KONA
COMMUNITY HOSPITAL

REQUEST FOR PROPOSALS
(COMPETITIVE SEALED PROPOSALS)

Exterior Building Repairs & Upgrades

RFP No:
HHSC 26-0310

for

Hawaii Health Systems Corporation
West Hawaii Region
Kona Community Hospital

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An Agency of the State of Hawaii

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SECTION 1 ADMINISTRATION

1.0 INTRODUCTION

HHSC invites proposals from qualified and experienced licensed general contractors to provide exterior repairs, including roofing and spalling, to select buildings on the KCH campus.

This Request for Proposal (hereinafter "RFP") is issued by the Hawaii Health Systems Corporation West Hawaii Region Kona Community Hospital (hereinafter "HHSC"), a public body corporate and politic and an instrumentality and Agency of the State of Hawaii. This solicitation is governed by the applicable provisions of Hawaii Revised Statutes ("HRS") and implementing policies. All procedures and processes will be in accordance with applicable HRS Chapters including, but not limited to, 323F. To the extent this solicitation contains any terms or provisions inconsistent with applicable HRS Chapters and implementing policies, the statutes and the policies will control.

Thank you for your interest in submitting a proposal for this solicitation. The rationale for this competitive sealed RFP is to promote and ensure the fairest, most efficient means to obtain the **most qualified contractor** to HHSC, i.e. the proposal offering the greatest overall combination of quality of work and service and pricing. Hereinafter, organizations interested in submitting a proposal in response to this RFP shall be referred to as "OFFEROR".

As an offeror, you are expected to submit proposals that are accurate, complete, and contain all terms and conditions which you feel are necessary. If, after submitting your proposal, you find changes are necessary, you may change or withdraw your proposal any time up to the time of the proposal opening. However, after the opening, the proposal may not be changed or altered in any way.

In order for HHSC to evaluate OFFEROR'S response in a timely manner, please thoroughly read this RFP and follow instructions as presented.

1.1 RFP TIMETABLE

The timetable as presented represents HHSC's best estimated schedule. If an activity of the timetable, such as "Closing Date for Receipt of Proposals" is delayed, the rest of the timetable dates may be shifted. OFFEROR will be advised, by addendum to the RFP, of any changes to the timetable. Contract start date will be subject to the issuance of a Notice to Proceed.

No.	Activity	Planned Date
1.	RFP Public Announcement	April 9, 2024
2.	Pre-Proposal Conference at Kona Community Hospital Tour of Hospital Facilities. Reservation form (Appendix G) and signed Confidentiality Agreement (Appendix H) must be received no later than Wednesday, April 15, 2026 10:30am. This meeting is mandatory for all Offerors. See Appendix F for Agenda.	Thursday, April 16, 2026 10:30am – 12:15pm HST
3.	Closing Date for Receipt of Questions	Wednesday, April 22, 2026 2:00pm HST
4.	Addendum for HHSC Response to OFFEROR's 2nd Round of Questions	Monday, April 27, 2026
5.	**Closing Date for Receipt of Proposals**	**Tuesday, May 12, 2026 10:00am HST**
6.	Mandatory Requirements Evaluation	May 12, 2026
7.	Proposal Evaluations	May 14, 2026
8.	Proposal Discussions (optional)	
9.	Best and Final Offers (optional)	
10.	Contractor Selection/Award Notification (on/about)	May 15, 2026
11.	Contract Execution Period	May 21-26, 2026
12.	Contract Tentative Award Date	May 26, 2026

Figure 1. Procurement Schedule

1.2 AUTHORITY

This RFP is issued under the provisions of the applicable Hawaii Revised Statutes (HRS). All OFFERORS are charged with presumptive knowledge of all requirements of the cited authorities. Submission of a valid executed proposal by any OFFEROR shall constitute admission of such knowledge on the part of such OFFEROR.

1.2.1 RFP ORGANIZATION

This RFP is organized into five Sections:

SECTION 1: **ADMINISTRATIVE**
Provides information regarding administrative requirements.

SECTION 2: **SCOPE OF SERVICES**
Provides a detailed description of goods and/or services to be

provided and delineates HHSC and CONTRACTOR responsibilities.

SECTION 3: **PROPOSALS**
Describes the required format and content for submission of a proposal.

SECTION 4: **EVALUATION**
describes how proposals will be evaluated and lists the "value weight percentages" of the evaluation categories.

SECTION 5: **AWARD OF CONTRACT**
Describes procedures for selection and award of contract.

1.3 REGIONAL CHIEF EXECUTIVE OFFICER (RCEO)

The RCEO for HHSC West Hawaii Region, or designee, is authorized to execute any and all Agreements (Contracts), resulting from this RFP.

The RCEO for this RFP is:

Clayton R. McGhan
West Hawaii Region
Hawaii Health Systems Corporation
79-1019 Haukapila Street
Kealakekua, HI 96750

Figure 2. RCEO – Regional Chief Executive Officer

1.4 DESIGNATED OFFICIALS

The officials identified in the following paragraphs have been designated by the RCEO as HHSC's procurement officials responsible for execution of this RFP, award of Agreement and coordination of CONTRACTOR's satisfactory completion of contract requirements.

1.4.1 ISSUING OFFICER

The Issuing Officers are responsible for administrating/facilitating all requirements of the RFP solicitation process and are the **only points of contact** for OFFEROR from date of public announcement of the RFP until the selection of the successful OFFEROR. The Issuing Officer, Yvonne S. Taylor, will also serve as the Contract Manager responsible for contractual actions throughout the term of the contract. The Issuing Officers are:

Yvonne S. Taylor, Sr. Contracts Manager
West Hawaii Region
Email whrcontractsmgmt@hhsc.org
Direct (808) 365-2415
and

Loretta Bausriyottiya, Office Asst V
Email whrcontractsmgmt@hhsc.org
Direct (808) 322-6992

Figure 3. Issuing Officer

1.5 HHSC ORGANIZATIONAL INFORMATION

1.5.1 CHARTER

HHSC is a public body corporate and politic and an instrumentality and agency of the State of Hawaii. HHSC is administratively attached to the Department of Health, State of Hawaii and was created by the legislature with passage of Act 262, Session Laws of the State of Hawaii 1996. Act 262 affirms the State's commitment to provide quality health care for the people in the State of Hawaii, including those served by small rural facilities.

1.5.2 STRUCTURE AND SERVICES

HHSC oversees the operation of nine public health facilities throughout the Hawaiian Island chain, including Oahu, Kauai and Hawaii. In addition to the nine HHSC facilities, Kahuku Medical Center, Hawaii Health Systems Foundation, and Alii Community Care are wholly owned subsidiaries.

HHSC is organized into five operational regions and provides a broad range of healthcare services including acute, long term, rural and ambulatory health care services. As the fourth largest public health system in the country, HHSC is the largest provider of healthcare in the Islands, other than on Oahu, and is the only acute care provider on the Islands of Maui and Lanai. In fiscal year 2009, HHSC had a total of 3,892 full time employees, operating 1,260 licensed beds, located on five different islands, with approximately 22,378 in-patient admissions.

HHSC West Hawaii Region has two hospitals: Kohala Hospital and Kona Community Hospital.

Kona Community Hospital is a 94-bed full-service acute care hospital with 24-hour emergency services, proudly serving the West Hawaii community. For nearly 100 years Kona Community Hospital has been caring for the people of West Hawaii. Adding more and more services, Kona Community Hospital has constantly improved our abilities to serve our residents and visitors whenever they are in need.

The Kona Community Hospital staff includes over 500 highly skilled employees and 100 medical staff practitioners, many who have been with our hospital for over 20 years. Along with our professional and experienced staff, Kona Community Hospital has many volunteers and affiliates that support our hospital. Kona Community Hospital also is one of the largest employers in West Hawaii.

1.5.3 MISSION

The mission of HHSC is to provide and enhance accessible, comprehensive health care services that are quality-driven, customer-focused and cost-effective.

1.6 FACILITY INFORMATION

Detailed information pertaining to HHSC facilities is located at http://www.hhsc.org.

1.7 SUBMISSION OF QUESTIONS

Relevant questions must be submitted in writing via electronic mail, facsimile or post mail to the Issuing Officer no later than the "Closing Date for Receipt of Questions", identified in Figure 1 in order to generate an official answer. All written questions will receive an official written response from HHSC and become addenda to the RFP.

- IMPORTANT –

OFFEROR may NOT request changes and/or propose alternate language to the attached HHSC Special Conditions and DAGS 1999 Interim General Conditions.

HHSC reserves the right to reject or deny any request(s) made by OFFEROR.

Responses by HHSC shall be due to the OFFEROR no later than the dates for initial questions and final questions stipulated in Figure 1.

Impromptu, un-written questions are permitted and verbal answers may be provided during pre-proposal conferences and other occasions, but are only intended as general direction and will not represent the official HHSC position. The only official position of HHSC is that which is stated in writing and issued in the RFP as addenda thereto.

No other means of communication, whether oral or written, shall be construed as a formal or official response/statement and may not be relied upon.

Send relevant questions to:

Yvonne S. Taylor, Sr. Contracts Manager
West Hawaii Region
Email whrcontractsmgmt@hhsc.org
Direct (808) 365-2415
and

Loretta Bausriyottiya, Office Asst V
Email whrcontractsmgmt@hhsc.org
Direct (808) 322-6992

Figure 4. Contact for Relevant Questions

1.8 RFP REVIEW

OFFEROR should carefully review this RFP for defects and questionable or objectionable matter. Comments concerning RFP's defects and questionable or objectionable matters must be made in writing and should be received by the Issuing Officers no later than the "Closing Date for Receipt of Questions" as identified in Figure 1. This will allow issuance of any necessary amendments to the RFP.

1.9 RFP AMENDMENTS

HHSC reserves the right to amend the RFP any time prior to the ending date for the proposal evaluation period. RFP Amendments will be in the form of addenda and posted on the KCH Procurement website and well as electronically mailed to all bidders who have requested a RFP package.

1.10 CANCELLATION OF RFP

The RFP may be canceled at any time for any reason when it is determined to be in the best interests of HHSC.

1.11 GRIEVANCE

It is the policy of the West Hawaii Region to work cooperatively with all vendors to the end of fair and fiscally sound procurement decisions. In the event a vendor or prospective vendor feels that a procurement decision has been made or is about to be made that is not in accordance with applicable law or policies, the vendor is encouraged to proceed as follows:

Request a debriefing in writing by the Issuing Officer.

If the debriefing does not satisfy the vendor, a meeting may be requested with the Issuing Officer who may invite others to participate as needed.

If the Issuing Officer does not resolve the issue, the vendor may request a meeting with the RCEO. The RCEO is the last recourse for disputes relating to procurement decisions and all decisions made by the RCEO shall be final.

A grievance based upon the content of the RFP shall be submitted in writing within five (5) working days **after** the aggrieved individual/business knows or should have known of the facts; provided further that the grievance shall not be considered unless it is submitted in writing prior to and not later than the "Closing Date for Receipt of Questions" identified in Figure 1.

Such grievances of an award or proposed award shall be submitted within five (5) working days after the posting of award of the contract. The notice of award, if any, resulting from this solicitation shall be posted on the Kona Community Hospital website:

http://www.kch.hhsc.org/Procurement/

Figure 5. Website for all Procurement Activities

SECTION 2 SCOPE OF SERVICES

2.0 SCOPE OF SERVICES

KCH's main building, the Special Services Building ("SSB") and the Cancer Center Buildings are in need of repairs due to the buildings' ages. Water intrusion is a common issue, especially in the main building.

Repair work includes, but is not limited to roof replacement, spalling repair, painting and potential architectural updates.





For the duration of the project, the hospital be in full operation while construction work will occur. There will also be other construction projects ongoing at the same time in other parts of the campus.

Specification manuals and engineered drawings are provided for this project in Appendices J1, J2 and K1, K2.

All work, including mold remediation, if required, must be performed in accordance with all applicable federal, state and local codes and laws.

The Contractor represents that, prior to submitting a response to this Request for Proposal, they have carefully reviewed the enclosed documents and inspected the site of the proposed work. In addition, they are fully informed of the conditions under which the work is to be performed. The Contractor further represents that they have satisfied themselves to the actual conditions of the premises, existing construction, actual elevations site logistics, local code restrictions, and any other conditions affecting the completion of the intended work. It being hereby understood and agreed that no considerations will be allowed subsequently to the Contractor's submission of their response to the Request for Proposal by reason of error, or oversight, on the part of the Contractor or, on account of, interference by other Contractor's activities. The Contractor's Proposal shall include, as a minimum, the following Scope of Services. **The**

following scope items are intended to clarify, but not limit, the Request for Proposal:

1. Contractor shall manage, with his own personnel and qualified subcontractors, all construction work required for the construction, and refurbishment in accordance with the Contract Documents prepared by the Architect and Engineer. It is the intent of this Request for Proposal to contract with a General Contractor who will provide "above" industry standard construction services as referenced in this Request for Proposal.

2. Rubbish removal from the jobsite will be the Contractor's responsibility. Rubbish removal must be completed at the end of every construction day. It is imperative that the Contractor maintain a clean and efficient worksite. Contractor may use KCH's metal and general waste containers. If Contractor notices the dumpster(s) are getting full, Contractor must notify the Construction Supervisor so pick up can be scheduled.

3. Contractor shall visit the site to verify that he has familiarized himself with the jobsite regarding staging, site and building access, existing conditions, etc.

4. The Contractor shall maintain a detailed and accurate accounting system that shall be necessary for the proper financial management of the project. Contractor's records and receipts shall allow for ready identification of all charges included in subcontracts, purchase orders, change orders, invoices and Application for Payments. The Owner shall have the right to audit, at any time, all the Contractors records related to this project and the work. Waiver of lien documents shall be provided for all subcontractor/suppliers and tier subcontract/suppliers.

5. Contractor shall keep the Construction Supervisor advised and copied on all communications with the Architect, Architect's consultants, other consultants or vendors contracted by the Owner for this specific project.

6. Contractor shall communicate with the Construction Supervisor, Architect and Architects' consultants utilizing telephone, email, file storage/sharing for issue tracking, submittal tracking, cost tracking, requests for information, etc..

7. Contractor shall utilize the preferred route and procedures, as determined by KCH, for the removal of construction debris and shall coordinate all necessary additional clean-up as part of construction operations, such that the jobsite is maintained free from accumulations of waste material, rubbish and debris.

8. Contractor shall maintain a detailed and accurate shop drawing and product submittal control system for the project. The system shall be updated on a regular basis and reported to the Construction Supervisor, Architect, Engineer and other applicable consultants for coordination at all appropriate meetings. The schedule responsibility is that of the Contractor and negligence in coordinating the shop drawing process does not relieve Contractor from its

contractual obligation for Substantial Completion. NOTE: KCH uses Procore for submittals and RFIs. Contractor must be proficient in Procore.

9. The Contractor shall provide the following services as part of their proposed scope of services:

Pre-Construction Phase

1. Verify with Construction Supervisor the proper sequence of work.

2. Work with engineer and/or building department for permitting issues. Permit has been approved and will be picked up by Contractor.

3. Commit sub-contractors.

4. Develop construction schedule and present to HHSC for approval within 30 days of contract execution.

5. Obtain required levels and types of insurance. Provide copies to the Contracts Department.

6. Preview OFCI equipment, if any, to ensure all items are on-site. At time of RFP release, KCH has not identified any OFCI equipment for this project.

7. Provide Construction Supervisor with names of employees/subcontractors who will need access to Procore.

Construction Phase

1. Construction

a) Provide, coordinate and supervise all construction work for the project. Verify that materials furnished, and work performed meet all plans, specifications and applicable code and regulatory requirements.

b) Regulate and control all subcontractors.

c) Coordinate all subcontractors to ensure that the project schedule is met.

d) Develop and implement a quality control system for all General Contractor activities.

e) Coordinate and review for compliance all shop drawings and items submitted by subcontractors prior to submission to the Architect. Establish and maintain on site a complete file of all shop drawings and items submitted.

f) Coordinate with Construction Supervisor as necessary to provide coordination with trades, job schedules, storage, deliveries, etc. and ensure Owner's project completion dates are on schedule.

g) Conduct bi-weekly Owner Architect Contractor ("OAC") meetings with the team members, prepare and distribute meeting minutes following each meeting.

h) KCH standard working hours are Monday through Friday 6:00am through 2:30pm.

2. Accounting and Cost Control Systems

a) Prepare schedules of estimated values of all work awarded.

b) Review all progress payments and make recommendations for approval to Construction Supervisor.

c) Review all changes proposed by Owner and/or the Architect and make recommendations regarding their practicality, cost and impact on the schedule.

d) Receive and review all change order requests from subcontractors and prepare independent take-offs to evaluate each subcontractor requests.

e) Construction Supervisor must review and approve each change order in writing.

f) Hawaii law requires all State and County construction projects greater than $2,000.00 to pay prevailing wages to laborers and mechanics on the project jobsite and file certified payrolls with the contracting agency (KCH). The CONTRACTOR is responsible for complying with all requirements and rules regarding the State of Hawaii Wage Rate Schedule (http://labor.hawaii.gov/rs/home/wages/72-2/). Not complying with the prevailing wage requirements will result in KCH immediately shutting down the jobsite until the CONTRACTOR is in full compliance.

g) Weekly certified payroll reports certifying the hourly rate of wage of each worker for both CONTRACTOR and SUB-CONTRACTORS must be submitted to KCH in a timely and consistent manner. Submit reports to Loretta Bausriyottiya, lbausriyottiya@hhsc.org in the Contracts department.

Post Construction

1. Coordinate the punch list walk through, Prepare punch list(s) and ensure that all items are completed on a timely basis.

2. Assemble all booklets containing all guarantees and warranties, as required, and deliver all such documents to Owner with certificates that they are complete. Provide digital copies of all documents as required.

4. Coordinate and expedite the preparation of subcontractor care and maintenance manuals and deliver all such manuals to Owner with a certificate of completion.

5. Receive and verify all releases of claims required prior to issuance of final certificates of completion and payment to subcontractors.

6. Coordinate the preparation of as-built drawings of the entire project including architectural and engineering drawings and provide to HHSC.

Items listed in above in this section are not all-inclusive and it is expected that the CONTRACTOR know and perform all appropriate activities at the appropriate times during the renovation process.

Any questions or clarifications the CONTRACTOR may have shall be brought to the Construction Supervisor's attention in a timely manner so as to not delay the progress of the project.

Additional specifics regarding the Scope of Services may be discussed at the onsite Pre-Bid meeting and documented in writing via Addendum to the RFP. ***The Pre-Bid meeting is mandatory for all OFFERORS. Only OFERORS in attendance may submit a proposal.***

SECTION 3 PROPOSALS

3.0 INTRODUCTION

One of the objectives of the RFP is to make proposal preparation easy and efficient, while giving OFFEROR ample opportunity to highlight their proposal. When an OFFEROR submits a proposal, it shall be considered a complete plan for accomplishing the requirements described in this RFP.

3.1 PROPOSAL PREPARATION

OFFEROR shall prepare a written proposal in accordance with requirements of this Section.

Proposals shall include all data and information requested to qualify proposals for evaluation and consideration for award. Non-compliance may be deemed sufficient cause for disqualification of a proposal. Examples of Non-Compliance are, but not limited to, no-bidding any section of RFP, quoting non-approved alternates or not submitting Sub Contractor information.

The development of overly elaborate proposals and presentation material, not required and/or related to RFP requirements, is HIGHLY DISCOURAGED.

MANDATORY PROPOSAL TABS/SECTION DIVIDERS

The following tabs/section dividers must be used in the OFFEROR's proposal:

Mandatory Tabs	
1.	PROPOSAL TRANSMITTAL COVER LETTER
2.	TECHNICAL SECTION
	SUMMARY
	MANDATORY QUESTIONS
3.	PRICE
	BID PROPOSAL FORM
	REQUIREMENTS (see section 3.9)
4.	REQUIRED DOCUMENTATION/COMPLIANCE DOCUMENTS
	W-9
	VENDOR TERMS AND CONDITIONS (if any)
	CONFIDENTIALITY AGREEMENT (Appendix H)
	GENERAL EXCISE LICENSE (copy)
	CERTIFICATE OF VENDOR COMPLIANCE
	GENERAL CONTRACTOR LICENSE and OTHER LICENSE(S) as required (copy)
	LETTER FROM SURETY COMMITTING TO PROVIDE PAYMENT AND PERFORMANCE BOND
5.	PROPOSAL SUBMISSION CHECKLIST

Figure 6. Mandatory Proposal Tabs/Section Dividers

Relevant material should be placed in the appropriate tabbed area. Greyed in areas in the Mandatory Proposal Tabs/Section Dividers (Figure 6) indicate category titles and separate sections. Inapplicable material or material placed in the incorrect tabbed area may not be evaluated.

3.2 COSTS FOR PROPOSAL PREPARATION

Any and all costs incurred in the development of proposals, i.e. preparing and submitting, on-site product/service demonstrations, on-site visits, oral presentations, travel and lodging, etc. shall be the sole responsibility of OFFEROR.

3.3 DISQUALIFICATION OF PROPOSALS

HHSC reserves the right to consider as acceptable only those proposals submitted in accordance with all requirements set forth in the RFP and which demonstrate an understanding of the Scope of Services. HHSC reserves the right to ask for clarification of any item in the proposal.

An OFFEROR will be disqualified and the proposal automatically rejected for any one or more of the following reasons:

Proof of collusion among OFFERORS, in which case all proposals involved in the collusive action will be rejected.

The OFFEROR'S lack of responsibility and cooperation as shown by past work or services.

The proposal shows any noncompliance with applicable law.

The proposal is conditional, incomplete, or irregular in such a way as to make the proposal incomplete, indefinite, or ambiguous as to its meaning.

The proposal has any provision reserving the right to accept or reject award, or to enter into a contract pursuant to an award, or provisions contrary to those required in the solicitation.

Proof of exclusion from participation in federal health care programs, as defined in the Social Security Act (Section 1128 and 1128A), and other federal laws and regulations relating to health care.

3.4 SUBMISSION OF PROPOSALS

Each OFFEROR may submit only one (1) proposal (response). The Issuing Officer must receive the proposal in electronic format no later than the "Closing Date for Receipt of Proposals", identified in Figure 1. **Proposals received after this time/date may be rejected.**

Proposals transmitted via email to Yvonne Taylor and Loretta Bausriyottiya (whrcontractsmgmt@hhsc.org) shall have the following information in the subject line:

RFP #HHSC 26-0310 Exterior Building Repairs and Upgrades

3.5 PROPOSAL TRANSMITTAL COVER LETTER

OFFEROR is required to submit proposal with a transmittal cover letter. The transmittal cover letter must be on the OFFEROR'S official business letterhead; signed by an individual authorized to legally bind the OFFEROR and minimally include information, as written/requested, on the "sample" letter in APPENDIX A.

3.6 PUBLIC INSPECTION

Proposals shall not be opened publicly, but shall be opened in the presence of two or more procurement officials. The register of proposals and OFFERORS' proposals shall be open to public inspection after the contract is executed by all parties, subject to the nondisclosure provisions of HRS Chapter 92F.

OFFEROR shall request in writing the nondisclosure of designated trade secrets or other proprietary data to be confidential. Such data shall accompany the proposal and shall be readily separable from the proposal in order to facilitate eventual public inspection of the non-confidential portion of the proposal. The proposals are subject to disclosure rules set forth in Chapter 92F, H.R.S. The OFFEROR bears the burden of establishing that the designated data is exempted from the disclosure requirements set forth in Chapter 92F.

