

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.
- **Flooring:** The existing flooring inside the cabin is buckling in the "kitchen" area due to expansion between the joints.

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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.

Base Bid: Cabin Repairs

- 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.
- Remove and dispose of existing door assemblies at both entrances, including door, frame, hardware, weather stripping, thresholds and trims.
- Furnish and install new solid core door assemblies, matching the existing size, configuration and swing direction. Provide new hinges, lock set, latch, closer, weather stripping, thresholds and related hardware to match existing. New door and hardware shall comply with applicable building code and accessibility requirements.
- Coordinate new threshold model with actual field conditions and finished floor elevations.
- New threshold heights shall not exceed 1/2 inch above adjacent finished floor surfaces and shall include beveled edges. Shim and level as needed to prevent rocking or deflection.
- Lock sets, cylinders, cores and associated hardware shall be new and keyed to match existing keys.
- Seal perimeter edges as required to prevent water intrusion.

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.

Additive Alternate # 1 - Fumigation

- Engage a licensed pest control professional to provide all labor, materials, equipment, fumigation services and post-treatment certification necessary to perform complete structure termite fumigation in accordance with State of Hawaii regulations and the fumigant manufacturer's requirements.
- Scope shall include pre-treatment inspection, protection and removal of required contents, installation of tarpaulins and sealing measures, fumigation for dry wood termites and other wood -destroying insects.
- Provide clearance testing as well as removal of all fumigation materials, site cleanup, and issuance of a written termite treatment warranty and clearance certificate upon completion.
- Contractor shall coordinate all re-occupancy procedures prior to project turnover.

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Scope of Work continue :

Alternate #2 - Flooring

Due to the Kona low storm, the flooring in the cabin is buckling. The scope of work is to remove existing flooring and quarter round moulding and replace with new called out LVT flooring and quarter round moulding throughout the cabin.

Recommended Scope of Work: Flooring Replacement

- Remove existing flooring (and quarter round moulding) throughout the cabin.
 - Prep existing surface and install plywood subfloor.
 - Once existing flooring is removed, verify existing subfloor is sound, dry, clean and free of loose materials.
 - Stagger panel end joints and edge joints oriented perpendicular to the supporting frame where feasible.
 - Apply full-spread flooring adhesive over the entire substrate using a minimum 3/16" notched trowel. Follow flooring adhesives manufacturers spread rate and open time requirements.
 - Install 1/2" treated kiln dried plywood panels into wet adhesive and firmly set to achieve full bond with no voids.
 - Screw plywood at 1 ft on center along all panel edges and throughout the field of the panel.
 - Fill, sand and prepare panel joints as required by the new flooring material manufacturers recommendations.
 - Finished underlayment shall be flat, rigid, securely bonded, and free of squeaks, movement, ridges, depressions, or fastener protrusions in accordance to manufacturers recommendations.
- Furnish and install new LVT flooring to manufacturers recommendations per attachments. Any substitutions must be equal to or greater quality and approved by B+K and DLNR.
 - Key notes:
 - Building shall be enclosed and climate controlled prior to acclimating flooring material.
 - Subfloor flatness shall not exceed 3/16 inch in 10 feet or 1/8 inch in 6 feet
 - Moisture testing is required, moisture content in wood substrate shall not exceed 10% and pH should be between 5 and 9.
 - Avoid wall pieces less than 2 inches wide and stagger end joints a minimum of 8 inches.
 - Provide minimum 1/4 inch expansion gap at all vertical surfaces.
 - Follow adhesive manufacturers trowel, coverage, open time and installation requirements.
 - Project requires full spread glue down installation per manufacturer's recommendations.
 - Install planks tightly together without gaps or compression.
 - Roll flooring immediately with 75 to 100 pound roller in both directions.
 - Re-roll flooring 1-2 hours after initial rolling.
 - Remove adhesive residue immediately.
 - Mix planks from multiple cartons to minimize shade variance.
 - Protect flooring from direct sunlight and temperature extremes during and after installation.

