



Request For Proposal Response by
Gordon Mechanical LLC
For Hokulani and Konea HVAC Replacement Project
Honua Kai Condominium Association
130 Kai Malina Parkway, Lahaina, HI 96727

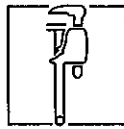
June 18, 2025



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In addition to these documents, a comprehensive list of parts for this project as compiled by Samsung for Hokulani and Konea towers is separately provided.



GORDON
MECHANICAL LLC

Plumbing/HVAC/Fire/Service/Maintenance/Alternative Energy

Attn: President Stewart Levine
Honua Kai Condominium Association
130 Kai Malina Parkway
Lahaina, HI 96727

June 17, 2025

Aloha President Levine,

Following your board meeting last Friday, I was provided with a copy of your statement to Honua Kai owners by Carl Hu. I and my team greatly appreciate your prompt attention in reviewing our bid proposal and providing valuable feedback. As we were not among the contractors originally invited to bid, we unfortunately lacked access to all of the HKCA RFP bid documents and forms which resulted in certain deficiencies in our response as you discussed in your statement.

Since then, my team and I have been working diligently to rectify this in as timely a matter as possible. Consulting with four Honua Kai owners (Mike Grady, Carl Hu, Randy Lorenz, Bill Strelloff) who have close familiarity with the Honua Kai AC project, representatives from our equipment vendor Samsung USA, and Native Technologies who prepared the RFP, I'm confident we have been able to address all of your concerns regarding our bid proposal while maintaining the same cost estimate. I have provided the revised RFP bid proposal from Gordon Mechanical LLC along with the appropriate supporting documentation for clarity.

With over 28 years of extensive experience in Hawaii's mechanical industry, I have been involved in a wide range of projects, including HVAC, plumbing, fire sprinkler systems, and design-build services. This experience has provided me with a thorough understanding of the market's unique challenges and requirements. I am committed to delivering high-quality work with minimal issues at a fair price.

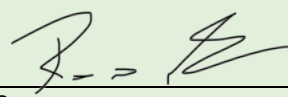
As a union contractor, Gordon Mechanical LLC has the full support of our union to provide the skilled manpower needed to complete this project efficiently and to the highest standards. Our team is dedicated to meeting deadlines, prioritizing safety, and ensuring stakeholder satisfaction.

Please review the updated proposal at your convenience. I am happy to address any further questions or provide additional details as needed.

Respectfully,

Richard Gordon
Owner / COO, Gordon Mechanical LLC
Cell: 808-597-0986
Email: Richard@Gordonmechanicalllc.com

Plumbing/HVAC/Fire/Service/Maintenance/Alternative Energy
94-496 Uke'e Street #201, Waipahu, Hawaii 96797
(808) 597-0986
License # CT-36791

	BIDDER INFORMATION		
PROJECT:	Honua Kai HVAC Replacement Project 130 Kai Malina Parkway Lahaina, HI 96761		
SUBMITTED TO:	Duane Uchida Native Technologies Phone: (808) 220-6313 Email: du@nativetechs.com		
SUBMITTED BY:			
Bidder Company Name:	Gordon Mechanical, LLC		
Bidder Address:	94-496 Uke'e St. , Waipahu, HI 96797		
Bidder certifies that:			
A.	Bidder has carefully read and understands Bidding Documents;		acknowledged
B.	Bidder has visited site and become familiar with local conditions under which Work is to be performed, including verifying visible conditions, such as dimensions, materials, and attachments to remain, on existing facility; and:		acknowledged
C.	Bidder has correlated Bidder's personal observations with requirements of Bidding Documents. Bidding Documents include Project Manual and Drawings prepared by Notkin Hawaii and addenda.		acknowledged
Bidder shall notify Project Manager of discrepancies, omissions, conflicts, or unclear meaning within Contract Documents; Architect will interpret Contract Documents and, if necessary, issue written addendum. Contracted Work will be based on Architect's interpretation of Contract Documents.			
Bidder acknowledges receipt of following			
Addenda #	Description		Date
	Gordon Mechanical LLC did not receive any addenda, although we acknowledge all the rfi's mentioned in RFI Responses 02 - 4/30/25		6/18/25
Bidder Agrees:		This remains valid contingent upon the equipment manufacturer's ability to provide the equip.	
A.	To hold the Bid open until one hundred eighty (180) calendar days after the Bid opening.		
B.	To execute a satisfactory Agreement and provide certified proof of insurance coverage to the Owner for the entire Work in accordance with the Contract Documents within thirty (30) days after notice of award.		acknowledged
C.	Provide a Performance Bond and Labor and Material Payment Bond. Owner may waive this requirement at their discretion after awarding the contract.		acknowledged
D.	To accomplish all work for the sum of money as outlined in the following descriptions.		acknowledged
	Undersigned agrees, if awarded contract and if directed by Owner, to deliver to Owner through Project Manager, within fifteen (15) calendar days after signing of Contract, a satisfactory Performance Bond, and a Labor and Material Bond in a form (with a bonding company) acceptable to Owner in an amount equal to one hundred percent (100%) of Contract Sum. Cost of bonds shall be noted Section 7 of the Bid Form.		acknowledged
SUBMITTED BY:			
Type of Organization (Partnership, Corporation etc.)	Limited Liability Corporation		
Partner's Names (If Partnership):	Janene Gordon & Richard Gordon		
Signature:	Janene Gordon <small>Digitally signed by Janene Gordon DN: C=US, E=Janene.gordon@gordonmechanicalllc.com, O=Gordon Mechanical LLC, OU=Owner / CEO, CN=Janene Gordon Date: 2025.06.18 12:13:07-10'00'</small> 		
Signed by (name):	Janene Gordon Owner/CEO Richard Gordon Owner/COO		
Title:	Janene Gordon Owner/CEO Richard Gordon Owner/COO		
Date:	6/18/25		

CONTRACTOR LICENSE:		
Class	Number	Expiration
CONTRACTORS	CT-36791	9/30/26
PLUMBING	PJ-9596	6/30/26

BID FORM			
0 VERSION CONTROL			
VERSION	DATE	DESCRIPTION (IF APPLICABLE)	
Gordon Mechanical LLC	6/18/2025	3	

NOTE:	All amounts to INCLUDE HAWAII GENERAL EXCISE TAX WITH THE EXCEPTION OF HOURLY LABOR RATES Bidders responsible for confirmation of subtotals and total proposed costs. ALL PRICING PER PLANS & SPECIFICATIONS. VOLUNTARY/ADDITIVE OR DEDUCTIVE ALTERNATES SHALL BE LISTED IN SECTION 8 ONLY.		
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1 GENERAL				
Item	Type of Work	Hokulani	Konea	Combined
1.1	General Conditions - All work defined in the Contract Documents not included in the items below. This shall include, but not be limited to: supervision; mobilization; project office; dumpsters; and demobilization; obtain all required permits, aside from those identified in the documents by Owner, and comply with all laws.	\$ 137,576.00	\$ 132,822.00	\$ 270,398.00
1.2	Project coordination with building owners and occupants, and fulltime project management staff to address coordination requirements.	\$ 136,259.00	\$ 130,753.00	\$ 267,012.00
1.3	Engineering and temporary shoring or reinforcement of existing structure to support structural loads from Contractor operations.	\$ -	\$ -	\$ -
1.4	All site protection and restoration for loading, storage, and transportation of equipment and materials on project site. Include all costs for floor, elevator, and wall protection; dust protection of all areas adjacent to work; cleaning and maintenance of common areas.	\$ 403,927.00	\$ 387,582.00	\$ 791,509.00
SECTION 1 TOTAL		\$ 677,762.00	\$ 651,157.00	\$ 1,328,919.00

