

DEPARTMENT OF EDUCATION
STATE OF HAWAII

INVITATION FOR PROPOSALS (IFP)

ENERGY SAVINGS PERFORMANCE
CONTRACTING
MAUI AND HAWAII ISLAND
PROJECT NO. ESCO 2026-1

SUBJECT TO
SPO VENDOR LIST [SPO 25-01]
FOR

ENERGY SAVINGS
PERFORMANCE CONTRACTING
STATEWIDE DEPARTMENT OF EDUCATION
FACILITIES

PROJECT NO. ESCO 2026-1

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1 GENERAL INFORMATION

1.1 PURPOSE.

- 1.1.1 This Invitation For Proposals (IFP) contains the information and requirements for Energy Service Companies (ESCOs) from the DAGS-State Procurement Office (SPO) vendor list (RFP No. 25-01) Energy Savings Performance Contracting Services) of “pre-qualified ESCOs” to prepare and submit to the Department of Education, State of Hawaii (hereinafter referred to as “DOE”) a Proposal for an energy savings performance contract (ESPC) project at the facilities identified in Attachment C (hereinafter referred to as “Project Site”). This IFP, with any amendments, contains the only instructions governing the proposals and material to be included therein; a description of the service to be provided; general evaluation criteria; and other proposal requirements. This IFP is to be used in conjunction with the DAGS-SPO vendor list for “pre-qualified ESCOs” and vendor list instructions.
- 1.1.2 All work performed under the award(s) resulting from this solicitation shall be subject to the Interim General Conditions, 1999 Edition (“IGCs”), attached as Attachment F.
- 1.1.3 By submitting a proposal under this IFP, Offerors agree to accept the terms of the IGCs as well as the terms and conditions of this IFP. Requests for changes or questions regarding these terms and conditions will only be accepted up to the deadline for submission of written questions (see Project Schedule section). Only those changes authorized by the IDOE and memorialized in an addendum to this IFP will be allowed.

1.2 DEFINITIONS

BREG	Department of Commerce and Consumer Affairs, Business Registration Division
DAGS	Department of Accounting and General Services
DCCA	Department of Commerce and Consumer Affairs
DLIR	Hawaii State Department of Labor and Industrial Relations
DOE	Department of Education
DOTAX	Hawaii State Department of Taxation
ECM	Energy Conservation Measures
ESA	Energy Services Agreement
ESCO	Energy Service Companies
ESPC	Energy Savings Performance Contract
FDIC	Federal Deposit Insurance Corporation
GES	Guaranteed Energy Savings
HAR	Hawaii Administrative Rules
HDOE	Hawaii Department of Education
HI-FIT	Hawaii Facilities Inspection Tool
HRS	Hawaii Revised Statutes
HST	Hawaiian Standard Time
HVAC	Heating, Ventilation and Air Conditioning
IFP	Invitation for Proposals
IGAA	Investment Grade Audit Agreement
IGC	Interim General Conditions
IRS	Internal Revenue Service
kWh	Kilowatt-hours
kWh	Kilowatt
LEED	Leadership in Energy and Environmental Design
M&V	Measurement and Verification
NAESCO	National Association of Energy Service Companies
NCUA	National Credit Union Association
OFO	Office of Facilities and Operations
SPO	State Procurement Office

1.3 AUTHORITY.

- 1.3.1 This Invitation for Proposals (IFP) is subject to the provisions and requirements of SPO vendor list RFP No. RFP 25-01- Energy Savings Performance Contracting Services, Hawaii Revised Statutes (HRS) 36-41, HRS196 and any other applicable Federal, State or County law, rule or regulation. Submission of a valid executed proposal by any ESCO shall comply with the requirements above and the terms and conditions of this IFP.
- 1.3.2 Any agreement arising out of this IFP is subject to the approval of the State Department of the Attorney General as to form, and as required by statute, regulation, rule, order, or other directive.

1.4 ISSUING OFFICE.

This IFP is issued for DOE by the Office of Facilities and Operations of the Department of Education. The Issuing Office through the Issuing Officer listed below is the sole point of contact for this IFP.

NAME: Christian Butt
 POSITION: Interim Auxiliary Services Director
 ADDRESS: Hawaii Department of Education
 Office of Facilities and Operations
 3633 Waiālae Avenue
 Building C, Room 210
 Honolulu, Hawaii 96816
 EMAIL: christian.butt@k12.hi.us

- 1.4.1 Questions and requests for clarification on this Invitation for Proposals must be submitted in writing by the dates indicated in Part 3, Project Schedule. Responses to all written inquiries will be answered by addendums.
- 1.4.2 No verbal inquiries will be addressed. In the event it becomes necessary to revise any part of this IFP, an addendum will be issued. Only written modifications will be legally binding. No employee or agent of the State may verbally alter the contents of this IFP.
- 1.4.3 Communication with other State officials, the Selection Committee, or others associated with the SPO and public facilities regarding this IFP is prohibited.

1.5 RESPONSE DATE.

To be considered, proposals must be received by 4:30pm at DOE OFO on the date designated in **Paragraph 3, Project Schedule**. Proposals delivered after that time will not be considered. Late or incomplete proposals will not be accepted regardless of the reason.

Submit To:
 Hawaii Department of Education
 Auxiliary Services Branch
 3633 Waiālae Ave.
 Building C, Room 210
 Honolulu, Hawaii 96816

1.6 GOALS.

The DOE's overall goals are:

- 1.6.1 Increase the use of renewable energy and lower grid demand to meet Hawaii's Energy Goals.
- 1.6.2 Increase the use of new technologies for energy efficiency.
- 1.6.3 Reduce facilities life cycle costs including maintenance, equipment replacement, energy and water utilities, waste disposal, emergency power outages, etc.
- 1.6.4 Improve indoor environmental quality for occupants.
- 1.6.5 Minimize the disruption of scheduled classroom time periods.
- 1.6.6 Provide Standard Operation Plans (SOP) for all newly installed systems.
- 1.6.7 Provide a comprehensive training program for HDOE operations and maintenance staff. Training program will be available as needed by HDOE staff.
- 1.6.8 Engage students in the energy conservation measures.
- 1.6.9 Utilize Hawaii Energy programs where feasible.

