

SCOPE OF WORK
HAWAII STATE LIBRARY
EXTERIOR REPAIRS AND PAINTING
CSD PROJECT NO: L3200553

1.0 Existing Conditions:

1. The Hawaii State Library is part of the Hawaii State Public Library System (HSPLS) and is located at 478 South King Street, Honolulu, Oahu.
2. The buildings' exterior has minor spalling and exterior trim damage.

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.

A. Spall and Concrete Repair

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.

B. Metal Corrosion Treatment

1. Rust scale on all metals and rebar shall be mechanically removed.
2. The descaled metals shall be treated with a rust inhibitor and coated with a sealant that is compatible with the primer and finish coating.
3. Metals embedded in concrete and rebar surfaces shall be treated with a rust inhibitor and coated with a sealant that is compatible with cementitious grout.
4. Should an area with significant rust that could structurally fail be discovered, the Contractor shall notify the CSD Engineer upon discovery.
5. All corroded metals shall be prepped using The Society for Protective Coatings (SSPC) SP-2 or SP-3 standards before spot priming.

C. Sealant Reseal/Repair

The seals of all windows, window frames, door frames, and exterior penetrations shall be inspected for weather tightness.

1. Missing, weathered, and otherwise compromised seals shall be repaired by removing the failed sealant, preparing the area and applying new sealant. Surface preparation and application of the new sealants shall be done in accordance to the manufacturer instructions and recommendations. Replacement of sealant for this Scope of Work shall be assumed to be 200 linear feet.
 - a. Dow Corning 791 silicone weatherproofing sealant, or approved equal, shall be used for all window and glass door sealing.
 - b. Sikaflex 1a one-part polyurethane, elastomeric sealant, or approved equal, shall be used for window frames, door frames, and exterior penetrations. Backing materials specified by the sealant manufacture shall be used to ensure sealant depth does not exceed 1/2".
2. Sealants shall be tooled to eliminate voids and ensure full contact with substrates and backing materials.

D. Hollow Metal Door and Door Frame Replacement

1. Hollow metal door and door frames shall be replaced in accordance with the door schedule of sketch SK-7 at the following locations:
 - a. mechanical vault, rm. LB01;
 - b. electrical vault, rm. LB02; and
 - c. transformer vault, rm. LB03.
2. The following specifications shall be followed for the door hinges, closures, and locksets for the vaults:
 - a. Hinges: Stanley, FBB 199 stainless steel, or approved equal.
 - b. closures: to match existing type, duty, style, and color. Substitution allowed.
 - c. lockset: shall be the same make, model, and finish as existing. Cores shall be keyed to the current keys. No substitutions shall be allowed for the locksets.
3. Hollow metal door frames shall be fully grouted and properly fastened to the concrete wall openings.
4. Hollow metal doors shall be replaced at the book drop enclosure. Door hardware shall match the existing for type, duty, style, and color. Locksets shall be the same make, model, and finish as existing. Cores shall be keyed to the current keys. No substitutions shall be allowed for the locksets.
5. Temporary doors shall be installed at the vaults until work on the replacement door and frames is complete. The temporary doors shall be designed and constructed to have the same functions as the permanent doors - security, weather protection, and ventilation. Under no circumstance shall any vault room or the book drop be left unsecured.

E. Wood Door Replacement

Exterior wood door in Corridor, rm. 110, shall be replaced in accordance with the door schedule of sketch SK-7. The existing door frame, hardware, and lockset shall be reused.

F. Bird Screens and Spikes Installation

1. Bird screen shall be installed in 2 each roof nooks at the courtyard of the building as shown in the attached picture. The netting shall have a rope or fabric border and be securely fastened to the walls and eaves to prevent birds from entering the space.
 - a. The netting shall be:
 - 1) knotted 6-strand polyethylene twine, ¾ inch mesh, with a minimum breaking strength of 44 pounds;
 - 2) black in color;
 - 3) have a minimum 5-year material warranty;
 - 4) resistant to rot, water, UV, flame, and abrasion; and
 - 5) manufactured by: Nixalife, BirdBGone, BirdX, Bird Barrier, or equal.
 - b. The rope or fabric border shall be:
 - 1) a continuous polyethylene rope with a minimum diameter of 3/8" or a vinyl laminated polyester fabric, 16/17 ounces per square yard.
 - 2) black in color; and
 - 3) resistant to rot, water, UV, flame, and abrasion.
 - c. All fasteners and straps shall be 304 stainless steel.
2. Bird spikes shall be installed on voussoirs and column caps as shown in the attached sketches, SK-1 and SK-2. The bird spikes shall cover the entire horizontal surface and shall be:
 - a. Nixalite Premium model S or approved equal; and
 - b. fastened using the manufacturer's recommendations using stainless steel hardware.

G. Painting

Loose paint shall be removed and disposed of by a RRP certified contractor unless the existing paint tests negative for lead. Testing shall be initiated and paid for by the Contractor.

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 CSD Engineer upon discovery.

