

## PROJECT

### DEPARTMENT OF DEFENSE (DOD) FORT RUGER B306 - REHABILITATE/IMPROVE AC CHILLED WATER PIPES

**Location:** Building 306, 3949 Diamond Head Road, Honolulu, Hawaii 96816-4495

**Project Objective:** Eliminate condensation drips and possible chilled water leaks from the chilled water piping on the first and second floors of Building 306 at Fort Ruger. Chilled water pipes for the air conditioning system (AC), located in the suspended ceiling, appear to leak water in several locations. This creates potential for mold and water stains on the ceiling tiles.

#### **Scope of Work:**

Contractor to remove and reinsulate chilled water piping per Attachment A. Prior to reinsulating, contractor to verify if the chilled water pipes/joints estimated in Attachment A leak chilled water, not just moisture due to condensation. Contractor to repair chilled water leaks and replace pipe and fittings as necessary. DOD will pay for pipe insulation as a lump sum and chilled water pipe and joint repair per lineal foot/joint. DOD will also pay for additional insulation on exposed pipes/joints that cause condensation, as an additive alternate.

Contractor to replace black steel pipe and fittings in kind or may use copper at their discretion. Dielectric unions required if contractor makes repairs/replacement with dissimilar metals.

Contractor to replace existing pipe insulation in kind, or with an approved alternative.

Contractor to insulate chilled water piping not currently insulated, if any, to prevent condensation dripping. Contractor is not required to investigate or repair piping or insulation outside the areas described in Attachment A, but may coordinate with POC upon finding such and make further repairs as agreed.

Please note the AC must remain in operation during working hours. Contractor must conduct work requiring shut down of the AC (i.e., replacement of piping and/or joint elbows) during non-working hours.

*Working hours for the staff in Building 306 are 7:00am – 5:00pm, Monday to Friday, excluding State and Federal holidays.*

DOD will hold a pre-bid site visit/meeting on October 17, 2022 at 10:00 a.m. in B306A Room 232 and then tour B303 and the chilled water pipe system at 3949 Diamond Head Road, Honolulu, HI. Attendees will meet in visitors parking area shortly before 10:00 a.m.

Proposed Work Schedule: Contractor shall submit a proposed work schedule based on the time restrictions and building cooling requirements. DOD personnel normally occupy the building Mon-Fri, 07:00 to 17:00 (Working Hours). **As noted above, the existing AC chilled water system must remain functional during Working Hours.** The Contractor shall submit a proposed work schedule within two (2) weeks after the award of the project. A Notice to Proceed will be issued based on this work schedule. Contractor shall complete the scope of work within forty-five (45) working days of the Notice to Proceed.

