

**Questions for solicitation: B26002384 Comfort Station Reroof
04/27/2026**

1. Confirm T&G Siding material to be Douglas Fir

No exception taken.

2. Confirm replacement of all lights, motion and PV sensors, like for like or approved.

Confirmed, see revised proposal form.

3. Will cabins be available for contractor at time of construction for housing?

No, contractor to assume that cabins will not be available during the project.

4. Existing Fascia is 1-3/4" x 8" Pine. Can Fascia be replaced with a standard 2" x 8" Douglas Fir?

Yes, this should match the material we used to replace the fascia during the previous repairs.

5. Will you require Foam closure strips to be installed under Corrugated roofing?

Yes.

6. 1 Ridge vent piping penetration is galvanized pipe held to PVC pipe via Rubber coupling. Requesting to remove galvanized pipe and replace with PVC.

PVC replacement shall be included in proposal.

7. Requesting paint codes for fascia and siding

Original Paint supplier: Ameritone Maui

CM25-380 – Traditional Tan

CM25-379 – Heartwood Brown

8. Pipe penetrations are not finished from the bottom. Basically a 3" hole in the T&G with a 2" pipe running through. Shall we caulk/fill or install a pipe collar/escutcheon plate around all vent piping?

Caulk/ fill and paint ceiling to match existing.

9. Confirm corrugated roofing to be 4" past fascia instead of existing 3"

Yes, 4" overhang is preferred.

PROPOSAL

FOR

DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF STATE PARKS
State of Hawaii

Job No. 26-SPM-003
WAIANAPANAPA STATE PARK, COMFORT STATION REROOF
HANA, MAUI, HAWAII

_____, 2026

Administrator
Division of State Parks
Department of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Dear Sir:

The undersigned, having carefully examined the local conditions and all available records and information covering conditions which may affect the cost of the work to be performed, and having carefully examined the Scope of Work, and other contract documents, hereby proposes to furnish and pay for all materials, tools, equipment, labor and other incidental work necessary to provide repairing various structures and facilities at the Waianapanapa State Park, Hana, Maui, Hawaii. No abatement of hazardous materials, testing and monitoring will be required during removal work. Scope of work shall include, but not limited to reroofing the comfort station and other incidental work, as required or called for in this Proposal, all according to the true intent and meaning of the Notice to Bidders, Information and Instructions to Bidders, Proposal, Detailed Specifications, Interim General Conditions, Scope, and any and all addenda for:

Job No. 26-SPM-003
WAIANAPANAPA STATE PARK, COMFORT STATION REROOF
HANA, MAUI, HAWAII

on file in the office of the Division of State Parks for the TOTAL BID (Items 1-4) of:

_____ Dollars (\$ _____)

and will fully complete all work under this contract within 180 consecutive calendar days from the date of written notice to proceed, including date of said order, said total sum being itemized on the following pages.

PROPOSAL

Item No.	Quantity	Unit	Description	Unit Price	Total
<u>BASE BID</u>					
1.	1	EA	Comfort Station Reroof	\$	\$
Subtotal Base Bid (Item 1)					
<u>ADDITIVE ALTERNATE # 1</u>					
2.	3	EA	Light Fixtures	\$	\$
3.	2	EA	Motion sensors in restrooms	\$	\$
4.	1	EA	“Twilight” sensor	\$	\$
Subtotal Additive Alternate #2 (Items 2-4)					\$
Total Bid (Items 1-4)					\$

RECYCLED PRODUCTS PREFERENCE

This project allows a 10% price preference for recycled products in accordance with HRS 103D-1005. Please indicate your selection of recycled or non-recycled product by indicating its cost FOB jobsite unloaded in the schedule below, including applicable General Excise & Use Taxes.

<u>DESCRIPTION</u>	<u>RECYCLED PRODUCT COST</u>	<u>NONRECYCLED PRODUCT COST</u>
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____

The bidder requesting a recycled product preference shall also complete and submit the form "CERTIFICATION OF RECYCLED CONTENT" as shown in the Interim General Conditions and provide all supporting information with this proposal. Additional information may be requested to qualify a product.

