

REVISED
GENERAL REQUIREMENTS

GENERAL

- 1.01 GENERAL PROVISIONS: The General Conditions of the Contract and any supplementary conditions as agreed upon between the HHFDC and the Contractor are a part of this Contract and shall govern the Work.
- A. DESCRIPTION OF PROJECT: This project shall cover irrigation repairs and landscape maintenance services at the Villages of Kapolei, as described herein.
- B. The work areas include those areas identified in the “Description of Areas” contained herein. Contractor shall review the identified areas in the field and inform HHFDC of any identified discrepancies between the identified areas and the field condition prior to commencement of work.

1.02 WORK COVERED BY THE CONTRACT DOCUMENTS:

The Work includes but is not limited to the following:

- A. Operation and maintenance of the irrigation and sprinkler system, to include equipment cleaning, adjustment, repair and replacement.
- B. Service and repair of electrical equipment appurtenant to the irrigation sprinkler system.
- C. Mowing, weeding, trimming around trees and signs, and edging of lawn areas; weeding, trimming and edging of ground covers; hedge trimming; removal of overgrowth.
- D. Removal and replacement of shrubs, lawn areas, and ground covers.
- E. Pesticide application (herbicide, insecticide, fungicide, and other approved pesticide).
- F. Pruning of shrubs.
- G. Removal of leaves, trash and debris.
- H. Clearing gutters, swales and ditches.
- I. Removal and disposal of dead animals.
- J. Maintenance of any additional area not described herein within the Villages of Kapolei which is incorporated into the Work as agreed upon by HHFDC and the Contractor.

1.03 GENERAL REQUIREMENTS:

- A. SCOPE. The Contractor shall furnish supervision, labor, equipment and incidentals necessary to perform all work as described in these General Requirements and in the Bid Documents.
- B. DESCRIPTION OF WORK. Refer to the Technical Specifications attached to this IFB for specifications and further description of the work to be performed.
- C. WORK SCHEDULE. Prior to commencement of the work, the Contractor shall provide a schedule for the work to be completed. All scheduled work performed by the Contractor shall be in accordance with these General Requirements.
- D. WORK INSPECTION. Verification of completed work by the HHFDC Inspector is a requirement of this contract for the approval of payments to the Contractor. Therefore, the Contractor shall notify the HHFDC at least seven (7) calendar days prior to submitting invoices for payment for work performed under this Contract. Failure to do so may delay the approval and processing of the requested partial payment. Refer to the HHFDC General Conditions for additional inspection requirements.

1.04 TIME OF COMPLETION: The time of completion for all work in the Contract shall be as specified in the Form of Bid. Any extension of Contract time will be subject to the approval of the Executive Director as indicated in these General Requirements.

1.05 CONTINGENCY: An allowance, as specified in the Form of Bid, is reserved for unforeseen or emergency work related to this Contract. If necessary, additional inspection work shall be based on the unit prices as provided by the Contractor in the Form of Bid. The contingency allowance shall be applied to work only as authorized by HHFDC and performed by the Contractor. Work shall not commence on any allowance work prior to issuance of written authorization of HHFDC, except in emergency cases. Further, the HHFDC may require that the Contractor submit invoices, receipts or other information, prior to payment.

1.06 DESCRIPTION OF AREAS: Landscape and General Maintenance shall be performed as required in these General Requirements and shall be limited to the areas described herein and as noted in attached Figure(s), including the General Site Location Map (Figure 1), except as modified in writing by HHFDC. The total estimated aggregate area of the areas described below is approximately 44 acres.

A. Areas "A" and "B" (Entries at Kealanani Avenue and Kama'aha Avenue):

- 1. Area "A" - Kealanani Entry. This area consists of the landscaped parcels on both sides of the entry to Kealanani Avenue from Farrington Highway. (See Figure 2). This area is irrigated automatically, with the irrigation controller located on the west side of the entry.

2. Area "B" - Kama'aha Entry. This area consists of the landscaped parcels on both sides of the entry to Kama'aha Avenue from Fort Barrette Road. (See Figure 3). This area is irrigated automatically, with the irrigation controller located on the north side of the entry.

B. Areas "C" and "D" (Interior Roads Right-of-Ways and Common Areas):

1. Area "C" - Kealanani Avenue. This area consists of the landscaped median within the proposed City and County of Honolulu rights-of-way, the landscaped strip between the curb and the sidewalk, and the landscaped strip between the sidewalk and the perimeter wall on each side of the roadway. (See Figure 4). This area is approximately 2.9 acres. Where there is no wall, the landscaped strip on each side of the rights-of-way shall be measured from the outermost edge of the sidewalk to a distance of 13' away from the sidewalk. This area is irrigated automatically with the irrigation controller located near Farrington Highway.
2. Area "C" - Kumu Iki Street Entry "A". This area also includes the landscaped lots on both sides of the entry to Kumu Iki Street from Kealanani Avenue. (See Figure 4A). *This area is irrigated automatically with battery-operated irrigation valves.*
3. Area "D" - Kama'aha Avenue. This area consists of the landscaped median within the proposed City and County of Honolulu rights-of-way, the landscaped strip between the curb and the sidewalk, and the landscaped strip between the sidewalk and the perimeter wall on each side of the roadway. This area is approximately 4.8 acres. Where there is no wall, the landscaped strip on each side of the rights-of-way shall be measured from the outermost edge of the sidewalk to a distance of 13' away from the sidewalk. (See Figure 4). This area is irrigated automatically with the controllers located on the north side Kama'aha Avenue on both corners of the Kealanani Avenue and Kama'aha Avenue intersection.
4. Area "D" - Kama'aha Loop. This area includes two landscaped medians within the proposed City and County rights-of way at the intersection of Kama'aha Avenue and Kama'aha Loop. (See Figure 4). *The landscaped medians are irrigated automatically with battery-operated irrigation valves located in the medians.*
5. Area "D" - Kumu Iki Street Entry "B". This area also includes the landscaped lots on both sides of the entry to Kumu Iki Street from Kama'aha Avenue. (See Figure 4B).
6. Area "D" – Kaiu Avenue Entry "A". This area also includes the landscaped corner lots at the Western entry to Kaiu Avenue from Kama'aha Avenue

(across from the dead-end of Kaana Street, near Fort Barrette Road), as well as the median in Kaiu Avenue at that entry location (See figure 4C).

C. Area "E" (Northwest Corner):

1. This area consists of approximately 19 acres bounded by Farrington Highway to the north, the Kumu Iki subdivision wall to the south, Kealanani Avenue to the east, and Fort Barrette Road to the west. It shares a boundary with the Daniel Akaka State Veterans Home to the south and east of the parcel. (See Figure 5). This area has automatic irrigation by remote control valves and pop-up rotor sprinkler heads with the controller located at the west side of the Kealanani entry.

D. Area "G": (Vacant .67 acre Parcel at Kama'aha Loop)

1. This area consist of approximately .67 acre of unimproved lot between the Kapolei Elementary School and Kapolei Recreation Center. The area is not irrigated. (This lot is being considered for conveyance to others and may be deleted from the maintenance work.)

E. Area "H" (Farrington Highway Shoulder - Makai):

1. This area consists of approximately 0.5 acre of landscaped area on the makai shoulder of Farrington Highway, between Kealanani Avenue and the Kapolei Golf Course Road and is bounded by the concrete sidewalk and the perimeter wall. (See Figure 7). Landscaping consists mainly of wax leaf ficus shrubs and common zoysia el-toro grass. Zoysia el toro grass begins from Papaiaulu Avenue and ends at the Kapolei Golf Course Entrance.

F. Area "I" (Fort Barrette Road Shoulder):

1. Area "I" - Fort Barrette Road Shoulder (Kumu Iki Wall). This area parallels Fort Barrette Road and bounded by the roadway pavement and the subdivision wall. This area extends from the northernmost corner of the subdivision wall to the southernmost corner of the subdivision wall. This area is approximately 15 feet wide, beginning from edge of wall and extends 15 feet into the shoulder, but does not extend to the pedestrian path. This area is generally unimproved. This area does not include the entry way at Area "B". (See Figure 6).

G. Area "J" (Bisecting Park):

1. This area consists of approximately 2.4 acres of landscaped area (including seashore paspalum), bounded by Villages 5, Village 6, Kapolei Parkway, and Kaiu Avenue. (See Figure 8). **Maintenance shall include the median at Kaiu Avenue.** This area is irrigated automatically with two irrigation controllers within its limits.

H. Area "K" (Kapolei Parkway):

1. This area consists of all medians and shoulders of Kapolei Parkway, from the intersection of Ft. Barrette Road to the start of the bridge over drainage channel (by maintenance yard, Area "T"), and includes the shoulder areas approximately 13 feet from the edge of the sidewalk. (See Figure 9 and Figure 9A). This area consists of approximately 3.5 acres of sloped or unimproved future landscape strips about 13 feet behind the sidewalk and approximately 3.4 acres of ungrassed median and ungrassed planting strip between the sidewalk and the roadway curb. This area is not irrigated, except for the 7 monkeypod trees in the median, which are manually irrigated.

I. Area "L" (Portion of Kama'aha Avenue by Kapolei Middle School):

1. This area consists of all landscaping within the Kama'aha Avenue roadway right-of-way adjacent to the Kapolei Middle School southern boundary, including the shoulder and median strips. (See Figure 10). This area is irrigated automatically with battery-operated irrigation valves in the median and Kapolei Parkway.

