

State of Hawaii
Department of Land and Natural Resources (DLNR)

1151 Punchbowl St.
Honolulu, HI 96813



Date: 6/18/26

Scope of Work

To: Bidding Contractors

Copy: Mitchell Owan
Bowers + Kubota
1885 Main Street
Suite 404
Wailuku, HI 96793

DLNR Job #: 26-SPM-002

Project Name: Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting

Location: Polipoli-Spring-State-Recreation-Area
Kula, Maui, HI

Scope of Work:

A site visit was conducted to evaluate the condition of the exterior envelope. The assessment revealed significant deterioration in various components, primarily due to moisture intrusion and biological activity (termites and rot). The existing paint finish is compromised, exhibiting widespread signs of failure.

- **Siding:** Visible evidence of localized damage, including soft spots, cracking, and potential voiding due to termite activity and wood rot. The paint is deteriorated, with chipping and peeling in multiple areas, suggesting poor adhesion or underlying substrate issues.
- **Trim (Exterior, Window, and Door):** Extensive areas of the wood trim are soft upon probing, indicating advanced decay (rot) and likely termite infestation. Peeling paint on these elements points to long-term moisture exposure.
- **Structural Integrity:** The extent and depth of the termite damage and rot in the non-structural elements suggest a potential compromise to adjacent structural components. Further inspection is required to determine if load-bearing elements (e.g., wall studs, headers) are affected.
- **Conducive Conditions:** Conditions conducive to future wood-destroying organism (WDO) activity, such as wood-to-soil contact, clogged gutters, or persistent moisture sources, may be present and require identification and mitigation.

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Scope of Work continue :

Scope of Work

The following scope of work outlines the necessary steps to remediate the identified issues and restore the building's exterior to a sound, weather-resistant condition. All work shall comply with local building codes and lead-safe work practices if the paint is pre-1978.

Phase 1: Inspection and Abatement (Option to be done in house by DLNR)

- Engage a licensed pest control professional to conduct a comprehensive WDO inspection to confirm the presence of active termites, identify the type, and perform necessary treatment to eradicate the infestation.
- Consult a structural engineer if the extent of damage suggests compromised load-bearing elements.

Phase 2: Demolition and Replacement (To be done in house by DLNR Staff Before the Painting Phase is scheduled)

- Remove all identified termite-damaged and rotted exterior siding, trim, and window/door trim components.
- Conduct localized deconstruction of adjacent areas as necessary to expose the full extent of the damage and ensure complete removal of compromised material.
- Dispose of all infested/rotted material responsibly and clear debris from the site.
- Install new exterior-grade, pressure-treated wood, fiber cement, or PVC materials as replacements to prevent future infestations and rot. Ensure proper sealing and flashing around all new installations to prevent water intrusion.

Phase 3: Surface Preparation and Painting

- Mechanically scrape, sand, and remove all remaining loose and peeling paint from the entire exterior surface to achieve a sound substrate.
- Clean all surfaces thoroughly to remove dirt, debris, and any potential mold/mildew.
- Apply a high-quality, exterior-grade primer to all bare wood and repaired areas to seal the substrate and ensure proper paint adhesion.
- Apply two finish coats of high-quality exterior paint to all siding and trim surfaces.

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Scope of Work continue :

Phase 4: Alternate

The existing shower allows water on the bathroom floor which may cause future rotting or possible slipping. This scope of work addresses the need for a durable, ADA-compliant shower in a State Park cabin, specifically designed to eliminate water splashing and prevent future rot, while upgrading to wheelchair-accessible standards.

