance by the Engineer in accordance with any governmental requirements.

5.8.3.4 The Contractor shall provide a surveyor or Civil Engineer licensed in the State of Hawaii to verify and establish all lines, grades, dimensions and elevations.

**5.8.4 Use of Structure or Improvement** - The HCDA shall have the right, at any time during construction of the structure or improvements, to enter same for the purpose of installing by government labor or by any other Contractor or utility any necessary work in connection with the installation of facilities, it being mutually understood and agreed, however, that the Contractors, utilities and the HCDA will, so far as possible work to the mutual advantage of all, where their several works in the above mentioned or in unforeseen instances touch upon or interfere with each other. As a convenience to those involved, the Engineer shall allocate the work and designate the sequence of construction in case of controversy between Contractors on separate projects under HCDA jurisdiction.

5.8.4.1 The HCDA shall also have the right to use the structure, equipment, improvement or any part thereof, at any time after it is considered by the Engineer as available. In the event that the structure, equipment or any part thereof is so used, the HCDA shall be responsible for all expenses incidental to such use and any damages resulting from the HCDA's use.

5.8.4.2 Equipment warranty will commence to run before the work is complete when and if the HCDA begins actual use of the equipment for the purpose for which the equipment was designed and installed.

5.8.4.3 If the HCDA enters the structure for construction and/or occupancy and the Contractor is delayed because of interference by the HCDA or by extra work resulting from damage which the Contractor is not responsible for, or by extraordinary measures the Contractor must take to accommodate the HCDA, the Contractor shall be granted an extension of time in accordance with Section 7.21 CONTRACT TIME. However, if such use increases the cost or delays the completion of the remaining portions of work, the Contractor shall be entitled to such extra compensation or extension of time or both, as the HCDA may determine to be

proper. Any additional work necessary will be paid in accordance with Section 8.3 PAYMENT FOR ADDITIONAL WORK.

**5.9 INSPECTION** - The Engineer, the HCDA's consultants, Inspectors employed by the HCDA and other representatives duly authorized by the HCDA shall at all times have access to the work during its construction and shall be furnished with every reasonable facility for ascertaining at any time that the materials and the workmanship are in accordance with the requirements and intentions of the contract. All work done and all materials furnished shall be subject to inspection and acceptance.

**5.9.1** Such inspection and approval may extend to all or part of the work, and to the preparation, fabrication or manufacture of the materials to be used. By entering into a contract for the supply of materials, equipment or performance of labor in connection with the Work, such Material and Equipment Supplier or Labor Contractor consents to and is subject to the terms of this Section 5.9 to the same extent as the Contractor.

**5.9.2 Authority to Suspend Operations** - The Inspector shall have the authority to suspend operations of any work being improperly performed by issuing a written order giving the reason for shutting down the work. Should the Contractor disregard such written order, the work done thereafter will not be accepted nor paid for.

**5.9.3** The inspection of the work shall not relieve the Contractor of any of its obligations to fulfill the contract as prescribed. Notwithstanding prior payment and acceptance by the Engineer, defective and nonconforming work shall be corrected to comply with the contract requirements. Unsuitable, unspecified or unapproved materials may be rejected.

**5.10 REMOVAL OF DEFECTIVE, NON-CONFORMING AND UNAUTHORIZED WORK**

**5.10.1** All work which has been rejected as not conforming to the requirements of the Contract shall be remedied or removed and replaced by the Contractor in an acceptable manner and no compensation will be allowed for such removal or replacement. Any work done beyond the work limits shown on the drawings and specifications or established by the Engineer or any additional work done without written authority will be considered as unauthorized and will not be paid for. Work so done may be ordered removed at the Contractor expense.

**5.10.2 Scheduling Corrective Work** - The Contractor shall perform its corrective or remedial work at the convenience of the HCDA and shall obtain the Engineer's approval of its schedule.

**5.10.3 Failure to Correct Work** - Upon failure on the part of the Contractor to comply promptly with any order of the Engineer made under the provisions of

this Section 5.10, the Engineer shall have authority to cause defective work to be remedied or removed and replaced, and unauthorized work to be removed, at the Contractor's expense, and to deduct the costs from any monies due or to become due the Contractor.

**5.11 VALUE ENGINEERING INCENTIVE** - On projects with contract amounts in excess of \$250,000, the following Value Engineering Incentive Clause shall apply to allow the Contractor to share in cost savings that ensue from cost reduction proposals it submits.

**5.11.1** The Value Engineering Incentive Clause applies to all Value Engineering Change Proposals, cost reduction proposals, hereinafter referred to as (VECP) initiated and developed by the Contractor for changing the drawings, designs, specifications or other requirements of this contract. This clause does not, however apply to any VECP unless it is identified as such by the Contractor at the time of its submission to the Engineer.

**5.11.2 Value Engineering Change Proposal** - All VECP must:

5.11.2.1 Result in a savings to the HCDA of at least four thousand dollars (\$4,000) by providing less costly items than without impairing any essential functions and characteristics such as service life, reliability, economy of operation, ease of maintenance and all necessary features of the completed work.

5.11.2.2 Require, in order to be applied to this contract, a change order to this contract.

5.11.2.3 Not adversely impact on the schedule of performance or the contract completion date.

**5.11.3 VECP Required Information** - The VECP will be processed expeditiously and in the same manner as prescribed for any other change order proposal. As a minimum, the following information will be submitted by the Contractor with each proposal:

5.11.3.1 A description of the difference between the existing contract requirements and the VECP, and the comparative advantages and disadvantages of each including durability, service life, reliability, economy of operation, ease of maintenance, design safety standards, desired appearance, impacts due to construction and other essential or desirable functions and characteristics as appropriate;

5.11.3.2 An itemization of the requirements of the contract which must be changed if the VECP is adopted and a recommendation as to how to make each such change;

- 5.11.3.3 An estimate of the reduction in performance costs that will result from adoption of the VECP taking into account the costs of implementation by the Contractor, including any amounts attributable to subcontracts, and the basis for the estimate;
- 5.11.3.4 A prediction of any effects the VECP would have on other costs to the HCDA, such as HCDA furnished property costs, costs of related items, and costs of maintenance and operation over the anticipated life of the material, equipment, or facilities as appropriate; the construction schedule, sequence and time; and bid item totals used for evaluation and payment purposes;
- 5.11.3.5 A statement of the time by which a change order adopting the VECP must be issued so as to obtain the maximum cost reduction during the remainder of this contract noting any effect on the contract time; and
- 5.11.3.6 The dates of any previous submissions of the VECP, the numbers of any Government contracts under which submitted and the previous actions by the Government, if known.

**5.11.4 Required Use of Licensed Architect or Engineer** - When, in the judgment of the Engineer, a VECP alters the design prepared by a registered professional architect or engineer, the Contractor shall ensure the changes to be prepared are by or under the supervision of a licensed professional architect or engineer, and stamped and so certified.

**5.11.5** Unless and until a change order applies a VECP to a contract, the Contractor shall remain obligated to perform in accordance with the terms of the contract and the HCDA shall not be liable for delays incurred by the Contractor resulting from the time required for the HCDA's determination of the acceptability of the VECP.

- 5.11.5.1 The determination of the Engineer as to the acceptance of any VECP under a contract shall be final.

**5.11.6 Acceptance of VECP** - The Engineer may accept in whole or in part any VECP submitted pursuant to this section by issuing a change order to the contract. Prior to issuance of the change order, the Contractor shall submit complete final Contract Documents similar to those of the original contract showing the accepted changes and the new design and features as well as the following:

- 5.11.6.1 Design calculations;

- 5.11.6.2 The design criteria used;
- 5.11.6.3 A detailed breakdown of costs and expenses to construct or implement such revisions; and
- 5.11.6.4 The change order will identify the final VECP on which it is based.

**5.11.7 VECP Price Adjustments** - When a VECP is accepted under a contract, an adjustment in the contract price shall be made in accordance with Section 4.4 PRICE ADJUSTMENT. The adjustment shall first be established by determining the effect on the Contractor's cost of implementing the change, including any amount attributable to subcontractors and to the HCDA's charges to the Contractor for architectural, engineering, or other consultant services, and the staff time required to examine and review the proposal. The contract price shall then be reduced by fifty percent (50%) of the net estimated decrease in the cost of performance.

**5.11.8** The Contractor may restrict the HCDA's right to use the data or information or both, on any sheet of a VECP or of the supporting data, submitted pursuant to this paragraph, if it is stated on that sheet as follows:

5.11.8.1 "This data or information or both shall not be disclosed outside the HCDA or be duplicated, used, or disclosed, in whole or in part, for any purpose other than to evaluate this VECP. This restriction shall not limit the HCDA's right to use this data or information or both if obtained from another source, or is otherwise available, without limitations. If this VECP is accepted by the HCDA by issuance of a change order after the use of this data or information or both in such an evaluation, the HCDA shall have the right to duplicate, use and disclose any data or information or both pertinent to the proposal as accepted in any manner and for any purpose whatsoever and have others so do."

**5.11.9** In the event of acceptance of a VECP, the HCDA shall have all rights to use, duplicate or disclose in whole or in part in any manner and for any purpose whatsoever, and to have or permit others to do so, any data or information or both reasonably necessary to fully utilize such proposal.

**5.11.10** The Contractor shall submit with each VECP all required information and provide all additional information as may be required by the Engineer to evaluate and implement the VECP. The cost for preparing the VECP shall be the Contractor's responsibility, and any part of the Contractor's cost for implementing the change shall be due only when the proposal is accepted and a change order is issued.

**5.11.11** If the services of the HCDA's architect, engineer or consultant is necessary to review and evaluate a VECP, the cost therefor shall be paid for by the Contractor.

**5.11.12** Each VECP shall be evaluated as applicable to this contract, and past acceptance on another HCDA project for a similar item shall not be automatic grounds for approval.

**5.11.13** The method by which the Contractor will share a portion of the cost savings from an accepted VECP shall be for this contract only, and no consideration shall be made for future acquisition, royalty type payment or collateral savings.

5.11.13.1 The HCDA may accept the proposed VECP in whole or in part. The Engineer shall issue a contract change order to identify and describe the accepted VECP.

**5.12 SUBCONTRACTS** - Nothing contained in the Contract Documents shall create a contractual relationship between the HCDA and any subcontractor. The Contractor may subcontract a portion of the work but the Contractor shall remain responsible for the work that is subcontracted.

**5.12.1 Replacing Subcontractors** - Contractors may enter into subcontracts only with subcontractors listed in the offer form. The Contractor will be allowed to replace a listed subcontractor if the subcontractor:

5.12.1.1 Fails, refuses or is unable to enter into a subcontract consistent with the terms and conditions of the subcontractor's offer presented to the Contractor; or

5.12.1.2 Becomes insolvent; or

5.12.1.3 Has any license or certification necessary for performance of the work suspended or revoked; or

5.12.1.4 Has defaulted or has otherwise breached the subcontract in connection with the subcontracted work; or

5.12.1.5 Agrees to be substituted by providing a written release; or

5.12.1.6 Is unable or refuses to comply with other Requirements of law applicable to contractors, subcontractors, and public works projects.

**5.12.2 Notice of Replacing Subcontractor** - The Contractor shall provide a written notice to the Contracting Officer when it replaces a subcontractor, including in

the notice, the reasons for replacement. The Contractor agrees to defend, hold harmless, and indemnify the HCDA and the State against all claims, liabilities, or damages whatsoever, including attorney's fees, arising out of or related to the replacement of a subcontractor.

**5.12.3 Adding Subcontractors** - The Contractor may enter into a subcontract with a subcontractor that is not listed in the offer form only after this contract becomes enforceable.

**5.12.4 Subcontracting** - Contractor shall perform with its own organization, work amounting to not less than twenty (20%) of the total contract cost, exclusive of costs for materials and equipment the Contractor purchases for installation by its subcontractors, except that any items designated by the HCDA in the contract as "specialty items" may be performed by a subcontract and the cost of any such specialty items so performed by the subcontract may be deducted from the total contract cost before computing the amount of work required to be performed by the Contractor with its own organization.

## **ARTICLE 6 - CONTROL OF MATERIALS AND EQUIPMENT**

**6.1 MATERIALS AND EQUIPMENT** - Contractor shall furnish, pay for and install all material and equipment as called for in the drawings and specifications. Materials and equipment shall be new and the most suitable for the purpose intended unless otherwise specified. The HCDA does not guarantee that the specified or pre-qualified product listed in the drawings and specifications are available at the time of bid or during the contract period.

### **6.2 SOURCE OF SUPPLY AND QUALITY OF MATERIALS**

**6.2.1** Only materials conforming to the drawings and specifications and, when required by the contract have been accepted by the Engineer, shall be used. In order to expedite the inspection and testing of materials, at the request of the Engineer, the Contractor shall identify its proposed sources of materials within ten (10) days after notification by the Engineer.

**6.2.2** At the option of the Engineer, the materials may be accepted by the Engineer at the source of supply before delivery is started. Representative preliminary samples of the character and quantity prescribed shall be submitted by the Contractor or producer for examination and tested in accordance with the methods referred to under samples and tests.

**6.2.3 Engineer's Authorization to Test Materials** - Materials proposed to be used may be inspected and tested whenever the Engineer deems necessary to determine conformance to the specified requirements. The cost of testing shall be borne by the Contractor. However, should test results show that the

material(s) is in compliance with the specified requirements, the cost of the testing will be borne by the HCDA.

- 6.2.4 Unacceptable Materials** - In the event material(s) are found to be unacceptable, the Contractor shall cease their use, remove the unacceptable material(s) that have already been installed or applied, and furnish acceptable materials all at no additional cost to the HCDA. No material which is in any way unfit for use shall be used.

### **6.3 SUBSTITUTION AFTER CONTRACT AWARD**

- 6.3.1** Materials, equipment, articles and systems noted on the drawings and specifications, establish a standard of quality, function, performance or design requirements and shall not be interpreted to limit competition. Should trade names, makes, catalog numbers or brand names be specified, the Contractor shall infer that these items indicate the quality, style, appearance or performance of the material, equipment, article, or systems to be used in the project. The Contractor is responsible to use materials, equipment, articles or systems that meet the project requirements. Unless specifically provided otherwise in the Contract Documents, the Contractor may, at its option, use any material, equipment, article or system that, in the judgment of the Contracting Officer, is equal to that required by the Contract Documents.

