SCOPE OF WORK
WAHIAWA PUBLIC LIBRARY
TEMPORARY OFFICE RE-FLOORING, PAINTING, AND MISCELLANEOUS REPAIRS
HSPLS RFP 25-05

1.0 Existing Conditions:

A. The Wahiawa Public Library is part of the Hawaii State Public Library System (HSPLS)
Address of Temporary Location: 823 California Avenue, A-11
Wahiawa, Hawaii 96792
Tax Map Key: 8-5-002: 042
Hours of operation: Sun (closed), Mon-Tue (9a-5p), Wed (1p-8p), Thurs (9a-5p), Fri (1p-5p), Sat (9a-5p)

B. The building space is mainly drywall walls, worn commercial carpet tiles, the entire frontage consists of glass windows, older light fixtures and ceiling tiles in drop ceiling, and front overhang is a metal siding roof facade.

2.0 Scope of Work:

The Contractor shall provide labor, materials, and equipment necessary to satisfactorily complete all items of this project listed in this scope of work. The Contractor shall be solely responsible for all work in all phases of this project. The majority of the work is: demolition of old carpet tiles, new LVT flooring, interior wall painting, and new LED ceiling fixtures. **All color selections will be submitted for CO/CA approval prior to installation.**

A. Re-flooring Work (Remove/Disposal of Existing Carpet Tiles & Install New LVT)

1. Cracks and imperfections in the concrete surface that are less than 1/4" deep shall be routed out, cleaned, and filled with a paintable polyurethane concrete filler.

2. Cracks and imperfections in the concrete surface that are greater than 1/4" deep shall be routed out, cleaned, filled with an injectable epoxy and finished with a paintable polyurethane concrete filler.

3. Cracks and imperfection greater than 1/2" in any dimension and all spalled areas shall be routed out, cleaned, and patched with a cementitious grout or compound over a compatible bonding agent. The cementitious product used shall be suitable for the depth of the repair and shall be compatible with the proposed primer and paint.

4. Concrete around embedded metals and rebar shall be sufficiently removed to allow proper rust treatment of the metals and rebar.

5. New waterproof vinyl flooring, Metroflor Deja New San Marcos Oak solid Vinyl Tile LVT) Worn Sienna 9” X 60” (37.5 SF/Box) X 360, or approved equal. Pressure sensitive

adhesive to secure the LVT after the proper preparation of the floor surface. **If necessary, safely transition the new LVT to adjacent areas (i.e. door openings, walls, existing flooring).**

6. Colors and finish shall be submitted by the contractor and determined by the CO/CA prior to the start of this project.

7. EXCLUDED NEW FLOORING AREAS: BATHROOM – STORAGE ROOM WITH EXISTING LVT.

B. Cove Base

1. After the flooring and the painting below/above the new cove base installation is completed, install the new cove base, Burke, 4" cove Rubber, or approved equal.

2. Colors and finish shall be determined by the contractor and determined by the CO/CA prior to the start of this project.

C. Painting

If there is loose paint, it shall be removed and disposed of.

1. Exterior surfaces to receive paint shall be cleaned and prepared in accordance with the surface preparation specifications of SSPC and the paint manufacturer's instructions and recommendations.

2. Rust scale on metal supports, structures, railings and the like shall be mechanically removed in accordance with the surface preparation specifications of the SSPC. The descaled metal and rebar surfaces shall be treated with a rust inhibitor and coated with a sealant that is compatible with the primer and paint. Should an area with significant rust that could structurally fail be discovered, the Contractor shall notify the CO upon discovery.

3. Paint, semi-gloss shall be roller-applied using the manufacturer's recommended cover with a 3/4" nap size as much as possible. **Primer application will mostly be spot painting**. Paint specifications shall be as follows:

   a. Previously Painted Concrete Surfaces:

   Primer: Sherman Williams, PrepRite Problock Int/Ext Primer/Sealer, B51W620 or approved equal. Apply 1.4 mils DFT @ 400 ft^2 per gallon.

   Intermediate: Sherman Williams, Duration Exterior Coating Latex Gloss, K34 Series or approved equal. Apply 2.1-2.6 mils DFT @250-300 ft^2 per gallon.

Topcoat: Sherman Williams, Duration Exterior Coating Latex Gloss, K34 Series or approved equal. Apply 2.1-2.6 mils DFT @250-300 ft^2 per gallon.

b. Previously Painted Wood & PVC Surfaces:
Primer: Sherman Williams, PrepRite Problock Int/Ext Primer/Sealer, B51W620 or approved equal. Apply 1.4 mils DFT @ 400 ft^2 per gallon.