* BUILDING PERMIT: Bidder agrees to process and secure and pay for any additionally required permits (building permit paid for by Owner) during the term of the Contract and coordinate with Engineer and Project Manager for any special inspections to start construction prior to final Permit approval.			
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CONFIRMED

2 SCOPE OF WORK				
Item	Type of Work	Hokulani	Konea	Combined
2.1	Removal and Replacement of all rooftop and common area ACCU units including all associated electrical, structural, and mechanical work for the proper installation and operation of new equipment. Include all costs for accessories, shipping, storage, and transportation of equipment for installation,. Include any and all costs required to ensure all applicable laws, EPA guidelines and requirements are met for r410a refrigerants.	\$ 2,762,359.00	\$ 2,507,934.00	\$ 5,270,293.00
2.2	Removal and Replacement of all FCU units in individual apartment units and common areas. Include all costs for associated ductwork, hangers, filter boxes, thermostats, control wiring, all new access panels as required by manufacturer installation guidelines, electrical, plumbing, and mechanical modifications for the proper installation and operation of new equipment. Include all costs for accessories, shipping, storage, and transportation of equipment for installation. Include any and all costs required to ensure all applicable laws, EPA guidelines, and requirements are met for r410a refrigerants.	\$ 3,603,226.00	\$ 3,457,391.00	\$ 7,060,617.00
2.3	Removal and replacement of existing refrigerant linesets where the proposed equipment requires modification from the existing sizes as shown in the construction documents. Include costs for verification of existing lineset condition, and configuration of refrigerant suction and liquid piping and insulation, all associated demolition and restoration to access piping, piping supply and installation, insulation, and flushing as required.	\$ -	\$ -	\$ -
2.4	Demolition and restoration of all walls, ceilings, floors, finishes and any installed fixtures required to access and complete the scope of work. Include all cleaning of units at completion as specified.	\$ 552,277.00	\$ 529,739.00	\$ 1,082,016.00
SECTION 2 TOTAL		\$ 6,917,862.00	\$ 6,495,064.00	\$ 13,412,926.00

Includes the recharging of refrigerant gas and flush of existing piping

Includes the recharging of refrigerant gas and flush of existing piping

Existing refrigerant riser piping to be reused

NOTES

NOTES

3 ALLOWANCES				
Item	Type of Work	Hokulani	Konea	Combined
3.1	Allowance for repair work to address unforeseen deficiencies in existing mechanical or electrical components installed in individual apartments or common areas. Items identified by Contractor to be confirmed by the Architect or the Owner's Representative prior to performance of corrective Work and billing against allowance (excludes damage caused by the Contractor).	\$ 125,000.00	\$ 125,000.00	\$ 250,000.00
3.2	Contingency allowance for unanticipated conditions, to be used only at the direction of the Architect or Owner's Representative.	\$ 125,000.00	\$ 125,000.00	\$ 250,000.00
	SECTION 3 TOTAL	\$ 250,000.00	\$ 250,000.00	\$ 500,000.00

4 ADDITIONAL FEES				
Item	Type of Work	Hokulani	Konea	Combined
4.1	Any and all applicable fees, or additional markups	list below		
4.2	AIRFARE, SUBSISTENCE, RENTAL TRUCKS/VANS, HOUSING, AIRPORT PARKING	\$ 1,393,781.00	\$ 1,337,375.00	\$ 2,731,156.00
4.3		\$ -	\$ -	\$ -
4.4	---	\$ -	\$ -	\$ -
4.5	---	\$ -	\$ -	\$ -
	SECTION 4 TOTAL	\$ 1,393,781.00	\$ 1,337,375.00	\$ 2,731,156.00

SUBTOTAL OF SECTIONS 1-4	\$ 9,239,405.00	\$ 8,733,596.00	\$ 17,973,001.00
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5 PERFORMANCE & PAYMENT BOND				
5.1	Bond Fee	2%	2%	2%
	SECTION 5 TOTAL	\$ 184,788.10	\$ 174,671.92	\$ 359,460.02

6	BASE BID GRAND TOTAL (sum of sections 1-5)	\$ 9,424,193.10	\$ 8,908,267.92	\$ 18,332,461.02
	GRAND TOTAL shall be sum of Total Bid amounts for various items and will be Contract Sum written in Owner-Contractor Agreement.			

7 TIME AND MATERIALS:				
7.1	General mechanical	\$ 155.00	per man-hour (exclude tax)	
7.2	Finish labor rates	\$ 155.00	per man-hour (exclude tax)	
7.3	Project Manager	\$ 132.00	per man-hour (exclude tax)	
7.4	Superintendent rates	\$ 165.00	per man-hour (exclude tax)	
7.5	Carpenter	\$ 160.00	per man-hour (exclude tax)	
7.6	Electrician	\$ 170.00	per man-hour (exclude tax)	
7.7	Overtime labor rates	200% (Holidays & Sundays) / 150% for (Reg. OT)	% of the above for overnight or weekend/holiday work	
7.8	Materials:	10%	Cost plus % markup	

Bidder Agrees:	A. Included in the Prices shall be all labor, materials, tools, equipment, general conditions, overhead and profit, and tax for both General Contractor and involved Subcontractors, required to do the work (with the exception of GET for hourly T&M).	Confirmed
	B. Prices quoted shall include all charge for packing, transportation and delivery to site.	Confirmed
	C. Contractor shall verify all measurements at the project site related to that particular work and shall bear responsibility for accuracy.	Confirmed

8 ALTERNATES				
This section to include voluntary alternates and additive/deductive alternates as requested. The list of voluntary alternates which the Bidder proposes to furnish on this project, with the difference in price being added to or deducted from the Total Bid Amount. The Bidder understands that acceptance of any voluntary alternate is at the Owner's option. Approval or rejection of any substitutions listed below will be indicated prior to executing the Contract. Attach additional sheet(s) if necessary. **				
Item	Alternate Description	Hokulani	Konea	Cost Adjustment (Add or Deduct)
8.1	Provide cost to remove and replace all existing refrigerant line set insulation at risers. Include all costs for demolition and restoration of walls and ceilings to access line sets.	\$ -	\$ -	\$ -
8.2	...	\$ -	\$ -	\$ -
8.3	...	\$ -	\$ -	\$ -
8.4	...	\$ -	\$ -	\$ -
...				
**	The Bidder's proposal shall include a written description of proposed substitution(s) and method(s) in which voluntary alternate would be installed. Include complete manufacturer's literature for all proposed voluntary alternates.			