- 6.3.1.1 If after installing a material, equipment, article or system a variance is discovered, the Contractor shall immediately replace the material, equipment, article or system with one that meets the requirements of the Contract Documents.

- 6.3.2 Substitution After Contract Award** - Subject to the Contracting Officer's determination; material, equipment, article or system with a variant feature(s) may be allowed as a substitution, provided it is in the HCDA's best interest. The HCDA may deny a substitution; and if a substitution is denied, the Contractor is not entitled to any additional compensation or time extension.

- 6.3.2.1 The Contractor shall include with the submittal, a notification that identifies all deviations or variances from the Contract Documents. The notice shall be in a written form separate from the submittal. The variances shall be clearly shown on the shop drawing, descriptive sheet, and material sample or color sample; and the Contractor shall certify that the substitution has no other variant features. Failures to identify the variances are grounds to reject the related work or materials, notwithstanding that the Contracting Officer accepted the submittal. If the variances are not acceptable to the Contracting Officer, the Contractor will be required to furnish the item as specified on the Contract Documents at no additional cost or time.

6.3.2.2 Acceptance of a variance shall not justify a contract price or time adjustment unless the Contractor requests an adjustment at the time of submittal and the adjustments are explicitly agreed to in writing by the Contracting Officer. Any request shall include price details and proposed scheduling modifications. Acceptance of a variance is subject to all contract terms, and is without prejudice to all rights under the surety bond.

6.3.2.3 The Contractor can recommend improvements to the project, for materials, equipment, articles, or systems by means of a substitution request, even if the improvements are at an additional cost. The Contracting Officer shall make the final determination to accept or reject Contractor's proposed improvements. If the proposed material, equipment, article or system cost less than the specified item, the Department will require a sharing of cost similar to value engineering be implemented. HCDA reserves its right to deny a substitution; and if a substitution is denied, the Contractor is not entitled to additional compensation or time extension.

**6.4 ASBESTOS CONTAINING MATERIALS** - The use of materials or equipment containing asbestos is prohibited under this contract. Contractor warrants that all materials and equipment incorporated in the project are asbestos-free.

## **6.5 TEST SAMPLES**

**6.5.1** The Engineer may require any or all materials to be tested by means of samples or otherwise. Contractor shall collect and forward samples requested by the Engineer. Contractor shall not use or incorporate any material represented by the samples until all required tests have been made and the material has been accepted. In all cases, the Contractor shall furnish the required samples without charge. Where samples are required from the completed work, the Contractor shall cut and furnish samples from the completed work. Samples so removed shall be replaced with identical material and refinished. No additional compensation will be allowed for furnishing test samples and their replacement with new materials.

**6.5.2** Tests of the material samples will be made in accordance with the latest standards of the American Society for Testing and Materials (ASTM), as amended prior to the contract date unless otherwise provided. In cases where a particular test method is necessary or specifications and serial numbers are stipulated, the test shall be made by the method stated in the above-mentioned publication. Where the test reference is the American Association of State Highway and Transportation Officials (AASHTO), it means the specifications and serial numbers of the latest edition and amendments prior to the bid date.

**6.5.3** The Engineer may retest any materials, which have been tested and accepted at the source of supply after the same has been delivered to the work site. The Engineer shall reject all materials which, when retested, do not meet the requirements of the contract.

## **6.6 MATERIAL SAMPLES**

**6.6.1** The Contractor shall furnish all samples required by the drawings and specifications or that may be requested by the Engineer of any and all materials or equipment it proposes to use. Unless specifically required, samples are not to be submitted with the bid.

**6.6.2** No materials or equipment of which samples are required shall be used on the Work until the Engineer has received and accepted the samples. If the Contractor proceeds to use such materials before the Engineer accepts the samples, the Contractor shall bear the risk.

**6.6.3** Contractor shall furnish two (2) copies of a transmittal letter with each shipment of samples. The letter shall provide a list of the samples, the name of the building or work for which the materials are intended and the brands of the materials and names of the manufacturers. Also, each sample submitted shall have a label indicating the material represented, its place of origin, the names of the producer, the Contractor and the building or work for which the material is intended. Samples of finished materials shall be marked to indicate where the materials represented are required by the drawings or specifications.

**6.6.4** Acceptance of any sample(s) shall be only for the characteristics or for the uses named in such acceptance and for no other purpose. Acceptance of samples shall not change or modify any contract requirement. All samples will be provided by the Contractor at no extra cost to the HCDA. See also Section 5.4 SHOP DRAWINGS AND OTHER SUBMITTALS.

**6.7 NON-CONFORMING MATERIALS** - All materials not conforming to the requirements of these Contract Documents, whether in place or not, shall be rejected and removed immediately from the site of work unless otherwise permitted by the Engineer in writing. No rejected material which has subsequently been made to conform shall be used unless and until written acceptance has been given by the Engineer. If the Contractor fails to comply forthwith with any order of the Engineer made under the provisions of this Section 6.7, the Engineer shall have the authority to remove and replace non-conforming materials and charge the cost of removal and replacement to the Contractor.

**6.8 HANDLING MATERIALS** - Contractor shall handle all materials to preserve their quality and fitness for work. Transport aggregates from the source or storage site to the

work in tight vehicles to prevent loss or segregation of materials after loading and measuring.

- 6.9 STORAGE OF MATERIALS** - Contractor shall store all materials to preserve their quality and fitness for the work. Unless otherwise provided, any portion of the project site within the Project Contract Limit not required for public travel, may be used for storage purposes and for the Contractor's plant and equipment. Any additional space required shall be provided by the Contractor at its expense subject to the Engineer's acceptance. Contractor shall store materials on wooden platforms or other hard, clean surfaces and covered to protect it from the weather and damage. Stored materials shall be located to allow prompt inspection.
- 6.10 PROPERTY RIGHTS IN MATERIALS** - Nothing in the contract shall be construed to vest in the Contractor any right to any materials and equipment after such materials and equipment have been attached, affixed to, or placed in the work.
- 6.11 ASSIGNMENT OF ANTITRUST CLAIMS FOR OVERCHARGES FOR GOODS PURCHASED** - Contractor (or Vendor) and the HCDA recognize that in actual economic practice, overcharges resulting from antitrust violations are in fact usually borne by the HCDA. Therefore, Contractor hereby assigns to the HCDA any and all claims for such overcharges as to goods purchased in connection with this order or contract, except as to overcharges which result from antitrust violations commencing after the price is established under this order or contract and any change order. In addition, Contractor warrants and represents that each of its first tier suppliers and subcontractors shall assign any and all such claims to the HCDA, subject to the aforementioned exception.

## **ARTICLE 7 - PROSECUTION AND PROGRESS** (Including Legal Relations and Responsibility)

### **7.1 PROSECUTION OF THE WORK**

- 7.1.1** After approval of the contract by the Executive Director, a Notice to Proceed will be given to the Contractor as described in Section 3.10 NOTICE TO PROCEED. The Notice to Proceed will indicate the date the Contractor is expected to begin the construction and from which date contract time will be charged.
- 7.1.2** The Contractor shall begin work no later than ten (10) working days from the date in the Notice to Proceed and shall diligently prosecute the same to completion within the contract time allowed. The Contractor shall notify the Engineer at least three (3) working days before beginning work.

**7.1.3** If any subsequent suspension and resumption of work occurs, the Contractor shall notify the Engineer at least twenty-four (24) hours before stopping or restarting actual field operations.

**7.1.4 Working Prior to Notice to Proceed** - The Contractor shall not begin work before the date in the Notice to Proceed. Should the Contractor begin work before receiving the Notice to Proceed, any work performed in advance of the specified date will be considered as having been done at the Contractor's risk and as a volunteer and subject to the following conditions:

7.1.4.1 Under no circumstances shall the Contractor commence work on site until it has notified the Engineer of its intentions and has been advised by the Engineer in writing that the project site is available to the Contractor. The project site will not be made available until the Contractor has complied with commencement requirements under Section 7.2 COMMENCEMENT REQUIREMENTS.

7.1.4.2 In the event the contract is not executed, the Contractor shall, at its own expense, do such work as is necessary to leave the site in a neat condition to the satisfaction of the Engineer. The Contractor shall not be reimbursed for any work performed.

7.1.4.3 All work done prior to the Notice to Proceed shall be performed in accordance with the Contract Documents, but will only be considered authorized work and be paid for as provided in the contract after the Notice to Proceed is issued.

**7.1.5** For repairs and/or renovations of existing buildings, unless otherwise permitted by the Engineer, the Contractor shall not commence with the physical construction unless all or sufficient amount of materials are available for either continuous construction or completion of a specified portion of the work. When construction is started, the Contractor shall work expeditiously and pursue the work diligently until it is complete. If only a portion of the work is to be done in stages, the Contractor shall leave the area safe and usable for the user agency at the end of each stage.

**7.2 COMMENCEMENT REQUIREMENTS** - Prior to beginning work on site, the Contractor shall submit the following to the Engineer:

**7.2.1 Identification of the Superintendent** or authorized representative on the job site. Refer to Section 5.8 COOPERATION BETWEEN THE CONTRACTOR AND THE HCDA.

**7.2.2 Proposed Working Hours** on the job. Refer to Section 7.5 NORMAL WORKING HOURS.

**7.2.3 Permits and Licenses.** Refer to Section 7.4 PERMITS AND LICENSES.

**7.2.4 Schedule of Prices** to be accepted for the agreed Monthly Payment Application. Unless the proposal provides unit price bids on all items in this project, the successful Bidder will be required, after the award of contract, to submit a schedule of prices for the various items of construction included in the contract. For projects involving more than a single building and/or facility, the breakdown cost shall reflect a separate schedule of prices for the various items of work for each building and/or facility. The sum of the prices submitted for the various items must equal the lump sum bid in the Bidder's proposal. This schedule will be subject to acceptance by the Engineer who may reject same and require the bidder to submit another or several other schedules if in the Engineer's opinion the prices are unbalanced or not sufficiently detailed. This schedule of prices shall be used for the purpose of determining the value of monthly payments due the Contractor for work installed complete in place; and may be used as the basis for determining cost and credit of added or deleted items of work, respectively.

7.2.4.1 The Contractor shall estimate at the close of each month the percentage of work completed under each of the various construction items during such month and submit the Monthly Payment Application to the Engineer for review and approval. The Contractor shall be paid the approved percentage of the price established for each item less the retention provided in Section 8.4 PROGRESS AND/OR PARTIAL PAYMENTS.

**7.2.5 Proof of Insurance Coverage** - Certificate of Insurance or other documentary evidence satisfactory to the Engineer that the Contractor has in place all insurance coverage required by the contract. Refer to Section 7.3 INSURANCE REQUIREMENTS.

**7.2.6** Until such time as the above items are processed and approved, the Contractor shall not be allowed to commence on any operations unless authorized by the Engineer.

### **7.3 INSURANCE REQUIREMENTS**

**7.3.1 Obligation of Contractor** - Contractor shall not commence any work until it obtains, at its own expense, all required herein insurance. Such insurance shall be provided by an insurance company authorized by the laws of the State to issue such insurance in the State of Hawaii. Coverage by a "Non-Admitted" carrier is permissible provided the carrier has a Best's Rating of "A-VII" or better.

**7.3.2** All insurance described herein will be maintained by the Contractor for the full period of the contract and in no event will be terminated or otherwise

allowed to lapse prior to written certification of final acceptance of the work by the HCDA.

- 7.3.3** Certificate(s) of Insurance acceptable to the HCDA shall be filed with the Engineer prior to commencement of the work. Certificates shall identify if the insurance company is a “captive” insurance company or a “Non-Admitted” carrier to the State of Hawaii. The best’s rating must be stated for the “Non-Admitted” carrier. Certificates shall contain a provision that coverages being certified will not be cancelled or materially changes without giving the Engineer at least thirty (30) days prior written notice. If the HCDA is to be an Additional Insured on any of the required insurance, it shall be so noted on the certificate. Should any policy be canceled before final acceptance of the work by the HCDA, and the Contractor fails to immediately procure replacement insurance as specified, the HCDA, in addition to all other remedies it may have for such breach, reserves the right to procure such insurance and deduct the cost thereof from any money due to the Contractor.
- 7.3.4** Nothing contained in these insurance requirements is to be construed as limiting the extent of Contractor’s responsibility for payment of damages resulting from its operations under this contract, including the Contractor’s obligation to pay liquidated damages, nor shall it affect the Contractor’s separate and independent duty to defend, indemnify and hold the HCDA harmless pursuant to other provisions of this contract. In no instance will the HCDA’s exercise of an option to occupy and use completed portions of the work relieve the Contractor of its obligation to maintain the required insurance until the date of final acceptance of the work.
- 7.3.5** All insurance described herein shall be primary and cover the insured for all work to be performed under the contract, all work performed incidental thereto or directly or indirectly connected therewith, including traffic detour work or other work performed outside the work area and all change order work.
- 7.3.6** The Contractor shall, from time to time, furnish the Engineer, when requested, satisfactory proof of coverage of each type of insurance required covering the work. Failure to comply with the Engineer’s request may result in suspension of the work, and shall be sufficient grounds to withhold future payments due the Contractor and to terminate the contract for Contractor’s default.
- 7.3.7** **Types of Insurance** - Contractor shall purchase and maintain insurance described below which shall provide coverage against claims arising out of the Contractor’s operations under the contract, whether such operations be by the Contractor itself or by any subcontractor or by anyone directly or indirectly employed by any of them or by anyone for whose acts any of them may be liable.

