

**3. TECHNICAL  
SPECIFICATIONS  
AND LOCATION  
MAPS**

**Addendum No 1**

## DIVISION 1 – GENERAL REQUIREMENTS

### SECTION 01010 – SUMMARY OF WORK

#### PART 1 – GENERAL

##### 1.01 RELATED DOCUMENTS

The General Provisions and the Special Provisions apply to this Section. Special attention is directed to the Proposal Schedule.

##### 1.02 SUMMARY

Section Includes:

1. Scope of Work
2. Vehicle Parking
3. Provisions for Field Office/Storage Space
4. Location of the Work
5. Hours of work
6. Safety
7. Disposal of excess soil materials
8. Construction stakes, lines and grades
9. Special project requirements
10. Unforeseen Conditions Allowances

##### 1.03 SCOPE OF WORK (Revisions in red)

This project consists of furnishing supervision, labor, materials, equipment, and all appurtenances to perform lot clearing of 12 lots as indicated in Section 1.06 LOCATION OF THE WORK at all 38 lots in Discovery Harbour. The Contractor shall clear an area 12 feet wide x 20 feet long to allow ingress and egress at all 12 38 lots. The lot shall be cleared of all organic material, which may be chipped and left in place, spread out throughout the lot evenly but CAN NOT EXCEED a depth of 3 6 inches in any one place. Any material exceeding this amount MUST be hauled away.

##### 1.04 VEHICLE PARKING

The only parking available will be street parking.

##### 1.05 PROVISIONS FOR FIELD OFFICE/STORAGE SPACE

No field office will be necessary.

##### 1.06 LOCATION OF THE WORK (Revisions in red)

- A. The work to be performed under this contract is located on the maps **1 and 2** provided within these Bid documents.

	<b>Lot No.</b>	<b>Tax Map Key</b>	<b>Address</b>	<b>Lot Size (sq ft)</b>	<b>Page # of Map</b>
1	541	(3) 9-4-016:082	KAMAOA RD / LEWA NU'U ST	14,562	1 of 7
2	542	(3) 9-4-016:100	KAMAOA RD. / WAKEA AVE.	13,278	1 of 7
3	647	(3) 9-4-017:038	KALAKAU PLACE	17,280	2 of 7
4	646	(3) 9-4-017:039	KALAKAU PLACE	17,178	2 of 7
5	644	(3) 9-4-017:041	KALAKAU PLACE	15,931	2 of 7
6	652	(3) 9-4-017:060	HA'EHA'E LOOP	14,000	2 of 7
7	651	(3) 9-4-017:061	HA'EHA'E LOOP	14,000	2 of 7
8	610	(3) 9-4-017:083	KALAKAU STREET	15,003	2 of 7
9	609	(3) 9-4-017:084	KALAKAU STREET	14,000	2 of 7
10	608	(3) 9-4-017:085	KALAKAU STREET	14,000	2 of 7
11	607	(3) 9-4-017:086	KALAKAU STREET	14,000	2 of 7
12	606	(3) 9-4-017:087	KALAKAU STREET	14,000	2 of 7

- B. Conditions: Upon award of the contract, the Contractor, at their cost, shall obtain all permits required for this project.

#### 1.07 HOURS OF WORK

- A. Work can be performed at the construction site between 7:30 am and 4:30 pm, Monday through Friday. Submit a proposed construction schedule to Project Manager for review and approval within fourteen (14) calendar days prior to start of work. The Contractor shall coordinate their schedule with the Project Manager if rescheduling of work or intermittent work is required, such work shall be performed at no extra cost to the State. If the Contractor's obligation to pay.
- B. Contractor shall clean work areas at the end of each working shift. Rubbish, loose materials, etc. shall be disposed of daily. Materials shall be safely secured and stored in an area designated by the Project Manager.

#### 1.08 SAFETY

- A. The Contractor shall take the necessary precautions to protect his workers and other personnel from injuries. The rules and regulations promulgated by the Occupational Safety and Health Acts are applicable and made a part of these specifications.
- B. Barricades and warning signs shall be erected by the Contractor in the work area to properly protect all personnel in the area.
- C. During the progress of the work debris, empty crates, waste, material drippings, etc., shall be removed by the Contractor at the end of each work day, and the work area shall be left clean and orderly.