Recommended Scope of Work: ADA Accessible Shower Renovation

- Demolition & Site Preparation:
 - o Remove existing shower unit, surround, subfloor, and damaged materials.
 - o Inspect structural floor joists for water damage/rot and replace as necessary.
 - o Lower the drain to accommodate a 1:48 (1/4" per foot) slope for proper drainage.
- Shower Unit Selection & Installation:
 - o Install a pre-leveled, 1-piece fiberglass ADA roll-in shower (30" x 60" minimum) with a textured, slip-resistant floor. A pre-leveled unit saves installation time and prevents water drainage issues.
 - o Waterproofing: Apply a liquid membrane (e.g., Laticrete HydroBan) or sheet membrane system (e.g., Schluter-KERDI) over the entire shower area (floor and walls).
 - o Slope: Construct a mortar bed with a 1:48 slope to the drain.
 - o Alternative Option: Custom Ceramic Tile
 - o Waterproofing: Apply a liquid membrane (e.g., Laticrete HydroBan) or sheet membrane system (e.g., Schluter-KERDI) over the entire shower area (floor and walls).
 - o Slope: Construct a mortar bed with a 1:48 slope to the drain.
 - o Tile: Use slip-resistant, textured porcelain or ceramic tiles
 - o Select a unit with a barrier-free, 1/2-inch maximum beveled threshold.
 - o If space is limited, a 36"x36" Transfer Shower (ANSI A/B compliant) with a folding seat may be used, though roll-in is preferred for accessibility.
- Water Splash Containment & Safety:
 - o Install a stainless steel, weighted shower curtain rod with an ADA-compliant shower curtain (rather than a rigid door) to prevent water from splashing outside while allowing easy access.
 - o Install an optional collapsible water retainer strip on the threshold for maximum protection, which allows wheelchairs to roll over it, then springs back up.
- ADA Accessibility Features:
 - o Grab Bars: Install horizontal grab bars at 33–36 inches above the floor on the back and sidewalls, reinforced to support 250 pounds.
 - o Shower Controls: Install lever-style (one-hand operable) mixing valves 38-48 inches from the floor, positioned on the wall closest to the seat or entrance.
 - o Handheld Spray: Install a hand-held spray unit with a minimum 59-inch-long hose.
 - o Seat: Install an L-shaped folding seat, if required by specific park accessibility regulations (required for transfer, recommended for roll-in).
- Waterproofing & Finishing:
 - o Apply a liquid-applied waterproofing membrane to the surrounding walls (if tiling) or ensure the pre-level shower unit is properly caulked and sealed with 100% silicone.

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Scope of Work continue :

Recommended Waterproof Flooring Outside Shower Area

To prevent rot from water splash outside the shower, the floor surrounding the shower should be covered in a 100% waterproof material.

1. Luxury Vinyl Plank (LVP) / Luxury Vinyl Tile (LVT): TBD

1. Option 1: 100% Waterproof Click-Lock Luxury Vinyl flooring (e.g., Pelican or similar).

2. Why: It is highly durable, easy to install over existing concrete or plywood, and 100% waterproof. It prevents moisture from reaching the subfloor.

3. Important: A 100% silicone sealant should be applied at the perimeter before the trim is installed.

4. Option 2 Preferable: Ceramic/Porcelain tile with a waterproofing membrane (e.g., Schluter Ditra) installed underneath.

o Waterproofing: Apply a liquid membrane (e.g., Laticrete HydroBan) or sheet membrane system (e.g., Schluter-KERDI) over the entire shower area (floor and walls).

o Slope: Construct a mortar bed with a 1:48 slope to a possible 2nd drain.

Phase 5: Final Inspection and Prevention

- Perform a final inspection of all work to ensure quality and completeness.
- Address any conducive conditions (e.g., improve ventilation, ensure proper drainage) identified during the initial assessment to mitigate future issues.

Phase 6: Cleanup:

- Conduct a final detailed cleaning of the entire site and dispose of all remaining construction debris.
- Documentation: Provide as-built drawings and certification of compliance with all ADA requirements.
- Conduct a final detailed cleaning of the entire site and dispose of all remaining construction debris.
- All work to be done to applicable Code(s).
- Contractor is responsible for securing proposed work sites with proper barricades, trash to be removed from site and legally disposed of daily, along with daily clean up. Contractor to furnish dumpster or roll off.

Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting

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Site Plan



Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting

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Contacts:

Project Coordinator

Mitchell Owan , DLNR DPC Maui

Cell: 808-280-1925

On-site contact persons during construction:

State Parks Staff

Mike Kahula

Phone: (808)984-8102

Phone:

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Site Pictures

Site Area: Polipoli Spring State Recreation Area Cabin

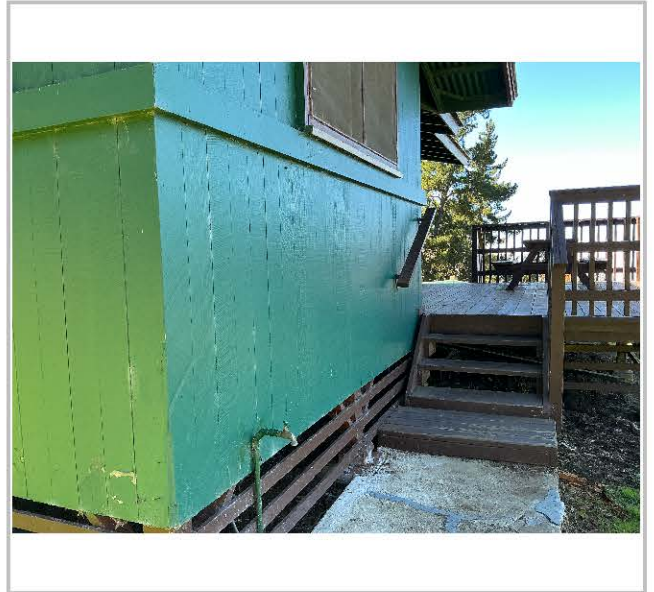
Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting_Remove and Replace Rotted Boards and T&G Siding



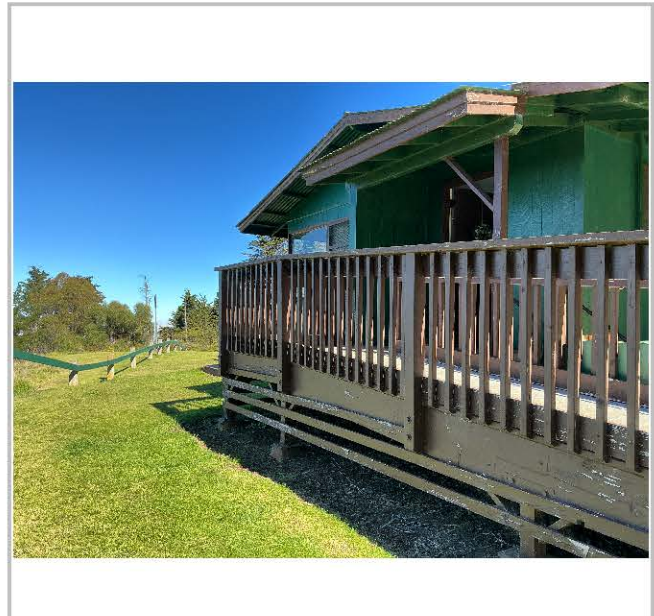
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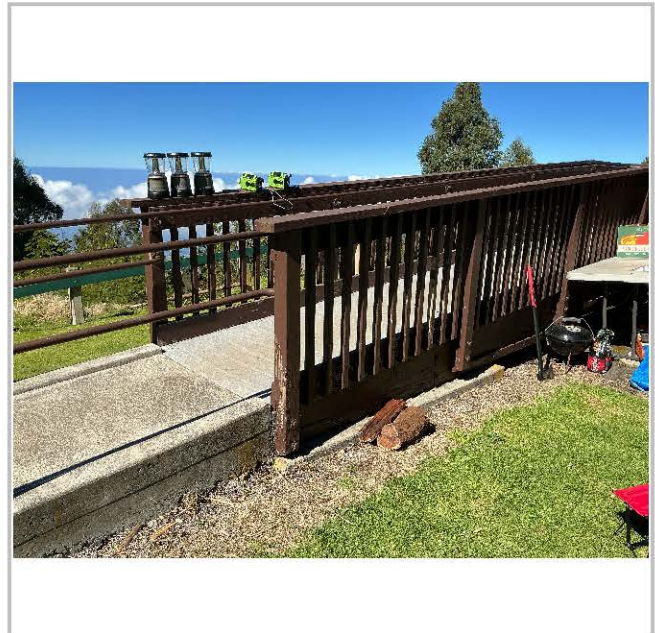
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Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting_Remove and Replace Rotted Post



Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting

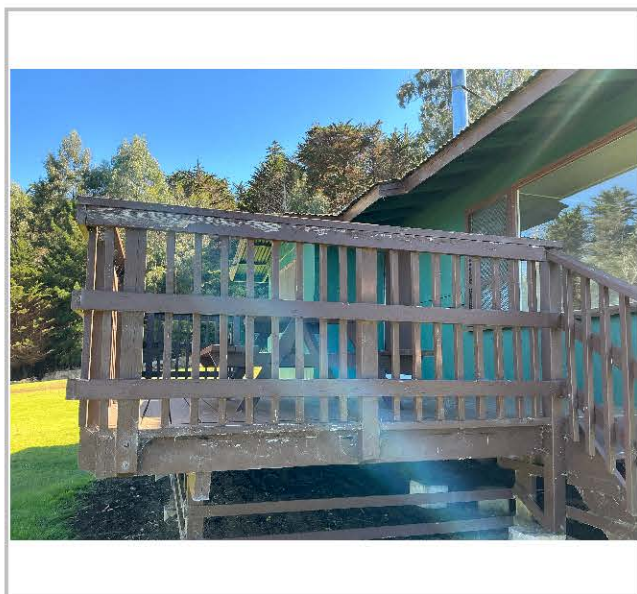
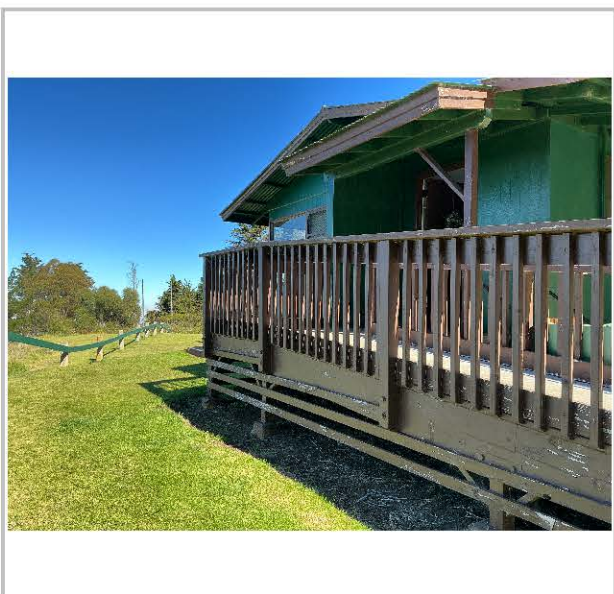
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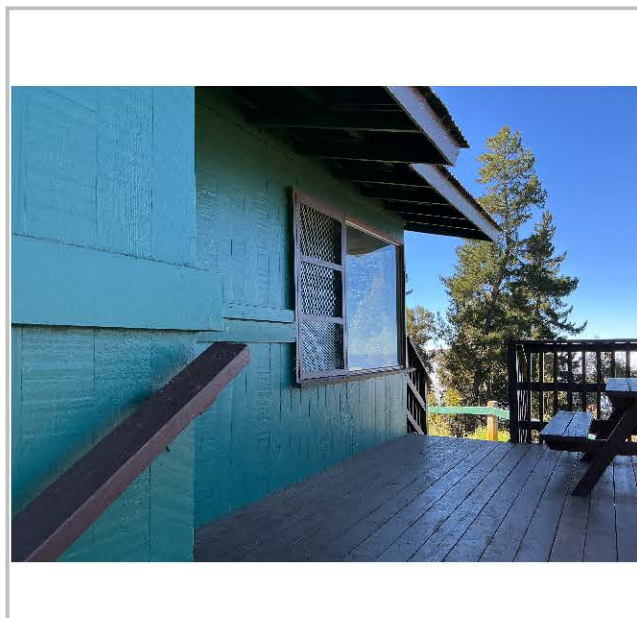
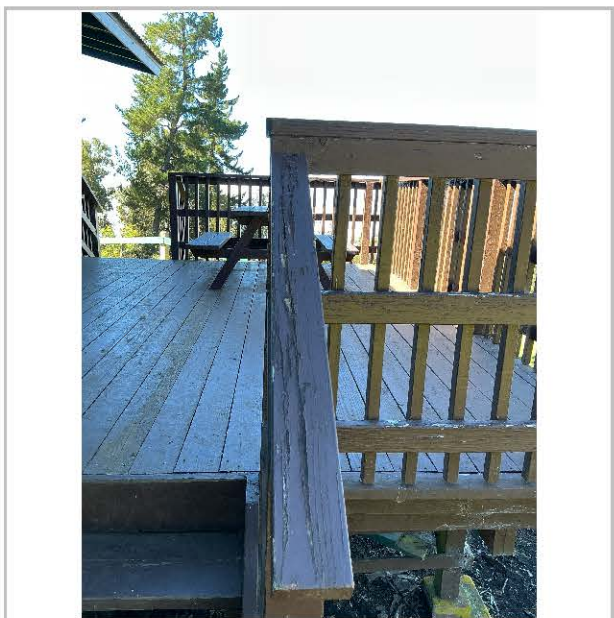
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Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting_Prep and Paint