- 7.3.7.1 **Worker's 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.
- 7.3.7.2 **General Liability** - The Contractor shall obtain General Liability insurance with a limit of not less than \$2,000,000 per occurrence and in the Aggregates. The General liability insurance shall include the HCDA as an Additional Insured. The required limit of insurance may be provided by a single policy or with a combination of primary and excess policies. Refer to SPECIAL PROVISIONS for any additional requirements.
- 7.3.7.3 **Auto Liability** - The Contractor shall obtain Auto Liability Insurance covering all owned, non-owned and hired autos with a Combined single Limit of not less than \$1,000,000 per occurrence. The required limit of insurance may be provided by a single policy or with a combination of primary and excess policies. Refer to SPECIAL PROVISIONS for any additional requirements.
- 7.3.7.4 Property Insurance (Builders Risk)
- (a) **New Building(s)** - The Contractor shall obtain Property Insurance covering building(s) being constructed under this Contract. The limit shall be equal to the completed value of the building(s) and shall insure against all-loss excluding earthquakes and floods. The coverage shall be provided by a company authorized to write insurance in the State of Hawaii as an insurer. Refer to SPECIAL PROVISIONS for any additional requirements.
  - (b) **Building Renovation and/or Installation Contract** - The Contractor shall obtain Property Insurance with a limit equal to the completed value of the work or property being installed and shall insure against all-loss excluding earthquakes and floods. The coverage shall be provided by a company authorized to write insurance in the State of Hawaii as an insurer. Refer to SPECIAL PROVISIONS for any additional requirements.
  - (c) The Contractor is not required to obtain property insurance for contracts limited to site development

## **7.4 PERMITS AND LICENSES**

**7.4.1** The HCDA or its representative may process Federal (e.g., Corps of Engineers), State and County Permit applications. The Contractor shall pick up the pre-processed Permits at the appropriate governmental agency and pay the required fees. Other permits necessary for the proper execution of the work such as utility connection permits, elevator installation permits etc., unless processed by the HCDA and paid for by the Contractor, shall be obtained and paid for by the Contractor.

**7.4.2** Until such time as the above permits are approved, the Contractor shall not be allowed to commence any operations without written approval of the Engineer.

**7.4.3** The Engineer reserves the right to waive application and processing of the building permit.

**7.5 NORMAL WORKING HOURS** - Prior to beginning operations, unless otherwise established by the HCDA, the Contractor shall notify the Engineer in writing of the time in hours and minutes, A.M. and P.M. respectively, at which it desires to begin and end the day's work. If the Contractor desires to change the working hours, it shall request the Engineer's approval three (3) consecutive working days prior to the date of the change.

## **7.6 HOURS OF LABOR**

**7.6.1** No laborer or mechanic employed on the job site of any public work of the Department or any political sub-division thereof shall be permitted or required to work on Saturday, Sunday or a legal holiday of the State or in excess of eight hours on any other day unless the laborer or mechanic receives overtime compensation for all hours worked on Saturday, Sunday and a legal holiday of the State or in excess of eight hours on any other day. For the purposes of determining overtime compensation under this Section 7.6, the basic hourly rate of any laborer or mechanic shall not be less than the basic hourly rate determined by the Department of Labor and Industrial Relations to be the prevailing basic hourly rate for corresponding classes of laborers and mechanics on projects of similar character in the Department.

**7.6.2** Overtime compensation means compensation based on one and one-half times the laborers or mechanics basic hourly rate of pay plus the cost to an employer of furnishing a laborer or mechanic with fringe benefits.

## **7.7 PREVAILING WAGES**

**7.7.1** The Contractor shall at all times observe and comply with all provisions of Chapter 104, HRS, the significant requirements of which are emphasized in the Department of Labor and Industrial Relations Publication No. H104-3

entitled “Requirements of Chapter 104, HRS Wages and Hours of Employees on Public Works Law”.

- 7.7.2 Wage Rate Schedule** - The wage rate schedule is not physically enclosed in the bid documents. However, the wage rate schedule is incorporated herein by reference and made a part of the Bid and Contract Documents. Said wage rate schedule may be obtained from the Department of Labor and Industrial Relations.
- 7.7.3** The Contractor or its subcontractor(s) shall pay all laborers and mechanics employed on the job site, unconditionally and not less often than once a week, and without deduction or rebate on any account except as allowed by law, the full amounts of their wages including overtime, accrued to not more than five (5) working days prior to the time of payment, at wage rates not less than those stated in the contract, regardless of any contractual relationship which may be alleged to exist between the Contractor and subcontractor and such laborers and mechanics. The wages stated in the contract shall not be less than the minimum prevailing wages (basic hourly rate plus fringe benefits), as determined by the Director of Labor and Industrial Relations and published in wage rate schedules. Any increase in wage rates, as determined by the Director of Labor and Industrial Relations and issued in the wage rate schedule, shall be applicable during the performance of the contract, in accordance with section 104-2(a) and (b), HRS. Notwithstanding the provisions of the original contract, if the Director of Labor and Industrial Relations determines that prevailing wages have increased during the performance of the contract, the rate of pay of laborers and mechanics shall be raised accordingly.
- 7.7.4 Posting Wage Rate Schedule** - The rates of wages to be paid shall be posted by the Contractor in a prominent and easily accessible place at the job site and a copy of such wages required to be posted shall be given to each laborer and mechanic employed under the contract by the Contractor at the time the person is employed thereunder, provided that where there is a collective bargaining agreement, the Contractor does not have to provide its employees the wage rate schedules. Any revisions to the schedule of wages issued by the Director of Labor and Industrial Relations during the course of the contract shall also be posted by the Contractor and a copy provided to each laborer and mechanic employed under the contract as required above.
- 7.7.5** The HCDA may withhold from the Contractor so much of the accrued payments as the HCDA may consider necessary to pay to laborers and mechanics employed by the Contractor or any subcontractor on the job site. The accrued payments withheld shall be the difference between the wages required by this contract and the wages actually received by such laborers or mechanics.

**7.8 FAILURE TO PAY REQUIRED WAGES** - If the HCDA finds that any laborer or mechanic employed on the job site by the Contractor or any subcontractor has been or is being paid wages at a rate less than the required rate by the contract, or has not received their full overtime compensation, the HCDA may, by written notice to the Contractor, terminate its right, or the right of any subcontractor, to proceed with the work or with the part of the work on which the required wages or overtime compensation have not been paid and may complete such work or part by contract or otherwise, and the Contractor and its sureties shall be liable to the HCDA for any excess costs occasioned thereby.

## **7.9 PAYROLLS AND PAYROLL RECORDS**

**7.9.1** A certified copy of each weekly payroll shall be submitted to the HCDA within seven (7) calendar days after the end of each weekly payroll period. Failure to do so on a timely basis shall be cause for disqualification from bidding in accordance with the provisions of Section 2.12 DISQUALIFICATION OF BIDDERS. The Contractor shall be responsible for the timely submission of certified copies of payrolls of all subcontractors. The certification shall affirm that payrolls are correct and complete, that the wage rates contained therein are not less than the applicable rates contained in the wage determination decision, any amendments thereto during the period of the contract, and that the classifications set forth for each laborer and mechanic conform with the work they performed.

**7.9.2** Payroll records for all laborers and mechanics working at the site of the work shall be maintained by the General Contractor and its subcontractors, if any, during the course of the work and preserved for a period of four (4) years thereafter. Such records shall contain the name of each employee, their correct classification, rate of pay, daily and weekly number of hours worked, itemized deductions made and actual wages paid. Such records shall be made available for inspection at a place designated by the HCDA, the Director of Labor and any authorized persons who may also interview employees during working hours on the job site.

**7.9.3** Note that the falsification of certifications noted in this Section 7.9 may subject the Contractor or subcontractor to penalties and debarment under the laws referenced in Section 7.14 LAWS TO BE OBSERVED and/or criminal prosecution.

## **7.10 OVERTIME AND NIGHT WORK**

**7.10.1** Overtime work shall be considered as work performed in excess of eight (8) hours in any one day or work performed on Saturday, Sunday or legal holiday of the State. Overtime and night work are permissible when approved by the Engineer in writing, or as called for elsewhere within these GENERAL PROVISIONS.

- 7.10.2 Overtime Notification** - Contractor shall notify the Contracting Officer two working days prior to doing overtime and night work to insure that proper inspection will be available. The notification shall address the specific work to be done. A notification is not required when overtime work and night work are included as normal working hours in the contract and in the Contractor's construction schedule.
- 7.10.3** In the event that work other than that contained in the above notification is performed and for which the Engineer determines HCDA inspection services were necessary but not available because of the lack of notification, the Contractor may be required to remove all such work and perform the work over again in the presence of HCDA inspection personnel.
- 7.10.4** Any hours worked in excess of the normal eight (8) working hours per day or on Saturdays, Sundays or legal State holidays will not be considered a working day.
- 7.10.5** The HCDA hereby reserves the right to cancel the overtime, night, Saturday, Sunday or legal State holiday work when it is found that work during these periods is detrimental to the public welfare or the user agency.

## **7.11 OVERTIME AND NIGHT PAYMENT FOR STATE INSPECTION SERVICE**

- 7.11.1** Whenever the Contractor's operations require the HCDA's inspection and staff personnel to work overtime or at night, the Contractor shall reimburse the HCDA for the cost of such services unless otherwise instructed in the Contract. The Engineer will notify the Contractor of the minimum number of required HCDA employees and other personnel engaged by the HCDA prior to the start of any such work. The costs chargeable to the Contractor shall include but not be limited to the following:
- 7.11.1.1 The cost of salaries which are determined by the HCDA and includes overtime and night time differential for the HCDA staff and inspection personnel. In addition to the cost of the salaries, the Contractor shall reimburse the HCDA's share of contributions to the employee's retirement, medical plan, social security, vacation, sick leave, worker's compensation funds, per diem, and other applicable fringe benefits and overhead expenses.
  - 7.11.1.2 The transportation cost incurred by the HCDA staff and inspection personnel which are based on established rental rates or mileage allowance in use by the State for the particular equipment or vehicle.
  - 7.11.1.3 Fees and other costs billed the HCDA by Consultants engaged on the project for overtime and/or nighttime work.

**7.11.2 Payment for Inspection Services** - The monies due the HCDA for staff and inspection work and use of vehicles and equipment as determined in subsection 7.11.1 shall be deducted from the monies due or to become due the Contractor. In any and all events, the Contractor shall not pay the HCDA employees directly.

## **7.12 LIMITATIONS OF OPERATIONS**

**7.12.1** Contractor shall at all times conduct the work in such manner and in such sequence as will insure the least practicable interference with pedestrian and motor traffic passageways. The Contractor shall furnish convenient detours and provide and plan all other appropriate signs, flashers, personnel, warnings, barricades and other devices for handling pedestrian and motor traffic.

**7.12.2** In the event that other contractors are also employed on the job site, the Contractor shall arrange its work and dispose of materials so as not to interfere with the operations of the other contractors engaged upon adjacent work. The Contractor shall join its work to that of others and existing buildings in a proper manner, and in accordance with the drawings and specifications, and perform its work in the proper sequence in relation to that of others, all as may be directed by the Engineer.

**7.12.3** Each Contractor shall be responsible for any damage done by it to work performed by another contractor. Each Contractor shall so conduct its operations and maintain the work in such condition that adequate drainage shall be in effect at all times.

**7.12.4** In the event that the Contractor fails to prosecute its work as provided in this Section 7.12 or disregards the directions of the Engineer, the Engineer may suspend the work until such time as the Contractor provides for the prosecution of the work with minimum interference to traffic and passageways or other contractors, adequate drainage, the repair of damage and complies with the direction of the Engineer. No payment will be made for the costs of such suspension.

## **7.13 ASSIGNMENT OR CHANGE OF NAME**

**7.13.1 Assignment** - The Contractor shall not sublet, sell, transfer, assign or otherwise dispose of this contract or any part hereof or any right, title or interest herein or any monies due or to become due hereunder without the prior written consent of the HCDA.

**7.13.2** The Contractor may assign money due or to become due it under the contract and such assignment will be recognized by the HCDA, if given proper notice thereof, to the extent permitted by law; but any assignment of monies shall be

subject to all proper set-offs in favor of the HCDA and to all deductions provided in the contract and particularly all monies withheld or unpaid, whether assigned or not, shall be to use by HCDA for the completion of the work in the event that the Contractors should be in default therein.

**7.13.3 Recognition of a Successor in Interest Assignment** - When in the best interest of the HCDA, a successor in interest may be recognized in an assignment agreement in which the transferor and the transferee and the HCDA shall agree that:

7.13.3.1 The transferee assumes all of the transferor's obligations;

7.13.3.2 Transferor remains liable for all obligations under the contract but waives all rights under the contract against the State; and

7.13.3.3 The transferor shall continue to furnish, and the transferee shall also furnish, all required bonds.

**7.13.4 Change of Name** - When a Contractor requests to change the name in which it holds a contract with the HCDA, the Executive Director shall, upon receipt of a document indicating such change of name (for example: an amendment to the articles of incorporation of the corporation), enter into an agreement with the requesting Contractor to effect such a change of name. The agreement changing the name shall specifically indicate that no other terms and conditions of the contract are thereby changed.

**7.13.5** All change of name or novation agreements effected hereunder other than by the Executive Director shall be reported to the Executive Director within thirty (30) days of the date that the agreement becomes effective.

**7.13.6** Notwithstanding the provisions of paragraphs 7.13.3.1 through 7.13.3.3 above, when a Contractor holds contracts with more than one purchasing agency of the State, the novation or change of name agreements herein authorized shall be processed only through the Comptroller.

## **7.14 LAWS TO BE OBSERVED**

**7.14.1** The Contractor at all times shall observe and comply with all Federal, State and local laws or ordinances, rules and regulations which in any manner affect those engaged or employed in the work, the materials used in the work, and the conduct of the work. The Contractor shall also comply with all such orders and decrees of bodies or tribunals having any jurisdiction or authority over the work. Any reference to such laws, ordinances, rules and regulations shall include any amendments thereto before and after the date of this contract.

**7.14.2** The Contractor shall defend, protect, hold harmless and indemnify the HCDA and all their officers, representatives, employees or agents against any claim or liability arising from or based on the violation of any such laws, ordinances, rules and regulations, orders or decrees, whether such violation is committed by the Contractor or its subcontractor(s) or any employee of either or both. If any discrepancy or inconsistency is discovered in the contract for the work in relation to any such laws, ordinances, rules and regulations, orders or decrees, the Contractor shall forthwith report the same to the Engineer in writing.

**7.14.3** While the Contractor must comply with all applicable laws, attention is directed to: Wage and Hours of Employees on Public Works, Chapter 104, HRS; Hawaii Public Procurement Code, Authority to debar or suspend, Section 103D-702, HRS; Hawaii Employment Relations Act, Chapter 377, HRS; Hawaii Employment Security Law, Chapter 383, HRS; Worker's Compensation Law, Chapter 386, HRS; Wage and Hour Law, Chapter 387, HRS; Occupational Safety and Health, Chapter 396, HRS; and Authority to Debar or Suspend, Chapter 126, subchapter 2, Hawaii Administrative Rules (HAR).