#### 1.09 DISPOSAL OF EXCESS SOIL MATERIALS

- A. At the Construction Manager and/or Engineers discretion, excess useable soil materials may be used as fill material for this project. Best Management Practices shall be employed at all times to control soil erosion and water pollution that may result from stockpiling activities.
- B. Off-Site Disposal of Excess Soil Material: Any excess soil material and rubbish disposed of outside the DHHL property shall be the responsibility of the Contractor. The Contractor shall make all arrangements and bear all costs involved therewith.

#### 1.10 CONSTRUCTION STAKES, LINES AND GRADES

- A. The Contractor shall perform all construction layout and reference staking necessary for the proper control and satisfactory completion of all structures, grading, paving, drainage, sewer, water, and all other appurtenances required for the completion of the work.
- B. Existing horizontal and vertical survey control points for the project are shown on the plans. The Contractor shall verify the location of all control points prior to the start of construction.
- C. The Department will not be responsible for delays in setting stakes and marks.
- D. All control points and stakes or marks which the Project Manager may set shall be preserved by the Contractor. If such control points, stakes or marks

are destroyed or disturbed by the Contractor, the cost of replacing such stakes or marks will be charged against the Contractor and deducted from payments due the Contractor.

- E. The Contractor shall be responsible for the placement and preservation of adequate ties to all control points whether established by the Contractor or by the Project Manager.
- F. All original, additional or replacement stakes, marks, references and batter-boards which may be required for the construction operations, shall be furnished, set and properly referenced by the Contractor. The Contractor shall be solely and completely responsible for the accuracy of the line and grade of all features of the work. Any errors or apparent discrepancies found in previous surveys, the plans and specifications shall be called to the Project Manager's attention by the Contractor for correction or interpretation prior to the proceeding with the work.
- G. Before construction is started on any structure which is referenced to an existing structure or topographical feature, the Contractor shall check the pertinent locations and grades of the existing structures or topographical features to determine whether the locations and grades shown on the plans are correct.
- H. All construction staking shall be performed by qualified personnel under the direct supervision of a person with an engineering background who is experienced in the direction of such work and is acceptable to the Project Manager.
- I. All stakes and markers used for control staking shall be of the same quality as used by the Department for this purpose. For slope limits, pavement edges, gutter lines, etc., where so called "working" stakes are commonly used, stakes of different quality may be acceptable.
- J. The Department may check the Contractor's control of the work at any times as the work progresses. The Contractor will be informed of the results of these checks, but the Department by doing so will in no way relieve the Contractor of his responsibility for the accuracy of the layout work. The Contractor shall at his expense correct or replace any deficient or inaccurate layout and construction work. If, as a result of these deficiencies or inaccuracies, the Department is required to make further studies, redesign, or both, all expenses incurred by the Department due to such deficiencies or inaccuracies, will be deducted from any payment due

the Contractor.

- K. The Contractor shall furnish all necessary personnel, engineering equipment and supplies, materials, and transportation incidental to the accurate and satisfactory completion of this work.

Unless otherwise provided, all requirements imposed by this section and performed by the Contractor shall be considered incidental to the various contract items and not separate or additional payment will be made thereof.

#### 1.11 SPECIAL PROJECT REQUIREMENTS

- A. Upon receipt of the Contract, the Contractor shall process and return the Contract to the DHHL office within five (5) calendar days.
- B. The State intends to issue the Notice to Proceed for the Project to the Contractor within 30 calendar days after bid opening. The Contractor shall be able to commence work on this date.

#### 1.12 UNFORSEEN CONDITIONS ALLOWANCE

- A. Included in this project is an allowance for unforeseen conditions to be used by the engineer to pay for unknown conditions from either review of the contract documents or existing exposed conditions found at the site or anticipated from the type of work found.
- B. Any unforeseen conditions that the Contractor expects compensation for must be brought to the attention of the engineer and acknowledged by the Project Manager as an unforeseen condition to be paid for by the State before the contractor proceeds with its work related to the unforeseen condition.
- C. Work related to an unforeseen condition which is completed by the Contractor without prior approval by the Project Manager will be considered part of the work and incidental to the work and no additional compensation will be allowed.