All proposals and other material submitted by OFFEROR become the property of HHSC and may be returned only at HHSC's option.

3.7 TECHNICAL SECTION

Any proposal offering a significantly non-compliant Technical Section may be disqualified without further notice.

The Technical Section is comprised of OFFEROR and Mandatory Questions (Appendix E will be completed by OFFEROR) with the exception of pricing and should include the following categories:

3.7.1 SUMMARY

Clearly, concisely and briefly summarize and highlight the contents of the technical proposal in such a way to provide HHSC with a broad understanding and the unique, most promising aspects of the proposal. Summary should not exceed 1 page in length.

3.7.2 MANDATORY QUESTIONS

See Appendix E (Mandatory Questions) and insert the questions and answers in this section.

3.7.3 PERSONNEL (SUB-CONTRACTORS)

Appendix M (Bid Proposal Form) shall be completed and included in section 3.8.

3.8 PRICE PROPOSAL

Provide price summary and Bid Proposal Form.

3.8.1 PRICE

Price shall be a fixed fee for all work described in drawing and specification packages dated March 27, 2026.

Any State of Hawaii funded projects over $50,000.00 are required to have contract performance and payment bonds, the costs of which will be included in the final contract amount.

3.9 REQUIREMENTS. (Copy and paste A, B and C and answer with N/A or the answer)

A. **Non Applicable Requirements.** Excluding HHSC General and Special Terms and Conditions, and any objectionable or defective RFP matters, if any proposal requirement, as describe in this Section, is not applicable to the OFFEROR and therefore will/cannot be provided, list what the requirement(s) are and why the requirement(s) are not applicable.

B. **Non Acceptance of any RFP Requirement.** If any RFP requirement, as described in this RFP, is not acceptable to the OFFEROR, list what the requirement(s) are and why the requirement(s) are not acceptable. Should you have an alternate solution submit it.

C. **HHSC Furnished Items.** If the OFFEROR's proposal requires any goods, services, equipment, third-party vendor support, or anything of value to be provided by HHSC, these items must be clearly detailed and stated in the OFFEROR's proposal.

HHSC reserves the right to consider as acceptable only those proposals submitted in accordance with all requirements set forth in the RFP.

3.10 REQUIRED DOCUMENTATION/COMPLIANCE DOCUMENTS

In addition to the requirements outlined in this RFP, OFFEROR must submit the following documentation with response:

A. W9
B. VENDOR TERMS AND CONDITIONS (IF ANY)
C. CONFIDENTIALITY AGREEMENT (APPENDIX H)
D. GENERAL EXCISE LICENSE (*COPY*)
E. STATE OF HAWAII CERTIFICATE OF VENDOR COMPLIANCE
F. GENERAL CONTRACTOR'S LICENSE & OTHER APPLICABLE LICENSE(S) (*COPY*)
G. LETTER FROM SURETY COMMITTING TO PROVIDE PERFORMANCE & PAYMENT BONDS

3.11 PROPOSAL SUBMISSION CHECKLIST

The proposal submission checklist is provided by HHSC and is designed to be used as a tool to ensure that all required documents and information are being submitted with OFFEROR's proposal. HHSC recommends the OFFEROR go through the checklist before submitting the response. The proposal submission checklist is in Appendix B

SECTION 4 EVALUATIONS

4.0 INTRODUCTION

The evaluation of proposals shall be conducted comprehensively, fairly, and impartially. Structural, quantitative scoring techniques will be utilized to maximize the objectivity of the evaluation.

4.1 PROPOSAL EVALUATION COMMITTEE

An evaluation committee will be selected from HHSC to perform all evaluation requirements. The committee will be composed of individuals with experience in, knowledge of, and program responsibility for the requirements identified in the RFP. HHSC reserves the right to request information from OFFEROR to clarify the OFFEROR's proposal.

4.2 EVALUATION PHASES

Evaluation phases will be conducted as follows:

Phase	Phase Description
Phase 1	Evaluation of Mandatory Requirements
Phase 2	Technical Section Evaluation
Phase 3	Determination of Short List of Offerors (optional)
Phase 4	Proposal Discussions by Short-List (optional)
Phase 5	Best and Final Offers by Short List (optional)
Phase 6	Recommendation for Contract Award

Figure 7. Proposal Evaluation Phases

4.2.1 PHASE 1 EVALUATION OF MANDATORY REQUIREMENTS

The evaluation of the mandatory requirements, as listed below, shall be based upon a "Pass/ No Pass" basis. The purpose of this phase is to determine whether an OFFEROR's proposal is sufficiently responsible and responsive to RFP requirements to permit a complete evaluation, i.e. responsible in terms of "Does the OFFEROR have the capability to perform fully the Scope of Services requirements"; and, "Were proposal documents received by HHSC and do they contain the required information?" Failure to meet any mandatory requirement will be grounds for deeming the proposal non-responsible, non-responsive or both and disqualification ("No Pass") thereof.

4.2.2 PHASE 2 TECHNICAL SECTION EVALUATION

Evaluation of OFFEROR'S technical section shall be conducted using the technical section categories and the value weight percentages identified in Paragraph 4.3 and the evaluation scoring system identified in Paragraph 4.4.

4.2.3 PHASE 3 DETERMINATION OF SHORT-LISTED OFFERORS (OPTIONAL)

At its discretion, following Phase 1 and 2, HHSC may develop a Short List of OFFERORs based on the evaluation of OFFERORS' Technical section.

4.2.4 PHASE 4 PROPOSAL DISCUSSIONS WITH SHORT-LISTED OFFERORS (OPTIONAL)

The OFFERORS on the Short List of OFFERORs may be asked to conduct discussions with HHSC. OFFEROR's proposal may be accepted without discussions. In the event that HHSC elects to hold discussions, HHSC shall inform Short-Listed OFFERORS of specific discussion topics and issues; and schedule the discussion.

4.2.5 PHASE 5 BEST AND FINAL OFFERS (OPTIONAL)

OFFEROR(s) may be requested to submit a Best and Final offer. Best and Final offers shall be evaluated and scoring of the OFFEROR's proposal adjusted, accordingly. If a Best and Final offer is requested but not submitted, the original submittal shall be accepted as the Best and Final offer.

4.2.6 PHASE 6 RECOMMENDATION FOR CONTRACT AWARD

The Evaluation Committee shall prepare a report summarizing proposal evaluation findings/rankings and provide recommendation for award of contract to the RCEO.

4.3 EVALUATION CATEGORIES AND VALUE WEIGHT PERCENTAGES

The following Evaluation Categories and Value Weight Percentages shall be used:

Value Weight Percentages	Points	Evaluation Category
Pass/No Pass	N/A	MANDATORY REQUIREMENTS. Category includes:
		PROPOSAL TRANSMITTAL COVER LETTER
		REQUIRED DOCUMENTATION/COMPLIANCE DOCUMENTS PROVIDED
		RECEIVED ON TIIME
40%	40	TECHNICAL APPROACH. Category includes:
		SUMMARY
		MANDATORY QUESTIONS
50%	50	PRICE. Category includes:
		SUMMARY AND BID PROPOSAL FORMS
10%	10	COMPLIANCE WITH REQUIREMENTS. Category includes:
		NON APPLICABLE PROPOSAL REQUIREMENT
		NON ACCEPTANCE OF ANY RFP REQUIREMENT
		HHSC FURNISHED ITEMS
		PROPOSAL WAS COMPLETED IN ACCORDANCE WITH RFP REQUIREMENTS

Figure 8. Evaluation Categories and Value Weight Percentages

4.4 EVALUATION SCORING SYSTEM

The maximum number of points available for scoring is one hundred (100) per evaluator. The proposal receiving the highest cumulative number of points is considered statistically the best proposal to HHSC; and will be recommended for award of contract, unless otherwise determined and justified by the evaluation committee.

Each Evaluation Committee Member shall review OFFEROR proposals that pass Phase 1 Evaluation of Mandatory Requirements. The Evaluation Committee Members shall determine the score for each Evaluation Category for each OFFEROR in accordance with Figure 11. The OFFEROR'S total score will be the sum of all scores by all evaluators.

SECTION 5 AWARD OF CONTRACT

5.0 AWARD OF CONTRACT

Award of contract shall be made to the most responsible and responsive OFFEROR whose proposal is determined by the Evaluation Committee to provide the best value to HHSC, considering all evaluation reviews and results.

5.1 CONTRACT AWARD NOTIFICATION

The notice of award, if any, resulting from this solicitation shall be posted on the Kona Community Hospital website: http://www.kch.hhsc.org/Procurement/. This will serve as the official notification to all OFFERORS. In addition, the Issuing Officer will inform the successful OFFEROR of contract award selection by an official "notice of award" letter.

At its discretion and as a courtesy to the OFFEROR the Issuing Officer may issue a "Notice of Posting of Award" to the unsuccessful OFFERORS. However a delay in issuing the notice or the inadvertent omission of such courtesy notice will not extend the grievance filing time.

5.2 CONTRACT AWARD DEBRIEFING

If requested by unsuccessful OFFEROR, HHSC shall provide a contract award debriefing. The purpose of a debriefing is to inform the non-selected OFFEROR of the basis for the source selection decision and contract award. A written request to the Issuing Officer for a debriefing shall be made within three (3) working days after receipt of non-award letter from HHSC and/or posting of the award of the contract.

5.2.1 CONTRACT DOCUMENT

The contract will be awarded by executing an "Agreement for Goods or Services Based Upon Competitive Sealed Proposals" (hereinafter "CONTRACT") by HHSC and the successful OFFEROR (hereinafter "CONTRACTOR"). This document will serve as the official, legal contractual instrument between both parties. This document will incorporate (by attachments or reference) the RFP, with any and all addendums; DAGS 1999 INTERIM GENERAL CONDITIONS and SPECIAL CONDITIONS; and the CONTRACTOR's accepted proposal, with any and all addendums, changes, negotiated agreements, all of which becomes part and whole of the CONTRACT.

A "sample" CONTRACT is located as Appendix C. **DO NOT complete or execute the "sample" CONTRACT.**

5.2.2 GENERAL EXCISE/USE TAX

Work to be performed under this solicitation is a business activity taxable under Chapter 237, Hawaii Revised Statutes (HRS), and Chapter 238, HRS, where applicable. Both out-of-state and Hawaii CONTRACTOR are advised that the gross receipts derived from this solicitation are subject to the general excise tax imposed by Chapter 237, HRS, and where applicable to tangible property imported into the State of Hawaii for resale, subject to the use tax imposed by Chapter 28, HRS.

Pursuant to Section 237-9, HRS, the CONTRACTOR is required to obtain and/or possess a valid General Excise Tax License from the Hawaii State Department of Taxation (DOTAX) prior to executing a contractual agreement with a State Agency (Reference the 1999 INTERIM GENERAL CONDITIONS, APPENDIX D).

The General Excise Tax License shall be obtained from the DOTAX offices in the State of Hawaii or the DOTAX Web Site and by mail or FAX.

5.3 CONTRACT EXECUTION

Upon receipt of the CONTRACT document, the CONTRACTOR shall have five (5) business days to execute and return the CONTRACT to the Issuing Officer. A copy of the fully executed CONTRACT will be provided the CONTRACTOR within five (5) business days of CONTRACT execution.

Award of CONTRACT may be withdrawn if the CONTRACTOR is unable to meet CONTRACT execution requirements.

5.4 CONTRACT COMMENCEMENT DATE

No work is to be undertaken by the CONTRACTOR prior to the commencement date specified in the **Fully Executed** Contract. HHSC is not liable for any work, contract, costs, expenses, loss of profits, or any damages whatsoever incurred by the CONTRACTOR prior to the official, notice to proceed "Commencement" date stated in the **Fully Executed** Contract.

Unless otherwise stated by KCH, the Fully Executed Contract is considered to be the Notice to Proceed.

APPENDIX A

SAMPLE PROPOSAL TRANSMITTAL COVER LETTER

Dear Yvonne Taylor:

(Name of Business) proposes to provide any and all goods and services as set forth in the "Request for Proposals for Competitive Sealed Proposals" to provide **"Kona Community Hospital Exterior Building Repairs and Upgrades, RFP # HHSC 26-0310** , for which fees/costs have been set. The fees/costs offered herein shall apply for (Please insert applicable period of time) .

It is understood and agreed that (Name of Business) have read HHSC's Scope of Services described in the RFP and that this proposal is made in accordance with the provisions of such Scope of Services. By signing this proposal, (Name of Business) guarantees and certifies that all items included in this proposal meet or exceed any and all such Scope of Services.

(Name of Business) agrees, if awarded the contract, to provide the goods and services set forth in the RFP; and comply with all terms and conditions indicated in the RFP; and at the fees/costs set forth in this proposal. The following individual(s) may be contacted regarding this proposal:

_____

_____

Other information:

Business Phone #:		Federal Tax ID #:	
Facsimile #:		Hawaii GET Lic. ID #:	
E-mail address:			

(Name of Business) is a: ☐ Sole Proprietor ☐ Partnership ☐ Corporation ☐ Joint Venture

Other (Specify) _____

State of Incorporation is: (Specify) _____

The exact legal name of the business under which the contract, if awarded, shall be executed is (must match W9):

_____

(Authorized Bidder's Signature, Printed Name/Title)

APPENDIX B

PROPOSAL SUBMISSION CHECKLIST

***IF SPECIFIC ITEM(S) IS NOT APPLICABLE, MARK WITH "N/A"---DO NOT LEAVE BLANK.**

Please Check Off OFFEROR Submitted	HHSC Use	Proposal Items
	☐	Proposal Received "On-Time"
☐	☐	One (1) E-mail
☐	☐	Proposal Transmittal Cover Letter:
☐	☐	i. Official Business Letterhead
☐	☐	ii. Authorized Signature
☐	☐	iii. Required Information
		Technical Proposal
☐	☐	i. Summary
☐	☐	ii. Mandatory Questions
		Price
☐	☐	i. Bid Proposal Form
☐	☐	ii. Non Applicable Proposal Requirement(s)
☐	☐	iii. Non Acceptance of any RFP Requirement(s)
☐	☐	iv. HHSC Furnished Items
		Required Documentation/Compliance Documents
☐	☐	i. W-9
☐	☐	ii. Vendor's terms and conditions (if applicable)
☐	☐	iii. Confidentiality Agreement
☐	☐	iv. General Contractor's License (copy)
☐	☐	v. Certificate of Vendor Compliance
☐	☐	vi. General Excise License (copy)
☐	☐	vii. General Contractor License & Other Applicable License(s) (copy)
☐	☐	viii. Surety Company's letter of commitment
☐	☐	Proposal Submission Checklist

APPENDIX C

SAMPLE

HAWAII HEALTH SYSTEMS CORPORATION
AGREEMENT FOR GOODS OR SERVICES
BASED UPON
COMPETITIVE SEALED PROPOSALS

AGREEMENT #: SAMPLE

THIS AGREEMENT, executed on the respective dates of the signatures of the parties shown hereafter, is effective as of **xxx** , between **Kona Community Hospital**, a division of **Hawaii Health Systems Corporation** (hereinafter "HHSC"), by its Regional Chief Executive Officer, (hereinafter "CEO"), whose address is 79-1019 Haukapila Street, Kealakekua, HI 96750, and **[___CONTRACTOR NAME___]** (hereinafter "CONTRACTOR"), a **sole proprietor**, under the laws of the State of **Hawaii**, whose business address is **[___CONTRACTOR ADDRESS___]** and FEIN No **[___CONTRACTOR FEIN___]**.

RECITALS

A. The HHSC is in need of the goods or services, or both, described in this Agreement and its attachments.

B. The HHSC has issued a request for competitive proposals, and has received and reviewed proposals submitted in response to the request.

C. The CONTRACTOR has been identified as the responsible and responsive OFFEROR whose proposal is the most advantageous for the HHSC, taking into consideration price and the evaluation factors set forth in the request.

D. The HHSC desires to retain and engage the CONTRACTOR to provide the goods or services, or both, as the case may be, and the CONTRACTOR is agreeable to providing said goods or services, or both.

SAMPLE

NOW, THEREFORE, in consideration of the promises contained in this Agreement, the HHSC and the CONTRACTOR agree as follows:

1. SCOPE OF SERVICES. The CONTRACTOR shall, in a proper and satisfactory manner as determined by the HHSC, provide all the goods set forth in **Attachment 1 Scope of Services**.

2. TIME OF PERFORMANCE. The performance required of the CONTRACTOR under this Agreement shall be executed in accordance with the time period set forth in the **Attachment 2 Time of Performance**, which is made a part of this Agreement.

3. COMPENSATION. The CONTRACTOR shall be compensated for services performed under this Agreement pursuant to the provisions as set forth in **Attachment 3 Compensation**, which is hereby made a part of this Agreement..

4. BONDS. The CONTRACTOR ☒(is) or ☐(is not) required to provide a performance bond.

5. STANDARDS OF CONDUCT DECLARATION. The Standards of Conduct Declaration of the CONTRACTOR is attached and is made a part of this Agreement.

6. OTHER TERMS AND CONDITIONS. The General Conditions and any Special Conditions are attached hereto and made a part of this Agreement (or, Any Special Conditions are attached hereto and made a part of this Agreement). In the event of a conflict between the General Conditions and the Special Conditions, the Special Conditions shall control. In the event of a conflict among the documents, the order of precedence shall be as follows: (1) Agreement, including all attachments and addenda; (2) Request, including all attachments and addenda; and (3) Proposal.

7. LIQUIDATED DAMAGES. Liquidated damages are applicable. See attachment

SAMPLE

8. TECHNICAL REPRESENTATIVE. The Technical Representative shall have the right to oversee the successful completion of contract requirements, including monitoring, coordinating and assessing performance; and, approving completed work/services with verification of same on invoices. The Technical Representative also serves as the point of contact for the CONTRACTOR for "Technical" matters (non-contractual) from award to contract completion. The Technical Representative is:

Robert Hollandsworth, Construction Supervisor
Kona Community Hospital
79-1019 Haukapila Street
Kealakekua, HI 96750
Telephone 808-322-4555 Email: rhollandsworth@hhsc.org

9. NOTICES. Any written notice required to be given by any party to this Agreement shall be (a) delivered personally, or (b) sent by United States first class mail, postage prepaid. Notice required to be given to the CEO shall be sent to: **Kona Community Hospital, 79-1019 Haukapila Street, Kealakekua, HI 96750**. Notice to the CONTRACTOR shall be sent to the CONTRACTOR'S address as indicated in this Agreement. A notice shall be deemed to have been received three (3) days after mailing or at the time or actual receipt, whichever is earlier. The CONTRACTOR is responsible for notifying the HHSC in writing of any change of address.

SAMPLE

IN VIEW OF THE ABOVE, the parties execute this Agreement by their signatures, on the dates below, to be effective as of the date first above written.

HHSC

SIGNATURE: _____

PRINTED NAME: _____

TITLE: Regional CEO, West Hawaii Region

DATE: _____

CONTRACTOR * [___CONTRACTOR NAME___]

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

SAMPLE

STANDARDS OF CONDUCT DECLARATION

For the purposes of this declaration:

"Controlling interest" means an interest in a business or other undertaking which is sufficient in fact to control, whether the interest is greater or less than fifty percent (50%).

"Employee" means any nominated, appointed, or elected officer or employee of the State or HHSC, including members of boards, commissions, and committees, and employees under contract to the State or of the constitutional convention, but excluding legislators, delegates to the constitutional convention, justices, and judges.

On behalf of **[CONTRACTOR NAME]**, CONTRACTOR, the undersigned does declare, under penalty of perjury, as follows:

1. CONTRACTOR ☐ IS or ☐ IS NOT a legislator or an employee or a business in which a legislator or an employee has a controlling interest.*

2. CONTRACTOR has not been assisted or represented by a legislator or employee for a fee or other compensation to obtain this Agreement and will not be assisted or represented by a legislator or employee for a fee or other compensation in the performance of the Agreement, if the legislator or employee had been involved in the development or award of the Agreement.

3. CONTRACTOR has not been assisted or represented for a fee or other compensation in the award of this Agreement by a State or HHSC employee or, in the case of the Legislature, by a legislator.

4. CONTRACTOR has not been represented or assisted personally on matters related to the Agreement by a person who has been an employee of the State or HHSC within the preceding two (2) years and who participated while in state office or employment on the matter with which the Agreement is directly concerned.

5. CONTRACTOR has not been represented or assisted on matters related to this Agreement, for a fee or other consideration by an individual who, within the past twelve (12) months, has been a State or HHSC employee, or in the case of the Legislature, a legislator.

6. CONTRACTOR has not been represented or assisted in the award of this Agreement for a fee or other consideration by an individual who, 1) within the past twelve (12) months, served as a State or HHSC employee or in the case of the Legislature, a legislator, and b) participated while an employee or legislator on matters related to this Agreement.

CONTRACTOR understands that the Agreement to which this document is attached is voidable on behalf of the State or HHSC if this Agreement was entered into in violation of any provision of chapter 84, Hawaii Revised Statutes, commonly referred to as the Code of Ethics, including the provisions which are the source of the declarations above. Additionally, any fee, compensation, gift, or profit received by any person as a result of a violation of the Code of Ethics may be recovered by the State or HHSC.

CONTRACTOR

SIGNATURE: _____

Print Name: _____

Title: _____

Date: _____

SAMPLE

ATTACHMENT 1

SCOPE OF SERVICES

Final Scope of Services will be included in the contract.

SAMPLE

ATTACHMENT 2

TIME OF PERFORMANCE

1. The CONTRACTOR shall provide the services required under this Agreement for a period from **XX** to and including **XX**, unless sooner terminated or extended as provided.

-OPTIONAL-

2. **OPTION TO EXTEND:** The TIME OF PERFORMANCE of this Agreement may be extended for XX ( ) additional XX ( ) month intervals, subject to mutual written agreement between HHSC and the CONTRACTOR, prior to the end of the current contract period. A Supplemental Agreement will be executed by the CONTRACTOR and HHSC to exercise extensions.

SAMPLE

COMPENSATION AND PAYMENT SCHEDULE

In full consideration for the services to be performed by the CONTRACTOR under this Agreement, the HHSC agrees, subject to appropriation and allotments, to pay to the CONTRACTOR a total sum of money not to exceed **XXX AND NO/100 DOLLARS ($XXX.00)** including all applicable taxes and expenses incurred, and in accordance with the following:

A. **Total Contract Award**. This Total Sum shall include any and all taxes, shipping and handling and other miscellaneous costs to complete the work required in the Scope of Services.

B. **Invoicing Schedule**. Contractor shall invoice Hospital on a monthly basic in accordance with the following:

1. This is a Fixed Price Agreement.
2. The contractor is paid monthly thirty days after receipt of invoice and in accordance with the then current schedule of values.

SAMPLE

3. Travel costs are not allowable.
4. If the not-to-exceed value is insufficient to complete all phases of the Project, Hospital may, at their sole discretion, issue a supplement agreement or a separate agreement in accordance with their procurement policies for the remainder of the work or complete the work with Hospital personnel.
5. HHSC will work with the CONTRACTOR to determine a reasonable construction schedule and completion date.