J. Areas "R" and "S" (Rights-of Ways and Common Areas):

1. Area "R" - Kuloa Avenue Medians. This area consists mainly of the landscaped medians on Kuloa Avenue, which includes shrubs, ground cover, and grass (See Figures 11a and 11b). The medians on Kuloa Avenue are irrigated automatically by irrigation controllers located at the Villages of Kapolei Association's landscaped entry lots at each end of Kuloa Avenue.
2. Area "S" - Kowelo Avenue Entry, Kowelo Avenue Median and shoulders, and Common Area Lots at Oaheahe Way and Kolili Place: This area consists of the Kowelo Avenue Roadway rights-of-way above Kolili Street, Kowelo Avenue Entry and median, adjacent landscape lots on Oaheahe Way and Kolili Place. The landscaped common area lots on Oaheahe Way and Kolili Place are situated on the opposite side of the Kowelo Avenue Entry walls. (See Figure 12). This area excludes planter strips which are adjacent to residential driveways. This area is irrigated automatically by a controller located at the east side of the Kowelo Entry lot.

K. Areas "T" (Portion of Maintenance Yard):

1. This area consists of a portion of the fenced maintenance yard from Kapolei Parkway, Upper Drainage Channel, Kapolei Middle School and to back fence by Non-potable Reservoir (See Figure 14). The area will have overgrowth removed and may be used for staging of equipment. This area is not irrigated.

L. LIST OF FIGURES:

The figures below are not to scale:

- | | |
|------------|--|
| Figure 1 | Villages of Kapolei General Site Location Map |
| Figure 2 | Map of Area A (Farrington Highway and Kealanani Avenue Entry.) |
| Figure 3 | Map of Area B (Fort Barrette Rd and Kama'aha Ave. Entry) |
| Figure 4 | Map of Areas C and D (Kealanani Ave. and Kama'aha Ave.) |
| Figure 4A | Map of Kumu Iki Street Entry "A" at Area C. |
| Figure 4B | Map of Kumu Iki Street Entry "B" at Area D. |
| Figure 4C | Map of Kaiiau Avenue Entry "A" at Area D. |
| Figure 5 | Map of Area E (Northwest Corner) |
| Figure 6 | Map of Area I along Fort Barrette Road shoulder/Kumu Iki wall |
| Figure 7 | Map of Area H along Farrington Highway - Malanai Wall |
| Figure 8 | Map of Area J (Bisecting Park) |
| Figure 9 | Map of Area K (Kapolei Parkway) |
| Figure 9a | Area K - Kapolei Parkway roadway typical cross-section |
| Figure 10 | Map of Area L (Kama'aha Avenue, south of Kapolei Parkway) |
| Figure 11a | Map of Area R (Kuloa Avenue Median, from Kama'aha Avenue) |
| Figure 11b | Map of Area R (Kuloa Avenue Median, from Kealanani Avenue) |
| Figure 12 | Map of Area S (Kowelo Avenue Rights-of-Way, Kowelo Avenue Entry and Common Area Lots at Oahehe Way and Kolili Place) |
| Figure 13 | Location of Irrigation Controllers |
| Figure 14 | Map of Area T (Portion of Maintenance Yard by Non-Potable Reservoir Site) |

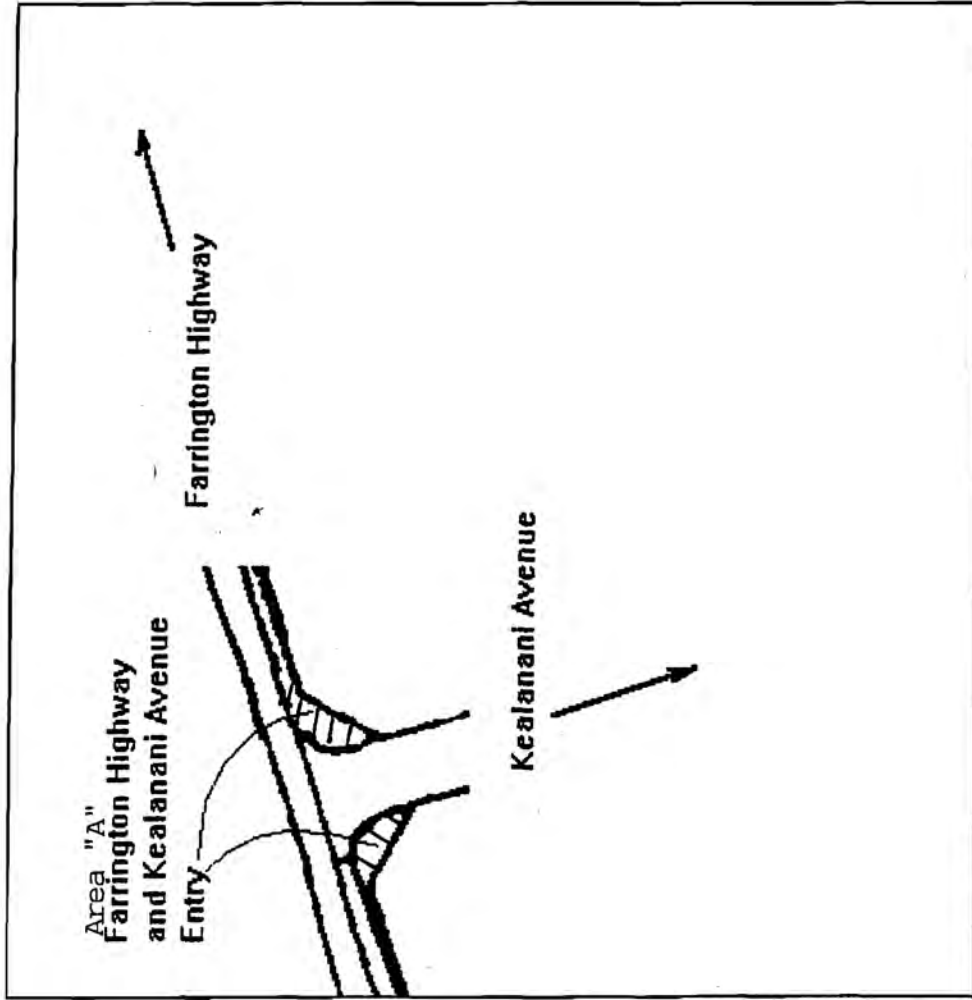


FIGURE 2
 Map of Area "A"
 (Farrington Highway and
 Kealanani Ave Entry)

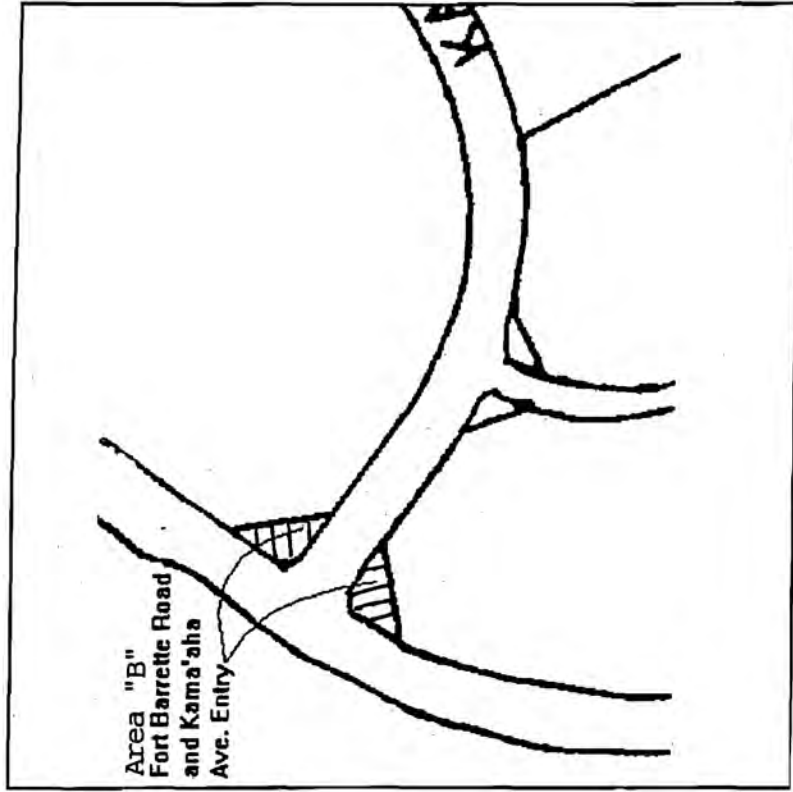
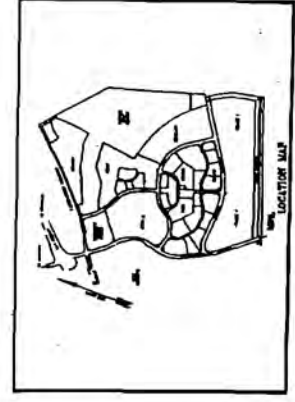


FIGURE 3
 Map of Area "B"
 (Fort Barrette Rd.
 and Kama'aha Ave
 Entry)