1.7 EXPECTATIONS

- 1.7.1 DOE is interested in contracting one (1) ESCO for a full range of energy services and energy-related capital improvements ("energy conservation measures" or "ECMs"), financed through an ESPC project with DOE at the Project Sites using the Guaranteed Savings Model.
- 1.7.2 The ECMs and services may include but are not limited to an investment grade audit; the design, acquisition, installation, modification, maintenance commissioning, measurement and verification (M&V) of savings and operation of existing and new equipment; and the training of DOE's personnel. These improvements are intended to look for savings which are aimed at increasing energy efficiency, and implementing on-site renewable energy generation and cost savings such as renewable energy production, fuel switching; demand reductions; and automated utility bill auditing, utility rate changes and distribution upgrades to improve facilities' resilience to power outages, flooding, fires, etc.
- 1.7.3 The ECMs and services will also look to add renewable energy production; reduce energy consumption and related costs associated with the ventilation and air conditioning systems; lighting systems; building envelope; the hot water systems; water consumption; sewage costs; and other energy using devices.
- 1.7.4 ECMs must result in guaranteed minimum energy savings with the ESCO payments linked to actual documented energy and cost reductions. Any stipulated energy and/or operational cost savings that may be attributed to this project will be rigorously reviewed and, if agreed to, will be limited to those that can be thoroughly documented and verified by the ESCO and approved by DOE
- 1.7.5 For solar systems, production guarantees shall be provided for the entire period of the contract.
- 1.7.6 Reductions in operations and maintenance costs will require the definition and quantification of baseline costs from documented operations and maintenance cost records.

- 1.7.7 The savings achieved by the ECMs must be sufficient to cover all project costs including service maintenance costs and monitoring fees on an annual basis for the duration of the contract term. The contract must provide that the savings in any year are guaranteed to the extent necessary to make payments under the contract during that year.
- 1.7.8 ESCOs will be required to guarantee energy and cost savings on an annual basis. No credit for the achievement of savings above and beyond the annual guarantee will be credited to satisfy performance guarantees in past or future years of the contract.
- 1.7.9 Annual reconciliation of the achieved savings will be required. The reconciliation will also include a executive summary of the achieved savings in an Annual Guaranteed Savings Reconciliation Report.
- 1.7.10 Open book pricing with proposed markup and profit identified. See Table B-1 of Attachment B.

1.8 DESCRIPTION OF THE PROCUREMENT PROCESS.

To achieve this goal DOE will evaluate proposals according to the following process:

- 1.8.1 SUBMISSION OF WRITTEN PROPOSAL.
 - 1.8.1.1 Interested ESCOs may participate in the optional walk-throughs of all the project's buildings and must submit their proposals (All Attachments listed in Part II) by the required deadline. DOE, through its designated representatives in the Evaluation Committee, will review and evaluate the proposals in response to this IFP based on the evaluation criteria identified in Part IV, Evaluation Criteria for IFP.
- 1.8.2 ORAL INTERVIEW.
 - 1.8.2.1 The DOE will review proposals, create a shortlist of firms which submitted the best responses, and interview those firms. Firms shall bring only the staff who will be working on the projects to the interview. Shortlisted ESCOs will be required to participate in an oral interview. The purpose of this session is to allow the ESCO to explain its proposal in more detail and for the State to ask clarifying questions. Oral interview answers will be graded as part of the Part IV, Evaluation Criteria for IFP overall grading.
- 1.8.3 SELECTION OF ESCO TO DEVELOP THE PROJECT.
 - 1.8.3.1 DOE will select the best qualified ESCO to negotiate an Investment Grade Audit Agreement (IGAA) for the Project Site that will result in a set of ECMs. A copy of the Investment Grade Audit Agreement (IGAA) is included in Attachment E.
- 1.8.4 INVESTMENT GRADE AUDIT AGREEMENT.
 - 1.8.4.1 If DOE decides to proceed with the IGAA, DOE will execute a consultant services agreement with the selected ESCO. The agreement will use the form provided in the Attachment E.
- 1.8.5 The IGA will include:
 - 1.8.5.1 An executive summary
 - 1.8.5.2 Measures evaluated but not recommended
 - 1.8.5.3 Proposed project or measure specific baselines
 - 1.8.5.4 ECM descriptions
 - 1.8.5.5 Existing conditions
 - 1.8.5.6 Existing deficiencies
 - 1.8.5.7 Narrative description of proposed improvements

- 1.8.5.8 Scope of work
- 1.8.5.9 Equipment manufacturer or type
- 1.8.5.10 Energy savings calculations
- 1.8.5.11 ESCO shall collect and report project data, on behalf of Owner and with approval by Owner, as identified in Energy Savings Performance Contract - Schedule D: Data Collection and Reporting – Using [eProject eXpress](#) and as amended on the Lawrence Berkeley National Laboratory (LBNL) website and at the specified times.
- 1.8.5.12 Commissioning procedures
- 1.8.5.13 Environmental impacts
- 1.8.5.14 Training required by DOE or DAGS personnel.
- 1.8.5.15 Operation and maintenance cost savings calculations, if any
- 1.8.5.16 Operations and Maintenance plan
- 1.8.5.17 As required by HRS §36-41, the contract will include the following clause:
"The continuation of this contract is contingent upon the appropriation of funds to fulfill the requirements of the contract by the applicable funding authority. If that authority fails to appropriate sufficient funds to provide for the continuation of the contract, the contract shall terminate on the last day of the fiscal year for which allocations were made."
- 1.8.6 IGA shall also include the following schedules
 - 1.8.6.1 Equipment to be installed by ESCO
 - 1.8.6.2 Description of premises: pre-existing equipment inventory
 - 1.8.6.3 Energy saving guarantee
 - 1.8.6.4 Compensation to ESCO
 - 1.8.6.5 Baseline energy consumption and utility rates
 - 1.8.6.6 Savings measurement & calculation formulae: methodology to adjust baseline
 - 1.8.6.7 Construction and installation schedule
 - 1.8.6.8 Systems start-up and commissioning
 - 1.8.6.9 Standards of comfort
 - 1.8.6.10 ESCO's maintenance responsibilities
 - 1.8.6.11 Agency's maintenance responsibilities
 - 1.8.6.12 Facility maintenance checklist
 - 1.8.6.13 ESCO's training responsibilities
 - 1.8.6.14 Financing schedule
 - 1.8.6.15 Proposed final project cost & proposed final project cash flow analysis with owner options for early buy out of ESPC.
 - 1.8.6.16 Estimated pre- and post-retrofit Energy Star ratings for facilities
 - 1.8.6.17 Proof of performance and payment bonding capability
 - 1.8.6.18 Equipment warranties
 - 1.8.6.19 Post installation M&V report.