N/A - Samsung has verified with letter that existing in wall piping can be reused. GM recommends slightly larger access panels in areas where needed for the FCU removal and replacement

Confirmed

9 SUBCONTRACTORS:			
The Contractor agrees, if notified of the acceptance of this Bid, that he will utilize the subcontractors listed below for the noted types of work and that all other work not listed below will be handled directly by the Undersigned. No substitutions shall be made in the employment of subcontractors without written approval having first been obtained through the Owner. If the Bidder fails to specify a subcontractor for any portion of the work, he agrees to perform that portion himself.			
Contractor shall not employ any subcontractors to whom Project Manager or the Owner may have a reasonable objection. All subcontractors are to be appropriately qualified. All Subcontracts are Contracts between Contractor and Subcontractors, and shall be in accordance with the terms of this Contract and shall include all terms and conditions as applicable.			
Type of Work	Name and Address of Subcontractor	License No.	License Type
Electrical/HVAC Controls	Wire Nut Hawaii	C-34078	
Drywall & Paint	ADX Construction	BC-35072	...
TAB	PENNAIR GROUP
Crane	Alpha Inc.	ABCH31555	...
...	

ACKNOWLEDGED

N/A TAB FALLS UNDER "SERVICE". GEIN TAX ID AVAILABLE SHOULD IT BE NEEDED

10 SCHEDULE				
BASE BID CONSTRUCTION PERIOD:				
The start of construction and the time of completion of the proposed Contract is of importance to the Owner and will be considered in the award of the Contract. Apartment units will not be in use while under construction, including all days where HVAC is not operational, testing and balancing is being completed, and punchlist items are being addressed.				
Provide a proposed project schedule for all preconstruction, construction, and post construction activities showing proposed durations for each phase. The schedule should detail how the removal of the ACCU units and FCU units will be phased to minimize the disruption and downtime for individual units.				
Item	Description	Hokulani	Konea	Combined
13.1	Date all equipment submittals must be completed and approved for equipment to be procured and landed in the US to meet EPA guidelines.	7/21/2025	7/21/2025	7/21/2025
13.2	Date on site mobilization must begin to meet EPA requirements for the completed installation of r410a equipment.	JAN. 2026	JAN. 2026	JAN. 2026
13.3	Available construction start date (assume one calendar month from bid submittal date to execute contract).	JAN. 2026	JAN. 2026	date
13.4	# of total work days for all work in apartment units to be completed - excluding mobilization, common area, and demobilization.	20 WEEKS	19 WEEKS	39 WEEKS
13.5	# of total work days for all work to be completed - including mobilization, common area, and demobilization.	6 WEEKS	4 WEEKS	10 WEEKS



GORDON

MECHANICAL LLC

Plumbing/HVAC/Fire/Service/Maintenance/Alternative Energy

June 18, 2025

Attention: Honua Kai Condominium Association Board of Directors

Stewart Levine - President

Project: Honua Kai HVAC Repair / Replacement Project – Rev. 3.1

Gordon Mechanical, LLC (GM, LLC) is pleased to submit the following proposal for the above-named project located at 130 Kai Malina Parkway, Lahaina, HI 96761. Our scope of work is based on the following:

- Drawn by: Notkin Hawaii LLC, DOR: Keith M. Chan
- Drawing Dated: 3/21/25
- Acknowledging RFI Responses 02 – 4/30/25
- Acknowledging the RFP, specs, & drawings associated in RFP

Our Proposal is broken down into the following categories:

A. PROJECT SCOPE

○ ***Project Scheduling sequence:***

- To meet the Project completion deadline on January 1, 2027, HVAC equipment procurement must begin by end of July. Order completion needs to be before Aug. 1, 2025 to meet the EPA refrigerant deadline. Any delays in the procurement schedule will directly impact the equipment arrival date and affect the project timeline. The deposit outlined in the pricing below will help streamline the process and ensure timely completion.
- Crane and service elevators to be used for the ACCU demo and reinstallation portion.
- Utilize existing service elevator as needed, to be coordinate the elevator downtime with AOA.
- Existing roof truss system needs to be temporary removed & replaced as needed.
- Fine-tuned scheduling & coordination with the ownership team is forthcoming should the project be awarded to Gordon Mechanical LLC.

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June 18, 2025

Project: Honua Kai HVAC Repair / Replacement Project Rev.3.1

-Project sequence - *Based on 4 stacks per week**A.) Hokulani Tower**

Mobilization & prep to start Dec. 2025

- 1.) B wing – Start early *Jan. 2026 / Finish early *Feb. 2026 (5 wks)
- 2.) A wing – Start early *Feb. 2026 / Finish late April 2026 (10.5 wks)
- 3.) C wing – Start late April 2026 / Finish late May 2026 (4 wks)

**Gordon Mechanical is very mindful of the individual owners and how operations are like during the holiday season and will be closed for the following weeks:*

-Thanksgiving Day & Black Friday

-Christmas Eve & Christmas Day

-New Years Eve & New Years Day

-Prep work to commence through the holiday weeks on non-holiday days for common area vrf. There will be no typical unit shutdowns on the holiday weeks.

B.) Konea Tower

- 1.) C wing – Start late May 2026 / Finish mid-late July 2026 (4 wks)
- 2.) A wing – Start mid-late July 2026 / Finish early Oct. 2026 (10 wks)
- 3.) B wing – Start early Oct. 2026 / Finish mid-late Nov. 2026 (4.5 wks)

*Schedule above is based upon being able to do 4 stacks per week with 2 crews. Duration for individual units/owners will need to be down for a week and turned over by the following week. It's critical that the access and respected focus that serve individual keys are open to our team to perform our work. Notifications within coordination from Native Technologies and GM will be executed the 2nd week of July 2025 for a "5 months" notice to the respected owners of the units.

-Forecasted Manpower

- A.) **Hokulani Tower & Konea tower = 16 union qualified workers, if more needed for any reason, we are backed by the unions to fill the positions with highly qualified workers.**
- B.) **Local 675 pipefitter & Local 293 sheetmetal workers union has just finished renegotiating and GM does not anticipate any potential strikes that could hinder the Honua Kai project.**

- **HVAC EQUIPMENT:**

- All new HVAC equipment is based on the Samsung brand. As we are a “Samsung preferred dealer” for them. Please see attached for our letter of certification.

- **Gordon Mechanical strongly recommends Samsung VRF (R410A) equipment for the following key reasons:**

- Samsung units are already installed at Honua Kai, ensuring a familiar user interface for both cooling settings and servicing. The familiarity benefits customers and the hotels in house engineers, streamlining operation and maintenance.

- Choosing non-Samsung VRF equipment could potentially require additional modifications, including the removal and replacement of existing refrigerant piping, furthermore of additional walls and ceilings related work. AS a result of completion day delay.

- Please see letter from Samsungs VP of engineering stating critical points that the existing in wall pipes can be reused as well as piping handings being identical what’s currently existing (side where piping exits fcus/accus).

- By using a competitor’s product and not the Samsung brand that currently is installed, may result in potential existing pipe incompatibilities as each brand has their proprietary “Y-branches” & pressures that are unique to each brand.