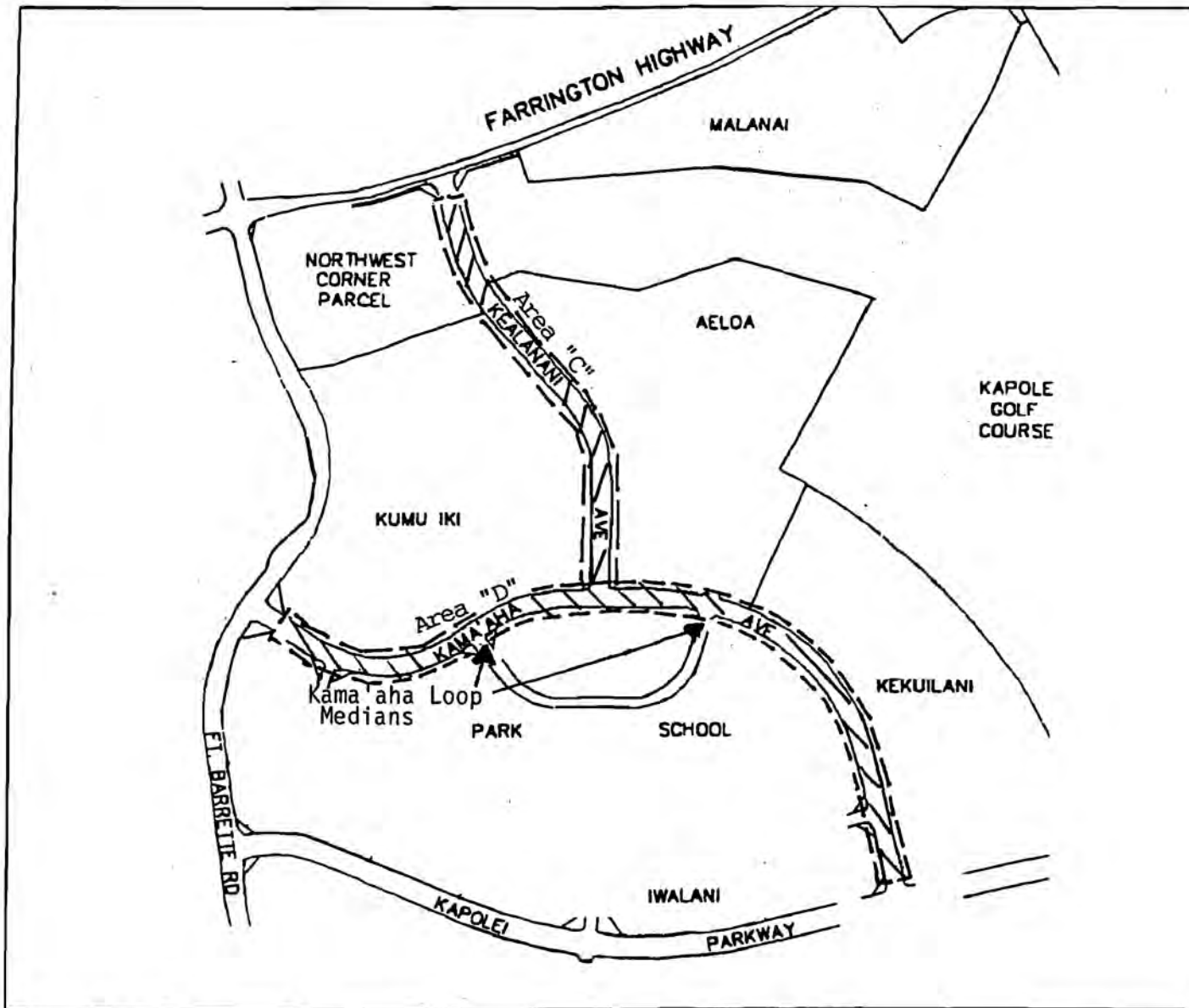
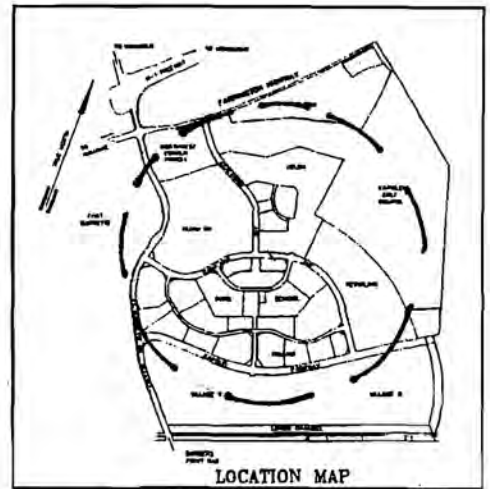


FIGURE 4

AREAS "C" AND "D"
 (Kealanani Avenue & Kama'aha Avenue)



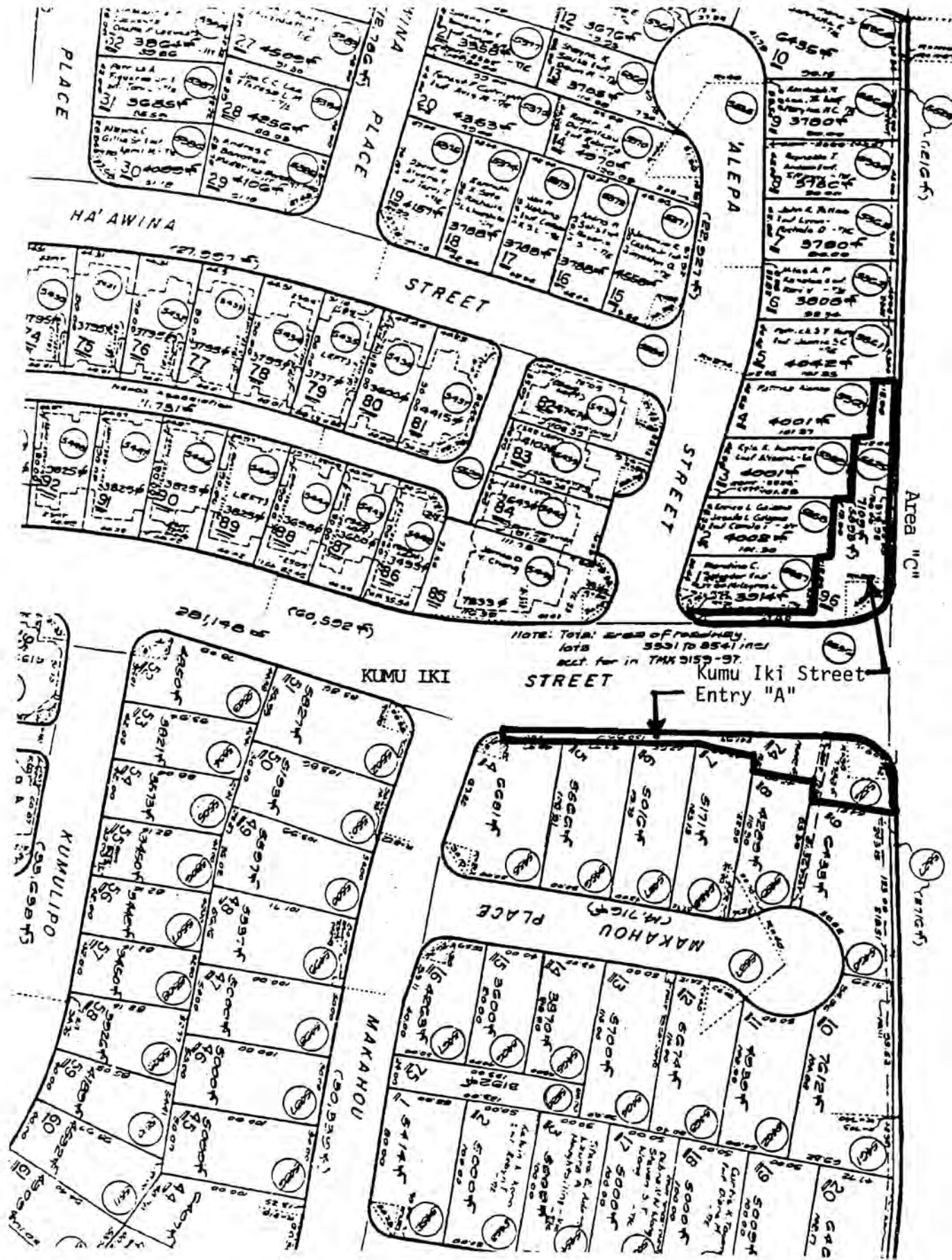
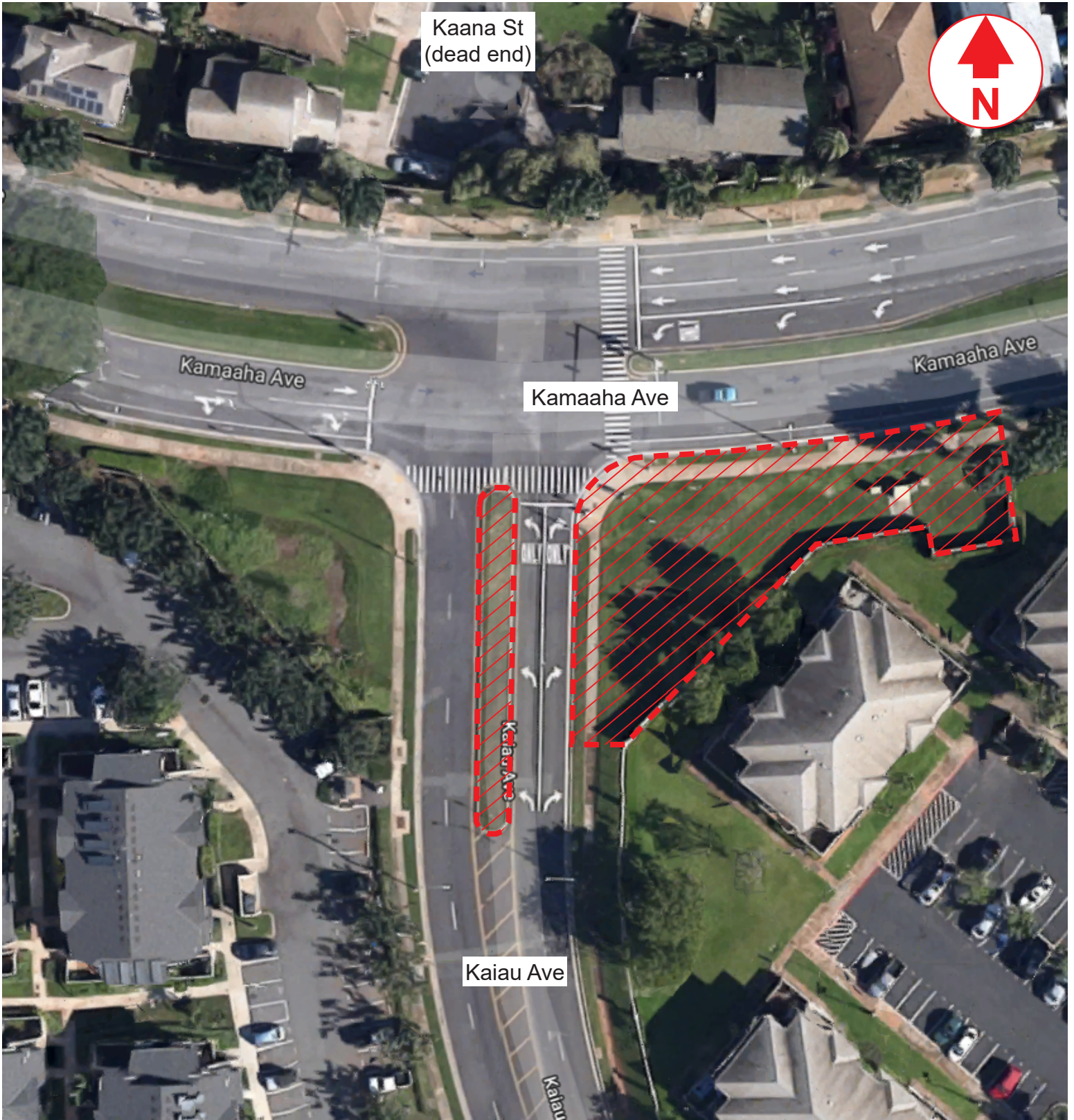