- 1.8.7 **ENERGY SAVINGS PERFORMANCE CONTRACT.** DOE shall have the option to negotiate an Energy Services Agreement (ESA) with the selected ESCO that performed the IGA using the Hawaii State Energy Office provided agreement. If DOE decides not to enter into an ESPC with the selected ESCO after the IGA has been accepted, DOE agrees to pay the fee indicated for the completed IGA report as set forth in the executed consultant services agreement.
- 1.8.8 **REJECTION OF PROPOSALS.** DOE reserves the right to reject at any time any and all proposals received (in accordance with the DAGS-SPO Vendor List instructions).
- 1.8.9 **INCURRING COSTS.** DOE is not liable for any cost or expenses incurred by ESCOs in the preparation of the proposal, for performing any analysis, or for attendance at any conferences and meetings related to this IFP.
- 1.8.10 **PRE-PROPOSAL CONFERENCE.** The pre-proposal conference is mandatory and will be held prior to the facility walk-throughs.
- 1.8.11 **CONFIDENTIALITY.** The contents of any Proposal shall not be disclosed to parties other than the STATE or its evaluation consultants during the review, evaluation, discussion, or negotiation process. Once a contract is executed with the successful proposer, all Proposals, successful and unsuccessful, become available for public inspection.
- 1.8.11.1 A Proposal may contain financial information, legitimate trade secrets or other proprietary data which the Proposer may consider to be confidential. If the Proposer desires such trade secrets or proprietary data to be held in confidence by DOE the Proposer shall specifically designate and identify the portion(s) of the Proposal which the Proposer desires to be held in confidence and the reason such portion should be held in confidence. The DOE will consider the Proposer's designation and the basis for such a designation request. If the DOE disagrees with the Proposer's designation or the basis thereof, the DOE will so inform the Proposer. Any dispute between the Proposer and the DOE over such designation or the basis thereof will be resolved in accordance with the applicable statutes and rules, including Chapter 103D, HRS and its rules and regulations, and the Uniform Information Practices Act, Chapter 92F, HRS. The portion of the Proposal which the Proposer designates as confidential shall be readily separable from the Proposal in order to facilitate eventual public inspection of the non-confidential portion of the Proposal. The total contract price is not considered confidential and will not be withheld from public inspection.
- 1.8.11.2 Proprietary information, such as all copyrighted material, trade secrets or other proprietary information, that Proposers claim should be held in confidence by the DOE, should be separately bound and labeled with the words "Proprietary Information", see §3-122-58, HAR. Appropriate references to this separately bound information must be made in the body of the Proposal. Designating all or nearly all the Proposal as proprietary may result in the rejection of the Proposal. The STATE may also reject any Proposal containing designated proprietary information the STATE believes it cannot fairly evaluate.
- 1.8.11.3 In the event a Proposer claims that any portion of the Proposal should be held in confidence by the STATE, the Proposer is required to state in the Proposal that:

- 1.8.11.4 "The Proposer shall indemnify, defend and hold harmless the STATE from and against any and all claims, demands, suits, actions, causes of action, judgments, liabilities, losses, damages, costs and expenses (including reasonable attorney's fees and litigation costs) arising from or related to the STATE's refusal to disclose copyrighted material, trade secrets or other information claimed to be proprietary by the Proposer to any person making a request therefore."
- 1.8.12 Failure to include such a statement in its Proposal shall constitute a waiver of any right the Proposer may have to prevent the STATE from disclosing information deemed proprietary by the Proposer.
- 1.8.13 The STATE reserves the right to make use of any and all information or ideas contained in the Project Proposals.

1.9 RESTRICTION OF CONTACT

- 1.9.1 From the issue date of this IFP until a determination is made regarding the final selection of one ESCO, all contacts with DOE's personnel concerning this IFP, must be made only through the Issuing Officer.

1.10 NEWS RELEASES.

- 1.10.1 News releases and media contacts regarding this project will only be made by DOE, unless DOE directs otherwise in specific instances.

1.11 INFORMATION CONCERNING SMALL BUSINESS ENTERPRISES.

- 1.11.1 The State of Hawaii encourages all small business enterprises to compete for, win, and receive contracts for goods, services, and construction. To the extent possible or feasible, ESCO compliance with this Hawaii policy is desired. However, use of small business enterprises is not a prerequisite requirement or an evaluation criteria for selection under this IFP process.

1.12 CAMPAIGN CONTRIBUTIONS BY STATE AND CONTRACTORS.

- 1.12.1 ESCOs are hereby notified of the applicability of Section 11-205.5, HRS, which states that campaign contributions are prohibited from contractors for State and County contracts.

1.13 OPTIONAL SITE VISITS.

- 1.13.1 If desired by any contractor, the DOE will arrange walk-through inspection tours of the Project Sites. Buildings and inform all contractors of the dates and times of the site visit(s).

2 IFP INFORMATION REQUIRED FROM ESCOS

2.1 Proposal Description

2.1.1 Proposals are to be straightforward, concise presentations without extraneous material. An official authorized to bind the ESCO must sign the proposal. The proposal must remain valid for no less than ninety (90) calendar days from proposal submittal date. All Proposals become the property of the DOE. Proposals must be a complete response to the IFP. Proposals shall address the items listed in Part IV, Evaluation Criteria for IFP and shall be limited to thirty (30) single-sided pages, excluding attachments. One original, and one (1) electronic copy of the proposal, including attachments shall be submitted. The original copy shall contain original signatures of the signed documents. Font size may be no smaller than 10 point. No other distribution is to be made by the ESCO.

2.2 Proposal Attachments

2.2.1 Attachment A: ESCO Profile Form. Provide a complete response to the information requested in Attachment A to this IFP.

2.2.2 Attachment A-1: Provide a Technical approach to potential ECMs that could be used. A general overview of what energy savings could be reviewed (i.e. electricity, water).

2.2.1 Attachment A-2: Sample Documents: Provide sample documents of the items listed below. The entire documents are not required, but a representative sample should be provided.

2.2.1.1 Sample Annual Guaranteed Savings Reconciliation Report

2.2.1.2 Sample Project Commissioning Plan

2.2.1.3 Sample Measurement and Verification Plan

2.2.1.4 Sample IGA

2.2.2 Attachment B: ESCO's Indicative Pricing Spreadsheet.

2.2.3 Provide the information requested in **Attachment B** to this IFP. ESCOs are required to use and follow the instructions and submit the required information in the format found in **Attachment B** to this IFP.

2.3 Required Compliance Documentation

The ESCOs shall submit the following documents with their proposal due to the fast-track nature of the project schedule:

2.3.1 Tax Clearance Requirements (Chapter 237, HRS): Submit a tax clearance certificate from the Hawaii State Department of Taxation (DOTAX) and the Internal Revenue Service (IRS). The certificate is valid for six (6) months from the most recently approved stamp date on the certificate. The certificate must be valid on the date received by the Department.