#### PART 2 – PRODUCTS (Not Used)

#### PART 3 – EXECUTION (Not Used)

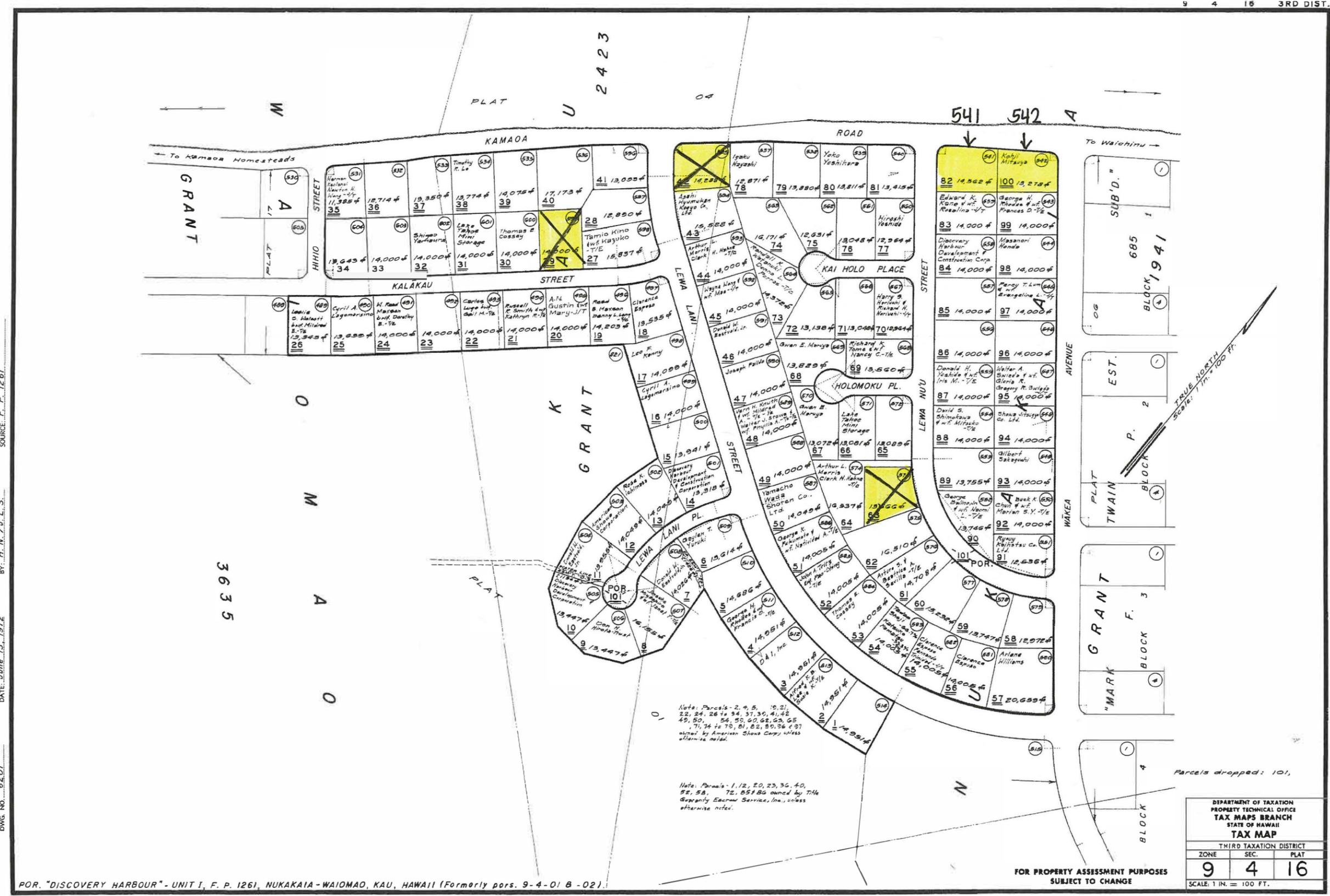
#### PART 4 - MEASUREMENT AND PAYMENT

##### 4.01 BASIS OF MEASUREMENT AND PAYMENT

## DHHL DISCOVERY HARBOUR LOTS

### Addendum No 1

	Lot No.	Tax Map Key	Address	Lot Size (sq ft)	Page # of Map
<del>4</del>	599	<del>(3) 9-4-016:029</del>	KALAKAU STREET	14,000	<del>1 of 7</del>
<del>2</del>	595	<del>(3) 9-4-016:042</del>	KAMAOA RD./LEWA LANI ST.	14,288	<del>1 of 7</del>
<del>3</del>	573	<del>(3) 9-4-016:063</del>	LEWA NU'U STREET	13,666	<del>1 of 7</del>
4	541	(3) 9-4-016:082	KAMAOA RD / LEWA NU'U ST	14,562	1 of 7
5	542	(3) 9-4-016:100	KAMAOA RD. / WAKEA AVE.	13,278	1 of 7
6	647	(3) 9-4-017:038	KALAKAU PLACE	17,280	2 of 7
7	646	(3) 9-4-017:039	KALAKAU PLACE	17,178	2 of 7
8	644	(3) 9-4-017:041	KALAKAU PLACE	15,931	2 of 7
<del>9</del>	<del>633</del>	<del>(3) 9-4-017:052</del>	HA'EHA'E LOOP	14,000	<del>2 of 7</del>
10	634	(3) 9-4-017:054	HA'EHA'E LOOP	14,000	2 of 7
<del>11</del>	<del>628</del>	<del>(3) 9-4-017:057</del>	HA'EHA'E LOOP	14,000	<del>2 of 7</del>
12	627	(3) 9-4-017:058	HA'EHA'E LOOP	14,001	2 of 7
13	652	(3) 9-4-017:060	HA'EHA'E LOOP	14,000	2 of 7
14	651	(3) 9-4-017:061	HA'EHA'E LOOP	14,000	2 of 7
<del>15</del>	<del>622</del>	<del>(3) 9-4-017:074</del>	HA'EHA'E LOOP	14,280	<del>2 of 7</del>
