

## **Professional Services Request for Proposals**

**#27-0002**

### **for Emergency Department Renovation**

**August 20, 2026**

In accordance with HHSC Policy PUR 0023, Kona Community Hospital (“KCH”) of the West Hawaii Region of the Hawaii Health Systems Corporation (“HHSC”) seeks proposals from qualified firms to provide professional planning service for the purpose of renovating KCH’s Emergency Department (“Design”). The Design will focus on updating the nearly 35-year-old Emergency Department (“ED”) (“Project”). The intent of KCH is to engage a consultant team (the “Consultant”) consisting of architects, engineers and other necessary technically skilled personnel to create the Design.

KCH prefers that the Consultant shall be a single firm for purposes of planning, engineering and cost estimation services, however, KCH reserves the right to contract separately for services. A Project Manager, who shall be employed by the proposer and whose qualifications shall be provided in the proposal, shall direct the work. The Consultant is expected to have the capabilities for evaluating complex interrelationships within the Emergency Department which support KCH’s delivery of care.

The scope of this RFP is to solely engage the Consultant for the purpose of developing an Emergency Department Renovation Design and does not assume any intent or obligation on the part of KCH to commit to any firm the architectural and/or engineering for any other project.

The existing ED was built in 1991. The existing ED was designed for care models that are no longer used today. Patient volumes, acuity levels, and throughput expectations have increased significantly over the past three decades. A renovation will allow the department to support modern clinical workflows, reduce bottlenecks, and improve overall patient flow. Also, improving the patient experience is very important to KCH.

### **Background Information**

#### HHSC Charter

HHSC is a public body corporate and politic and an instrumentality and agency of the State of Hawaii. HHSC is administratively attached to the Department of Health, State of Hawaii and was created by the legislature with passage of Act 262, Session Laws of the State of Hawaii 1996. Act 262 affirms the State’s commitment to provide quality health care for the people in the State of Hawaii, including those served by small rural facilities.

#### KCH Mission

To provide a healing environment to all the people of Hawaii.

#### Structure and Services

HHSC oversees the operation of ten public health facilities throughout the Hawaiian Island chain, including Oahu, Kauai and Hawaii. In addition to the twelve HHSC facilities, Hawaii Health Systems Foundation and Alii Community Care are affiliates of HHSC.

HHSC is organized into five operational regions and provides a broad range of healthcare services including acute, long term, rural and ambulatory health care services. As the fourth largest public health system in the country, HHSC is the largest provider of healthcare in the Islands, other than on Oahu.

HHSC West Hawaii Region has two hospitals: Kohala Hospital (“KOH) and Kona Community Hospital (“KCH”).

Kona Community Hospital is a 94-bed full-service acute care hospital with 24-hour emergency services, proudly serving the West Hawaii community for over 100 years. Every year, KCH updates its care to include the newest medical services, allowing KCH to use all of its abilities to serve West Hawaii residents and visitors whenever they are in need. Kona Community Hospital, considers everyone to be Ohana, and as such, KCH strives to be your friend, neighbor, and family in the community.

Kona Community Hospital’s staff includes over 500 highly skilled employees and 100 medical staff practitioners, many of whom have been with KCH for over 25 years. Along with our professional and experienced staff, KCH has many volunteers and affiliates that support KCH. KCH is also one of the largest employers in West Hawaii.

Kona Community Hospital is a private, public benefit health care facility accredited by The Joint Commission on Accreditation of Health Care Organizations.

# PROJECT SCOPE OF WORK

## **Project Overview**

The Consultant shall provide full architectural and engineering services to support the design and renovation of a complex Emergency Department within an active healthcare facility. The ED remodel will address operational inefficiencies, capacity constraints, regulatory compliance, patient/clinician safety, and modernization needs. The Project will involve phased construction in an occupied clinical environment with strict control of patient access, infection risks, and disruptions to critical care services. Project location and photos are attached as Attachment 1.

## **Project Objectives**

The remodel is designed to improve the overall function and effectiveness of the Emergency Department by enhancing clinical throughput and reducing bottlenecks that impact patient care. It will expand or reconfigure key spaces, including treatment bays, triage area, trauma rooms and essential support rooms, to better align with current and future operational needs. The Project aims to elevate patient privacy, safety, and experience while integrating modern medical equipment, updated technology, and upgraded power and data infrastructure. All improvements will be planned and executed to ensure full compliance with relevant codes, accreditation standards, and healthcare guidelines. Importantly, the remodel will be carefully phased so that the ED can maintain continuous operations throughout construction, protecting both patient access and critical clinical functions.

## **Project Deliverables**

### **1. Pre-Design / Programming**

- Existing conditions assessment (field verification, as-built documentation)
- ED workflow and operational analysis (patient flow, triage, care team zones)
- Stakeholder interviews (clinical staff, facilities, infection control)
- Preliminary code review (IBC, NFPA, FGI Guidelines, ADA, local health codes)
- Functional space program and adjacency diagrams
- Preliminary Project schedule and phasing recommendations

\*ED stats report is attached as Attachment 2

### **2. Schematic Design (SD)**

- Concept floor plans and ED zoning layouts
- Circulation diagrams (patients, staff, equipment)
- Preliminary demolition plans
- Initial structural, MEP, and medical gas impact assessments with engineering consultants
- Preliminary life safety plan

### **3. Design Development (DD)**

- Fully developed floor plans, reflected ceiling plans, and enlarged room layouts
- Medical equipment layouts and coordination
- Infection prevention and control strategy (negative pressure rooms, temporary barriers, phasing)
- Finishes and material selections compatible with ED durability and cleanability

- Updated life safety plans
- DD-level cost estimate coordination
- Construction phasing plan, including interim life safety requirements

#### **4. Construction Documents (CD)**

- Complete architectural drawings
- Door, hardware, finish, signage, and equipment schedules
- Integrated MEP, fire protection, structural, and medical gas coordination
- Life safety and fire rating diagrams required for AHJ review
- Code compliance matrix (FGI, ADA, IBC, state-specific requirements)
- Infection control risk assessment (ICRA) documentation
- Final construction phasing and logistics plan
- Specifications (CSI format)
- Final cost estimate

#### **5. Permitting & Approvals**

- AHJ permit submittals covering building, fire, health department, and any hospital oversight bodies
- Response to review comments
- Coordination with state DOH regarding healthcare licensing requirements (if applicable)

#### **6. Bidding & Procurement**

- Addenda issuance
- Responses to contractor RFIs during bidding
- Bid evaluation

#### **7. Construction Administration**

- Submittal review and approval
- RFI responses
- Site visits and field reports
- Coordination with infection control during active construction
- Punch lists and deficiency logs
- Change order review for scope and cost compliance
- Substantial completion documentation

#### **8. Project Closeout**

- As-built drawings or record documents
- O&M manual support
- Warranty documentation coordination
- Final code compliance certifications (if architect responsibility under contract)

### **GENERAL**

#### **Addendum to RFP**

In the event that it becomes necessary to revise this RFP in whole or in part, an addendum will be

provided to all Consultants on record as stating their intent to submit a proposal. An addendum will be issued to answer the questions submitted by the Consultants by the due date as shown in the RFP Timeline.

#### **Assignment**

The successful Consultant shall not assign or subcontract any portion of its obligations under the contract without the prior written consent of the Hospital. Assignment or subcontracting shall in no way relieve the successful Consultant of any of its obligations.

#### **Authorized Consultant Representatives**

The proposal will list the name, title, office address, telephone number and email address of the person(s) authorized to represent the Consultant regarding this RFP.

#### **Compensation**

**At this time a fee proposal is not being requested. Please do not submit any information regarding pricing.** Kona Community Hospital is not liable for any costs incurred by the Consultant prior to issuance of any possible contract. The Consultant may also be requested by the Hospital to conduct an oral or video presentation. The purpose of such presentation is to provide the Consultant an opportunity to elaborate on their qualifications. Any oral presentation, including travel, presentation materials and handouts, will be at no cost to the Hospital.

#### **Costs Incurred**

The Hospital will not be liable for any costs incurred by Consultants in the preparation or presentation of their proposals. Proposals should be concise, straightforward and prepared simply. However, there is no intent within these instructions to limit a proposal's content or exclude any relevant or essential data.

#### **Criteria for Selection**

Proposals shall be evaluated with a 3-5 person evaluation committee using the following criteria:

| Value Weight Percentages | Points         | Evaluation Criteria                                                                                                                                                 |
|--------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20%                      | 20             | Expertise, experience and qualifications of the Consultant's personnel in each discipline                                                                           |
| 20%                      | 20             | Consultant's expertise and past experience with Emergency Department renovation projects                                                                            |
| 10%                      | 10             | Consultant's expertise and past experience with multi-phased Emergency Department renovation projects that maintained continuous operations throughout construction |
| 20%                      | 20             | Expertise, experience and qualifications of the Sub-Consultants proposed                                                                                            |
| 10%                      | 10             | Overall suitability to provide the services as outlined in the RFP within the time, budget and operational constraints that may be present                          |
| 10%                      | 10             | Comments and/or recommendations of the Consultant's previous clients and References                                                                                 |
| 10%                      | 10             | Compliance with all RFP requirements                                                                                                                                |
| <b>100%</b>              | <b>100 pts</b> | <b>TOTAL</b>                                                                                                                                                        |

Upon completion of the evaluation phase and in order of highest overall scores, a short list of 2 or 3 Consultants will be determined. The short-listed Consultants will be invited to provide a presentation to KCH; oral or virtual will be communicated to Consultants after the short list determination.

The Consultant recommended for award will submit a fee proposal and if KCH agrees with the proposal, both parties will enter into contract negotiations. If a satisfactory contract cannot be negotiated with the 1<sup>st</sup> ranked Consultant, KCH shall terminate negotiations and begin negotiations with the 2<sup>nd</sup> ranked Consultant.

The Hospital reserves the right to be the sole authority in determining the overall acceptability of any proposal or in evaluating the individual merits of specific provisions within competing offers; and its decision will be final.

Kona Community Hospital reserves the right to reject any and all proposals for any reason.

### **Discrimination**

Kona Community Hospital does not discriminate on the basis of race, color, national origin, sex, disability or age in its programs or activities.

### **RFP Timeline**

| No. | Activity                                                                                          | Planned Date*                                |
|-----|---------------------------------------------------------------------------------------------------|----------------------------------------------|
| 1.  | RFP release                                                                                       | Thursday, August 20, 2026                    |
| 2.  | Closing Date for Receipt of Questions and Consultants' Declaration of Intent to Submit a Proposal | Wednesday, September 9, 2026,<br>10:00am HST |
| 3.  | Addendum for KCH Response to Consultants' Questions                                               | Thursday, September 17, 2026                 |
| 4.  | <b>Closing Date/Time for Receipt of Proposals</b>                                                 | <b>Tuesday, October 6<br/>10:00am HST</b>    |
| 5.  | Proposal Evaluations and Short-List Determination                                                 | Week of October 12 <sup>th</sup> , 2026      |
| 6.  | Presentations with Short-Listed Consultants *May be short notice                                  | Week of October 19 <sup>th</sup> , 2026      |
| 7.  | Contractor Selection/Award Notification (on/about)                                                | Week of October 26, 2026                     |
| 8.  | Contract Execution                                                                                | Week of November 2, 2026                     |

\*Dates are approximate. Any large shift in dates will be communicated to Consultants.

### **Questions**

Questions pertaining to this RFP must be addressed in writing to Yvonne Taylor, Sr. Contracts Manager, and Loretta Buasriyottiya, Contracts Office Assistant V, at [WHRContractsMgmt@hhsc.org](mailto:WHRContractsMgmt@hhsc.org) in accordance with the RFP timeline. Contact with any other KCH employee (pertaining to this RFP) until time of contract award may result in disqualification of your proposal.

