

SCOPE OF WORK
KALIHI-PALAMA PUBLIC LIBRARY
MEN'S AND WOMEN'S RESTROOM FLOOR TILE

1.0 Existing Conditions:

1. The Kalihi-Palama Public Library is part of the Hawaii State Public Library System (HSPLS) and is located at 1325 Kalihi St, Honolulu, Oahu.
2. The men's and women's restroom floors have a fluid applied coating with sand finish.

2.0 Scope of Work:

The Contractor shall provide labor, materials, and equipment to necessary to install floor tiles in the men's and women's restrooms. The Contractor shall be solely responsible for all work in all phases of this project.

A. Floor Tiles, Concrete Curb

Restrooms shall receive floor tiles only, no wall base. The existing concrete curb shall be repainted.

1. The existing floor coating shall be removed and the subfloor prepared in strict accordance with the setting compound manufacturer's instructions.
2. The Contractor shall verify and correct the slope to the floor drains to ensure ponding does not occur. Areas with ponding shall be redone.
3. Patching, leveling, and setting products containing gypsum shall not be used.
4. Completed work shall be free from hollow sounding areas and loose, cracked or defective tile. Misaligned and out-of-plane tiles shall be reset.
5. The Contractor shall layout the floor tiles prior to setting to ensure cut floor tiles are not less than one-half of a full tile.
6. The grout shall be sealed with a non-silicon, penetrating/impregnating sealer.
7. The Contractor shall only use products suitable for the job conditions. Manufacturer's instructions and recommendations shall be followed for all products used.
8. Specifications for the floor tiles and grout:
 - a. Floor tiles: daltile, Keysones, 2x2, color: Suede Gray Speckle D208
 - b. Grout: sanded, color to be determined prior to project startup.
 - c. Threshold: 4" wide marble or solid surface, beveled both sides.

9. The concrete curb shall be prepped, primed, and coated with 2 coats of Sherwin Williams ArmorSeal® Tread-Plex 100% Acrylic Floor Coating B90W00111. Color to be determined prior to project startup.

B. Water Closets, Toilet Partitions, Restroom Doors - Removal/Alteration/Installation

1. Water closets, flush valves, and associated piping shall be removed and properly disposed of. All open drain, waste, and vent (DWV) lines shall be temporarily capped to prevent sewer gases from escaping and construction debris and products from entering the DWV lines.
2. New water closets, flush valves and associated piping shall be installed after the floor tiles have been set and fully cured. Specifications for the water closets and flush valves:
 - a. Water closets, Zurn Z5665, shall be provided by the Department of Accounting and General Services, Central Services Division (CSD).
 - b. Flush valves shall be Sloan 111 or approved equal.
3. Toilet partitions shall be removed and carefully stored onsite prior to the start of any work in the restrooms. The toilet partitions shall be reinstalled at the conclusion of all work.
4. Restroom doors shall be altered by the following:
 - a. Undercut doors to one-half inch above the new threshold;
 - b. Door hardware such as door stops and kick plates shall be remounted to adjust for the new undercut;
 - c. Cut door bottoms shall be primed and coated with 2 coats of paint;
 - d. Patch and touch-up paint all abandoned mounting holes in the door.

C. Cleaning

Restroom windows, walls, floors, existing fixtures, and restroom accessories shall be free of all construction dust and debris.

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 walls, doors, furnishings, and fixtures that are in and around the work area. Drop cloths, heavy cardboard, or similar shall be used to protect the existing flooring leading to and from the project 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 120 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. Any sketches and pictures 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 Additive Alternate

Depending on the availability of funds, the additional work listed below may be added to this project. The Contractor shall provide labor, materials, and equipment to necessary to satisfactorily complete all items of this Additive to the project listed below. The Contractor shall remain solely responsible for all work in all phases of this Additive.

1. Remove and replace 4 each lavatories, faucets, and associated piping in both restrooms. Specifications for the lavatories and faucets:
 - a. Lavatories shall be Zurn Z5341 or approved equal.
 - b. Faucets shall be Chicago Faucets 807-E12-665PAB or approved equal.
2. Remove and replace 2 each urinals, flush valves, and associated piping in Men's restroom. The urinals, Zurn Z5738, and flush valves shall be provided by the CSD.

5.0 Solicitation, Bid, Award

1. A pre-bid conference and site walk-through shall be held on Thursday, May 18, 2017 at 10:00 am at the Kalihi-Palama Public Library – 1325 Kalihi St. Honolulu, HI 96819.
2. The question and substitute material deadline is Friday, May 19, 2017, 4:00 pm. The CSD shall respond to the questions by Friday, May 26, 2017. An addendum shall be issued should changes occur to the scope of work and specifications.
3. Bids are due on Friday, June 2, 2017, 2:00pm.



Typical entry to the restrooms



Typical restroom stall. Floor tiles only, no wall base. Concrete curb to remain. Contractor to touch up paint on concrete curb.



Additive alternate - replace 4 each lavatories and faucets. Note location of floor drain, Women's restroom. Contractor to ensure proper slope to the floor drain and no ponding occurs.



Additive alternate - replace 2 each urinals. Note location of floor drain, Men's restroom. Contractor to ensure proper slope to the floor drain and no ponding occurs.