The following definitions are applicable to the CERTIFICATION OF RECYCLED CONTENT form:

"Post-consumer recovered material" means any product used by a consumer, including a business that purchases the material, that has served its intended end use, and that has been separated or diverted from the solid waste stream for the purpose of use, reuse, or recycling.

"Product" includes materials, manufactures, supplies, merchandise, goods, wares, and foodstuffs.

"Recovered material" means waste material and by-products that have been separated, diverted, or removed from the solid waste stream after a manufacturing process for the purpose of use, reuse, or recycling. Recovered material does not include those materials and by-products that are generated and normally reused on-site or within original manufacturing processes (such as mill broke, in the case of paper products).

"Recycled content" means the percentage of a product composed of recovered material, or post-consumer recovered material, or both.

"Recycled product" means a product containing recovered material, or post-consumer recovered material, or both.

The bidder agrees that preference for recycled products shall be taken into consideration to determine the low bidder in accordance with said Section and the rules promulgated, however, the award of contract will be in the amount of the bid offered exclusive any preference.

CONTRIBUTIONS BY STATE AND COUNTY CONTRACTORS PROHIBITED

Contractors are hereby notified of the applicability of Section 11-355, HRS, which states that campaign contributions are prohibited from specified State or county government contractors during the term of the contract if the contractors are paid with funds appropriated by a legislative body.

CONDITION OF AWARD

It is understood that the award of the contract will be made on the basis of the lowest responsible Total Bid (Item 1-4) selected by the Board of Land and Natural Resources. Write the total of bid items on page P-1.

It is understood and agreed that the Board of Land and Natural Resources reserves the right to reject any and/or all bids and waive any defects when, in the Board's opinion, such rejection or waiver will be for the best interest of the State of Hawaii.

In the event all bids exceed available funds certified by the appropriate fiscal officer, the head of the purchasing agency responsible for the procurement in question is authorized in situations where time or economic considerations preclude resolicitation of work of a reduced scope to negotiate an adjustment of the bid price, including changes in the bid requirements, with the low responsible and responsive bidder, in order to bring the bid within the amount of available funds. It is understood and agreed upon that the head of the purchasing agency may delete a portion or all of any item(s) in the proposal at the stated unit or lump sum price as necessary to stay within the available funding. The bidder is responsible to make an earnest effort to represent the actual cost of each item, including all materials, labor, equipment, overhead and profit in their bid proposal to preclude claims of anticipated profit or loss of profit because of an unbalanced bid proposal.

It is also understood that if a mutually agreeable cost for the reduced scope of work necessitated by a lack of available funds cannot be agreed upon between the bidder and the head of the purchasing agency within 14 calendar days after the bid opening, then the bid may be rejected in the best interest of the purchasing agency, and the head of the purchasing agency may negotiate in progressive order (lowest to highest) with the next lowest responsible and responsive bidder.

It is also understood and agreed that the award of the contract shall be conditioned upon funds being made available for this project and further upon the right of the Board of Land and Natural Resources to hold all bids received for a period of one hundred eighty (180) days from the date of the opening thereof, unless otherwise required by law, during which time no bid may be withdrawn.

It is also understood that Notice to Proceed may be delayed up to one (1) year after the bid opening date, and that no additional compensation will be provided for any claim for escalation or delay for issuance of Notice to Proceed on or before that date.

It is also understood and agreed that the quantities given herewith are approximate only and are subject to increase or decrease, and that the undersigned will perform all quantities of work as either increased or decreased, in accordance with the provisions of the Contract Specifications.

It is also understood and agreed that the estimated quantities shown for the items for which a UNIT PRICE is asked in this Proposal are only for the purpose of comparing on a uniform basis, bids offered for the work under this contract, and the undersigned agrees that he is satisfied with and will at no time, dispute said estimated quantities as a means of claims for anticipated profit or loss of profit, because of a difference between the quantities of the various classes of work done or the materials and equipment installed, and the said estimated quantities. On UNIT PRICE bids, payment will be made only for the actual number of units incorporated into the finished project at the contract UNIT PRICE.

After the HIEPRO bid due date and time, the figures will be extended and/or totaled in accordance with the bid prices of the acceptable proposals and the totals will be compared. In the comparison of bids, words written in the proposal shall govern over figures and unit prices will govern over totals. Until the award of the contract, however, the right will be reserved to reject any and all proposals and to

waive any defects or technicalities as may be deemed best for the interest of the State.