**7.15 PATENTED DEVICES, MATERIALS AND PROCESSES** - If the Contractor desires to use any design, device, material, or process covered by letters of patent or copyright, the right for such use shall be procured by the Contractor from the patentee or owner. The Contractor shall defend, protect, indemnify and hold harmless the HCDA and any affected third party from any and all claims for infringement by reason of the use of any such patented design, device, material or process, or any trademark or copyright in connection with the work to be performed under the contract, shall defend, protect, indemnify and hold harmless the HCDA for any costs, expenses and damages which it may be obligated to pay by reason of any such infringement at any time during the prosecution or after the completion of the work. This section shall not apply to any design, device, material or process covered by letters of patent or copyright, which the Contractor is required to use by the drawings or specifications.

**7.16 SANITARY, HEALTH AND SAFETY PROVISIONS**

**7.16.1** The Contractor shall provide and maintain in a neat, sanitary condition such accommodations for the use of its employees as may be necessary to comply with the requirements of the State and local Boards of Health, or other bodies or tribunals having jurisdiction. Unless otherwise stated in the drawings or specifications, the Contractor shall install toilet facilities conveniently located at the job site and maintain same in a neat and sanitary condition for the use of the employees on the job site for the duration of the contract. The toilet facilities shall conform to the requirements of the State Department of Health. The cost of installing, maintaining and removing the toilet facilities shall be considered incidental to and paid for under various contract pay items for work or under the lump sum bids as the case may be, and no additional

compensation will be made therefor. These requirements shall not modify or abrogate in any way the requirements or regulations of the State Department of Health.

- 7.16.2** Attention is directed to Federal, State and local laws, rules and regulations concerning construction safety and health standards. The Contractor shall not require any worker to work in surroundings or under conditions which are unsanitary, hazardous or dangerous to their health or safety.

## **7.17 PROTECTION OF PERSONS AND PROPERTY**

- 7.17.1 Safety Precautions and Programs** - The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall take reasonable precautions for the safety of, and shall provide reasonable protection to prevent damage, injury or loss to:

7.17.1.1 All persons on the Work site or who may be affected by the Work;

7.17.1.2 All the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor and its subcontractors; and

7.17.1.3 Other property at the site or adjacent thereto, including trees, shrubs lawns walks pavement, roadways structures, and utilities not designated for removal, relocation or replacement in the course of construction.

- 7.17.2** The Contractor shall give notices and comply with applicable laws, ordinances, regulations, rules, and lawful orders of any public body having jurisdiction for the safety of persons or property or their protection from damage, injury or loss; and the Contractor shall erect and maintain reasonable safeguards for safety and protection, including posting danger signs, or other warnings against hazards.

- 7.17.3** The Contractor shall notify Owners of adjacent properties and of underground (or overhead) utilities when performing work which may affect the Owners; and shall cooperate with the Owners in the protection, removal and replacement of their property.

- 7.17.4** All damage, injury or loss to any property referred to in paragraphs 7.17.1.2 and 7.17.1.3 caused by the fault or negligence or damage or loss attributable to acts or omissions directly or indirectly in whole or part by the Contractor a subcontractor or any one directly or indirectly employed by them, or by anyone for whose acts they might be liable, shall be remedied promptly by the Contractor.

- 7.17.5** The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the protection of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor.
- 7.17.6** The Contractor shall not load or permit any part of the construction to be loaded so as to endanger its safety. The Contractor shall not injure or destroy trees or shrubs nor remove or cut them without permission of the Engineer. Contractor shall protect all land monuments and property marks until an authorized agent has witnessed or otherwise referenced their location and shall not remove them until directed.
- 7.17.7** In the event the Contractor encounters on the site, material reasonably believed to be asbestos or other hazardous material that has not been rendered harmless, the Contractor shall stop work in the area and notify the Engineer promptly. The work in the affected area shall resume when the hazardous material has been rendered harmless or properly removed.
- 7.17.8** **Emergencies** - In an emergency affecting the safety and protection of persons or the Work or property at the site or adjacent thereto, Contractor without special instructions or authorization from the Engineer, shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss. Contractor shall give the Engineer prompt written notice of the emergency and actions taken. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined under the provisions of Section 7.25 DISPUTES AND CLAIMS.

## **7.18 ARCHAEOLOGICAL SITES**

- 7.18.1** The HCDA may hire an archaeologist to observe the Contractor's operations for compliance with a prerequisite Archaeological Monitoring Plan. The Contractor shall coordinate his operations with those of the archaeologist and shall fully cooperate and provide assistance as necessary, when the archaeologist desires to periodically inspect excavations and/or excavated or backfill material. Such instances shall be considered incidental to the Work and shall not constitute a delay or basis for additional compensation to the Contractor, unless a historic site is discovered as described in Section 7.18.2 below.
- 7.18.2** Should historic sites such as walls, platforms, pavements and mounds, or remains such as artifacts, burials, concentration of charcoal or shells be encountered during construction, work shall cease in the immediate vicinity of the find and the find shall be protected from further damage. The Contractor shall comply with the directions of the archaeologist. If the archaeologist is not present at the site, the Contractor shall immediately notify the Engineer.

The Contractor shall assist in the archaeological work at the historic site as may be necessary. Compensation for such assistance shall be provided through a contract work item relating to archaeological work or in accordance with Section 4.2 CHANGES and Section 8.3 PAYMENT FOR ADDITIONAL WORK.

**7.18.3** When required, the Contractor shall provide and install any temporary fencing or barriers to protect archaeological sites within the project. The fencing shall be maintained by the Contractor for the duration of the project or until such time that the archaeological work has been completed. Fence installation and maintenance shall be to the satisfaction of the Engineer. The Contractor shall remove the fencing as directed by the Engineer. Compensation for the installation, maintenance and removal of the fencing shall be provided through a contract work item relating to archaeological work or in accordance with Section 4.2 CHANGES and Section 8.3 PAYMENT FOR ADDITIONAL WORK.

**7.18.4** Should the Contractor be unable to perform Contract Work at the location of the historic site, he shall mobilize to another area of the project site and continue his operations. The mobilization to another area shall be considered incidental to the related bid items. If Contract Work cannot be performed at other areas of the project site and the Contractor is delayed due the operations of the archaeologist, the Contractor may seek remedy as provided in Section 7.21 CONTRACT TIME and Section 7.24 SUSPENSION OF WORK.

## **7.19 RESPONSIBILITY FOR DAMAGE CLAIMS; INDEMNITY**

**7.19.1** The Contractor shall indemnify the HCDA against all loss of or damage to the HCDA's existing property and facilities arising out of any act or omission committed in the performance of the work by the Contractor, any subcontractor or their employees and agents. Contractor shall defend, hold harmless and indemnify the HCDA its employees, officers and agents against all losses, claims, suits, liability and expense, including but not limited to attorneys' fees, arising out of injury to or death of persons (including employees of the HCDA, the Contractor or any subcontractor) or damage to property resulting from or in connection with performance of the work and not caused solely by the negligence of the HCDA, its agents, officers and employees. The HCDA may participate in the defense of any claim or suit without relieving the Contractor of any obligation hereunder. The purchase of liability insurance shall not relieve the Contractor of the obligations described herein.

**7.19.2** The Contractor agrees that it will not attempt to hold the HCDA and its officers, representatives, employees or agents, liable or responsible for any losses or damages to third parties from the action of the elements, the nature of the work to be done under these GENERAL PROVISIONS or from any

unforeseen obstructions, acts of God, vandalism, fires or encumbrances which may be encountered in the prosecution of the work.

**7.19.3** The Contractor shall pay all just claims for materials, supplies, tools, labor and other just claims against the Contractor or any subcontractor in connection with this contract and the surety bond will not be released by final acceptance and payment by the HCDA unless all such claims are paid or released. The HCDA may, but is not obligated to, withhold or retain as much of the monies due or to become due the Contractor under this contract considered necessary by the Engineer to cover such just claims until satisfactory proof of payment or the establishment of a payment plan is presented.

**7.19.4** The Contractor shall defend, indemnify and hold harmless the HCDA and its officers, representatives, employees or agents from all suits, actions or claims of any character brought on account of any claims or amounts arising out of or recovered under the Workers' Compensation Laws or violation of any other law, by-law, ordinance, order or decree.

## **7.20 CHARACTER OF WORKERS OR EQUIPMENT**

**7.20.1** The Contractor shall at all times provide adequate supervision and sufficient labor and equipment for prosecuting the work to full completion in the manner and within the time required by the contract.

**7.20.2 Character and Proficiency of Workers** - All workers shall possess the proper license and/or certification, job classification, skill and experience necessary to properly perform the work assigned to them. All workmen engaged in special work or skilled work such as bituminous courses or mixtures, concrete pavement or structures, electrical installation, plumbing installation, or in any trade shall have sufficient experience in such work and in the operation of the equipment required to properly and satisfactorily perform all work. All workers shall make due and proper effort to execute the work in the manner prescribed in these GENERAL PROVISIONS, otherwise, the Engineer may take action as prescribed herein.

**7.20.2.1** Any worker employed on the project by the Contractor or by any subcontractor who, in the opinion of the Engineer, is not careful and competent, does not perform its work in a proper and skillful manner or is disrespectful, intemperate, disorderly or neglects or refuses to comply with directions given, or is otherwise objectionable shall at the written request of the Engineer, be removed forthwith by the Contractor or subcontractor employing such worker and shall not be employed again in any portion of the work without the written consent of the Engineer. Should the Contractor or subcontractor continue to employ, or again employ such person or persons on the project, the Engineer may withhold all payments which are or may

become due, or the Engineer may suspend the work until the Engineer's orders are followed, or both.

**7.20.3 Insufficient Workers** - A sufficient number of workers shall be present to ensure the work is accomplished at an acceptable rate. In addition, the proper ratio of apprentice to journey worker shall be maintained to ensure the work is properly supervised and performed. In the event that the Engineer finds insufficient workers are present to accomplish the work at an acceptable rate of progress or if a adequate number of journey workers are not present and no corrective action is taken by the Contractor after being informed in writing, the Engineer may terminate the contract as provided for under Section 7.27 TERMINATION OF CONTRACT FOR CAUSE.

**7.20.4 Equipment Requirements** - All equipment furnished by the Contractor and used on the work shall be of such size and of such mechanical condition that the work can be performed in an acceptable manner at a satisfactory rate of progress and the quality of work produced will be satisfactory.

7.20.4.1 Equipment used on any portion of the project shall be such that no injury to the work, persons at or near the site, adjacent property or other objects will result from its use.

7.20.4.2 If the Contractor fails to provide adequate equipment for the work, the contract may be terminated as provided under Section 7.27 TERMINATION OF CONTRACT FOR CAUSE.

7.20.4.3 In the event that the Contractor furnishes and operates equipment on a force-account basis, it shall be operated to obtain maximum production under the prevailing conditions.

## **7.21 CONTRACT TIME**

**7.21.1** Time is of the essence for this contract.

**7.21.2 Calculation of Contract Time** - When the contract time is on a working day basis, the total contract time allowed for the performance of the work shall be the number of working days shown in the contract plus any additional working days authorized in writing as provided hereinafter. Refer to Article 1 - DEFINITIONS for the definition of Working Day. The count of elapsed working days to be charged against contract time, shall begin from the date of Notice to Proceed and shall continue consecutively to the date of Project Acceptance determined by the Engineer. When the contract completion time is a fixed calendar date, it shall be the date on which all work on the project shall be completed. Maintenance periods are not included within the contract time unless specifically noted in the Contract Documents.

### **7.21.3 Modifications of Contract Time**

7.21.3.1 **Extensions** - For increases in the scope for work caused by alterations and additional work made under Section 4.2 CHANGES, the Contractor will be granted a time extension only if the changes increase the time of performance for the Contract. If the Contractor believes that an extension of time is justified and is not adequately provided for in a Field Order, it must request the additional time sought in writing when the detailed cost breakdown required by Section 4.2 CHANGES, is submitted. The Contractor must show how the time of performance for the critical path will be affected and must also support the time extension request with schedules and statements from its subcontractors, suppliers, and/or manufacturers. Compensation for any altered or additional work will be paid as provided in Section 4.2 CHANGES.

7.21.3.2 The HCDA may direct changes to the work at any time until the work is finally accepted. The issuance of a Field Order at any time may alter or modify the contract duration only by the days specified therein; or if not specified therein, for the days the critical path must be extended for the change. Additional time to perform the extra work will be added to the time allowed in the contract without regard to the date the change directive was issued, even if the contract completion date has passed. A change requiring time will not constitute a waiver of pre-existing Contractor delay.

**7.21.4 Delay for Permits** - For delays beyond the control of the Contractor in obtaining necessary permits, one day extension for each day delay may be granted by the Engineer, provided the Contractor notifies the Engineer that the permits are not available, as soon as the delay occurs. Time extensions shall be the exclusive relief granted on account of such delays. No additional compensation will be paid for these time extensions.

**7.21.5 Delays Beyond Contractor's Control** - For delays affecting the critical path caused by acts of God, or the public enemy, fire, unusually severe weather, earthquakes, floods, epidemics, quarantine restrictions, labor disputes, freight embargoes and other reasons beyond the Contractor's control, the Contractor may be granted an extension of time provided that:

7.21.5.1 The Contractor notifies the Engineer in writing within five (5) working days after the occurrence of the circumstances described above and states the possible effects on the completion date of the contract.

7.21.5.2 No time extension will be granted for weather conditions other than unusually severe weather occurrences, and floods.

7.21.5.3 The Contractor, if requested, submits to the Engineer within ten (10) working days after the request, a written statement describing the delay to the project. The extent of delay must be substantiated as follows:

- (a) State specifically the reason or reasons for the delay and fully explain in a detailed chronology the effect of this delay to the work and/or the completion date.
- (b) Submit copies of purchase order, delivery tag, and any other pertinent documentation to support the time extension request.
- (c) Cite the period of delay and the time extension requested.
- (d) A statement either that the above circumstances have been cleared and normal working conditions restored as of a certain day or that the above circumstances will continue to prevent completion of the project.

7.21.5.4 Time extensions shall be the exclusive relief granted and no additional compensation will be paid the Contractor for such delays.

**7.21.6 Delays in Delivery of Materials** - For delays in delivery of materials and/or equipment which occur as a result of unforeseeable causes beyond the control and without fault or negligence of both the Contractor, its subcontractor(s) or supplier(s), the Contractor may be granted an extension of time provided that it complies with the following procedures.