Figure 4A
 Map of Kumu Iki Street
 Entry "A" at Area "C"



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Figure 4C

Kaiu Avenue Entry "A" at Area "D"

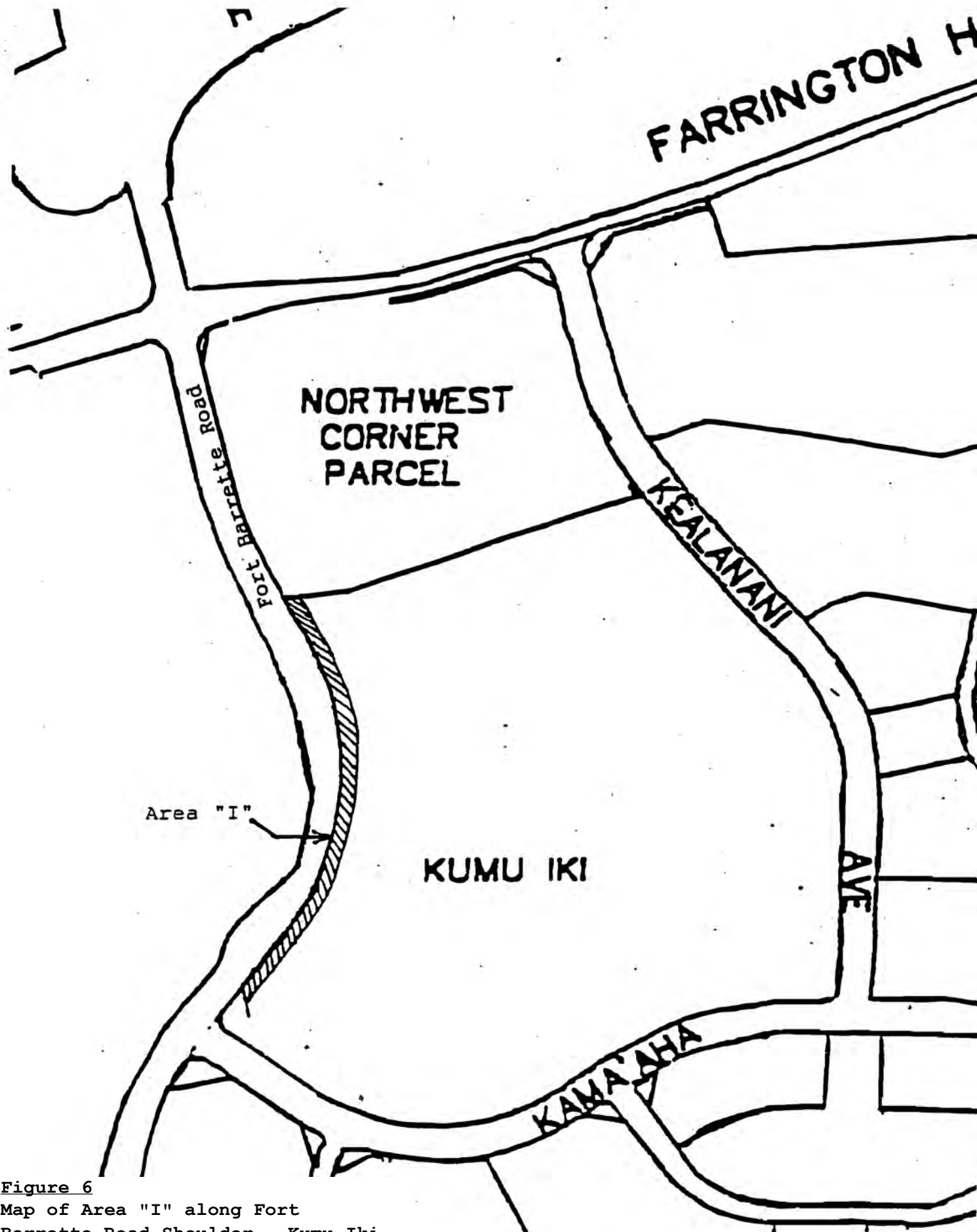


Figure 6
Map of Area "I" along Fort
Barrette Road Shoulder - Kumu Iki
Wall)