2.3.1.1 DOTAX TAX CLEARANCE APPLICATION Form A-6 (Rev 2003) is available at DOTAX and IRS (State of Hawaii) offices or DOTAX website, and by mail or fax:

2.3.1.2 DOTAX website: <https://tax.hawaii.gov/>

2.3.1.3 DOTAX forms by fax/mail: (808) 587-7572 or 1-800-222-7572

2.3.1.4 Mail, fax or submit in person completed tax clearance application forms to the Department of Taxation, Taxpayer Services Branch or to the address listed on the application. Facsimile numbers are:

DOTAX: (808) 587-1488

IRS: (808) 539-1573

- 2.3.1.5 DOTAX will return the form to the ESCOs. The ESCOs are reminded that they are responsible to submit the applications for the tax clearance directly to DOTAX or IRS and not to the DOE.
- 2.3.2 DLIR Certificate of Compliance
- 2.3.2.1 Submit a certificate of compliance from the Hawaii State Department of Labor and Industrial Relations (DLIR). The certificate is valid for six (6) months from the date of issue. The certificate must be valid on the date received by the Department with the following certificates:
- Chapter 383 – Unemployment Insurance
 - Chapter 386 – Worker’s Compensation
 - Chapter 392 – Temporary Disability Insurance,
 - Chapter 393 – Prepaid Health Care, HRS):
- 2.3.2.2 DLIR APPLICATION FOR CERTIFICATE OF COMPLIANCE WITH SECTION 3-122-112, HAR, form LIR#27 is available at the DLIR website or at the neighbor island DLIR District Office
- 2.3.2.3 DLIR website: <https://labor.hawaii.gov/ui/ui-forms/>
- 2.3.2.4 Mail, fax or submit in person completed application form to the Department of Labor and Industrial Relations, Administrative Services Office at the address listed on the application.
- 2.3.2.5 DLIR will return the form to the ESCOs. The ESCOs are reminded that they are responsible to submit the application for the certificate directly to DLIR and not to the DOE.
- 2.3.3 DCCA Certificate of Good Standing: Submit a certificate of good standing issued by the Department of Commerce and Consumer affairs (DCCA), Business Registration Division (BREG). The certificate of good standing is valid for six (6) months from the date of issue. Certificates must be valid on the date received by the Department.
- 2.3.3.1 DCCA CERTIFICATE OF GOOD STANDING is available from the business registrations website or by telephone. ESCOs are advised there are costs associated with registering and obtaining the certificate.
- 2.3.3.2 DCCA form website: www.BusinessRegistrations.com
- 2.3.3.3 DCCA telephone: (808) 586-2727, M-F 7:45 to 4:30 HST
- 2.3.3.4 Submit the application per DCCA’s requirements.
- 2.3.3.5 DCCA will return the form to the ESCOs. The ESCOs are reminded that they are responsible to submit the application for the certificate directly to DCCA and not to the DOE.
- 2.3.4 Hawaii Compliance Express
- 2.3.4.1 In lieu of the clearances and certificates described above, to meet the requirement of §3-122-112, HAR, ESCOs may apply and register at the “[Hawaii Compliance Express](https://vendors.ehawaii.gov/hce/)” website: <https://vendors.ehawaii.gov/hce/>

3 PROJECT SCHEDULE

(SUBJECT TO CHANGE AT THE DISCRETION OF DOE)

Activity	Date
Issue IFP	May 30, 2026
Pre-Proposal Conference	June 10, 2026 1:00 pm
Optional Facility Walk Through Start Optional Facility walk through end	June 22, 2026 June 26, 2026
Deadline for Written Inquiries:	June 19, 2026 10:00 AM
First Addendum Issued:	June 26, 2026
Proposals Due:	August 7, 2026 4:00 PM
Oral Interviews Start Oral Interviews End	August 24, 2026 August 28, 2026
Notice of Selected ESCO	September 7, 2026
IGA Contract Executed	October 12, 2026
IGA Draft Due	February 16, 2027
IGA Completed	March 16, 2027
Energy Savings Performance Contract Negotiations	April 14, 2027
Energy Savings Performance Contract Executed	May 12, 2027

All Time is shown as Hawaiian Standard Time (HST)

4 EVALUATION CRITERIA FOR IFP

The criteria listed below will be used in the evaluation of the responses. Responses will be evaluated based on the completeness and quality of the information provided in the proposal, attachments, client references and oral interviews. Failure to provide any of the requested information may result in disqualification. Percentage weights for each category are indicated below.

4.1 EVALUATION CATEGORIES AND VALUE WEIGHT PERCENTAGES

Mandatory Requirements	Pass/No Pass
Technical Proposal	Value Weight
Addressing State of Hawaii and HDOE's Clean Energy Goals	20%
Qualifications and Experience	20%
Financial Approach	15%
Project Management	15%
Technical Approach	10%
Innovation	10%
Interview	10%
TOTAL	100%

4.2 EVALUATION SCORING SYSTEM

- 4.2.1 The maximum number of points available for scoring is one hundred (100) per evaluator. The proposal receiving the highest number of points is considered statistically the best proposal and the best value to the DOE; and, will be recommended for award of contract, unless otherwise determined and justified by the evaluation committee.
- 4.2.2 The evaluation categories are assigned a value weight percentage, as shown above, totaling 100%. Each category will be rated between one (1) and ten (10), with ten being the highest (the best rating) by each member of the evaluation committee. The OFFEROR'S total score (see note below) will be determined by: a) multiplying the assigned weight value of each category by the numerical rating provided by the evaluation committee member to determine the score for each category; b) totaling the score for all categories of each evaluation committee member; and, c) totaling the score of all evaluators.
- 4.2.2.1 Note: In determining the total score, the OFFEROR'S price proposal with the lowest price will receive the highest available rating allocated to price. Each proposal that has a higher price than the lowest will have a lower rating for price. The points allocated to higher-priced proposals will be equal to the lowest proposal price multiplied by the maximum points available for price, divided by the higher proposal price.

Evaluation Rating Values:

Ranking	Description	Points to be assigned
Significant Strength	The Offeror demonstrates excellent understanding of requirements and approach and exceeds requirements. The Offeror has exceptional strengths and there are no significant weaknesses or deficiencies.	100% of Available Points
Strength	The Offeror demonstrates a good understanding of requirements and approach.	80% of Available Points
Meets	The Offeror meets requirements as stated in IFP	60% of Available Points
Weakness	The Offeror demonstrates some understanding of requirements; however, Offeror demonstrates a lack of performance or capability standards.	40% of Available Points
Significant Weakness	The Offeror demonstrates a poor understanding of requirements and/or proposes an approach or response that does not meet requirements.	20% of Available Points
Unacceptable	The Offeror fails to meet performance or capability standards and the requirements are not likely to be met. There are numerous weaknesses and deficiencies. The risk of unsuccessful performance is high.	0% of Available Points