<del>16</del>	<del>646</del>	<del>(3) 9-4-017:077</del>	HA'EHA'E LOOP	14,000	<del>2 of 7</del>
17	610	(3) 9-4-017:083	KALAKAU STREET	15,003	2 of 7
18	609	(3) 9-4-017:084	KALAKAU STREET	14,000	2 of 7
19	608	(3) 9-4-017:085	KALAKAU STREET	14,000	2 of 7
20	607	(3) 9-4-017:086	KALAKAU STREET	14,000	2 of 7
21	606	(3) 9-4-017:087	KALAKAU STREET	14,000	2 of 7
<del>22</del>	<del>525</del>	<del>(3) 9-4-017:094</del>	KAMAOA ROAD	15,216	<del>2 of 7</del>
<del>23</del>	<del>454</del>	<del>(3) 9-4-018:074</del>	AWA PAE LOOP	14,000	<del>3 of 7</del>
24	372	(3) 9-4-019:039	KAULUA STREET	13,870	4 of 7
25	374	(3) 9-4-019:034	KAULUA STREET	13,870	4 of 7
26	370	(3) 9-4-019:032	KAULUA STREET	13,870	4 of 7
27	369	(3) 9-4-019:033	KAULUA STREET	13,870	4 of 7
28	294	(3) 9-4-019:088	KAULUA ST / KANALOA PL	13,045	4 of 7
29	262	(3) 9-4-019:124	KAULUA STREET	14,474	4 of 7
30	424	(3) 9-4-021:116	KAULUA CIRCLE	13,877	5 of 7
<del>31</del>	<del>423</del>	<del>(3) 9-4-021:117</del>	KAULUA CIRCLE	13,877	<del>5 of 7</del>
32	422	(3) 9-4-021:118	KAULUA CIRCLE	13,877	5 of 7
<del>33</del>	<del>755</del>	<del>(3) 9-4-023:033</del>	KIA KAH I STREET	12,600	<del>6 of 7</del>
34	752	(3) 9-4-023:036	KIA KAH I STREET	14,000	6 of 7
35	754	(3) 9-4-023:037	KIA KAH I STREET	14,000	6 of 7
36	750	(3) 9-4-023:038	KIA KAH I STREET	14,000	6 of 7
37	748	(3) 9-4-023:040	KIA KAH I STREET	14,000	6 of 7
38	799	(3) 9-4-024:014	KAI KANE LOOP	12,847	7 of 7



