

**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**DIVISION OF STATE PARKS**  
 1151 PUNCHBOWL ST, SUITE 310  
 HONOLULU, HI 96813



**SCOPE OF WORK**

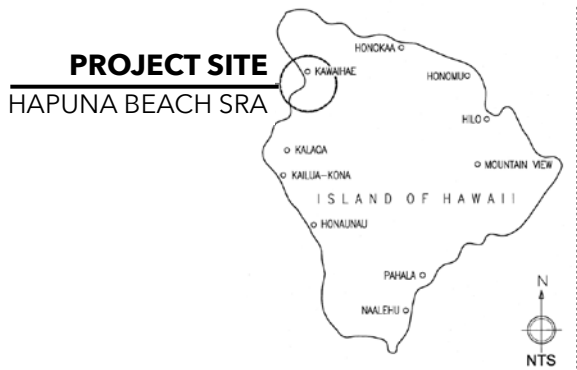
**Date:** 5/11/2026

**To:** Bidding Contractors

**State Parks Job#:** F75C646H

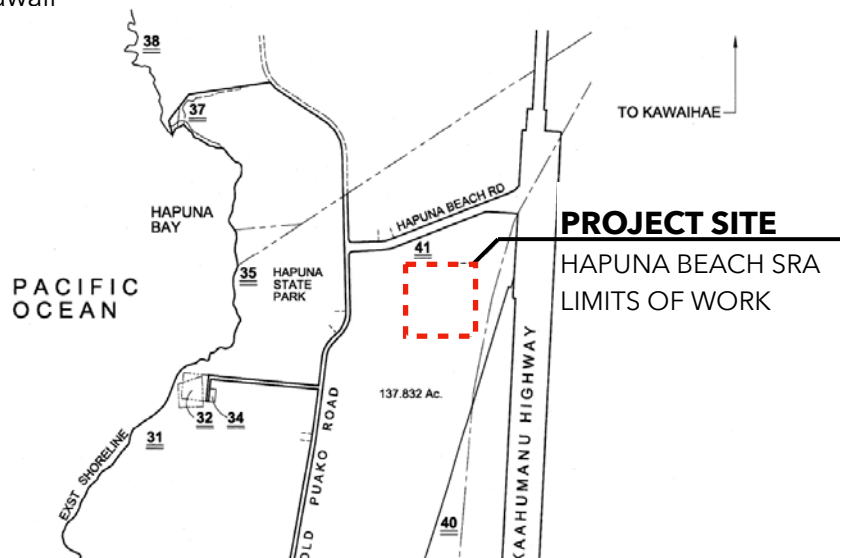
**Project Name:** HAPUNA BEACH SRA - PAVILION REPAIR AND MAINTENANCE, PH. 1

