

**NATURAL ENERGY LABORATORY OF HAWAII AUTHORITY**  
**Mauka Research Campus Roll-up Door Replacement**  
**eRFQ-25-01-NELHA**

December 2024

## **1.0 Scope of Work**

The services to be performed are for replacement of two (2) commercial-grade roll-up door systems located in NELHA's Mauka Research Campus building at 73-188 Makako Bay Drive, Kailua-Kona, Hawaii 96740. Please refer to Exhibit E1 for project location map. This solicitation for goods and services is divided into two parts: (1) Removal and proper disposal of existing damaged doors and operator mechanisms, and (2) Supply and installation of new NELHA approved replacement doors and operator mechanisms.

### **1.1 Preparation**

All preparation work, including removal and disposal of current doors and operator mechanisms, shall be performed by contractor. Contractor shall dispose of old door-related hardware at proper location designated by the County of Hawaii.

### **1.2 Materials**

Contractor shall supply and deliver quantity two (2) Roll-up door and operator systems for a large metal frame commercial building. All materials provided under this scope of work shall be new and of first quality. Door and operator systems shall be same brand and model for both installations and meet or exceed the specifications below. Contractor shall request approval to supply an equal alternate material by the date for receipt of questions to this solicitation.

#### **Door Specification:**

Door Opening Dimensions:	16' W x 14' H
Finish:	Zinc enriched powder coat
Finish Color:	White
Insulation Type:	Foamed-in-place polyurethane
Insulation R-Value:	7.7
Minimum Wind Load (psf):	20
Curtain Material:	24-Gauge Galvanized Steel
Hood Material:	24-Gauge Galvanized Steel
Warranty:	2-year
Basis of Design:	Overhead Door Company model 625

#### **Operator Specification:**

Model Type:	Jackshaft with Hoist - One (1) RH version and One (1) LH version
Horsepower (HP):	1.0
Power Connection:	115V, 20A, Single Phase
Warranty:	2-year
Basis of Design:	Overhead Door Company model RSX

### **1.3 Submittals**

Contractor shall provide manufacturer's product specification datasheet and sample warranty for all components and accessories.

### **1.4 Installation**

Installation of new door and operator system will be performed by contractor using manufacturer's detailed instructions. Power connection for operator unit will be supplied by NELHA.

## **2.0 NELHA Contraction Notes**

Installer shall adhere to the following construction best practices that apply to this project:

1. Contractor shall be responsible to obtain all required Federal, State, and County permits for this project at no additional cost.
2. All work, including all additional materials and labor required to complete this project, whether shown or called for, shall be considered incidental to the various contract items in the proposal, and no additional compensation will be allowed, therefore.
3. Should the plans or drawings disagree in themselves; the better quality or greater quantity of work or materials shall be estimated upon and unless otherwise ordered in writing shall be furnished.
4. Contractor shall document damage to existing structures and facilities in and around the work area before starting work, and shall, at that time, provide copies of said documentation to NELHA's designated Officer-In-Charge (OIC) for concurrence. Failing to do so shall be cause for Contractor to be responsible for all costs and remedies relating to restoring and repairing undocumented damage.
5. Coordinate with the OIC for mobilization, storing of equipment and materials, barricades, parking, traffic flow, etc.
6. Contractor must conduct his construction work with minimum Interference to the operations of NELHA or its tenants.
7. Normal working hours shall be between the hours of 7:00 a.m. to 3:30 p.m., Mondays to Fridays excluding holidays observed by the State of Hawaii.
8. No work shall be done outside of normal working hours without prior approval of the OIC, provided such work is also in conformance with Hawaii Administrative Rules (HRS), chapter 11-46, "Community Noise Control".
9. Contractor, at his own expense, shall keep the project area and surrounding area free from dust nuisance. The work shall be in conformance with the air pollution control standards contained in HRS chapter 342B, "Air Pollution Control".
10. Contractor shall protect structures and property from damages during construction, and shall support, secure, and take all precautions to prevent damaging these facilities and improvements.
11. Existing facilities and/or improvements to remain – including but not limited to graded unpaved areas, pavement, pavement striping, signage, fencing, gates, landscaping, and irrigation - that are damaged by Contractor shall be restored to their original condition at Contractor's expense and to the satisfaction of the OIC.
12. Waste materials - collect and store all waste materials in a securely lidded container with cover to keep rain out or loss of waste during windy conditions. Deposit all trash and construction debris from the site in the container. Empty the container when it is two-thirds full or sooner. Do not

bury construction waste materials onsite. Properly dispose of all waste material off-site in accordance with all applicable Federal, State and County regulations.

13. Hazardous waste - dispose all hazardous waste materials in the manner specified by local or State regulations and by the manufacturer. Contractor's site personnel shall be instructed in these practices and shall be responsible for seeing that these practices are followed.
14. Sanitary waste - collect all sanitary waste from the portable units a minimum of once per week, or as required. Position sanitary facilities where they are secure and will not be tipped over or knocked down.
15. Use Material Management Practices to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff. Store only enough product on-site as is required to do the job.
16. All materials stored onsite shall be kept in a neat, orderly manner in their appropriate containers and if possible, under a roof or other enclosure.
17. Keep products in their original containers with the original manufacturer's label.
18. Do not mix substances with one another unless recommended by the manufacturer.
19. Whenever possible, use a product up completely before disposing of the container.
20. Follow manufacturer's recommendations for proper use and disposal.
21. Conduct a daily inspection to ensure proper use and disposal of materials onsite.
22. Retain original labels and Safety Data Sheets (SDS), formerly Material Safety Data Sheets (MSDS).
23. Dispose of surplus products according to manufacturers' instructions and local and State regulations.
24. Report spills of toxic hazardous material to the appropriate State or local government agency, regardless of the size. Where a leak, spill, or other release containing a hazardous substance or oil in an amount equal to or in excess of a reportable quantity established under either 40 CFR Part 110, 40 CFR Part 117, or 40 CFR Part 302 occurs during a 24-hour period, Contractor shall notify the NELHA OIC as soon as Contractor has knowledge of the discharge. The OIC will notify the National Response Center (NRG) at (800) 424-8802, the Clean Water Branch during regular business hours at 586-4309, and the Hawaii State Hospital Operator at 247-2191 and the Clean Water Branch (DOH-CWBJ via email at [cleanwaterbranch@doh.hawaii.gov](mailto:cleanwaterbranch@doh.hawaii.gov) during non-business hours immediately. Contractor shall also provide to the OIC, within 7 calendar days of knowledge of the release, a description of the release, the circumstances leading to the release, and the date of the release. The OIC will provide this information to the DOH-CWB. The OIC will provide information to the NRG if requested.

### **3.0 NELHA General Conditions**

Installer shall adhere to the GENERAL CONDITIONS AMENDMENT REVISED FOR NELHA NOVEMBER 2013 included in Attachment A1.

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Exhibit E1: Project Location Map