DWG. NO. 6201  
 DATE: June 15, 1972  
 BY: H. N. L. L. S.  
 SOURCE: F. P. 1261

FOR "DISCOVERY HARBOUR" - UNIT I, F. P. 1261, NUKAKAIA-WAIOMAO, KAU, HAWAII (Formerly pars. 9-4-01 B-02).



1/2" Pipe Found

KAMAOA

ROAD

186°54' 35"  
28.40'

232°09'10"

235°40'00"

28.13'

91.93'

1/2" Pipe Found

3/4" Pipe Found

3/4" Pipe Found

R=20.0'

STREET

**LOT 541**

TMK: 3rd DIV. 9-4-016: 082  
14,562 Sq. Ft.

LOT 542

141°40'00"  
86.91'

321°40'00"  
100.26'

NU'U

1/2" Pipe Found

51°40'00"

1/2" Pipe Found

140.00'

LOT 559

LOT 543

LEWA

LOT 541

DISCOVERY HARBOUR  
FILE PLAN 1261

SITUATED AT PUUMAKAA-PALAUHULU  
KAU, ISLAND OF HAWAII, HAWAII

Survey conducted on May 29, 2020.



*Wayne A. Subica Jr.*  
Wayne A. Subica Jr.  
Licensed Professional Land Surveyor  
Certificate No. 13717

KAMA OA

ROAD



235°40'00" →  
121.69'

27840°00"  
27.28'

1/2" Pipe Found

1/2" Pipe Found

R=20.0'

3/4" Pipe Found

LOT 541

141°40'00" ←  
100.26'

**LOT 542**

**TMK: 3rd DIV. 9-4-016: 100**  
**13,278 Sq. Ft.**

321°40'00" ←  
71.82'

WAKEA

1/2" Pipe Found

51°40'00" ←  
140.00'

1/2" Pipe Found

LOT 559

LOT 543

AVENUE

LOT 542

DISCOVERY HARBOUR  
FILE PLAN 1261

SITUATED AT PUUMAKAA-PALAUHULU  
KAU, ISLAND OF HAWAII, HAWAII

Survey conducted on May 29, 2020.



*Wayne A. Subica Jr.*  
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LOT 529

LOT 530



231°40'00" →

Spike Found

100.00'

1/2" Pipe Found

LOT 607

**LOT 606**

**TMK: 3rd DIV. 9-4-017: 087**  
**14,000 Sq. Ft.**

LOT 605

141°40'00" ↑  
140.00'

321°40'00" ↓  
140.00'

Chain link fenced utility enclosure



51°40'00" ←

1/2" Pipe Found

100.00'

Spike Set

KALAKAU

STREET

LOT 606

DISCOVERY HARBOUR  
FILE PLAN 1261

SITUATED AT PUUMAKAA-PALAUHULU  
KAU, ISLAND OF HAWAII, HAWAII

Survey conducted on May 24, 2020.



