

Scope of work for “Hawaii Wood Utilization: Installation of Accessory Dwelling Unit (ADU) Demonstration project”- FY23-24

This scope of work includes the construction of an Accessory Dwelling Unit (ADU) at the Division of Forestry and Wildlife (DOFAW) Makiki Baseyard (2135 Makiki Heights Drive, Honolulu, HI 96822).

In Hawaii, wood from local timber management areas is not being utilized locally. The ADU demonstration will be designed and built to showcase local manufacturing capacity using Hawaii-grown wood and demonstrate potential pathways to overcoming economic and legal barriers of state building codes in commercial construction using local woods.

The vendor will be required to work closely with the Division of Forestry and Wildlife (DOFAW) and the Hawaii Wood Utilization Team (HWUT) in completing this project. DOFAW and HWUT have a design completed for the ADU using locally harvested wood from the Kokee Timber Management Area on Kauai. HWUT is a group of experts from various wood-related industries (forestry, architecture, design, engineering, wood products, construction, finance, marketing, and cultural practice). The team promotes the use of hazardous fuel wood to increase the visibility, connectivity, and confidence in Hawaii wood products and local manufacturing for commercial building markets.

Project deliverables:

Overview:

1. Construction of an ADU - General Design Information
 - Overall footprint approximately 500 SF
 - 396 SF of interior space
 - 77 SF of covered lanai
 - 1 bedroom
 - 1 bathroom
 - Kitchen and living area
 - Corrugated metal roof
2. DOFAW will provide architectural drawings for the ADU, which includes details on style, size, quantities, and specifications for deliverables.
3. DOFAW will provide items listed below including door and window package, flooring, siding, decking, trim, posts, and beams.
4. DOFAW will provide toilet facilities for vendor, dumpster for construction waste and safety fencing for work site.

Specifications:

Vendor must furnish parts, supplies and labor to construct an ADU according to architectural plans provided (see attached drawings). Vendor must use materials provided by DOFAW and is responsible for purchasing all additional materials, supplies and equipment necessary to complete the construction of the ADU including:

- Tools & equipment required for construction.
- 16 concrete block footings with straps.
- 600 SF of corrugated paneling for roof and fasteners.
- All framing materials, insulation, and fasteners.
- Entry stair system and railing.
- Drywall for interior walls.
- Plywood for sub-floor
- Finishing for floors, walls, siding, and trims.
- Waterproofing membranes for exterior walls and roof.
- Sealant for unfinished surfaces using standard prep and painting practices and paint for interior walls, trims.

Phase 1 – Work to begin May 1, 2023, and be completed by June 30, 2023

1. Site layout and footings.

- Site is located at: Division of Forestry and Wildlife (DOFAW) Makiki Baseyard (2135 Makiki Heights Drive, Honolulu, HI 96822).
- An existing 40' shipping container will be removed by on site staff before the project begins.
- Limited site work will be required for layout of concrete footings and stair landing.
- 16 concrete block footings to be installed per the architectural plans.

2. Construction of floor joists, subfloor, posts, beams, exterior and interior wall framing, insulation, stairs/railing.

- Structural timber frame system provided by DOFAW will be cut by CNC (computer numeric control).
- Minimal field cuts required.
- Use fasteners specified in architectural plans.
- Wall framing materials provided by vendor.
- Stair and railing framing materials provided by vendor.
- Install plywood subfloor (materials provided by vendor)

3. Construction of roofing

- Roofing materials provided by vendor.
- Waterproofing membrane and insulation provided by vendor.

- Flashing /sheet metal provided by vendor.

Phase 2 – Work to be started May 1, 2023, and be completed by August 31, 2023

4. Construction of exterior siding, exterior decking, exterior trim
 - Installation of exterior siding (1x6 eucalyptus tongue and groove exterior siding provided by DOFAW).
 - Installation of exterior decking (1x6 eucalyptus decking provided by DOFAW)
 - All required fasteners provided by vendor.
 - Exterior clear finish for weatherproofing siding and decking (materials provided by vendor).