#### NOTES:

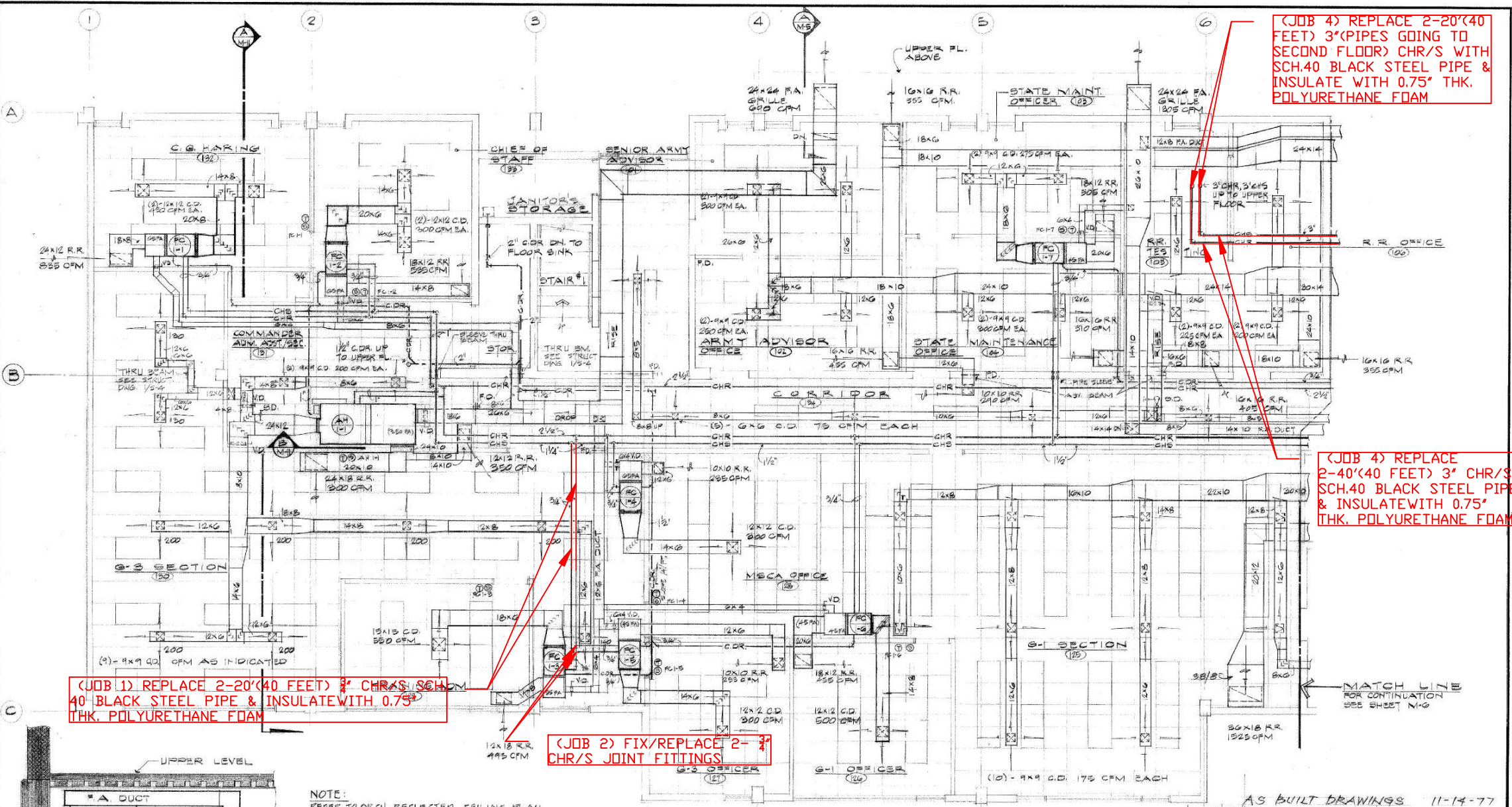
1. All items removed during construction shall be replaced and restored to their original condition.
2. Surroundings and existing utilities, that are to remain shall be protected from damage. In the event of damage, repair or replace item immediately to the satisfaction of the Engineer.
3. Guarantee. Shall be for two (2) years, guaranteed by the General Contractor for undivided responsibility.
4. All work, materials and equipment shall comply with the rules and regulations of all codes and ordinances of the local, state and federal authorities having jurisdiction. As a minimum the installation shall comply with the latest published versions of the following codes:
  - a. Occupational Safety and Health Act.
  - b. In compliance with any other federal, state, and/or authority having jurisdiction codes and ordinances, Department of Defense and National Guard Bureau regulations, and all industry standards such as plumbing codes.
5. Contractor shall identify and obtain all required permits without additional expense to the Owner.
6. DOD will occupy the building during the project. The Contractor shall perform the work in an expeditious manner, without undue interruption, and timely complete the project. The Contractor shall ensure safety and coordinate, schedule, and perform the work and operations to minimize inconveniences, hazards, disturbances to the building's occupants and daily operations.
7. Contractor Attire and Conduct, Contractor and its employees shall:
  - a. Wear proper attire and safety equipment at all times.
  - b. Wear shirts identifying the Contractor's company and maintain photo identification on their person at all times.

