

SCOPE OF WORK
KAPOLEI PUBLIC LIBRARY
EXTERIOR REPAIRS & PAINTING
CSD PROJECT NO: L3300747

1.0 Existing Conditions:

1. The Kapolei Public Library is part of the Hawaii State Public Library System (HSPLS) and is located at 1020 Manawai Street, Kapolei, Oahu.
2. The buildings' exterior has minor masonry cracks, leaks through windows/gaps, and damaged EFS, soffits, and soffit vents.

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.

A. Spall, Concrete, Wood, and EFS 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.
5. Damaged wood work shall be repaired or replaced to match existing.
6. Damages to the exterior finish system shall be repaired with components and materials compatible with the existing finish system. The manufacturer's recommended means and methods for the repairs shall be followed. This work includes the edges of the soffit vents. Contractor shall schedule an inspection of the soffit vents with the CSD engineer prior to the work on the soffit area.

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 and Expansion Joint Repair

The seals of all windows, window frames, door frames, and exterior penetrations shall be inspected and caulked for weather tightness. Sealants and joint compounds used in the expansion joints shall be inspected for flexibility and integrity.

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 window gaskets for this Scope of Work shall be assumed to be 100 linear feet.
 - a. Dow Corning 791 silicone weatherproofing sealant, or approved equal, shall be used for all window and glass door glazing.
 - 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. Expansions joints that are not continuously bonded throughout the entire length of the joint shall be removed, including backing materials, and replaced. Surface preparation and application of the new joint sealant shall be done in accordance to the manufacturer instructions and recommendations.
 - a. Sikaflex 1c SL 1-part polyurethane sealant, or approved equal shall be used for all horizontal joints.
 - b. Sikaflex 1a+ 1-part polyurethane sealant, or approved equal shall be used for all vertical joints.
 - c. Backing materials specified by the sealant manufacture shall be used to ensure joint depth does not exceed 1/2".
3. All 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. Cleaning shall be by light power washing, however this work shall be scheduled with the building occupant and water penetration into the building shall be minimized. The power washed areas shall be dried sufficiently in order to receive the new finish.
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 new work, damaged surfaces, and unfinished CMU inside the mechanical enclosure, unless otherwise specified, shall be Zinsser Bulls Eye 1-2-3 or approved equal.
 - b. Previously painted concrete, EFS, and wood surfaces shall be coated with 2 coats of Sherwin Williams Duration® Coating Gloss Exterior Latex Coating Extra White K34W00251, or approved equal.
 - c. Steel doors and door frames 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. The finish coat shall be 2 coats of Sherwin Williams Pro Industrial DTM Acrylic Semi-Gloss Extra White B66W01151, or approved equal.
 - d. Metal railings and gates shall be primed with Sherwin Williams Kem Kromik® Universal Metal Primer Off White B50WZ0001, or approved equal. The finish coat shall be 2 coats of Sherwin Williams PI WB ALK UR SG EW – B53W01151, or approved equal.
 - e. PVC downspouts shall be primed with Sherwin Williams PrepRite ProBlock Interior/Exterior Latex Primer/Sealer White – B51W00620, or approved equal. The finish coat shall be 2 coats of Sherwin Williams Duration® Gloss Exterior Latex Coating Extra White -K34W00251, or approved equal.
 - f. Aluminum window and storefront frames are not included with this project.
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.

E. Cleaning

Windows, louvers, light fixtures, bare 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. Plywood shall be used to protect the roofing from equipment, supplies, and rigging.
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. Contractor may use water, electricity, and a designated restroom at the site. However, those privileges can be terminated if they are abused
12. 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.
13. 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".
14. The Contractor is responsible to verify existing job site conditions.
15. 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.
16. 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. There will be no pre-bid conference since the exterior is open public space and pictures of the mechanical enclosure (unfinished CMU walls) are provided. Bidders can schedule their own site walk-through at any time.
2. The question and substitute material deadline is May 31, 2017 at 2:00 p.m. CSD shall respond to the questions by June 2, 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 7, 2017 at 2:00 p.m.