C. Payment Guidelines

6. Company shall provide W-9 and Certificate of Insurance upon Contract Award.
7. **The Contract Number (XX-XXXX) and Payment Milestone Number must appear on every Invoice.**
8. The "Invoice To" must be "Kona Community Hospital".
9. The "Remit To" name on your invoice must match your company name as you are registered with the State of Hawaii and the name stated in Contract.
10. If the "Remit To" address on the invoice is different from the address stated on the face of the Contract, we must state the "Remit To" address in Contract.
11. Invoice shall be transmitted (electronically is preferred) to:

Robert Hollandsworth
Kona Community Hospital
79-1019 Haukapila Street
Kealakekua, HI 96750
Telephone 808-322-4555
Email: rhollandsworth@hhsc.org

****** If your invoice does not contain your contract number, it may be rejected and payment delayed. ******

SAMPLE

APPENDIX D

1999 DAGS INTERIM GENERAL CONDITIONS

See link: Procurement – Kona Community Hospital

APPENDIX E

MANDATORY QUESTIONS

See following pages.

KONA COMMUNITY HOSPITAL

EXHIBIT E
Mandatory Questions

	Company Name & Address: Contact Name & Information:	
	QUESTION	COMMENTS
	3.7.3 A. Background, Qualifications and Experience	
	Provide a brief description of Company's qualifications to perform the Scope of Services requirements.	
	Does your company have previous experience working with re-heat systems in the past 3 years? If yes, provide details of applicable projects.	
	Does your company have experience with the following healthcare procedures and/or policies:	
	- ICRA	
	- Fire Safety	
	Does your company have any letters of recommendations that can be submitted as a part of this RFP? If yes, please include.	
	How long has your company been in business?	
	Have you ever operated under another business name? If yes, please list the name(s) and date(s).	
	What state is your company incorporated in?	
	How many employees does your company employ? (Direct employees only.)	
	What is the shortest timeframe an employee has worked with you and what is the longest?	
	In what types of projects do you specialize?	
	What sets you or your company apart from your competitors?	

KONA COMMUNITY HOSPITAL

EXHIBIT E
Mandatory Questions

	Company Name & Address: Contact Name & Information:	
	QUESTION	COMMENTS
	What does your company offer its employees by way of job education?	
	What is the longest amount of down-time your company experienced between jobs and why?	
	Have you, individually or as a part of your company, ever failed to complete any construction project? If yes, explain why.	
	Identification of litigation currently impacting the Company, if any. State “NONE”, if none.	
	Identification of any fines or violations received in the past 3 years relative to safety and environmental issues. State “NONE”, if none.	
	State your Experience Modification Rate (EMR). This can be obtained from your insurance company.	
	Have you had any legal action brought against you as the result of work you have performed? If yes, why, and what was the outcome?	
	Have you or any of your company’s ever declared bankruptcy?	
	How will you identify with which sub-contractors to work on this Project?	
	Describe your Company’s warranty program.	
	Describe your project close-out process.	
	Is your company bondable for 100% of the project cost for both performance and payment?	Yes or No
	B. Project Management	

KONA COMMUNITY HOSPITAL

EXHIBIT E
Mandatory Questions

	Company Name & Address: Contact Name & Information:	
	QUESTION	COMMENTS
	How much lead-time does your company need to begin dedicating resources to this project once the contract is signed?	
	Will there be a supervisor or lead carpenter on site or will the project be managed from a different location?	
	- Supervisor must be knowledgeable in all aspects of managing a construction site. Site Supervisor must be able to communicate from the site via electronic means.	
	Conflicts between Company and KCH may occur from time to time during this project; how do you anticipate mitigating disagreements as well as resolving them?	
	Do you have a project management plan to ensure cost-effective, efficient and timely performance of all project tasks? If yes, please describe. If not,	
	How do you track and manage questions, resolutions, decisions, directions and other information matters throughout your projects?	
	If your company does not have a West Hawaii office, will you be willing to discuss partnering with a locally based contractor?	
	How many projects will your company have occurring at the same time as this project?	
	- If multiple projects, how will your company successfully manage all projects at the same time?	

KONA COMMUNITY HOSPITAL

EXHIBIT E
Mandatory Questions

	Company Name & Address: Contact Name & Information:	
	QUESTION	COMMENTS
	How many outstanding bids does your company have at this time?	
	In order to execute the project by the agreed upon completion date, what will you require of HHSC? What do you see as HHSC's responsibilities?	
	Submit a detailed yet approximate project timeline. A separate sheet behind the mandatory questions may be used if necessary.	
	What steps will your company take to execute the project in a cost-effective, efficient and timely manner?	
	How familiar are you with special requirements for Hospital construction? State the concerns applicable to this project and how OFFEROR proposes to minimize risk associated with the concerns.	
	What potential project risks or issues are anticipated and how will they be addressed in order to minimize risk?	
	KCH is currently implementing Procore project management software. It is unsure if the implementation will be compete in time for this project. Does your company use Procore currently? If yes, to what extent is Procore used?	
	C. Financial	
	What is your company's legal structure?	
	What is your OH&P percentage for this project?	
	How is OH&P calculated?	

KONA COMMUNITY HOSPITAL

EXHIBIT E
Mandatory Questions

	Company Name & Address: Contact Name & Information:	
	QUESTION	COMMENTS
	How do you calculate OH&P on additive and deductive change orders?	
	How do you ensure your subcontractors are providing fair pricing?	
	What is your Company's bonding capacity?	
	If it is determined some work must be performed on off-work or weekend, how will the upcharge be computed with this being a fixed fee agreement?	
	Do you bill monthly or according to milestones? Please explain in detail your billing method as well as deposit requirements, if any.	
	D. References	
	Provide a brief description of three (3) past and/or present contracts demonstrating Company's qualifications, experience and performance with regard to performance of the Scope of Services requirements. Include customer name, contact name, email address and telephone number.	
	If KCH was to contact any of your subcontractors for a reference, what do you think they would tell us about your company and your projects?	
	Who are your top 3 material suppliers?	
	- Are your accounts in good standing? If not, why?	
	Why should KCH hire your company to perform the requirements of this project?	

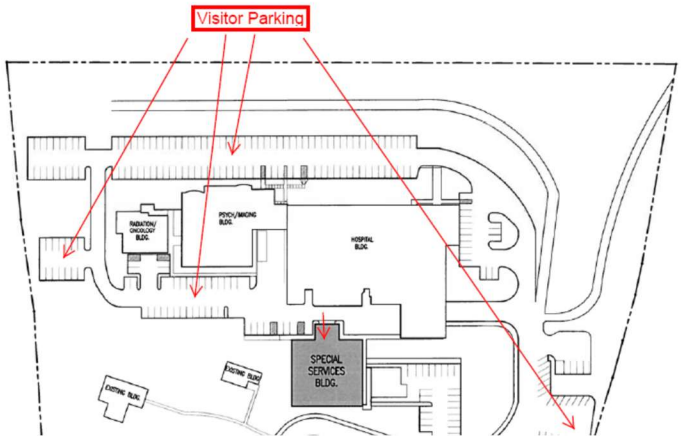
EXHIBIT E
Mandatory Questions

	Company Name & Address: Contact Name & Information:	
	QUESTION	COMMENTS
	Is there any additional information that might be valuable to KCH in determining which company to award the Exterior Building Repairs and Upgrades project?	

APPENDIX F

AGENDA FOR PRE-PROPOSAL CONFERENCE WITH TOUR OF HOSPITAL FACILITIES

General Information		
Date	Thursday, April 16, 2026	
Location	Kona Community Hospital **Special Services Building** **Conference Room 2** 79-1019 Haukapila Street Kealakekua, HI 96750 Map is below	
Point of Contact	Contracts Management Yvonne Taylor, Sr. Contracts Manager West Hawaii Region Email whrcontractsmgmt@hhsc.org Direct (808) 365-2415 OR	Contracts Management Loretta Buasriyottiya West Hawaii Region Email whrcontractsmgmt@hhsc.org Direct (808) 322-6992
Agenda		
10:20 am – 10:30 am	Check in at the front of the Special Services Building for Visitor Badges (see Security Guards). Vendors must have a signed confidentiality agreement, either already submitted or brought to the meeting.	
10:30 am to 11:15 am	Briefing including review of RFP documents	
11:15 am to 12:30 pm	Project site tour ****No Video or Photography without KCH authorization****	



Map of Kona Community Hospital

APPENDIX G

RFP CONFERENCE RESERVATION FORM

Submit completed forms to Issuing Officer by the date shown in Figure 1 of the solicitation.

Conference Information	
RFP No:	HHSC 26-0310
RFP Title:	Kona Community Hospital – Exterior Building Repairs and Upgrades

OFFEROR Information		
Business Name		
Street Address		
City		
State		Zip code

Priority	Attendee Name, Title	Email Address	Role in Procurement	Will Attend Meeting & Hospital Tour
1				☐
2				☐

Due to space constraints and to avoid disruption to Hospital operations, it is necessary to limit the number of attendees to <u>two per company</u>. Please limit Hospital Tour participants to those individuals that have a need to view the work areas in order to prepare the OFFEROR's proposal. **An executed Confidentiality Agreement (Appendix H) is necessary to participate in Hospital Tour.**

PLEASE SUBMIT RESERVATION FORM AND SIGNED CONFIDENTITALITY AGREEMENT AT LEAST 24 HOURS PRIOR TO THE MEETING

NO VIDEO OR PHOTOGRAPHY WITHOUT KCH AUTHORIZATION

APPENDIX H

MANDATORY HOSPITAL CONFIDENTIALITY AGREEMENT

I understand that while being on the hospital campus, I may hear patients discussing their health information and I may see someone I know. I understand that I cannot disclose this confidential information to friends, relatives, co-workers or anyone else.

If I violate this agreement, I may be subject to adverse action up to and including termination of my ability to work at Kona Community Hospital. In addition, under applicable law, I may be subject to criminal or civil penalties.

I have read and understand the above and agree to be bound by it.

OFFEROR

Name: _____

Title: _____

Company: _____

Signature: _____

Date: _____

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APPENDIX I1

PROJECT DRAWINGS – EXTERIOR BUILDING

See following pages

KONA COMMUNITY HOSPITAL
EXTERIOR BUILDING REPAIRS & UPGRADES

BID SET

Kona Community Hospital Project Number: 26-0034

KONA COMMUNITY HOSPITAL

CONSULTANTS

ARCHITECT

FERRARO CHOI AND ASSOCIATES, LTD
1240 ALA MOANA BOULEVARD, SUITE 510
HONOLULU, HAWAII 96814
CONTACT:

PROJECT INFORMATION

PROJECT NAME: KONA COMMUNITY HOSPITAL - EXTERIOR BUILDING REPAIRS & UPGRADES

OWNER: HAWAII HEALTH SYSTEMS CORP.

3675 Haukapila St, Kealakekua, HI 96813

PROJECT ADDRESS: 79-1019 HAUKAPILA STREET, KEALAKEKUA, HI 96750

SUMMARY OF WORK: NEW LOW SLOPE ROOFING,REFINISHING OF METAL ROOFS AND REPAIR AND REFINISHING OF EXTERIOR WALLS.

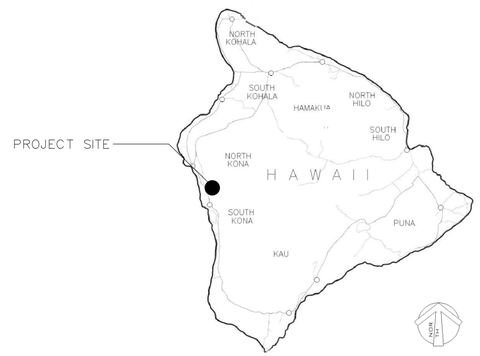
ZONING CODE SUMMARY

APPLICABLE ZONING CODE:	HAWAII COUNTY CODE 2016 EDITION w/ AMENDMENTS EFFECTIVE 12/24/25; CHAPTER 25
TAX MAP KEY:	7-9-010: 081
STATE LAND USE:	U-URBAN
SPECIAL DISTRICT:	N/A
SMA:	NOT IN SMA
ZONING DISTRICT:	A-5A
SPECIAL PERMITS:	N/A
PROPOSED USES:	HOSPITAL
LOT AREA:	12.075 ACRE / 525,987 SQF
FRONT YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	15 FEET
BUILDING HEIGHT LIMIT:	UP TO 100 FEET W/ APPROVAL
FLOOD ZONE:	ZONE X
PARKING REQUIREMENTS:	1 PER BED

BUILDING CODE SUMMARY

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE AS AMENDED BY THE STATE OF HAWAII
TYPE OF CONSTRUCTION:	IA
OCCUPANCY GROUP:	I-2
NUMBER OF STORIES:	3
FIRE SPRINKLER:	FULLY SPRINKLERED
ALLOWABLE FLOOR AREA:	UNLIMITED
TOTAL PROJECT AREA:	48,482 SQAURE FEET
ACCESSIBILITY STATEMENT:	CONFORMANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF JUSTICE OR THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SHALL BE EQUIVALENT TO MEETING THE ACCESSIBILITY OF THIS CODE. CONSTRUCTION OF PUBLIC BUILDINGS OR FACILITIES IN COMPLIANCE WITH HRS 103-50 SHALL BE EQUIVALENT TO MEETING THE ACCESSIBILITY OF THIS CODE.

VICINITY MAP



LOCATION MAP


PROJECT SITE
KAINALIU
Hawaii Belt Rd
Hualalai Rd
Kealakehe Pkwy
Hukilau St
Waiaha St
Kaiminani Dr
Kaiminani Loop
Kaiminani Place
Kaiminani Pl

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS ARE NECESSARILY USED

A	
A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
ACOUST.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AL.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
A.P	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
B	
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
C	
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEAN OUT
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
C.P.	CEMENT PLASTER
CPT.	CARPET
C.T.	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK
D	
D.	DEEP/DEPTH
D.A.	DOUBLE ACTING
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
D.O.	DOOR OPENING
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DWR.	DRAWER
E	
E.	EAST
EA.	EACH
E.F.	EXTERIOR FINISH
E.F.S.	EXTERIOR FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
(E)	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
F	
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FACTORY FINISH
F.F. EL.	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLDG.	FOLDING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FINISH OF MASONRY
F.O.S.	FACE OF STUD
FRPR.	FIREPROOF(ING)
FR.	FRAME
F.S.	FINISH SYSTEM
FT.	FOOT (OR FEET)
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G	
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM

H	
H.	HEIGHT/HIGH
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING
H.W.	HOT WATER
I	
I.D.	INSIDE DIAMETER
INCL.	INCLUSIVE OR INCLUDED
INSUL.	INSULATION
INT.	INTERIOR
J	
JAN.	JANITOR
JST.	JOIST
JT.	JOINT
K	
KIT.	KITCHEN
L	
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAR FEET
LT.	LIGHT
M	
MAT.	MATERIAL
MAX.	MAXIMUM
M.D.	METAL DECK
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTG.	MOUNTING
MUL.	MULLION
N	
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O	
OA.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OFF.	OFFICE
O.H.	OVERHANG
OPNG.	OPENING
OPP.	OPPOSITE
OVHD.	OVERHEAD
P	
PT.	PAINT
PC.	PIECE
PL.	PLATE
P-LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
P.T.D.	PAPER TOWEL DISPENSER
PART.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
R	
R.	RISER
RAD.	RADIUS
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED OR REINFORCING
REQD.	REQUIRED
REV.	REVISED
RESIL.	RESILIENT
R.H.	ROBE HOOK
RM.	ROOM
R.O.	ROUGH OPENING

S	
S.	SOUTH
S.A.	SINGLE ACTING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
SL.	SLOPE
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
SST.	STAINLESS STEEL
S. SNK.	SERVICE SINK
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SURR.	SURROUND
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM
T	
T.	TREAD
T.B.	TOWEL BAR
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
TKBD.	TACKBOARD
TOIL.	TOILET
T.P.D.	TOILET PAPER DISPENSER
T.P.H.	TOILET PAPER HOLDER
T.V.	TELEVISION
TYP.	TYPICAL
T	
T.	TREAD
T.B.	TOWEL BAR
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
TKBD.	TACKBOARD
TOIL.	TOILET
T.P.D.	TOILET PAPER DISPENSER
T.P.H.	TOILET PAPER HOLDER
T.V.	TELEVISION
TYP.	TYPICAL
U	
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V	
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
W	
W.	WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.O.	WHERE OCCURS
W/O	WITHOUT
WP.	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

SYMBOLS

∠	ANGLE
&	AND
@	AT
℄	CENTERLINE
Ø	DIAMETER
#	NUMBER
⊥	PERPENDICULAR

ARCHITECTURAL SYMBOLS

DATA POINT

DETAIL INDICATOR — 1 / A000 — DETAIL IDENTIFIER; SHEET WHERE DETAIL IS DRAWN

DOOR TAG — 101 — DOOR TAG; DOOR NUMBER

GRID BUBBLE — 0 — GRID BUBBLE; GRID NUMBER

INTERIOR ELEVATION KEY — A, A/B, B, B/C, C, C/D, D, D/A

PARTITION TAG — P1 — PARTITION TAG; PARTITION TYPE

REVISION TAG — 1 — REVISION TAG; REVISION NUMBER

KEYNOTE TAG — 01 — KEYNOTE TAG; KEYNOTE NUMBER

NORTH ARROW

ROOM IDENTIFIER — ROOM / 101 — ROOM NAME; ROOM NUMBER

SECTION INDICATOR — 1 / A000 — SECTION IDENTIFIER; SHEET WHERE SECTION IS DRAWN

SHEET NUMBER — A001 — SEQUENCE; DISCIPLINE

WINDOW TAG — 01 — WINDOW TAG; WINDOW NUMBER

MATERIAL INDICATIONS

- ACOUSTIC TILE, BOARD, OR PANEL
- ALUMINUM
- CARPET & PAD
- CERAMIC/QUARRY TILE OR RESILIENT FLOORING
- CMU CONCRETE BLOCK
- CONCRETE, CAST IN PLACE OR PRECAST
- EARTH
- EXISTING BUILDING SHELL
- GLASS
- GYPSUM BOARD
- INSULATION, BATT
- INSULATION, RIGID
- METAL LATH
- PARTICLE BOARD
- PLYWOOD
- STEEL
- STONE, MARBLE, SIMULATED MARBLE, TERRAZZO
- WOOD FINISH
- WOOD FRAMING, INTERRUPTED MEMBER
- WOOD FRAMING, THROUGH MEMBER

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE, THE LATEST CITY AND COUNTY OF HAWAII AMENDMENTS AND ORDINANCES.
2. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, CONSTRUCTION DEBRIS, RUBBISH AND DISPOSE OF LAWFULLY AND IN ACCORDANCE WITH THE CONSTRUCTION WASTE MANAGEMENT PLAN.
3. ALL WORK SHALL BE PERFORMED IN A MANNER THAT PROTECTS BUILDING OCCUPANTS, VISITORS AND THEIR POSSESSIONS. INSTALL VISQUEEN WITH TAPED EDGES (MIN.) BETWEEN CONSTRUCTION AREA AND ADJACENT SPACES UNTIL CLOSURE IS COMPLETE.
4. IF THE CONTRACTOR SHALL PERFORM WORK CAUSING UNIQUE NOISE, ODORS OR OTHER DISTURBANCES OUTSIDE OF REGULAR BUSINESS HOURS, SUCH WORK SHALL BE SCHEDULED WITH OWNER AND BUILDING MANAGEMENT.
5. ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE CONFINED TO THE DESIGNATED AREA OF WORK EXCEPT FOR ANY REMOTE MECHANICAL AND ELECTRICAL ITEMS. ANY DAMAGE CAUSED BY THE CONTRACTOR TO THE ADJOINING IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.
7. ALL ITEMS INDICATED "TO REMAIN" SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD.
8. THE INTENT OF THE DRAWINGS IS TO PRODUCE THE INTENDED RESULTS UNDER RECOGNIZED STANDARDS EVEN IF NOT SHOWN, BUT REASONABLY INFERABLE THEREFROM. THE CONTRACTOR SHALL CHECK ALL DRAWINGS FURNISHED TO HIM/HER IMMEDIATELY UPON THEIR RECEIPT AND SHALL PROMPTLY NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS, AND DETAILS TAKE PRECEDENT OVER ALL. THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DETAILS BEFORE LAYING OUT THE WORK AND SHALL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY.
9. WALLS MUST BE PLUMB AND CORNERS AT 90 DEGREES UNLESS OTHERWISE NOTED.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THESE PLANS ARE IN COMPLIANCE WITH THE ACCESSIBILITY GUIDELINES CONTAINED IN THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
11. ALL WOOD USED WITHIN PARTITIONS SHALL BE FIRE RETARDANT TREATED.
12. THE INSTALLATION, MAINTENANCE, SELECTION, AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS, AND SECTION 13.6. 2012 NFPA1. MINIMUM 2A-10B:C PORTABLE FIRE EXTINGUISHER(S) WITHIN A MAXIMUM 75 FEET TRAVEL DISTANCE IN ACCORDANCE WITH N.F.P.A. 10.
13. ALL EQUIPMENT AND WIRING (COMMUNICATION, POWER, FIRE ALARM, ETC.) INSTALLED IN A PLENUM SHALL BE LISTED FOR INSTALLATION IN SUCH AREAS.
14. GC MUST NOTIFY BUILDING OWNER, 72 HOURS IN ADVANCE ON ANY WORK REQUIRING ELECTRICAL, MECHANICAL AND PLUMBING INTERRUPTIONS.
15. GC TO FURNISH SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND COMMENT.

DEMOLITION NOTES

1. ALL ITEMS SCHEDULED TO BE REMOVED BY THE CONTRACTOR SHALL BE CONSIDERED TO BE THE CONTRACTOR'S PROPERTY AND SHALL BE PROMPTLY REMOVED FROM THE SITE UNLESS OTHERWISE NOTED.
2. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM REMAINING FROM DEMOLITION/CONSTRUCTION AREA. KEEP AREA CLEAN.
3. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
4. DEBRIS REMOVAL SHALL COMPLY WITH BUILDING RULES AND REGULATIONS. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING FINISH.

