

SCOPE OF WORK
HAWAII KAI PUBLIC LIBRARY
EXTERIOR REPAIRS AND PAINTING
CSD PROJECT NO: L3100950

1.0 Existing Conditions:

1. The Hawaii Kai Public Library is part of the Hawaii State Public Library System (HSPLS) and is located at 249 Lunalilo Home Road, 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 to 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. The intent of this project is to repair minor spalling and exterior trim damage and to repaint all exterior surfaces of the library. Replace all the existing light fixtures in parking lot area with Lithonia VAP series LED garage and canopy fixture Number 21P675, or approved equal.

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 limited to 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. Painting

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. Clear all plantings and vegetation from work area and painting surfaces.
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/CMU shall be coated with 2 coats of Sherwin Williams K34W00251 Duration Gloss Exterior Latex Coating Extra White, 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, grills and gates shall be spot primed with Sherwin Williams B58T00101 Macroproxy 920 PrePrime Rust Penetrating epoxy Pre-Primer Transparent Part A. Primer shall be Sherwin Williams B50WZ0001 Kem Kromik® Universal Metal Primer Off White, if the existing surface is coated with alkyd (oil-based) paint. Provide 2 coats Sherwin Williams B66W01151 Pro Industrial DTM Acrylic Semi-Gloss Extra White for doors and railings. Provide 2 coats Sherwin Williams K34W00251 Duration Gloss Exterior Latex Coating Extra White for miscellaneous other metal items, or approved equal.
 - e. Exterior wood doors, trims, and miscellaneous. Primer shall be Sherwin Williams B51W00620 PrepRite ProBlock Interior/Exterior Latex primer/Sealer White. Ensure that surface is not chalky. Provide 2 coats of Sherwin Williams B66W01151 Pro Industrial DTM Acrylic Semi-Gloss Extra White, or approved equal.
 - f. Painted galvanized downspouts. Primer shall be Sherwin Williams B66W00310 Pro Industrial Pro-Cryl Universal Acrylic Primer off white. Provide 2 coats of Sherwin Williams K34W00251 Duration Gloss Exterior Latex Coating Extra White.
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.

G. 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 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. 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

1. A pre-bid conference and site walk-through shall be held on Monday, May 22, 2017 at 9:00 a.m. at the Hawaii Kai Public Library - 249 Lunalilo Home Road, Honolulu, HI, 96825.
2. The question and substitute material deadline is Thursday, May 24, 2017 at 4:00 p.m. DAGS-CSD shall respond to the questions by Tuesday, May 30, 2017 at 2:00 p.m. An addendum shall be issued should changes occur to the scope of work and specifications.
3. Bids are due on June 6, 2017.