It is also understood and agreed that liquidated damages in the amount of ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$150.00) for each and every calendar day in excess thereof prior to completion of the contract shall be withheld from payments due to the Contractor.

It is also understood and agreed that if this bid is accepted, the successful bidder must enter into and execute a contract with the Board of Land and Natural Resources and furnish a Performance and Payment Bond, as required by law. These bonds shall conform to provisions of Section 103D-324 and 325, Hawaii Revised Statutes and any law applicable hereto.

It is also understood and agreed that the successful bidder will provide all necessary labor, materials, tools, equipment, and other incidentals necessary to do all the work and furnish all the materials specified in the contract in the manner and time herein prescribed, and according to the requirements of the Engineer as therein set forth.

It is understood that by submitting this proposal, the undersigned is declaring that their firm has not been assisted or represented on this matter by an individual who has, in a State capacity, been involved in the subject matter of this contract in the past two years.

It is understood that by submitting this proposal in accordance with HAR 3-122-192, the undersigned is declaring that the price submitted is independently arrived without collusion.

It is also understood that by submitting this proposal, a Certification for Safety and Health Programs for bids in excess of \$100,000 (in accordance with HRS 396-18), the undersigned certifies that his organization will have a written safety and health plan for this project that will be available and implemented by the Notice to Proceed date of this project. Details of the requirements of this plan may be obtained from the Department of Labor and Industrial Relations, Occupational, Safety and Health Division (HIOSH).

It is further understood and agreed that the successful bidder shall comply with paragraph 3.1.a "SUBCONTRACTING" of the General Provisions which requires that the contractor shall perform with his own organization and with the assistance of workmen under his immediate superintendence, work of a value not less than twenty percent (20%) of the value of all work embraced in the Contract, except that certain contract items of work, if specifically referred to in the special provisions, will be exempted from said twenty percent requirement.

Compliance with §103-310 HRS. As a condition of award all bidders shall comply with all laws governing entities doing business in the State, including Chapter 237 HRS (general excise tax); Chapter 383 HRS (employment security – unemployment insurance); Chapter 386 HRS (workers compensation); Chapter 392 HRS (temporary disability insurance); and Chapter 393 HRS (pre-paid health care), and shall produce all documents to the State (DLNR, Engineering Division) required to demonstrate compliance with these subsections. Any bidder making a false affirmation or certification under this subsection shall be suspended and may be debarred from further offerings or awards pursuant to §103D-702 HRS.

RECEIPT OF ADDENDA

The bidder also acknowledges receipt of any and all addenda issued by the Division of State Parks, by recording the date of receipt of the respective addenda in the space provided below:

<u>Addendum</u>	<u>Date Received</u>	<u>Addendum</u>	<u>Date Received</u>
No. 1	_____	No. 5	_____
No. 2	_____	No. 6	_____
No. 3	_____	No. 7	_____
No. 4	_____	No. 8	_____

It is understood that failure to receive any such addendum shall not relieve the Contractor from any obligation under this Proposal as submitted.

It is also understood and agreed that if this Proposal is accepted and the undersigned should fail or neglect to contract as aforesaid, the Board may determine that the bidder has abandoned the Contract, and thereupon, forfeiture of the security accompanying his proposal shall operate and the same shall become the property of the Board.

JOINT CONTRACTORS OR SUBCONTRACTORS
TO BE ENGAGED ON THIS PROJECT

The Bidder agrees that the following is a complete listing of all joint contractors or subcontractors covered under Chapter 444, Hawaii Revised Statutes (HRS), who will be engaged by the Bidder on this project to perform the required work indicated pursuant to Section 103D-302, HRS. It is the sole responsibility of the contractor to review the requirements of this Project and determine the appropriate licenses that are required to complete the Project. The Bidder certifies that the completed listing of joint contractors or subcontractors fulfills the requirements for the project and the Bidder, together with the listed subcontractors or joint contractors have all the specialty contractor's licenses to complete the work, except as provided for in HRS §103D-302(b). Failure of the Bidder to comply with this requirement may be just cause for rejection of the bid.

