

Hawaii State Department of Land and Natural Resources (DLNR)

1151 Punchbowl St.
Honolulu, HI 96813



Date: 10/1/24

Scope of Work

Prequalified Contractor

To: Bidding Contractors

From: Micah Spencer
Bowers + Kubota
1885 Main St. STE 404
Wailuku, HI 96793

DLNR Job #: 25-SPM-001

Project Name: WAIANAPANAPA, GENERAL REPAIRS

Location: Waianapanapa State Park
Hana, HI 96713

Scope of Work:

The work shall generally consist of repairs necessary to structures that will be painted through a separate painting project at the Waianapanapa State Park, as quantified on the attached proposal and scope of work. Scope of work shall include, but not limited to repairs to 1- comfort station, 12 - guest cabins, and some cosmetic repairs on the caretaker's res.

Base Bid:

Guest Cabins (12 Structures):

- Treat and repair windowsills approximately 80" long (23 sills)
- Treat and repair windowsills approximately 96" long (10 sills)
- Treat and repair windowsills approximately 40 " long (22 sills)
- Remove and replace 1" X 6 ¾" X 3'5" T&G siding (23 planks)
- Remove and replace 1" X 6 ¾" X 4'5" T&G siding (20 planks)
- Remove and replace 1" X 6 ¾" X 8'3" T&G siding (52planks)
- Remove and replace 1" X 6 ¾" X 10'3" T&G siding (14 planks)
- Treat and reinforce approximately 91 lin. ft. 2" X 8" exterior joist.
- Remove and replace approximately 26 lin.ft. bottom horizontal rail support on cabin stairs.
- Remove and replace water damaged 4" X 4" post at the bottom of the deck and entry stairs (2 posts)
- Prime all lumber before installation
- Paint all exposed interior siding pieces installed. Contractor to use exterior grade oil based primer. Color to match existing.
- Contractor responsible for protecting and maintaining all existing utilities.

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Scope of Work continued:

- o Water Damaged Lumber Treatment and Repairs
 - Remove paint: Scrape off any loose paint and wood fiber.
 - Remove rotten areas: If more than 10% of the sill, joist, rail posts, or T&G siding is rotten, you may need to cut it out and replace it with a new sill, joist, rail posts, or T&G siding. Additional blocking might be needed.
 - Sand: Sand the area
 - Apply epoxy: If the rot is small, you can apply wood epoxy primer and filler.
 - Reinforce: To prevent future damage, you can apply a liquid wood hardener or epoxy wood consolidant to strengthen the wood fibers.
 - Prime and paint: Prime windowsills, joists, rail posts, or T&G siding. Contractor to use exterior grade oil based primer.

Additive Alternate #1:

Comfort Stations (1 structure):

- Remove and replace 120 lin.ft. of 2" X 10" fascia.
- Remove and replace damaged storage room door.
- Prime all sides of lumber before installation. Contractor to use exterior grade oil based primer.

Additive Alternate #2:

Caretaker's Residence (1 structure):

- Cosmetic repairs.
- Prime and paint all lumber installed. Contractor to use exterior grade oil based primer. Paint color to match existing.

Additive Alternate #3:

Comfort Stations (1 structure):

- Remove and replace approximately 322 SF of corroded areas of corrugated roof panels and corroded ridge caps above fascia over Woman's restroom area.

Additive Alternate #4:

Workshop/ Warehouse Repairs

- Remove existing plywood board for dryer vent and drain pipe.
- Core through CMU wall and re-route dryer vent and drain pipe.
- Install commercial grade stainless steel vent cover on exterior of wall.
- Install 2" PVC drain stub out for future tie in. Caulk and seal around drain.
- Contractor to verify existing window is working/ sealing properly after removal of plywood.

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Plot Plan



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Contacts:

Project Coordinator

Micah Spencer , DLNR PC Maui

Cell: 808-829-1049

On-site contact persons during construction:

, Park Manager Phone:

, Park Groundskeeper Phone:

Cabin Windowsill Examples

2 - approx. 80" water damaged louvered windowsills.



Cabin Windowsill Examples

1 – approx. 96” water damaged fixed glass windowsill.

1 – approx. 40” water damaged louvered windowsill.



Cabin Water Damaged Wall Example
Remove and replace 8 - 1" X 6 3/4" X 8'3" T&G siding.
Remove and replace 8 - 1" X 6 3/4" X 3'5" T&G siding.



Cabin Water Damaged Wall Example
Remove and replace 8 – 1" X 6 3/4" X 10'3" T&G siding.
Remove and replace 8 – 1" X 6 3/4" X 4'5" T&G siding.



Cabin Water Damaged Joist Example
Treat and reinforce the exterior 2" X 8" joist.