SHEET INDEX

SHEET NO.	SHEET NAME
00 - GENERAL	
G01	TITLE SHEET, CODE SUMMARY, LOCATION & VICINITY MAP
G02	ABBREVIATIONS, SYMBOLS, SHEET INDEX, GENERAL & DEMOLITION NOTES
G03	OVERALL SITE PLAN
02-ARCHITECTURE	
A01.1	OVERALL BUILDING PLAN
A11	BUILDING ELEVATIONS
A12	BUILDING ELEVATIONS
A13	BUILDING ELEVATIONS
A14	BUILDING ELEVATIONS
A90	REFERENCE PHOTOS

FERRARO CHOI
FERRARO CHOI AND ASSOCIATES LTD
1240 ALA MOANA BLVD. STE 510 HONOLULU, HI 96814
ARCHITECTURE / INTERIOR ARCHITECTURE / RESEARCH
TEL: 808.531.1855 FAX: 808.531.1574 www.ferrarochoi.com

03/27/2026

SIGNATURE — EXPIRATION OF LICENSE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT. WILL BE UNDER MY OBSERVATION. (SEC. 16-115.9 DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS)

KONA COMMUNITY HOSPITAL

BID SET

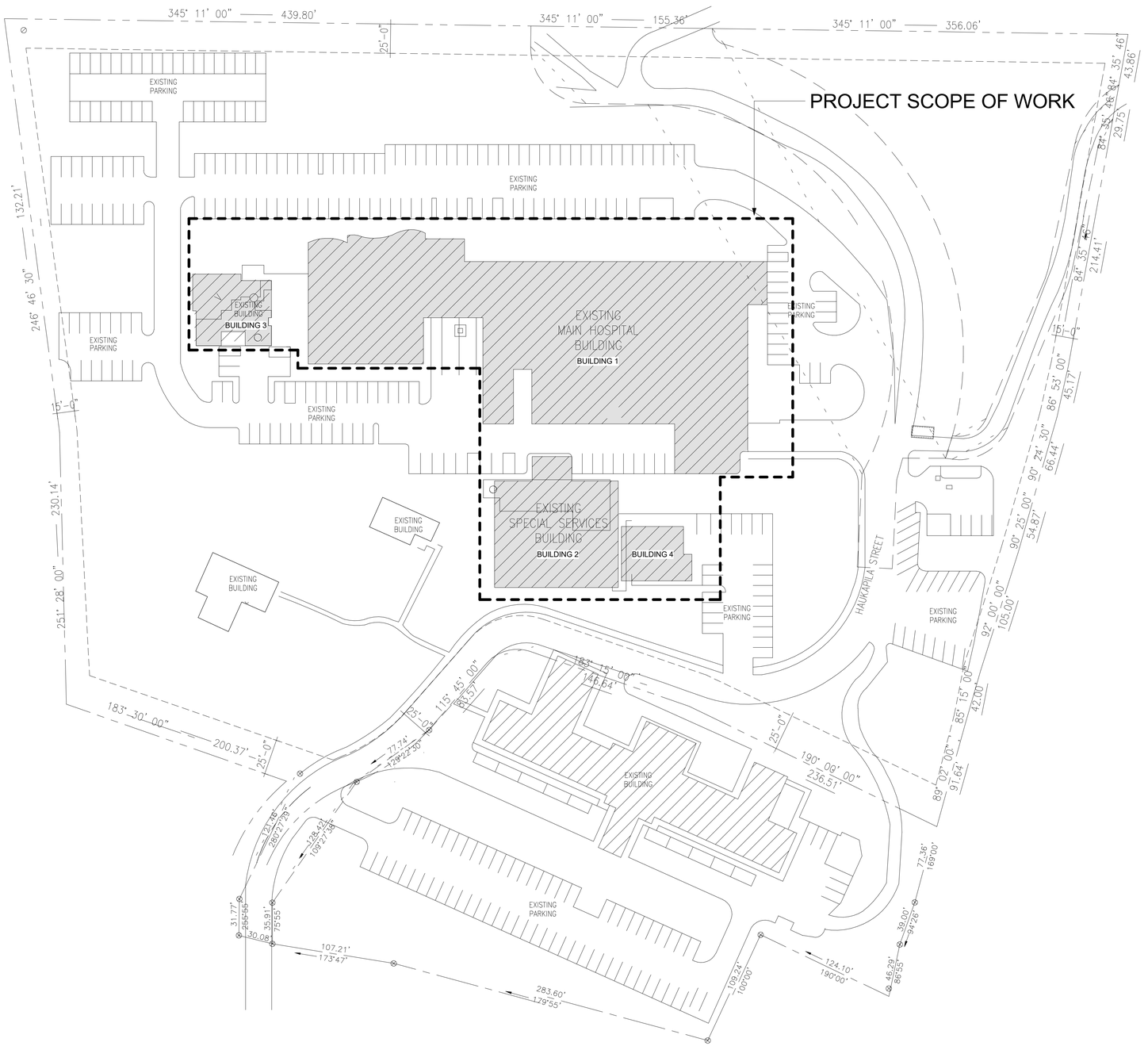
KCH - EXTERIOR BUILDING REPAIRS & UPGRADES
79-1019 HAUKAPILA ST, KEALAKEKUA, HI 96750
TMK: 7-9-010:081

SHEET TITLE: ABBREVIATIONS, SYMBOLS, SHEET INDEX, GENERAL & DEMOLITION NOTES

REVISIONS:

PROJECT: 2025-040
DRAWN BY: IN
DATE: 03/27/2026
SHEET: G02

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1 G03 OVERALL SITE PLAN
1" = 50'-0"

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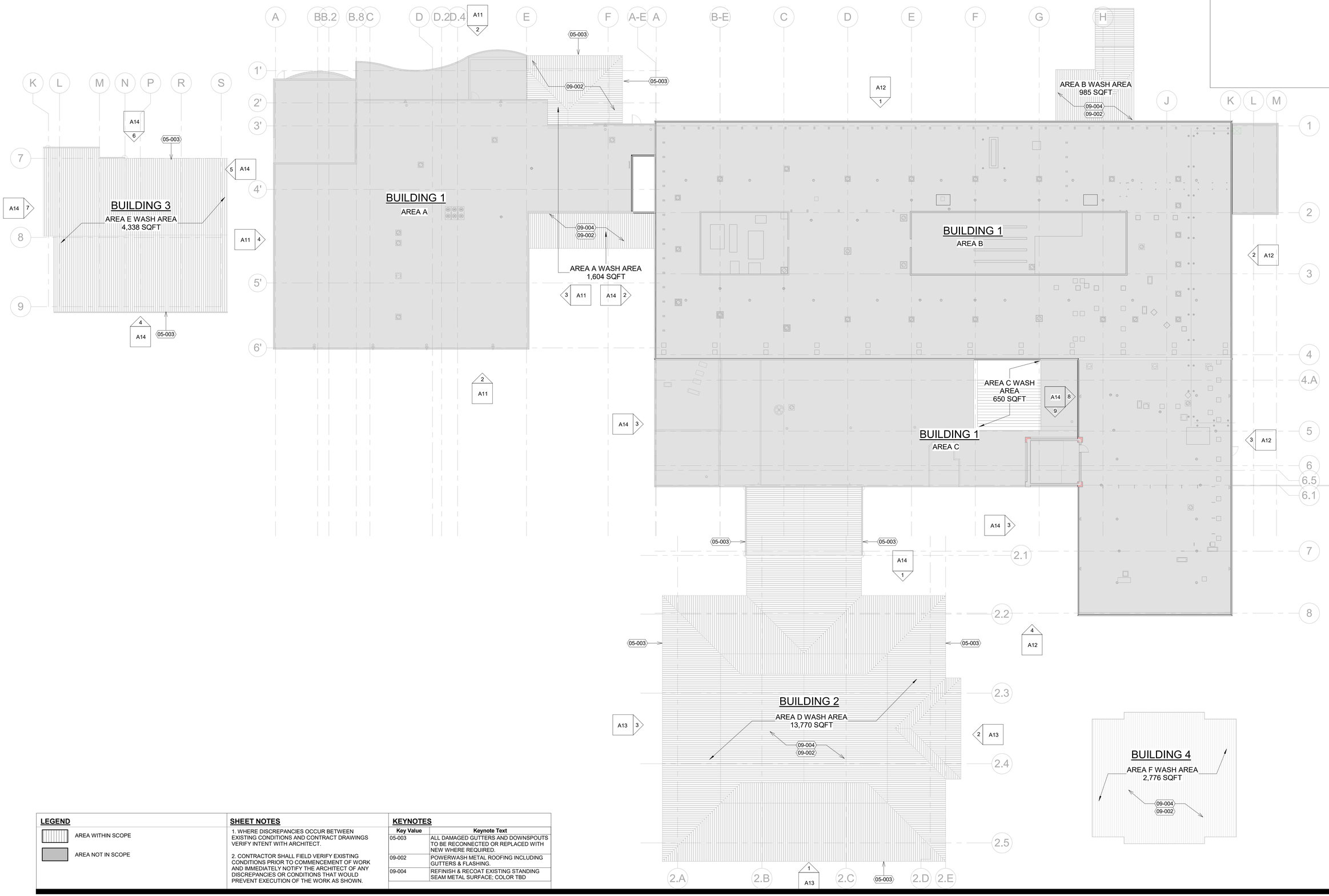
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KCH - EXTERIOR BUILDING REPAIRS & UPGRADES
79-1019 HAUKAPILA ST, KEALAKEKUA, HI 96750
TMK: 7-9-010:081

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: G03

REVISIONS:

SHEET TITLE: OVERALL SITE PLAN

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LEGEND

- AREA WITHIN SCOPE
- AREA NOT IN SCOPE

SHEET NOTES

1. WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.

2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS THAT WOULD PREVENT EXECUTION OF THE WORK AS SHOWN.

KEYNOTES

Key Value	Keynote Text
05-003	ALL DAMAGED GUTTERS AND DOWNSPOUTS TO BE RECONNECTED OR REPLACED WITH NEW WHERE REQUIRED.
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.
09-004	REFINISH & RECOAT EXISTING STANDING SEAM METAL SURFACE; COLOR TBD

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KONA COMMUNITY HOSPITAL

BID SET

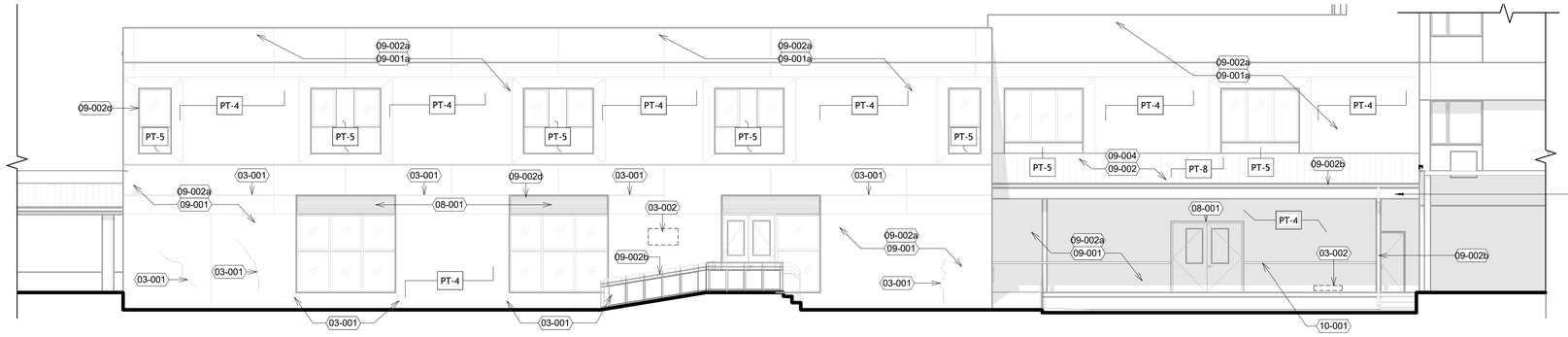
KCH - EXTERIOR BUILDING REPAIRS & UPGRADES
79-1019 HAUKAPILA ST. KEALAKEKUA, HI 96750
TMK: 7-9-010:081

SHEET TITLE: OVERALL BUILDING PLAN

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A01.1

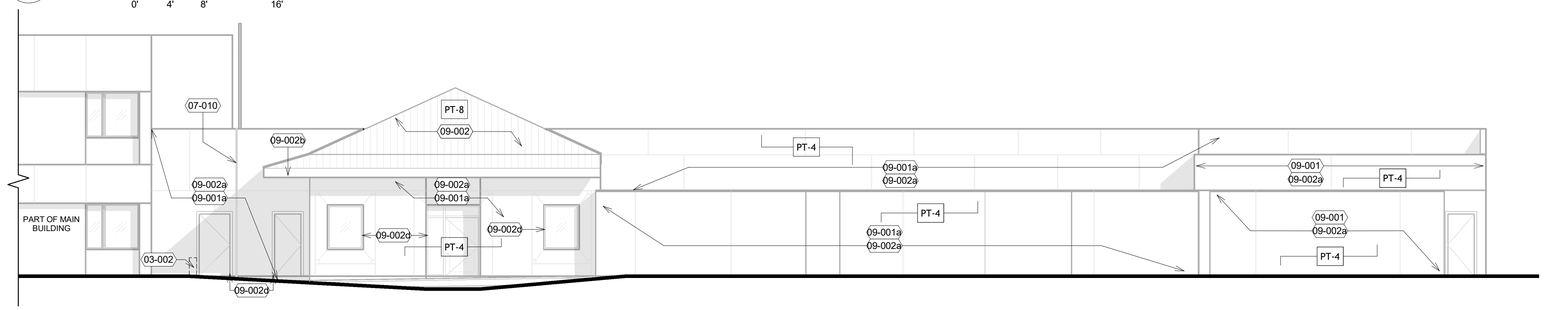
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1 A11 AREA A SOUTH ELEVATION

1/8" = 1'-0"

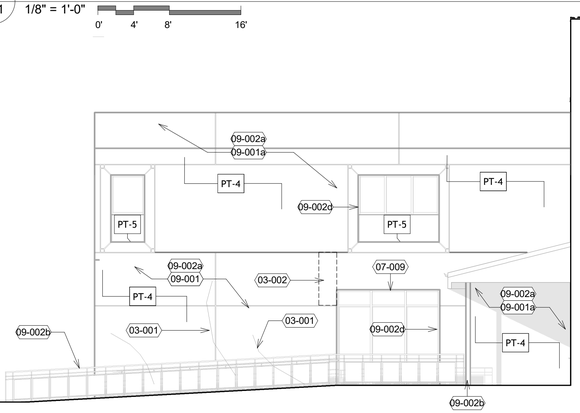
0' 4' 8' 16'

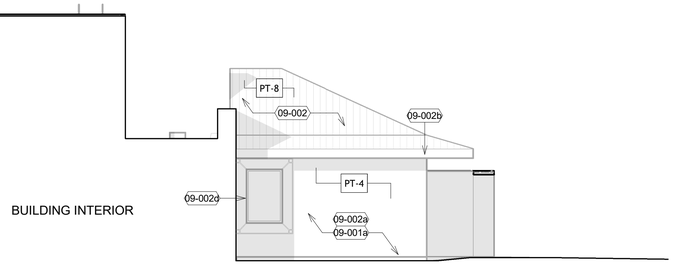


2 A11 AREA A NORTH ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'



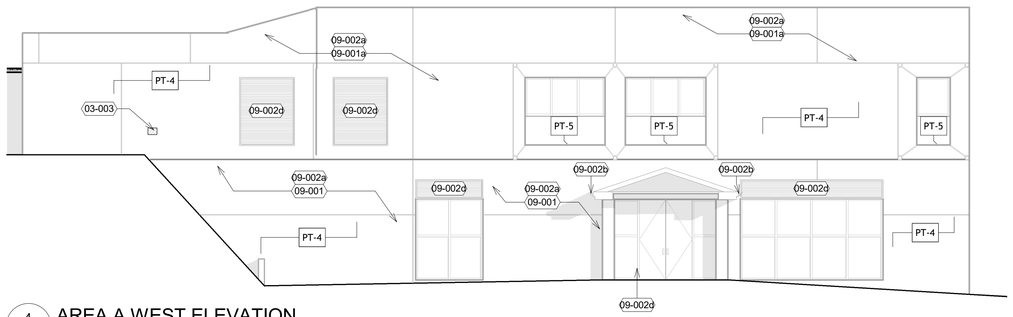


BUILDING INTERIOR

3 A11 AREA A EAST ELEVATION

1/8" = 1'-0"

0' 3" 6" 12"



4 A11 AREA A WEST ELEVATION

1/8" = 1'-0"

0' 1-1/2" 3" 6"

LEGEND

- EXISTING EXTERIOR FINISH (EIFS & CONCRETE)
- STANDING SEEM METAL ROOF
- WINDOW / GLAZING
- CHAINLINK FENCING
- LOUVER GRILL
- APROXIMATED FACADE DEFICIENCY
- DEFICIENT AREA OF FOCUS

SHEET NOTES

1. WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.
2. BUILDING 1: EXCEPT WHERE O.W.N. ALL WALLS TO RECEIVE PRESSURE WASH, PRIME AND ELASTOMERIC COATING.

KEYNOTES

Key Value	Keynote Text
03-001	FILL CONCRETE CRACKING WITH APPROVED SEALANT COMPOUND PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
03-002	PATCH & PARGE COAT DAMAGED AREA,PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
03-003	PATCH & FILL VOIDS IN CONCRETE SURFACE, PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
07-009	RECAULK WINDOW FRAME PERIMETER
07-010	RESEAL EXPANSION JOINT
08-001	REMOVE EXISTING PERIMETER DOOR SEALANT AND BACKERROD AND INSTALL NEW.
09-001	POWERWASH CONCRETE WALL SURFACE, DRY AND PREP FOR NEW FINISH AS NOTED
09-001a	POWERWASH EIFS WALL SURFACE, DRY AND PREP FOR NEW FINISH AS NOTED
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.
09-002a	PRIME AND PAINT
09-002b	PRIME AND PAINT MISCELANEOUS METAL SURFACES, DOWNSPOUTS, RAILINGS ETC.
09-002d	PRIME AND PAINT DOOR, WINDOW, LOUVER FACES, FRAMES; TYP FOR ALL INSTANCES
09-004	REFINISH & RECOAT EXISTING STANDING SEAM METAL SURFACE; COLOR TBD
10-001	PROVIDE & INSTALL WALL CRASH RAIL - ACROVYN ECR-60S, 6" SST

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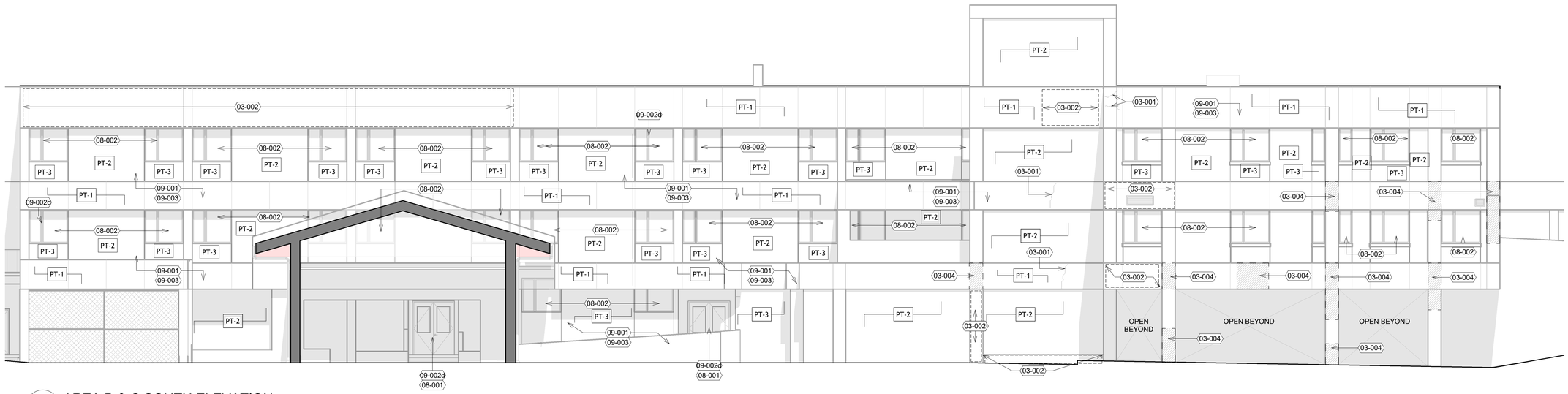
TMK: 7-9-010:081

SHEET TITLE: BUILDING ELEVATIONS

REVISIONS:

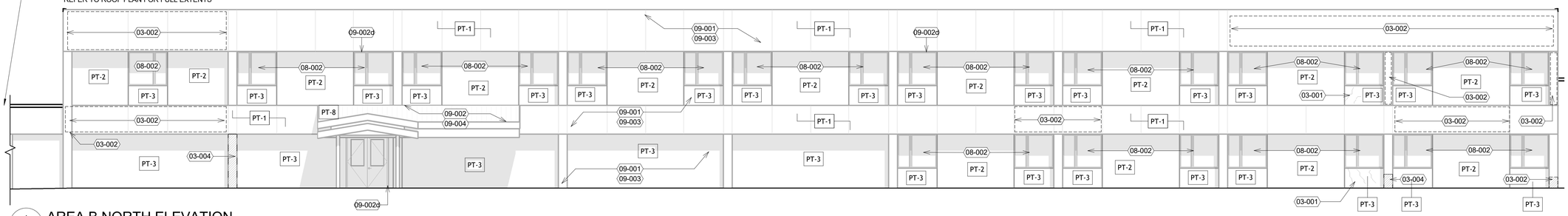
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DRAWN BY: Author
DATE: 03/27/2026
SHEET: A11

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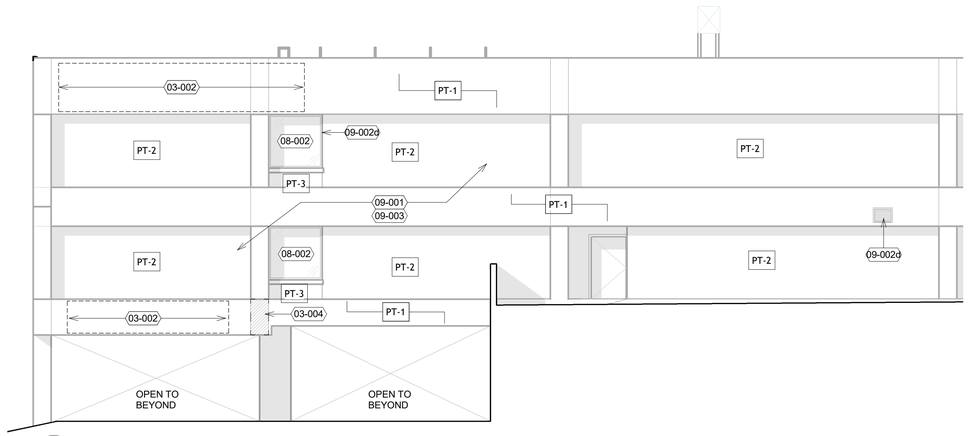


4 A12 AREA B & C SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

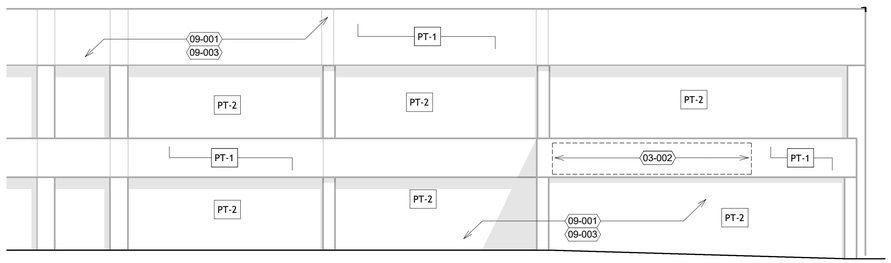
ELEVATION CONTINUES BEYOND,
REFER TO ROOF PLAN FOR FULL EXTENTS



1 A12 AREA B NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



3 A12 AREA C EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



2 A12 AREA B EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

LEGEND

- EXISTING EXTERIOR FINISH (EIFS & CONCRETE)
- STANDING SEEM METAL ROOF
- WINDOW / GLAZING
- CHAINLINK FENCING
- LOUVER GRILL
- APROXIMATED FACADE DEFICIENCY
- DEFICIENT AREA OF FOCUS

SHEET NOTES

1. WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.
2. BUILDING 1: EXCEPT WHERE O.W.N. ALL WALLS TO RECEIVE PRESSURE WASH, PRIME AND ELASTOMERIC COATING.