**Location:** Hapuna Beach State Recreation Area  
 Waimea, Hawaii, Hawaii



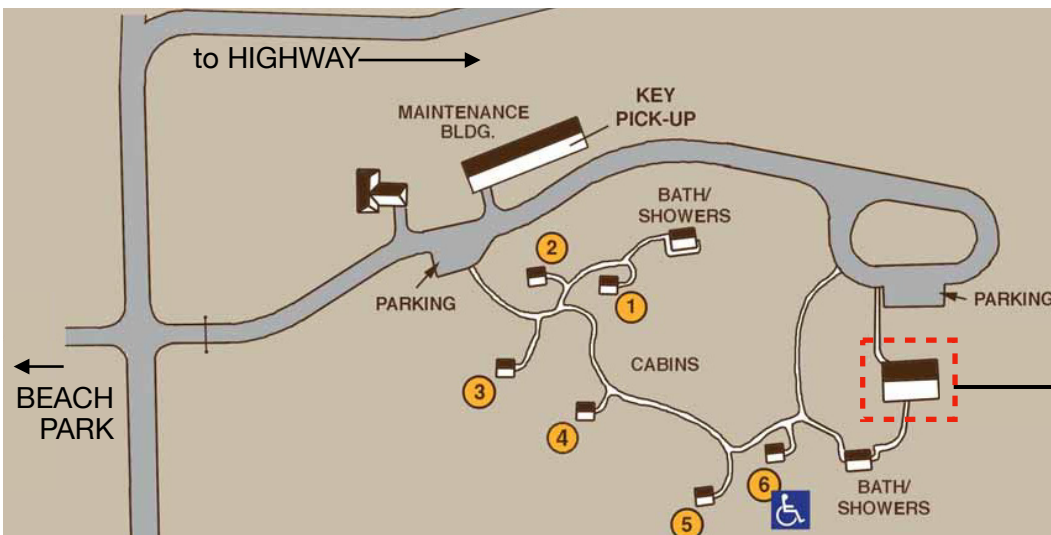
**LOCATION MAP**

NOT TO SCALE



**VICINITY MAP/OVERALL SITE PLAN**

NOT TO SCALE



**HAPUNA BEACH STATE RECREATION AREA**

CAMPGROUNDS AREA MAP, NOT TO SCALE

**Scope of Work (continued)**

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**SCOPE OF WORK**

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The contractor shall provide labor, materials and equipment necessary to satisfactorily complete all work associated with the project. The work generally includes repairs to the pavilion. This includes, but is not limited to, demolition and in-kind replacement of all interior and exterior walls; removal, disposal & monitoring of all contaminated lead paint materials; removal and replacement of all electrical cables, conduits, light fixtures, switches and receptacles; as well as surface preparation, priming, painting, and related incidental work. The contractor is responsible for verifying all quantities and field measurements prior to submitting a bid.

Project Objective:

Provide all labor, materials, equipment, and supervision necessary to perform repairs and maintenance at the Hapuna State Recreation Area Campgrounds Pavilion.

The project consists primarily of repair and maintenance work to the existing pavilion. Scope includes demolition and removal of deteriorated exterior siding and screen wall assemblies, removal, disposal & monitoring of all contaminated lead paint materials; removal and replacement of all electrical cables, conduits, light fixtures, switches and receptacles; installation of a continuous concrete curb at the building perimeter, and in-kind replacement of exterior siding and screen walls to match the existing materials and appearance. The work also encompasses surface preparation, priming, painting, and all incidental items necessary to restore and maintain the integrity of the existing building envelope while preserving its current architectural character.

1. Demolition and Disposal

Remove and properly dispose of all existing exterior siding and screen wall assemblies; removal, disposal and monitoring of all contaminated lead paint materials; removal and replacement of all electrical cables, conduits, light fixtures, switches and receptacles. Protect adjacent construction to remain.

2. Concrete Curb Installation

Install a continuous concrete curb along the perimeter wall line. Coordinate curb installation with existing structure to ensure proper drainage and support.

3. Exterior All Replacement

Furnish and install new exterior siding to match existing in material, profile, and appearance (in-kind replacement) Furnish and install new screen wall assemblies to match existing configuration and function.

4. Compliance and Site management

Compliance: The Contractor shall be responsible for obtaining all permits, licenses, and approvals required for the performance of the work. All permits shall be secured prior to commencement of construction activities.

The Contractor shall comply with all applicable federal, state, and county laws, regulations, and ordinances.

Site Security: Secure the work sites with proper barricades, safety signage, and caution tape to protect personnel and property.

Cleanup and Waste Management: Furnish and stage an appropriately sized dumpster or roll-off container on site. Clean the work site daily.

Repair or replace any damage to adjacent surfaces caused by construction activities.