### **Proposal Requirements**

Consultants are required to submit their proposal electronically to:

**[WHRContractsMgmt@hhsc.org](mailto:WHRContractsMgmt@hhsc.org)**

Yvonne Taylor, Sr. Contracts Manager, (808)365-2415 and

Loretta Buasriyottiya, Contracts Office Assistant V, (808)322-6992

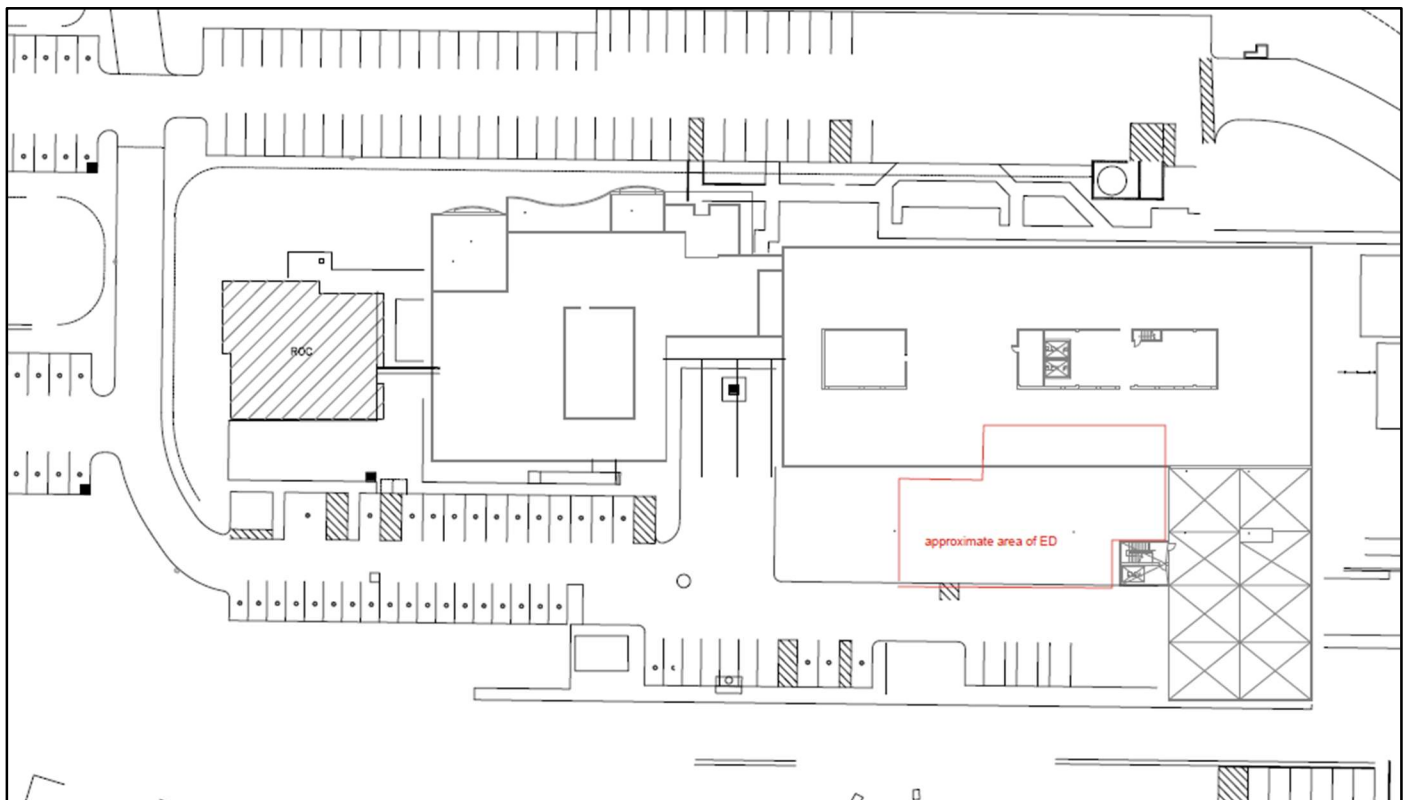
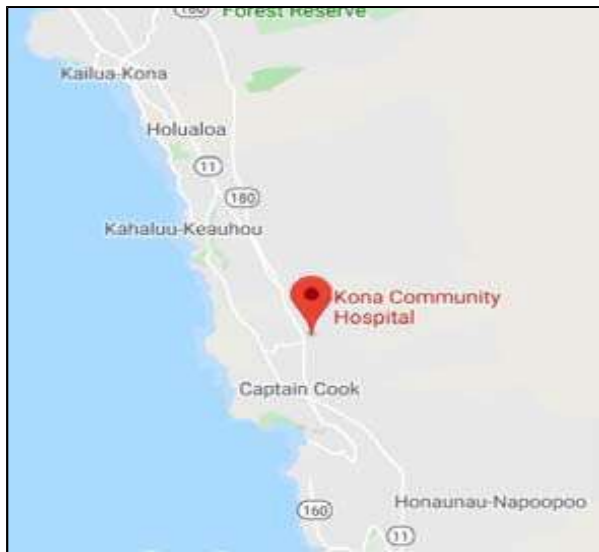
All proposals must be submitted in one document, organized and tabbed (sections separated by a section title page) to comply with the following sections below. If your Proposal is expected to be over 10MG, please contact [WHRContractsMgmt@hhsc.org](mailto:WHRContractsMgmt@hhsc.org) and request a share file link BEFORE due date and time. KCH is not able to open files from 3<sup>rd</sup> party document sharing sites.

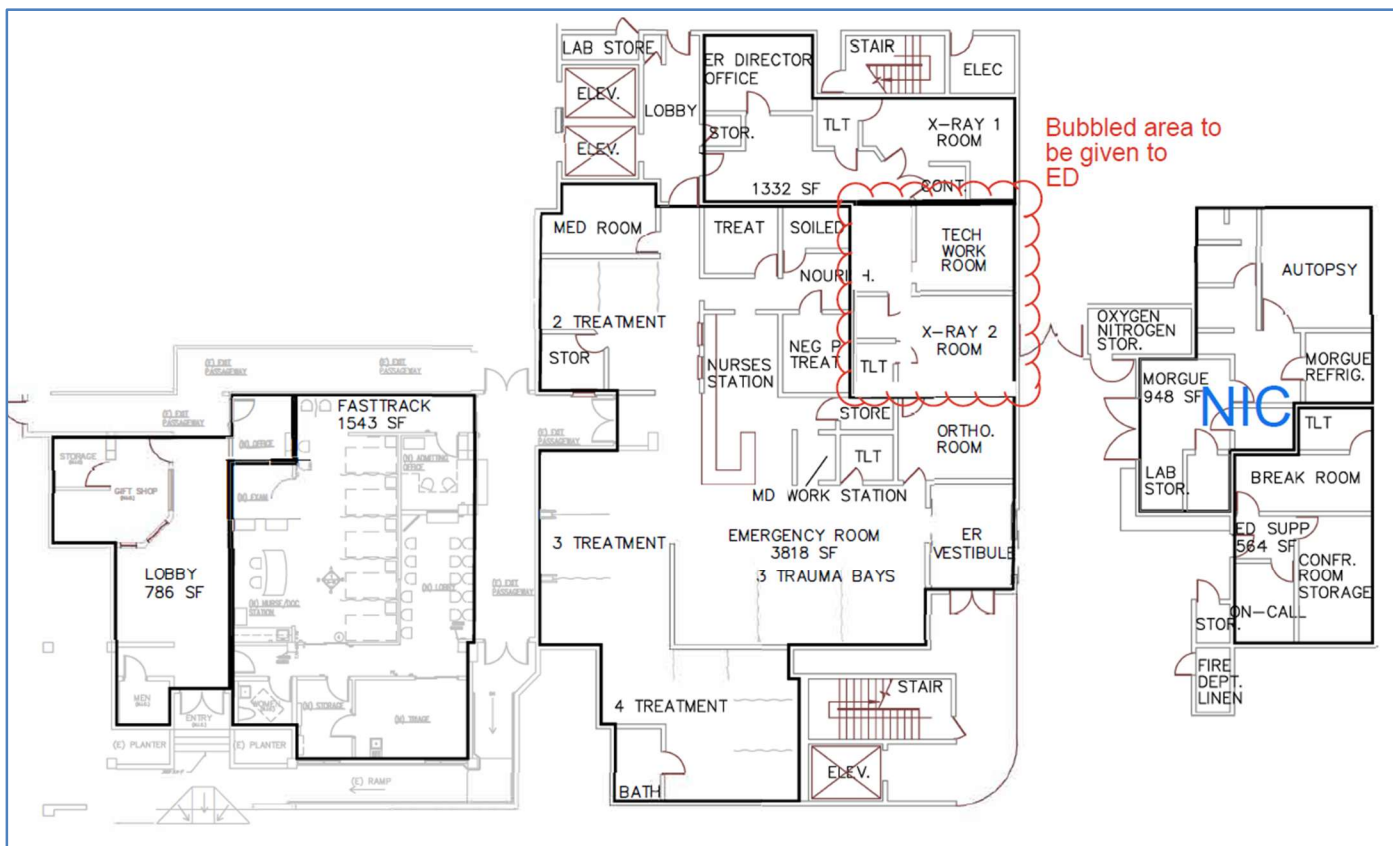
- A. **Letter of Interest:** The letter of interest should include an introduction about the Consultant including the name, address, telephone number and E-mail address of the person(s) to be contacted along with others who are authorized to represent the Consultant in dealing with this RFP.
- B. **Statement of Qualifications/Team Description and Relevant Professional Experience -** Provide names and educational background of each team member, professional registrations, including sub-consultants (Project Lead only). Describe experience and proposed role for each team member, and furnish a Project team organization chart. Team members described will be only those assigned to and actively working on the Project, unless approved by KCH.
- C. **Detailed Discussion:** This section should constitute the major portion of the proposal. Describe the Consultant's experience and capabilities in providing similar services to those required. Be specific and identify Projects, dates, and results. Provide:
  - 1. Statement of Design philosophy and approach to the Project. Explain how this will contribute to the successful Project completion.
  - 2. Describe the composition of the team assigned to the Project. Explain the firm/team's unique qualifications for the Project. Include a list of any professionals not under fulltime direct employment with the Consultant (including Sub-Consultants) to be used as consultants on the Project, their qualifications and contributions to this Project.
  - 3. A description of the current level of the Consultant's activity and the resulting resources available for projects including references from projects with various sizes and scope with a hospital setting.
  - 4. A complete description, including photos, of relevant project experience during the last three to five years. Describe the unique conditions within each project and how they can be leveraged to benefit this Project.
  - 5. Indicate the Consultant's present work load: projects in construction and new projects that have not started, with expected start dates.
  - 6. Project timeline, with all appropriate phases, using January 1, 2027 as start date.
- D. **Approach –** Describe the approach that will be used to complete the pre-design Analysis within the proposed timeframe, specific challenges associated with the Project, and how these challenges will be addressed. Summarize the programming methodology that will be used and how the process was successfully utilized on similar projects.

Outline anticipated work plan and programming techniques to be employed.