5. Installation of door and window systems.

Door systems include:

- 3 ea. exterior sliding wood doors with DW floor track system.
- 1 ea. exterior swing door.
- 12' x 20' custom floor-to-ceiling tempered glass wall system with exterior privacy panels consisting of 45 vertical wood slats.
- 2 ea. interior doors.

Window systems include:

- 2 ea. 48" x 96" Breezeway jalousie glass windows.
- 1 ea. 24" x 48" Left Hand Casement.
- 1 ea. 36" x 48" Left Hand Casement.
- 1 ea. 15" x 48" Left Hand Casement.
- 1 ea. 24" x 36" Awning.

Phase 3 – Work to be started July 1, 2023, and be completed by December 30, 2023

6. Rough in plumbing & electrical

- Licensed plumber and electrician to rough in all plumbing and electrical.
- Install electrical panel, boxes for switches, outlets, light fixtures.
- Install plumbing system.

7. Installation of interior flooring, interior trim and baseboard

- Eucalyptus interior tongue and groove flooring, trim & baseboard (provided by DOFAW)

8. Interior drywall

- Install drywall interior walls; materials provided by vendor.

9. Finish electrical

- Install electrical outlet covers, switch covers, lighting fixtures (provided by vendor).

10. Paint, finishing, sealant

- Finishing for interior floors, walls, and trims.
- Sealant for unfinished interior surfaces using standard prep and painting practices.

Items to be provided by DOFAW to Contractor:

1. Door & Window Package

- 6 custom wood frame windows
Hardware provided: 10-B Bronze
 - 2 ea. 48" x 96" Breezeway jalousie glass windows
 - 1 ea. 24" x 48" Left Hand Casement
 - 1 ea. 36" x 48" Left Hand Casement
 - 1 ea. 15" x 48" Left Hand Casement
 - 1 ea. 24" x 36" Awning
- 1 ea. 12' x 20' custom floor-to-ceiling tempered glass wall system with exterior privacy panels consisting of 45 vertical wood slats
Hardware: SS Stainless steel
- 3 ea. 48" x 96" single lite wood doors
Hardware: DW Floor Track, lever set, 10-B Bronze
- 1 ea. 48" x 96" single lite wood door
Hardware: Hinges, lever set, 10-B Bronze
- 2 ea. 32" x 84" paint grade interior doors
Hardware: Hinges, lever set, satin nickel

All door & window systems will come prefinished with PPG Proluxe clear exterior wood finish.

2. Flooring, siding, decking and trim

- 400 sq ft eucalyptus tongue and groove hardwood flooring
- 1500 linear ft 1x6 pine tongue and groove siding
- 1000 linear ft 2x6 pine tongue and groove roof decking/sheathing
- 300 linear ft eucalyptus trim & baseboard

3. Posts, beams, and trusses (Provided by DOFAW)

- 10 ea. 4 x 4 x 8' pine wood posts with CNC machined joinery
- 4 ea. 4 x 10 x 20' pine wood beams
- 2 ea. 4 x 8 x 24' pine wood beams with CNC machined joinery
- 7 ea. 4 x 6 x 24' pine wood trusses with CNC machined joinery

All posts, beams, and trusses will come prefinished with PPG Proluxe clear exterior wood finish.

VENDOR REQUIREMENTS:

- The bidder will provide a Bid Bond pursuant to HRS 103D-323 at time of Offer submission.
- The bidder will provide a performance bond and a payment bond for each PO to ensure completion of all projects to the specifications herein and payment of any materials, or labor debts.
- Licensed general contractor with experience in timber frame construction systems, wood joinery, cabinetry, and finish framing.
- Experience with custom finish framing and fine woodworking.
- Experience installing custom door and window systems.
- Vendor must have access to and use Buildertrend Software for close contractor coordination with DOFAW and other partners participating in the Hawaii Wood Utilization Team (HWUT).

Specifications Contact:

Tanya Rubenstein

Tanya.Rubenstein@Hawaii.gov