Intermediate: Sherman Williams, Duration Exterior Coating Latex Gloss, K34 Series or approved equal. Apply 2.1-2.6 mils DFT @250-300 ft^2 per gallon.

Topcoat: Sherman Williams, Duration Exterior Coating Latex Gloss, K34 Series or approved equal. Apply 2.1-2.6 mils DFT @250-300 ft^2 per gallon.

c. Previously Painted Misc. Metal (Conduits, Louvers, Security Grates, Fixtures, etc.)
Primer: Sherman Williams, ProCryl Universal Primer, B66W1310 or approved equal. Apply 1.9-3.8 mils DFT @ 160-320 ft^2 per gallon.

Intermediate: Same as topcoat.

Topcoat: Sherman Williams, Duration Exterior Coating Latex Gloss, K34 Series or approved equal. Apply 2.1-2.6 mils DFT @250-300 ft^2 per gallon.

4. Spray application must be approved by the CO/CA. If allowed, spraying shall be done using the pressure settings, application technique, spray tip, mesh filter screens, and mesh tip strainer as recommended by the coating manufacturer. Doubling back with spray equipment to build up film thickness of two coats in one pass is not allowed.

5. Paint colors and finish shall be determined by the CO/CA prior to the start of this project. 3 sets of brush-outs with color name and tint formula shall be submitted for approval.

A minimum of 1 gallon of each paint/sealer shall be turned over to the Wahiawa Public Library.

D. <u>New Electrical Drop Ceiling LED Four-Foot Light Fixtures</u>
Remove old light fixtures and replace with fifteen (15) new four-foot LED light fixtures. Provide product information and one light fixture's replacement bulbs. Submit fixtures for CO approval. See "New ceiling light fixtures" sketch.

E. <u>New Ceiling Tiles</u>
Replace all existing ceiling tiles with new tiles. Provide product information and six (6) extra/replacement upon completion. Submit tile type/model for CO approval.

2.1 Scope of Work – Administrative:

All work shall be completed within 30 calendar days from the date of award and be coordinated with the HSPLS CO/CA. Time extension may be granted upon approval of the CO/CA. Once the work is started, the contractor shall complete the work without delay or interruption.

A. Upon completion of the project the Contractor shall provide a minimum one-year warranty for materials and workmanship written to "State of Hawaii, Hawaii State Public Library System".

B. The sketches provided are for diagrammatic purposes only and do not represent the entire scope of work. The Contractor is responsible to verify all existing conditions including all dimensions.

C. Product substitution requests shall be submitted to the CO/CA for approval during the Question and Answer Period. The substitution requests shall include product data sheets that clearly demonstrate that the proposed substitute product is equal to or better than the specified product.

D. Any additional work for this project that is not covered by this Scope of Work must be approved by the CO/CA prior to commencement of such work.

E. Any additional work shall be paid separately by a purchase order or a purchasing card. Pay requests for additional work shall include copies of all invoices and the Contractors' certified payroll.