Cabin Water Damaged Horizontal Rail Example
Remove and replace approx. 4' – 6' of bottom horizontal rail support.



Cabin Water Damaged 4 x 4 post Example

Remove and replace water damaged 4" X 4" post at the bottom of the deck and entry stairs.



- Additive Alternate # 1 - Comfort Stations Repairs
- Remove and replace damaged storage room door.
 - Remove and replace water damaged 2" X 10" Fascia



Additive Alternate # 2 - Caretaker's Residence Repairs
Siding Repairs



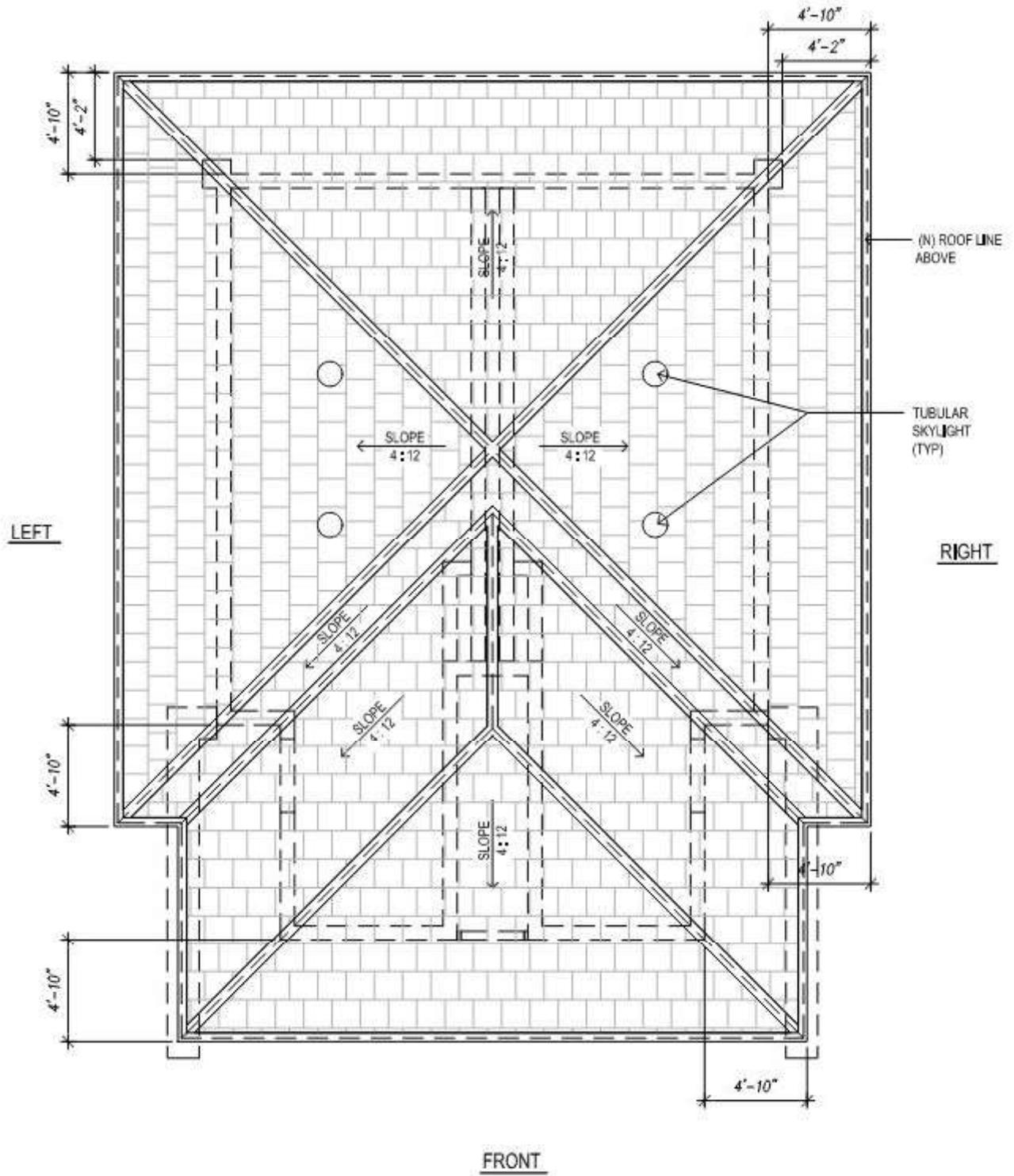
Caretaker's Residence Repairs
Skirt board Repairs
Ledger Trim Repairs



Additive Alternate # 3 - Comfort Stations Repairs
-Remove and replace corroded corrugated roofing



REAR



LEFT

RIGHT

FRONT



Additive Alternate # 4 - Workshop/ Warehouse
Core through CMU wall and re-route dryer vent and drain.