- c. Respect Department of Defense personnel and on maintain good behavior while on the premises. The Contractor shall remove employees exhibiting disrespectful behavior from the project site at the request of the Point of Contact (POC).
  - d. The use of radios or stereos by the Contractor's employees is expressly prohibited during Working Hours.
  - e. Comply with the ban on smoking and other use of tobacco products, alcoholic beverages, and illegal substances.
8. Parking, Contractor shall:
- a. Coordinate parking for its employees with the facility POC.
  - b. Maintain access to loading areas.
  - c. Not block building entrances.
  - d. Obey local rules and regulations governing safety, parking and traffic circulation.
9. Storage and Staging, Contractor shall:
- a. Not store materials and equipment inside of the building unless permitted by the facility POC.
  - b. Maintain full responsibility for stored items. The State shall not be liable for injury, losses or damages the Contractor incurs.
10. Contractor may not use the solid waste containers in the building or on DOD property.
11. The Contractor shall restrict its activities to the areas of work and shall at no time enter other areas unless granted by the facility POC.
12. The Contractor may use the building's restroom unless abused. An example of abuse is lavatories found soiled with debris, grease, sealant, etc. Frequently soiled fixtures will result in prohibited use of the facility's restrooms and the Contractor will be responsible to provide their own sanitary facilities outside the building.
13. The State may execute a separate contract for other work at the project site that was not known at the time Offers were submitted. The Contractor shall cooperate with other contractors, so all contract work can proceed smoothly and without interference or delay.
14. Within 7 calendar days after receipt of the Notice to Proceed, the State will convene a Pre-Construction Meeting.
15. Upon completion of work, clean-up and remove all rubbish and debris from the premises, which resulted from this work.

16. **CAMPAIGN CONTRIBUTIONS BY STATE AND COUNTY CONTRACTORS PROHIBITED.** If awarded a contract in response to this solicitation, offeror agrees to comply with HRS § 11-355, which states that campaign contributions are prohibited from a State and County government contractor during the term of the contract if the contractor is paid with funds appropriated by the legislative body between the execution of the contract through the completion of the contract.
17. **REQUIREMENT FOR CONTRACTORS LICENSING CLASSIFICATIONS.** Due to the nature of the work contemplated, bidder must possess a valid State of Hawaii Contractor's license in the appropriate classification. General Engineering Contractors holding an "A" license and General Building Contractors holding a "B" license are reminded that due to the Hawaii Supreme Court's January 28, 2002 decision in Okada Trucking Co., Ltd. V. Board of Water Supply, et al., 97 Haw. 450 (2002), they are prohibited from undertaking any work, solely or as part of a larger project, which would require the General Contractor to act as a specialty contractor in any area in which the General Contractor has no license. Bidders are solely responsible to review the project requirements, determine the appropriate licenses required, and ensure compliance of the Bidder and their Subcontractor(s) listed in the OFFER FORM.
18. **POC:** The Contractor shall coordinate all work and communication Eric Lee Niemeyer (**POC**) or his delegated representative.

DOD Repair and Maintenance Engineer  
3949 Diamond Head Road Honolulu, Hawaii 96816-4495  
808-369-3487  
eric.l.niemeyer@hawaii.gov





(JOB 4) REPLACE 2-20'(40 FEET) 3" (PIPES GOING TO SECOND FLOOR) CHR/S WITH SCH.40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

(JOB 4) REPLACE 2-40'(40 FEET) 3" CHR/S SCH.40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

(JOB 1) REPLACE 2-20'(40 FEET) 3" CHR/S SCH.40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

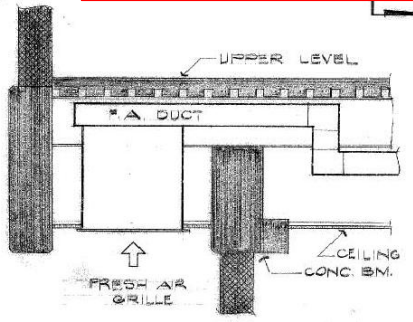
(JOB 2) FIX/REPLACE 2-3" CHR/S JOINT FITTINGS

NOTE: REFER TO ARCH REFLECTED CEILING PLAN FOR DIFFUSER & REGISTER LOCATIONS.

**PARTIAL LOWER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**LEGEND & ABBREVIATIONS - AIR CONDITIONING & VENTILATION**

- CHS — CHILLED WATER SUPPLY
- CHR — CHILLED WATER RETURN
- CDR — CONDENSATE DRAIN
- ⊕ — THERMOSTAT
- ⊙ — SWITCH
- A.H. — AIR HANDLING UNIT
- ADV. — AUTOMATIC AIR VENT
- CD — CEILING DIFFUSER
- EF — EXHAUST FAN
- ER — EXHAUST REGISTER
- FA — FRESH AIR INTAKE GRILLE
- FC — FAN COIL UNIT
- FD — FIRE DAMPER
- FR — RETURN REGISTER
- SD — SPLITTER DAMPER
- VD — VOLUME DAMPER