- E. **Other Considerations** – Present the team’s experience with renovating older facilities, and maintaining critical program services during construction. Describe the process that will be used to complete field investigations, constructability review, and implementation plan. Illustrate the team’s ability to complete the Pre-Design Analysis on time and within budget.
- F. **References:** Include a list of at least three (3) clients, including contact information (name, address, and telephone number), which can be used as references for work performed on similar projects within the last five (5) years. Selected organizations may be contacted to determine the quality of work performed and personnel assigned to the Project.
- G. **Required Documentation:**
  - 1. Terms and Conditions that you will request KCH to agree to
  - 2. Redlines to HHSC General Conditions (Long Form). Attached as Attachment 3 and Word doc posted at [Procurement – Kona Community Hospital](#).
  - 3. W9
  - 4. Copy of State of Hawaii GET license
- H. **Miscellaneous:** Additional information and any relevant attachments may be submitted by the Consultant to further support or clarify their proposal

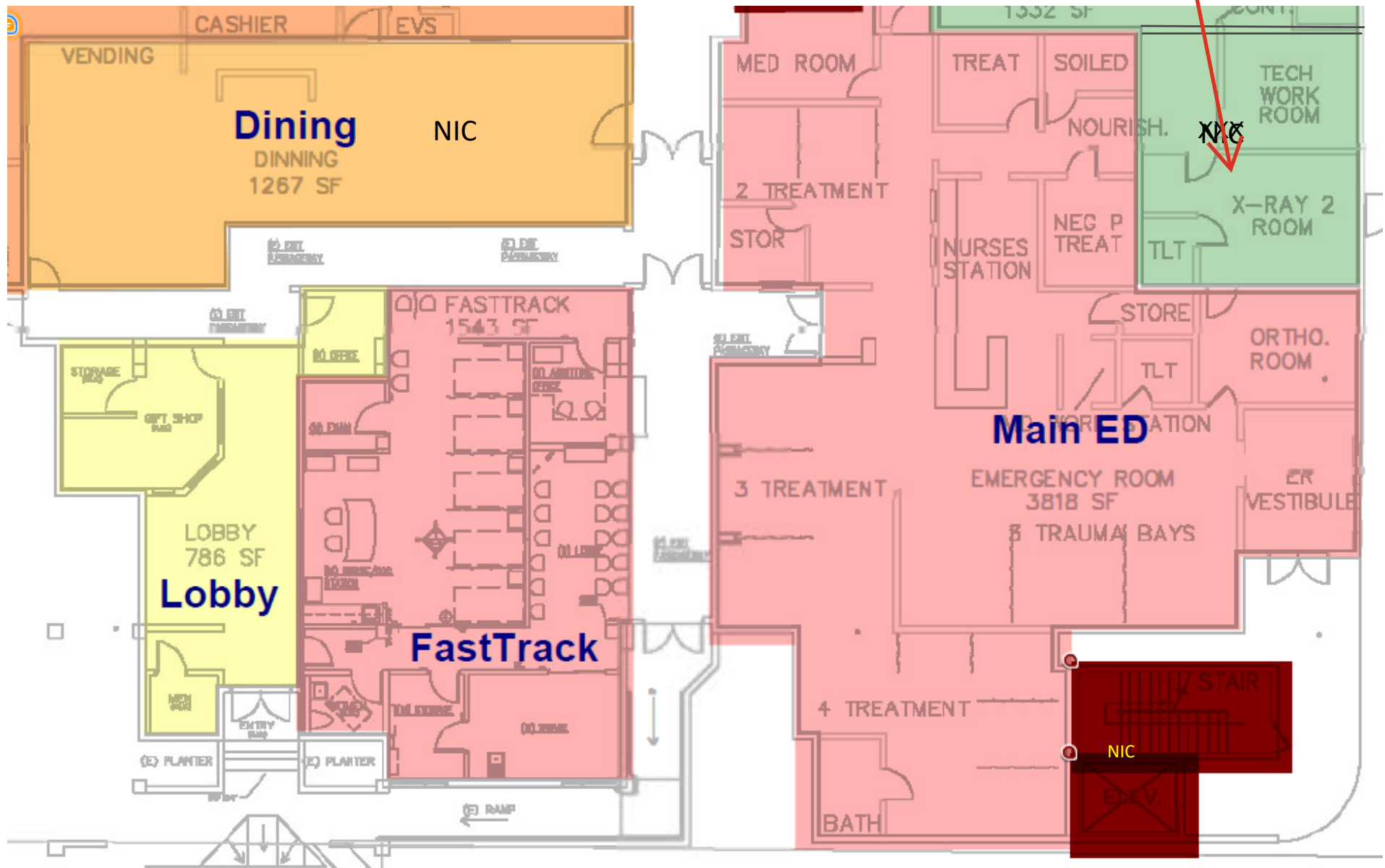
## Kona Community Hospital Location and Emergency Department As-Built Drawings and Photos





Photos on next page

This area will be given to ED

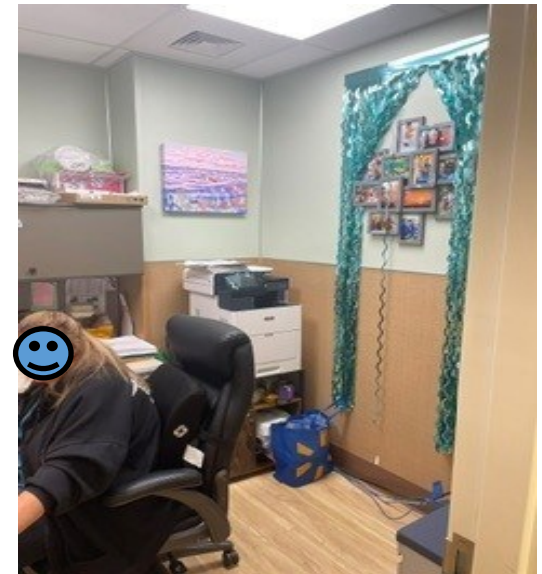


# MAIN ENTRANCE WAITING AREA / ER MANAGER OFFICE

Waiting area for  
Fasttrack and Same Day  
surgery off of main en-  
trance

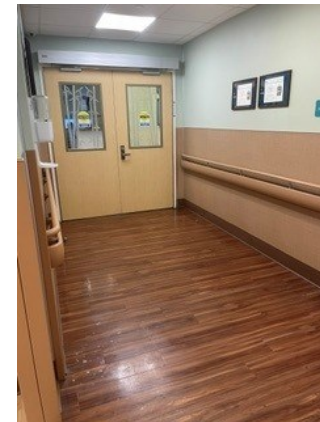
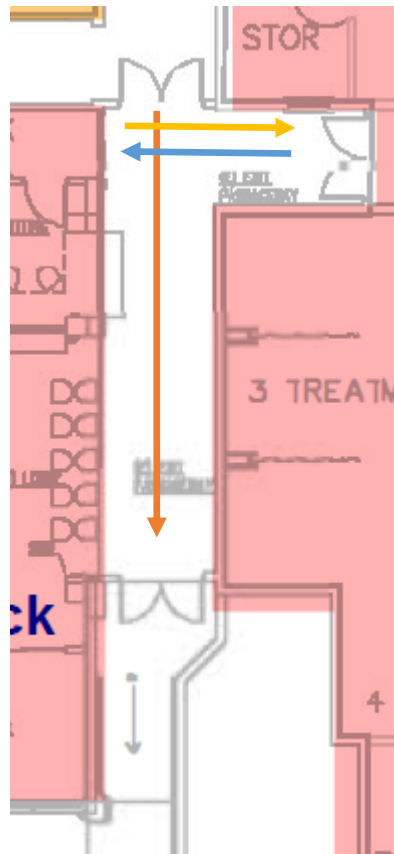


ER Manager office





1. Looking from the Main ED doors to the FastTrack door



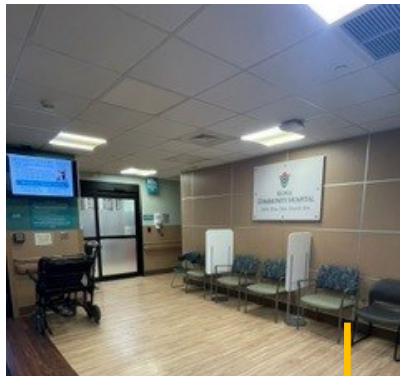
2. Looking from FastTrack to the Main ED doors



3. Looking from the hallway entrance towards the outside entrance. FastTrack door on the near right, waiting and Triage on the far right.

## ADMITTING/WAITING ROOM

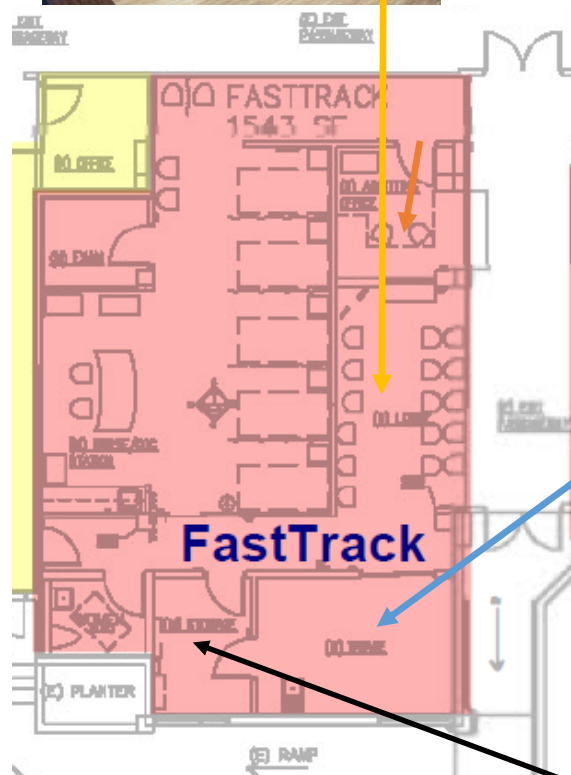
1. Waiting area between admitting office and triage room, sliding door is triage room. Outdoor entrance at far end of dark floor.



2. Admitting office



3. Triage area

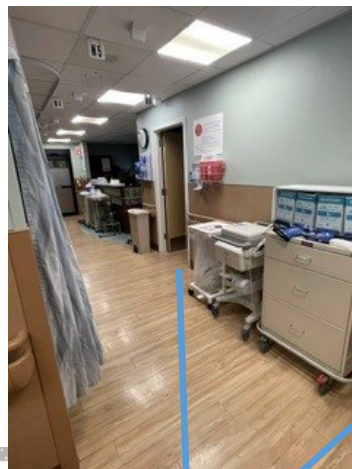


Storage area used for Dr office

## ADMITTING OFFICE/TRIAGE



4. Nursing Station in FastTrack



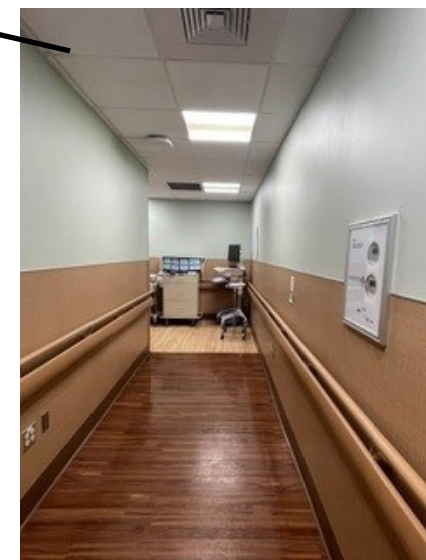
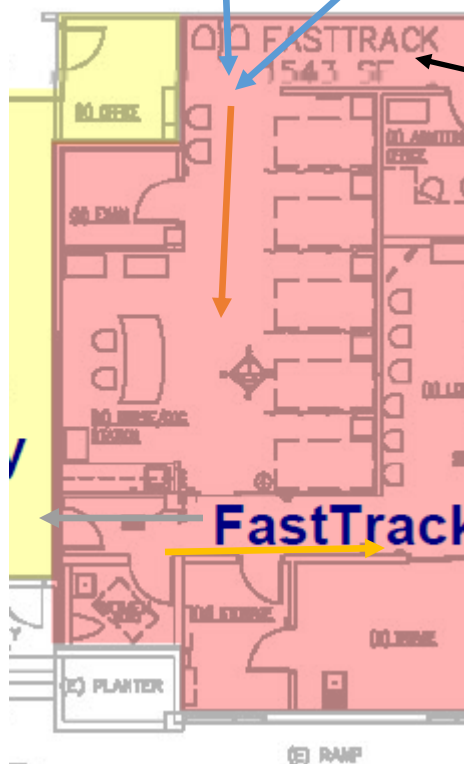
2. & 3. View from hallway into FastTrack area. Rooms on the left and nursing station to the right.