KEYNOTES

Key Value	Keynote Text
03-001	FILL CONCRETE CRACKING WITH APPROVED SEALANT COMPOUND PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
03-002	PATCH & PARGE COAT DAMAGED AREA,PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
03-004	CHIP AWAY AREA OF SPALLED CONCRETE, PATCH AND PARGE AREA. PREP SURFACE FOR APPLICATION OF ELASTOMERIC COATING.
08-001	REMOVE EXISTING PERIMETER DOOR SEALANT AND BACKERROD AND INSTALL NEW.
08-002	REMOVE FAILED WINDOW JOINT SEALS AND WET GLAZING AND INSTALL NEW.
09-001	POWERWASH CONCRETE WALL SURFACE, DRY AND PREP FOR NEW FINISH AS NOTED
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.
09-002d	PRIME AND PAINT DOOR, WINDOW, LOUVER FACES, FRAMES; TYP FOR ALL INSTANCES
09-003	PRIME AND FINISH W/ ELASTOMERIC COATING
09-004	REFINISH & RECOAT EXISTING STANDING SEAM METAL SURFACE; COLOR TBD

1.TYPICAL FOR ALL ELEVATIONS:
a. 09-001
b. 09-002d

2. COLOR TO DETERMINED:
REFER TO SAMPLE ELEVATION
FOR COLOR SPLIT

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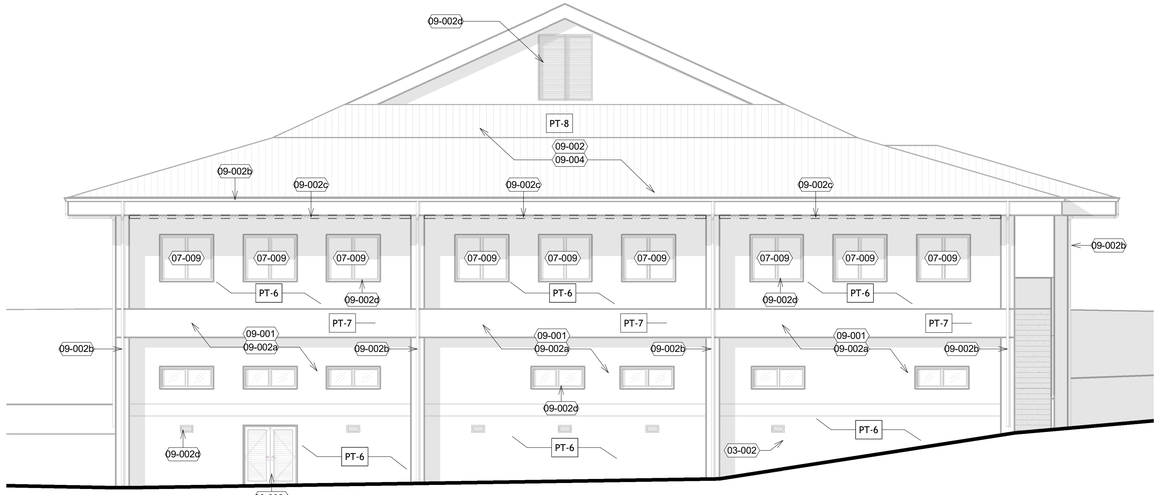
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79-1019 HAUKAPILA ST, KEALAKEKUA, HI 96750
TMK: 7-9-010:081

SHEET TITLE: BUILDING ELEVATIONS
REVISIONS:
PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A12

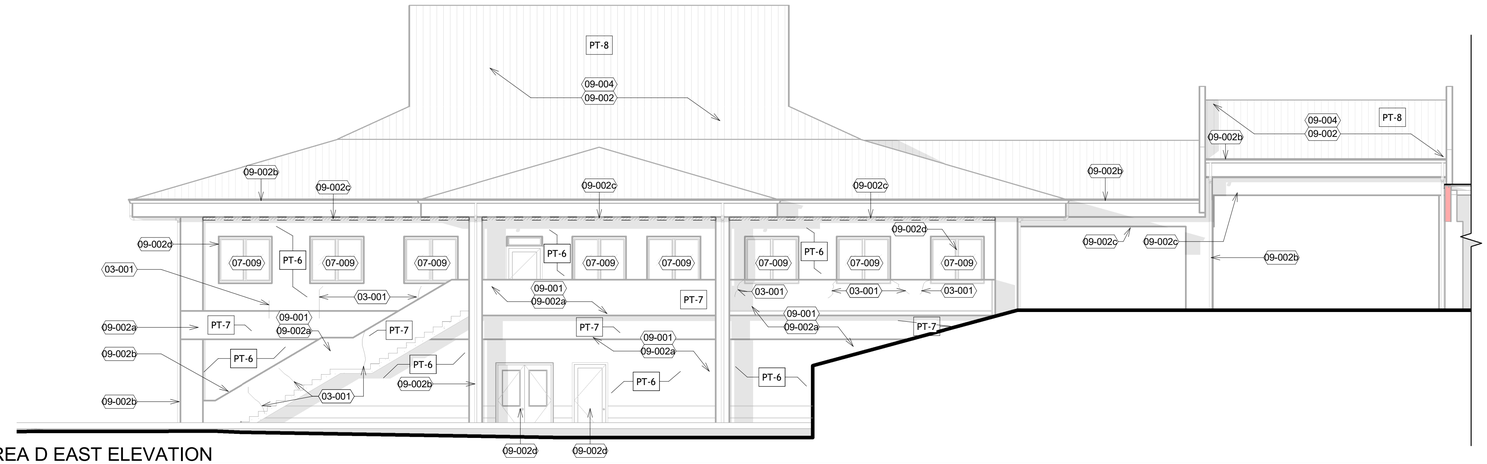
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1 A13 AREA D SOUTH ELEVATION

1/8" = 1'-0"

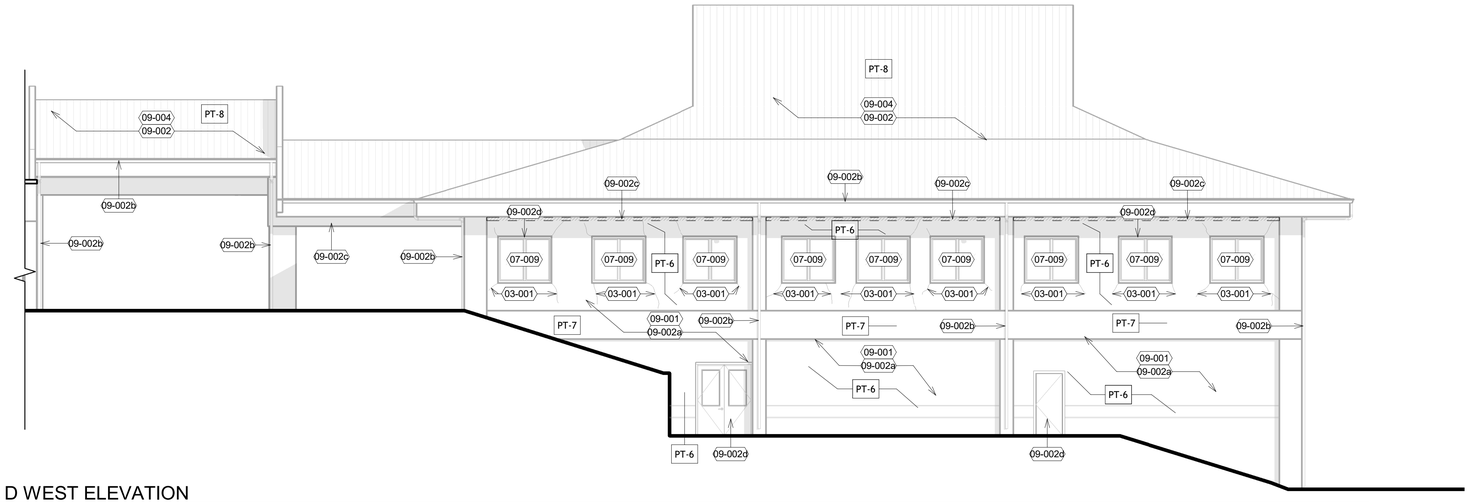
0' 4' 8' 16'



2 A13 AREA D EAST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'



3 A13 AREA D WEST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

LEGEND

- EXISTING EXTERIOR FINISH (EIFS & CONCRETE)
- STANDING SEEM METAL ROOF
- WINDOW / GLAZING
- CHAINLINK FENCING
- LOUVER GRILL
- APROXIMATED FACADE DEFICIENCY
- DEFICIENT AREA OF FOCUS

SHEET NOTES

1. WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.
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KEYNOTES

Key Value	Keynote Text
03-001	FILL CONCRETE CRACKING WITH APPROVED SEALANT COMPOUND PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
03-002	PATCH & PARGE COAT DAMAGED AREA.PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
07-009	RECAULK WINDOW FRAME PERIMETER
09-001	POWERWASH CONCRETE WALL SURFACE, DRY AND PREP FOR NEW FINISH AS NOTED
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.
09-002a	PRIME AND PAINT
09-002b	PRIME AND PAINT MISCELANEOUS METAL SURFACES, DOWNSPOUTS, RAILINGS ETC.
09-002c	PRIME AND REPAINT SURFACE OF EXTERIOR BEAM PROTRUSION
09-002d	PRIME AND PAINT DOOR, WINDOW, LOUVER FACES, FRAMES; TYP FOR ALL INSTANCES
09-004	REFINISH & RECOAT EXISTING STANDING SEAM METAL SURFACE; COLOR TBD

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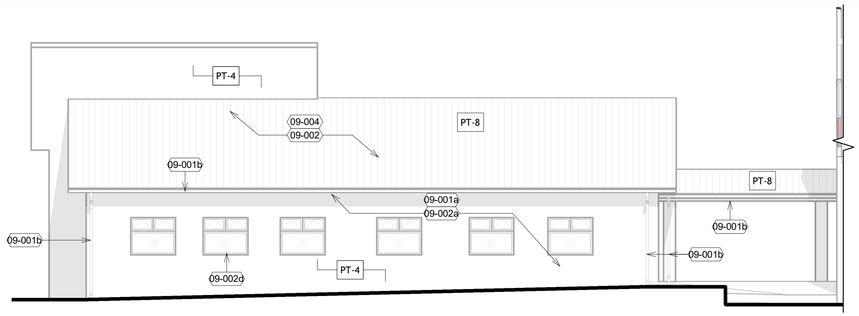
BID SET

SHEET TITLE: BUILDING ELEVATIONS

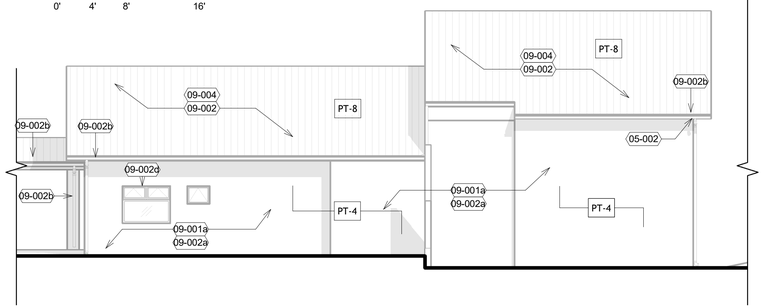
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DATE: 03/27/2026
SHEET: A13

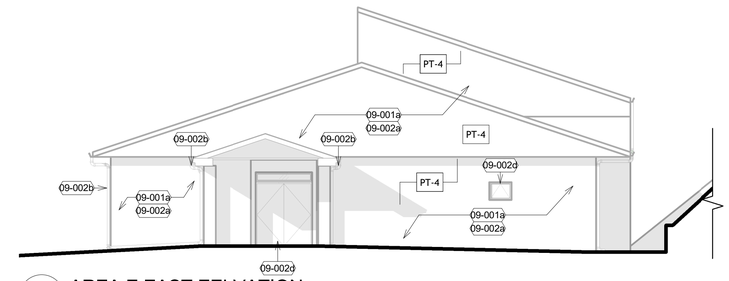
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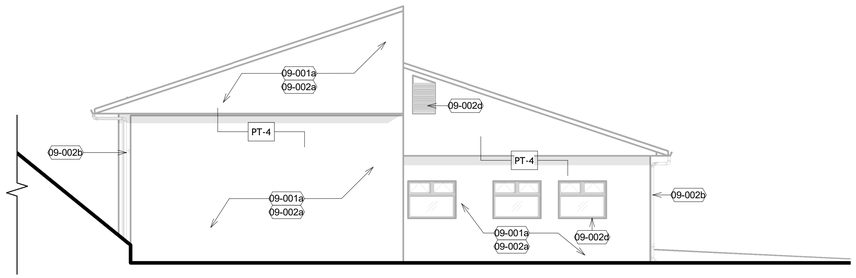
4 A14 AREA E SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



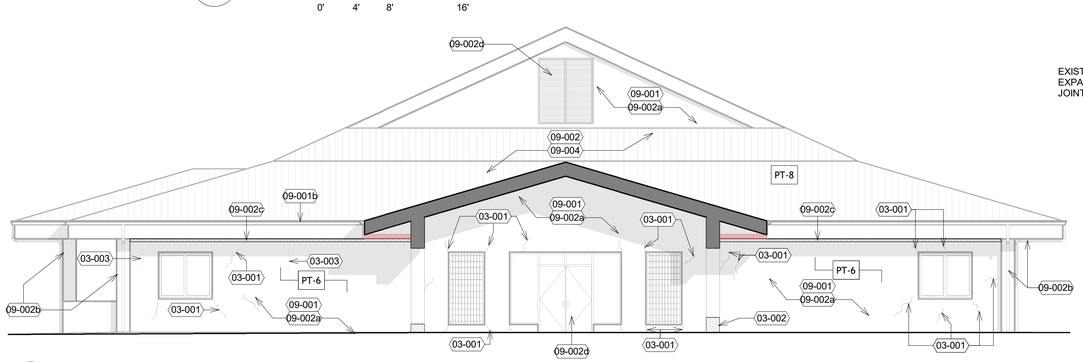
6 A14 AREA E NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



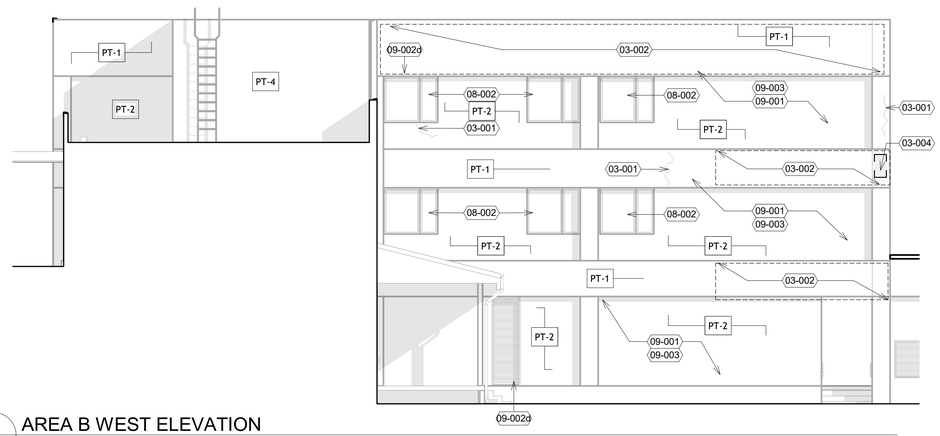
5 A14 AREA E EAST EELVATION
1/8" = 1'-0"
0' 4' 8' 16'



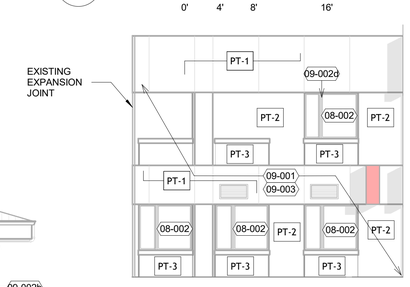
7 A14 AREA E WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



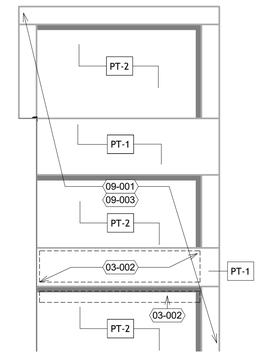
1 A14 AREA D NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



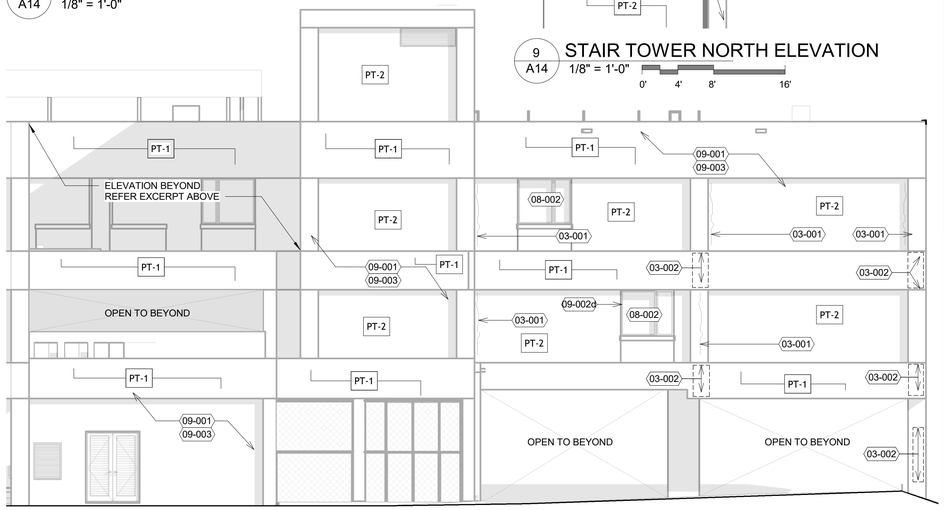
2 A14 AREA B WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



8 A14 AREA C WEST ELEVATION II
1/8" = 1'-0"



9 A14 STAIR TOWER NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



3 A14 AREA C WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

LEGEND

- EXISTING EXTERIOR FINISH (EIFS & CONCRETE)
- STANDING SEEM METAL ROOF
- WINDOW / GLAZING
- CHAINLINK FENCING
- LOUVER GRILL
- APROXIMATED FACADE DEFICIENCY
- DEFICIENT AREA OF FOCUS

SHEET NOTES

1. WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.
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KEYNOTES

Key Value	Keynote Text
03-001	FILL CONCRETE CRACKING WITH APPROVED SEALANT COMPOUND PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
03-002	PATCH & PARGE COAT DAMAGED AREA,PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
03-003	PATCH & FILL VOIDS IN CONCRETE SURFACE, PREP REPAIRED SURFACE FOR FINISH TO MATCH AS INDICATED
03-004	CHIP AWAY AREA OF SPALLED CONCRETE, PATCH AND PARGE AREA. PREP SURFACE FOR APPLICATION OF ELASTOMERIC COATING.
05-002	REPAIR DOWNSPOUT & GUTTER CONNECTION
08-002	REMOVE FAILED WINDOW JOINT SEALS AND WET GLAZING AND INSTALL NEW.
09-001	POWERWASH CONCRETE WALL SURFACE, DRY AND PREP FOR NEW FINISH AS NOTED
09-001a	POWERWASH EIFS WALL SURFACE, DRY AND PREP FOR NEW FINISH AS NOTED
09-001b	POWERWASH AND PREPARE SURFACE TO BE PRIMED AND FINISHED WITH ELASTOMERIC COATING.
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.
09-002a	PRIME AND PAINT
09-002b	PRIME AND PAINT MISCELANEOUS METAL SURFACES, DOWNSPOUTS, RAILINGS ETC.
09-002c	PRIME AND REPAINT SURFACE OF EXTERIOR BEAM PROTRUSION
09-002d	PRIME AND PAINT DOOR, WINDOW, LOUVER FACES, FRAMES; TYP FOR ALL INSTANCES
09-003	PRIME AND FINISH W/ ELASTOMERIC COATING
09-004	REFINISH & RECOAT EXISTING STANDING SEAM METAL SURFACE; COLOR TBD

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79-1019 HAUKAPILA ST, KEALAKEKUA, HI 96750
TMK: 7-9-010:081

SHEET TITLE: BUILDING ELEVATIONS

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SHEET: A14

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1 A90 PHOTO REF - AREA B SOUTH ELEVATION I
NTS



2 A90 PHOTO REF - AREA B SOUTH ELEVATION II
NTS



3 A90 PHOTO REF - AREA C SOUTH ELEVATION
NTS



4 A90 PHOTO REF - EAST ELEVATION
NTS



5 A90 PHOTO REF - AREA B NORTH ELEVATION
NTS



6 A90 PHOTO REF - AREA A SOUTH ELEVATION I
NTS



7 A90 PHOTO REF - AREA B WEST ELEVATION
NTS



8 A90 PHOTO REF - AREA C WEST ELEVATION
NTS



9 A90 PHOTO REF - AREA A SOUTH ELEVATION II
NTS



10 A90 PHOTO REF - AREA D EAST ELEVATION
NTS



11 A90 PHOTO REF - AREA D EAST AND NORTH ELEVATION
NTS



12 A90 PHOTO REF - AREA D SOUTH ELEVATION
NTS



13 A90 PHOTO REF - AREA A NORTH ELEVATION
NTS



14 A90 PHOTO REF - AREA E NORTH ELEVATION
NTS



15 A90 PHOTO REF - AREA E WEST ELEVATION
NTS



16 A90 PHOTO REF - AREA SOUTH ELEVATION
NTS

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TMK: 7-9-010:081

SHEET TITLE: REFERENCE PHOTOS

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A90

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APPENDIX I2

PROJECT DRAWINGS – ROOF REPLACEMENT

See following pages

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ROOF REPLACEMENT

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KONA COMMUNITY HOSPITAL

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CONSULTANTS

ARCHITECT

FERRARO CHOI AND ASSOCIATES, LTD
1240 ALA MOANA BOULEVARD, SUITE 510
HONOLULU, HAWAII 96814
CONTACT:

PROJECT INFORMATION

PROJECT NAME: KONA COMMUNITY HOSPITAL - EXTERIOR BUILDING REPAIRS & UPGRADES

OWNER: HAWAII HEALTH SYSTEMS CORP.

3675 Haukapila St, Kealakekua, HI 96813

PROJECT ADDRESS: 79-1019 HAUKAPILA STREET, KEALAKEKUA, HI 96750

SUMMARY OF WORK: NEW LOW SLOPE ROOFING,REFINISHING OF METAL ROOFS AND REPAIR AND REFINISHING OF EXTERIOR WALLS.