**CONTACTS**

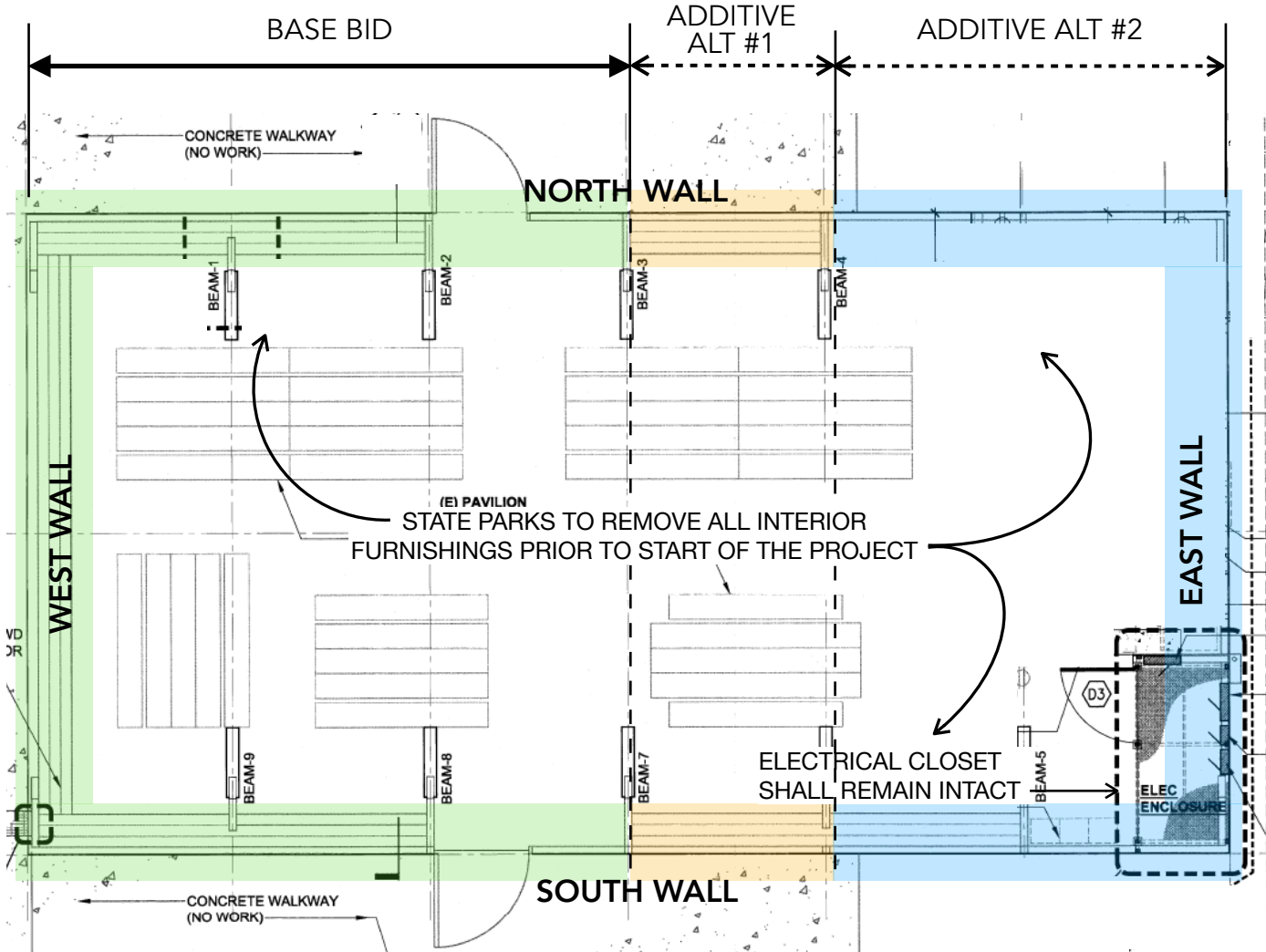
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Project Coordinator:  
Renee Kamisugi, State Parks Planner  
renee.y.kamisugi@hawaii.gov

On-site contact persons during construction:  
Luisa Castro, State Parks District Superintendent  
(808) 895-1660

Scope of Work (continued)

All work shall be confined to the existing pavilion and shall be divided between the Base Bid, Additive Alternate No. 1, and Additive Alternate No. 2 as outlined below. The contractor is responsible for verifying all quantities and field measurements prior to submitting a bid.



EXISTING PAVILION FLOOR PLAN

NOT TO SCALE

BASE BID

Portion of North Wall, from Beam-3 to corner of West Wall, Portion of South Wall from Beam-7 to corner of West Wall, and entire West Wall

- Demolition of walls, from concrete slab to underside of existing beam
- Removal, disposal and monitoring of all contaminated lead paint materials
- Removal and replacement of all electrical cables, conduits, light fixtures, switches and receptacles.
- Save and reuse existing doors
- Provide cast-in-place concrete curb, 3-1/2" (W) x 5-1/2" (H) along perimeter of existing Pavilion wall line, with an opening at existing weep hole on the West Wall.
- Replace-in-kind screen wall
- Prep, prime, and paint

**Scope of Work (continued)**

The contractor is responsible for verifying all quantities and field measurements prior to submitting a bid.