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Scope of Work continue :

Alternate # 2 - Flooring

Recommended Scope of Work: Flooring Replacement Continued:

- Furnish and install 3/4" X 3/4" quarter round moulding against existing baseboards to cover expansion gaps.
 - Scrape any loose paint and clean baseboard prior to painting. Spot prime exposed wood.
 - Paint existing baseboards to match existing color using interior semi-gloss paint.
 - Paint new quarter round moulding to match baseboards. Pre-painting before installation is recommended.
 - Use scarf joints (overlapping 45 degree joints) on long walls runs to minimize visible seams.
 - Miter inside and outside corners at 45 degrees and use opposing 45 degree cuts where pieces meet.
 - Caulk or putty at all 45 degree miters.
 - Fasten with 18-gauge brad nails approximately every 16-20 inches.
 - Keep nails within quarter round profile and avoid overdriving.
 - Fill all nail holes with applicable wood filler or painters putty, sand and paint.
 - Caulk top edge where molding meets the baseboard.

NOTES:

- Fire place will remain in place. Quarter round moulding to be installed around hearth, contractor to use liquid nail or other recommended adhesive to cover expansion joint around hearth.
- Existing tables, beds and other mounted items in the cabin will be removed prior to construction. Coordinate as needed with B+K and DLNR prior to construction.

REQUIREMENTS PRIOR TO TURNOVER

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.
- Coordinate turnover of any "left over" materials with B+K and DLNR for storage.

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.

Recommended Scope of Work: Flooring Replacement Continued:

CONTRACTOR TO FIELD VERIFY MEASUREMENTS PRIOR TO CONSTRUCTION



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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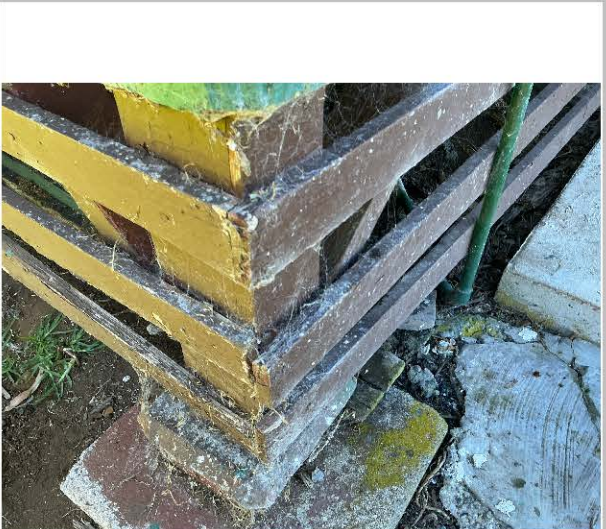
Site Pictures

Site Area: Polipoli Spring State Recreation Area Cabin

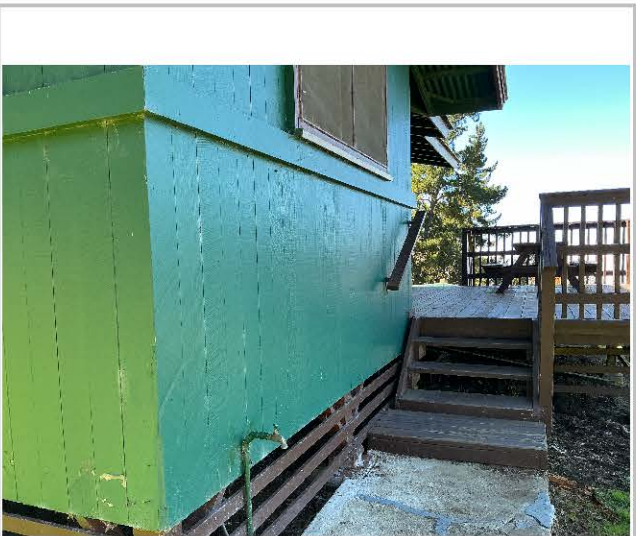
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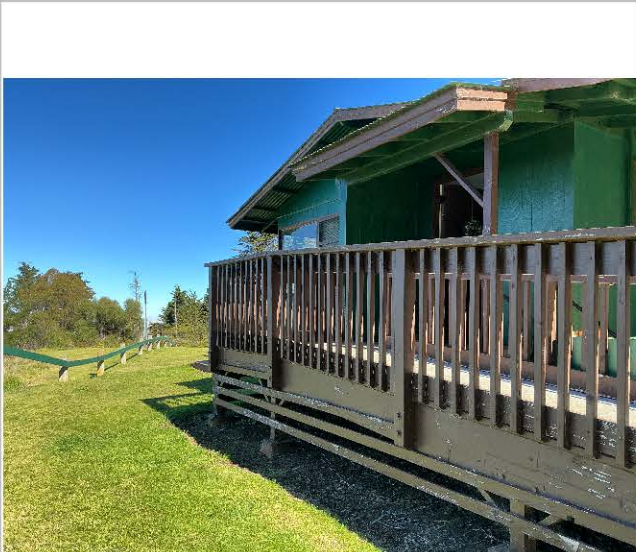
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Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting

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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



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



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



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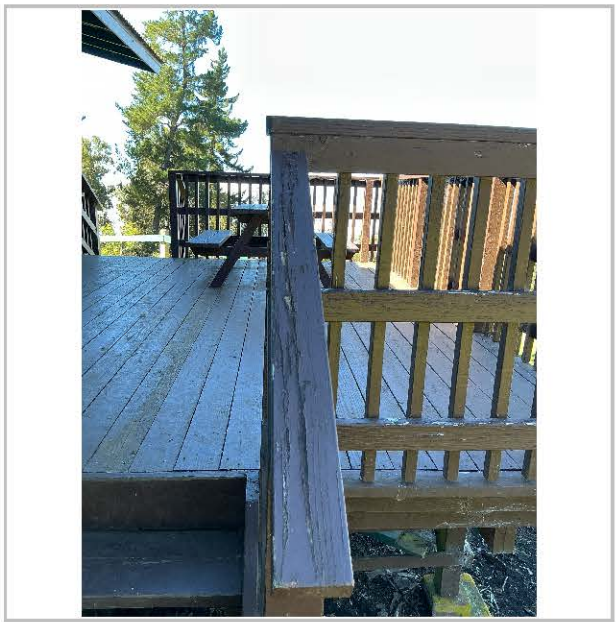
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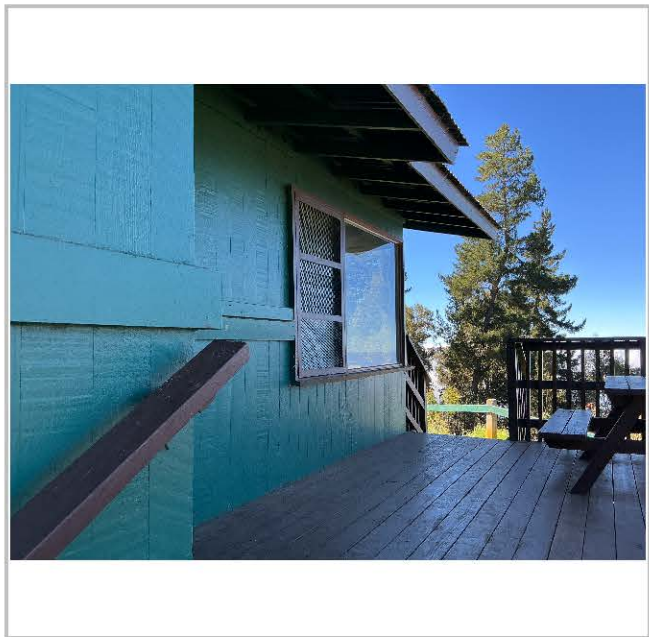
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Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting_Remove and Replace Rotted Boards