- **Project “boots on ground” summary of work:**

- Remove & replace ACCU roof top units with new ACCU equipment as shown in the drawings. Hauling and disposal services included.
- Salvage and restore existing ACCU roof stands. Includes painting & replacement of stands as needed. Gordon Mechanical to deem which stands have potential failure or needs touch up to ownership team. Ownership team to give final decision based upon our suggestions and documentation.
- Gordon Mechanical to reconnect to existing refrigerant, condensate piping, & hvac power and controls as indicated in the drawings.
- Remove and replace all existing interior FCU units with new FCU’s.
- Typical unit will have protection from dust with plastic sheets or zip walls to protect the individual owners’ fixtures, cabinetry, countertops, equip., & mirrors during the course of construction. Unit will be thoroughly vacuumed & cleaned to the same condition as we entered the unit.
- Typical units consist of the following:
 - New duct final tie in to new units (fiberglass ductboard).
 - New ac piping to new unit to tie into existing system as indicated on the drawings.

- Reconnect existing lanai door sensors, HVAC control wiring from existing t-stat, and existing electrical power to new FCU.
- Drywall & paint provided should the access panel need to be removed & replaced.

- Employee lodging:
 - If feasible, we would prefer to have the field team lodge at the Honua Kai project, provided the rate is reasonable. This arrangement would help mitigate the impact of construction phase shutdowns by allowing our team to contribute to cost efficiencies for the ownership group. Additionally, being on-site would enhance our overall efficiency throughout the project.
- GM is responsible for ensuring employee sanitation needs are met, while generally restricting the use of Honua Kai's restrooms. Restroom access in Honua Kai is permissible only when GM has leased units directly from owners and can utilize the facilities within those units.
- All new installations will be local/SMACNA code compliant.

B. LIABILITY & DELAYS

- Delays, costs, or impacts resulting from necessary clarifications or revisions will be managed through the change order process. GM LLC shall not be held liable for delays, claims, or penalties caused by unforeseen site conditions, undisclosed utilities, or other latent factors not indicated in the provided drawings, rfi responses 02 – 4/30/25, RFP, & specs. Any associated costs will be subject to additional compensation.

C. PRICING

- HVAC BASE w/ tax & allowances noted in Section 3 – 3.1-3.2 \$17,973,001.00
- TOTAL w/ bond\$18,332,461.00

SHOULD A BOND BE REQUIRED
PLEASE ADD \$385,447.00
(bond rate is based @ 2%)

***35% required deposit for immediate release of HVAC equipment & materials accompanied with “Progress billing”.**

D. QUALIFICATIONS & ASSUMPTIONS

- Deliveries can be made during normal hours.
- GET is included.
- Work to be performed during normal business hours (7:00 AM – 3:00 PM) – Monday – Friday excluding holidays.
- Bond Fees, if required, will be additional.
- Insurance required in excess of GM, LLC standard limits will be at additional cost.
- Pricing is valid for a period of thirty (60) days from above date of proposal.

E. EXCLUSIONS

- Engineering, Plans, Permits and Permit Fees exclusive to the property.
- Overtime or off shift work.
- Any site work including grading, trenching, excavation, backfill and concrete or asphalt work.
- Any equipment, fixtures or material not specifically referenced in the plans and specifications as well as our proposed scope of work.
- All Safe-Offs to be done by Building Maintenance- Gordon Mechanical to assist.
- Any shutdown of the Fire Sprinkler Alarm System, and any /all Electrical work for Fire Alarm Systems.
- Any Fire Stopping, Sound Caulking, Waterproofing or Roof Work.
- Seismic Bracing or Seismic Design.
- Any DALT of existing or new duct.
- Any architectural sheetmetal.
- Any structural steel or supports for HVAC equipment on roofs.

F. TERMS AND CONDITIONS

- This proposal is subject to the attached Standard Terms and Conditions

Please contact me if you should have any questions or need any additional information.

Sincerely,

David Patterson

Chief Estimator - David Patterson
GORDON MECHANICAL LLC.
808-425-8413
David.patterson@gordonmechanicalllc.com

ACCEPTED BY

Print Name

Signature

Date

STANDARD TERMS AND CONDITIONS

It is expressly understood that the below Terms and Conditions are incorporated into this Proposal. Acceptance of this proposal authorizes Gordon Mechanical, LLC (GM, LLC) to proceed with the work on a schedule mutually agreed to by GM, LLC and the Client. GM, LLC reserves the right to delay commencement of any work prior to credit approval of the Client. It is further understood that the Client agrees to be bound by the following Terms and Conditions.

By accepting this proposal, Client agrees to be bound by the following terms and conditions:

1. **HOURS OF WORK:** This proposal is based upon straight time labor rates only and does not include any allowance for performing any sort of overtime work, work on holidays or shift premium hours.
2. **SCOPE OF WORK:** the entire scope of work is detailed in the proposal. Any work, materials or equipment not specifically called for in the Scope of Work shall be subject to Change Orders that are to be mutually accepted by GM, LLC and the Client.
3. **HOISTING:** Unless specifically called for in the Scope of Work, GM, LLC shall not be responsible for the hoisting of any material or equipment.
4. **DELIVERY OF EQUIPMENT AND MATERIALS:** Unless otherwise stated in the Scope of Work or Exclusions, GM, LLC shall be responsible for the delivery of all material and equipment to the job site. GM, LLC shall be responsible for the delivery of said material and equipment in workable condition.
5. **INVOICE AND PAYMENTS:** GM, LLC will invoice Client monthly for all materials delivered to the job site or to an off-site storage facility and for all work performed on-site and off-site. Payment is due on a Net 30 basis from the date of invoice and is subject to late charges if not paid by due date. GM, LLC will invoice Client for ten percent (10%) of the total contract amount as an advance payment immediately upon commencing work on the project. Such advance payment is to cover the cost of mobilization and securing necessary materials and equipment. Such advance payment shall be credited against the final payment for this contract and not against any progress payments.
6. **MATERIALS:** If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of GM, LLC, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, GM, LLC shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefore.
7. **EQUIPMENT WARRANTY:** If GM, LLC installs or furnishes a piece of equipment under this Agreement, and that equipment is covered by a warranty from a manufacturer other than GM, LLC, GM, LLC will transfer the benefits of that manufacturer's warranty to Client. All transportation charges incurred in connection with the warranty for equipment and/or materials shall be borne by Client. These warranties shall not extend to any equipment that has been abused, altered, misused or repaired by Client or third parties without the supervision of and prior written approval of GM, LLC. Client must promptly report any failure of the equipment to GM, LLC in writing.
8. **LABOR WARRANTY:** GM, LLC warrants its workmanship or that of its agents for a period of one (1) year from the date of commissioning of any installation. All warranty labor shall be executed during normal business hours for GM, LLC. These warranties do not apply to any equipment or material which has been repaired by others, abused, altered, or misused in any way, or which has not been properly and reasonably maintained. THESE WARRANTIES ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THOSE OF MERCHANTABILITY AND FITNESS FOR A SPECIFIC PURPOSE. UNDER NO CIRCUMSTANCES SHALL GM, LLC BE LIABLE FOR ANY SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES ARISING FROM OR RELATING TO ANY DEFECT IN MATERIAL OR WORKMANSHIP OF EQUIPMENT OR THE PERFORMANCE OF SERVICES.