**A SECTION of FA GRILLE**  
SCALE: 3/4" = 1'-0"

AS BUILT DRAWINGS 11-14-77

REVISION NO.	DATE	DESCRIPTION	APPROVED STATE PUBLIC WORKS ENGINEER
DEPT. OF ACCOUNTING & GENERAL SERVICES DIVISION OF PUBLIC WORKS STATE OF HAWAII <b>ADMINISTRATION BUILDING</b> 400 - MAN ARMORY PART RUGER PARTIAL LOWER LEVEL AIR CONDITIONING FLOOR PLAN			
DESIGNED BY: V.P.	CHECKED BY: K.J.T.	DATE: 02-14-17102	<b>M-5</b>
DRAWN BY: V.P.	APPROVED BY:	DATE:	
SCALE: AS NOTED		DATE: MAY 11, 1976	BY: [Signature]



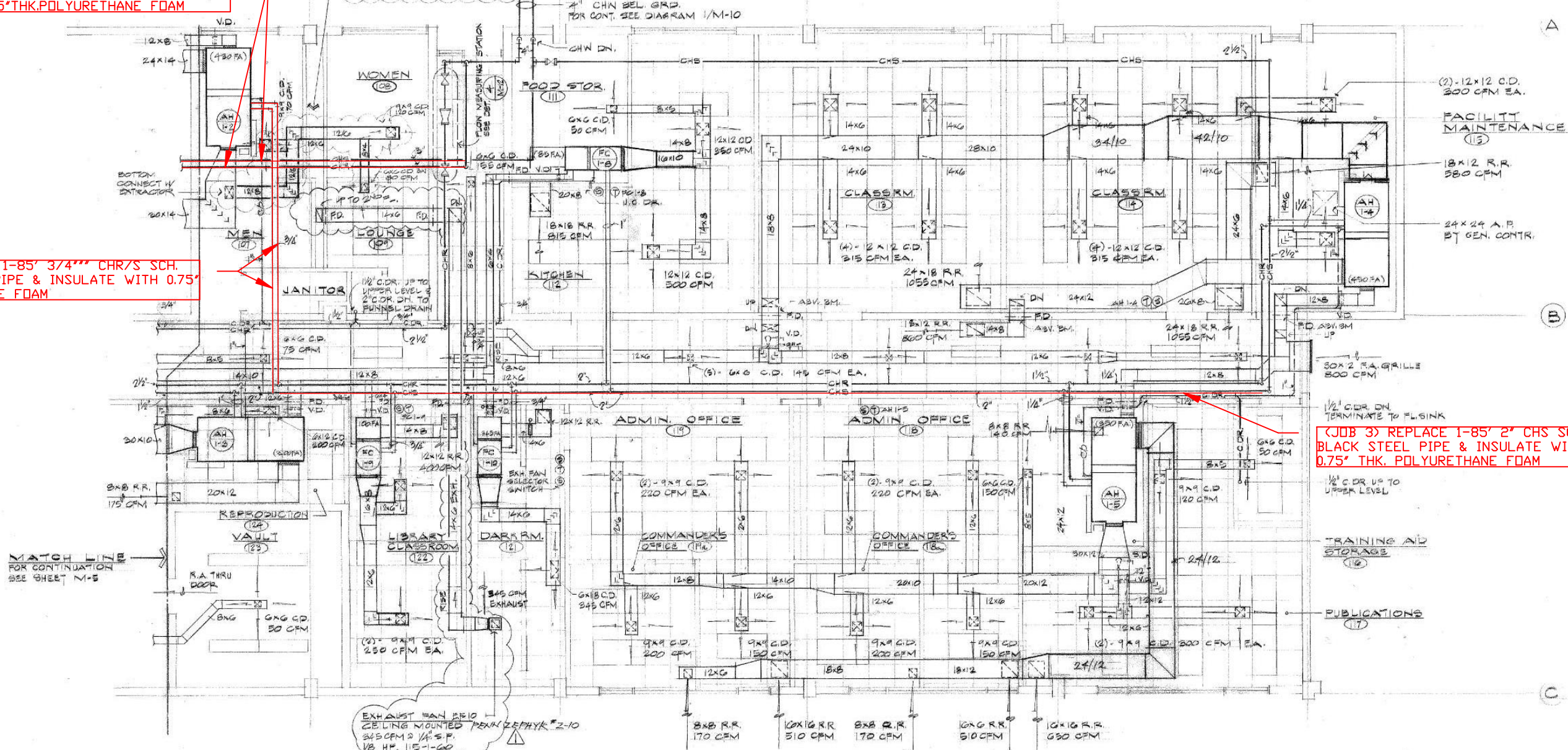
(JOB 4) REPLACE 2-40' (80 FEET) 3" CHR/S SCH.40 BLACKSTEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