- 4.3 Addressing State of Hawaii and HDOE’s Clean Energy Goals 20%
 - 4.3.1 Infrastructure additions to increase production of renewable energy (goal of 30% renewable energy).
 - 4.3.2 ECMs that reduces energy consumption (goal of 15% minimum)
 - 4.3.3 Economic opportunities created (jobs created)
 - 4.3.4 Educational curriculum provided.
- 4.4 Qualifications and Experience 20%
 - 4.4.1 Number of ESCO or energy projects worked on (greater than 3) in the past 5 years.
 - 4.4.2 Experience working on Maui and Hawaii Island (years’ experience, no less than 1 year)
 - 4.4.3 Resumes for key personnel assigned to project
- 4.5 Financial Approach 15%
 - 4.5.1 IGA cost from Attachment B
 - 4.5.2 Total soft cost from Attachment B
- 4.6 Project Management 15%
 - 4.6.1 Number of Project Manager(s) in contact with DOE (lower is better).
 - 4.6.2 Project Manager’s historical effectiveness to effectively manage project construction and complete the project on schedule.
 - 4.6.3 Monitoring, measurement and verification services ease of review.
 - 4.6.4 Maintenance on past projects.
- 4.7 Technical Approach 10%
 - 4.7.1 Technical approach, including proposed methods of analysis and understanding of existing building systems and conditions, proposed technologies.
 - 4.7.2 Proposed training for facility staff, including continuing training.
 - 4.7.3 Customer savings reports for similar clients to the DOE.
 - 4.7.4 Reliability of equipment performance on past projects.
 - 4.7.5 Documented energy savings on past projects similar to the DOE’s project.
 - 4.7.6 Years of experience in the ESCO business. Greater or less than 15 years
 - 4.7.7 NAESCO accredited
- 4.8 Innovation 10%
 - 4.8.1 Use of new technologies
 - 4.8.2 Proposed innovative ECMs.
 - 4.8.3 Benefits from innovative ECMs.
- 4.9 Interview 10%
 - 4.9.1 Communication skills of the ESCO’s representatives at the oral interview.

5 PROJECT TERMS AND CONDITIONS FOR IGA REPORT AND ESPC PROJECT

These sections describe the minimum conditions DOE will accept from the selected ESCO. First part defines the Scope of Services, and second part defines Key Contractual Provisions.

5.1 SCOPE OF SERVICES: (TECHNICAL REQUIREMENTS).

5.1.1 Energy systems on campus:

Provide a brief discussion (five pages maximum) for this section (Energy Systems on campuses) to illustrate the company's capability in each area. (In order of DOE preference)

5.1.2 Renewables

5.1.2.1 This discussion could include: renewable energy generation.

5.1.3 Operational Savings Measures

5.1.3.1 This discussion could include eliminated maintenance costs, training programs for staff or occupants, waste measures, etc.

5.1.4 Mechanical/Electrical Systems

5.1.4.1 This discussion could include: indoor and outdoor lighting, heating, ventilation and air conditioning (HVAC) indoor air quality issues, cooling, control and building automation, fuel switching, central plant, etc.

5.1.5 Specialty Systems or Specific Building Types

5.1.5.1 This discussion could include kitchen or laundry; laboratories,; swimming pools and recreational facilities; computer laboratories, laboratory exhaust hoods, data centers.

5.1.6 Energy Management Services

5.1.6.1 This discussion could include: energy management, utility bill auditing and bill payment, benchmarking, Leadership in Engineering and Environmental Design (LEED) for Existing Buildings, etc.

5.1.7 Envelope Measures

5.1.7.1 This discussion could include: walls, windows, doors, roof, infiltration reduction, etc.

5.1.8 Water Measures

5.1.8.1 This discussion could include: plumbing fixtures, smart landscape irrigation, mechanical plant water-saving measures, etc.

- 5.1.9 Other
- 5.1.10 DOE reserves the right of final approval of any selected equipment or modifications proposed. Only prior reviewed and approved equipment and modifications will be permitted. Review and approval shall be conducted by DOE in a timely manner.
- 5.1.11 The selected ESCO will be required to work with current building management and maintenance personnel, to coordinate construction and provide appropriate training and continuous training in the operation of all retrofits. No equipment shall be installed that will require the hiring of additional personnel by DOE unless contract negotiations produce an explicit exemption from this rule for a specific installation.
- 5.1.12 The selected ESCO must provide two (2) complete sets and one (1) electronic pdf copy of reproducible "as built" and record drawings of all existing and modified conditions associated with the project, conforming to typical engineering standards. These should include architectural, mechanical, electrical, structural, and control drawings and operating manuals to be submitted within 30 days of the completed installation.
- 5.1.13 The selected ESCO shall be responsible for the proper removal and disposal offsite of all packaging materials and all replaced or demolished materials or equipment.
- 5.2 CONTRACTUAL PROVISIONS FOR IGA REPORT AND ESPC PROJECT.
 - 5.2.1 The contents of this IFP, the selected ESCO's proposal, the final contract for the IGAA report and the "Guaranteed Energy Savings (GES)" contract may become part of the contract for this ESPC project.
 - 5.2.1.1 The DOE desires to utilize an owner's representative to represent the DOE in technical and contractual matters. The chosen ESCO will be required to include the payment of the Owner's Representative in its cost. Estimated cost for the owners rep will approximately 1% of cost or a minimum of \$100,000, whichever is greater. Owner's Representative must be available at the initial IGA draft submittal.
 - 5.2.2 The selected ESCO must carry the level of insurance required by DOE for the IGA and the construction and operations phases.
 - 5.2.2.1 The ESCO shall maintain in full force and effect during the life of this contract, liability and property damage insurance to protect its employees, contractor and subcontractors, if any, from claims for damages, for personal injury, accidental death and property damage which may arise from operations under this contract, whether such operations be by himself or by a contractor or subcontractor or anyone directly or indirectly employed by either of them. If any subcontractor is involved in the performance of the contract, the insurance policy or policies shall name the contractor or subcontractor as additional insured.
 - 5.2.2.2 As an alternative to the ESCO providing insurance to cover operations performed by a subcontractor and naming the subcontractor as additional insured, ESCO may require the subcontractor to provide its own insurance, which meets the requirements herein. It is understood that a subcontractor's insurance policy or policies are in addition to the ESCO's own policy or policies.
 - 5.2.2.3 The following minimum insurance coverage(s) and limit(s) shall be provided by the ESCO, including its contractor or subcontractor(s) where appropriate.

Coverage	Limits
Commercial General Liability Including Completed Operations	\$1,000,000 per occurrence/ \$2,000,000 aggregate
Automobile Liability	\$1,000,000 per accident
Professional Liability	\$1,000,000 per occurrence/ \$2,000,000 aggregate
Performance and Payments Bond	Amount of contract
Installation Floater	Based upon cost of equipment

- 5.2.3 Each insurance policy required by this contract, including a subcontractor's policy, shall contain the following clauses:
- 5.2.3.1 "This insurance shall not be canceled, limited in scope of coverage or non-renewed until after 30 days written notice have been given to the State's issuing officer for this contract."
- 5.2.3.2 "The State of Hawaii is added as an additional insured as respects to operations performed for the State of Hawaii." (Not applicable to Professional Liability insurance.)
- 5.2.3.3 "It is agreed that any insurance maintained by the State of Hawaii will apply in excess of, and not contribute with, insurance provided by this policy."
- 5.2.3.4 The minimum insurance required shall be in full compliance with the Hawaii Insurance Code throughout the entire term of the contract, including supplemental agreements.
- 5.2.3.5 Upon ESCO's execution of a contract for an Investment Grade Audit or an ESPC Project, the ESCO agrees to deposit with the State of Hawaii certificate(s) of insurance necessary to satisfy the State that the insurance provisions of the contract has been complied with and to keep such insurance in effect and the certificate(s) therefore on deposit with the State during the entire term of construction phase work for the contract, including those of its subcontractor(s), where appropriate. Upon request by the State, the ESCO shall be responsible for furnishing a copy of the policy or policies.
- 5.2.3.6 Failure of the ESCO to provide and keep in force such insurance shall be regarded as material default under this contract, entitling the State to exercise any or all of the remedies provided in this contract for a default of the ESCO.
- 5.2.3.7 The procuring of such required insurance shall not be construed to limit the ESCO's liability hereunder nor to fulfill the indemnification provisions and requirements of this contract. Notwithstanding said policy or policies of insurance, the ESCO shall be obliged for the full and total amount of any damage, injury, or loss caused by negligence or neglect connected with this contract.