5. Exiting FastTrack, hall leads right to the Main Hos-



6. Exiting FastTrack, hall leads left back to the Triage and waiting area.



1. Hallway from Main Ed/ Admitting office into the FastTrack area

## FASTTRACK

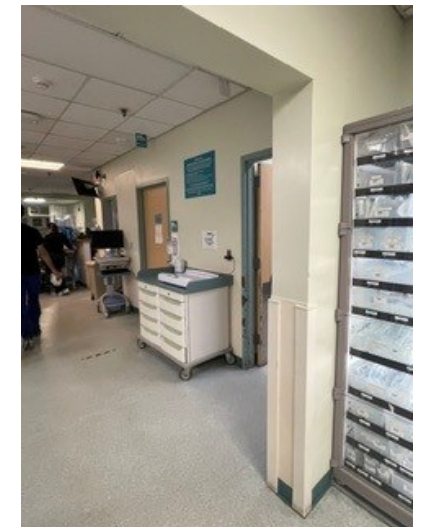
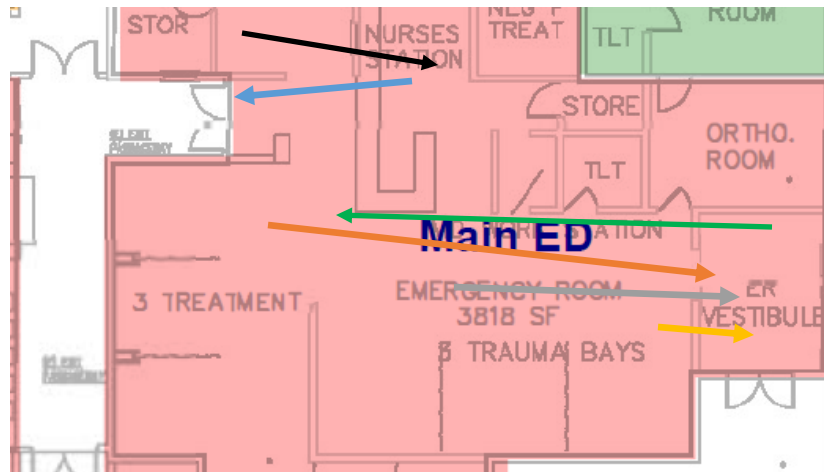
6. Nurses station towards entrance from waiting and admitting areas.



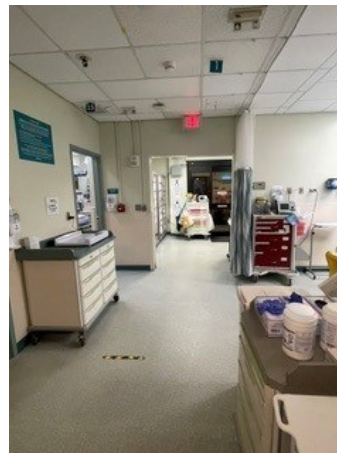
1. Nurses station, rooms 1-3 on right. Doorway beyond monitor leads to supply area and sink.

2. Vestibule towards nurses station, ortho room on right, rooms 1-3 on left.

## MAIN ED 1



5. Room 6 towards vestibule, rooms 1-3 on right, nurses station on left.



3. Vestibule leading to ambulance bay, pyxis supply machine.

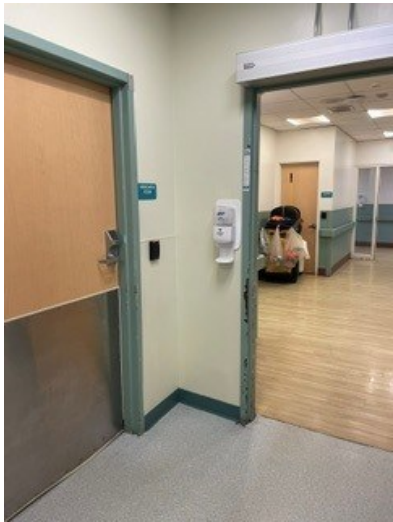
4. From rooms 4-6 looking towards vestibule and ambulance bay.



# MAIN ED 2



3. Physician Room 1, beds 7 & 8 from nursing



1. Medication Room and exit to elevators

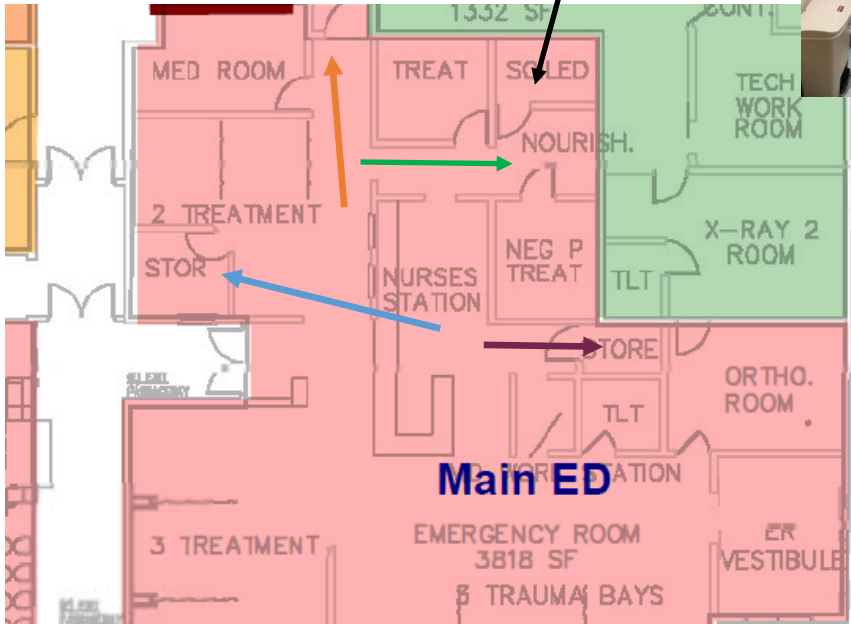
2. Beds 9 & 10, nurses station on the right



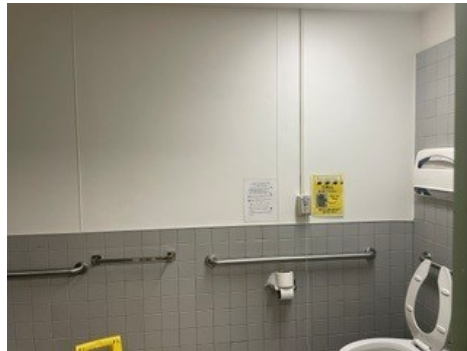
Soiled linen room



4. Nurses area and sink

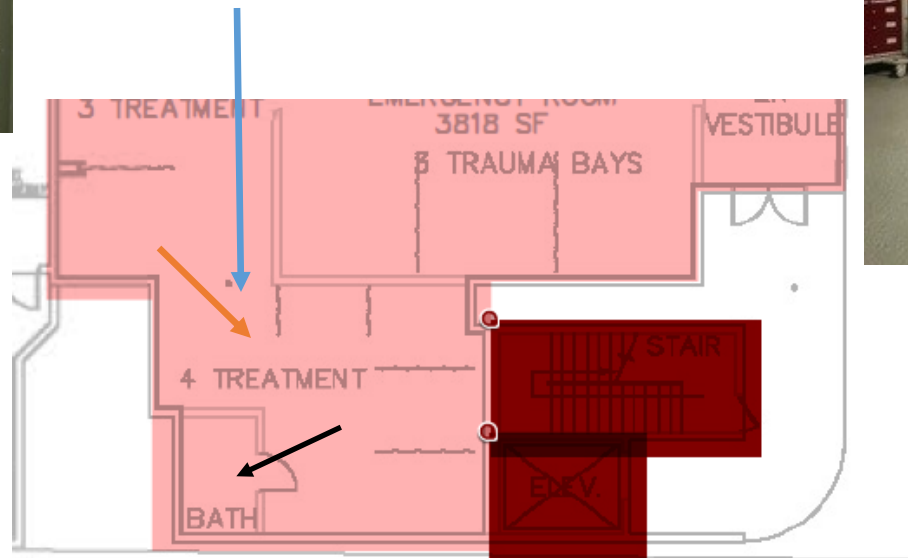
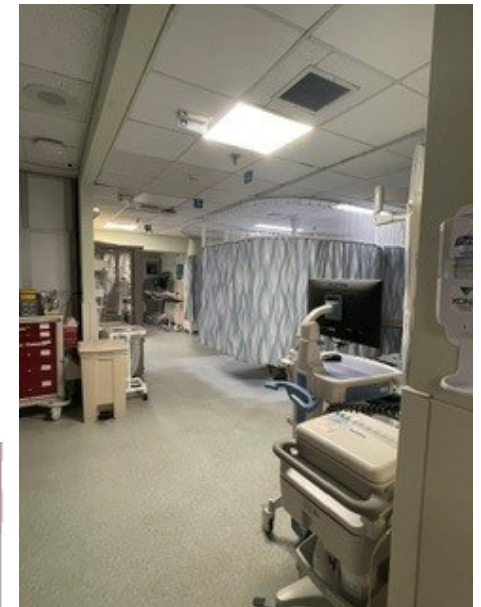


# MAIN ED 3



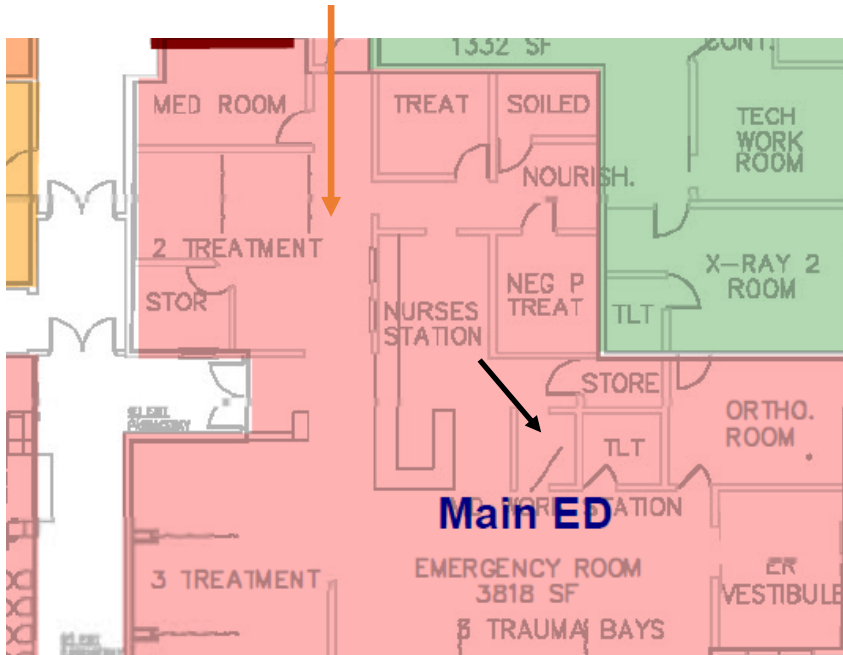
Back patient  
bathroom

1. Room 6 looking towards the  
back treatment rooms (11-14) en-  
trance



2. Entrance into back treat-  
ment rooms 11-14

# MAIN ED 4



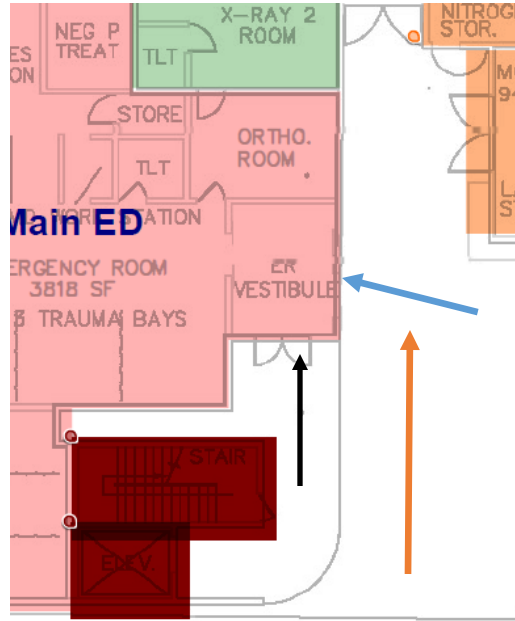
View from exit door near elevators, med room on the right