7.21.6.1 The Contractor must notify the Engineer in writing within five (5) consecutive working days after it first has any knowledge of delays or anticipated delays and state the effects such delays may have on the completion date of the contract.

7.21.6.2 The Contractor, if requested, must submit to the Engineer within ten (10) working days after a firm delivery date for the material and equipment is established, a written statement as to the delay to the progress of the project. The delay must be substantiated as follows:

- (a) State specifically the reason or reasons for the delay. Explain in a detailed chronology the effect of this delay to the other work and/or the completion date.

- (b) Submit copies of purchase order(s), factory invoice(s), bill(s) of lading, shipping manifest(s), delivery tag(s) and any other pertinent correspondence to support the time extension request.
- (c) Cite the start and end date of the delay and the days requested therefore. The delay shall not exceed the difference between the originally scheduled delivery date versus the actual delivery date.

7.21.6.3 Time extensions shall be the exclusive relief granted and no additional compensation will be paid the Contractor on account of such delay.

**7.21.7 Delays For Suspension of Work** - Delay during periods of suspension of the work by the Engineer shall be computed as follows:

7.21.7.1 When the performance of the work is totally suspended for one or more days (calendar or working days, as appropriate) by order of the Engineer in accordance with paragraphs 7.24.1.1, 7.24.1.2, 7.24.1.4 or 7.24.1.6 the number of days from the effective date of the Engineer's order to suspend operations to the effective date of the Engineer's order to resume operations shall not be counted as contract time and the contract completion date will be adjusted. Should the Contractor claim for additional days in excess of the suspension period, Contractor shall provide evidence justifying the additional time. During periods of partial suspensions of the work, the Contractor will be granted a time extension only if the partial suspension affects the critical path. If the Contractor believes that an extension of time is justified for a partial suspension of work, it must request the extension in writing at least five (5) working days before the partial suspension will affect the critical operation(s) in progress. The Contractor must show how the critical path was increased based on the status of the work and must also support its claim, if requested, with statements from its subcontractors. A suspension of work will not constitute a waiver of pre-existing Contractor delay.

**7.21.8 Contractor Caused Delays** - No time extension will be considered for the following:

7.21.8.1 Delays in performing the work caused by the Contractor, subcontractor and/or supplier.

- 7.21.8.2 Delays in arrival of materials and equipment caused by the Contractor, subcontractor and/or supplier in ordering, fabricating, delivery, etc.
- 7.21.8.3 Delays requested for changes which the Engineer determines unjustifiable due to the lack of supporting evidence or because the change is not on the critical path.
- 7.21.8.4 Delays caused by the failure of the Contractor to submit for review and acceptance by the Engineer, on a timely basis, shop drawings, descriptive sheets, material samples, color samples, etc. except as covered in subsection 7.21.5 and 7.21.6.
- 7.21.8.5 Failure to follow the procedure within the time allowed to qualify for a time extension.
- 7.21.8.6 Days the Contractor is unable to work due to normal rainfall or other normal bad weather day conditions.

**7.21.9 Reduction in Time** - If the HCDA deletes any portion of the work, an appropriate reduction of contract time may be made in accordance with Section 4.2 CHANGES.

## **7.22 CONSTRUCTION SCHEDULE**

**7.22.1** The Contractor shall submit its detailed construction schedule to the Engineer prior to the start of the work. The purpose of the schedule is to allow the Engineer to monitor the Contractor's progress on the work. The schedule shall account for normal inclement weather, unusual soil or other conditions that may influence the progress of the work, schedules and coordination required by any utility, off or on site fabrications, and all other pertinent factors that relate to progress.

**7.22.2** Submittal of and the Engineer's receipt of the construction schedule shall not imply the HCDA's approval of the schedule's breakdown, its individual elements, and any critical path that may be shown. Any acceptance or approval of the schedule (1) shall be for general format only and not for sequences or durations thereon, and (2) shall not be deemed an agreement by the HCDA that the construction means, methods and resources shown on the schedule will result in work that conforms to the contract requirements. The Contractor has the risk of all elements (whether or not shown) of the schedule and its execution. Additional compensation shall not be due the Contractor in the event that deviations from the Contractor's schedule, caused by any design revisions required to resolve site conditions or State, County, or utility requirements, affect the efficiency of its operations.

**7.22.3** In the event the Contractor submits and the HCDA receives an accelerated schedule (shorter than the contract time), such will not constitute an agreement to modify the contract time or completion date, nor will the receipt, acceptance or approval of such a schedule incur any obligation by the HCDA.

**7.22.4** **Caution** - The HCDA will not be responsible if the Contractor does not meet its accelerated schedule.

**7.22.5** The requirements of this Section 7.22 CONSTRUCTION SCHEDULE may be waived by the Engineer.

**7.23** **STATEMENT OF WORKING DAYS** - For all contracts on a working day basis, the Contractor will submit a statement of the number of working days for each month together with the Monthly Payment Application. The Monthly Payment Application will not be processed without the statement of working days.

## **7.24** **SUSPENSION OF WORK**

**7.24.1** **Procedure to be Followed** - The Engineer may, by written order, suspend the performance of the Work up to thirty (30) days and the Executive Director, for an unlimited number of days, either in whole or in part for any cause, including but not limited to:

7.24.1.1 Weather or excess bad weather days, considered unsuitable by the Engineer for prosecution of the work; or

7.24.1.2 Soil Conditions considered unsuitable by the Engineer for prosecution of the work; or

7.24.1.3 Failure of the Contractor to:

(a) Correct conditions unsafe for the general public or for the workers;

(b) Carry out orders given by the Engineer;

(c) Perform the work in strict compliance with the provisions of the contract; or

(d) Provide a qualified Superintendent on the jobsite as described under Section 5.8 COOPERATION BETWEEN THE CONTRACTOR AND THE HCDA.

7.24.1.4 When any redesign is deemed necessary by the Engineer; or

7.24.1.5 Disturbance due to noise, odors or dust arising from the construction even if such disturbance does not violate the section on Environmental Protection contained in the specifications; or

7.24.1.6 The convenience of the State.

**7.24.2 Partial, Total Suspension of Work** - Suspension of work on some but not all items of work shall be considered a partial suspension. Suspension of work on the entire work at the job site shall be considered total suspension. The period of suspension shall be computed as set forth in subsection 7.21.7 - Delays for Suspension of Work.

**7.24.3 Payment**

7.24.3.1 In the event that the Contractor is ordered by the Engineer in writing as provided herein to suspend all work under the contract in accordance with paragraphs 7.24.1.4 or 7.24.1.6, the Contractor may be reimbursed for actual direct costs incurred on work at the jobsite, as authorized in writing by the Engineer, including costs expended for the protection of the work. Payment for equipment which must standby during such suspension of work shall be made as described in clause 8.3.4.5.(e). No payment will be made for profit on any suspension costs. An allowance of five percent (5%) will be paid on any reimbursed actual costs for indirect categories of delay costs, including extended branch and home-office overhead and delay impact costs.

7.24.3.2 However, no adjustment to the contract amount or time shall be made under this Section 7.24 for any suspension, delay, or interruption:

- (a) To the extent that performance would have been so suspended, delayed, or interrupted by any other cause, including the fault or negligence of the Contractor; or
- (b) For which an adjustment is provided for or excluded under any other provision of this Contract.

7.24.3.3 Any adjustment in contract price made pursuant to this subsection shall be determined in accordance with this Section 7.24 and Section 4.2 CHANGES.

7.24.3.4 Claims for such compensation shall be filed with the Engineer within ten (10) calendar days after the date of the order to resume work or such claims will be waived by the Contractor. Together with the claim, the Contractor shall submit substantiating

documents supporting the entire amount shown on the claim. The Engineer may make such investigations as are deemed necessary and shall be the sole judge of the claim and the Engineer's decision shall be final.

**7.24.4 Claims Not Allowed** - No claim under this Section 7.24 shall be allowed:

- 7.24.4.1 For any direct costs incurred more than twenty (20) days before the Contractor shall have notified the Engineer in writing of any suspension that the Contractor considered compensable. This requirement shall not apply as to a claim resulting from a suspension order under paragraphs 7.24.1.4 or 7.24.1.6, and
- 7.24.4.2 Unless the claim is asserted in writing within ten (10) calendar days after the termination of such suspension, delay, or interruption, but in no case not later than the date of final payment under the contract.
- 7.24.4.3 No provision of this Section 7.24 shall be construed as entitling the Contractor to compensation for delays due to failure of surety, for suspensions made at the request of the Contractor, for any delay required under the Contract, for partial suspension of work or for suspensions made by the Engineer under the provisions of paragraphs 7.24.1.1, 7.24.1.2, 7.24.1.3 and 7.24.1.5.

**7.25 DISPUTES AND CLAIMS**

**7.25.1 Required Notification** - As a condition precedent for any claim, the Contractor must give notice in writing to the Engineer in the manner and within the time periods stated in Section 4.2 CHANGES for claims for extra compensation, damages, or an extension of time due for one or more of the following reasons:

- 7.25.1.1 Requirements not clearly covered in the contract, or not ordered by the Engineer as an extra;
- 7.25.1.2 Failure by the HCDA and Contractor to agree to an Oral Order or an adjustment in price or contract time for a Field Order or a Change Order issued by the HCDA;
- 7.25.1.3 An action or omission by the Engineer requiring performance changes beyond the scope of the contract;
- 7.25.1.4 Failure of the HCDA to issue a Field Order for controversies within the scope of Section 4.2 CHANGES.

7.25.1.5 For any other type of claim, the Contractor shall give notice within the time periods set forth in contract provisions pertaining to that event. If no specific contract provisions pertain to the claim, then the written notice of claim must be submitted within fifteen (15) days of the event giving rise to the claim.

**7.25.2 Continued Performance of Work** - The Contractor shall at all times continue with performance of the contract in full compliance with the directions of the Engineer. Continued performance by the Contractor shall not be deemed a waiver of any claim for additional compensation, damages, or an extension of time for completion, provided that the written notice of claim is submitted in accordance with subsection 7.25.1

**7.25.3** The requirement for timely written notice shall be a condition precedent to the assertion of a claim.

**7.25.4 Requirements for Notice of Claim** -The notice of claim shall clearly state the Contractor's intention to make claim and the reasons why the Contractor believes that additional compensation, changes or an extension of time may be remedies to which it is entitled. At a minimum, it shall provide the following:

7.25.4.1 Date of the protested order, decision or action;

7.25.4.2 The nature and circumstances which caused the claim;

7.25.4.3 The contract provision that support the claim;

7.25.4.4 The estimated dollar cost, if any, of the protested work and how that estimate was determined; and

7.25.4.5 An analysis of the progress schedule showing the schedule change or disruption if the Contractor is asserting a schedule change or disruption.

**7.25.5** If the protest or claim is continuing, the information required in subsection 7.25.4 above shall be supplemented as requested by the Engineer.

**7.25.6 Final Statement for Claim** - The Contractor shall provide a final written statement of the actual adjustment in contract price and/or contract time requested for each notice of claim. Such statement shall clearly set forth that it is the final statement for that notice of claim. All such final statements shall be submitted within thirty (30) days after completion of the work that is the subject of the claim, but in no event no later than thirty (30) days after the Project Acceptance Date or the date of termination of the Contractor, whichever comes first.

- 7.25.7** All claims of any nature are barred if asserted after final payment under this contract has been made, except as provided under Section 8.9 CLAIMS ARISING OUT OF PAYMENT FOR REQUIRED WORK.
- 7.25.8** Contractor may protest the assessment or determination by the Engineer of amounts due the HCDA from the Contractor by providing a written notice to the Engineer within thirty (30) days of the date of the Engineer's written assessment or determination. Said notice shall comply with all requirements of subsections 7.25.4 and 7.25.6 above. The requirement of such notice cannot be waived and it is a condition precedent to any claim by the Contractor. Failure to comply with these notice provisions constitutes a waiver of any claim.
- 7.25.9** In addition to the requirements of subsections 7.25.4, 7.25.6, and 7.25.8, all final written statements of claim shall be certified. This certification requirement applies to the Contractor without exception, including, but not limited to, situations involving "pass through" claims of subcontractors or suppliers. The certification must be executed by a person duly authorized to bind the Contractor with respect to the claim. The certification shall state as follows:
- 7.25.9.1 "I certify that the claim is made in good faith; that the supporting data are accurate and complete to the best of my knowledge and belief; that the amount requested accurately reflects the contract adjustment for which the Contractor believes the HCDA is liable; and that I am duly authorized to certify the claim on behalf of the Contractor."
- 7.25.10** **Decision on Claim/Appeal** - The decision of the Engineer on the claim shall be final and conclusive, unless fraudulent, or unless the Contractor delivers to the Executive Director a written appeal of the Engineer's decision. Said appeal shall be delivered to the Executive Director no later than thirty (30) days after the date of the Engineer's decision.
- 7.25.10.1 In that event, the decision of the Executive Director shall be final and conclusive, unless fraudulent or unless the Contractor brings an action seeking judicial review of the Executive Director's decision in an appropriate circuit court of this State within six (6) months from the date of the Executive Director's decision.
- 7.25.11** **Payment and Interest** - The amount determined payable pursuant to the decision, less any portion already paid, normally should be paid without awaiting Contractor action concerning appeal. Such payments shall be without prejudice to the rights of either party. Interest on amounts ultimately determined to be due to a Contractor shall be payable at the Statutory rate applicable to judgments against the State under Chapter 662, HRS from the

date of receipt of a properly certified final written statement of actual adjustment required until the date of decision; except, however, that if an action is initiated in circuit court, interest under this Section 7.25 shall only be calculated until the time such action is initiated. Interest on amounts due the HCDA from the Contractor shall be payable at the same rate from the date of issuance of the Engineer's notice to the Contractor. Where such payments are required to be returned by a subsequent decision, interest on such payments shall be paid at the statutory rate from the date of payment.

**7.25.12** Contractor shall comply with any decision of the Engineer and proceed diligently with performance of this contract pending final resolution by a circuit court of this State of any controversy arising under, or by virtue of, this contract, except where there has been a material breach of contract by the HCDA; provided that in any event the Contractor shall proceed diligently with the performance of the contract where the Engineer has made a written determination that continuation of work under the contract is essential to the public health and safety.