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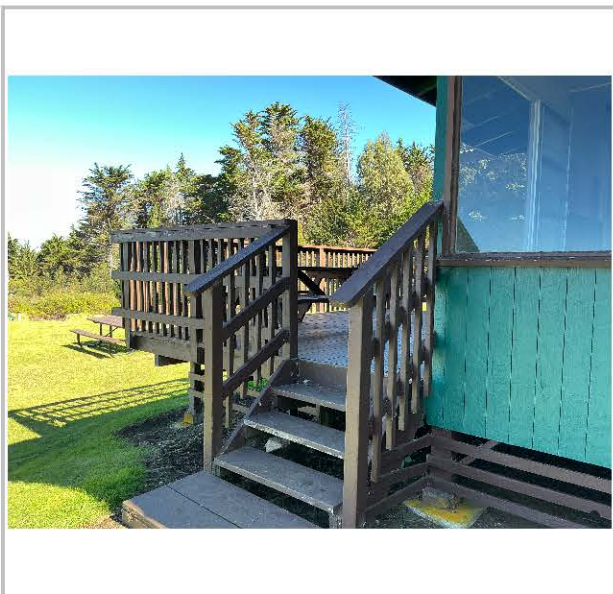
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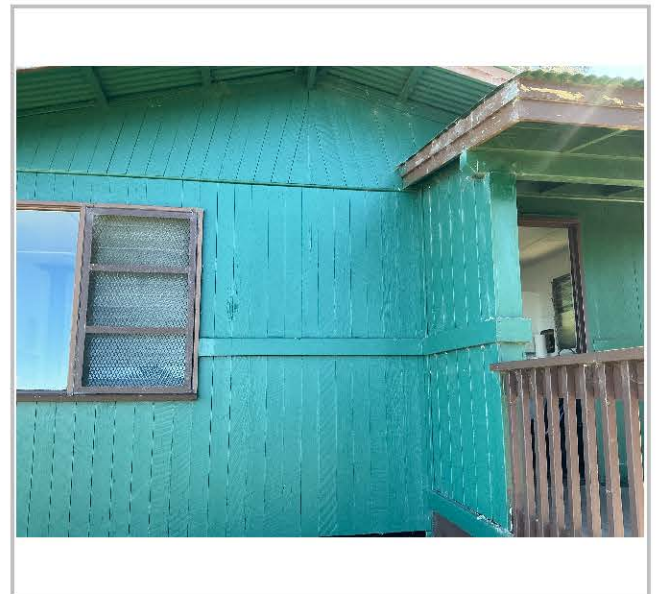
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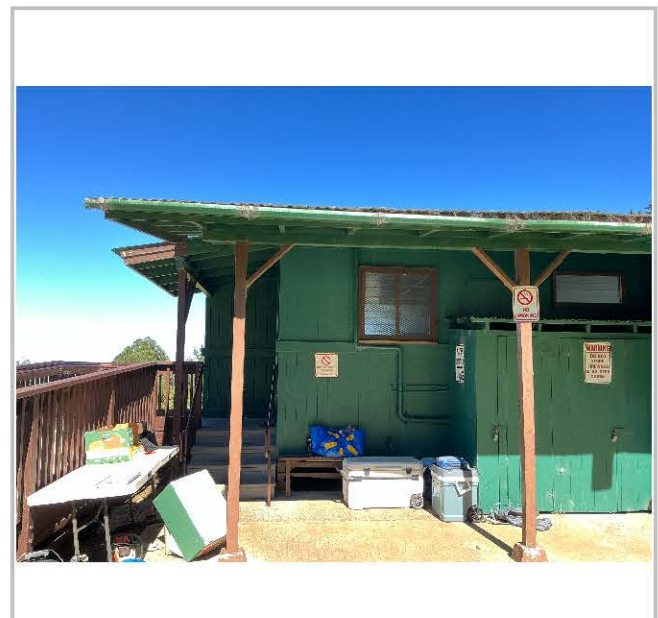
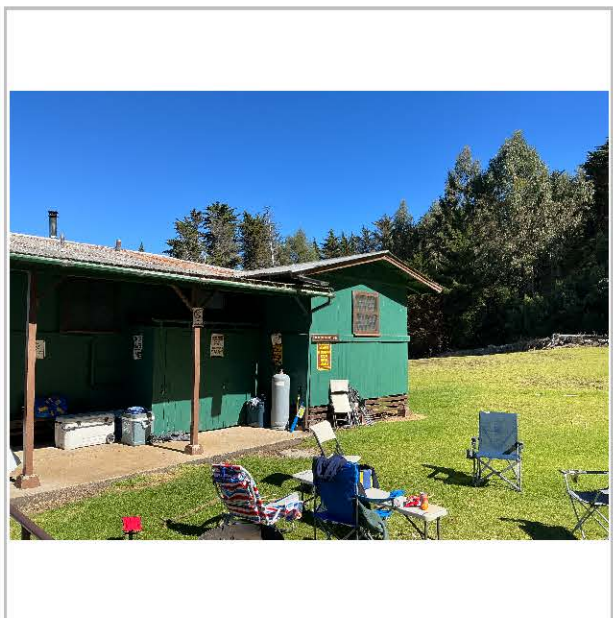