Physician work station



# AMBULANCE BAY

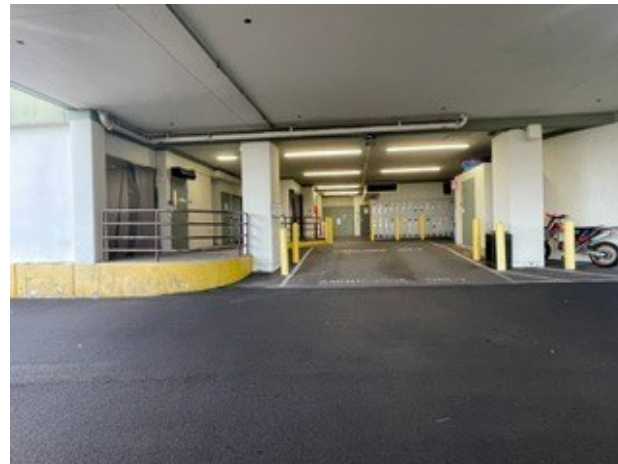


1. Ambulance bay, small door on the west side

2. Ambulance bay, large doors on south side



3. Ambulance bay from parking lot



## ED Stats

## Kona Community Hospital ER

| Month                                  | TOTAL | YTD   | Aug-26 | Jul-26 | Jun-26 | May-26 | Apr-26 | Mar-26 | Feb-26 | Jan-26 | Dec-25 | Nov-25 | Oct-25 | Sep-25 | Aug-25 |
|----------------------------------------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Visits                                 | 77836 | 14883 | 828    | 2006   | 1916   | 2009   | 2002   | 2007   | 1951   | 2164   | 2207   | 1975   | 2006   | 1972   | 1988   |
| Visits Avg/Day                         | 67    | 66    | 64     | 65     | 64     | 65     | 67     | 65     | 70     | 70     | 71     | 66     | 65     | 66     | 64     |
| Pediatric Visits                       | 11692 | 2124  | 121    | 302    | 281    | 278    | 284    | 271    | 295    | 292    | 326    | 299    | 299    | 243    | 279    |
| Peds Visits/Day                        | 10    | 9     | 9      | 10     | 9      | 9      | 9      | 9      | 11     | 9      | 11     | 10     | 10     | 8      | 9      |
| Amb Arrivals                           | 12959 | 2537  | 137    | 342    | 338    | 349    | 345    | 350    | 335    | 339    | 371    | 318    | 340    | 342    | 348    |
| Amb Avg/Day                            | 11    | 11    | 11     | 11     | 11     | 11     | 12     | 11     | 12     | 11     | 12     | 11     | 11     | 11     | 11     |
| Trauma Activations/Consults            | 678   | 109   | 5      | 18     | 16     | 19     | 13     | 17     | 6      | 15     | 28     | 15     | 20     | 9      | 11     |
| Trauma Avg/Day                         | 0.6   | 0.5   | 0.4    | 0.6    | 0.5    | 0.6    | 0.4    | 0.5    | 0.2    | 0.5    | 0.9    | 0.5    | 0.6    | 0.3    | 0.4    |
| Hospitalizations - inc. H. Obs         | 10355 | 2132  | 128    | 291    | 297    | 310    | 269    | 271    | 284    | 282    | 306    | 261    | 268    | 287    | 300    |
| Hospitalizations - inc. H. Obs Avg/Day | 9     | 9     | 10     | 9      | 10     | 10     | 9      | 9      | 10     | 9      | 10     | 9      | 9      | 10     | 10     |
| % Admission                            | 13.3% | 14.3% | 15.5%  | 14.5%  | 15.5%  | 15.4%  | 13.4%  | 13.5%  | 14.6%  | 13.0%  | 13.9%  | 13.2%  | 13.4%  | 14.6%  | 15.1%  |
| Left Before Care Complete              | 188   | 53    | 4      | 9      | 6      | 6      | 7      | 8      | 3      | 10     | 9      | 5      | 6      | 5      | 5      |
| % Left Before Care Complete            | 0.2%  | 0.4%  | 0.5%   | 0.4%   | 0.3%   | 0.3%   | 0.3%   | 0.4%   | 0.2%   | 0.5%   | 0.4%   | 0.3%   | 0.3%   | 0.3%   | 0.3%   |
| AMA                                    | 429   | 66    | 1      | 11     | 7      | 13     | 7      | 6      | 9      | 12     | 14     | 10     | 4      | 6      | 18     |
| % AMA                                  | 0.6%  | 0.4%  | 0.1%   | 0.5%   | 0.4%   | 0.6%   | 0.3%   | 0.3%   | 0.5%   | 0.6%   | 0.6%   | 0.5%   | 0.2%   | 0.3%   | 0.9%   |
| LWBS                                   | 1414  | 192   | 7      | 24     | 24     | 18     | 24     | 22     | 31     | 42     | 45     | 31     | 40     | 41     | 39     |
| % LWBS                                 | 1.8%  | 1.3%  | 0.8%   | 1.2%   | 1.3%   | 0.9%   | 1.2%   | 1.1%   | 1.6%   | 1.9%   | 2.0%   | 1.6%   | 2.0%   | 2.1%   | 2.0%   |
| Transfer                               | 1941  | 383   | 24     | 47     | 49     | 61     | 54     | 39     | 58     | 51     | 72     | 46     | 69     | 51     | 53     |
| % Transfer                             | 2.5%  | 2.6%  | 2.9%   | 2.3%   | 2.6%   | 3.0%   | 2.7%   | 1.9%   | 3.0%   | 2.4%   | 3.3%   | 2.3%   | 3.4%   | 2.6%   | 2.7%   |
| Arrive to Room (min)                   | 15    | 14    | 13     | 15     | 14     | 14     | 14     | 12     | 13     | 18     | 18     | 13     | 13     | 15     | 12     |
| Arr to Provider (min)                  | 25    | 25    | 19     | 23     | 24     | 23     | 25     | 23     | 26     | 32     | 30     | 24     | 26     | 28     | 23     |
| Room to Provider (min)                 | 7     | 7     | 6      | 6      | 7      | 6      | 9      | 8      | 9      | 9      | 9      | 9      | 9      | 9      | 8      |
| Arr to Dispo (min)                     | 149   | 146   | 136    | 143    | 150    | 143    | 145    | 133    | 157    | 158    | 157    | 140    | 148    | 159    | 148    |
| ED LOS (min)                           | 195   | 192   | 184    | 187    | 196    | 193    | 191    | 174    | 201    | 205    | 198    | 181    | 196    | 211    | 203    |
| Admit LOS (min)                        | 365   | 367   | 342    | 381    | 364    | 393    | 394    | 330    | 349    | 378    | 364    | 347    | 357    | 407    | 375    |
| DC LOS (min)                           | 175   | 170   | 158    | 169    | 174    | 167    | 169    | 155    | 177    | 185    | 178    | 160    | 175    | 187    | 174    |
| Admit EDDispo to Leave ED (min)        | 139   | 149   | 149    | 181    | 137    | 167    | 167    | 128    | 125    | 141    | 128    | 119    | 130    | 157    | 125    |
| DC EDDispo to Leave ED (min)           | 26    | 25    | 26     | 26     | 25     | 26     | 24     | 24     | 24     | 25     | 24     | 22     | 28     | 28     | 28     |
| Transfer EDDispo to Leave ED (min)     | 176   | 178   | 161    | 154    | 178    | 182    | 210    | 199    | 194    | 200    | 153    | 116    | 249    | 162    | 160    |

H. Obs = Hospital admissions including observation patients

LWBS = Left Without Being Seen

DISPO = Disposition

LOS = Length of Stay

## HHSC General Conditions (Long Form)

(immediately following this page)

Note: The General Conditions, with accepted redlines, will be attached to the Consultant's Agreement for Services.

**HAWAII HEALTH SERVICES CORPORATION GENERAL CONDITIONS**  
**(PURCHASE OF GOODS AND SERVICES - NON-HEALTHCARE SERVICE PROVIDERS)**  
**(FOR NON-HRS 103D AGREEMENTS)**

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1. **COORDINATION OF SERVICES BY HHSC.** The "head of the purchasing agency" (through the Technical Representative(s) or other designee as specified in the Agreement) shall coordinate the services to be provided by the CONTRACTOR in order to complete the performance required in this Agreement. The CONTRACTOR shall maintain communication with the head of the purchasing agency through the Technical Representative(s) or other designee at all stages of the CONTRACTOR's work, and submit to the head of the purchasing agency for resolution any questions which may arise as to the performance of this Agreement. "Purchasing agency" as used in these General Conditions means and includes any HHSC region or facility which is authorized to enter into contracts for the procurement of goods and services. The term "HHSC" refers to HHSC and the region or facility entering into this Agreement. The term, "CONTRACTOR" includes all employees, agents, subcontractors, and other entities and persons utilized by the CONTRACTOR to fulfill the obligations of this Agreement. It will be the responsibility of CONTRACTOR to ensure that those other persons and entities follow the terms of this Agreement.

2. **RELATIONSHIP OF PARTIES: INDEPENDENT CONTRACTOR STATUS AND RESPONSIBILITIES, INCLUDING TAX RESPONSIBILITIES.**

- a. In the performance of services required under this Agreement, the CONTRACTOR is an independent contractor, with the authority and responsibility to control and direct the performance and details of the work and services required under this agreement; however, HHSC shall have a general right to inspect work in progress to determine whether, in HHSC's opinion, the services are being performed by the CONTRACTOR in compliance with this Agreement. Unless otherwise provided by special condition, it is understood that HHSC does not agree to use the CONTRACTOR exclusively, and that the CONTRACTOR is free to provide services to other individuals or entities.
- b. The CONTRACTOR and the CONTRACTOR's employees and agents are not by reason of this Agreement, agents or employees of HHSC for any purpose, and the CONTRACTOR and the CONTRACTOR's employees and agents shall not be entitled to claim or receive from HHSC any vacation, sick leave, retirement, workers' compensation, unemployment insurance, or other benefits provided to HHSC employees.
- c. The CONTRACTOR shall be responsible for the accuracy, completeness, and adequacy of the CONTRACTOR's performance under this Agreement. Furthermore, the CONTRACTOR intentionally, voluntarily, and knowingly assumes the sole and entire liability to the CONTRACTOR's employees and agents, and to any individual not a party to this Agreement, for all loss, damage, or injury caused by the CONTRACTOR, or the CONTRACTOR's employees or agents in the course of their employment.
- d. The CONTRACTOR shall be responsible for payment of all applicable federal, state, and county taxes and fees which may become due and owing by the CONTRACTOR by reason of this Agreement, including but not limited to (i) income taxes, (ii) employment related fees, assessments, and taxes and (iii) general excise taxes. Unless provided otherwise by agreement between the parties, the CONTRACTOR also is responsible for obtaining all licenses, permits, and certificates that may be required in order to perform this Agreement.
- e. The CONTRACTOR shall obtain a general excise tax license from the Department of Taxation, State of Hawaii, in accordance with Section 237-9, HRS, and shall comply with all requirements thereof.
- f. The CONTRACTOR is responsible for securing all employee-related insurance coverage for the CONTRACTOR and the CONTRACTOR's

employees and agents that is or may be required by law, and for payment of all premiums, costs and other liabilities associated with securing the insurance coverage.

3. **PERSONNEL REQUIREMENTS.**

- a. The CONTRACTOR shall secure, at the CONTRACTOR's own expense, all personnel required to perform this Agreement.
- b. The CONTRACTOR shall ensure that the CONTRACTOR's employees or agents are experienced and fully qualified to engage in the activities and perform the services required under this Agreement, and that all applicable licensing and operating requirements imposed or required under federal, state or county law, and all applicable accreditation and other standards of quality generally accepted in the field of the activities of such employees and agents are complied with and satisfied. Where the facility is Joint Commission accredited, CONTRACTOR agrees to meet all applicable Joint Commission standards.

4. **CONTRACTOR EXCLUSION FROM FEDERAL PROGRAMS.** CONTRACTOR affirmatively states that it and none of its employees, agents or subcontractors performing services or providing goods pursuant to this Agreement are excluded from participation in federal health care programs, as defined in the Social Security Act (Section 1128 and 1128A), and other federal laws and regulations relating to health care. CONTRACTOR has an affirmative duty to verify the accuracy of this statement at least monthly and to inform HHSC in the event it is discovered that it is no longer true. HHSC reserves the right to verify that the above statements are true and to immediately cancel this Agreement in the event they are not true.

5. **NONDISCRIMINATION.** No person performing work under this Agreement, including any subcontractor, employee, or agent of the CONTRACTOR, shall engage in any discrimination that is prohibited by any applicable federal, state, or county law or regulation.

