



STATE OF HAWAII
SCOPE OF SERVICES

Project: East Hawaii Hilo District Office Improvements
Location: Hilo, Island of Hawaii, Hawaii
Contractor: tbd
IFB No: IFB-26-HHL-009

Pursuant to 103D, Hawaii Revised Statutes, the CONTRACTOR shall perform and provide the Scope of Services listed below and detailed in Invitation for Bids IFB-26-HHL-009 and in CONTRACTOR’s proposal submitted on June 10, 2026 in a proper and satisfactory manner as determined by the STATE and in accordance with all Federal, State and local laws, both of which are incorporated by reference.

Item No.	Description
1	GENERAL CONDITIONS – not to exceed 6% of total bid sum less allowances and force account. All work defined in the contract documents not included in the items below. This shall include, but not be limited to supervision; mobilization; demobilization; dust protection; water control; designing and constructing work enclosures for interior and exterior work; coordination with other trades for electrical and plumbing repairs if necessary; dumpsters; project signage; and job site cleaning to include pressure washing all surfaces of the parking structure after all work is completed.
2	WATERLINE (to include but not limited to: 2.1 Dewatering and traffic control 2.2 Remove and replace existing water line 2.3 Verify viability of existing water line 2.4 Cut and plug existing water line 2.5 Furnish and install new water line including plugs, tees, and submeters 2.6 Remove and replace existing backflow preventer; install new backflow preventer 2.7 Demo and replace concrete walkway disturbed by waterline work
3	FENCING AND GATES (to include but not limited to: 3.1 Demolish existing chainlink fence and gates 3.2 Furnish and install new chainlink fence 3.3 Furnish and install new sliding gate 3.4 Furnish and install new personnel gates

DHHL OFFICE BUILDING



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Item No.	Description
4	DEMOLITION WORKS (to include but not limited to: 4.1 Demolish existing structure(s) 4.2 Remove existing walls, columns, beams, doors, windows, roof framing, and slab 4.3 Demolish existing canopy structures 4.4 Demolish existing plumbing fixtures, cabinets, appliances, and water heaters 4.5 Demolish existing steel shelving 4.6 Demolish existing AHU and HVAC condenser system 4.7 Demolish existing privacy fence
5	STRUCTURAL WORKS (to include but not limited to): 5.1 New concrete slab foundation, turn-down slab, and thickened slab pads 5.2 Concrete footings, vapor barrier, base course, and compacted fill 5.3 Reinforcing — rebar, mesh, and anchor bolts 5.4 Termite protection and treated sill plate 5.5 Forms, finishing, and curing 5.6 Trenching, backfill, and compaction for new building extension 5.7 Special inspections — concrete, reinforcing, complete load path / uplift ties 5.8 Pre-engineered wood trusses, purlins, plywood sheathing, and metal roofing 5.9 Sheet metal ridge cap, gutter, and downspouts 5.10 Wood framing — overframing, headers, beams, posts, and shear wall paneling 5.11 Wall and ceiling insulation 5.12 Structural hardware — anchors, hurricane ties, and miscellaneous 5.13 Freeze board / screen
6	INTERIOR FINISHES AND CARPENTRY WORKS (to include but not limited to: 6.1 ADA bathroom accessories (grab bars, mirrors, dispensers) 6.2 Lounge / kitchenette cabinets, countertops, and refrigerator 6.3 1-hour fire-rated separation wall, 1-hour ceiling, and standard gypsum board ceiling 6.4 Header wrap; patch existing ceilings 6.5 Patch roof leak and damaged ceiling 6.6 New doors, windows, security screens, and stud walls



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7	PLUMBING WORKS (to include but not limited to: 7.1 ADA toilets and lavatories (install owner-furnished fixtures) 7.2 Lounge kitchen sink with faucet 7.3 Utility sink 7.4 Instant hot water heaters with disconnect switches
8	MECHANICAL/HVAC WORKS (to include but not limited to: 8.1 Outdoor condensing units (ACCU) 8.2 Indoor fan coil units (FCUs) with wall controllers 8.3 Refrigerant piping, condensate piping, control wiring, and field charge 8.4 Refrigerant piping, condensate piping, control wiring, and field charge 8.5 Penetration boots, flashing, and equipment mounting 8.6 Equipment startup, commissioning, and factory certification inspection 8.7 HVAC equipment covers
9	ELECTRICAL WORKS (to include but not limited to: 9.1 New LED luminaires (multiple types) with rough-in and fixture connections 9.2 Rework light locations and switches 9.3 Move electrical panel; replace A/C disconnect 9.4 Security cameras (CCTV including wide-angle camera) 9.5 Ceiling-mounted projector and wall-mounted projector screen 9.6 FCU electrical connections 9.7 Exhaust fan electrical connections 9.8 Building lighting controls — time clock and parking lot photocell 9.9 Exterior conduit upgrades
10	PAINTING WORKS (to include but not limited to: 10.1 Surface preparation — cleaning, patching, sanding, and masking 10.2 Texture and primer for new gypsum board 10.3 Paint interior walls and ceilings 10.4 All caulking, paint coats, and finishes per specifications
OHA BUILDING	
11	INTERIOR FINISHES WORKS (to include but not limited to: 11.1 Remove existing carpet and install new flooring 11.2 Entry hardware — wood post and frame



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- 12 **PLUMBING WORKS** (to include but not limited to:
 - 12.1 Remove and replace ADA toilet (owner-furnished fixture)
 - 12.2 Remove and replace ADA sink (owner-furnished fixture)
 - 12.3 Furnish and install instant hot water heater

- 13 **MECHANICAL/HVAC WORKS** (to include but not limited to:
 - 13.1 Replace existing split A/C unit

- 14 **ELECTRICAL WORKS** (to include but not limited to:
 - 14.1 New LED luminaires with rough-in and fixture connections
 - 14.2 Repair telecom cabinet doors and locks
 - 14.3 FCU electrical connections
 - 14.4 Upgrade communications cabling

- 15 **PAINTING WORKS** (to include but not limited to:
 - 15.1 Surface preparation — cleaning, patching, sanding, and masking
 - 15.2 Paint interior walls
 - 15.3 Paint exterior walls
 - 15.4 All caulking, paint coats, and finishes per specifications