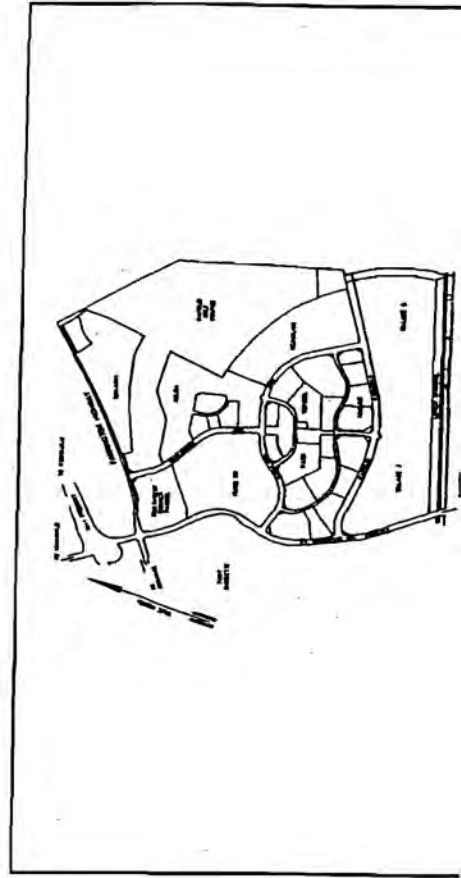
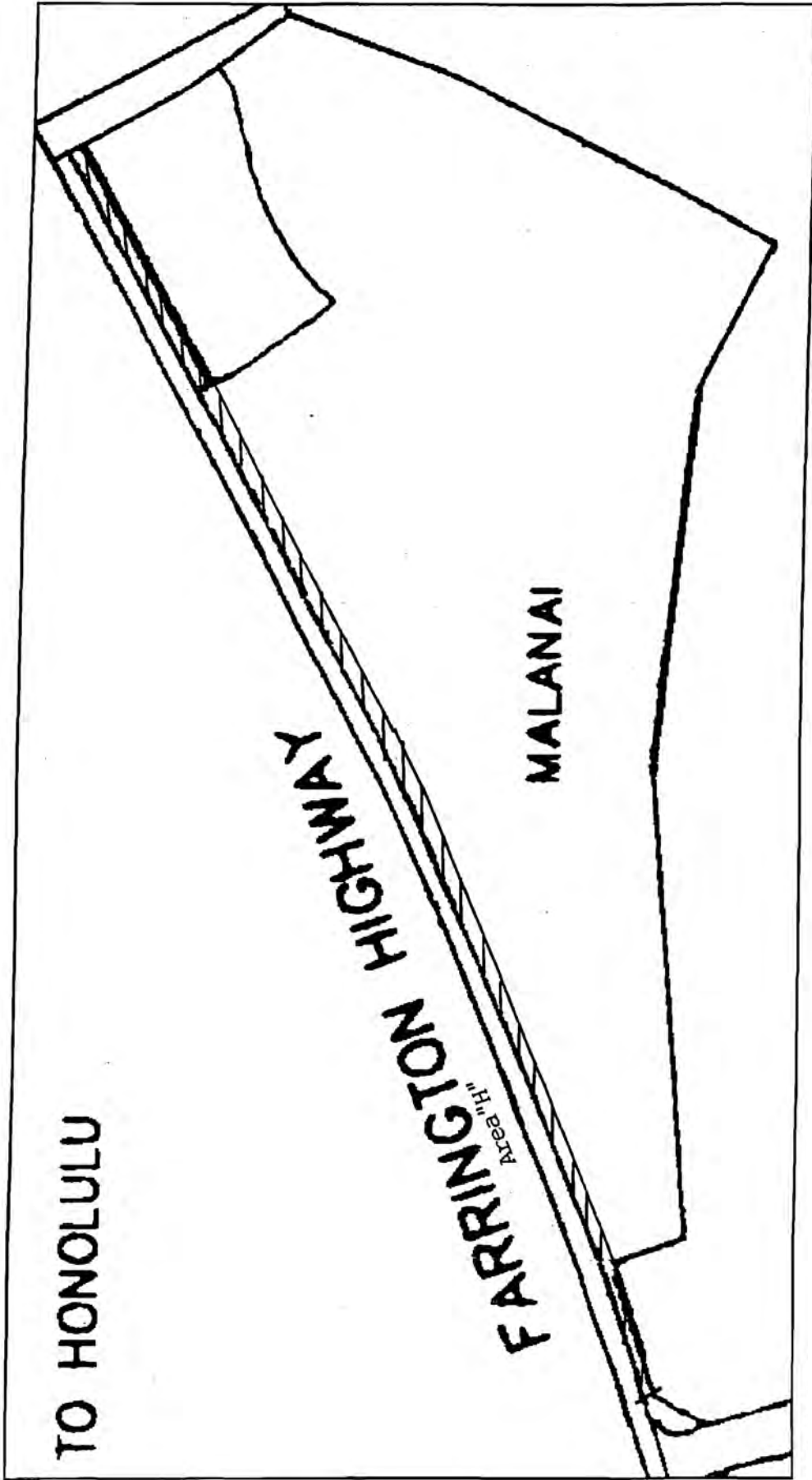
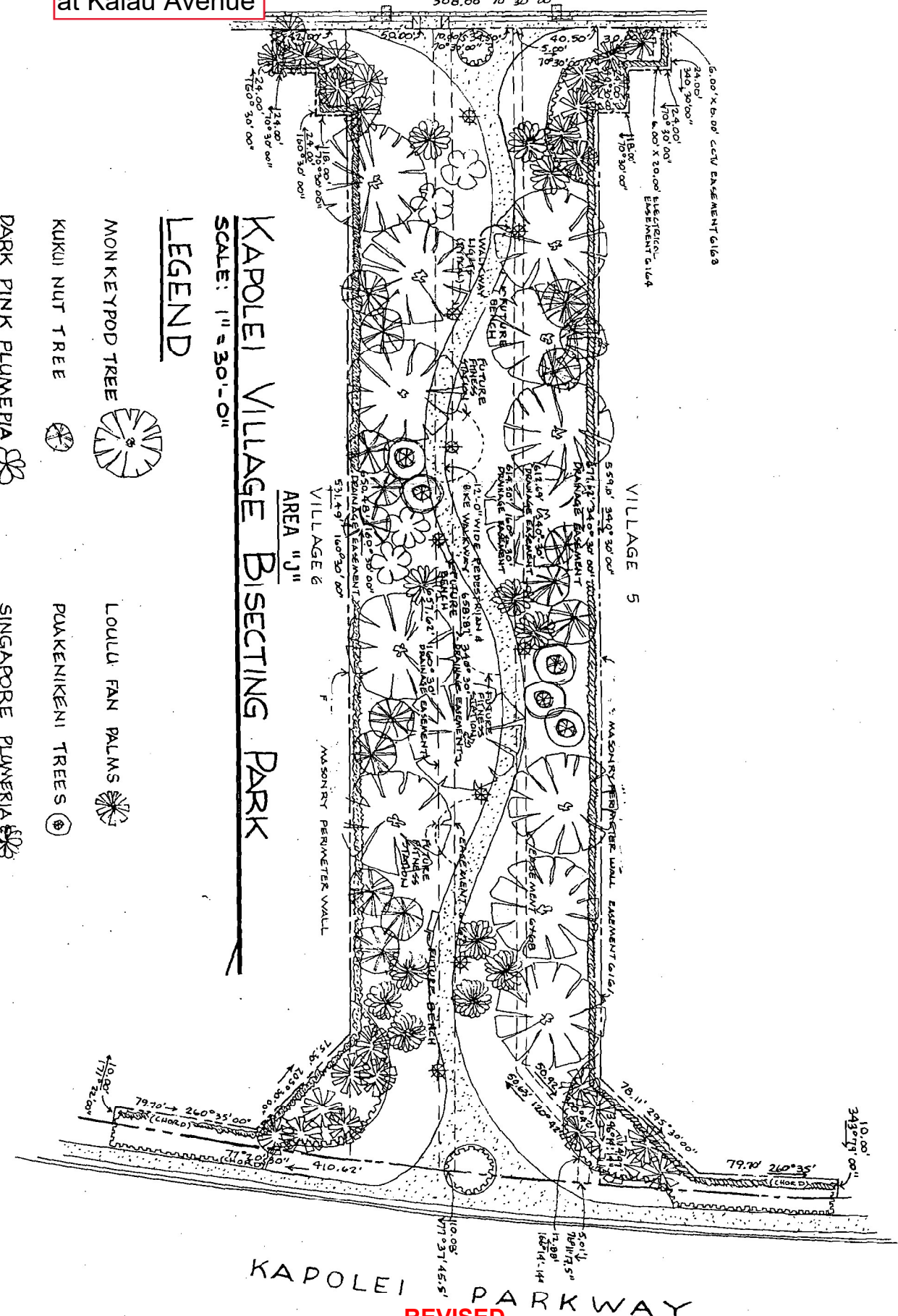


FIGURE 7
 Map of Area "H"
 (along Farrington Highway)

Includes Median
at Kaiiau Avenue

KAIIAU AVENUE



KAPOLEI VILLAGE BISECTING PARK
SCALE: 1" = 30'-0"

LEGEND

- MONKEYPOD TREE
- KUKUI NUT TREE
- DARK PINK PLUMERIA
- TEMPLE FIRE BOUGAINVILLEA
- MOCK ORANGE HEDGE
- LOULOU FAN PALMS
- PAUKENIKENI TREES
- SINGAPORE PLUMERIA

NOTE: ALL GRASS IS SEASHORE PASPALUM

KAPOLEI PARKWAY

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Figure 8
Map of Area "J"