3. Paint shall be roller-applied using the manufacturer's recommend cover with a 3/4" nap size as much as possible. Paint specifications shall be as follows:
 - a. Primer for all surfaces, unless otherwise specified, shall be Zinsser Bulls Eye 1-2-3 or approved equal.
 - b. Previously painted concrete shall be coated with 2 coats of Sherwin Williams Duration® Coating Exterior Latex Satin Extra White K33W00251, or approved equal.
 - c. Concrete walkways shall be coated with 2 coats of Sherwin Williams ArmorSeal® Tread-Plex 100% Acrylic Floor Coating B90W00111 with H&C SharkGrip slip-resistant additive, or approved equal.
 - d. Steel doors, door frames, railings, and gates shall be primed with Sherwin Williams Kem Kromik® Universal Metal Primer Off White B50WZ0001 if the existing surface is coated with alkyd (oil-based) paint or Sherwin Williams Pro Industrial Pro-Cryl® Universal Acrylic Primer Off White B66W00310 if the existing surface is coated with a latex (acrylic) paint, or approved equal. Top coat shall be 2 coats of Sherwin Williams Pro Industrial Water-based Alkyd Urethane Enamel B53W01151, or approved equal.
 - e. Uncoated steel black pipe with heavy corrosion and condenser water piping shall be prepped to SSPC-SP3 prior to coating and primed with Sherwin Williams Macropoxy® 920 PrePrime Rust Penetrating Epoxy Pre-Primer Transparent Part A B58T00101. The intermediate coat shall be Sherwin Williams Macropoxy® 646 Fast Cure Epoxy Part A Mill White B58W00610. Top coat shall be 2 coats of Sherwin Williams Pro Industrial Water-based Alkyd Urethane Enamel B53W01151, or approved equal.
 - f. Wood doors, door frames, and louvers shall be primed with Sherwin Williams Exterior Latex Wood Primer White B42W08041 and coated with 2 coats of Sherwin Williams Pro Industrial High Performance Acrylic B66W00651, or approved equal.
 - g. Unpainted wood doors shall be coated with 3 coats of Minwax Spar Helmsmen Spar Urethane 710510000, or approved equal.
4. Spray application must be approved by the CSD. 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 CSD prior to the start of this project. Brush-outs with color name and tint formula shall be submitted for approval.
6. Any extra paint shall be turned over to the CSD.

J. Cleaning

Windows, louvers, and concrete walls, ledges, and walkways within the project area shall be cleaned. Cleaning equipment and agents shall be used to remove dirt, grime, droppings, and other built-up contaminants.

3.0 General Conditions

1. All contractors, including all subcontractors, shall be licensed by the state of Hawaii in their specialty and shall be in good standing. All contractors shall have at least 5 years of work experience in Hawaii within their specialty.
2. All work shall minimize impact to the building's functions and shall be scheduled.
3. Best practical practices and care shall be taken to protect all HVAC equipment, furnishings, and other property including, but not limited to, vehicles, plantings, and depositories that are in and around the work area.
4. The construction area shall be kept clean and safe at all times. Should the construction activities pose a hazard to passersby, the construction area shall be roped off and contain warning signs to prevent passersby from entering the area.
5. Any damage caused by the Contractor's work shall be repaired at no additional cost to the State. Prior to beginning work, the Contractor shall document the existing condition of the building and its' contents. Documentation shall include at a minimum pictures or video of the area. This documentation shall be used to verify any damage claims made by the State against the Contractor during the construction period.
6. Material specifications and MSDS datasheets for all proposed products for this project and any other chemicals that will be used on site shall be submitted to and approved by the CSD Engineer prior to delivery to the jobsite. Submittals shall consist of one hardcopy or electronically submitted.
7. All products used for this project shall be stored, handled, applied, and disposed of following the manufacturers' instructions.
8. The Contractor and all of its' subcontractors shall follow and be compliant with all applicable OSHA and HIOSH requirements.
9. Prevailing wages shall apply to this project.
10. All costs, including taxes, travel, mileage, and any other expenses required to perform the work shall be included.
11. All work shall be completed within 150 calendar days from the date of award and be coordinated with the CSD Engineer. Time extension may be granted upon approval of the

CSD Engineer. Once the work is started, the contractor shall complete the work without delay or interruption.

12. Upon completion of the project the Contractor shall provide a minimum two-year warranty for materials and workmanship written to "State of Hawaii, Hawaii State Public Library System".
13. 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.
14. Product substitution requests shall be submitted to the CSD for approval prior to application. 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.
15. Any additional work for this project that is not covered by this Scope of Work must be approved by the CSD Engineer prior to commencement of such work. For all additional work, the Contractor shall be compensated for the actual costs for materials, subcontractors, and labor plus 20 percent markup. The 20 percent markup shall be inclusive of all taxes, overhead, profit, and any other incidental expenses. No further compensation shall be provided.

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.

4.0 Solicitation, Bid, Award

2. A pre-bid conference and site walk-through shall be held on Tuesday, May 16, 2017, 10:00am at the main entrance of the Hawaii State Library – 478 South King Street Honolulu, HI 96813.
3. The question and substitute material deadline is Friday, May 19, 2017, 4:00p.m. The CSD shall respond to the questions by Wednesday, May 24, 2017, 2:00pm. An addendum shall be issued should changes occur to the scope of work and specifications.
4. Bids are due on Wednesday, May 31, 2017 at 2:00 p.m.



Transformer vault room door and mechanical room door frame.



Hollow metal doors at book drop and wood door at Corridor 110 to be replaced.



Courtyard area where bird netting to be installed (outlined in red).



Typical voussoirs and column caps where bird spikes to be installed (outlined in red).



Typical minor concrete repairs necessary



Corrosion of fence post on top of wall to be treated and painted.