“A” General Engineering Contractors and “B” General Building Contractors are reminded that due to the Hawaii Supreme Court’s January 28, 2002 decision in Okada Trucking Co., Ltd. v. Board of Water Supply, et al., 97 Haw. 450 (2002), they are prohibited from undertaking any work, solely or as part of a larger project, which would require the general contractor to act as a specialty contractor in any area in which the general contractor has no license. Although the “A” and “B” contractor may still bid on and act as the “prime” contractor on an “A” or “B” project (See, HRS §444-7 for the definitions of an “A” and “B” project.), respectively, the “A” and “B” contractor may only perform work in the areas in which they have the appropriate contractor’s license (*An “A” or “B” contractor obtains “C” specialty contractor’s licenses either on its own, or automatically under HAR § 16-77-32*). The remaining work must be performed by appropriately licensed entities.

General Engineering “A” Contractors automatically have these “C” specialty contractor’s licenses: C-3, C-9, C-10, C-17, C-24, C-31a, C-32, C-35, C-37a, C-37b, C-38, C-43, C-49, C-56, C-57a, C-57b and C-61.

General Building “B” Contractors automatically have these “C” specialty contractor’s licenses: C-5, C-6, C-10, C-12, C-24, C-25, C-31a, C-32a, C-42a and C-42b.

In completing the Joint Contractors or Subcontractors List, describe the specialty contractor’s nature and scope of work to be performed for this project and provide the complete firm name of the joint contractor or subcontractor in the respective columns. If the Bidder is a general contractor and providing the work of the required specialty contractor, whose license is not automatically held pursuant to HAR 16-77-32, fill in the Bidder’s (general contractor’s) name and nature and scope of work to be performed on this project.

List only one joint contractor or subcontractor per required specialty contractor’s classification, unless within the same specialty, the work of each joint contractor or subcontractor can be described so that there is no overlap in work descriptions.

If a contractor’s license is required by law for the performance of the work which is called for in this bid, the bidder and all subcontractors must have the required license before the submission of the bidder’s proposal in the case of a non-federal aid project, and for federal-aid projects, the bidder must have the required license prior to the award of the project and all subcontractors prior to the start of the subcontracted work.

Enclosed herewith is a:

- 1. Surety Bond (*1))
- 2. Legal Tender (*2))
- 3. Cashier's Check (*3))
- 4. Certificate of Deposit (*3)) in the
- 5. Certified Check (*3)) amount
- 6. Official Check (*3)) of
- 7. Share Certificate (*3))
- 8. Teller's Check (*3))
- 9. Treasurer's Check (*3))

(Cross Out Those Not Applicable)

Dollars (\$ _____)

as required by law.

Respectfully submitted,

Name of Company, Joint Venture
or Partnership

Contractor's License No.

By _____
Signature (*4)

Title _____

Print Name _____

Date _____

Address _____

Telephone No. _____

E-Mail Address _____

NOTES:

1. Surety bond underwritten by a company licensed to issue bonds in this State;
2. Legal tender; or
3. A certificate of deposit; 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 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.
4. Please attach to this page evidence of the authority of this officer to submit bids on behalf of the Company and also the names and residence addresses of all officers of the Company.
5. Fill in all blank spaces with information asked for or bid may be invalidated. PROPOSAL MUST BE INTACT, MISSING PAGES MAY INVALIDATE YOUR BID.

End of Proposal



26-SPM-003 - WAIANAPANAPA SP: COMFORT_STATION_REROOF_PREBID_MINUTES Minutes: Meeting #1

Meeting Date Dec 12, 2025 **Meeting Time** 10:00 am - 11:00 am Eastern Time (US & Canada)

Meeting Location

Overview Pre-bid walkthrough for Waianapanapa SP - Comfort Station Reroof.