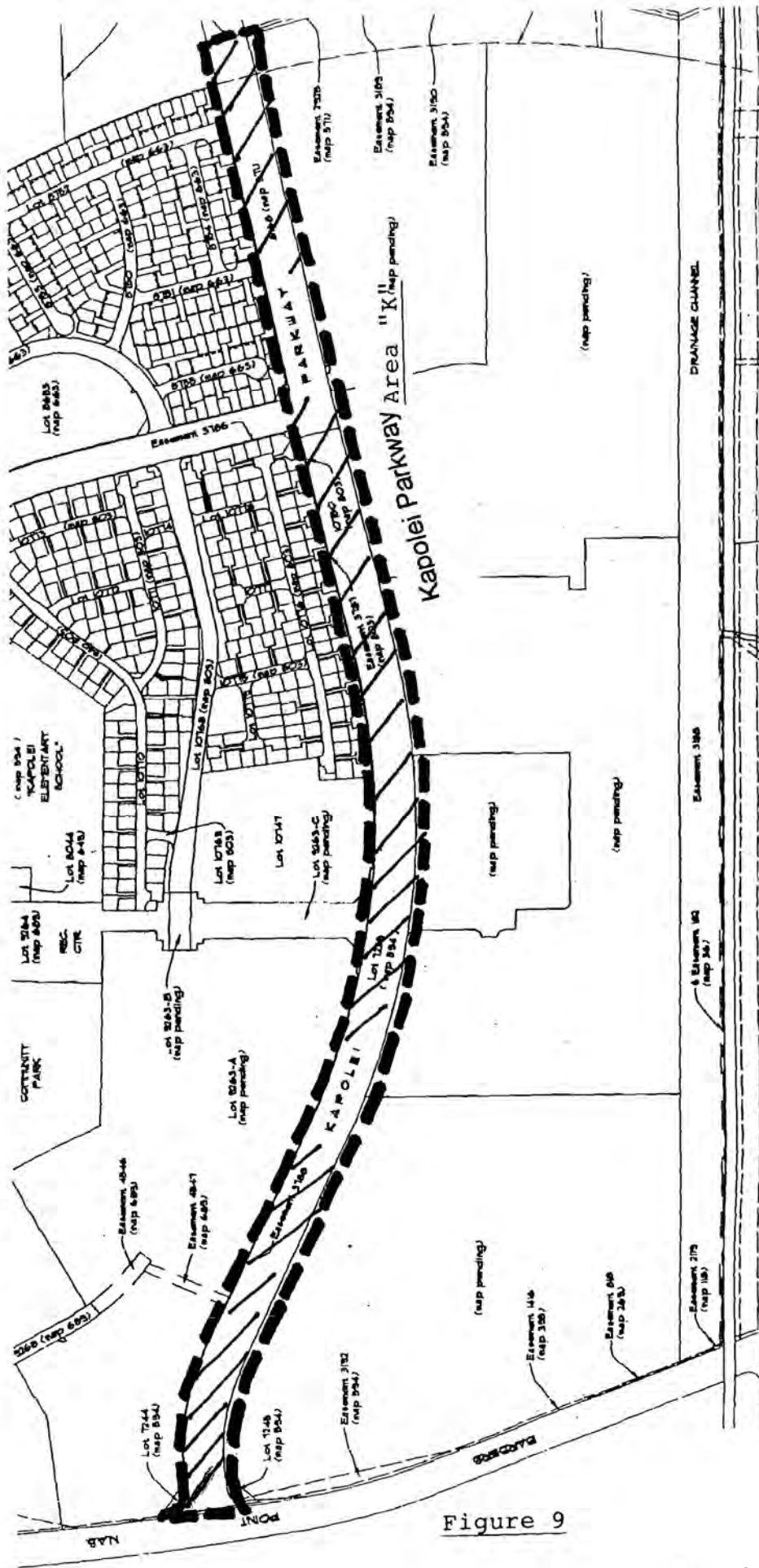
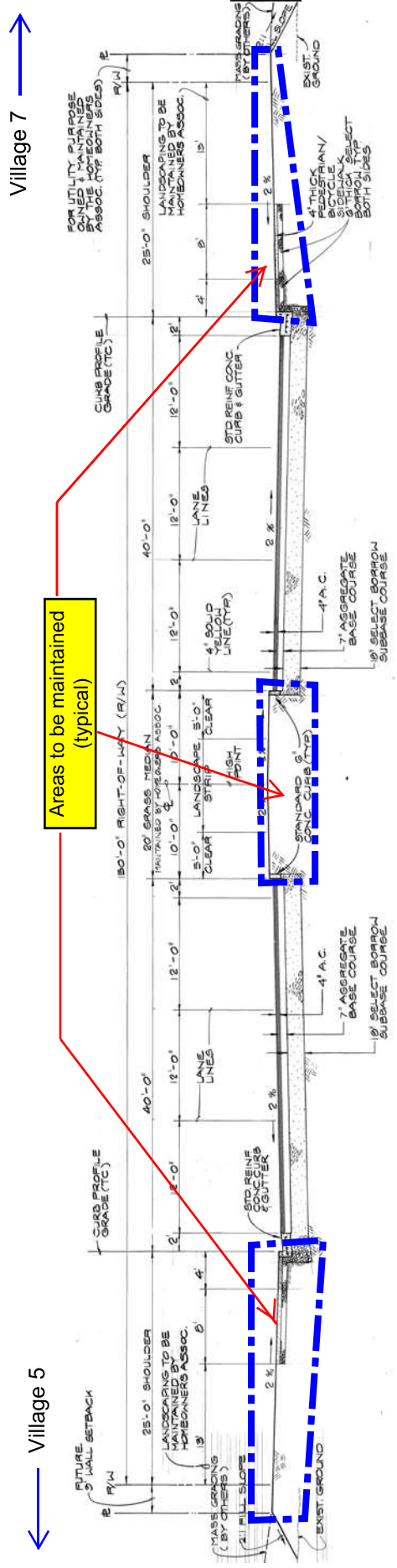


Figure 9



TYPICAL ROAD SECTION ~ 150 FT. RIGHT-OF-WAY
 Kapolei Parkway (Area "K")
 Cross-section
 Not to scale

Figure 9a

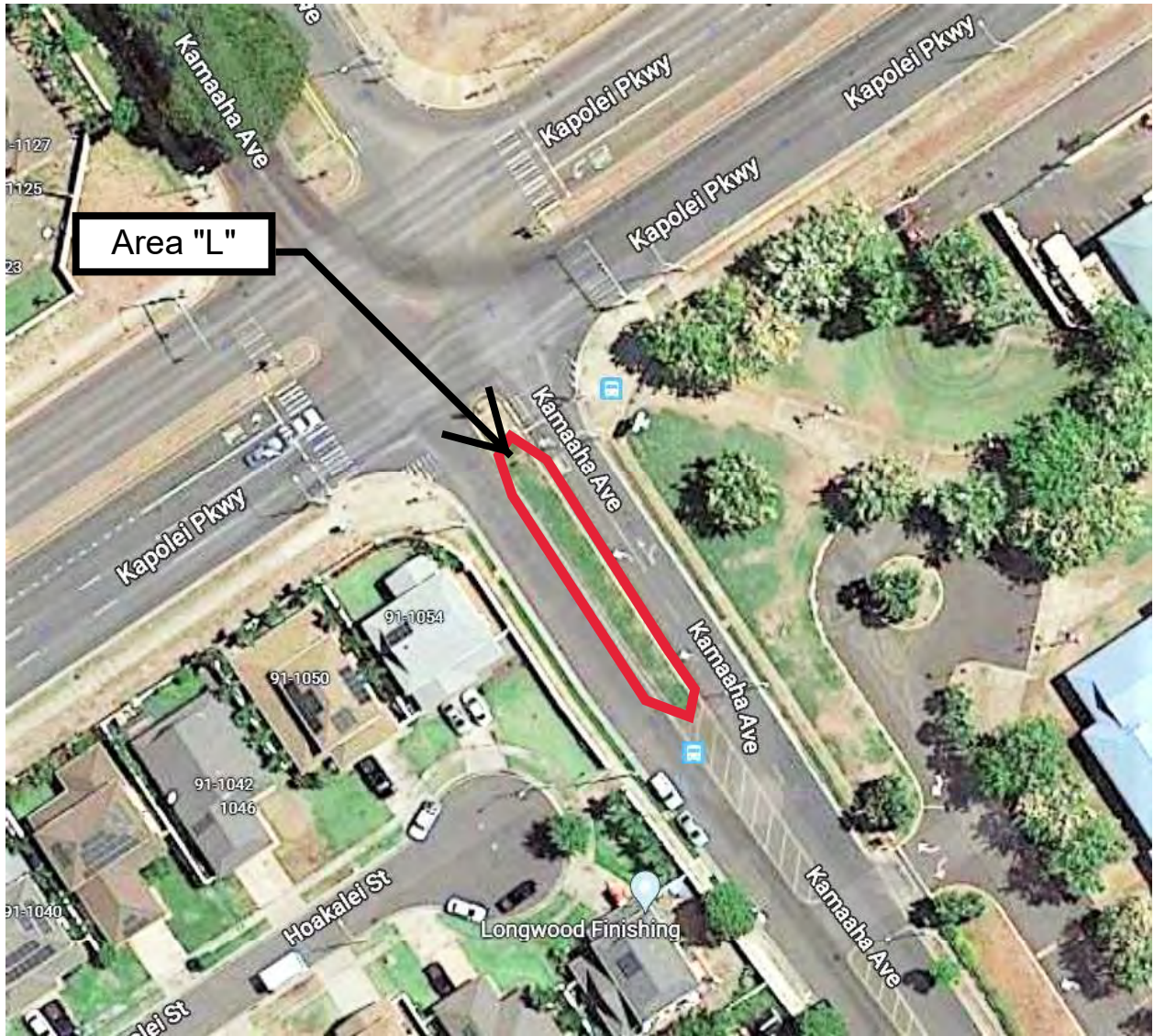


Figure 10

Map of Area "L"