6. **CONFLICTS OF INTEREST.** The CONTRACTOR represents that neither the CONTRACTOR, nor any employees or agents of the CONTRACTOR, presently has any interest, and promises that no such interest, direct or indirect, shall be acquired, that would or might conflict in any manner or degree with the CONTRACTOR's performance under this Agreement.

7. **SUBCONTRACTS AND ASSIGNMENTS: CHANGE OF NAME.**

- a. **No assignment without consent.** The CONTRACTOR shall not assign or subcontract any of the CONTRACTOR'S duties, obligations, or interests under this Agreement and no such assignment or subcontract shall be effective unless the CONTRACTOR obtains the prior written consent of HHSC. Additionally, no such assignment or subcontract shall be effective unless the contractors assignee or subcontractor obtains a general excise tax license from the Department of Taxation, State of Hawaii, in accordance with Section 237-9 HRS.
- b. **Recognition of a successor in interest.** When in the best interests of HHSC, a successor in interest may be recognized in an assignment agreement in which HHSC, the CONTRACTOR and the assignee or transferee (hereinafter referred to as the "Assignee") agree that:
  - (1) The Assignee assumes all of the CONTRACTOR'S obligations;
  - (2) The CONTRACTOR remains liable for all obligations under this Agreement but waives all rights under this Agreement as against HHSC; and
  - (3) The CONTRACTOR shall continue to furnish, and the Assignee shall also furnish, all required bonds.
- c. **Change of name.** When the CONTRACTOR asks to change the name under which it holds this Agreement with HHSC, the contract officer of the purchasing agency shall, upon receipt of a

document acceptable or satisfactory to said officer indicating such change of name (for example, an amendment to the CONTRACTOR'S articles of incorporation), enter into an amendment to this Agreement with the CONTRACTOR to effect such a change of name. The amendment to this Agreement changing the CONTRACTOR'S name shall specifically indicate that no other terms or conditions of this Agreement are thereby changed.

**8. INDEMNIFICATION AND DEFENSE.** The CONTRACTOR shall defend, indemnify and hold harmless HHSC, the contracting facility, and their directors, employees and agents from and against all liability, loss, damage, cost and expense, including all attorneys' fees and costs, and all claims, suits and demands therefor, arising out of or resulting from any acts or omissions of the CONTRACTOR or the CONTRACTOR'S employees, officers, agents or subcontractors under this Agreement. The provisions of this paragraph shall remain in full force and effect notwithstanding the expiration or early termination of this Agreement for any reason.

**9. LIQUIDATED DAMAGES.** When the CONTRACTOR is given notice of delay or nonperformance as specified in paragraph 11 (Termination for Default) and fails to cure in the time specified, it is agreed the CONTRACTOR shall pay to HHSC the amount, if any, set forth in this Agreement per calendar day from the date set for cure until either (i) HHSC reasonably obtains similar goods or services, or both, if the contract is terminated for default, or (ii) until the CONTRACTOR provides the goods or services, or both, if the contract is not terminated for default. To the extent that the CONTRACTOR's delay or nonperformance is excused under paragraph 11.d (Excuse for Nonperformance or Delayed Performance), liquidated damages shall not be assessable against the CONTRACTOR. The CONTRACTOR shall remain liable for damages caused other than by delay. This paragraph is of no force and effect unless the amount of liquidated damages is specified in the Agreement.

**10. SUSPENSION OF AGREEMENT.** HHSC reserves the right at any time and for any reason to suspend this Agreement for any reasonable period, upon written notice to the CONTRACTOR in accordance with the provisions herein.

a. Order to stop performance. The head of the purchasing agency may, by written order to the CONTRACTOR at any time, and without notice to any surety, require the CONTRACTOR to stop all or any part of the performance called for by this Agreement. This order shall be for a specified period of time not exceeding sixty (60) days unless the parties agree to a different period. Any such order shall be identified specifically as a stop performance order issued pursuant to this section. Stop performance orders shall include, as appropriate: (1) A clear description of the work to be suspended; (2) Instructions as to the issuance of further orders by CONTRACTOR for material or services; (3) Guidance as to action to be taken on subcontracts; and (4) Other instructions and suggestions to the CONTRACTOR for minimizing costs. Upon receipt of such an order the CONTRACTOR shall forthwith comply with its terms and suspend all performance under this Agreement at the time stated, provided, however, the CONTRACTOR shall take all reasonable steps to minimize the occurrence of costs allocable to the performance covered by the order during the period of performance stoppage. Before the stop performance order expires, or within any other period to which the parties shall have agreed, the head of the purchasing agency shall either:

- (1) Cancel the stop performance order; or
- (2) Terminate the performance covered by such order as provided in the termination for default provision or the termination for convenience provision of this Agreement.

b. Cancellation or expiration of the order. If a stop performance order issued under this section is cancelled at any time during the

period specified in the order, or if the period of the order or any extension thereof expires, the CONTRACTOR shall have the right to resume performance. An appropriate adjustment shall be made in the delivery or performance schedule or contract price, or both, and the Agreement shall be modified in writing accordingly, if:

- (1) The stop performance order results in an increase in the time required for, or in the CONTRACTOR'S cost properly allocable to, the performance of any part of this Agreement and
- (2) The CONTRACTOR asserts a claim for such adjustment within thirty (30) days after the end of the period of performance stoppage provided that if the head of the purchasing agency decides that the facts justify such action, any such claim asserted may be received and acted upon at any time prior to final payment under this Agreement.

c. Termination of stopped performance. If a stop performance order is not cancelled and the performance covered by such order is terminated for default or convenience, the reasonable costs resulting from the stop performance order shall be allowable by adjustment or otherwise.

d. Adjustment of price. Any adjustment in contract price made pursuant to this paragraph shall be determined in accordance with the price adjustment provisions of this Agreement.

#### **11. TERMINATION FOR DEFAULT.**

a. Default. If the CONTRACTOR refuses or fails to perform any of the provisions of this Agreement with such diligence as will ensure its completion within the time specified in this Agreement, or any extension thereof, or otherwise fails to timely satisfy the Agreement provisions, or commits any other substantial breach of this Agreement, the head of the purchasing agency may notify the CONTRACTOR in writing of the delay or non-performance and if not cured in ten (10) days or any longer time specified in writing by the head of the purchasing agency, such officer may terminate the CONTRACTOR'S right to proceed with the Agreement or such part of the Agreement as to which there has been delay or a failure to properly perform. In the event of termination in whole or in part the head of the purchasing agency may procure similar goods or services in a manner and upon the terms deemed appropriate. The CONTRACTOR shall continue performance of the Agreement to the extent it is not terminated and shall be liable for excess costs incurred in procuring similar goods and services.

b. CONTRACTOR'S duties. Notwithstanding termination of the Agreement and subject to any directions from the head of the purchasing agency, the CONTRACTOR shall take timely, reasonable, and necessary action to protect and preserve property in the possession of the CONTRACTOR in which the State of Hawaii or HHSC has an interest.

c. Compensation. Payment for completed goods and services delivered and accepted by HHSC shall be at the price set forth in the Agreement. Payment for the protection and preservation of property shall be in an amount agreed upon by the CONTRACTOR and the head of the purchasing agency. If the parties fail to agree, the head of the purchasing agency shall set an amount. HHSC may withhold from amounts due the CONTRACTOR such sums as the head of the purchasing agency deems to be necessary to protect HHSC against loss because of outstanding liens or claims and to reimburse HHSC for the excess costs expected to be incurred by HHSC in procuring similar goods and services.

d. Excuse for nonperformance or delayed performance. The CONTRACTOR shall not be in default by reason of any failure in performance of this Agreement in accordance with its terms,

including any failure by the CONTRACTOR to make progress in the prosecution of the performance hereunder which endangers such performance, if the CONTRACTOR has notified the Agency procurement officer within fifteen (15) days after the cause of the delay and failure arises out of causes such as: acts of God; acts of a Public enemy; acts of the State of Hawaii and any other governmental body in its sovereign or contractual capacity; fires; floods; epidemics; quarantine restrictions; strikes or other labor disputes; freight embargoes; or unusually severe weather. If the failure to perform is caused by the failure of a subcontractor to perform or to make progress, and if such failure arises out of causes similar to those set forth above, the CONTRACTOR shall not be deemed to be in default, unless the goods and services to be furnished by the subcontractor were reasonably obtainable from other sources in sufficient time to permit the CONTRACTOR to meet the requirements of the Agreement. Upon request of the CONTRACTOR, the head of the purchasing agency shall ascertain the facts and extent of such failure, and, if such officer determines that any failure to perform was occasioned by any one or more of the excusable causes, and that, but for the excusable cause, the CONTRACTOR'S progress and performance would have met the terms of the Agreement, the delivery schedule shall be revised accordingly, subject to the rights of HHSC under this Agreement. As used in this paragraph the term "subcontractor" means subcontractor at any tier.

- e. Erroneous termination for default. If, after notice of termination of the CONTRACTOR'S right to proceed under this paragraph, it is determined for any reason that the CONTRACTOR was not in default under this paragraph, or that the delay was excusable under the provisions of subparagraph 11.d, "Excuse for nonperformance or delayed performance," the rights and obligations of the parties shall be the same as if the notice of termination had been issued pursuant to paragraph 12.
- f. Additional rights and remedies. The rights and remedies provided in this paragraph are in addition to any other rights and remedies provided by law or under this Agreement.

## **12. TERMINATION FOR CONVENIENCE BY HHSC.**

- a. Termination for convenience of goods and services agreements. The head of the purchasing agency may, when the interests of HHSC so require, terminate this Agreement in whole or in part, for the convenience of HHSC. HHSC shall give written notice of the termination to the CONTRACTOR specifying the part of the Agreement terminated and when such termination becomes effective. HHSC shall exercise its rights under this paragraph in good faith and only when circumstances subsequent to the signing of this Agreement are changed to the extent that continuation of the Agreement is not in the best interest of HHSC. Such termination shall not be arbitrary or capricious.
- b. CONTRACTOR'S obligations. The CONTRACTOR shall mitigate the cost of termination and incur no further obligations in connection with the terminated performance. The CONTRACTOR will stop performance to the extent specified on the date(s) set in the notice of termination. The CONTRACTOR shall also terminate outstanding orders and subcontracts as they relate to the terminated performance. The CONTRACTOR shall settle the liabilities and claims arising out of the termination of subcontracts and orders connected with the terminated performance. The head of the purchasing agency may direct the CONTRACTOR to assign the CONTRACTOR'S right, title, and interest under terminated orders or subcontracts to HHSC. The CONTRACTOR must still complete the performance not terminated by the notice of termination and may incur obligations as necessary to do so.
- c. Right to goods and work product. The head of the purchasing agency may require the CONTRACTOR to transfer title and deliver

to HHSC in the manner and to the extent directed by the head of the purchasing agency:

- (1) Any completed goods or work product; and
- (2) The partially completed goods and materials, parts, tools, dies, jigs, fixtures, plans, drawings, information, and contract rights (hereinafter called "manufacturing material") as the CONTRACTOR has specifically produced or specially acquired for the performance of the terminated part of this Agreement; and
- (3) The CONTRACTOR shall, upon direction of the head of the purchasing agency, protect and preserve property in the possession of the CONTRACTOR in which HHSC has an interest. If the head of the purchasing agency does not exercise this right, the CONTRACTOR shall use best efforts to sell such goods and manufacturing materials. Use of this paragraph in no way implies that HHSC has breached the Agreement by exercise of the termination for convenience provision.

- d. Compensation. The CONTRACTOR may submit a termination claim specifying the unavoidable costs incurred because of the termination for convenience. This claim is in addition to any claim for payment for goods or services already performed prior to the termination. The head of the purchasing agency shall review the termination claim and respond to the CONTRACTOR with written objections or full payment within 60 days, provided that the claim is substantiated with invoice documentation. The amount paid for a termination claim shall be determined by the head of the purchasing agency but in no event shall exceed the amount remaining on the contract.

## **13. CHANGE ORDERS TO GOODS AND SERVICES AGREEMENTS.** A change order is a written order signed by the head of the purchasing agency, directing the CONTRACTOR to make changes which the below "change clause" authorizes the head of the purchasing agency to order without the consent of the CONTRACTOR.