- 5.2.4 All drawings, reports and materials prepared by the ESCO in performance of the contract shall become the property of DOE and shall be delivered to DOE as needed or within 10 (ten) days after construction is completed and accepted by DOE that the project is fully installed and operating.
- 5.2.5 The selected ESCO must secure all necessary licenses and permits and comply with all federal, state and county laws, rules and regulations with respect to this project. All work completed under this contract must be in compliance with all building codes and appropriate accreditation, certification and licensing standards.
- 5.2.6 The selected ESCO will be required to guarantee energy and cost savings on an annual basis. No credit for the achievement of savings above and beyond the annual guarantee will be credited to satisfy performance guarantees in past or future years of the contract. Annual reconciliation of the achieved savings will be required.
- 5.2.7 Open book pricing of all costs and mark-ups for labor, materials and services received during the project development, implementation and performance period phases of the project is required.
- 5.2.8 **Energy Star:** Using the EPA's ENERGY STAR tools and resources for each eligible facility the selected ESCO will be required to provide an estimated pre-retrofit Energy Performance Rating using Portfolio Manager and an estimated post-retrofit Energy Performance Rating using the Delta Score Estimator as part of the Investment Grade Audit. As part of the final contract, the selected ESCO will also be required to submit an updated ENERGY STAR rating for each eligible facility upon completion of each guarantee year. Information regarding ENERGY STAR tools and resources, and a list of eligible facility types can be found at:

Energy Star Commercial Resources <https://www.energystar.gov/buildings>

6 ADDITIONAL INSTRUCTIONS FOR FUTURE CONTRACTS

6.1 DOE PARTICIPATION DURING THE IGA REPORT AND ESPC PROJECT.

DOE shall review and approve equipment specifications and installation plans for all ECM prior to the implementation of any improvements or modifications. DOE approval shall be issued within 30 days of their receipt of the proposed ECM. During the implementation of ECM, DOE shall make routine inspections and be present during any equipment and systems commissioning procedures conducted by the selected ESCO and prior to the selected ESCO issuing of a Notice to DOE that it has installed and commenced operating all of the Equipment and systems.

6.2 EXECUTION OF THE CONTRACT.

Upon acceptance of the ESCO's proposal by the DOE, the ESCO shall provide satisfactory performance and payment bonds, within ten (10) calendar days after award of the GES contract or within such further time as granted by the DOE. No proposal or contract shall be considered binding upon the DOE until the contract has been fully executed by all parties.

6.3 PERFORMANCE, LABOR AND MATERIAL PAYMENT BONDS.

At the time of execution of the contract, and prior to the start of construction, the ESCO shall obtain good and sufficient performance and payment bonds covering the construction of the energy conservation measures (ECMs) described in the GES contract. The bond shall be in an amount equal to one hundred percent (100%) of the total lump sum installation cost of construction of the ECMs. The bond will not be required to cover the operation and maintenance of the ECMs after construction is complete. The form and content of such bonds shall be in a form acceptable to the DOE.

6.3.1 Acceptable performance and payment bonds shall be limited to the following:

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

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

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

6.3.3.2 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.

6.3.4 If the ESCO fails to deliver the required performance and payment bonds, the ESCO's award shall be canceled.

6.4 MINIMUM WAGE RATES.

6.4.1 All work for ECM under ESPC projects shall be done in compliance with Chapter 104, HRS, "Prevailing Wages for Public Works Project".

7 ATTACHMENT A ESCO PROFILE FORM

NOTE: If this project is proposed to be implemented as a joint venture or partnership, this Attachment A should be completed for each firm, including client references for energy performance contracting projects implemented by each firm.

Firm Name: _____

Business Address: _____

City: _____ State: _____ Zip Code: _____

Names and Titles of Two Contact People

_____ Phone (____) _____

_____ Phone (____) _____

Submittal is for

Parent Company (List any Division or Branch Offices to be involved in this project)

Division (attach separate list if more than one is to be included)

Subsidiary

Branch Office: _____

Name of Entity: _____

Address: _____

Name and Address of Parent Company, (if applicable)

Former Firm Name(s), (if applicable):

National Association of Energy Service Companies Accreditation Yes No

Five Year Summary of Contract Values for Energy Performance Contracting Projects

Year	Contract Value	Year	Contract Value
2026 (year to date)		2025	
2024		2023	
2022			

7.1.1 PERSONNEL INFORMATION

- 7.1.1.1 Please indicate the number of full time personnel employed by your firm and the number available to work on this project.
- 7.1.1.2 Project Team Members.
- 7.1.1.3 Submit an organizational chart that clearly identifies the roles and relationships of all key team members.
- 7.1.1.4 Certify that your firm will comply with all terms and conditions contained in the DOE's Invitation for Proposals (IFP) and contract documents.
- 7.1.1.5 Briefly describe the types of financing used by your firm for past energy performance contracts, including the source of funds and the potential dollar amounts currently available to your firm to finance these types of projects.
- 7.1.1.6 Briefly describe the relevant experience, qualifications and educational background for each individual team member assigned to DOE's project using the format provided below. Do not include individual resumes in lieu of this information. Similar versions of this form may be used, as long as the requisite information is provided.

Name of Project Team Member:	
Current Job Title: Job responsibilities: Number of years with ESCO: Primary Office Location:	
Employment History Company Name: Primary job responsibilities: Number of years with firm:	
Educational Background List all academic degrees, certifications, professional affiliations, relevant publications and technical training.	
List all guaranteed energy performance contracting projects this individual has been involved with during the past 5 years. Include project location, type of facilities, year implemented and dollar value of installed project costs.	
Describe the specific role and responsibilities this individual had for each listed project.	
Provide a detailed description of the role and responsibilities this individual will have for the duration of this project.	
Describe any other relevant technical experience.	
Indicate the total years of relevant energy- related experience for this individual.	