**ADDITIVE ALTERNATE NO. 1**

Portion of North Wall, from Beam-3 to Beam-4 & Portion of South Wall from Beam-6 to Beam-7

- Demolition of walls, from concrete slab to underside of existing beam
- Removal, disposal and monitoring of all contaminated lead paint materials
- Removal and replacement of all electrical cables, conduits, light fixtures, switches and receptacles.
- Provide cast-in-place concrete curb, 3-1/2" (W) x 5-1/2" (H) along perimeter of existing Pavilion wall line
- Replace-in-kind screen wall
- Prep, prime, and paint

**ADDITIVE ALTERNATE NO. 2**

Portion of North Wall, from Beam-4 to corner of East Wall, & Portion of South Wall from Beam-6 to corner of East Wall, and entire East Wall

- Demolition of walls, from concrete slab to underside of existing beam
- Removal, disposal and monitoring of all contaminated lead paint materials
- Removal and replacement of all electrical cables, conduits, light fixtures, switches and receptacles.
- Provide cast-in-place concrete curb, 3-1/2" (W) x 5-1/2" (H) along perimeter of existing Pavilion wall line
- Replace-in-kind screen wall
- Replace-in-kind screen mesh, 1/2" thick, bronze tinted polycarbonate glazing panels, and trim.
- Prep, prime, and paint

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL OBSERVE AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS REQUIRED FOR THE PROTECTION OF PUBLIC HEALTH AND SAFETY AND ENVIRONMENTAL QUALITY.
2. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST ISSUE AND ITS AMENDMENTS OF THE BUILDING CODE OF THE COUNTY OF HAWAII.
3. THE BIDDER(S) SHALL VERIFY AND CHECK ALL DIMENSIONS AND DETAILS SHOWN ON THE DRAWINGS PRIOR TO BID SUBMITTAL. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER FOR CLARIFICATION PRIOR TO BID SUBMITTAL.
4. THE BIDDER(S) SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE PROPOSAL TO VERIFY THE EXISTING CONDITIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND SHALL INCLUDE IN THE PRICE A SUM TO COVER THE COST OF ITEMS NECESSARY TO PERFORM THE WORK AS SET FORTH IN THE PROPOSED CONTRACT DOCUMENTS. NO ALLOWANCE WILL BE MADE TO A BIDDER (EVENTUAL CONTRACTOR OR SUBCONTRACTOR) BECAUSE OF LACK OF SUCH EXAMINATION OR KNOWLEDGE. THE SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS CONCLUSIVE EVIDENCE THAT THE BIDDER (EVENTUAL CONTRACTOR OR SUBCONTRACTOR) HAS MADE SUCH EXAMINATION.
5. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL ELEMENTS/ITEMS DAMAGED AS A RESULT OF THE CONSTRUCTION, WHETHER OR NOT SHOWN ON THE DRAWINGS, INCLUDING PAVEMENTS, EMBANKMENTS, CURBS, SIGNS, LANDSCAPING, STRUCTURES, UTILITIES, WALLS, FENCES, ALL COMMON AREAS, UNLESS OTHERWISE NOTED. THE COST OF RESTORING DAMAGED IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR TO COORDINATE AND PROVIDE CONSTRUCTION SCHEDULE, CONSTRUCTION / SAFETY BARRICADES, AND DESIGNATED STAGING AREA WITH THE STATE ENGINEER AND SHALL ASSURE SAFETY OF THE PUBLIC AT ALL TIMES.
7. THE PARK SHALL REMAIN OPEN DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN ALL NECESSARY SIGNS, LIGHTS, FLARES, BARRICADES, MARKERS, CONES, AND OTHER PROTECTIVE FACILITIES AND SHALL TAKE NECESSARY PRECAUTIONS FOR THE PROTECTION, CONVENIENCE AND SAFETY OF THE PUBLIC. ALL TEMPORARY BARRICADES SHALL COMPLY W/ ADMG 201.3 AND 206.1
8. DEBRIS GENERATED FROM THE WORK INDICATED SHALL BE DISPOSED OF "OFF-SITE" BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL REVIEW THE PROJECT FOR ANY LONG LEAD ITEMS AND PROVIDE SPECIAL CONSIDERATIONS TO AVOID UNNECESSARY DELAYS TO THE COMPLETION OF THE PROJECT.
10. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER IMMEDIATELY UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING THE COURSE OF THE PROJECT. CONTRACTOR IS NOT AUTHORIZED TO HANDLE, TEST, OR REMOVE SUCH MATERIALS WITHOUT SPECIFIC AUTHORIZATION FROM THE PROJECT MANAGER.
11. FIRE SAFETY STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION OPERATIONS, INCLUDING THOSE IN UNDERGROUND LOCATIONS, SHALL COMPLY WITH NFPA241 - STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATIONS AND DEMOLITION OPERATIONS AND CHAPTER 16.1.1, NFPA 1, 2006 EDITION.
12. FOR ALL CONCRETE CURBS, PROVIDE CONTRACTION JOINTS AT 5'±, AND PROVIDE EXPANSION JOINTS AT 50'±.
13. A MINIMUM THICKNESS OF 6 MIL POLYETHYLENE PLASTIC SHEETING IS REQUIRED FOR PLACING ON THE GROUND DURING LEAD PAINT REMOVAL. THE PLASTIC SHEET SHALL EXTENDING A MINIMUM OF 5 FEET FOR OPTIMAL PROTECTION. DUCT TAPE AND WEIGH SHALL BE USED TO SECURE THE PLASTIC TO SURFACE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SPECIAL INSPECTION OF PORTIONS OF THE WORK AS REQUIRED BY THE BUILDING CODE AT THE APPROPRIATE TIME AT NO ADDITIONAL COST TO THE STATE. FREQUENCY OF INSPECTION IS DEFINED IN THE IBC, SECTION 1704 TABLES, AS AMENDED BY THE COUNTY. THE CONTRACTOR SHALL CORRECT DEFECTIVE WORK AT NO ADDITION COST TO THE STATE AND PAY FOR RE-INSPECTION AS REQUIRED.

