

April 24, 2024
Item IV.A.

MEMO TO: KIRC Commissioners

FROM: Michael K. Nāho‘opi‘i, Executive Director

SUBJECT: Base Camp Improvement and Other Work Contract

RECOMMENDED MOTION:

- 1) To authorize the Executive Director to award the Base Camp Improvement and Other Works contract to Dawson Solutions, LLC in the amount of \$342,800.
- 2) To authorize the Executive Director the authority to solicit and award the balance of the CIP funds to support additional Kaho‘olawe Base Camp improvement projects as needed.

BACKGROUND & SUMMARY:

The FY23 Administration budget included \$500,000 in CIP funds for upgrade and repairs in the Honokanai‘a Base Camp. The list of projects include: 1) Improving rainwater collection in Base Camp by applying an elastomeric roof coating to all buildings, installing gutters and downspout collections, installing on-island water tanks; 2) Improving potable water distribution by replacing all freshwater distribution piping; 3) Building upgrades including replacement of the camp boardwalk; exterior building painting, replacing air conditioning units with STAR efficient units; replacing Hut 10 windows; and 4) Replacing the LZ-1 shelter.

Funding for the project has been released and must be encumbered before June 30, 2024. This first phase was to solicit the priority projects and follow up with a second solicitation for the remaining of the funds.

This solicitation included the following projects:

1. Roof Coating for Buildings 5, 6, 11, 12, 14: The contractor will repair and patch the metal roofs and apply an elastomeric roof coating.
2. Replace Potable Water Distribution: The contractor will replace current potable water distribution in Base Camp with new CPVC piping using standard sizing and piping.
3. Install Air Conditioning in Huts 6 and 12: The contractor will replace current wall mounted air conditioning units in the KIRC and Base Camp Contractor’s huts with energy efficient split AC units.
4. Paint Building Exteriors for Huts 5, 6, 12, 14, and 15: Contractor will patch holes, arrest corrosion and paint the various all-metal buildings.

Building Identification:

- Hut 5: Base camp storage
- Hut 6: Base camp contractor berthing
- Hut 11: Volunteer berthing (2nd building from the top)
- Hut 12: KIRC staff berthing (next to galley)
- Hut 14: Women staff/Kahikiku berthing (closest to ocean)

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Hut 15: Base camp office building

Two bidders submitted responses to our solicitation. Only one bidder was compliant on Hawaii Compliance Express, a requirement for the contract award. The bidder was Dawson Solutions, LLC with the proposal summarized below.

Task	Bid including GET
Task 1: Roof Coating of Selected Buildings	\$104,600
Task 2: Replace Potable Water Distribution	\$66,300
Task 3: Install Split AC Units	\$18,100
Task 4: Paint Building Exterior	\$91,300
Allowance Special Projects and Contingencies and Transportation	\$62,500
Total Bid	\$342,800

LEGAL AUTHORITY:

The relevant provisions of Chapter 6K, Hawai'i Revised Statutes, read as follows:

[§6K-6] Responsibilities and duties of the commission. The general administration of the island reserve shall rest with the commission. In carrying out its duties and responsibilities, the commission...

(2) Shall approve all contracts for services and rules pertaining to the island reserve...

[§6K-9.5] Kaho'olawe rehabilitation trust fund. (b) The commission may use moneys in the trust fund to carry out the purposes of this chapter, including hiring employees, specialist and consultants necessary to complete projects relating to the purposes of this chapter.

KIRC Executive Policy Manual, Appendix J: Solicitation and Contracting Policy, Section 2.6 IFB, RFP and Similar Purchases (\$50,000 or more): Will be listed on the monthly status chart before the process is initiated ("Solicitations to be Posted") and will be presented to the Commission as Action Items for approval before posting.