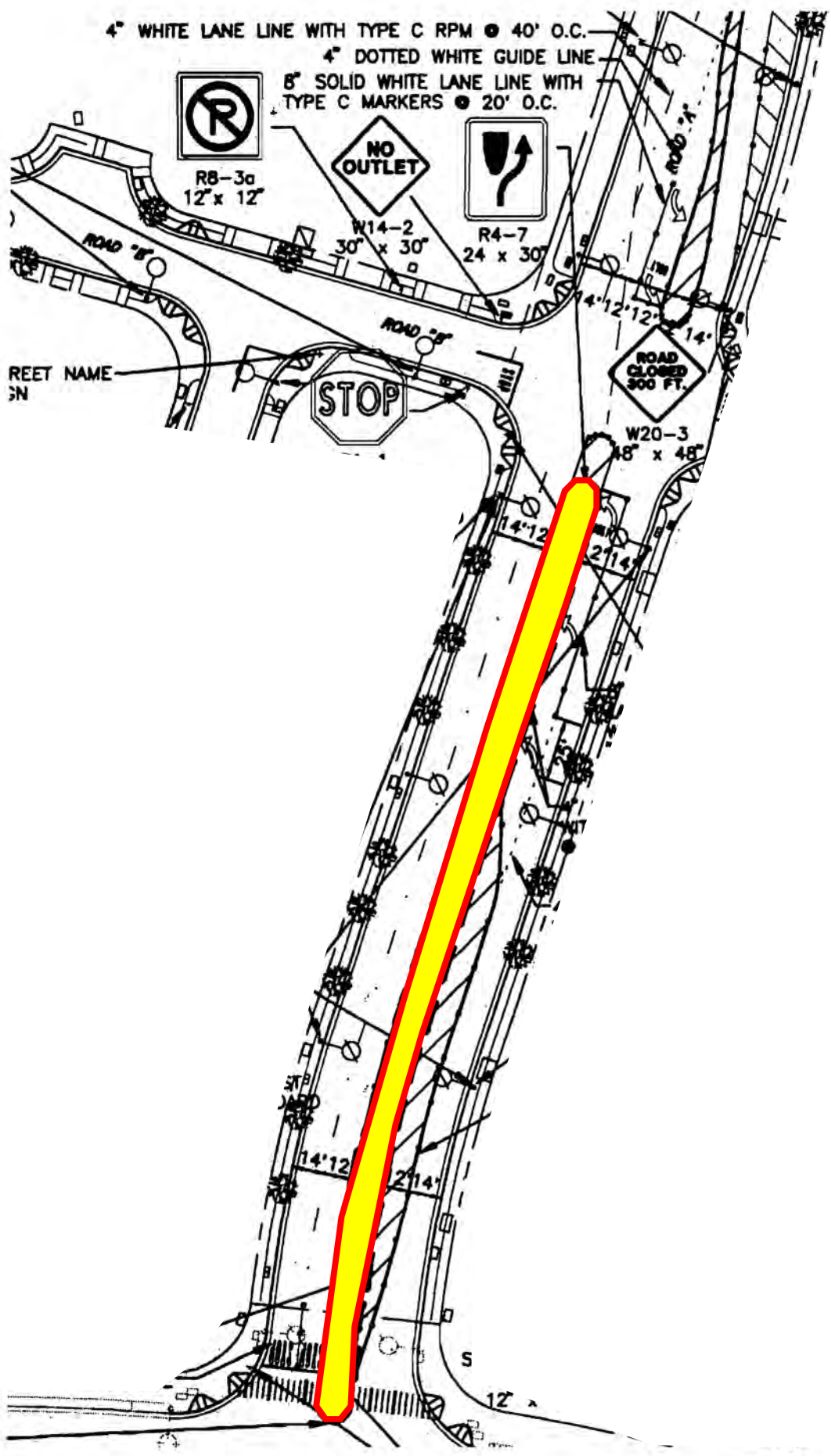


Figure 11a
 Map of Area "R"
 Kuloa Avenue Median
 near Kama'aha Avenue

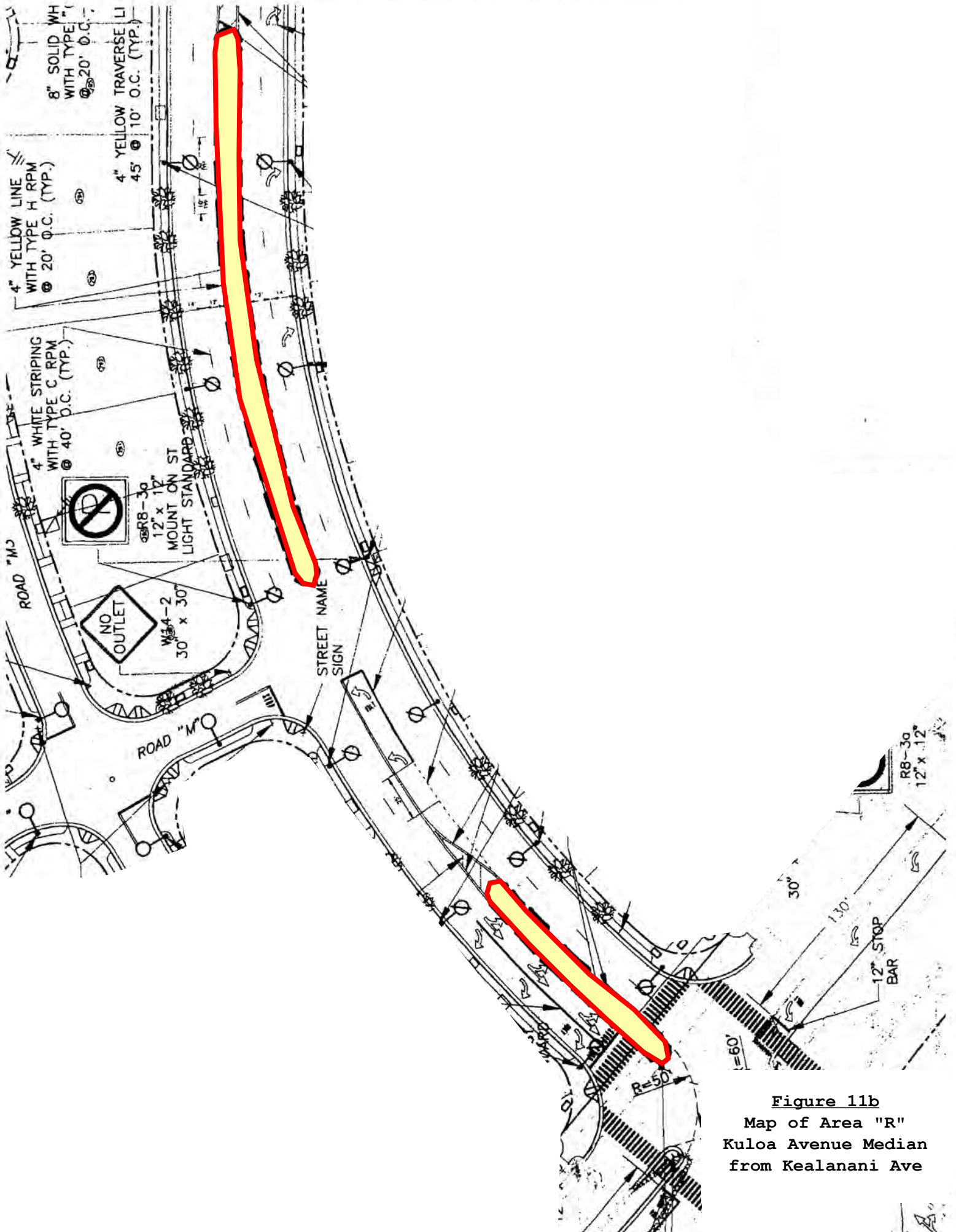
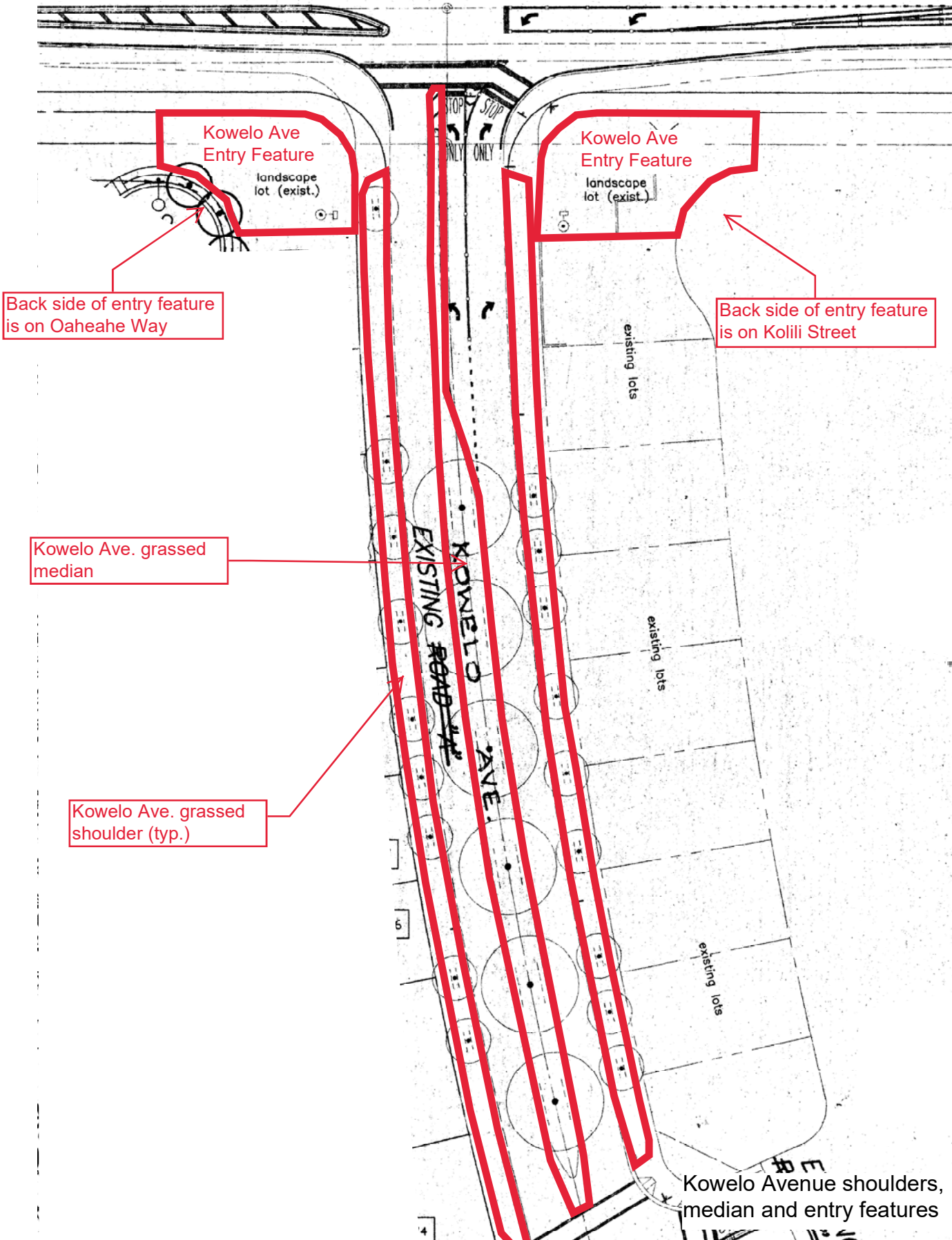


Figure 11b
Map of Area "R"
Kuloa Avenue Median
from Kealanani Ave

FARRINGTON HIGHWAY



Kowelo Ave Entry Feature
landscape lot (exist.)