Site Pictures



NORTH WALL



WEST WALL



EAST WALL



SOUTH WALL

Site Pictures

The contractor is responsible for verifying all quantities and field measurements prior to submitting a bid.



Pavilion at Hapuna State Recreation Area

Interior/Exterior

- Approx. 1,000 sf paint prep
- Approx. 2,400 sf prime and paint



North Wall

Demo and replace in kind, cast-in-place concrete curb, exterior screen wall from bottom to top plate. Approx. 4x4 posts (20 LF), 2x4 (88 LF), 1x4 Trim (12 LF), 1x6 Trim (10 LF), 1x2 (129 LF), 3/4" Plywood (34 sf), Stainless Steel Screen mesh (119 sf)



South Wall

Demo and replace in kind, cast-in-place concrete curb, exterior screen wall from bottom to top plate. Approx. 4x4 posts (20 LF), 2x4 (88 LF), 1x4 Trim (12 LF), 1x6 Trim (10 LF), 1x2 (129 LF), 3/4" Plywood (34 sf), Stainless Steel Screen mesh (119 sf)



West Wall

Demo and replace in kind, cast-in-place concrete curb, exterior screen wall from bottom to top plate. Approx. 2x4 (194 LF), 1x2 (310 LF), 4x4 (10 LF), 3/4" Plywood (54 sf), Stainless Steel Screen mesh (336 sf)