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June 18, 2025

Project: Honua Kai HVAC Repair / Replacement Project Rev.3.1

9. **STORAGE:** Client shall be responsible for providing secure storage facilities for all equipment and materials delivered to the job site by GM, LLC for use on the project. Such storage shall be secure and allow for easy delivery and removal of equipment during normal working hours.
10. **CHANGE ORDERS:** Any Change Orders generated at the request of the client or necessitated due to unanticipated conditions at the project shall be prepared by GM, LLC and approved by the client prior to GM, LLC initiating any work or ordering of materials. This shall include changes to the scope of work, equipment and materials.
11. **LIABILITY:** GM, LLC shall not be liable for any special, indirect, or consequential damages arising in any manner from the equipment or material furnished or the work performed pursuant to this agreement.
12. **TAXES:** The prices quoted in this proposal include the applicable State of Hawaii General Excise Tax (GET). Client shall pay, in addition to the stated price, all taxes not legally required to be paid by GM, LLC or Client shall provide GM, LLC with acceptable tax exemption certificates. GM, LLC will provide Client with any tax payment certificate upon request and after completion and acceptance of the work.
13. **DELAYS:** GM, LLC shall not be liable for any delay in the performance of the work resulting from or attributed to acts of circumstance beyond the control of GM, LLC, including but not limited to; acts of God, fire, riots, labor disputes, conditions of the premises, acts or omissions of the Client, Owner, or other Contractors or delays caused by suppliers or subcontractors of Johnson, etc.
14. **LOST TIME:** GM, LLC shall be entitled to bill the Client for any time lost during construction due to delays caused by the Client or any other sub-contractors on the job that restrict the ability of GM, LLC to access the job site or perform their scheduled work in a timely manner. In addition, GM, LLC shall be entitled to bill for any equipment or material delivered to the job site which they have not been able to install due to any delays caused by the client or any other sub-contractors on the job. Such billings shall be in addition to the proposed pricing.
15. **COMPLIANCE WITH LAWS:** GM, LLC shall comply with all applicable federal, state, and local laws and regulations, and shall obtain all temporary licenses and permits required for the prosecution of the work. Licenses and permits of a permanent nature shall be procured and paid for by the Client.
16. **DISPUTES:** All disputes involving more than \$15,000.00 shall be resolved by arbitration in accordance with the rules of the American Arbitration Association. The prevailing party shall recover all legal costs and attorney's fees incurred as a result. Nothing here shall limit any rights under construction lien laws.
17. **INSURANCE:** Insurance coverage in excess of GM, LLC's standard limits will be furnished when requested and required. Any additional cost in providing same shall be the responsibility of the Client. No credit will be given or premium paid by GM, LLC for insurance afforded by others.
18. **INDEMNITY:** The Parties hereto agree to indemnify each other from any and all liabilities, claims, expenses, losses or damages, including attorney's fees which may arise in connection with the execution of the work herein specified and which are caused, by the negligent act or omission of the indemnifying Party.
19. **OCCUPATIONAL SAFETY AND HEALTH:** The Parties hereto agree to notify each other immediately upon becoming aware of an inspection under, or any alleged violation of the, Occupational Safety and Health Act relating in any way to the project or project site.
20. **ENTIRE AGREEMENT:** This proposal, upon acceptance, shall constitute the entire agreement between the parties and supersedes any prior representations or understandings.
21. **CHANGES:** No change or modification of any of the Assumed Scope, Qualifications & Assumptions, Exclusions or Terms and Conditions stated herein shall be binding upon GM, LLC unless agreed to and accepted by both GM, LLC and Client in writing.
22. **INCLUSION IN FINAL CONTRACT:** The entire SCOPE OF WORK, QUALIFICATIONS & ASSUMPTIONS, EXCLUSIONS and TERMS AND CONDITIONS shall be incorporated into any final contract and agreed upon by both GM, LLC and the Client.

SUBCONTRACTOR NAME	DISCIPLINE	LICENSE #
WIRE NUT HAWAII, LLC	ELECTRICAL & HVAC CONTROLS	C-34078
ADX CONSTRUCTION	DRYWALL & PAINT	BC35072
PENNAIR	TAB (TESTING, ADJUSTING, & BALANCING-HVAC)	N/A "FALLS UNDER SERVICE, NO CL NEEDED". CAN PROVIDE GEIN IF NECESSARY
ALPHA INC.	CRANE	ABC#31555

Konea Tower (PHASE 4-6)

- 1.) C wing – Start late May 2026 / Finish mid-late July 2026 (4 wks)
- 2.) A wing – Start mid-late July 2026 / Finish early Oct. 2026 (10 wks)
- 3.) B wing – Start early Oct. 2026 / Finish mid-late Nov. 2026 (4.5 wks)