*Wayne A. Subica Jr.*  
Wayne A. Subica Jr.  
Licensed Professional Land Surveyor  
Certificate No. 13717

LOT 528

LOT 529



231°40'00"

Spike Found

100.00'

Spike Found

LOT 608

140.00'

141°40'00"

**LOT 607**

**TMK: 3rd DIV. 9-4-017: 086**  
**14,000 Sq. Ft.**

140.00'

321°40'00"

LOT 606

3/4" Pipe Found

51°40'00"

100.00'

Chain link fenced utility enclosure



Spike Set

KALAKAU

STREET

LOT 607

DISCOVERY HARBOUR  
FILE PLAN 1261

SITUATED AT PUUMAKAA-PALAUHULU  
KAU, ISLAND OF HAWAII, HAWAII

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LOT 527

LOT 528



231°40'00" →

1/2" Pipe Found

100.00'

Spike Found

LOT 609

**LOT 608**

LOT 607

TMK: 3rd DIV. 9-4-017: 085  
14,000 Sq. Ft.

141°40'00" ↑  
140.00'

321°40'00" ↓  
140.00'

1/2" Pipe Set

51°40'00" ←

3/4" Pipe Found

100.00'

KALAKAU

STREET

LOT 608

DISCOVERY HARBOUR  
FILE PLAN 1261

SITUATED AT PUUMAKAA-PALAUHULU  
KAU, ISLAND OF HAWAII, HAWAII



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LOT 526

LOT 527



231°40'00" →

1/2" Pipe Found

100.00'

1/2" Pipe Found

LOT 610

141°40'00" ↑  
140.00'

**LOT 609**  
TMK: 3rd DIV. 9-4-017: 084  
14,000 Sq. Ft.

321°40'00" ↓  
140.00'

LOT 608

1/2" Pipe Found

51°40'00" ←

1/2" Pipe Found

100.00'

KALAKAU

LOT 609

STREET

DISCOVERY HARBOUR  
FILE PLAN 1261

SITUATED AT PUUMAKAA-PALAUHULU  
KAU, ISLAND OF HAWAII, HAWAII

Survey conducted on May 24, 2020.



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LOT 525

LOT 526



231°40'00"

120.01'

1/2" Pipe Found

1/2" Pipe Found

**LOT 610**

**TMK: 3rd DIV. 9-4-017: 083  
15,003 Sq. Ft.**

LOT 611

LOT 609

129°57'56"  
151.46'

321°40'00"  
140.00'

51 40'00"  
8.17'

3/4" Pipe Found

1/2" Pipe Found

Spike Found

45°48'58"

81.55'

STREET

KALAKAU

LOT 610

DISCOVERY HARBOUR  
FILE PLAN 1261

SITUATED AT PUUMAKAA-PALAUHULU  
KAU, ISLAND OF HAWAII, HAWAII

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LOT 630

LOT 631



237°00'45" →

110.00'

Spike Set

1/2" Pipe Found

LOT 642

287°30'00" →  
86.01'

**LOT 644**

**TMK: 3rd DIV. 9-4-017: 041**  
**15,931 Sq. Ft.**

LOT 645

1/2" Pipe Found

135°42'00" →  
137.02'

17°30'00" ←  
128.52'

76°36'00"  
41.08'