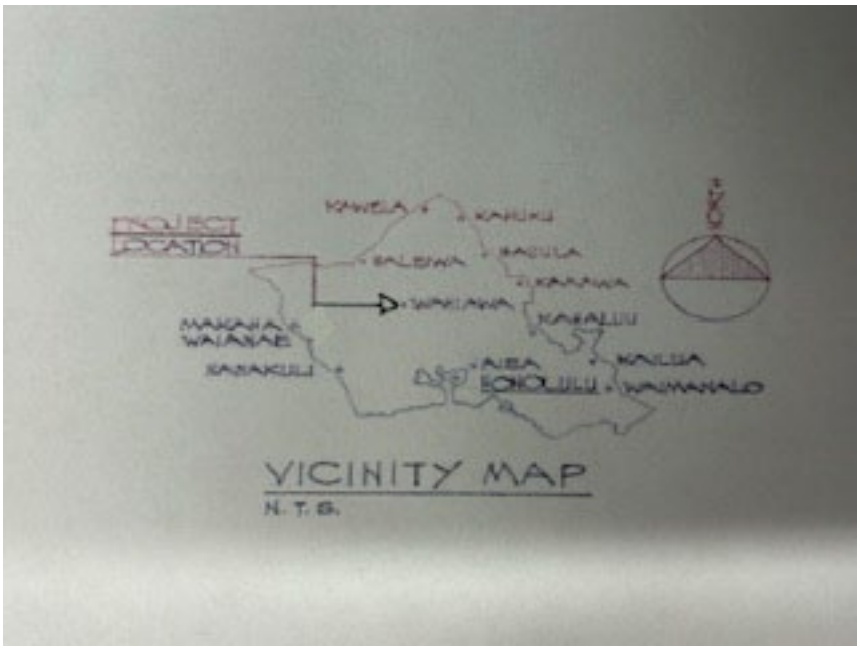
3.0 Solicitation, Bid, Award

A. A pre-bid conference and site walk-through shall be held on **Thursday, March 20, 2025 at 10:00 am** at the entrance of the Wahiawa Public Library's temporary location located on 823 California Avenue, A-11, Wahiawa Hawaii.

B. The question and substitute material deadline is on **Monday, March 24, 2025 at 2:00pm.** HSPLS shall respond to the questions by **Thursday, March 27, 2025 at 4:00pm**. An addendum shall be issued should changes occur to the scope of work and specifications.

C. Bids are due by **NOON, Wednesday, April 2, 2025**.

4.0 Sketches

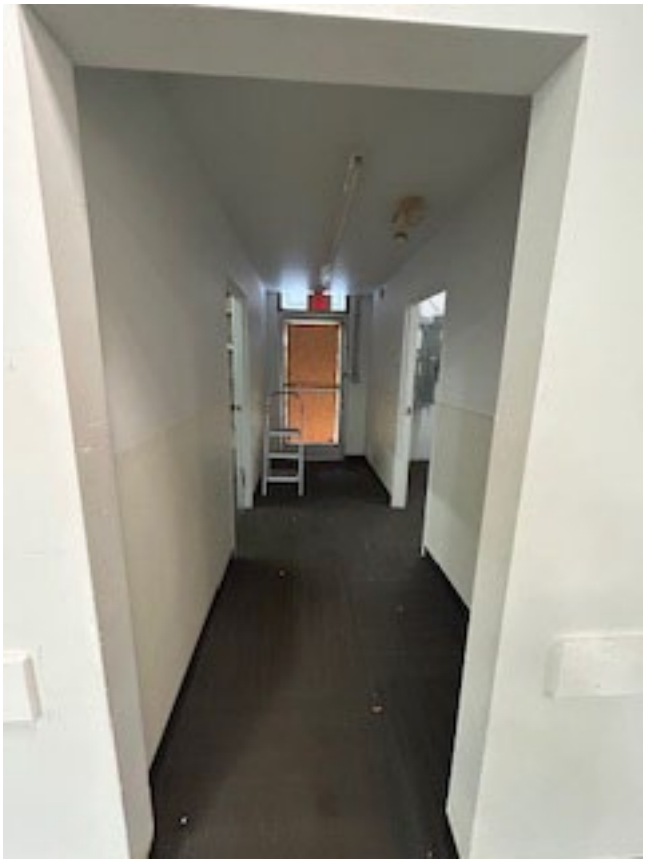




1. Back area – storage, west.



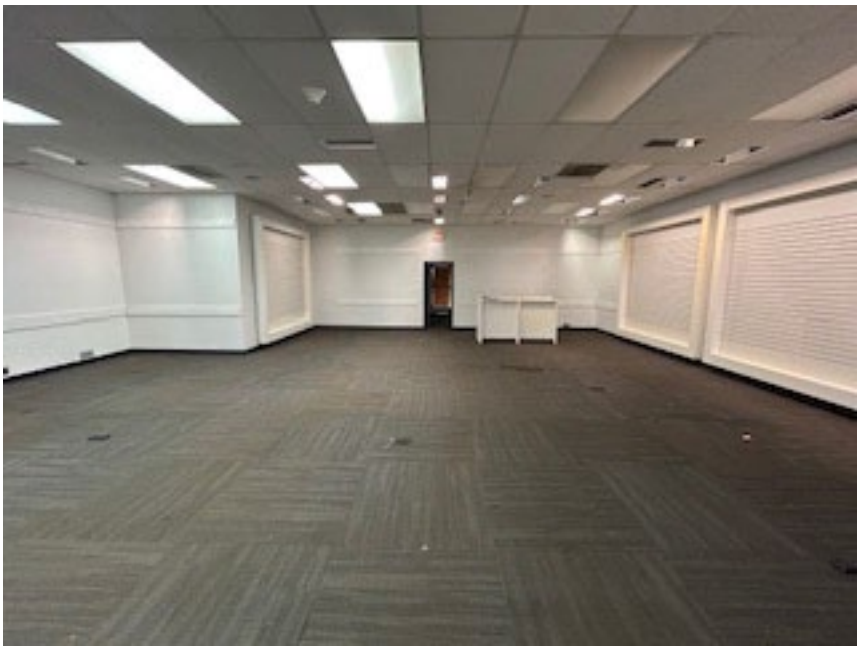
2. Back area – bathroom and storage, east.