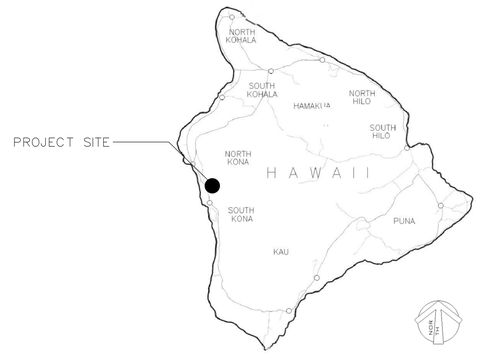
ZONING CODE SUMMARY

APPLICABLE ZONING CODE:	HAWAII COUNTY CODE 2016 EDITION w/ AMENDMENTS EFFECTIVE 12/24/25; CHAPTER 25
TAX MAP KEY:	7-9-010: 081
STATE LAND USE:	U-URBAN
SPECIAL DISTRICT:	N/A
SMA:	NOT IN SMA
ZONING DISTRICT:	A-5A
SPECIAL PERMITS:	N/A
PROPOSED USES:	HOSPITAL
LOT AREA:	12.075 ACRE / 525,987 SQF
FRONT YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	15 FEET
BUILDING HEIGHT LIMIT:	UP TO 100 FEET W/ APPROVAL
FLOOD ZONE:	ZONE X
PARKING REQUIREMENTS:	1 PER BED

BUILDING CODE SUMMARY

BUILDING CODE:	2018 INTERNATIONAL BUILDING CODE AS AMENDED BY THE STATE OF HAWAII
TYPE OF CONSTRUCTION:	IA
OCCUPANCY GROUP:	I-2
NUMBER OF STORIES:	3
FIRE SPRINKLER:	FULLY SPRINKLERED
ALLOWABLE FLOOR AREA:	UNLIMITED
TOTAL PROJECT AREA:	48,482 SQAURE FEET
ACCESSIBILITY STATEMENT:	CONFORMANCE WITH THE DESIGN AND CONSTRUCTION REQUIREMENTS OF THE 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF JUSTICE OR THE FAIR HOUSING ACT ACCESSIBILITY GUIDELINES ADMINISTERED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT SHALL BE EQUIVALENT TO MEETING THE ACCESSIBILITY OF THIS CODE. CONSTRUCTION OF PUBLIC BUILDINGS OR FACILITIES IN COMPLIANCE WITH HRS 103-50 SHALL BE EQUIVALENT TO MEETING THE ACCESSIBILITY OF THIS CODE.

VICINITY MAP



LOCATION MAP



COUNTY OF HAWAI'I
HAWAI'I COUNTY CODE 1983 (2016 EDITION, AS AMENDED THRU 2/18/26)
CHAPTER 5E

To the best of my knowledge, this project's design substantially conforms to the Building Energy Conservation Code 2018 for:

_____ Building Component Systems
_____ Electrical Component Systems
_____ Mechanical Component Systems

Signature: _____ Date: -
Name: FIRST LAST
Title: -
License No: XXXXX-X

REVIEWING AGENCIES

REVIEWER / REVIEW DATE	REVIEWER / REVIEW DATE
☐ PLANNING	☐ PLUMBING
☐ ENGINEERING	☐ MECHANICAL
☐ DEM WASTEWATER	☐ FIRE
☐ DOH WASTEWATER	☐ STRUCTURAL
☐ DOH FOOD SAFETY	☐ BUILDING
☐ ELECTRICAL	

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TMK: 7-9-010:081

SHEET TITLE: TITLE SHEET, CODE SUMMARY, PLOT PLAN, LOCATION & VICINITY MAP

REVISIONS:

PROJECT: 2025-040
DRAWN BY: IN
DATE: 03/27/2026
SHEET: T01

ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS ARE NECESSARILY USED

A

A.B.	ANCHOR BOLT
A/C	AIR CONDITIONING
ACOUST.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AL.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL

B

BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM

C

CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEAN OUT
CONC.	CONCRETE
COND.	CONDITION
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
C.P.	CEMENT PLASTER
CPT.	CARPET
C.T.	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK

D

D.	DEEP/DEPTH
D.A.	DOUBLE ACTING
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
D.O.	DOOR OPENING
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DWR.	DRAWER

E

E.	EAST
EA.	EACH
E.F.	EXTERIOR FINISH
E.F.S.	EXTERIOR FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
(E)	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR

F

F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FACTORY FINISH
F.F. EL.	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLDG.	FOLDING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FINISH OF MASONRY
F.O.S.	FACE OF STUD
FRPR.	FIREPROOF(ING)
FR.	FRAME
F.S.	FINISH SYSTEM
FT.	FOOT (OR FEET)
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE

G

GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM

H

H.	HEIGHT/HIGH
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING
H.W.	HOT WATER

I

I.D.	INSIDE DIAMETER
INCL.	INCLUSIVE OR INCLUDED
INSUL.	INSULATION
INT.	INTERIOR

J

JAN.	JANITOR
JST.	JOIST
JT.	JOINT

K

KIT.	KITCHEN

L

LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAR FEET
LT.	LIGHT

M

MAT.	MATERIAL
MAX.	MAXIMUM
M.D.	METAL DECK
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MTG.	MOUNTING
MUL.	MULLION

N

N.	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O

OA.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OFF.	OFFICE
O.H.	OVERHANG
OPNG.	OPENING
OPP.	OPPOSITE
OVHD.	OVERHEAD

P

PT.	PAINT
PC.	PIECE
PL.	PLATE
P-LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
P.T.D.	PAPER TOWEL DISPENSER
PART.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE

R

R.	RISER
RAD.	RADIUS
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED OR REINFORCING
REQD.	REQUIRED
REV.	REVISED
RESIL.	RESILIENT
R.H.	ROBE HOOK
RM.	ROOM
R.O.	ROUGH OPENING

S

S.	SOUTH
S.A.	SINGLE ACTING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
SL.	SLOPE
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
SST.	STAINLESS STEEL
S. SNK.	SERVICE SINK
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SURR.	SURROUND
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM

T

T.	TREAD
T.B.	TOWEL BAR
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
TKBD.	TACKBOARD
TOIL.	TOILET
T.P.D.	TOILET PAPER DISPENSER
T.P.H.	TOILET PAPER HOLDER
T.V.	TELEVISION
TYP.	TYPICAL

T

T.	TREAD
T.B.	TOWEL BAR
TEL.	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
TKBD.	TACKBOARD
TOIL.	TOILET
T.P.D.	TOILET PAPER DISPENSER
T.P.H.	TOILET PAPER HOLDER
T.V.	TELEVISION
TYP.	TYPICAL

U

UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL

V

V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE

W

W.	WIDTH
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.O.	WHERE OCCURS
W/O	WITHOUT
WP.	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

SYMBOLS

∠	ANGLE
&	AND
@	AT
℄	CENTERLINE
⌀	DIAMETER
#	NUMBER
⊥	PERPENDICULAR

ARCHITECTURAL SYMBOLS

DATA POINT

DETAIL INDICATOR — 1 / A000 — DETAIL IDENTIFIER; SHEET WHERE DETAIL IS DRAWN

DOOR TAG — 101 — DOOR TAG; DOOR NUMBER

GRID BUBBLE — 0 — GRID BUBBLE; GRID NUMBER

INTERIOR ELEVATION KEY — A, A/B, B, B/C, C, C/D, D, D/A

PARTITION TAG — P1 — PARTITION TAG; PARTITION TYPE

REVISION TAG — 1 — REVISION TAG; REVISION NUMBER

KEYNOTE TAG — 01 — KEYNOTE TAG; KEYNOTE NUMBER

NORTH ARROW

ROOM IDENTIFIER — ROOM / 101 — ROOM NAME; ROOM NUMBER

SECTION INDICATOR — 1 / A000 — SECTION IDENTIFIER; SHEET WHERE SECTION IS DRAWN

SHEET NUMBER — A001 — SEQUENCE; DISCIPLINE

WINDOW TAG — 01 — WINDOW TAG; WINDOW NUMBER

MATERIAL INDICATIONS

- ACOUSTIC TILE, BOARD, OR PANEL
- ALUMINUM
- CARPET & PAD
- CERAMIC/QUARRY TILE OR RESILIENT FLOORING
- CMU CONCRETE BLOCK
- CONCRETE, CAST IN PLACE OR PRECAST
- EARTH
- EXISTING BUILDING SHELL
- GLASS
- GYPSUM BOARD
- INSULATION, BATT
- INSULATION, RIGID
- METAL LATH
- PARTICLE BOARD
- PLYWOOD
- STEEL
- STONE, MARBLE, SIMULATED MARBLE, TERRAZZO
- WOOD FINISH
- WOOD FRAMING, INTERRUPTED MEMBER
- WOOD FRAMING, THROUGH MEMBER

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE, THE LATEST CITY AND COUNTY OF HAWAII AMENDMENTS AND ORDINANCES.
2. KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS, CONSTRUCTION DEBRIS, RUBBISH AND DISPOSE OF LAWFULLY AND IN ACCORDANCE WITH THE CONSTRUCTION WASTE MANAGEMENT PLAN.
3. ALL WORK SHALL BE PERFORMED IN A MANNER THAT PROTECTS BUILDING OCCUPANTS, VISITORS AND THEIR POSSESSIONS. INSTALL VISQUEEN WITH TAPED EDGES (MIN.) BETWEEN CONSTRUCTION AREA AND ADJACENT SPACES UNTIL CLOSURE IS COMPLETE.
4. IF THE CONTRACTOR SHALL PERFORM WORK CAUSING UNIQUE NOISE, ODORS OR OTHER DISTURBANCES OUTSIDE OF REGULAR BUSINESS HOURS, SUCH WORK SHALL BE SCHEDULED WITH OWNER AND BUILDING MANAGEMENT.
5. ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE CONFINED TO THE DESIGNATED AREA OF WORK EXCEPT FOR ANY REMOTE MECHANICAL AND ELECTRICAL ITEMS. ANY DAMAGE CAUSED BY THE CONTRACTOR TO THE ADJOINING IMPROVEMENTS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.
7. ALL ITEMS INDICATED "TO REMAIN" SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD.
8. THE INTENT OF THE DRAWINGS IS TO PRODUCE THE INTENDED RESULTS UNDER RECOGNIZED STANDARDS EVEN IF NOT SHOWN, BUT REASONABLY INFERABLE THEREFROM. THE CONTRACTOR SHALL CHECK ALL DRAWINGS FURNISHED TO HIM/HER IMMEDIATELY UPON THEIR RECEIPT AND SHALL PROMPTLY NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS, AND DETAILS TAKE PRECEDENT OVER ALL. THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE DETAILS BEFORE LAYING OUT THE WORK AND SHALL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY.
9. WALLS MUST BE PLUMB AND CORNERS AT 90 DEGREES UNLESS OTHERWISE NOTED.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THESE PLANS ARE IN COMPLIANCE WITH THE ACCESSIBILITY GUIDELINES CONTAINED IN THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
11. ALL WOOD USED WITHIN PARTITIONS SHALL BE FIRE RETARDANT TREATED.
12. THE INSTALLATION, MAINTENANCE, SELECTION, AND DISTRIBUTION OF PORTABLE FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH NFPA 10, STANDARD FOR PORTABLE FIRE EXTINGUISHERS, AND SECTION 13.6. 2012 NFPA1. MINIMUM 2A-10B:C PORTABLE FIRE EXTINGUISHER(S) WITHIN A MAXIMUM 75 FEET TRAVEL DISTANCE IN ACCORDANCE WITH N.F.P.A. 10.
13. ALL EQUIPMENT AND WIRING (COMMUNICATION, POWER, FIRE ALARM, ETC.) INSTALLED IN A PLENUM SHALL BE LISTED FOR INSTALLATION IN SUCH AREAS.
14. GC MUST NOTIFY BUILDING OWNER, 72 HOURS IN ADVANCE ON ANY WORK REQUIRING ELECTRICAL, MECHANICAL AND PLUMBING INTERRUPTIONS.
15. GC TO FURNISH SUBMITTALS AND SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND COMMENT.
16. GC TO WORK W/ MANUFACTURER TO ENSURE THAT ALL ROOF ASEEMBLY SUBMITTALS AND SHOP DRAWINGS CONFORM TO WIND PRESSURE AND LIFT REQUIREMENTS AS OUTLINED IN ASCE 7, IBC 2018 & ANY OTHER STATE AND LOCAL AMMENDMENTS PERTAINING TO THEREOF.

DEMOLITION NOTES

1. CAREFULLY STUDY THE CONSTRUCTION DOCUMENTS AND VISIT THE SITE WITH THE ARCHITECT TO VERIFY THE EXTENT AND LOCATION OF DEMOLITION WORK TO BE PERFORMED.
2. CAREFULLY MARK THE LIMITS OF SELECTIVE DEMOLITION SO THAT WORKMEN CAN IDENTIFY THE EXTENT AND LOCATION OF DEMOLITION WORK.
3. COMPLETELY REMOVE ITEMS SCHEDULED TO BE DEMOLISHED AND REMOVED, LEAVING SURFACES CLEAN, SOLID AND READY TO RECEIVE NEW MATERIALS. ENSURE WORKMEN, BUILDING OCCUPANTS, AND HVAC SYSTEM ARE PROTECTED FROM AIRBORNE DEBRIS.
4. COORDINATE ELECTRICAL AND MECHANICAL DEMOLITION WITH BUILDING OWNER TO MINIMIZE NECESSARY SHUT DOWN PERIODS. SHUT OFF, CAP AND OTHERWISE PROTECT PUBLIC AND TENANT UTILITY LINES AND SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES AND UTILITIES HAVING JURISDICTION.
5. ALL ITEMS SCHEDULED TO BE REMOVED BY THE CONTRACTOR SHALL BE CONSIDERED TO BE THE CONTRACTOR'S PROPERTY AND SHALL BE PROMPTLY REMOVED FROM THE SITE UNLESS OTHERWISE NOTED.
6. FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS AND THIS CHAPTER. 2012 NFPA 1 FIRE SAFETY DURING ALTERATION 16.4.4.1 WHERE THE BUILDING IS PROTECTED BY FIRE PROTECTION SYSTEMS, SUCH SYSTEMS SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES DURING ALTERATION. 16.4.4.2 WHERE ALTERATIONS REQUIRES MODIFICATION OF A PORTION OF THE FIRE PROTECTION SYSTEM, THE REMAINDER OF THE SYSTEM SHALL BE KEPT IN SERVICE AND THE FIRE DEPARTMENT SHALL BE NOTIFIED. 16.4.4.3 WHEN IT IS NECESSARY TO SHUT DOWN THE SYSTEM, THE AHJ SHALL HAVE THE AUTHORITY TO REQUIRE ALTERNATE MEASURES OF PROTECTION UNTIL THE SYSTEM IS RETURNED TO SERVICE. 10.8.1.1 AS NECESSARY DURING EMERGENCIES, MAINTENANCE, DRILLS, PRESCRIBED TESTING, FIRE WARNING SYSTEM SHALL BE PERMITTED TO BE MADE INOPERATIVE OR INACCESSIBLE. A FIRE WATCH SHALL BE REQUIRED AS SPECIFIED IN SECTIONS 13.3.4.3.5.293), 13.7.1.4.4, 16.5.4, 20.2.3.6, 34.6.3.3, 41.2.2.6, 41.2.2.5, 41.2.4, 41.3.4, 41.4.1, 34.5.4.3., AND 25.1.8 AT NO COST THE AHJ, NFPA 1 2012, AS AMENDED.
7. PROVIDE ALL LABOR AND MATERIALS/EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
8. ALL ITEMS TO BE REUSED TO BE STORED IN A SAFE LOCATION TO PREVENT DAMAGE DURING CONSTRUCTION.
9. PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM REMAINING FROM DEMOLITION/CONSTRUCTION AREA. KEEP AREA CLEAN.
10. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
11. DEBRIS REMOVAL SHALL COMPLY WITH BUILDING RULES AND REGULATIONS. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.
12. ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF AS DIRECTED BY BUILDING MANAGEMENT.
13. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE AS REQUIRED.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING FINISH.
15. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.
16. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.
17. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.
18. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

SHEET INDEX

SHEET NO.	SHEET NAME
00 - GENERAL	
T01	TITLE SHEET, CODE SUMMARY, PLOT PLAN, LOCATION & VICINITY MAP
T02	ABBREVIATIONS, SYMBOL, SHEET INDEX, GENERAL & DEMOLITION NOTES
T03	OVERALL SITE PLAN
01-DEMO	
D02	OVERALL BUILDING PLAN
D02.1	AREA A DEMO ROOF PLAN
D02.2	AREA B DEMO ROOF PLAN
D02.3	AREA C DEMO ROOF PLAN
D04	DEMO DETAILS
02-ARCHITECTURE	
A02	OVERALL BUILDING PLAN
A02.1	AREA A ROOF PLAN
A02.2	AREA B ROOF PLAN
A02.3	AREA C ROOF PLAN
A41	ROOF PERMITER DETAILS
A42	ROOF PERMITER DETAILS
A43	ROOF PENETRATION DETAILS
A91	REFERENCE PHOTOS

FERRARO CHOI
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ARCHITECTURE / INTERIORS ARCHITECTURE / RESEARCH
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04/30/2026

SIGNATURE — EXPIRATION OF LICENSE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT. WILL BE UNDER MY OBSERVATION. (SEC. 16-115.9 DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS)

KONA COMMUNITY HOSPITAL

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TMK: 7-9-010:081

SHEET TITLE: ABBREVIATIONS, SYMBOL, SHEET INDEX, GENERAL & DEMOLITION NOTES

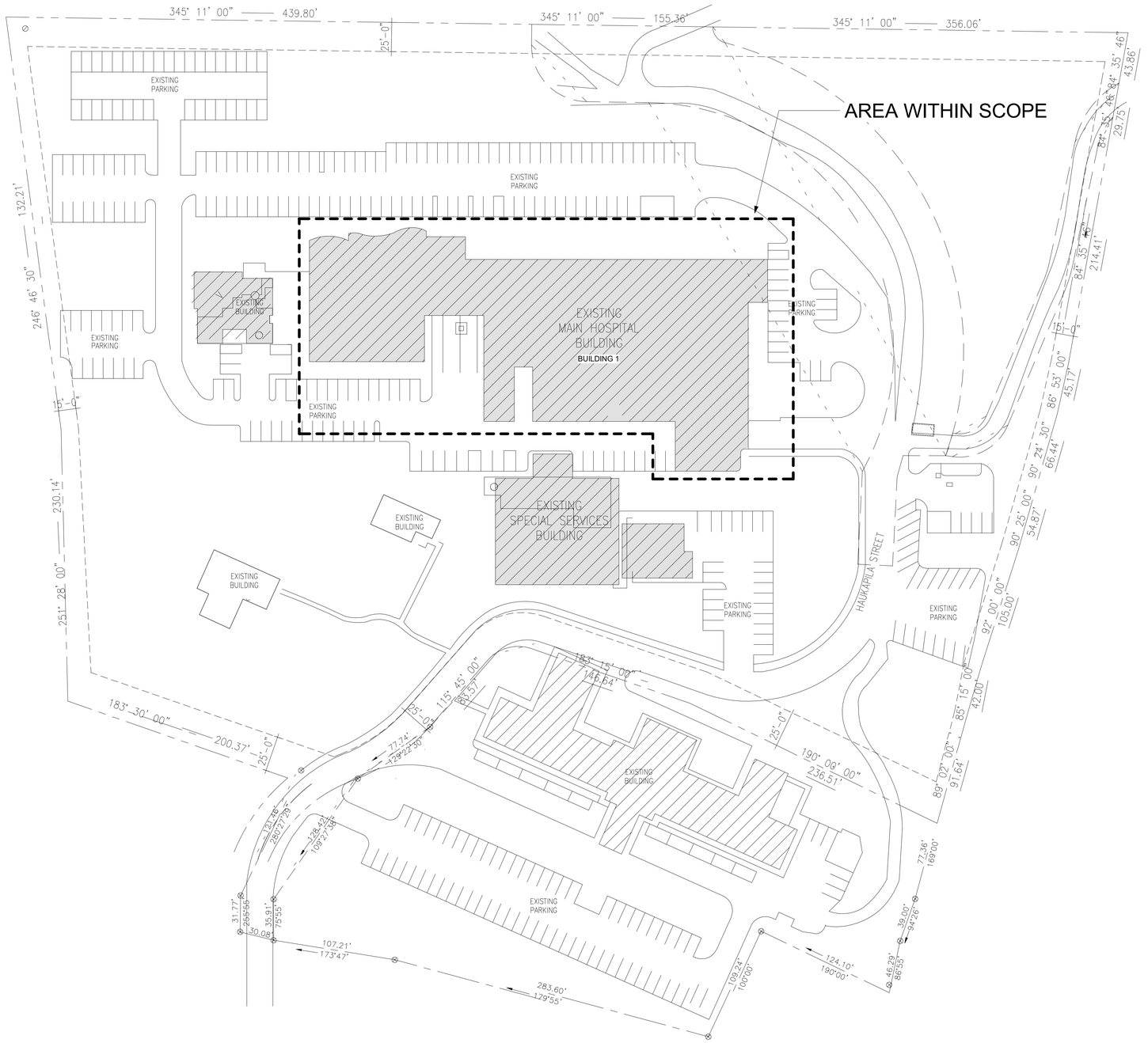
REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: T02

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GENERAL NOTE:

PROJECT SCOPE CONSISTS OF REROOFING AND RECOVERING ONLY. ALL EXSTING DRAIN LOCATIONS ARE TO REMAIN. NO ALTERATION IS BEING MADE TO DRAINAGE INFRASTRUCTURE OR DAYLIGHTING. ALL UTILITY LINES ARE EXISTING TO REMAIN



1 T03 OVERALL SITE PLAN
1" = 50'-0"

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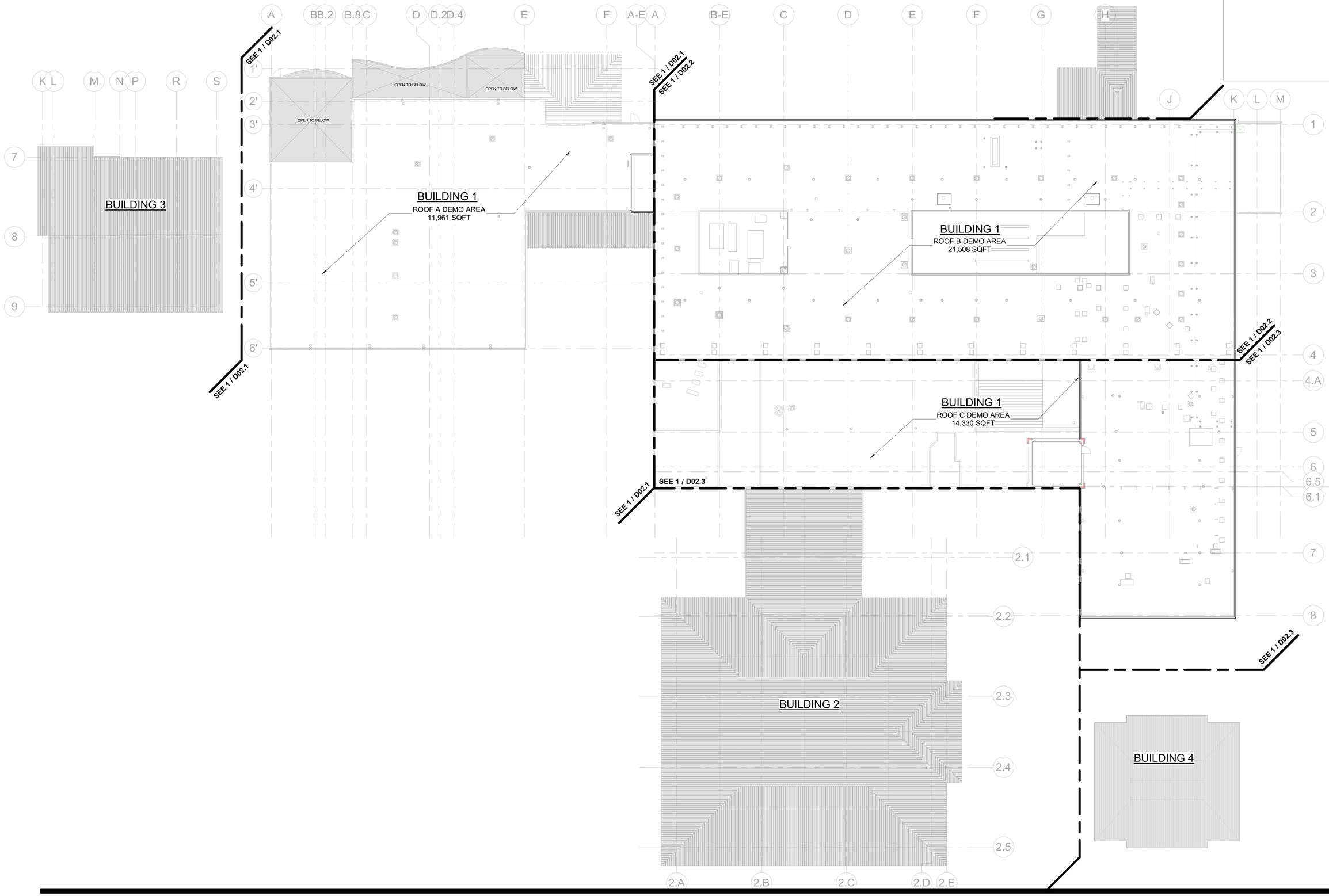
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TMK: 7-9-010:081

SHEET TITLE: OVERALL SITE PLAN

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: T03

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TMK: 7-9-010:081

SHEET TITLE: OVERALL BUILDING PLAN

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: D02

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LEGEND

- AREA WITHIN SCOPE / ROOF AREA TO BE REPLACED
- AREA NOT IN SCOPE
- MECHANICAL VENT OR FAN W/ ASSOCIATED CURB
- MECHANICAL FAN W/ PLENUM BOX
- ROOF DRAIN
- ROOF SCUPPER
- PIPE VENT/SUPPORT W/ FLASHING
- VTR
- EXHAUST FAN
- UTILITY CONNECTION BOX
- FLOATING PYRAMID SUPPORT
- FLOATING BLOCK SUPPORTS
- GOOSENECK VENT
- PEDESTAL ELECTRICAL BOX

SHEET NOTES

1. WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.

2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS THAT WOULD PREVENT EXECUTION OF THE WORK AS SHOWN.