- a. Change clause. By written order, at any time, and without notice to any surety, the head of the purchasing agency may, unilaterally, order:
  - (1) Changes in the work within the scope of the Agreement; and
  - (2) Changes in the time of performance of the Agreement that do not alter the scope of the work of the Agreement.
- b. Adjustment of price or time for performance. If any change order increases or decreases the CONTRACTOR'S cost of, or the time required for, performance of any part of the work under this Agreement, an adjustment shall be made and the Agreement modified in writing accordingly. Any adjustment in Agreement price made pursuant to this clause shall be determined, where applicable, as negotiated. Failure of the parties to agree to an adjustment shall not excuse the CONTRACTOR from proceeding with the Agreement as changed, provided that the head of the purchasing agency promptly and duly makes the provisional adjustments in payment or time for the direct costs of the work as HHSC deems reasonable. The right of the CONTRACTOR to dispute the Agreement price or time required for performance or both shall not be waived by its performing the work, provided however, that it follows the written notice requirements for disputes and claims established in the Agreement or in these rules.
- c. Time period of claim. Within ten (10) days after receipt of a written change order, unless the period is extended by the head of the purchasing agency in writing, the CONTRACTOR shall respond with a claim for an adjustment. The requirement for a timely written response cannot be waived and shall be a condition precedent to the assertion of a claim.

- d. Claim barred after final payment. No claim by the CONTRACTOR for an adjustment hereunder shall be allowed if written response is not given prior to final payment under this Agreement.
- e. Claims not barred. In the absence of a change order, nothing in the clause shall be deemed to restrict the CONTRACTOR'S right to pursue a claim under the Agreement or for breach of contract.

#### **14. MODIFICATIONS OF AGREEMENT.**

- a. In writing. Any modification, alteration, amendment, change or extension of any term, provision or condition of this Agreement shall be made by written amendment to this Agreement signed by the CONTRACTOR and HHSC. Change orders shall be made in accordance with paragraph 13 herein. Notice to any surety is not required.
- b. No oral modification. No oral modification, alteration, amendment, change or extension of any term, provision or condition of this Agreement shall be permitted or acknowledged.
- c. Adjustment of price or time for performance. If any modification increases or decreases the CONTRACTOR'S cost of, or the time required for, performance of any part of the work under this Agreement, an adjustment shall be made and this Agreement modified in writing accordingly. Any adjustment in price made pursuant to this clause shall be determined, where applicable, in accordance with the terms of this Agreement or as negotiated.
- d. Claim barred after final payment. No claim by the CONTRACTOR for an adjustment hereunder shall be allowed if written modification of the Agreement and the claims are not made prior to final payment under this Agreement.
- e. Claims not barred. In the absence of a written modification to the Agreement, nothing in this clause shall be deemed to restrict the CONTRACTOR'S right to pursue a claim under this Agreement or for breach of contract.

#### **15. VARIATION IN QUANTITY FOR DEFINITE QUANTITY AGREEMENTS.**

Upon the agreement of HHSC and the CONTRACTOR, the quantity of goods or services, or both, if a definite quantity is specified in the Agreement, may be increased by a maximum of ten per cent (10%); provided the unit prices will remain the same except for any price adjustments otherwise applicable; and the head of the purchasing agency makes a written determination that such an increase will either be more economical than awarding another Agreement or that it would not be practical to award another agreement.

#### **16. CLAIMS BASED ON THE HEAD OF THE PURCHASING AGENCY'S ACTIONS OR OMISSIONS.**

- a. Change in scope. If any action or omission on the part of the head of the purchasing agency (which term includes the designee of such officer) requiring performance changes within the scope of the Agreement constitutes the basis for a claim by the CONTRACTOR for additional compensation, damages or an extension of time for completion, the CONTRACTOR shall continue with performance of the Agreement in compliance with the directions or orders of proper officials, but by so doing, the CONTRACTOR shall not be deemed to have prejudiced any claim for additional compensation, damages or extension of time for completion, provided:
  - (1) Written notice required. The CONTRACTOR shall give written notice to the head of the purchasing agency:
    - (A) Prior to the commencement of the performance involved, if at that time the CONTRACTOR knows of the occurrence of such action or omission; or
    - (B) Written thirty (30) days after the CONTRACTOR knows of the occurrence of such action or omission, if the CONTRACTOR did not have such knowledge prior to the commencement of the performance; or

(C) Within such further time as may be allowed by the head of the purchasing agency in writing.

- (2) Notice content. This notice shall state that the CONTRACTOR regards the act or omission as a reason which may entitle the CONTRACTOR to additional compensation, damages or an extension of time. The head of the purchasing agency, upon receipt of such a notice, may rescind such action, remedy such omission or take such other steps as may be deemed advisable.
- (3) Basis must be explained. The notice required by this paragraph must describe as clearly as practicable at the time the reasons why the CONTRACTOR believes that additional compensation, damages or an extension of time may be remedies to which the CONTRACTOR is entitled; and
- (4) Claim must be justified. The CONTRACTOR must maintain and, upon request, make available to the head of the purchasing agency within a reasonable time, detailed records to the extent practicable, and other documentation and evidence satisfactory to HHSC, justifying the claimed additional costs or an extension of time in connection with such changes.
- b. CONTRACTOR not excused. Nothing herein contained, however shall excuse the CONTRACTOR from compliance with any rules or laws precluding collusion or bad faith in causing the issuance of or performing change orders which are clearly not within the scope of the Agreement.

#### **17. COSTS AND EXPENSES.** Any reimbursement due the CONTRACTOR for per diem and transportation expenses under this Agreement shall be subject to the following guidelines, unless otherwise stated in the Agreement:

- a. Reimbursement for air transportation shall be for actual cost or coach class airfare, whichever is less.
- b. Reimbursement for ground transportation costs shall not exceed the actual cost of renting an intermediate-sized vehicle.
- c. Unless prior written approval of the head of the purchasing agency is obtained, reimbursement for subsistence allowance (i.e., hotel and meals) shall be \$145 per day, which consists of \$85 for hotel and \$60 for food, computed on quarter days. No other travel or living expense (e.g., tips, entertainment, alcohol, etc.) shall be reimbursed by HHSC, other than those items listed in subparagraphs a and b, above. Invoices shall document the days of travel by including the name of the traveler, itinerary, airfare receipt, hotel receipt, and ground transportation receipts. All travel must be pre-approved by the HHSC technical representative.
- d. CONTRACTORS with an office located on the same island as the site of the services to be provided pursuant to this Agreement are not entitled to per diem or transportation expense reimbursement unless explicitly specified in the Agreement.

#### **18. PAYMENT PROCEDURES.**

- a. Original invoices required. All payments under this Agreement shall be made only upon submission by the CONTRACTOR of original invoices specifying the amount due and certifying that services requested under the Agreement have been performed by the CONTRACTOR according to the Agreement.
- b. Payment only for work under contract. HHSC is not responsible to pay for work performed by CONTRACTOR or its subcontractors that is not in this Agreement and any amendments or change orders thereto. All CONTRACTORS must follow paragraph 14, Modifications of Agreement or paragraph 13, Change Orders to Goods and Services Agreements and must have proper

authorization before performing work outside the original Agreement.

**19. PROMPT PAYMENT OF SUBCONTRACTORS.**

- a. Generally. Any money paid to a CONTRACTOR shall be disbursed to subcontractors within ten days after receipt of the money in accordance with the terms of the subcontract; provided that the subcontractor has met all the terms and conditions of the subcontract and there are no bona fide disputes regarding payment.
- b. Final payment. Upon final payment to the CONTRACTOR, full payment to the subcontractor, including retainage, shall be made within ten days after receipt of the money; provided that there are no bona fide disputes over the subcontractor's performance under the subcontract.
- c. Penalty. The procurement officer or the CONTRACTOR, as applicable, will be subject to a penalty of one and one-half per cent per month upon outstanding amounts due that were not timely paid by the responsible party under the following conditions. Where a subcontractor has provided evidence to the CONTRACTOR of satisfactorily completing all work under their subcontract and has provided a properly documented final payment request as described in paragraph (d), and:

- (1) Has provided to the CONTRACTOR an acceptable performance and payment bond for the project executed by a surety company authorized to do business in the State, as provided in Section 103-32.1, HRS; or
- (2) The following has occurred:

- (A) A period of ninety days after the day on which the last of the labor was done or performed and the last of the material was furnished or supplied has elapsed without written notice of a claim given to CONTRACTOR and the surety, as provided for in Section 103D-324, HRS (reference of HRS 103D-324 provision does not intend to imply that this contract is governed by that chapter or the implementing rules and regulations); and

- (B) The subcontractor has provided to the CONTRACTOR, an acceptable release of retainage bond, executed by a surety company authorized to do business in the State, in an amount of not more than two times the amount being retained or withheld by the CONTRACTOR; any other bond acceptable to the CONTRACTOR; or any other form of mutually acceptable collateral, then, all sums retained or withheld from a subcontractor and otherwise due to the subcontractor for satisfactory performance under the subcontract shall be paid by the procurement officer to the CONTRACTOR and subsequently, upon receipt from the procurement officer, by the CONTRACTOR to the subcontractor within the applicable time periods specified in paragraph (b) and Section 103-10, HRS. The penalty may be withheld from future payment due to the CONTRACTOR, if the CONTRACTOR was the responsible party. If a CONTRACTOR has violated paragraph (2) three or more times within two years of the first violation, the contractor shall be referred by the procurement officer to the contractors license board for action under Section 444-17(14), HRS.

- d. A properly documented final payment request from a subcontractor, as required by paragraph (c), shall include:

- (1) Substantiation of the amounts requested;

- (2) A certification by the subcontractor, to the best of the subcontractor's knowledge and belief, that:

- (A) The amounts requested are only for performance in accordance with the specifications, terms, and conditions of the subcontract;

- (B) The subcontractor has made payments due to its subcontractors and suppliers from previous payments received under the subcontract and will make timely payments from the proceeds of the payment covered by the certification, in accordance with their subcontract agreements and the requirements of this section; and

- (C) The payment request does not include any amount that the subcontractor intends to withhold or retain from a subcontractor or supplier in accordance with the terms and conditions of their subcontract; and

- (3) The submission of documentation confirming that all other terms and conditions required under the subcontract agreement have been fully satisfied.

The procurement officer shall return any final payment request that is defective to the CONTRACTOR within seven days after receipt, with a statement identifying the defect.

- e. This section shall not be construed to impair the right of a CONTRACTOR or a subcontractor at any tier to negotiate and to include in their respective subcontracts provisions that provide for additional terms and conditions that are requested to be met before the subcontractor shall be entitled to receive final payment under paragraph (c); provided that any such payments withheld shall be withheld by the procurement officer.

**20. CONFIDENTIALITY OF MATERIAL.**

- a. All material given to or made available to the CONTRACTOR by virtue of this Agreement, which is identified as proprietary or confidential information, will be safeguarded by the CONTRACTOR and shall not be disclosed to any individual or organization without the prior written approval of HHSC. It is acknowledged and agreed that all of the trade secrets, business plans, marketing plans, know how, data, contracts, including this Agreement, documents, scientific and medical concepts, billing records, personnel records, medical records of any kind, and referral sources for existing or future services, products, operations, management, business, pricing, financial status, valuations, goals, strategies, objectives and agreements of HHSC and any of its facilities, affiliates or subsidiaries, and all patient information in any form, whether written, verbal or electronic are confidential ("Confidential Information"); provided, however, that Confidential Information, with the exception of patient information, shall not include information that is in the public domain.
- b. All information, data, or other material provided by the CONTRACTOR to the HHSC is subject to the Uniform Information Practices Act, chapter 92F, HRS, as modified by chapter 323F HRS.