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



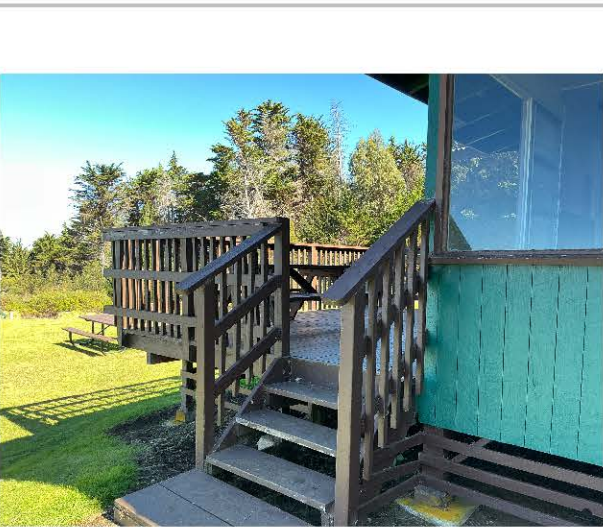
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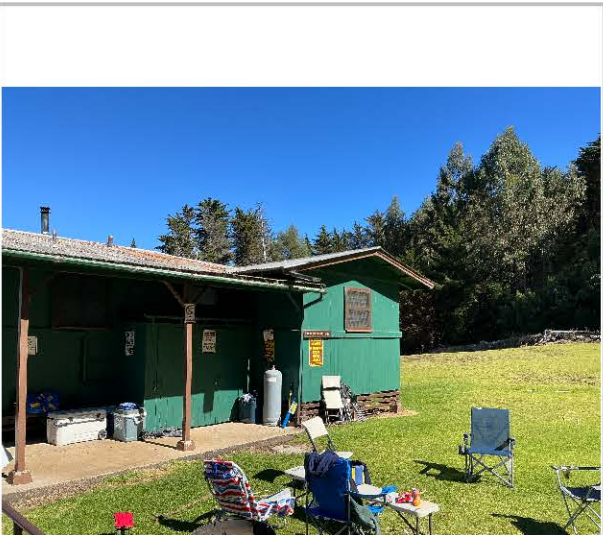
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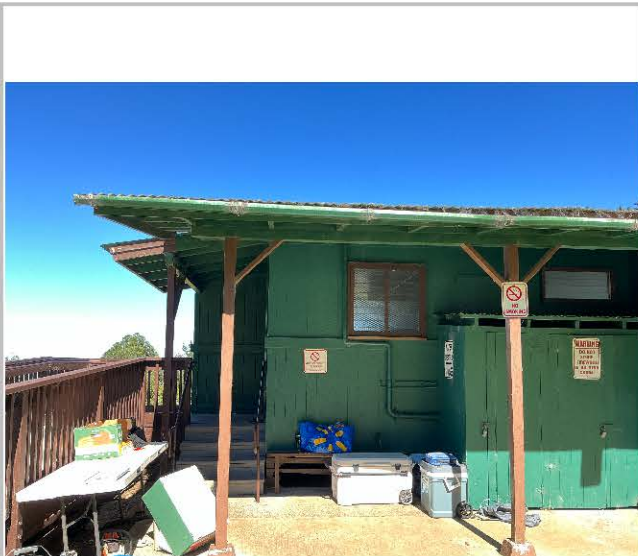
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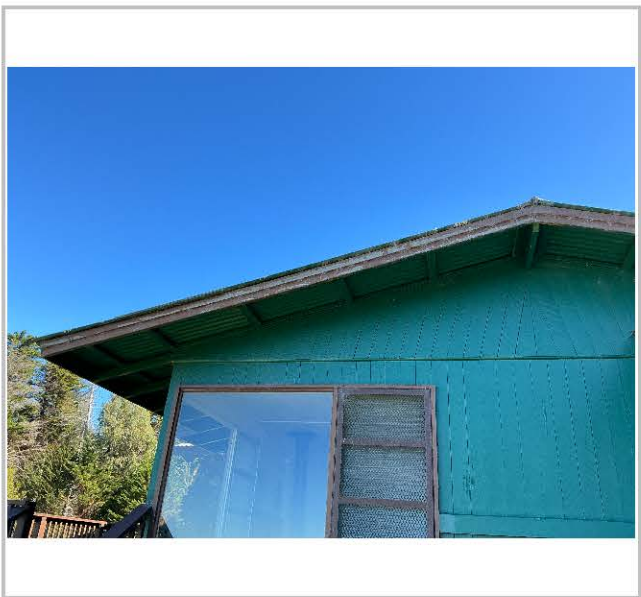
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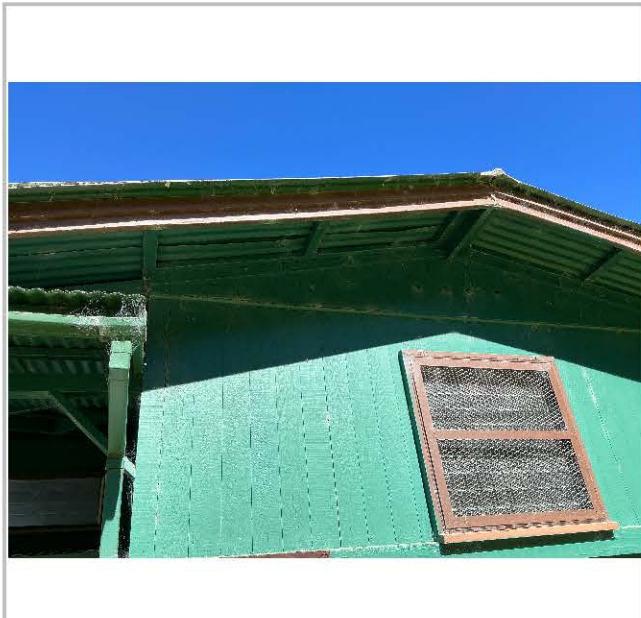