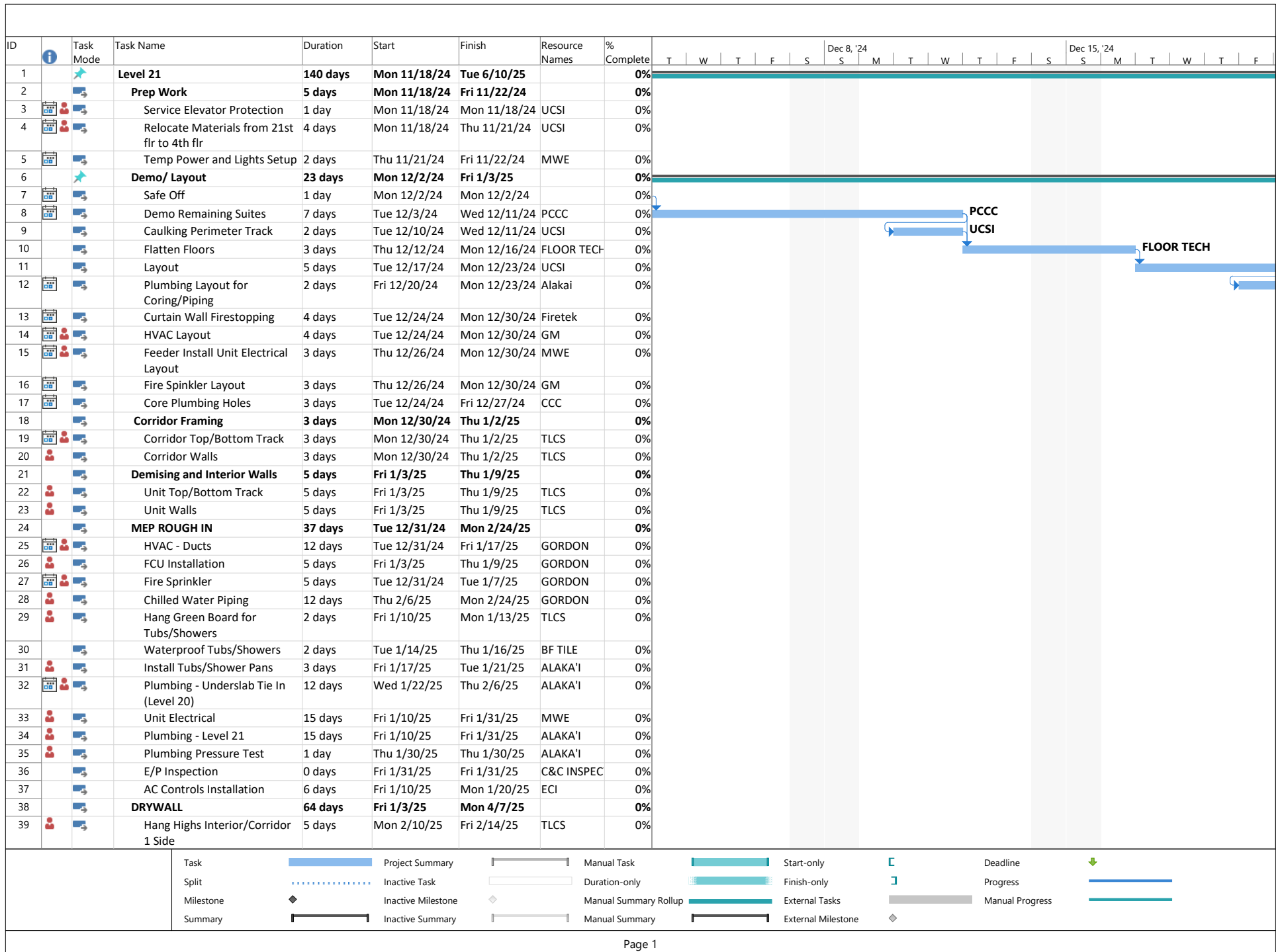
































Hokulani Tower (PHASE 1-3)

















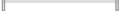


Mobilization & prep to start Dec. 2025 (not affecting owners)

- 1.) B wing – Start early *Jan. 2026 / Finish early *Feb. 2026 (5 wks)
- 2.) A wing – Start early *Feb. 2026 / Finish late April 2026 (10.5 wks)
- 3.) C wing – Start late April 2026 / Finish late May 2026 (4 wks)

Individual keys will be down for a week, and turned back over to individual owners the following week.



ID		Task Mode	Task Name	Duration	Start	Finish	Resource Names	% Complete	T					Dec 8, '24					Dec 15, '24							
									T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F
40			Close High Wall	3 days	Thu 2/6/25	Mon 2/10/25	TLCS	0%																		
41			Hang 1 Side Interior/Corridor Walls	3 days	Mon 2/3/25	Wed 2/5/25	TLCS	0%																		
42			Fire Stop Walls/Putty Pads	10 days	Fri 1/3/25	Fri 1/17/25	Firetek,TLCS	0%																		
43			Firestop Inspection of Walls (penetrations and putty pads)	0 days	Fri 1/17/25	Fri 1/17/25	CEL	0%																		
44			Close Interior/Corridor Wall (pending plumbing)	8 days	Tue 2/11/25	Fri 2/21/25	TLCS	0%																		
45			Frame Ceilings	5 days	Mon 2/24/25	Fri 2/28/25	TLCS	0%																		
46			HVAC/FS/Elec Devices to Ceiling Grid	5 days	Wed 2/26/25	Tue 3/4/25	MWE,GORD	0%																		
47			Above Ceiling Inspection (MEP)	0 days	Tue 3/4/25	Tue 3/4/25	CEL	0%																		
48			Hang Ceiling	5 days	Wed 3/5/25	Tue 3/11/25	TLCS	0%																		
49			Tape Walls and Ceiling	10 days	Mon 3/10/25	Fri 3/21/25	TLCS	0%																		
50			Install Doors/Frames	5 days	Mon 3/17/25	Fri 3/21/25	TLCS	0%																		
51			Drywall QC	1 day	Mon 3/24/25	Mon 3/24/25	TLCS,UCSI,Y	0%																		
52			Prime Paint	2 days	Tue 3/25/25	Thu 3/27/25	YAMAZ	0%																		
53			QC/Taping Touch up	3 days	Thu 3/27/25	Mon 3/31/25	TLCS,YAMAZ	0%																		
54			Finish Paint	5 days	Fri 3/28/25	Thu 4/3/25	YAMAZ	0%																		
55			Mull-It-Over Installation	2 days	Fri 4/4/25	Mon 4/7/25		0%																		
56			FINISHING	23 days	Fri 4/4/25	Tue 5/6/25		0%																		
74			CORRIDOR/STORAGE ROOM	108 days	Tue 12/24/24	Fri 5/30/25		0%																		
105			TCO	61 days	Tue 3/18/25	Fri 6/13/25		0%																		

Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Atlas Insurance Agency, Inc. 201 Merchant Street Suite 1100 Honolulu HI 96813		CONTACT NAME: Jennifer Shiraki PHONE (A/C, No, Ext): (808) 533-3222 FAX (A/C, No): (808) 533-8777 E-MAIL ADDRESS:		
INSURED Gordon Mechanical, LLC 94-496 Uke'e Street #201 Waipahu HI 96797		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: *Upland Specialty Insurance Company		16988
		INSURER B: United States Fire Ins. Co.		21113
		INSURER C: *Scottsdale Insurance Co.		41297
		INSURER D: *Broker: Risk Placement Services		
		INSURER E:		
INSURER F:				

COVERAGES

CERTIFICATE NUMBER: 25-26 CCG14

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			*This insurance contract is issued by an Insurer which is not licensed by the State of Hawaii and is not subject to its regulation or examination. If the Insurer is found insolvent, claims under this contract are not covered by any guaranty fund of the State of Hawaii. *USPCL0234025 Broker Name: Risk Placement Services, Inc. License #: 313860 Address: 677 Ala Moana Blvd. #316, Honolulu, HI 96813	02/12/2025	02/12/2026	EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence)				\$ 100,000	
	<input checked="" type="checkbox"/> BI/PD Deductible: \$10,000		MED EXP (Any one person)				\$ 5,000	
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		PERSONAL & ADV INJURY				\$ 1,000,000	
B	AUTOMOBILE LIABILITY			133-758219-6	02/12/2025	02/12/2026	GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> ANY AUTO		PRODUCTS - COMP/OP AGG				\$ 2,000,000	
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS						\$	
	<input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		COMBINED SINGLE LIMIT (Ea accident)				\$	
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			*CXS4044157	02/12/2025	02/12/2026	BODILY INJURY (Per person)	\$ 1,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE		BODILY INJURY (Per accident)				\$ 1,000,000	
	DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>		PROPERTY DAMAGE (Per accident)				\$ 1,000,000	
							\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N <input type="checkbox"/>	N / A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of insurance certificate provided for coverages indicated.

CERTIFICATE HOLDER

CANCELLATION

Gordon Mechanical, LLC 94-496 Uke'e Street #201 Waipahu HI 96797	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/09/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh Risk & Insurance Services CA License #0437153 633 W. Fifth Street, Suite 1200 Los Angeles, CA 90071 Attn: losangeles.certrequest@marsh.com CN101282828-PS-WCXS-25-26 3279 AutoRN	CONTACT NAME: Marsh USA Inc. PHONE (A/C, No, Ext): 214-624-5555 FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Headland Insurance Company, Inc. INSURER B: XL Specialty Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 37885
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COVERAGES **CERTIFICATE NUMBER:** LOS-002690168-07 **REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:						EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	HIC2025 Statutory Limits provided by XL policy.	03/25/2025	03/25/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Excess WC & Employers Liab *See Pg.2 for Limits			RWE500012016 SIR: \$1,000,000	03/25/2025	03/25/2026	See additional page

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
HRO - 3279
GORDON MECHANICAL LLC, dba GORDON MECHANICAL LLC

Proof of Workers Compensation insurance for employees of GORDON MECHANICAL LLC, dba GORDON MECHANICAL LLC, in accordance with the terms and conditions of the Administrative Service Agreement executed between GORDON MECHANICAL LLC, dba GORDON MECHANICAL LLC and ProService.