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Mitch Owan	Bowers+Kubota		mowan@bowersandkubota.com	Present
Chelsie VanHouten	Bowers+Kubota		cvanhouten@bowersandkubota.com	For Distribution Only
Eric Kato	State of Hawaii - Department of Land and Natural Resources		eric.k.kato@hawaii.gov	For Distribution Only
Piikea Tomczyk	State of Hawaii - Department of Land and Natural Resources		piikea.tomczyk@hawaii.gov	For Distribution Only

Introductions & Scope

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introduction of Parties				Open
Description DLNR: Mike Kahula B+K: <ul style="list-style-type: none"> • Mitchell Owen • Micah Spencer Contractor(s):						
Official Documented Meeting Minutes Contractor in attendance: - Trace Industries: Wes Carson						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.2	1	Project Description & Scope				Open
Description Project Name: Waianapanapa Comfort Station Reroof						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Project #: 26-SPM-003 DLNR Contact: Mike Kahula Important Dates: RFIs: 4/27 (4pm) Bid Due: Bid Due: 5/04 (4:00pm) Term: 6/15/26 - 6/30/27 Brief Scope: Reroof comfort station				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.3	1	Hazmat				Open
		Description N/A				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.4	1	Current Use of Facility				Open
		Description Comfort Station				

Bid Submission Requirements

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Required Bid Documents				Open
		Description Contractor is responsible for submitting all required bid documents at time of submission. See "Info to Bidders" in the bid package for submission instructions and requirements.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Bid Bond(s)				Open
		Description Bid Bonds are required with proposal submissions. Any proposal submitted without bid bonds shall be void and unaccepted. See "Info to Bidders" in bid package for additional information and requirements.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Certified Payroll				Open
		Description Contractor is responsible for accounting for paying prevailing wages in their bid Proposals. As a State project, Chapter 104 HRS applies for certified payroll. The Chapter 104 regulations apply to all contractors regardless of tier. Payroll should be paid weekly; no more than 7 calendar days after the end of the pay period.				

Safety

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Safety				Open
Description Contractor shall be solely and completely responsible for safety of job-site and all persons. All required PPE, BMPs and barricades shall be taken into consideration when submitting a proposal.						

Communication

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Pre-Construction RFIs				Open
Description All pre-construction RFIs shall be submitted through HlePro.						

Construction Coordination

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.1	1	Start of Construction Timeline				Open
Description Advanced notice needed if park needs to be shut down: Preferred Start of Construction:						
Official Documented Meeting Minutes Mike requested 1 month notice before construction to coordinate porta potties.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.2	1	Park Visitor Hours				Open
Official Documented Meeting Minutes Camp site next to comfort station, coordinate as needed before construction to avoid noise disturbances for early and late work.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.3	1	Work Hours				Open
Official Documented Meeting Minutes TBD at pre-con meeting.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.4	1	Restrooms				Open
Description Contractor is responsible to include providing a porta-potty for the duration of the project in their bid proposal unless otherwise specified.						
Official Documented Meeting Minutes Not applicable on this project, DLNR will provide porta potties for public use that contractors may use.						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
5.5	1	Site Access & Parking				Open

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
		Official Documented Meeting Minutes Parking and site access TBD at pre-con meeting.				

Notes

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
6.1	1	Notes				Open
<p>Attachments Roof.pdf</p>						
<p>Official Documented Meeting Minutes Bidding Clarifications discussed at meeting.</p> <ul style="list-style-type: none"> • Contractor to assume that cabins will not be available at the time of construction. Contractor to include hotel/ rental as needed in their proposal. • Siding at the top of comfort station shall be painted. (see attachment) <ul style="list-style-type: none"> ◦ Siding to be Traditional Tan ◦ Trim around siding shall be Heartwood brown. ◦ Contractor to prime all elements prior to painting finish coat • Vent pipe in maintenance room shall be replaced with PVC type (Existing is metal transitioned to PVC) <ul style="list-style-type: none"> ◦ All other vent pipes in good condition, contractors shall include new "boots" around all vent pipes. • Contractor to add closure foam strips around roofs edge. • Overhang of new corrugated roofing shall be 4' • Contractor to install butyl tape on roof ridges. <p>ADDITIONAL SCOPE:</p> <ul style="list-style-type: none"> • Remove existing "twilight sensor" (x1), light fixtures (x3, maintenance door entry, men's and women's restroom), and motion sensors (x2, men's and women's restroom) in restrooms and replace with similar sized fixtures and sensors. • Replace with LED light fixtures <ul style="list-style-type: none"> ◦ Contractor to follow County outdoor lighting ordinances when installing new light fixtures. 						

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting. Please contact State of Hawaii-Department of Land and Natural Resources if there are any discrepancies or questions with the content of these minutes.