**7.25.13 Waiver of Attorney's Fees** - In the event of any litigation arising under, or by virtue of, this contract, the Contractor and the HCDA agree to waive all claims against each other for attorney's fees and agree to refrain from seeking attorney's fees as part of any award or relief from any court.

## **7.26 FAILURE TO COMPLETE THE WORK ON TIME**

**7.26.1** Completion of the work within the required time is important because delay in the prosecution of the work will inconvenience the public and interfere with the HCDA's business. In addition, the HCDA will be damaged by the inability to obtain full use of the completed work and by increased engineering, inspection, superintendence, and administrative services in connection with the work. Furthermore, delay may detrimentally impact the financing, planning, or completion of other HCDA projects because of the need to devote HCDA resources to the project after the required completion date. The monetary amount of such public inconvenience, interference with HCDA business, and damages, is difficult, if not impossible, to accurately determine and precisely prove. Therefore, it is hereby agreed that the amount of such damages shall be the appropriate sum of liquidated damages as set forth below.

7.26.1.1 When the Contractor fails to complete the Work or any portion of the Work within the time or times fixed in the contract or any extension thereof, it is agreed the Contractor shall pay liquidated damages to the HCDA based upon the amount stated in the Specification under SPECIAL PROVISIONS.

7.26.1.2 If the Contractor fails to correct Punchlist deficiencies as required by Section 7.32 PROJECT ACCEPTANCE DATE, the HCDA will be inconvenienced and damaged, therefore, it is agreed that the Contractor shall pay liquidated damages to the HCDA based upon the amount stated in the Specification under SPECIAL PROVISIONS. Liquidated damages shall accrue for all days after the Contract Completion Date or any extension thereof, until the date the Punchlist items are corrected and accepted by the Engineer.

7.26.1.3 If the Contractor fails to submit final documents as required by Section 7.33 FINAL SETTLEMENT OF CONTRACT, the HCDA will be inconvenienced and damaged, therefore, it is agreed that the Contractor shall pay liquidated damages to the HCDA based upon the amount stated in the Specification under SPECIAL PROVISIONS. Liquidated damages shall accrue for all days after the Contract Completion Date or any extension thereof, until the date the final documents are received by the Engineer.

7.26.1.4 The Engineer shall assess the total amount of liquidated damages in accordance with the amount stated in the Specification under SPECIAL PROVISIONS and provide written notice of such assessment to the Contractor.

**7.26.2 Acceptance of Liquidated Damages** -The assessment of liquidated damages by the Engineer shall be accepted by the parties hereto as final, unless the Contractor delivers a written appeal of the Engineer's decision in accordance with subsection 7.25.10 requirements. Any allowance of time or remission of charges or liquidated damages shall in no other manner affect the rights or obligations of the parties under this contract nor be construed to prevent action under Section 7.27 TERMINATION OF CONTRACT FOR CAUSE. If the HCDA terminates the Contractor's right to proceed, the resulting damage will include such liquidated damages for such time as may be required for final completion of the work after the required contract completion date.

**7.26.3 Payments for Liquidated Damages** - Liquidated damages shall be deducted from monies due or that may become due to the Contractor under the contract or from other monies that may be due or become due to the Contractor from the HCDA.

## **7.27 TERMINATION OF CONTRACT FOR CAUSE**

**7.27.1 Default** - If the Contractor refuses or fails to perform the work, or any separable part thereof, with such diligence as will assure its completion within the time specified in this contract, or any extension thereof, fails to complete the work within such time, or commits any other material breach of this

contract, and further fails within seven (7) days after receipt of written notice from the Engineer to commence and continue correction of the refusal or failure with diligence and promptness, the Executive Director may, by written notice to the Contractor, declare the Contractor in breach and terminate the Contractor's right to proceed with the work or the part of the work as to which there has been delay or other breach of contract. In such event, the HCDA may take over the work and perform the same to completion, by contract or otherwise, and may take possession of, and utilize in completing the work, the materials, appliances, and plant as may be on the site of the work and necessary therefor. Whether or not the Contractor's right to proceed with the work is terminated, the Contractor and the Contractor's sureties shall be liable for any damage to the HCDA resulting from the Contractor's refusal or failure to complete the work within the specified time.

**7.27.2 Additional Rights and Remedies** - The rights and remedies of the HCDA provided in this contract are in addition to any other rights and remedies provided by law.

**7.27.3 Costs and Charges**

7.27.3.1 All costs and charges incurred by the HCDA, together with the cost of completing the work under contract, will be deducted from any monies due or which would or might have become due to the Contractor had it been allowed to complete the work under the contract. If such expense exceeds the sum which would have been payable under the contract, then the Contractor and the surety shall be liable and shall pay the HCDA the amount of the excess.

7.27.3.2 In case of termination, the Executive Director shall limit any payment to the Contractor to the part of the contract satisfactorily completed at the time of termination. Payment will not be made until the work has satisfactorily been completed and the tax clearance required by Section 8.8 FINAL PAYMENT is submitted by the Contractor. Termination shall not relieve the Contractor or Surety from liability for liquidated damages.

**7.27.4 Erroneous Termination for Cause** - If, after notice of termination of the Contractor's right to proceed under this Section 7.27, it is determined for any reason that good cause did not exist to allow the HCDA to terminate as provided herein, the rights and obligations of the parties shall be the same as, and the relief afforded the Contractor shall be limited to, the provisions contained in Section 7.28 TERMINATION FOR CONVENIENCE.

## 7.28 TERMINATION FOR CONVENIENCE

**7.28.1 Termination** - The Executive Director may, when the interests of the HCDA so require, terminate this contract in whole or in part, for the convenience of the HCDA. The Executive Director shall give written notice of the termination to the Contractor specifying the part of the contract terminated and when termination becomes effective.

**7.28.2 Contractor's Obligations** - The Contractor shall incur no further obligations in connection with the terminated work and on the date set in the notice of termination the Contractor will stop work to the extent specified. The Contractor shall also terminate outstanding orders and subcontracts as they relate to the terminated work. The Contractor shall settle the liabilities and claims arising out of the termination of subcontracts and orders connected with the terminated work subject to the HCDA's approval. The Executive Director may direct the Contractor to assign the Contractor's right, title, and interest under terminated orders or subcontracts to the HCDA. The Contractor must still complete the work not terminated by the notice of termination.

**7.28.3 Right to Construction and Goods** - The Executive Director may require the Contractor to transfer title and delivery to the HCDA in the manner and to the extent directed by the Executive Director, the following:

7.28.3.1 Any completed work;

7.28.3.2 Any partially completed construction, goods, materials, parts, tools, dies, jigs, fixtures, drawings, information, and contract rights (hereinafter called "construction material") that the Contractor has specifically produced or specially acquired for the performance of the terminated part of this contract; and

7.28.3.3 The Contractor shall protect and preserve all property in the possession of the Contractor in which the HCDA has an interest. If the Executive Director does not elect to retain any such property, the Contractor shall use its best efforts to sell such property and construction material for the HCDA's account in accordance with the standards of section 490:2-706, HRS.

### **7.28.4 Compensation**

7.28.4.1 Contractor shall submit a termination claim specifying the amounts due because of the termination for convenience together with cost or pricing data, submitted to the extent required by subchapter 15, chapter 3-122, HAR. If the Contractor fails to file a termination claim within one year from the effective date of termination, the

Executive Director may pay the Contractor, if at all, an amount set in accordance with paragraph 7.28.4.3.

7.28.4.2 The Executive Director and the Contractor may agree to a settlement provided the Contractor has filed a termination claim supported by cost or pricing data submitted as required and that the settlement does not exceed the total contract price plus settlement costs reduced by payments previously made by the HCDA, the proceeds of any sales of construction, supplies, and construction materials under paragraph 7.28.3.3 of this Section, and the contract price of the work not terminated.

7.28.4.3 Absent complete agreement, the Executive Director shall pay the Contractor the following amounts, less any payments previously made under the contract.

(a) The cost of all contract work performed prior to the effective date of the notice of termination work plus a five percent (5%) markup on the actual direct costs, including amounts paid to subcontractor, less amounts previously paid or to be paid for completed portions of such work; provided, however, that if it appears that the Contractor would have sustained a loss if the entire contract would have been completed, no markup shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss. No anticipated profit or consequential damage will be due or paid.

(b) Subcontractors shall be paid a markup of ten percent (10%) on their direct job costs incurred to the date of termination. No anticipated profit or consequential damage will be due or paid to any subcontractor. These costs must not include payments made to the Contractor for subcontract work during the contract period.

(c) In any case, the total sum to be paid the Contractor shall not exceed the total contract price reduced by the amount of any sales of construction supplies, and construction materials.

7.28.4.4 Costs claimed, agreed to, or established by the HCDA shall be in accordance with chapter 3-123, HAR.

**7.29 CORRECTING DEFECTS** - If the Contractor fails to commence to correct any defects of any nature, within ten (10) working days after the correction thereof has been requested in writing by the HCDA, and thereafter to expeditiously complete the

correction of said defects, the Engineer may without further notice to the Contractor or surety and without termination of contract, correct the defects and deduct the cost thereof from the contract price.

**7.30 FINAL CLEANING** - Before final inspection of the work, the Contractor shall clean all ground occupied by the Contractor in connection with the Work of all rubbish, excess materials, temporary structures and equipment, and all parts of the work must be left in a neat and presentable condition to the satisfaction of the Engineer. However, the Contractor shall not remove any warning and directional signs prior to the formal acceptance by the Engineer. Full compensation for final cleaning will be included in the prices paid for the various items of work or lump sum bid, as the case may be, and no separate payment will be made therefor.

**7.31 SUBSTANTIAL COMPLETION AND FINAL INSPECTION** - Before the HCDA accepts the project as being completed, unless otherwise stipulated by the Engineer, the following procedure shall be followed:

**7.31.1 Substantial Completion**

7.31.1.1 The Contractor and its subcontractors shall inspect the project to confirm whether the Project is Substantially Complete. This inspection effort shall include the testing of all equipment and providing a Punchlist that identifies deficiencies which must be corrected. Contractor shall make the corrections and if required repeat the procedure. Also, the Contractor shall schedule final Building, Plumbing, Electrical, Elevator, Fire and other required inspections and obtain final approvals.

(a) When in compliance with the above requirements, the Contractor shall notify the Engineer in writing that project is Substantially Complete and ready for a Final Inspection. Along with the Substantial Completion notification, the Contractor shall provide its Punchlist(s) with the status of the deficiencies and dates when the deficiencies were corrected. The Project Inspector and/or the Engineer shall make a preliminary determination whether project is Substantially Complete.

(b) If the Project is not Substantially Complete, the Engineer shall inform the Contractor. The Contractor shall identify deficiencies which must be corrected, update its Punchlist, make the necessary corrections and repeat the previous step. After completing the necessary work, the Contractor shall notify the Engineer in writing that Punchlist deficiencies have been corrected and the project is ready for a Final Inspection.

- (c) If the Project is Substantially Complete, the Engineer shall schedule a Final Inspection within fifteen (15) days of the Contractor's notification letter or as otherwise determined by the Engineer.

7.31.1.2 In addition, and to facilitate closing of the project, the Contractor shall also proceed to obtain the following closing documents (where applicable) prior to the Final Inspection:

- (a) Field-Posted As-Built Drawings.
- (b) Maintenance Service Contract and two (2) copies of a list of all equipment.
- (c) Operating and maintenance manuals.
- (d) Air conditioning test and balance reports.
- (e) Any other final submittal required by the technical sections of the contract.

**7.31.2 Final Inspection** - If at the Final Inspection the Engineer determines that all work is completed, the Engineer shall notify the Contractor in accordance with Section 7.32 PROJECT ACCEPTANCE DATE. Should there be remaining deficiencies, which must be corrected, the Contractor shall provide an updated Punchlist to the Engineer, within five (5) days from the Final Inspection Date. The Contractor shall make the necessary corrections.

7.31.2.1 The Engineer shall confirm the list of deficiencies noted by the Contractor's punchlist(s) and will notify the Contractor of any other deficiencies that must be corrected before final settlement.

**7.31.3** The Engineer may add to or otherwise modify the Punchlist from time to time. The Contractor shall take immediate action to correct the deficiencies.

**7.31.4 Revoking Substantial Completion** - At any time before final Project Acceptance is issued, the Engineer may revoke the determination of Substantial Completion if the Engineer finds it was not warranted. The Engineer shall notify the Contractor in writing with the reasons and outstanding deficiencies negating the declaration. Once notified, the Contractor shall make the necessary corrections and repeat the required steps noted in subsections 7.31.1 and 7.31.2.

## **7.32 PROJECT ACCEPTANCE DATE**

- 7.32.1** If upon Final Inspection, the Engineer finds that the project has been satisfactorily completed in compliance with the contract, the Engineer shall declare the project completed and accepted and will notify the Contractor in writing of the acceptance by way of the Project Acceptance Notice.
- 7.32.2** **Protection and Maintenance** - After the Project Acceptance Date, the Contractor shall be relieved of maintaining and protecting the work EXCEPT that this does not hold true for those portions of the work which have not been accepted, including Punchlist deficiencies. The HCDA shall be responsible for the protection and maintenance of the accepted facility.
- 7.32.3** The date of Project Acceptance shall determine:
- 7.32.3.1 End of Contract Time.
  - 7.32.3.2 Commencement of all guaranty periods except as noted in Section 7.34 CONTRACTOR'S RESPONSIBILITY FOR WORK; RISK OF LOSS.
  - 7.32.3.3 Commencement of all maintenance services except as noted in Section 7.34 CONTRACTOR'S RESPONSIBILITY FOR WORK; RISK OF LOSS.
- 7.32.4** **Punchlist Requirements** - If a Punchlist is required under Section 7.31 SUBSTANTIAL COMPLETION AND FINAL INSPECTION, the Project Acceptance Notice will include the Engineer's Punchlist and the date when correction of the deficiencies must be completed.
- 7.32.4.1 Punchlist corrective work shall be completed prior to Contract Completion Date, or extension thereof.
- 7.32.5** Upon receiving the Punchlist, the Contractor shall promptly devote the required time, labor, equipment, materials and incidentals necessary to correct the deficiencies expeditiously.
- 7.32.6** For those items of work that cannot be completed by the established date, the Contractor shall submit a schedule in writing to the Engineer for approval along with documentation to justify the time required, no later than five (5) working days before the date stipulated for completion of the Punchlist work. A Proposed schedule submitted after the five (5) day period will not be considered.
- 7.32.7** **Failure to Correct Deficiencies** - After the Contract Completion Date, or any extension thereof, if the Contractor fails to correct the deficiencies within the

established date or agreed to Punchlist completion date, the Engineer shall assess liquidated damages as required by Section 7.26 FAILURE TO COMPLETE THE WORK ON TIME.