When this policy is cancelled, the Company agrees to provide 30 days advance notice to the Certificate Holder.

CERTIFICATE HOLDER GORDON MECHANICAL LLC 91-110 HANUA STREET #321 KAPOLEI, HI 96707	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE of Marsh Risk & Insurance Services 
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**ADDITIONAL REMARKS SCHEDULE**Page 2 of 2

AGENCY Marsh Risk & Insurance Services		NAMED INSURED ProService Pacific, LLC 6600 Kalanianaʻole Highway, Suite 200 Honolulu, HI 96825
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS**THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,****FORM NUMBER:** 25 **FORM TITLE:** Certificate of Liability Insurance

Policy Continues:

Insr Ltr: B

Policy #: RWE500012016

Eff: 03/25/2025

Exp: 03/25/2026

Excess Workers' Compensation and Employers Liability

Limits:

Coverage A - Workers' Compensation: Statutory

Coverage B - Employers Liability

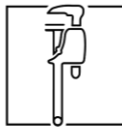
\$5,000,000 Each Accident

\$5,000,000 Each Employee for Disease

\$5,000,000 Each Disease Policy Limit

Statutory Limits are provided by the combination of the two policies:

\$1,000,000 provided by Headland Insurance Workers Compensation Policy Statutory Limits Excess of \$1,000,000 provided by XL Specialty Insurance Company.



G O R D O N
MECHANICAL LLC

Plumbing/HVAC/Fire/Service/Maintenance/Alternative Energy

June 9, 2025

Aloha Honua Kai Board Members,

I am Richard Gordon, proud owner of Gordon Mechanical LLC, where we excel in a range of essential services including Plumbing, HVAC, Fire Protection, Maintenance, Alternative Energy, and Mechanical Engineering. Our commitment to quality and innovation places us at the forefront of the industry, ensuring that we deliver not just basic services, but transformative solutions tailored to your needs.

It is both a privilege and a responsibility to submit our bid for this project. Our extensive portfolio includes projects remarkably similar to yours, which not only showcases our capabilities but also our dedication to excellence. Below are a few key projects that stand as a testament to our expertise:

- 1132 Bishop St
- Turtle Bay Hotel Renovation
- Trump Tower Central Plant Replacement
- Pearl Hotel Renovation
- Marriott Maui Ocean Beach Club

Throughout each project, we have consistently met and exceeded our schedules and goals, establishing a reputation built on reliability and outstanding performance. As a certified Samsung factory trained contractor, we are well-equipped to handle the challenges that your property presents, particularly since it currently utilizes Samsung products. By proposing to maintain the same brand, we aim to minimize complications during unit changeouts, facilitating a smoother transition and less downtime for your operations.

We appreciate your consideration of our proposal and are excited about the prospect of collaborating with you to realize your vision for this project. Together, let us build a legacy of excellence that honors the unique spirit of Honua Kai.

Respectfully,

Richard Gordon

Owner / COO, Gordon Mechanical LLC

Cell: 808-597-0986

Email: Richard@Gordonmechanicalllc.com

Plumbing/HVAC/Fire/Service/Maintenance/Alternative Energy
94-496 Uke'e Street #201, Waipahu, Hawaii 96797
(808) 597-0986
License # CT-36791

TYPE	NAME	SOW	GC	OCCUPIED/NON OCCUPIED	POC REFERENCE NAME	PH#	QTY. OF KEYS	START DATE	COMPLETION DATE
PRIME	TRUMP HOTEL	CENTRAL CHILLER PLANT REMOVE & REPLACE	GORDON MECHANICAL	OCCUPIED	RICHARD GORDON	808-597-0986	AFFECTS 462	2020	2022
PRIME	WAIKIKI WYNDHAM	CHILLER PLANT REMOVE & REPLACE	GORDON MECHANICAL	OCCUPIED	RICHARD GORDON	808-597-0986	AFFECTS 250	2021	2023
PRIME	TURTLE BAY BALLROOM RENOVATION	MEP REMOVE & REPLACE	GORDON MECHANICAL	OCCUPIED	RICHARD GORDON	808-597-0986	462	2021	2023
PRIME	WAIKIKI BEACHWALK	MECH PLANT REMOVE & REPLACE	GORDON MECHANICAL	OCCUPIED	RICHARD GORDON	808-597-0986	40 RETAILERS / 6 RESTAURANTS	2022	2023
PRIME	FOUR SEASONS LANAI	CENTRAL AC REMOVE & REPLACE	GORDON MECHANICAL	OCCUPIED	RICHARD GORDON	808-597-0986	213	2022	2022
PRIME	HYATT REGENCY WAIKIKI	HEAT PUMPS REPLACEMENTS	GORDON MECHANICAL	OCCUPIED	RICHARD GORDON	808-597-0986	AFFECTS 1230	2023	2024
PRIME	ROYAL HAWAIIAN CENTER	BLDG. C CHILLER REMOVE & REPLACE	GORDON MECHANICAL	OCCUPIED	RICHARD GORDON	808-597-0986	AFFECTS 110 SHOPS & RESTAURANTS	2023	2024
PRIME	TRUMP HOTEL	FCU VALVE REPLACEMENT	GORDON MECHANICAL	OCCUPIED	RICHARD GORDON	808-597-0986	462	2024	ACTIVE
SUBCONTRACTED	DISNEY AULANI KO'OLINA	VRF/CHWP COMBINATION	HAWAIIAN DREDGING	NON-OCCUPIED	KEVIN YANO	808-542-7260	832	2009	2011
SUBCONTRACTED	THE COLLECTION HONOLULU	VRF	HAWAIIAN DREDGING	NON-OCCUPIED	KEVIN YANO	808-542-7260	397	2015	2016
SUBCONTRACTED	KEAUHOU PLACE	VRF	HAWAIIAN DREDGING	NON-OCCUPIED	KEVIN YANO	808-542-7260	423	2015	2017
SUBCONTRACTED	EMBASSY SUITES	VRF	LAYTON CONSTRUCTION	NON-OCCUPIED	RYAN DESANDER	808-861-7482	180	2015	2017
SUBCONTRACTED	AZURE ALA MOANA	VRF	ALBERT C. KOBAYASHI	NON-OCCUPIED	JOE ALAMEDA	808-590-9616	429	2019	2021
SUBCONTRACTED	ONE HOTEL HANAIE BAY RENOVATION	VRF/CHWP COMBINATION	LAYTON CONSTRUCTION	NON-OCCUPIED	RYAN DESANDER	808-861-7482	252	2020	2023
SUBCONTRACTED	WAIKIKI MARKET	VRF	SWINERTON	OCCUPIED	TEOFILO SAMILIN	808-699-9874	1 GROCERY STORE / 2 RESTAURANTS	2022	2023
SUBCONTRACTED	UH MIXED USED HOUSING	VRF	SWINERTON	NON-OCCUPIED	TEOFILO SAMILIN	808-699-9874	2 COMMON AREAS	2023	2025
SUBCONTRACTED	HALEWILIKO	VRF	UNLIMITED CONSTRUCTION	NON-OCCUPIED	JASON THON	808-346-4691	140	2023	2025
SUBCONTRACTED	THE ROMER HOUSE WAIKIKI	VRF	ALBERT C. KOBAYASHI	NON-OCCUPIED	JOE ALAMEDA	808-590-9616	179	2023	2024
SUBCONTRACTED	HOPIILI HYATT	VRF	MOSS	NON-OCCUPIED	DARREN IMADA	808-585-7900	240	2025	2026



Gordon Mechanical, LLC.