KEYNOTES

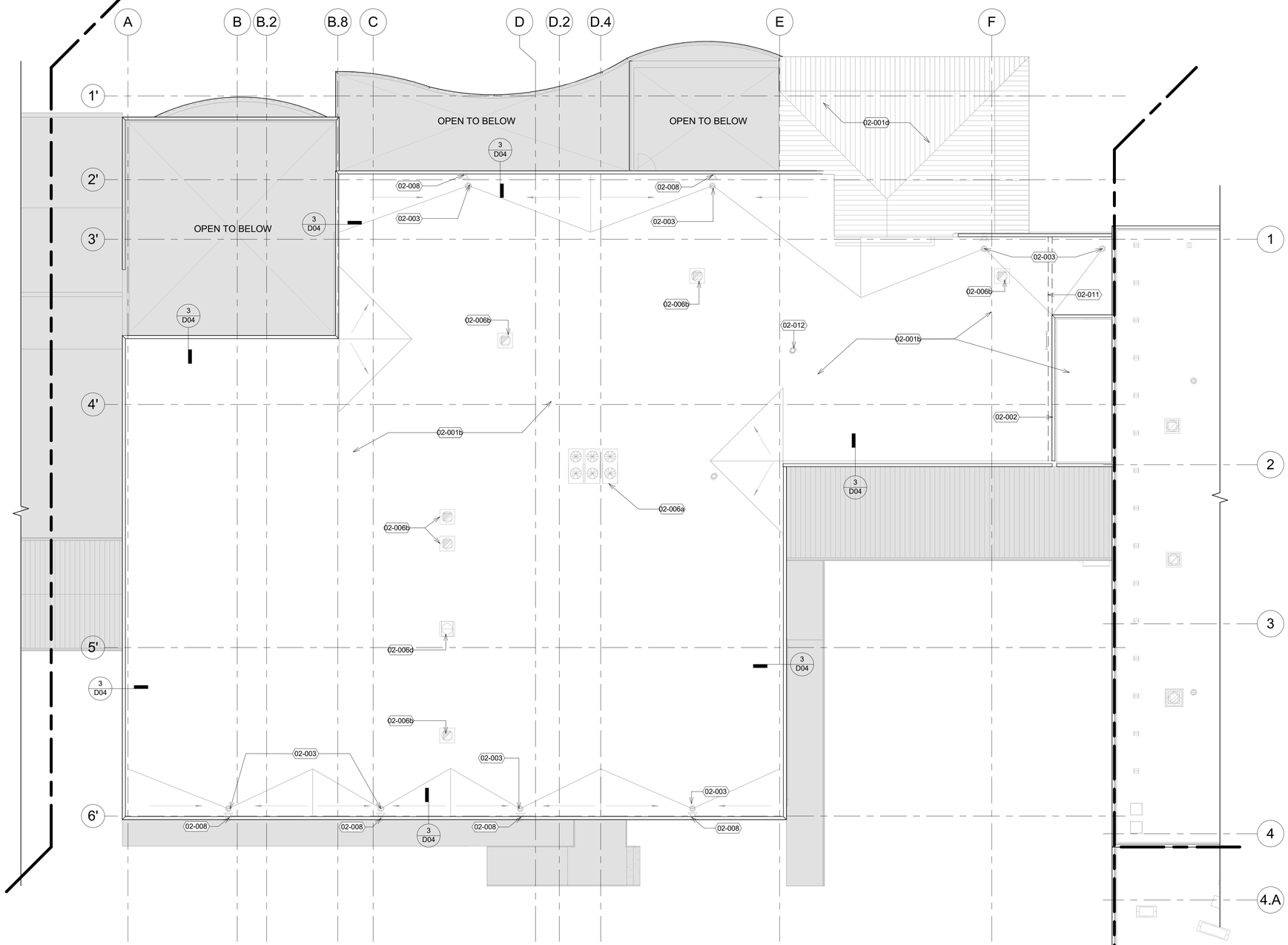
Key Value	Keynote Text
02-001b	ROOF TYPE 2 - REMOVE EXISTING EPDM ROOFING SYSTEM INCLUDING ROOF MEMBRANE AND INSULATION DOWN TO EXISTING COVERBOARD. WORK SHALL BE STAGED TO ENSURE DRY CONDITIONS / SEALED ENVELOPE AT THE CONCLUSION OF EACH DAY OF WORK.
02-001d	STANDING SEAM ROOF - REMOVE EXISTING METAL STANDING SEAM ROOF DOWN TO EXISTING SUBSTRUCTURE. WORK SHALL BE STAGED TO ENSURE DRY CONDITIONS / SEALED ENVELOPE AT THE CONCLUSION OF EACH DAY OF WORK.
02-002	REMOVE EXISTING SHEET METAL PARAPET CAP FLASHING
02-003	REMOVE EXISTING ROOF DRAIN STRAINER BASKET, CLAMP RING AND BOLTS. SALVAGE FOR REINSTALL. PREPARE DRAIN BODY FOR NEW ROOFING. (TYPICAL AT ALL LOCATIONS)
02-006a	EXISTING MECHANICAL FAN W/ PLENUM BOX. LEAVE IN PLACE; REMOVE VERTICAL FLASHING ELEMENTS UP TO EQUIPMENT LIP. PREP SURFACE FOR ACCEPTANCE OF NEW FLASHING ASSEMBLY.
02-006b	EXISTING MECHANICAL FAN. REMOVE AND PROTECT FOR REINSTALLATION. TYP FOR ALL INSTANCES U.N.O.
02-006d	EXISTING GOOSENECK. REMOVE AND PROTECT FOR REINSTALLATION.

Key Value	Keynote Text
02-008	REMOVE EXISTING OVERFLOW SCUPPER AND PREP FOR NEW SCUPPER AND ROOFING AS DETAILED.
02-011	REMOVE EXISTING EXPANSION JOINT COVERPLATE AND FLASHING; LEAVING EXISTING SUBSTRUCTURE IN PLACE.
02-012	EXISTING PIPE VENT; REMOVE EXISTING BOOTS AND FLASHING, PREP FOR FUTURE FLASHING. TYP FOR ALL INSTANCES.

ROOF DEMO SHEET NOTES

1. SEE GENERAL NOTES SHEET T02 FOR ADDITIONAL INFORMATION

2. SLOPES INDICATED ARE APPROX. EXISTING ROOF SURFACE SLOPES, SLOPES ARE ACHIEVED BY SLOPED STRUCTURAL ROOF DECK AND BY THE USE OF TAPERED INSUL. AS REQUIRED, CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.



1 D02.1 BUILDING 1 ROOF AREA A DEMO PLAN - PSYCHIATRIC FACILITY

1/8" = 1'-0"

0' 4' 8' 16'

PLAN NORTH

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TMK: 7-9-010:081

SHEET TITLE: AREA A DEMO ROOF PLAN

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: D02.1

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LEGEND

- AREA WITHIN SCOPE / ROOF AREA TO BE REPLACED
- AREA NOT IN SCOPE
- MECHANICAL VENT OR FAN W/ ASSOCIATED CURB
- MECHANICAL FAN W/ PLENUM BOX
- ROOF DRAIN
- ROOF SCUPPER
- PIPE VENT/SUPPORT W/ FLASHING
- VTR
- EXHAUST FAN
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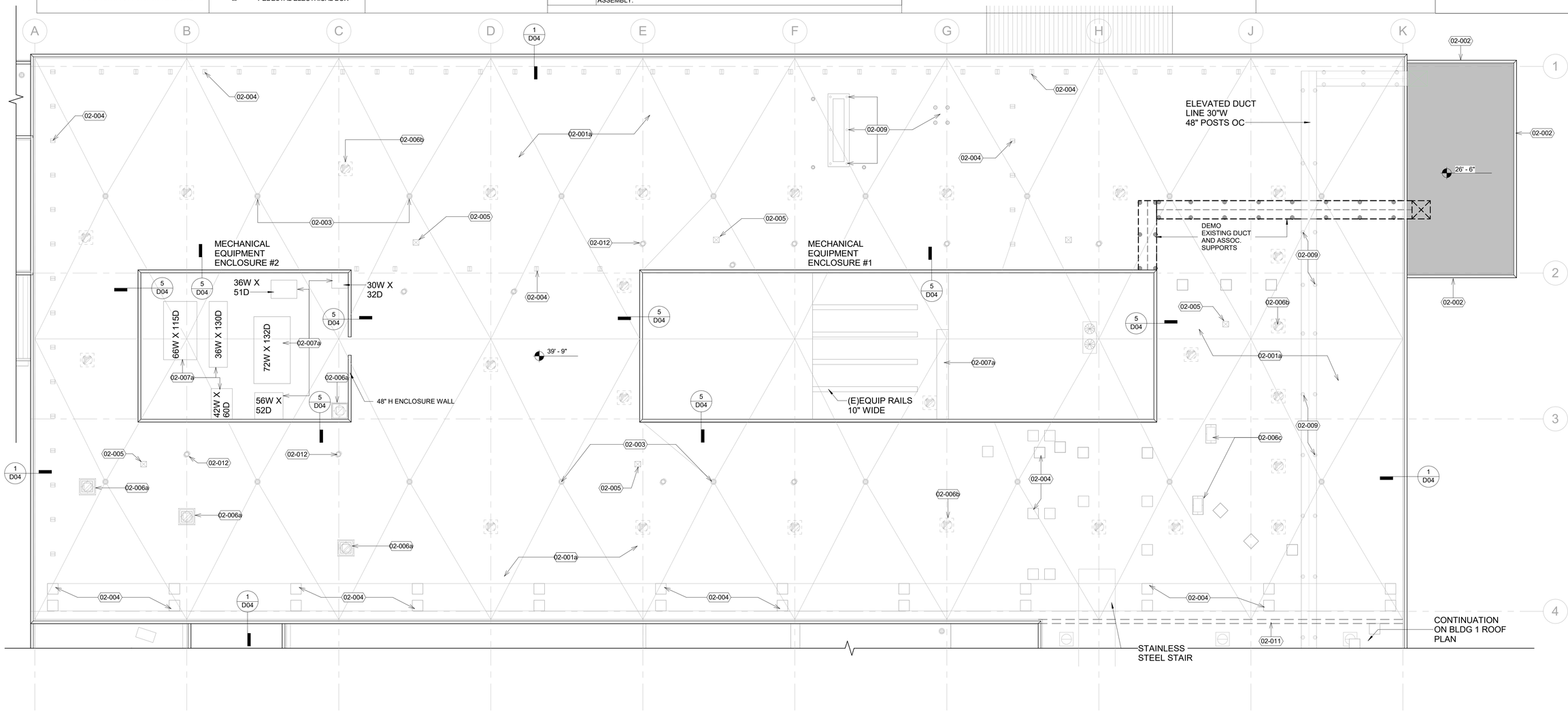
KEYNOTES

Key Value	Keynote Text
02-001a	ROOF TYPE 1 - SINGLE PLY TPO ROOF SYSTEM W/ SILICONE COATING - EXISTING TO REMAIN. PREP EXISTING SURFACE FOR INSTALLATION OF NEW ROOF COVER. WORK SHALL BE STAGED TO ENSURE DRY CONDITIONS / SEALED ENVELOPE AT THE CONCLUSION OF EACH DAY OF WORK.
02-002	REMOVE EXISTING SHEET METAL PARAPET CAP FLASHING
02-003	REMOVE EXISTING ROOF DRAIN STRAINER BASKET, CLAMP RING AND BOLTS. SALVAGE FOR REINSTALL. PREPARE DRAIN BODY FOR NEW ROOFING. (TYPICAL AT ALL LOCATIONS)
02-004	REMOVE EXISTING ROOFTOP SUPPORT. SEQUENCE WORK WITH ROOF SYSTEM DEMOLITION TO MAINTAIN HOSPITAL OPERATION/FUNCTIONALITY. PROVIDE INTERIM SUPPORTS OF ALL CONDUITS, PIPING, DUCTS, ETC. WHILE NEW ROOFING IS INSTALLED.TYP FOR ALL INSTANCES.
02-005	EXISTING PEDESTAL ELECTRICAL BOX. LEAVE IN PLACE AND PREP PERIMETER FOR NEW ROOF ASSEMBLY.
02-006a	EXISTING MECHANICAL FAN W/ PLENUM BOX. LEAVE IN PLACE; REMOVE VERTICAL FLASHING ELEMENTS UP TO EQUIPMENT LIP. PREP SURFACE FOR ACCEPTANCE OF NEW FLASHING ASSEMBLY.
02-006b	EXISTING MECHANICAL FAN. REMOVE AND PROTECT FOR REINSTALLATION. TYP FOR ALL INSTANCES U.N.O.
02-006c	EXISTING UTILITY ROOFTOP RISER. LEAVE IN PLACE.
02-007a	EXISTING CONCRETE MECHANICAL EQUIPMENT PAD. CLEAN AND PREP FOR NEW ROOFING.
02-009	EXISTING FIXED DUCT OR UTILITY SUPPORT. CLEAN AND PREP FOR NEW ROOF FLASHING OR BOOT AS DETAILED.
02-011	REMOVE EXISTING EXPANSION JOINT COVERPLATE AND FLASHING; LEAVING EXISTING SUBSTRUCTURE IN PLACE.
02-012	EXISTING PIPE VENT; REMOVE EXISTING BOOTS AND FLASHING, PREP FOR FUTURE FLASHING. TYP FOR ALL INSTANCES.

ROOF DEMO SHEET NOTES

1. SEE GENERAL NOTES SHEET T02 FOR ADDITIONAL INFORMATION

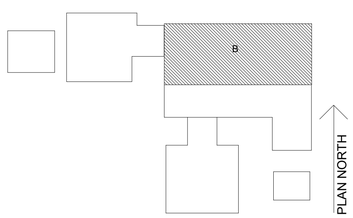
2. SLOPES INDICATED ARE APPROX. EXISTING ROOF SURFACE SLOPES, SLOPES ARE ACHIEVED BY SLOPED STRUCTURAL ROOF DECK AND BY THE USE OF TAPERED INSUL. AS REQUIRED, CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.



1 D02.2 BUILDING 1 ROOF AREA B - DEMO PLAN

1/8" = 1'-0"

0' 4' 8' 16'



PLAN NORTH

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TMK: 7-9-010:081

SHEET TITLE: AREA B DEMO ROOF PLAN

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DRAWN BY: Author

DATE: 03/27/2026

SHEET: D02.2

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LEGEND

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- AREA NOT IN SCOPE
- MECHANICAL VENT OR FAN W/ ASSOCIATED CURB
- MECHANICAL FAN W/ PLENUM BOX
- ROOF DRAIN
- ROOF SCUPPER
- PIPE VENT/SUPPORT W/ FLASHING
- VTR
- EXHAUST FAN
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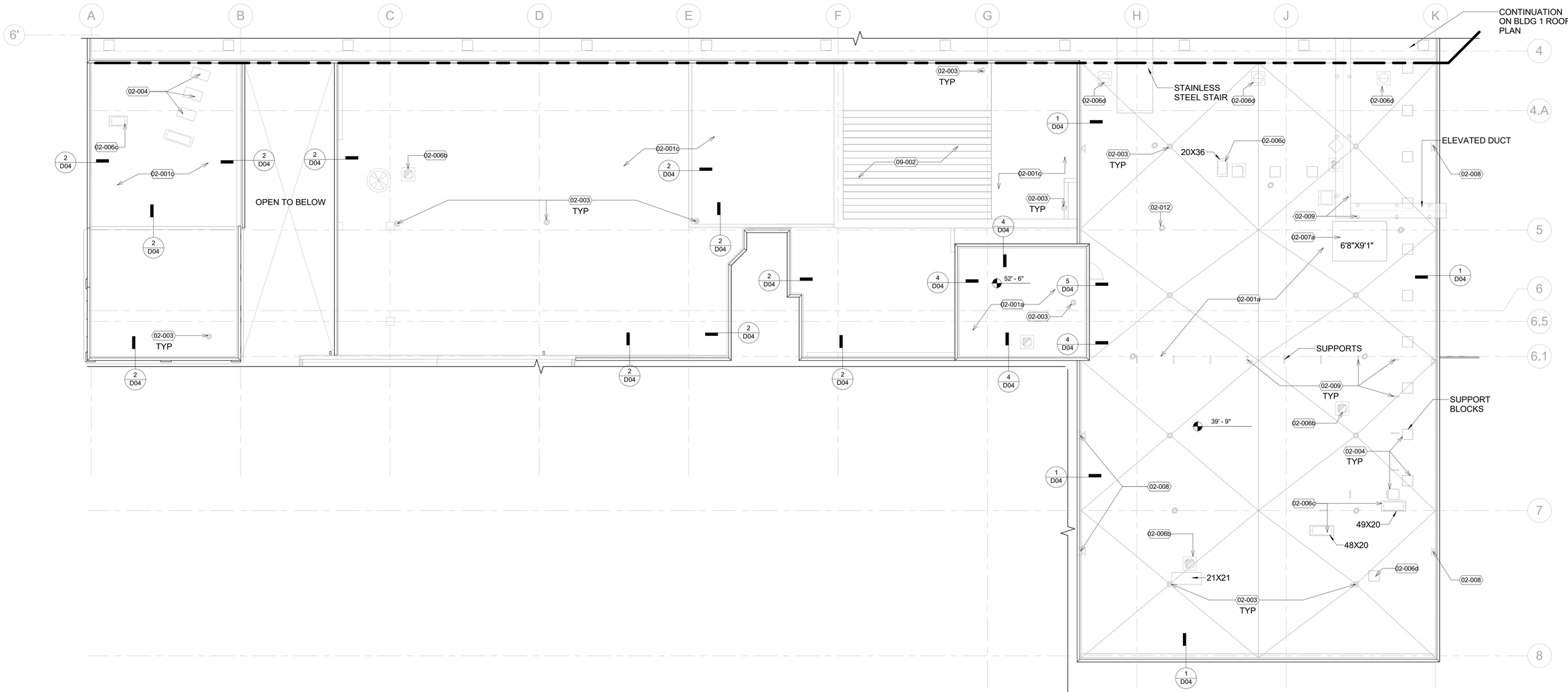
KEYNOTES

Key Value	Keynote Text
02-001a	ROOF TYPE 1 - SINGLE PLY TPO ROOF SYSTEM W/ SILICONE COATING - EXISTING TO REMAIN. PREP EXISTING SURFACE FOR INSTALLATION OF NEW ROOF COVER. WORK SHALL BE STAGED TO ENSURE DRY CONDITIONS / SEALED ENVELOPE AT THE CONCLUSION OF EACH DAY OF WORK.
02-001c	ROOF TYPE 3 - REMOVE EXISTING TPO SINGLE-PLY ROOFING SYSTEM INCLUDING ROOF MEMBRANE, COVERBOARD AND INSULATION DOWN TO CONCRETE ROOF DECK. WORK SHALL BE STAGED TO ENSURE DRY CONDITIONS / SEALED ENVELOPE AT THE CONCLUSION OF EACH DAY OF WORK.
02-003	REMOVE EXISTING ROOF DRAIN STRAINER BASKET, CLAMP RING AND BOLTS. SALVAGE FOR REINSTALL. PREPARE DRAIN BODY FOR NEW ROOFING. (TYPICAL AT ALL LOCATIONS)
02-004	REMOVE EXISTING ROOFTOP SUPPORT. SEQUENCE WORK WITH ROOF SYSTEM DEMOLITION TO MAINTAIN HOSPITAL OPERATION/FUNCTIONALITY. PROVIDE INTERIM SUPPORTS OF ALL CONDUITS, PIPING, DUCTS, ETC. WHILE NEW ROOFING IS INSTALLED.TYP FOR ALL INSTANCES.
02-006b	EXISTING MECHANICAL FAN. REMOVE AND PROTECT FOR REINSTALLATION. TYP FOR ALL INSTANCES U.N.O.
02-006c	EXISTING UTILITY ROOFTOP RISER. LEAVE IN PLACE.
02-006d	EXISTING GOOSENECK. REMOVE AND PROTECT FOR REINSTALLATION.
02-007a	EXISTING CONCRETE MECHANICAL EQUIPMENT PAD. CLEAN AND PREP FOR NEW ROOFING.
02-008	REMOVE EXISTING OVERFLOW SCUPPER AND PREP FOR NEW SCUPPER AND ROOFING AS DETAILED.
02-009	EXISTING FIXED DUCT OR UTILITY SUPPORT. CLEAN AND PREP FOR NEW ROOF FLASHING OR BOOT AS DETAILED.
02-012	EXISTING PIPE VENT; REMOVE EXISTING BOOTS AND FLASHING, PREP FOR FUTURE FLASHING. TYP FOR ALL INSTANCES.
09-002	POWERWASH METAL ROOFING INCLUDING GUTTERS & FLASHING.