3. Hallway to back door, storage areas, and bathroom.



4. Frontage of office space – west, fronting parking lot.



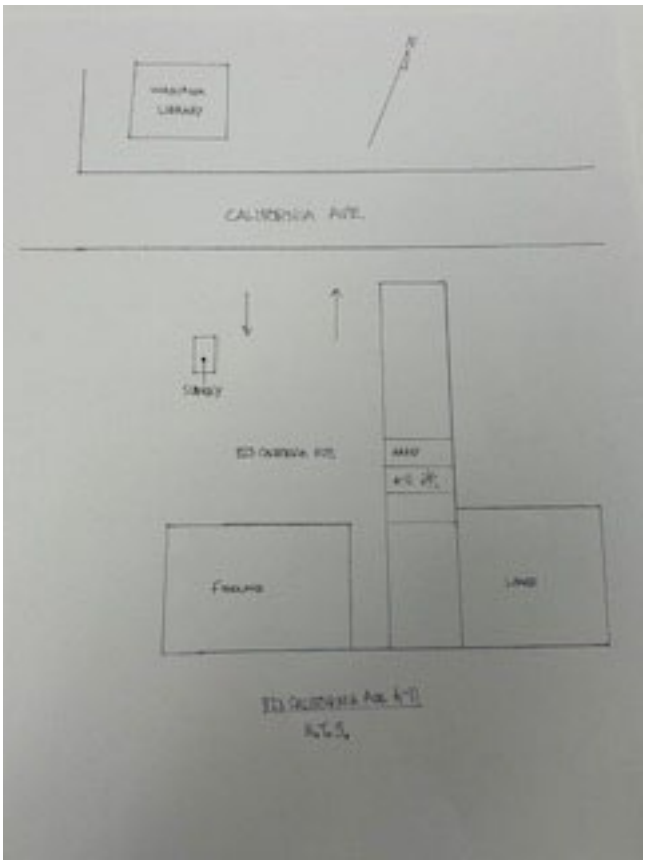
5. The back of the space -east.