**7.32.8** If the Contractor fails to correct the deficiencies and complete the work by the established or agreed to date, the HCDA also reserves the right to correct the deficiencies by whatever method it deems necessary and deduct the cost from the final payment due the Contractor.

**7.32.9** The Contractor may further be prohibited from bidding in accordance with Section 2.12 - DISQUALIFICATION OF BIDDERS. In addition, assessment of damages shall not prevent action under Section 7.27 TERMINATION OF CONTRACT FOR CAUSE.

**7.33 FINAL SETTLEMENT OF CONTRACT** - The contract will be considered settled after the project acceptance date and when the following items have been satisfactorily submitted, where applicable:

**7.33.1 Necessary Submissions** in addition to the items noted under paragraph 7.31.1.2.

7.33.1.1 All written guarantees required by the contract.

7.33.1.2 Complete and certified weekly payrolls for the Contractor and its subcontractor(s).

7.33.1.3 Certificate of Plumbing and Electrical Inspection.

7.33.1.4 Certificate of Building Occupancy.

7.33.1.5 Certificates for Soil Treatment and Wood Treatment.

7.33.1.6 Certificate of Water System Chlorination.

7.33.1.7 Certificate of Elevator Inspection, Boiler and Pressure Pipe installation.

7.33.1.8 All other documents required by the Contract.

**7.33.2 Failure to Submit Closing Documents** - The Contractor shall submit the final Payment Application and the above applicable closing documents within sixty (60) days from the date of Project Acceptance or the agreed to Punchlist completion date. Should the Contractor fail to comply with these requirements, the Executive Director may terminate the Contract for cause. The pertinent provisions of Section 7.27 TERMINATION OF CONTRACT FOR CAUSE shall be applicable.

**7.33.3** In addition, should the Contractor fail to furnish final closing documents within the required time period, the Engineer shall assess liquidated damages as required by Section 7.26 FAILURE TO COMPLETE THE WORK ON TIME.

#### **7.34 CONTRACTOR'S RESPONSIBILITY FOR WORK; RISK OF LOSS**

**7.34.1** Until the establishment of the Project Acceptance Date or Beneficial Occupancy whichever is sooner, the Contractor shall take every necessary precaution against injury or damage to any part of the work caused by the perils insured by an All Risk policy excluding earthquakes and floods, whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore and make good all injuries or damage to any portion of the work occasioned by the perils insured by an All Risk policy before the date of final acceptance and shall bear the risk and expense thereof.

**7.34.2** After the Project Acceptance Date or Beneficial Occupancy whichever is sooner, the Contractor shall be relieved of maintaining and protecting the work except for those portions of the work which have not been accepted including Punchlist deficiencies.

**7.34.3** The risk of damage to the work from any hazard or occurrence that may be covered by a required Property Insurance policy is that of the Contractor, unless such risk of loss is placed elsewhere by express language in the Contract Documents. No claims for any loss or damage shall be recognized by the HCDA, nor will any such loss or damage excuse the complete and satisfactory performance of the contract by the Contractor.

#### **7.35 GUARANTEE OF WORK**

**7.35.1** In addition to any required manufacturers warranties, all work and equipment shall be guaranteed by the Contractor against defects in materials, equipment or workmanship for one year from the Project Acceptance Date or as otherwise specified in the Contract Documents, whichever is earlier.

**7.35.2** **Repair of Work** - If, within any guarantee period, repairs or changes are required in connection with the guaranteed work, which in the opinion of the Engineer is necessary due to materials, equipment or workmanship which are inferior, defective or not in accordance with the terms of the Contract, the Contractor shall within five (5) working days and without expense to the HCDA commence to:

7.35.2.1 Place in satisfactory condition in every instance all such guaranteed work and correct all defects therein; and

7.35.2.2 Make good and repair or replace to new or pre-existing condition all damages to the building, facility, work or equipment or contents thereof, resulting from such defective materials, equipment or installation thereof.

**7.35.3 Manufacturer's and Installer's Guarantee** - Whenever a manufacturer's or installer's guarantee on any product specified in the respective Specification sections, exceeds one year, this guarantee shall become part of this contract in addition to the Contractor's guarantee. Contractor shall complete the guarantee forms in the name of the HCDA and submit such forms to the manufacturer within such time required to validate the guarantee. Contractor shall submit to the HCDA a photocopy of the completed guarantee form for the HCDA's record as evidence that such guarantee form was executed by the manufacturer.

**7.35.4** If a defect is discovered during a guarantee period, all repairs and corrections to the defective items when corrected shall again be guaranteed for the original full guarantee period. The guarantee period shall be tolled and suspended for all work affected by the defect. The guarantee period for work affected by the defect shall restart for its remaining duration upon confirmation by the Engineer that the deficiencies have been repaired or remedied.

**7.35.5** If guarantee is specified for greater than two (2) years, two (2) years shall prevail except for manufacturer's warranties. Manufacturer's warranties shall remain as specified in their respective Specification sections.

7.35.5.1 However, the number of years specified in the technical specifications shall prevail only if it is stated that the number of years for guarantee supersedes this provision.

## **7.36 WORK OF AND CHARGES BY UTILITIES**

**7.36.1** The Contractor shall be responsible for scheduling and coordinating the work with the utility companies and applicable Governmental agencies for permanent service installation and connections or modifications to existing utilities. The Contractor shall make available all portions of the work necessary for the utility companies to do their work. The HCDA shall not bear the risk of any damage to the contract work caused by any utility company, and work of repairing such damage and delay costs must be resolved between the Contractor and the utility company and their insurers.

**7.36.2** Unless stated as an allowance item to be paid by the Contractor, the HCDA will pay the utility companies and applicable governmental agencies directly for necessary modifications and connections. Contractor charges for overhead, supervision, coordination, profit, insurance and any other incidental

expenses shall be included in the Contractor's Bid whether the utility is paid directly by the HCDA or by an allowance item in the Contract.

### **7.37 RIGHT TO AUDIT RECORDS**

**7.37.1** Pursuant to Section 103D-317, HRS, the HCDA, at reasonable times and places, may audit the books and records of a Contractor, prospective contractor, subcontractor and prospective subcontractor relating to the Contractor's or subcontractor's cost or pricing data. The books and records shall be maintained by the Contractor and subcontractor(s) for a period of four (4) years from the date of final payment under the contract.

**7.37.2** The Contractor shall insure that its subcontractors comply with this requirement and shall bear all costs (including attorney's fees) of enforcement in the event of its subcontractor's failure or refusal to fully cooperate.

**7.37.3** Additionally, Sections 231-7, 235-108, 237-39 and other HRS chapters through reference, authorizes the Department of Taxation to audit all taxpayers conducting business within the State. Contractors must make available to the Department of Taxation all books and records necessary to verify compliance with the tax laws.

### **7.38 RECORDS MAINTENANCE, RETENTION AND ACCESS**

**7.38.1** The Contractor and any subcontractor whose contract for services is valued at \$25,000 or more shall, in accordance with generally acceptable accounting practices, maintain fiscal records and supporting documents and related files, papers, and reports that adequately reflect all direct and indirect expenditures and management and fiscal practices related to the Contractor and subcontractor's performance of services under this Agreement.

**7.38.2** The representative of the HCDA, the Comptroller of the State of Hawaii, the Attorney General, (the Federal granting agency, the Comptroller General of the United States, and any of their authorized representatives when federal funds are utilized), and the Legislative Auditor of the State of Hawaii shall have the right of access to any book, document, paper, file, or other record of the Contractor and any subcontractor that is related to the performance of services under this Agreement in order to conduct an audit or other examination and/or to make copies, excerpts and transcripts for the purposes of monitoring and evaluating the Contractor and subcontractor's performance of services and the Contractor and subcontractor's program, management, and fiscal practices to assure the proper and effective expenditure of funds and to verify all costs associated with any claims made under this Agreement.

**7.38.3** The right of access shall not be limited to the required retention period but shall last as long as the records are retained. The Contractor and

subcontractor shall retain all records related to the Contractor and subcontractor's performance of services under this Agreement for four (4) years from the date of final payment, except that if any litigation, claim, negotiation, investigation, audit or other action involving the records has been started before the expiration of the four (4) year period, the Contractor and subcontractors shall retain the records until completion of the action and resolution of all issues that arise from it, or until the end of the four (4) year retention period, whichever occurs later. Furthermore, it shall be the Contractor's responsibility to enforce compliance with this provision by any subcontractor.

## **ARTICLE 8 - MEASUREMENT AND PAYMENT**

### **8.1 MEASUREMENT OF QUANTITIES**

**8.1.1** All work completed under the Contract shall be measured by the Engineer according to United States standard measures, or as stated in this Contract. The method of measurement and computations to be used in determination of quantities of material furnished and of work performed under the contract shall conform to good engineering practice. These measurements shall be considered correct and final unless the Contractor has protested same to the Engineer and has demonstrated the existence of an error by actual physical measurement before the work has progressed in a manner which would prohibit a proper check.

**8.1.2** All measurements of the area of the various surface, pavement and base courses will be made in the horizontal projection of the actual surface and no deductions will be made for fixtures or structures having an area of nine (9) square feet or less. All measurements of headers, curbs, fences and any other type of construction which is to be paid for by its length, will be made in the horizontal projection of the actual driven length from toe to top of cutoff, except where slope exceeds ten percent (10%) and for piles, which will be by actual length. All materials which are specified for measurement by the cubic yard "Loose Measurement" or "Measured in the Vehicle" shall be hauled in approved vehicles and measured therein at the point of delivery. Approved vehicles for this purpose may be of any type or size satisfactory to the Engineer, provided that the body is of such type that the actual contents may be readily and accurately determined. Unless all approved vehicles on a job are of a uniform capacity each approved vehicle must bear a plainly legible identification mark indicating the specific approved capacity. The Inspector may reject all loads not hauled in such approved vehicles.

**8.2 NO WAIVER OF LEGAL RIGHTS** - The Engineer shall not be precluded or estopped by any measurements, estimate or certificate made either before or after the completion and acceptance of the work and payment therefor, from showing the true amount and

character of the work performed and materials furnished by the Contractor, or from showing that any such measurement estimate or certificate is untrue or incorrectly made, or rejecting the work or materials that do not conform in fact to the contract. The Engineer shall not be precluded or estopped, notwithstanding any such measurement, estimate, or certificate and payment in accordance therewith, from recovering from the Contractor and its sureties such damages as the HCDA may sustain by reason of the Contractor's failure to comply with the terms of the contract. Neither the acceptance by the Engineer or any representative of the Engineer, nor any payment for or acceptance of the whole or any part of the work, nor any extension of time, or any possession taken by the Engineer, shall operate as a waiver of any portion of the contract, or of any power herein reserved, or any right to damage herein provided. A waiver of any notice requirement or breach of the contract shall not be held to be a waiver of any other notice requirement or subsequent breach.

### **8.3 PAYMENT FOR ADDITIONAL WORK**

**8.3.1** Additional work as defined in Section 4.2 CHANGES, when ordered, shall be paid for as defined in Section 4.4 PRICE ADJUSTMENT by a duly issued change order in accordance with the terms provided therein.

**8.3.2** On credit proposals and proposals covering both increases and decreases, the application of overhead and profit shall be on the net change in direct costs for the performance of the work.

**8.3.3** When payment is to be made for additional work directed by a field order, the total price adjustment as specified in the field order or if not specified therein for the work contained in the related change order shall be considered full compensation for all materials, labor, insurance, taxes, equipment use or rental and overheads, both field and home office including extended home and branch office overhead and other related delay impact costs.

**8.3.4 Force Account Method** - When, for the convenience of the HCDA, payment is to be made by the Force Account method, all work performed or labor and materials and equipment furnished shall be paid for as described below. Payment by the Force Account method will not alter any rights, duties and obligations under the contract.

**8.3.4.1 Labor** - For all hourly workers, the Contractor will receive the rate of wage including fringe benefits when such amounts are required by collective bargaining agreement or other employment contract generally applicable to the classes of labor employed on the work, which shall be agreed upon in writing before beginning work for each and every hour that said labor is actually engaged in said work.

- (a) All markups for overhead and profit shall be added subject to limitations established in Section 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT.
- (b) No allowance for overtime compensation will be given without the written approval of the Engineer prior to performance of such work.

8.3.4.2 **Insurance and Taxes** - The Contractor and subcontractor(s) will also receive the actual additional costs paid for property damage, liability, workers compensation insurance premiums, State unemployment contributions, Federal unemployment taxes, social security and Medicare taxes to which a markup of up to six percent (6%) may be added.

8.3.4.3 **Materials** - For materials accepted by the Engineer and used, the Contractor and subcontractor(s) shall receive the actual cost of such materials delivered and incorporated into work, plus a markup allowed under Section 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT.

8.3.4.4 **Subcontractors** - Subcontractor costs shall be the actual costs of the subcontractor marked up as defined in this Section 8.3 plus a markup allowed under Section 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT.

8.3.4.5 **Equipment**

(a) For machinery or special equipment, other than small tools as herein defined in clause 8.3.4.5(h), owned or leased by the Contractor or a related entity, the use of which has been authorized by the Engineer:

(a.1) The Contractor will be paid at the per-hour rental rates based on the monthly rate established for said machinery or equipment in the then-current edition of the Rental Rate Blue Book for Construction Equipment including the estimated operating cost per hour and regional correction provided therein.

(a.2) If no rate is listed for a particular kind, type or size of machinery or equipment, then the monthly, hourly rates shall be as agreed upon in writing by the Contractor and the Engineer prior to the use of said machinery or equipment. If there is no agreement, the Engineer will set a rate. The

Contractor may contest the rate pursuant to Section 7.25 DISPUTES AND CLAIMS.