1/2" Pipe Set

1/2" Pipe Found

LOT 643

KALAKAU PLACE

**LOT 644**

**DISCOVERY HARBOUR**  
**FILE PLAN 1261**

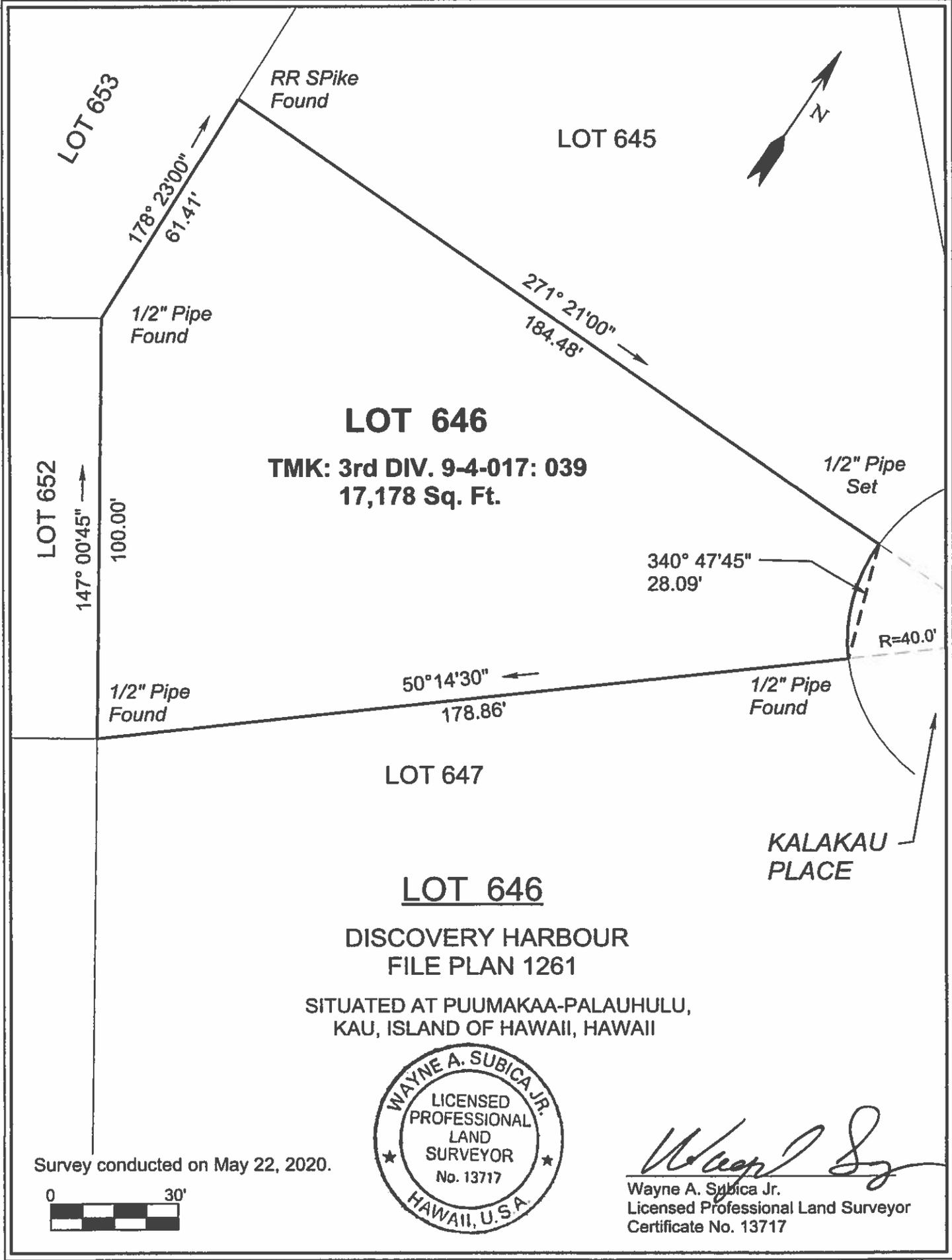
SITUATED AT PUUMAKAA-PALAUHULU  
KAU, ISLAND OF HAWAII, HAWAII

R=40.0'

Survey conducted on May 22, 2020.



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**LOT 646**  
 TMK: 3rd DIV. 9-4-017: 039  
 17,178 Sq. Ft.