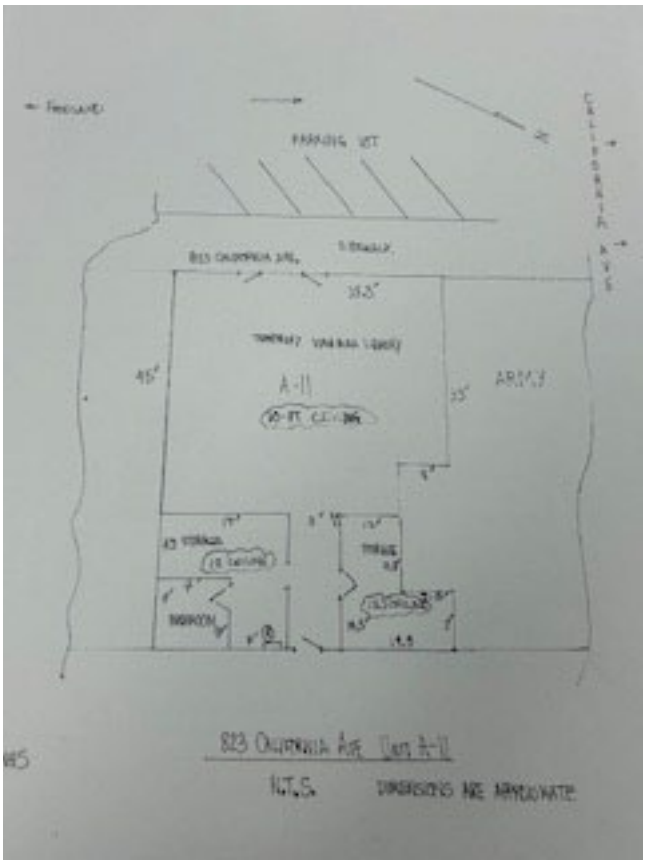


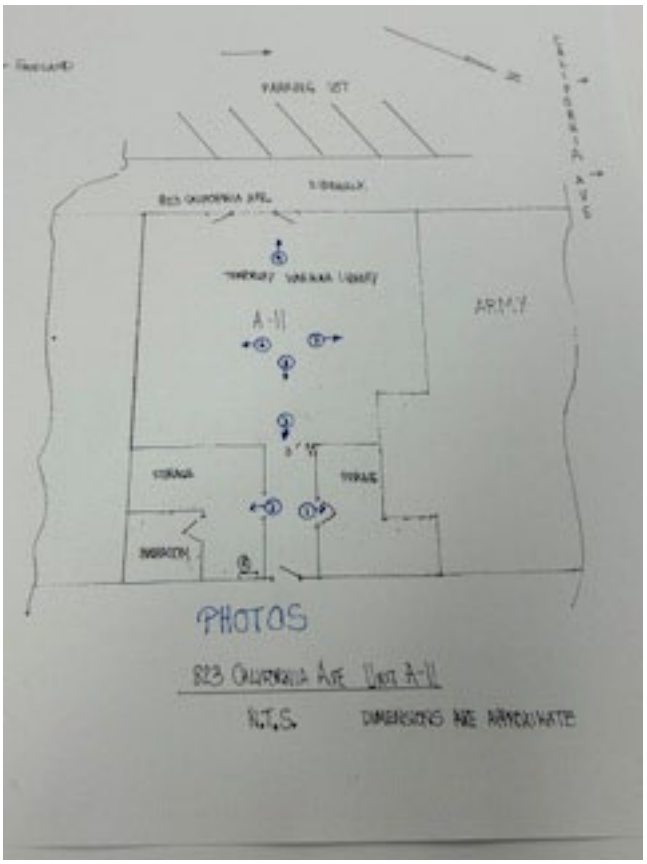
6. Side wall – south, adjacent to empty tenant space.

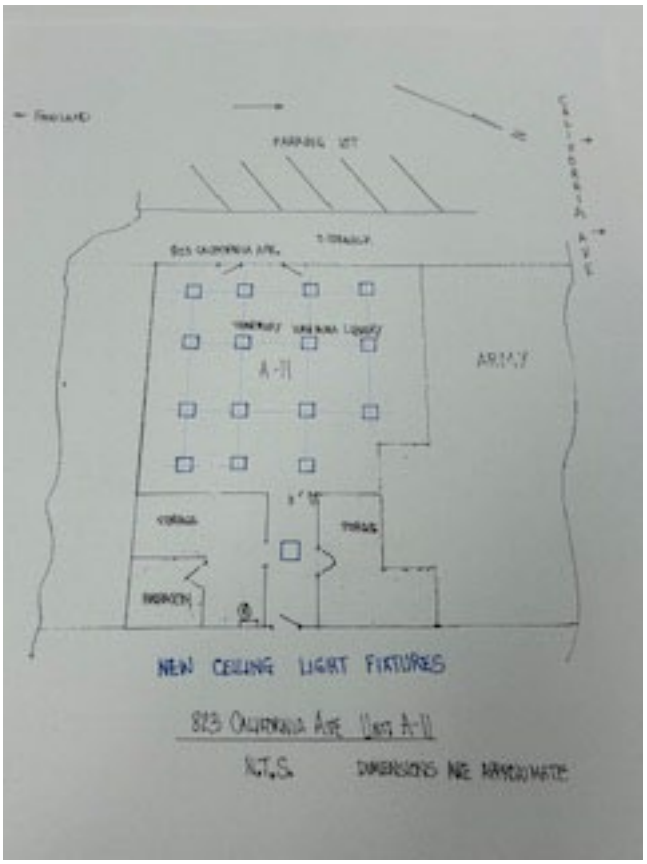


7. Side wall – north, adjacent to Army recruiter office


LIBRARY
CALIFORNIA AVE.
SIGN
AMP
Fences
LAND


PARKING ST
CALIFORNIA AVE
A-11
823 CALIFORNIA AVE [Unit A-11]
N.T.S. DIMENSIONS ARE APPROXIMATE


PARKING LOT
CALIFORNIA AVE
ARMY
A-11
PHOTOS
823 CALIFORNIA AVE UNIT A-11
N.T.S.


PARKING LOT
A-11
NEW CEILING LIGHT FIXTURES
823 CALIFORNIA AVE. UNIT A-11
N.T.S. DIMENSIONS ARE APPROXIMATE