- 7.1.1.7 Submit an organizational chart that clearly identifies the roles and relationships of all key team members.
- 7.1.1.8 Indicate whether your firm is currently accredited by the National Association of Energy Service Companies (NAESCO). ESCOs are not required to be accredited by NAESCO. All NAESCO accredited ESCOs will receive additional points.
- 7.1.1.9 Certify that your firm will comply with all terms and conditions contained in the DOE's Invitation for Proposals (IFP) and contract documents.
- 7.1.1.10 Briefly describe the types of financing used by your firm for past energy performance contracts, including the source of funds and the potential dollar amounts currently available to your firm to finance these types of projects.

7.1.2 FINANCIAL REFERENCES

- 7.1.2.1 Provide a company prospectus to include a Balance Sheet and Cash Flow statement not more than fifteen (15) months old.
- 7.1.2.2 Please provide the name, address, and the telephone number of the firm(s) that prepared the Financial Statements.
- 7.1.2.3 Please enclose banking references including financial institution, address, contact person, telephone number, and specific information on your firm's credit that may be used to fund construction for large-scale projects.
- 7.1.2.4 Maximum individual project and aggregate bonding limits.
- 7.1.2.5 Please certify that your company does not owe the State of Hawaii any taxes.
- 7.1.2.6 Please certify that your company is not currently under suspension or debarment by the State of Hawaii, any other state, or the federal government.
- 7.1.2.7 Please identify your firm's legal counsel for this project. Give the name and address of the primary individual responsible for contract negotiation.

7.1.3 PROJECT HISTORY & CLIENT REFERENCES

- 7.1.3.1 Using the following forms, list the last five (5) energy performance contracting projects currently in repayment and under contract with your firm which most resemble the scope of this project and list all energy performance contracting projects performed in the State. Limit your response to ONLY those projects that have been managed directly by the specific branch, division, office or any individual in such branch, division or office who will be specifically assigned to this project.
- 7.1.3.2 Projects with installed costs of less than \$500,000 will not be considered. Attach additional sheets as necessary. Please put an asterisk by those project references involving buildings similar to the building(s) described in Attachment C. All information is required.

Project Name, Location and Owner	
Project Dollar Amount (installed project costs)	
Primary ECMs Installed	
Date Construction Started	
Date Constructed Completed	
Guarantee Period Start & End Dates	
Dollar Value of <u>Projected</u> Annual Energy Savings	
Dollar Value of <u>Guaranteed</u> Annual Energy Savings	
Dollar Value and Type of Annual Operational Cost Savings (if applicable) (e.g., outside maintenance contracts, material savings, etc.)	
Method(s) of Savings Measurement and Verification	
Provide the names of the primary personnel involved in this project and their specific roles and responsibilities.	
Provide CURRENT and ACCURATE telephone and email addresses of the DOE(s)' representatives with whom your firm did business on this project. You should ensure that all representatives are familiar with this project.	

7.1.4 SUMMARY ENERGY SAVINGS PERFORMANCE DATA

For each project described above, complete the following table. Energy savings data must be provided in fuel units.

ANNUAL ENERGY SAVINGS

	Projected	Guaranteed	Achieved				
			Year 1	Year 2	Year 3	Year 4	Year 5
KWH							
KW							
Therms							
Water kGallons							
Other (Specify)							

ANNUAL ENERGY SAVINGS

	Projected	Guaranteed	Achieved				
			Year 1	Year 2	Year 3	Year 4	Year 5
KWH							
KW							
Therms							
Water kGallons							
Other (Specify)							

8 ATTACHMENT A-1 - ESCO's TECHNICAL APPROACH

Each respondent is required to fully answer all questions in each category listed below.

Respondents must also include a Table of Contents, which indicates the section and page numbers corresponding to the information included. Failure to submit the required information as specified in this IFP will result in the deduction of points.

8.1.1 PROJECT MANAGEMENT

8.1.1.1 Project Approach.

8.1.1.2 Summarize the approach your firm would take to developing the IGAA, follow on scope of services, including design, construction, sub-contractor management, commissioning M&V, financial management, operations, maintenance, training, etc. for this project including the added value to DOE of your firm's services

8.1.1.3 Project Preliminary Work Plan and Milestones.

Describe your proposed management plan for accomplishing the work. Provide a proposed sample project schedule and a sample timeline of milestones necessary to implement all phases of the project.

8.1.1.4 Training Provisions.

Describe your firm's proposed approach to providing technical training for facility personnel. Indicate the proposed number of personnel to be trained and the type and frequency of training to be provided for the duration of the contract. Indicate how your firm will address any turnover of key facility personnel as it relates to project performance.

8.1.1.5 Project Financing.

Describe your firm's preferred approach to providing or arranging financing for this project. Describe your approach to the structure of the eventual financing arrangement including indicative interest rate, financing term, repayment schedule, equipment ownership, security interest required, the responsibilities/liabilities of each party, and any special terms and conditions that may be associated with the financing of this project. Describe how construction will be financed.

8.1.2 SITE SPECIFIC

8.1.2.1 Equipment Maintenance Approach.

8.1.2.2 Please describe your firm's approach to handling any major changes in operations or maintenance for this project that your company anticipates. Include a description of the types of maintenance services your firm could potentially provide for this project. Please discuss the role of DOE's personnel in performing maintenance on the new and existing equipment. Discuss the relationship of maintenance services to the savings guarantee, any required duration of the maintenance agreement and what impact termination of maintenance prior to the end of the contract term would have on the savings guarantee.

9 ATTACHMENT A-2 - SAMPLE DOCUMENTS

Each ESCO shall provide sample documents of the items listed below:

1. Sample Customer Savings Report
2. Sample Project Commissioning Plan
3. Sample Measurement and Verification Plan
4. Sample IGA with costs, savings and cash flow documents.

10 ATTACHMENT B - ESCO's Indicative Pricing Matrix

State of Hawaii

Energy Savings Performance Contracting Project

HDOE wants to reduce the burden on the ESCOs and themselves of the traditional way ESCO partners are selected for State of Hawaii ESPC projects. Therefore, HDOE is not requiring the responding ESCOs to develop a full scope of ECMs, with associated pricing, and savings estimates as per of this solicitation. We are looking mainly for your firm's approach to project development, pricing, and savings calculations, if selected.