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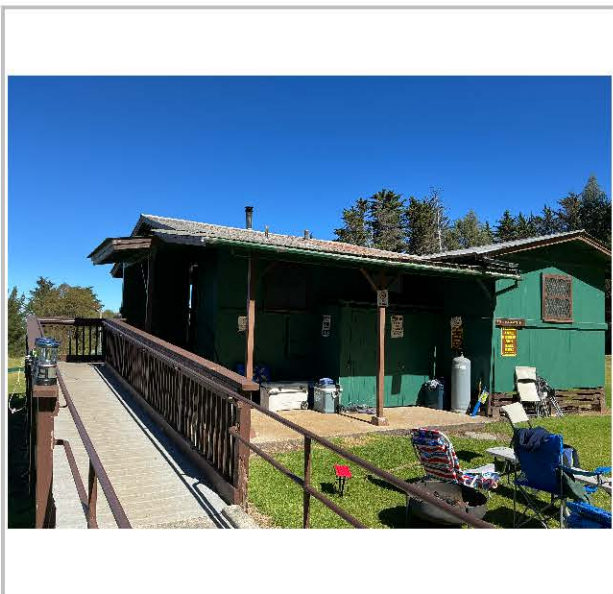
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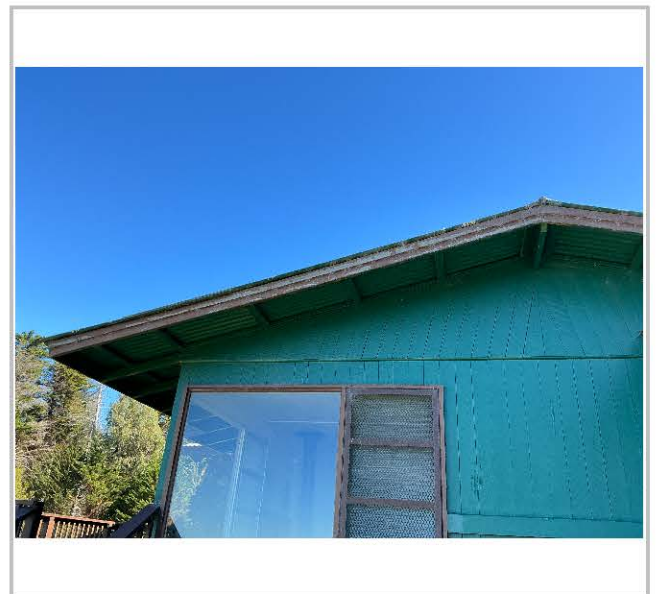
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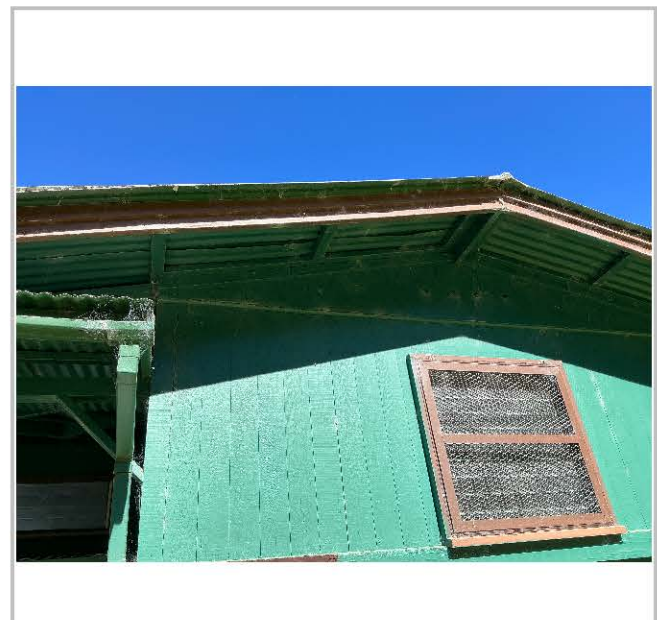
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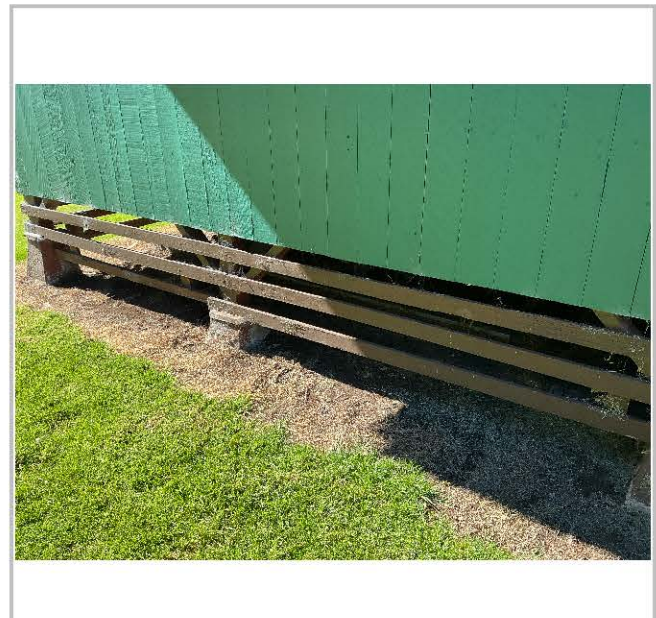


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Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting_Alternate: Shower Replacement

Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting_Alternate: Shower Replacement



Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting_Alternate: Shower Replacement

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