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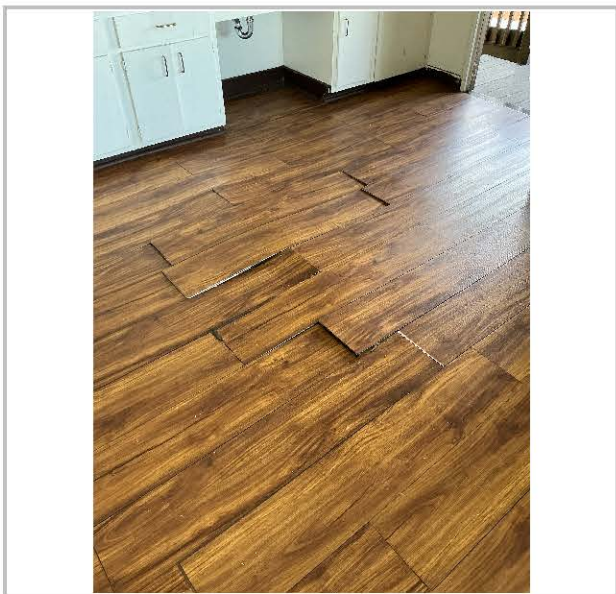
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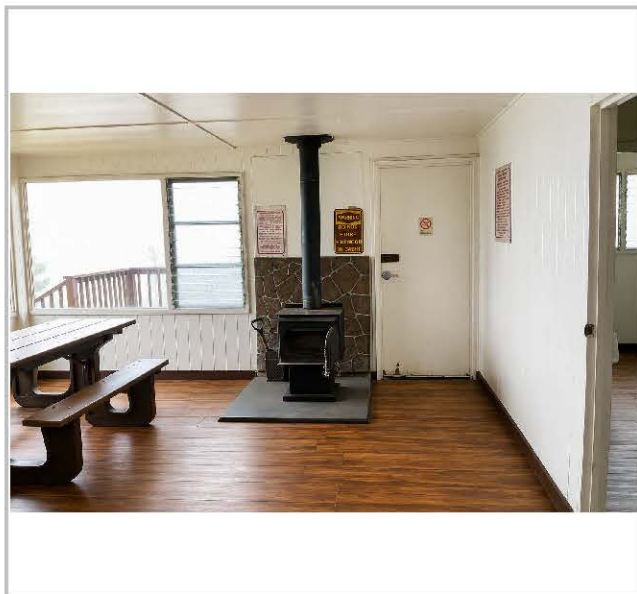
Site Area: Polipoli Spring State Recreation Area Cabin

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



Polipoli-Spring-State-Recreation-Area_Cabin-Structural Repairs and Painting_Alternate: Flooring replacement

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



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