(JOB 1) REPLACE 1-85' 3/4" CHR/S SCH. 40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

(JOB 3) REPLACE 1-85' 2" CHS SCH. 40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

PCD # 1 NOTES:

1. ADD SUPPLY AIR DUCT & DIFFUSERS.
2. ADJUST AH-2 FPM TO MEET ADDITIONAL 870 CFM.
3. ADJUST FRESH AIR QUANTITY TO 800 CFM (430+370 CFM).



EXHAUST MAN FIELD CEILING MOUNTED PENK ZEPHYR #2-10 345 CFM @ 1/2" S.P. 1/8 HP 115-1-60  
NOTE: INTERLOCK WITH SELECTOR SWITCH SEE CONTROL DIAGRAM SHT. N-10

PARTIAL LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

NOTE: REFER TO ARCH. REFLECTED CEILING PLAN FOR DIFFUSER & REGISTER LOCATIONS.

AS BUILT DRAWINGS 11-14-77

PCD# 1	ADD SUPPLY AIR TO MEN'S & WOMEN'S LOUNGE	SHT. 1	DEC. 13, 1976	
PCD# 1	DARK RM. EXH. DUCT RE-ROUTE TO ROOF. REV. E.P.10	SHT. 2	JULY 14, 1976	
REVISION NO.	SYM.	DESCRIPTION	DATE	APPROVED: STATE PUBLIC WORKS ENGINEER
				DEPT. OF ACCOUNTING & GENERAL SERVICES DIVISION OF PUBLIC WORKS STATE OF HAWAII ADMINISTRATION BUILDING # 100 - MAIN ARMORY FORT RUGER OAHU HAWAII
				PARTIAL LOWER LEVEL AIR CONDITIONING FLOOR PLAN WONG, SUEB, & ASSOC., INC. DESIGNED BY: V.F. DRAWN BY: V.F. SCALE: AS NOTED



(JOB 1) REPLACE 20' 3/4" CHR/S SCH.40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

PCD # 10 NOTES:  
ADD SUPPLY DUCT AND SUPPLY REGISTER INTO STAIR NO. 1 (1-LY DEF. GAR)

(JOB 4) REPLACE 45' 3" CHR/S SCH.40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

(JOB 5) REPLACE 15' 1-1/2" CHR/S SCH.40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

(JOB 6) REPLACE 30' 1" CHR/S SCH.40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

(JOB 7) REPLACE 10' 3/4" CHR/S SCH.40 BLACK STEEL PIPE & INSULATE WITH 0.75" THK. POLYURETHANE FOAM

(JOB 2) FIX/REPLACE 1- 3/4" CHR/S JOINT FITTINGS

**PARTIAL UPPER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTE:  
REFER TO ARCH. REFLECTED CEILING PLAN FOR DIFFUSER & REGISTER LOCATIONS

AS BUILT DRAWINGS 11-14-77

PCD # 10	ADD SUPPLY AIR INTO STAIR NO. 1	DATE	APR 27, 1978
REVISION NO.	SYM.	DESCRIPTION	DATE
DEPT. OF ACCOUNTING & GENERAL SERVICES DIVISION OF PUBLIC WORKS STATE OF HAWAII			
<b>ADMINISTRATION BUILDING</b> 4100 - MON ARMORY FORT RUGER OAHU HONOLULU			
PARTIAL UPPER LEVEL AIR CONDITIONING FLOOR PLAN			
THIS WORK WAS PREPARED BY <i>Wong, Subon &amp; O'Sullivan, Inc.</i>		DASH JOB NO. 02-12-171023	
DESIGNED BY	V.F.	CHECKED BY	K.J.T.
DRAWN BY	V.F.	APPROVED BY	
SCALE	AS NOTED	DATE	MAY 17, 1978
		<b>DRAWING NO. M-7</b> SHEET 62 OF 78 SHEETS	