Kowelo Ave Entry Feature
landscape lot (exist.)

Back side of entry feature is on Oahehe Way

Back side of entry feature is on Kolili Street

Kowelo Ave. grassed median

Kowelo Ave. grassed shoulder (typ.)

Kowelo Avenue shoulders, median and entry features

Figure 12
Map of Area "S"

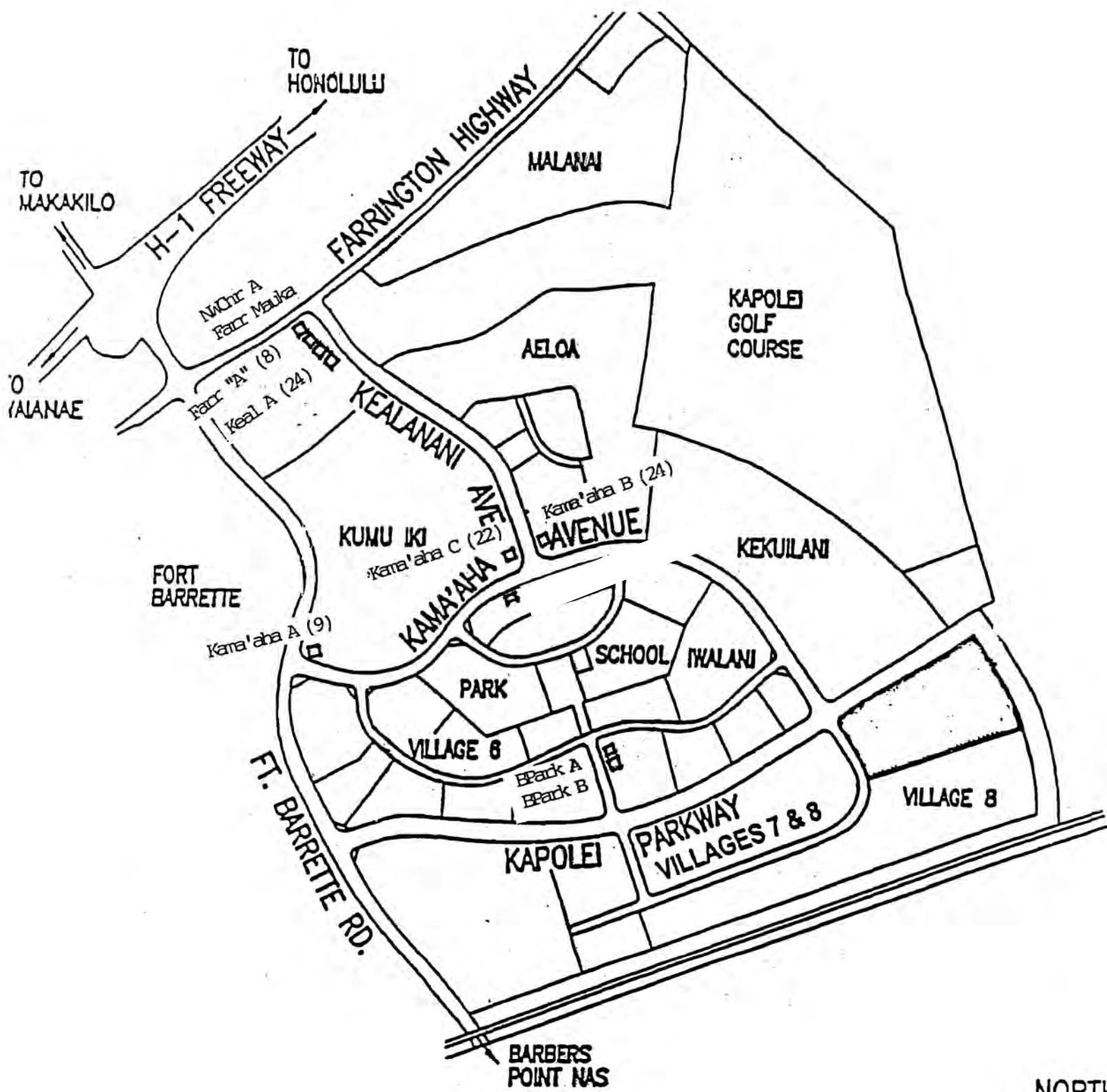


Figure 13

VILLAGES OF KAPOLEI
 LOCATION OF IRRIGATION CONTROLLERS



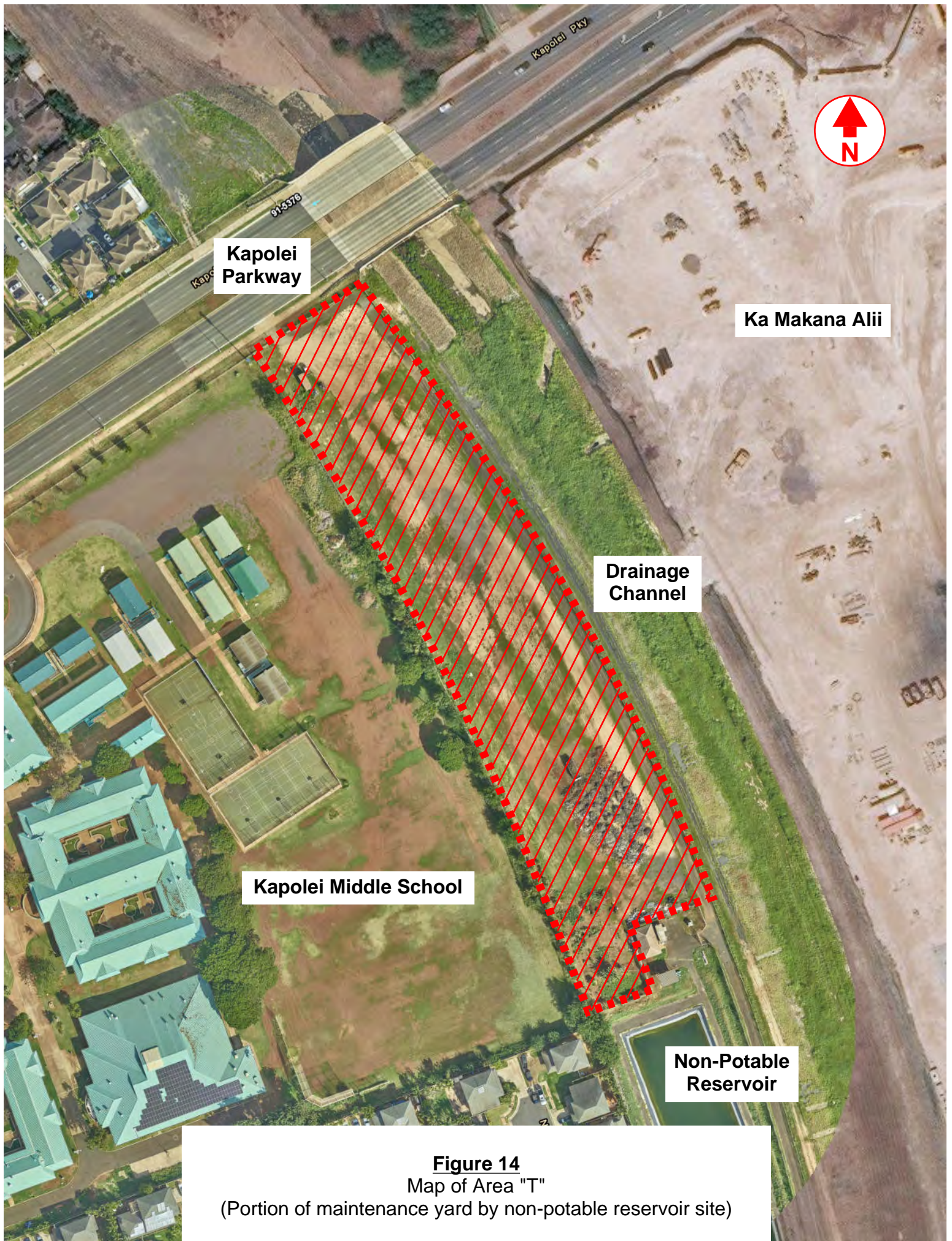


Figure 14
Map of Area "T"
(Portion of maintenance yard by non-potable reservoir site)