94-496 Uke'e St.
Waipahu, HI 96797
David Patterson
808-428-6178
6/18/25

Honua Kai Condominium Association

130 Kai Malina Parkway
Lahaina, HI 96727

Subject: Advantages of Directly Managing HVAC-Focused Projects

Dear Board & Owners of the Honua Kai Condo Association

I hope this message finds you well. As an established MEP contractor with extensive experience in mechanical systems, I wanted to highlight the benefits of our firm taking on the general contractor "Prime" role in projects where HVAC work comprises the majority—up to 98%—of the scope. By directly managing projects that require only minor drywall and painting, we can streamline operations, enhance efficiency, and provide cost-effective solutions.

Key Benefits of Eliminating a Separate General Contractor:

1. **Cost Savings** – By removing the need for a separate GC, we minimize overhead costs associated with administrative fees, markup, and additional management layers. This translates into direct savings for your team.
2. **Efficiency & Specialization** – HVAC is the core element of the project, and our specialized knowledge ensures seamless execution without delays or miscommunications that can arise when intermediaries are involved.
3. **Quality Control & Accountability** – Managing the project ourselves allows us to oversee all aspects of construction with meticulous attention to detail, ensuring high-quality workmanship in both HVAC installation and minor finishing tasks.

4. **Streamlined Communication** – Direct engagement between our team and your respected team eliminates unnecessary back-and-forth with an additional GC, ensuring smoother collaboration and real-time problem-solving.

Given our expertise and familiarity with all aspects of HVAC systems, we are confident that this approach offers a superior value proposition for your team.

V/R,

David Patterson

[ABOUT | Gordonmechanicalllc](#) - Gordon Mechanical website

Operations, estimating, & project mgmt.

“It’s ALL about the TEAM!”

June 13, 2025

Subject: Honua Kai Project – Confirmation of Piping Reuse Feasibility

Dear Sir or Madam,

Samsung has been actively involved in the Honua Kai update project for several years. Following a comprehensive review of the unit installation requirements, we would like to formally confirm that the existing piping may be reused without any adverse impact on the system's performance. Our technical evaluation indicates that the reuse of the current piping infrastructure will not result in any performance degradation.

We trust this clarification addresses any concerns related to the reuse of existing piping. We sincerely appreciate your consideration of Samsung for your retrofit project.

Should you require any additional information or further assistance, please do not hesitate to contact me.

Sincerely,

Sam Yoon

Vice President of Engineering
Samsung HVAC
888-699-6067 x 235
776 Henrietta Creek Rd.
Suite 100
Roanoke, TX 76262



Air Treatment Corporation
2045 Lauwiliwili St. Suite 1001 Kapolei, HI 96707
Phone: 808.628.2120 Fax: 808.628.2121

6/9/25

ATTN: Honua Kai

Project: Honua Kai HVAC Repair/ Replacement Project

Re: Gordon Mechanical

I write this letter to inform that Gordon Mechanical is a SAMSUNG factory trained and authorized Installing Contractor. They have proven proficiency and excellence in layout, installation, startup, commissioning, and have earned the distinguished title as "Samsung Preferred Dealer".

Should you have any questions please feel free to contact me at any time.

Thank you,

Josh K Jackson

Sales Engineer- HI Branch Leader

AIR TREATMENT CORPORATION | 100% Employee-Owned

C: 808.295.1561 | O: 808.628.2120 | Fax: 808.628.2121

jjackson@airtreatment.com | www.airtreatment.com

PRODUCT MODELS AND WARRANTY COVERAGE

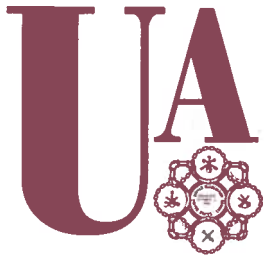
Product Family	Product Prefix	Standard Warranty	Enhanced Warranty**	
		7-year compressor 5-year parts	10-year compressor 10-year parts	1-year limited labor
WindFree™*	AR	Yes	Yes	Yes
2.0/2.0e/3.0/3.0e/3.0i				
RAC R32 Models		Yes	Yes	Yes
Max Heat® / Max Heat® 2.0		Yes	Yes	Yes
All CAC Including R32 Models Excluding -40° and Hylex™	AC	Yes	Yes	Yes
DVM S / Eco / Chiller Including R32 Models	AM / AG	Yes	Yes	No
CAC -40°	AC	Yes	No	No
Hylex™	AC	Yes	Yes	No
Quantum 2.0	AR	Yes	Yes	Yes
All generation Whisper / Pearl ¹	AR	Yes	Yes	Yes
Standard Max 3 ton	AQN / AQX36	Yes	Yes	Yes
Free Joint Multi	AJ	Yes	Yes	Yes
Quantum	AR	5 year compressor	7 year compressor	No
		1 year parts	5 year part	

*The WindFree™ unit delivers an air current that is under 0.15 m/s while in WindFree™ mode. Air velocity that is below 0.15 m/s is considered “still air” as defined by ASHRAE 55-2013 (American Society of Heating, Refrigerating, and Air-Conditioning Engineers).

**Enhanced Warranty requires product registration. Conditions apply.

¹Only Whisper, Whisper Wi-Fi, Max, and Pearl models manufactured after 1/1/2015 qualify for the enhanced warranty (10/10/1).

For questions regarding legacy products that are not listed in the table above, contact the warranty team for more information.



Founded 1889

PLUMBERS AND FITTERS LOCAL 675 UNITED ASSOCIATION



June 18, 2025

To Whom It May Concern,

I am pleased to confirm that the Pipefitters Union is fully prepared to provide skilled manpower to support Gordon Mechanical's projects across the Hawaiian Islands, should the need arise. Our collaboration ensures that all projects are staffed with experienced, highly trained professionals committed to delivering top-quality workmanship while adhering to the highest industry standards.

Gordon Mechanical has consistently demonstrated a strong commitment to union principles, fostering positive relationships with labor organizations and upholding core values such as fair wages, safe working conditions, and ongoing professional development. Through our partnership, we are confident in our ability to meet your workforce requirements efficiently and reliably, ensuring exceptional service throughout the region.

We look forward to supporting Gordon Mechanical in achieving its project goals and maintaining the highest standards of excellence.

Sincerely,

Valentino Ceria
Business Manager/
Financial Secretary