Therefore, HDOE would like to know your proposed pricing for the IGA, on a \$ per square foot basis, and your indicative "Soft Cost" pricing, on a maximum per cent of "Hard Cost" basis for all line items below. Also, to streamline and accelerate the HDOE review process, please fill in the MS Excel version of the table in the shared Dropbox location for the IFP

Table B-1 Indicative Pricing

Project Name: ESPC

Agency Name: DOE OFO ESCO Name:

ESCO Indicative Pricing Matrix			
Line	IGA Fee		Rationale
a	Project Development (IGA Fee in \$/SF)	\$ -	
b	Total SF for school buildings included in project:		
c	Total IGA Fee: (c=a*b)	\$ -	
Line	Project Budget (\$)	Maximum Markups (%)	Rationale
d	Hard Costs:		
e	Subcontractor Costs (Contractor Costs to ESCO)	TBD during IGA	
f	Other Direct Purchases of Equipment, Material, Supplies (Supplier Costs to ESCO)	TBD during IGA	
g	Total of Hard Costs (c = a + b)	TBD during IGA	
h	ESCO Fees: As a percent of Hard Costs¹	%	
i	Design/Engineering		
j	Project Management		
k	Permits		
l	Performance Bond		
m	Payment Bond		
n	Commissioning		
o	Measurement & Verification		
p	Training		
q	Owner Controlled Contingency		
r	Warranty Service		
s	Total of ESCO Fees (=sum (i:r))	0%	
t	Overhead ²		
u	Profit ³		
v	Total of Soft Costs = ESCO Fees + O&P (v=s+t+u)	0%	
Notes:			
1 - All internal labor hours should be without O&P, which is added in lines t and u.			
2 - Overhead % be multiplied by Total of Hard Costs (g)			
3 - Profit % be multiplied by Total of Hard Costs (g), not on Hard Costs (g) + Overhead (t).			

11 ATTACHMENT C -STATE OF HAWAII DOE PROJECT SITES

Maui Complex

School	Address	Total SF	Buildings	Room Count	HI-FIT
Maui HS	660 South Lono Avenue, Kahului, HI	184,965	55	281	7.42
Maui Waena IS	795 Onehee Street, Kahului, HI	117,645	24	243	7.40
Kahului ES	410 South Hina Avenue, Kahului HI	60,696	36	134	6.32
Lihikai ES	335 South Papa Avenue, Kahului, HI	69,350	35	110	6.65
Pomaikai ES	4650 S. Kamehameha Ave, Kahului, HI	78,881	5	196	8.74

Kealakehe Complex

School	Address	Total SF	Buildings	Room Count	HI-FIT
Holualoa ES	76-5957 Mamalahoa Hwy, Holualoa, HI	34,399	23	49	2.34
Kealakehe ES	74-5118 Kealakaa St., Kailua-Kona, HI	72,074	34	127	4.37
Kealakehe HS	74-5000 Puohulihuli St, Kailua-Kona, HI	194,130	25	374	4.04
Kealakehe IS	74-5062 Onipaa St, Kailua-Kona, HI	108,106	17	205	3.88
Waikoloa ES and MS	68-1730 Hooko St, Waikoloa, HI	66,632	17	146	4.64

Keaau Complex

School	Address	Total SF	Buildings	Room Count	HI-FIT
Keaau ES	16-680 Keaau-Pahoa Rd, Keaau, HI	72,818	6	197	5.88
Keaau High	16-725 Keaau-Pahoa Rd, Keaau, HI	198,758	22	436	5.97
Keaau MS	16-565 Keaau-Pahoa Rd, Keaau, HI	102,323	23	185	6.30
Mountain View ES	18-1235 Volcano Hwy, Mountain View, HI	59,743	21	135	3.51

12 ATTACHMENT D - DOE TECHNICAL FACILITY PROFILES

This data is for general purposes use only and site checks should be completed to determine the exact configuration.

12.1 SECTION I: GENERAL FACILITY DATA

As specified in Attachment C.

12.2 SECTION II: OPERATING DATA

1. Typical hours of operation of facility: Monday through Friday 7:00 am to 4:30 pm
2. Please describe the manufacturer(s), age, type and condition of the HVAC control system(s).
Unknown
3. If you have an operating Energy Management System (EMS) controlling your building, please list the manufacturer, year installed and operating conditions. Unknown

12.3 SECTION III: PHYSICAL DATA

1. See Attachment C and shared folder

12.4 SECTION IV: ENERGY SYSTEMS DATA

1. Schools mostly use room air conditioning for classrooms and central air conditioning for libraries.
2. Most lighting has been changed to LED lighting.

12.5 SECTION V: IMPROVEMENT OPPORTUNITIES

1. Installation of solar panels is the foremost improvement item desired by the DOE.
2. Conditions at each school can be found at [HI_FIT](https://hidoehifit.4dapt.com/)(https://hidoehifit.4dapt.com/). Site visits will be arranged for actual data.
3. All information provided is for informational purposes only, and the ESCO should verify all information as needed

12.6 SECTION VI: ENERGY AND WATER CONSUMPTION DATA

All Data will be provided in this [shared folder](#)

13 Attachment E Investment Grade Audit Agreement (IGAA)

The sample IGAA agreement will be provided in the [shared folder](#)

EXHIBIT A: INTERIM GENERAL CONDITIONS, 1999 EDITION

**(Incorporated by reference. To obtain document, go to:
<https://www.dropbox.com/s/1vpfmqnl0qjwaw3/InterimGeneralConditions1999Edition.pdf?dl=0>**

EXHIBIT A.1
Revised Section
00700 Supplemental
Conditions to the
INTERIM GENERAL
CONDITIONS (1999
Edition)

The INTERIM GENERAL CONDITIONS (1999 Edition) published by the Public Works Division of the State of Hawaii Department of Accounting and General Services are incorporated herein and form a part of the ESCO between the Contractor and the Department of Education, State of Hawaii, except as modified herein. The references below are to Sections in the INTERIM GENERAL CONDITIONS (1999 Edition). Copies of the INTERIM GENERAL CONDITIONS (1999 Edition) may be obtained from the Department of Education, Facilities Development Branch, Project Management Section, 3633 Waialae Avenue,, Honolulu, Hawaii or at the DAGS District Offices on Kauai, Maui and Hawaii.

The following clarifications and modifications apply to the INTERIM GENERAL CONDITIONS (1999 Edition):

1. The term “Contract” shall refer to ESCO except that when the term “Contract” is used to describe the Work associated with an individual project,

The following specific changes are made: Article 1 - Definitions

1.5 Replace this Section with the following: “ADVERTISEMENT – A public announcement soliciting offers.”

1.9 Replace all references to “Bid” in the INTERIM GENERAL CONDITIONS (1999 Edition) with “Proposal”.

- 1.12 Replace all references to “Bidder” in the INTERIM GENERAL CONDITIONS (1999 Edition) with “Offeror”.

1,12 Delete this Section.

1.13 Delete this Section.

1.18 Replace this Section with the following: “COMPTROLLER – See D.O.E. Superintendent.”

1.26 Replace Accounting and General Services with “Department of Education”.

1.49 Delete

1.50 Delete

1.53 Delete Shop and add “and Sketches”.

1.75 D.O.E. Superintendent – The Superintendent of the Department of Education, State of Hawaii.
Article 2 – Delete in its entirety

Article 3 – Delete in its entirety with the exception that Section 3.7 Requirement of Performance and Payment Bonds shall remain in full force and effect.