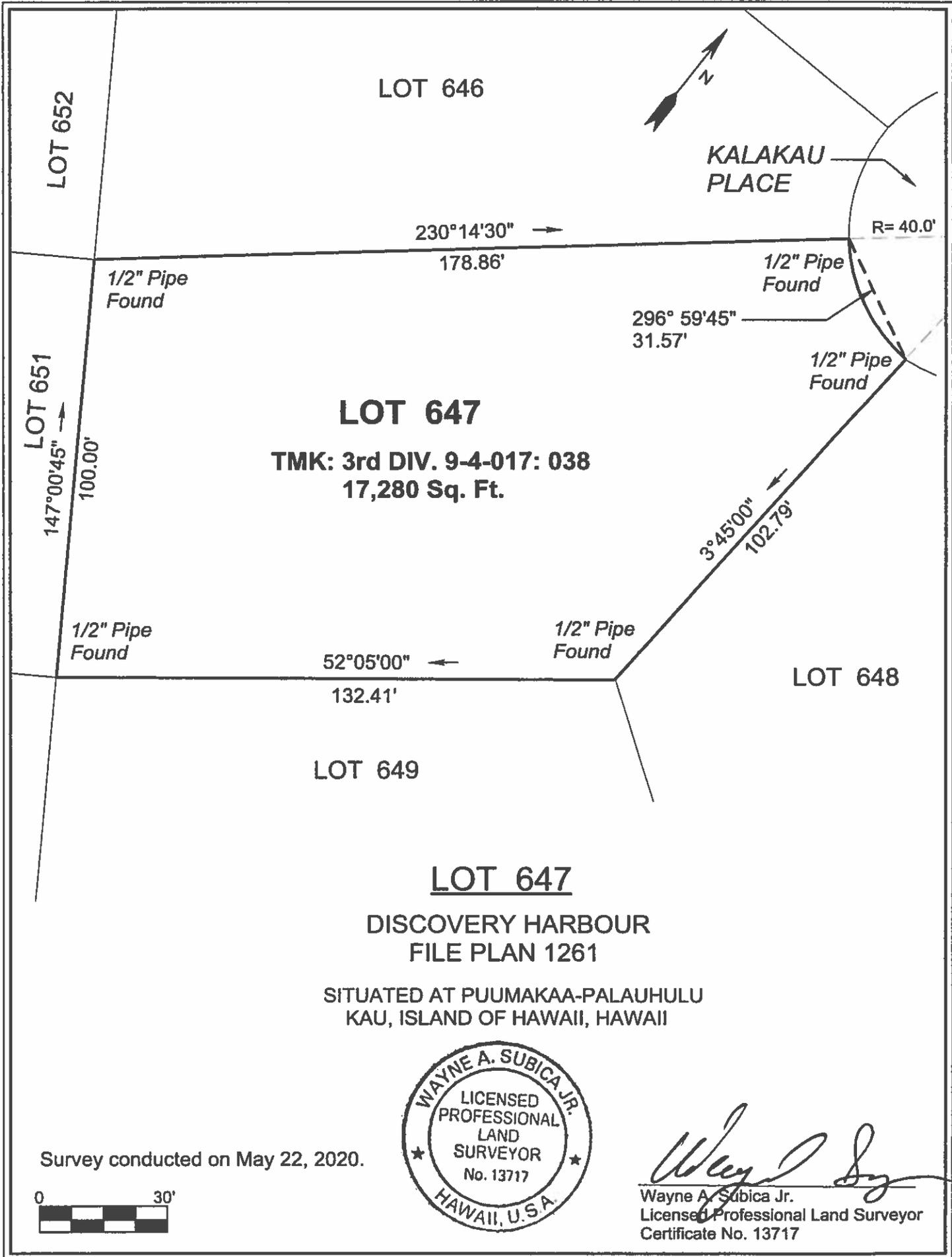
**LOT 646**  
 DISCOVERY HARBOUR  
 FILE PLAN 1261  
 SITUATED AT PUUMAKAA-PALAUHULU,  
 KAU, ISLAND OF HAWAII, HAWAII



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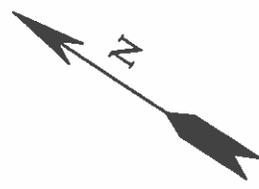
Survey conducted on May 22, 2020.





LOT 646

LOT 647



327°00'45" →

1/2" Pipe Found

100.00'

1/2" Pipe Found

LOT 652

237°00'45" ↑  
140.00'

**LOT 651**

**TMK: 3rd DIV. 9-4-017: 061**  
**14,000 Sq. Ft.**

57°00'45" ↓  
140.00'

LOT 650

1/2" Pipe Found

147°00'45" ←

1/2" Pipe Found

100.00'

HA'EHA'E

LOT 651

LOOP

DISCOVERY HARBOUR  
FILE PLAN 1261

SITUATED AT PUUMAKAA-PALAUHULU,  
KAU, ISLAND OF HAWAII, HAWAII



Survey conducted on May 22, 2020.



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