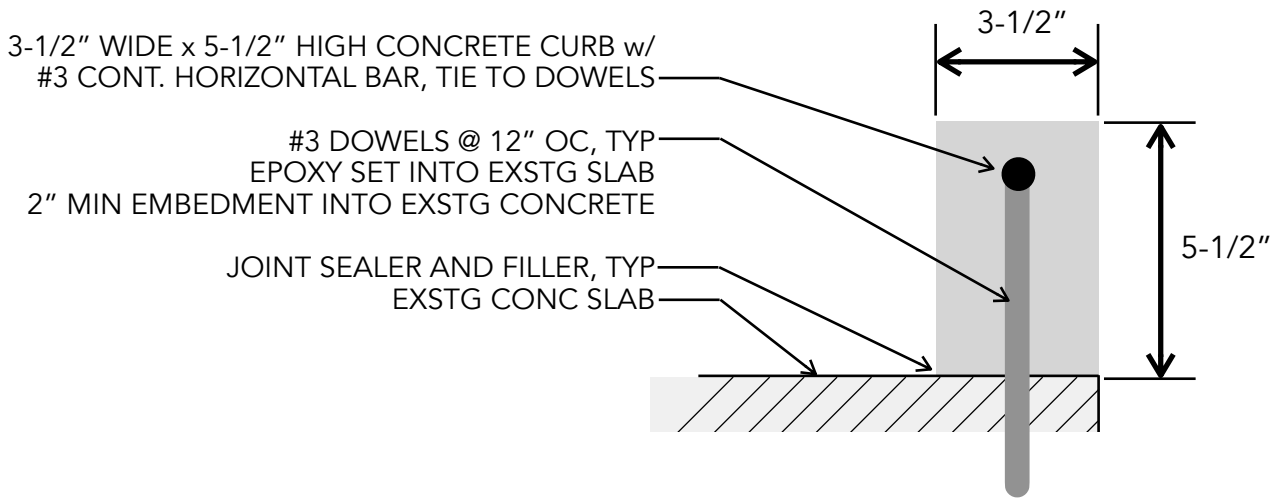
West Wall (Interior Elevation)

Site Pictures

The contractor is responsible for verifying all quantities and field measurements prior to submitting a bid.



Existing Drain Outlet at West Wall



TYPICAL SECTION - CONCRETE CURB AT EXSTG SLAB-ON-GRADE

NOT TO SCALE

- Surface finish to match existing
- Dowels shall be #3 bars @ 12" OC, epoxy-set into existing slab. Dowels shall be embedded 2" minimum into exstg slab and extend 3" into curb.
- Sawcut exstg slab as required for clean, straight edge. Clean and prep surface prior to installing concrete curb.
- Provide expansion joint at intervals as required
- Where concrete curb abuts existing post, leave 1/4" - 1/2" gap around each post when forming. Fill gap with polyurethane sealant once cured.
- Verify existing slab thickness before drilling downs
- Field verify all dimensions

Site Pictures

The contractor is responsible for verifying all quantities and field measurements prior to submitting a bid.



North Wall (Partial Base Bid & Add. Alt No.1)

Demo and replace in kind, cast-in-place concrete curb, exterior screen wall from bottom to top plate. Approx. 4x4 posts (20 LF), 2x4 (68 LF), 1x4 Trim (12 LF), 1x2 Trim (103 LF), 3/4" Plywood (30 sf), Stainless Steel Screen mesh (100 sf)



South Wall (Partial Base Bid & Add. Alt. No.1)

Demo and replace in kind, cast-in-place concrete curb, exterior screen wall from bottom to top plate. Approx. 4x4 posts (20 LF), 2x4 (68 LF), 1x4 Trim (12 LF), 1x2 Trim (103 LF), 3/4" Plywood (30 sf), Stainless Steel Screen mesh (100 sf)



East Wall (Additive Alternate No.2)

Replace T1-11 Siding (approx. 260 sf), cast-in-place concrete curb, exterior screen wall from top plate to bottom of rafter. Replace in kind screen mesh, 1/2" thick, bronze tinted polycarbonate glazing panels, and trim. (Measurements for trim, screen, and polycarbonate glazing shall be verified in field)



North Wall (Additive Alternate No.2)

Demo and replace in kind, cast-in-place concrete curb, replace T1-11 Siding (approx. 170 sf)



South Wall (Additive Alternate No.2)

Demo and replace in kind, cast-in-place concrete curb, replace T1-11 Siding (approx. 170 sf)