- (a.3) Rental rates which are higher than those specified in the aforesaid Rental Rate Blue Book publication may be allowed where such higher rates can be justified by job conditions such as work in water and work on lava, etc. Request for such higher rates shall be submitted in writing to the Engineer for approval prior to the use of the machinery or equipment in question.
- (b) For machinery or special equipment, other than small tools as herein defined in clause 8.3.4.5(h), rented by the Contractor or a related entity specifically for the Force Account work, the use of which has been authorized by the Engineer; The Contractor will be paid the actual rental cost for the machinery or equipment, including mobilization and demobilization costs. A receipt from the equipment supplier shall be submitted to the Engineer.
- (c) For machinery or special equipment, other than small tools as herein defined in clause 8.3.4.5(h), rented by the Contractor or a related entity for use in the project, but which will also be used for the Force Account work, the use of which has been authorized by the Engineer; The Contractor will be paid the actual rental cost for the machinery or equipment. No additional mobilization and demobilization costs will be paid. A receipt from the equipment supplier shall be submitted to the Engineer.
- (d) The rental rate for trucks not owned by the Contractor shall be those as established under the Hawaii State Public Utilities Commission, which will be paid for as an equipment item pursuant to paragraph 8.3.4.5. Rental rates for Contractor-owned trucks not listed in the Rental Rate Blue Book shall be agreed upon in writing by the Contractor and Engineer prior to the use of said trucks. If there is no agreement, the Engineer shall set the rate. The Contractor may contest the rate pursuant to Section 7.25 DISPUTES AND CLAIMS.
- (e) The rental period shall begin at the time equipment reaches the site of work, shall include each day that the machinery or equipment is at the site of the work and shall terminate at the end of the day on which the equipment is no longer

needed. In the event the equipment must standby due to work being delayed or halted by reason of design, traffic, or other related problems uncontrollable by the Contractor, excluding Saturdays, Sundays and Legal Holidays, unless the equipment is used to perform work on such days, the rental shall be two hours per day until the equipment is no longer needed.

- (e.1) The rental time to be paid will be for the time actually used. Any hours or operation in excess of 8 hours in any one day must be approved by the Engineer prior to the performance of such work.
- (e.2) Rental time will not be allowed or credited for any day on which machinery or equipment is inoperative due to its breakdown. On such days, the Contractor will be paid only for the actual hours, if any, that the machinery or equipment was in operation.
- (e.3) In the event the Force Account work is completed in less than 8 hours, equipment rental shall nevertheless be paid for a minimum 8 hours.
- (e.4) For the purpose of determining the rental period the continuous and consecutive days shall be the normal 8-hour shift work day, Monday through Friday excluding legal holidays. Any work day to be paid less than 8 hours shall not be considered as continuous, except for equipment removed from rental for fuel and lubrication.
- (e.5) No additional premium beyond the normal rates used will be paid for equipment over 8 hours per day or 40 hours per week.
- (f) All rental rates for machinery and equipment shall include the cost of fuel, oil, lubricants, supplies, small tools, necessary attachments, repairs, maintenance, tire wear, depreciation, storage, and all other incidentals.
- (g) All machinery and equipment shall be in good working condition and suitable for the purpose for which the machinery and equipment is to be used.

- (h) Individual pieces of equipment or tools having a replacement value of thousand dollars (\$1,000) or less, whether or not consumed by use, shall be considered to be small tools and included in the allowed markup for overhead and profit and no separate payment will be made therefor.
- (i) The total of all Force Account rental charges accrued over the duration of the contract for a specific item of equipment shall not exceed the replacement cost of that equipment.
  - (i.1) The Contractor shall provide the cost of replacement to the Engineer prior to using the equipment. If the Engineer does not agree with the replacement cost, the Engineer shall set the replacement cost. The Contractor may contest the replacement cost pursuant to Section 7.25 DISPUTES AND CLAIMS.
- (j) Should the item of equipment be rented from an unrelated entity, the rental cost will be treated as an equipment cost under paragraph 8.3.4.5.
- (k) Transportation and/or Mobilization: The following provisions shall govern in determining the compensation to be paid to the Contractor for use of equipment or machinery on the Force Account method:
  - (k.1) The location from which the equipment is to be moved or transported shall be approved by the Engineer.
  - (k.2) Where the equipment must be transported to the site of the force account work, the HCDA will pay the reasonable cost of mobilizing and transporting the equipment, including its loading and unloading, from its original location to the site of force account work. Upon completion of the work the HCDA will pay the reasonable cost of mobilizing and transporting the equipment back to its original location or to another location, whichever cost is less.
  - (k.3) The cost of transporting the equipment shall not exceed the rates established by the Hawaii State Public Utilities Commission. If such rates are

nonexistent, then the rates will be determined by the Engineer based upon the prevailing rates charged by established haulers within the locale.

(k.4) Where the equipment is self-propelled, the HCDA will pay the cost of moving the equipment by its own power from its original location to the site of the force account work. Upon completion of the work the HCDA will pay the reasonable cost of moving of the Equipment back to its original or another location, whichever cost is less.

(k.5) At the discretion of the Engineer, when the Contractor desires to use such equipment for other than Force Account work, the costs of mobilization and transportation shall be prorated between the Force Account and non Force Account work.

(l) Pickup trucks, vans, storage trailers, unless specifically rented for the Force Account work, shall be considered incidental to the Force Account work and the costs therefor are included in the markup allowed under Section 4.5 ALLOWANCES FOR OVERHEAD AND PROFIT.

8.3.4.6 **State Excise (Gross Income) Tax and Bond** - A sum equal to the current percentage rate for the State excise (Gross Income) tax on the total sum determined in paragraphs 8.3.4.1, 8.3.4.2, 8.3.4.3 and 8.3.4.4 above, and the bond premium shall be added as compensation to the Contractor. The actual bond premium not to exceed one percent (1%) shall be added to items covered by paragraphs 8.3.4.1, 8.3.4.2, 8.3.4.3 and 8.3.4.4 when applicable.

(1) The compensation as determined in paragraphs 8.3.4.1, 8.3.4.2, 8.3.4.3, 8.3.4.4 and 8.3.4.5 above shall be deemed to be payment in full for work paid on a force account basis.

8.3.4.7 **Records** - The Contractor and the Engineer shall compare records of the labor, materials and equipment rentals paid by the Force Account basis at the end of each day. These daily records, if signed by both parties, shall thereafter be the basis for the quantities to be paid for by the Force Account method. The Contractor shall not be entitled to payment for Force Account records not signed by the Engineer.

8.3.4.8 **Statements** - No payment will be made for work on a Force Account basis until the Contractor has submitted to the Engineer, duplicate itemized statements of the cost of such Force Account work detailed as follows:

- (a) **Laborers** - Name, classification, date, daily hours, total hours, rate, and extension for each laborer and foreman and also the amount of fringe benefits payable if any.
- (b) **Equipment** - Designation, dates, daily hours, total hours, rental rate, and extension for each unit of machinery and equipment.
- (c) **Materials**
  - (c.1) Quantities of materials, prices and extensions
  - (c.2) Costs of transporting materials, if such cost is not reflected in the prices of the materials.
  - (c.3) Statements shall be accompanied and supported by receipted invoices for all materials used and transportation charges. However, if materials used on the Force Account work are not specifically purchased for such work but are taken from the Contractor's stock, then in lieu of the invoices the Contractor shall submit an affidavit certifying that such materials were taken from stock and that the amount claimed represents the actual cost to the Contractor.
- (d) **Insurance** - Cost of property damage, liability and worker's compensation insurance premiums, unemployment insurance contributions, and social security tax.

## 8.4 **PROGRESS AND/OR PARTIAL PAYMENTS**

**8.4.1 Progress Payments** - The Contractor will be allowed progress payments on a monthly basis upon preparing the Monthly Payment Application forms and submitting them to the Engineer. The monthly payment shall be based on the items of work satisfactorily completed and the value thereof at unit prices and/or lump sum prices set forth in the contract as determined by the Engineer and will be subject to compliance with Section 7.9 PAYROLLS AND PAYROLL RECORDS.

**8.4.2** In the event the Contractor or any subcontractor fails to submit certified copies of payrolls in accordance with the requirements of Section 7.9 PAYROLLS AND PAYROLL RECORDS, the Engineer may retain the amount due for items of work for which payroll affidavits have not been submitted on a timely basis notwithstanding satisfactory completion of the work until such records have been duly submitted. The Contractor shall not be due any interest payment for any amount thus withheld.

**8.4.3 Partial Payment for Materials** - The Contractor will also be allowed partial payments to the extent of ninety percent (90%) of the manufacturer's, supplier's, distributor's or fabricator's invoice cost of accepted materials to be incorporated in the work on the following conditions:

8.4.3.1 The materials are delivered and properly stored at the site of Work;  
or

8.4.3.2 For special items of materials accepted by the Engineer, the materials are delivered to the Contractor or subcontractor(s) and properly stored in an acceptable location within a reasonable distance to the site of Work.

**8.4.4** Partial payments shall be made only if the Engineer finds that:

8.4.4.1 The Contractor has submitted bills of sale for the materials or otherwise demonstrates clear title to such materials.

8.4.4.2 The materials are insured for their full replacement value to the benefit of the HCDA against theft, fire, damages incurred in transportation to the site, and other hazards.

8.4.4.3 The materials are not subject to deterioration.

8.4.4.4 In case of materials stored off the project site, the materials are not commingled with other materials not to be incorporated into the project.

## **8.5 PROMPT PAYMENT**

**8.5.1** Any money paid to a Contractor for work performed by a subcontractor or for unpaid material invoice shall be disbursed to such subcontractors and material suppliers within ten (10) days after receipt of the money from the HCDA, provided that there are no bona fide disputes, and

**8.5.2** Upon final payment to the Contractor, full payment to all subcontractors and material suppliers shall be made within ten (10) days after receipt of the

money, provided there are no bona fide disputes over the subcontractor's or material supplier's performance under the subcontract.

**8.5.3 Bona Fide Disputes** - The existence of a bona fide dispute with a subcontractor or material supplier shall not release the Contractor of its prompt payment obligations as to all sums due that are not directly affected by such dispute.

**8.5.4 Filing Non-Payment Complaint** - Subcontractors and material suppliers may file in writing a complaint with the Executive Director regarding non-payment by the Contractor. Such complaint shall include:

8.5.4.1 The amount past due for work performed and already paid for by the HCDA;

8.5.4.2 That all the terms, conditions or requirements of its subcontract have been met; and

8.5.4.3 That no bona fide dispute over its performance exists. The HCDA will investigate the validity of the complaint.

**8.5.5** The HCDA may withhold from future progress payments amounts to cover any sums paid to the Contractor for work performed by a subcontractor if the HCDA finds that the subcontractor complaint regarding non-payment by the Contractor has merit.

**8.5.6** If the Engineer determines that the Contractor failed to make prompt payment required to a subcontractor or material supplier with whom it has no bona fide dispute, the Engineer shall inform the Contractor of the findings and request the Contractor make payment accordingly. If the Contractor does not act promptly, the Engineer shall take appropriate action as allowed under this contract and/or refer the matter to the Contractor Licensing Board for appropriate action under Section 444-17, HRS, regarding the Revocation, Suspension and Renewal of (Contractor) Licenses and/or initiate a petition for debarment of the Contractor from bidding on other State jobs.

## **8.6 RETAINAGE**

**8.6.1** The HCDA will retain five percent (5%) of the total amount of progress and/or partial payments until after completion of the entire contract in an acceptable manner at which time this balance, less any previous payments, will be certified and paid to the Contractor. After fifty percent (50%) of the work is completed, and if progress is satisfactory, the Engineer at its sole discretion may elect not to withhold further retainage. If progress is not satisfactory, the HCDA may continue to withhold as retainage sums not exceeding five percent (5%) of the amount earned.

**8.6.2** The retainage shall not include sums deducted as liquidated damages from moneys due or that may become due the Contractor under the contract.

**8.6.3** Contractor may withdraw from time to time the whole or any portion of the sum retained after endorsing over to the HCDA and depositing with the HCDA any general obligation bond of the State or its political subdivisions suitable to the HCDA but in no case with a face value less than one hundred twenty percent (120%) of the amount to be withdrawn. The HCDA may sell the bond and use the proceeds therefrom in the same way as it may use monies directly retained from progress payments or the final payment.

**8.7** **WARRANTY OF CLEAR TITLE** - The Contractor warrants and guarantees that all work and materials covered by progress or partial payments made thereon shall be free and clear of all liens, claims, security interests or encumbrances, and shall become the sole property of the HCDA. This provision shall not, however, be construed as an acceptance of the work nor shall it be construed as relieving the Contractor from the sole responsibility for all materials and work upon which payments have been made or the restoration of any damaged work, or as waiving the right of the HCDA to require the fulfillment of all the items of the contract.

**8.8** **FINAL PAYMENT**

**8.8.1** Upon final settlement, the final payment amount, less all previous payments and less any sums that may have been deducted in accordance with the provisions of the contract, will be paid to the Contractor, provided the Contractor has met all the requirements set forth in HAR §3-122-112.

**8.8.2** Sums necessary to meet any claims of any kind by the State may be retained from the sums due the Contractor until said claims have been fully and completely discharged or otherwise satisfied.

**8.9** **CLAIMS ARISING OUT OF PAYMENT FOR REQUIRED WORK** - If the Contractor disputes any determination made by the Engineer regarding the amount of work satisfactorily completed, or the value thereof, or the manner in which payment therefore is made or calculated, it shall notify the Engineer in writing of the specific facts supporting the Contractor's position. Such notice shall be delivered to the Engineer no later than thirty (30) days after the Contractor has been tendered payment for the subject work, or, if no payment has been tendered, not later than fifty (50) days after it has submitted the Monthly Payment Application required under Section 8.4 PROGRESS AND/OR PARTIAL PAYMENTS herein to the Engineer for the work that is the subject of the dispute. The delivery of the written notice cannot be waived and shall be a condition precedent to the filing of the claim. No claim for additional compensation for extra work or change work shall be allowed under this provision, unless the notice requirements of Article 4 - SCOPE OF WORK have been followed. Acceptance of partial payment of a Monthly Payment Application amount shall not be deemed a waiver

of the right to make a claim described herein provided the notice provisions are followed. The existence of or filing of a payment claim herein shall not relieve the Contractor of its duty to continue with the performance of the contract in full compliance with the directions of the Engineer. Any notice of claim disputing the final payment made pursuant to Section 8.8 FINAL PAYMENT must be submitted in writing not later than thirty (30) days after final payment that is identified as such has been tendered to the Contractor.