- 21. **CORPORATE COMPLIANCE PROGRAM.** A description of the Corporate Compliance Program of HHSC, including orientation materials, is posted on the HHSC internet site ([www.hhsc.org](http://www.hhsc.org)). The CONTRACTOR, by signing this contract, acknowledges that it has read said description, and that the CONTRACTOR knows of the fact and substance of the Corporate Compliance Program, which governs operations at all facilities of the HHSC. The CONTRACTOR understands and agrees that employees, agents, contractors and subcontractors performing any services at any of the HHSC facilities shall be fully subject to such Corporate Compliance Program, as may be amended from time to time, as well as all federal program requirements and applicable policies and procedures of HHSC and its facilities. The Corporate

Compliance Program requires periodic training, including an orientation program, of all people who provide financial, business office, personnel, coding, medical records information systems and clinical services in the facility. The CONTRACTOR agrees to cause its employees, agents and contractors who provide financial, business office, personnel, coding, medical records information systems and/or clinical services at any of the HHSC facilities to review the posted orientation materials and participate in any compliance training programs HHSC may require.

**22. BUSINESS ASSOCIATE ADDENDUM.** By signing this Agreement, CONTRACTOR acknowledges that CONTRACTOR may be a Business Associate of HHSC within the meaning of the federal privacy and security laws as stated in 45 C.F.R. Parts 160 and 164, Subparts A, C, and E. CONTRACTOR further acknowledges that CONTRACTOR has read the Business Associate Addendum, which is posted on the HHSC internet site ([www.hhsc.org/BAA](http://www.hhsc.org/BAA)). If CONTRACTOR is a Business Associate as defined in the above laws, said Business Associate Addendum is hereby incorporated by reference and made a part of this Agreement as if fully repeated herein. By signing this Agreement, CONTRACTOR agrees to fully comply with, and be bound by, all terms set forth in the Business Associate Addendum, as it may be amended from time to time.

**23. PUBLICITY.** The CONTRACTOR shall not refer to the HHSC or any office, agency, or officer thereof, or any HHSC employee, including the head of the purchasing agency, the Agency procurement officer, the HHSC Board of Directors, or to the services or goods, or both, provided under this Agreement, in any of the CONTRACTOR's brochures, advertisements, or other publicity of the CONTRACTOR without the explicit written consent of HHSC. All media contacts with the CONTRACTOR about the subject matter of this Agreement shall be referred to the head of the purchasing agency.

**24. OWNERSHIP RIGHTS AND COPYRIGHT.** HHSC shall have complete ownership of all material, both finished and unfinished, which is developed, prepared, assembled or conceived by the CONTRACTOR pursuant to this Agreement and all such material shall be considered "works for hire." All such materials shall be delivered to HHSC upon expiration or termination of this Agreement. HHSC, in its sole discretion, shall have the exclusive right to copyright any product, concept, or material developed, prepared, assembled or conceived by the CONTRACTOR pursuant to this Agreement.

**25. INSURANCE.** During the term of this Agreement, CONTRACTOR shall maintain at all times or cause to be maintained general and professional liability insurance coverage for CONTRACTOR and its employees rendering services to HHSC under this Agreement. The insurance policies shall be issued by a company or companies authorized to do business in Hawaii and approved by HHSC, with combined single limits of not less than ONE MILLION DOLLARS (\$1,000,000) per occurrence and THREE MILLION DOLLARS (\$3,000,000) in the aggregate, or such greater amount as may be required from time to time by HHSC. HHSC shall receive not less than thirty (30) days notice prior to any cancellation or material change or reduction in coverage. No such material change or reduction may be made without approval from HHSC. HHSC shall be listed as an additional insured on all policies. Prior to the commencement of this Agreement, CONTRACTOR shall provide HHSC with a certificate of insurance. Thereafter, prior to the expiration of each policy period, the CONTRACTOR shall provide HHSC with certificates of insurance evidencing the foregoing coverage and provisions. HHSC reserves the right to request a certified copy of the policies. CONTRACTOR shall also carry workers' compensation insurance for CONTRACTOR'S employees in the amounts required by applicable law. Failure to maintain the necessary insurance in accordance with the provisions set forth herein shall constitute a material breach of this Agreement and HHSC shall

thereafter have the option of pursuing remedies for such breach and/or immediate termination of this Agreement.

**26. LIENS AND WARRANTIES.**

a. Liens. All products provided under this Agreement shall be free of all liens and encumbrances.

b. Warranties for products and services. In the event this Agreement is for the provision of products (goods or equipment), CONTRACTOR warrants that it has all rights, title and interest in and to all products sold, leased or licensed to HHSC. CONTRACTOR also warrants that the products shall substantially conform to all descriptions, specifications, statements of work and representations set forth in the Agreement, schedules, publications of CONTRACTOR and/or any order(s), and will be free from defects in materials, performance, workmanship and design. CONTRACTOR further warrants that it will perform any services required with promptness, diligence and in accordance with prevailing standards in the industry to the reasonable satisfaction of HHSC. The Warranty period shall commence after Acceptance, as defined in this Agreement. Any specific warranty periods shall be as set forth in the proposals, schedules, orders or Special Conditions pertaining to this Agreement but in any event such warranty period shall not be less than one (1) year.

**27. ACCESS TO BOOKS AND RECORDS AND AUDIT BY HHSC.** If the value or cost of Services rendered to HHSC pursuant to this Agreement is Ten Thousand Dollars (\$10,000.00) more over a twelve-month period, CONTRACTOR agrees as follows:

a. Until the expiration of four (4) years after the furnishing of such services, CONTRACTOR shall, upon written request, make available to the Secretary of the Department of Health and Human Services (the "Secretary"), the Secretary's duly-authorized representative, the Comptroller General, or the Comptroller General's duly-authorized representative, such books, documents, and records as may be necessary to certify the nature and extent of the cost of such Services; and

b. If any such Services are performed by way of subcontract with another organization and the value or cost of such subcontracted Services is Ten Thousand Dollars (\$10,000.00) or more over a twelve month period such subcontract shall contain and CONTRACTOR shall enforce a clause to the same effect as paragraph 26.a, above.

c. The availability of CONTRACTORS' books, documents and records shall be subject to all applicable legal requirements, including such criteria and procedures for obtaining access that may be promulgated by the Secretary. The provisions of paragraph 26.a and 26.b shall survive the expiration or other termination of this Agreement regardless of the cause of such termination.

d. HHSC may, at reasonable times and places, audit the books and records of the CONTRACTOR, prospective contractor, subcontractor or prospective subcontractor which are related to this Agreement. HHSC may utilize third-party agents to conduct an audit and/or analysis of CONTRACTOR's records related to quotes, proposals, orders, invoices, sales reports, expenses charged to HHSC, sales reports, and discounts related to this Agreement and or proposed amendment to this Agreement. Any such agents will be bound by the same confidentiality clauses as stated in this Agreement.

**28. ANTITRUST CLAIMS.** The HHSC and the CONTRACTOR recognize that in actual economic practice, overcharges resulting from antitrust violations are in fact usually borne by the purchaser. Therefore, the CONTRACTOR hereby assigns to HHSC any and all claims for overcharges as to goods and materials purchased in connection with this Agreement, except as to overcharges which result from violations

commencing after the price is established under this Agreement and which are not passed on to the HHSC under an escalation clause.

29. **DISCOUNT AND REBATE.** CONTRACTOR hereby acknowledges its obligations to comply with any and all requirements imposed upon it as a seller under 42 U.S.C. Sec. 1320a-7b(b)(3)(A) and 42 C.F.R. Sec. 1001.952(h) Discounts.
30. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the parties to this Agreement, shall be governed by the laws of the State of Hawaii. Any action at law or in equity to enforce or interpret the provisions of this Agreement shall be brought in a State court of competent jurisdiction in Hawaii.
31. **COMPLIANCE WITH LAWS.** The CONTRACTOR shall comply with all federal, State, and county laws, ordinances, codes, rules, and regulations, as the same may be amended from time to time, that in any way affect the CONTRACTOR'S performance of this Agreement. Other laws which may be applicable to contractors include, but are not limited to: HRS Chapters 383, 386, 387, and 393. It shall be the responsibility of the CONTRACTOR to determine applicability and comply with the law.
32. **ACCESS TO HHSC NETWORK AND SYSTEMS.** CONTRACTOR may be given access to some of the HHSC computer network and systems in order to fulfill the terms of the Agreement. CONTRACTOR agrees to follow and to require all agents, employees and subcontractors to also follow the Information Technology and Confidentiality policies summarized and posted on the HHSC Procurement internet site ([www.hhsc.org/GC](http://www.hhsc.org/GC)) and to comply with such other instructions as provided by HHSC in the use of HHSC computer systems. CONTRACTOR shall not use the HHSC systems or data for any purpose other than to fulfill its duties under this Agreement.
33. **CAMPAIGN CONTRIBUTIONS.** CONTRACTOR acknowledges that it is unlawful under Section 11-355, Hawaii Revised Statutes, unless specifically permitted under that law, for CONTRACTOR at any time between the execution of this Agreement through the completion of the Agreement to: (a) directly or indirectly make any contribution or to promise expressly or impliedly to make any contribution to any political party, committee or candidate or to any person for any political purpose or use; or (b) knowingly solicit any such contribution from any person for any purpose during any period.
34. **ENTIRE AGREEMENT.** This Agreement sets forth all of the agreements, conditions, understandings, promises, warranties, and representations between the HHSC and the CONTRACTOR relative to this Agreement. This Agreement supersedes all prior agreements, conditions, understandings, promises, warranties, and representations, which shall have no further force or effect. There are no agreements, conditions, understandings, promises, warranties, or representations, oral or written, express or implied, between the HHSC and the CONTRACTOR other than as set forth or as referred to herein.
35. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts with the same effect as if all of the parties had signed the same document. Such executions may be transmitted to the parties by facsimile or electronically and such facsimile or electronic execution and transmission shall have the full force and effect of an original signature. All fully executed counterparts, whether original executions or facsimile/electronic executions or a combination thereof, shall be construed together and shall constitute one and the same Agreement.
36. **SEVERABILITY.** In the event that any provision of this Agreement is declared invalid or unenforceable by a court, such invalidity or non-enforceability shall not affect the validity or enforceability of the remaining terms of this Agreement.
37. **WAIVER.** The failure of HHSC to insist upon strict compliance with any term, provision, or condition of this Agreement shall not constitute or be deemed to constitute a waiver or relinquishment of HHSC's right to enforce the same in accordance with this Agreement. The fact that HHSC specifically refers to one provision of the law, and does not include other provisions shall not constitute a waiver or relinquishment of HHSC's rights or the CONTRACTOR's obligations under the law.
38. **ACCEPTANCE OF GOODS AND SERVICES.** HHSC shall accept goods and services or give CONTRACTOR notice of rejection within a reasonable time, notwithstanding any payment, prior test, or inspection. No inspection, test, delay or failure to inspect or test, or failure to discover any defect or other nonconformance with the specifications, shall relieve CONTRACTOR of any obligations under this Agreement or impair any rights or remedies of HHSC.
39. **OBSOLETE PARTS/LONG TERM PARTS AVAILABILITY (Goods and Equipment Agreements Only).** CONTRACTOR shall timely report on the status of end of life (EOL) hardware that has been procured for the purchased or leased product. EOL hardware includes the following: electronic components/piece parts and mechanical hardware. CONTRACTOR shall provide advanced notification in writing to the Technical Representative of any changes to tooling, facilities, materials, availability of parts, or processes that could affect the contracted product. This includes but is not limited to fabrication, assembly, handling, inspection, acceptance, testing, facility relocation, or introduction of a new manufacturer. CONTRACTOR shall notify the HHSC Technical Representative of any pending or contemplated future action to discontinue articles purchased or replacement parts for the articles purchased pursuant to this Agreement and shall work with HHSC to determine the need to stockpile any parts for the likely life of the product and offer those parts to HHSC prior to the actual discontinuance. CONTRACTOR shall extend opportunities to HHSC to place last time buys of such articles with deliveries not to exceed twelve months after the last time buy date.
40. **DISPUTES.** Prior to resorting to any remedies allowed by law, disputes between the CONTRACTOR and HHSC arising out of this Agreement shall first be addressed in a telephonic or in-person meeting between the HHSC Technical Representative or designee and the CONTRACTOR'S representative. If the issue is not resolved to the mutual satisfaction of the Parties, a HHSC Regional CFO shall hold a telephonic or in-person meeting with the manager of the CONTRACTOR'S representative. Both Parties shall discuss and attempt to resolve the issues in good faith.

## END OF GENERAL CONDITIONS

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