ROOF DEMO SHEET NOTES

1. SEE GENERAL NOTES SHEET T02 FOR ADDITIONAL INFORMATION

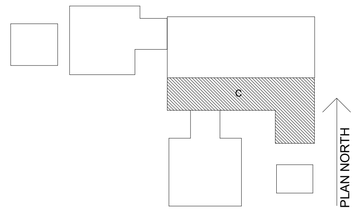
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1 D02.3 AREA C DEMO ROOF PLAN

1/8" = 1'-0"

0' 4' 8' 16'



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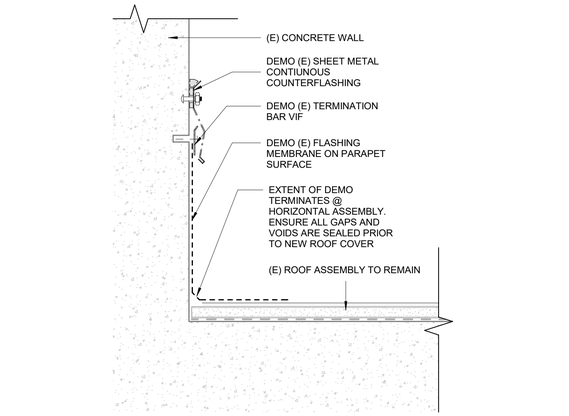
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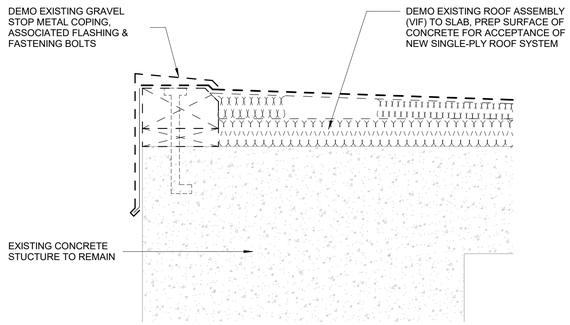
1 D04 DEMO DTL @ EXISTING PARAPET A
3" = 1'-0"
0' 3" 6" 12"

2 D04 DEMO DTL @ EXISTING PARAPET B
3" = 1'-0"
0' 3" 6" 12"

3 D04 DEMO DTL @ EXISTING CFMF PARAPET
3" = 1'-0"
0' 3" 6" 12"



5 D04 DETAIL DTL @ VERTICAL FLASHING
3" = 1'-0"
0' 3" 6" 12"



4 D04 DEMO DTL @ STR TOWER ROOF
3" = 1'-0"
0' 3" 6" 12"

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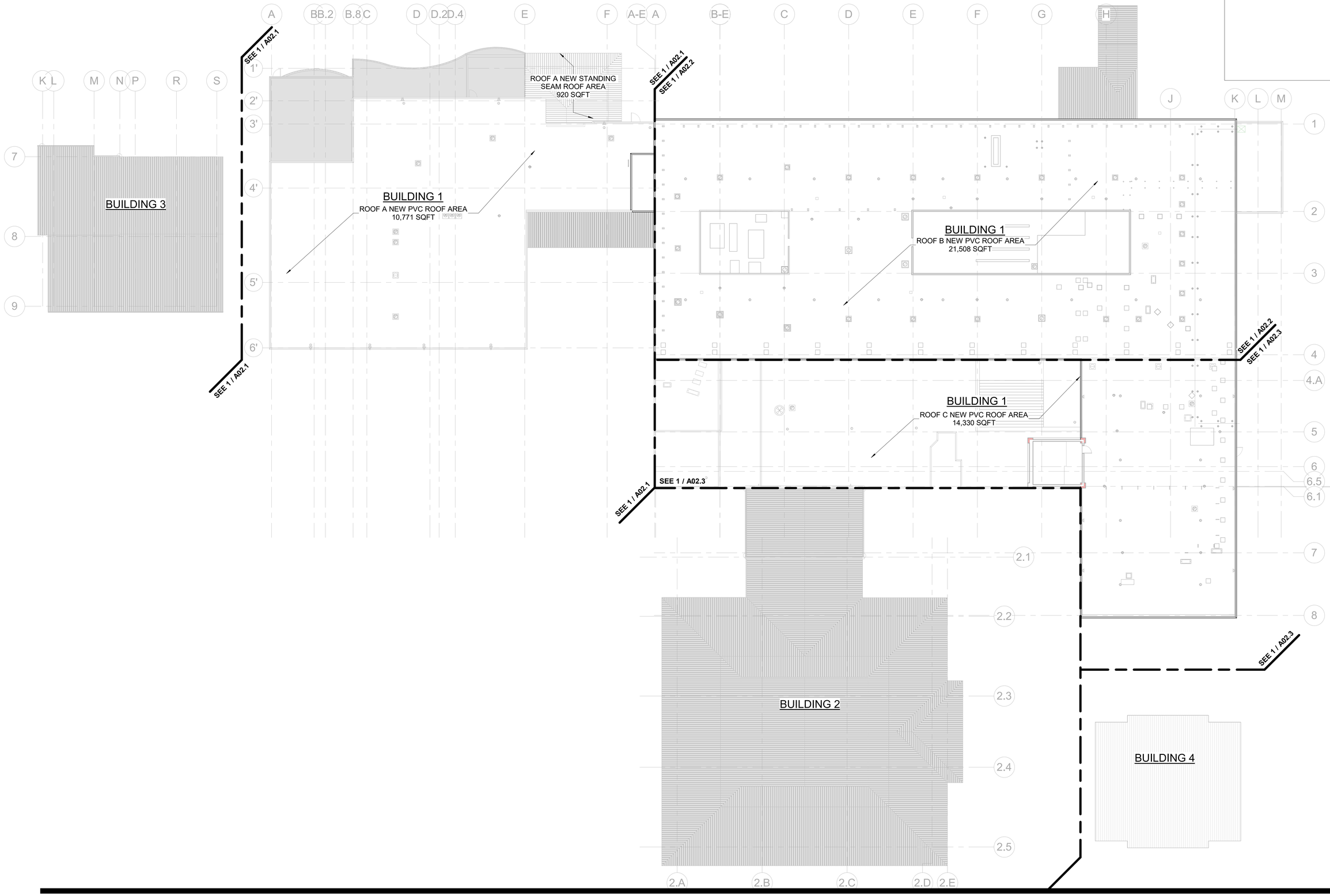
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SHEET TITLE: DEMO DETAILS

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: D04

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SHEET TITLE: OVERALL BUILDING PLAN

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A02

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- ROOF SCUPPER
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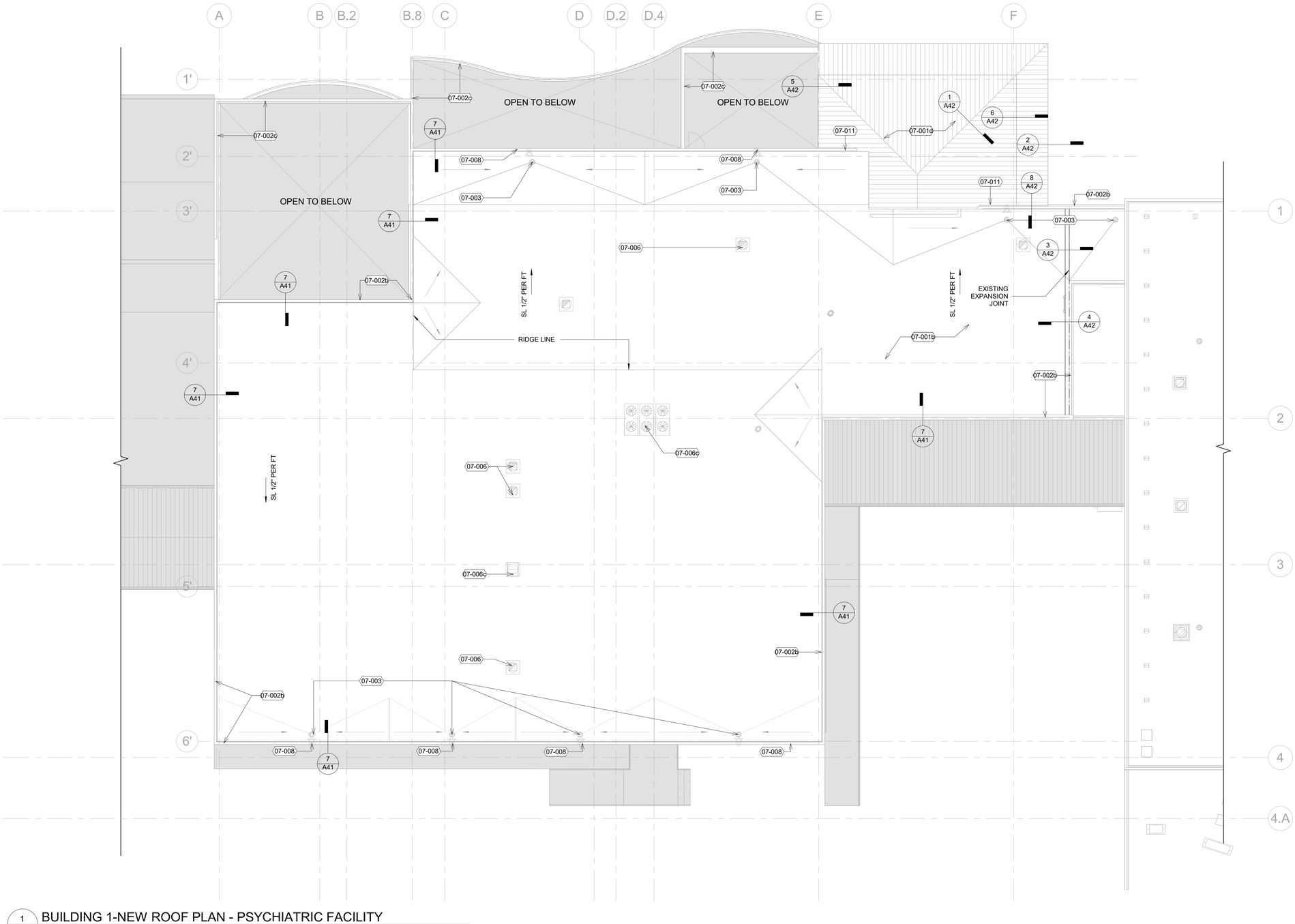
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KEYNOTES

Key Value	Keynote Text
07-001b	ROOF TYPE 2 - SINGLE-PLY ROOFING SYSTEM - SEE DETAIL 2/A41 AND AS SPECIFIED
07-001d	STANDING SEAM ROOF - ALUMINUM 180 DEGREE STANDING SEAM PANEL ROOF ASSEMBLY SEE DETAIL 4/A41 AND AS SPECIFIED
07-002b	(E) SHEET METAL PARAPET CAP
07-002c	INSTALL & REPLACE COPING CONDITION. INSTALL NEW ALUMINUM PREMANUFACTUERED COPING CAPS; EXISTING SUBSTRUCTURE CONDITIONS TO REMAIN
07-003	REINSTALL ROOF DRAIN STRAINER BASKET, ADJUST CLAMP RING AND BOLTS AS REQUIRED FOR NEW ROOF SYSTEM. (TYPICAL AT ALL LOCATIONS). SEE DETAIL 6/A43
07-006	REINSTALL EXISTING MECHANICAL EQUIPMENT INCLUDING GUY WIRES AND ELECTRICAL CONDUIT CONNECTIONS - TYPICAL. FLASHING AS DETAILED. SEE DETAIL 11/A42
07-006c	FIXED EQUIPMENT BOX. FLASHING AS DETAILED.SEE DETAIL 9/A42
07-008	APPLY ROOFING SYSTEM INTO SCUPPER AS DETAILED. SEE DETAIL 10/A41
07-011	REFLASH WALL TO ROOF CONNECTION CONDITION. SEE DETAIL 8/A42



1 A02.1 BUILDING 1-NEW ROOF PLAN - PSYCHIATRIC FACILITY

1/8" = 1'-0"

0' 4' 8' 16'

PLAN NORTH

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TMK: 7-9-010:081

SHEET TITLE: AREA A ROOF PLAN

REVISIONS:

PROJECT: 2025-040
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SHEET: A02.1

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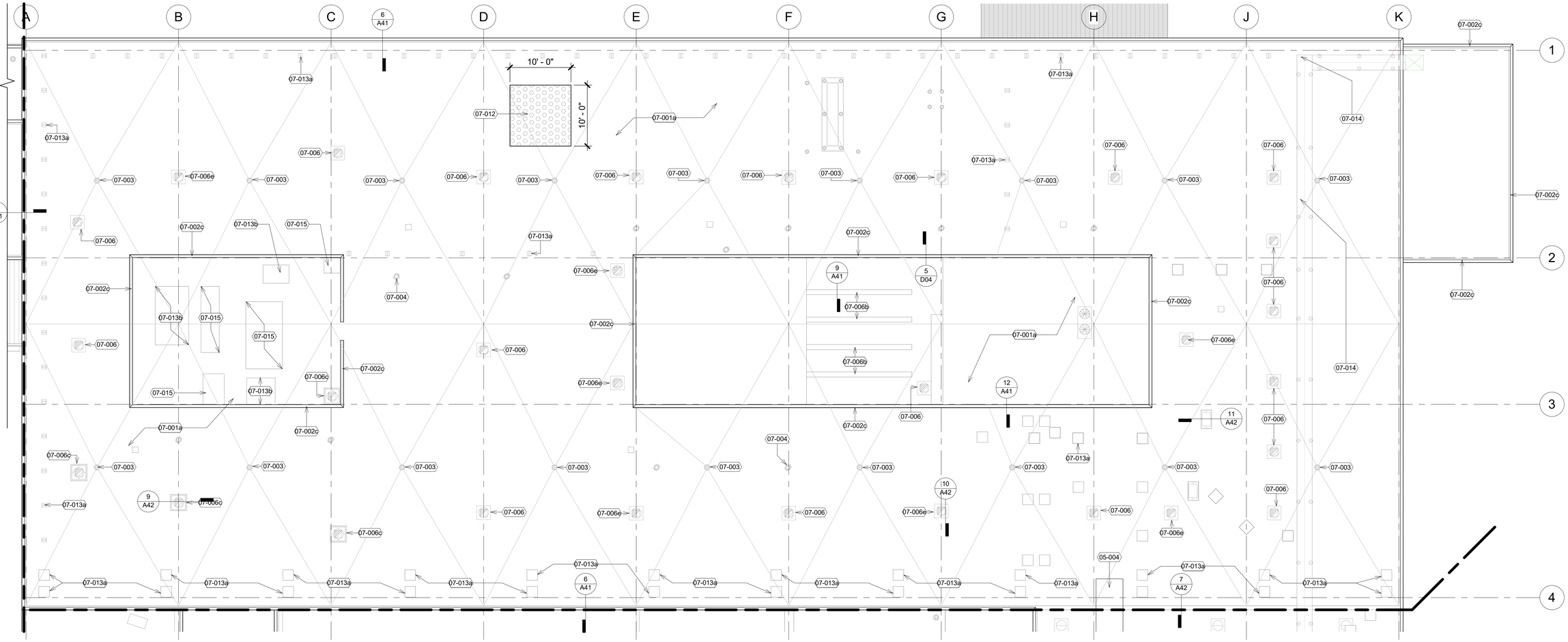
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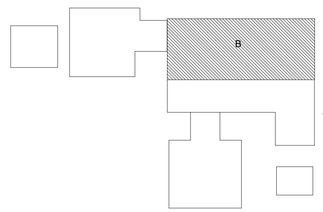
Key Value	Keynote Text
05-004	TEMPORARILY RELOCATE EXISTING ROOFTOP STAIR & WALKWAY TO FACILITATE NEW ROOFING INSTALL; APPLY SACRIFICIAL ADHERED MEMBRANE TO UNDERSIDES OF LOOSE FOOTINGS BEFORE PLACING ASSEMBLY IN FINAL LOCATION. SIM TO DETAIL 2/A43
07-001a	ROOF TYPE 1 - SINGLE-PLY ROOFING SYSTEM - SEE DETAIL 1/A41 AND AS SPECIFIED
07-002c	INSTALL & REPLACE COPING CONDITION. INSTALL NEW ALUMINUM PREMANUFACTUERED COPING CAPS; EXISTING SUBSTRUCTURE CONDITIONS TO REMAIN
07-003	REINSTALL ROOF DRAIN STRAINER BASKET, ADJUST CLAMP RING AND BOLTS AS REQUIRED FOR NEW ROOF SYSTEM. (TYPICAL AT ALL LOCATIONS). SEE DETAIL 6/A43
07-004	FLASH EXISTING PIPE VENT, SEE DETAIL 1/A43; TYP
07-006	REINSTALL EXISTING MECHANICAL EQUIPMENT INCLUDING GUY WIRES AND ELECTRICAL CONDUIT CONNECTIONS - TYPICAL. FLASHING AS DETAILED. SEE DETAIL 11/A42
07-006b	FIXED MECHANICAL EQUIPMENT MOUNTS & RAILS. FLASHING AS DETAILED. SEE DETAIL 9/A41
07-006c	FIXED EQUIPMENT BOX. FLASHING AS DETAILED.SEE DETAIL 9/A42
07-006e	REINSTALL EXISTING MECHANICAL EQUIPMENT INCLUDING GUY WIRES AND ELECTRICAL CONDUIT CONNECTIONS. FURR OUT EXISTING CURB DEPTH TO PROPERLY MEET EXISTING MOUNTING LIP OF EXISTING EQUIPMENT. SEE DETAIL 10/A42
07-012	WALKING/LANDING PAD; INSTALL PER MFR REQUIREMENTS
07-013a	TYP FLOATING ROOFTOP SUPPORT MOUNT, TEMPORARILY RELOCATE AS NEEDED. APPLY NEW SLIPSHEET TO UNDERSIDE PRIOR TO SETTING IN FINAL LOCATION. ADJUST SUPPORT HEIGHTS AS REQUIRED FOR NEW ROOF SYSTEM. SEE DETAIL 2/A43
07-013b	TYP FIXED ROOFTOP SUPPORT MOUNT, TERMINATE STANDARD ROOF MEMBRANE AT VERTICAL SURFACE OF SUPPORT; ROOF OVER WITH 80MM NON-FLEECBACK PVC MEMBRANE HEAT WELDED TO ROOF ASSEMBLY.
07-014	AREA WITH HIGH DENSITY OF PENETRATED SUPPORTS USE FLASHING DETAIL 3/A43 WHEN POSSIBLE, DEFER TO DETAIL 5/A43 WHERE CONSTRUCTABILITY IS PROHIBITIVE. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS THAT WOULD PREVENT EXECUTION OF THE WORK AS SHOWN.
07-015	TYP CONCRETE ROOFTOP SUPPORTPAD. SEE DETAIL 13/A41 FOR EDGE CONDITIONS.



1 A02.2 AREA B ROOF PLAN I

1/8" = 1'-0"

0' 4' 8' 16'



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KCH - ROOF REPLACEMENT
79-1019 HAUKAPILA ST, KEALAKEKUA, HI 96750
TMK: 7-9-010:081

SHEET TITLE: AREA B ROOF PLAN

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A02.2

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LEGEND

- AREA WITHIN SCOPE / ROOF AREA TO BE REPLACED
- AREA NOT IN SCOPE
- MECHANICAL VENT OR FAN W/ ASSOCIATED CURB
- MECHANICAL FAN W/ PLENUM BOX
- ROOF DRAIN
- ROOF SCUPPER
- PIPE VENT/SUPPORT W/ FLASHING
- VTR
- EXHAUST FAN
- UTILITY CONNECTION BOX
- FLOATING PYRAMID SUPPORT
- FLOATING BLOCK SUPPORTS
- GOOSENECK VENT
- PEDESTAL ELECTRICAL BOX

SHEET NOTES

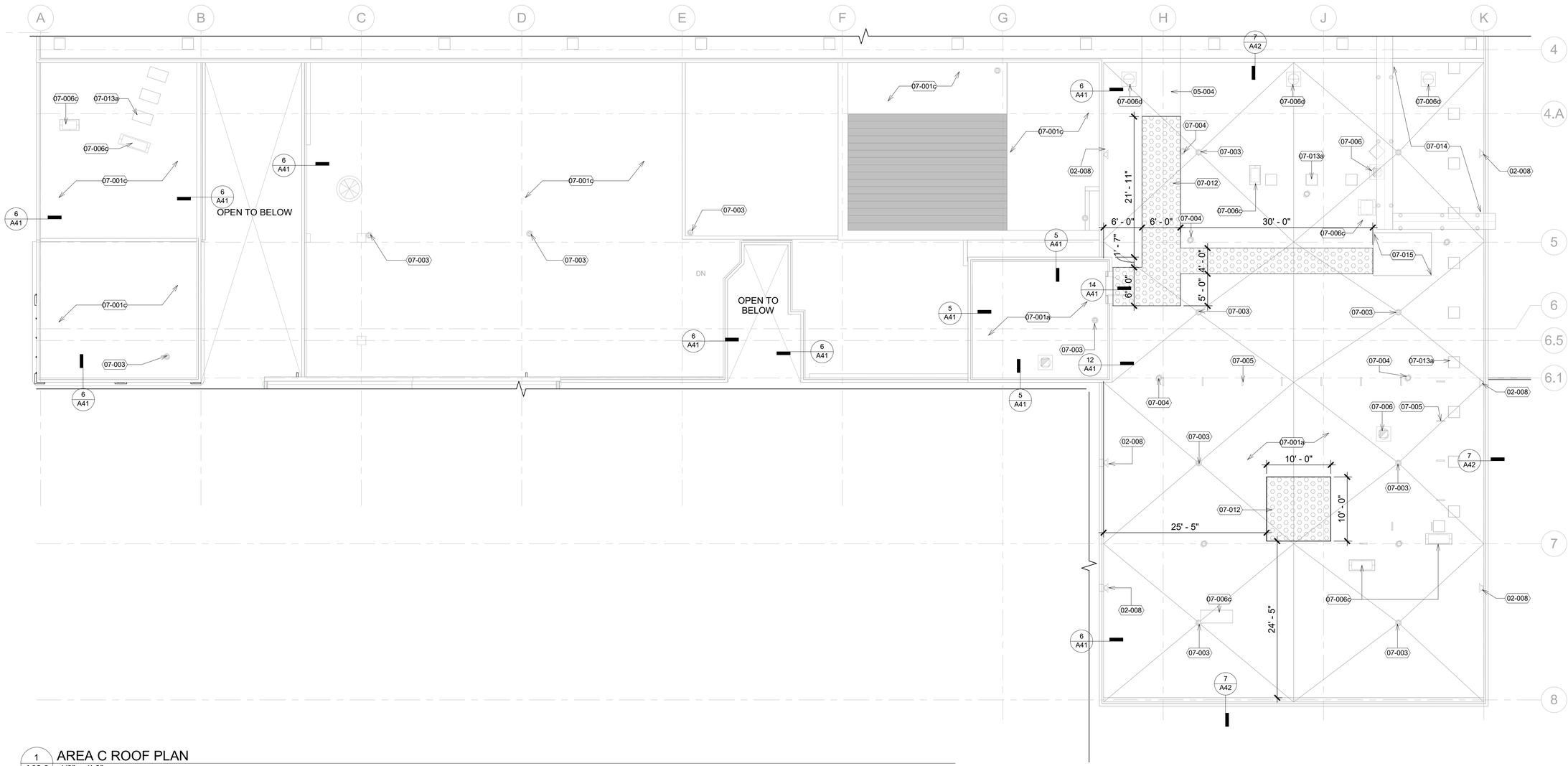
1. WHERE DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS AND CONTRACT DRAWINGS VERIFY INTENT WITH ARCHITECT.

2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS THAT WOULD PREVENT EXECUTION OF THE WORK AS SHOWN.

KEYNOTES

Key Value	Keynote Text
02-008	REMOVE EXISTING OVERFLOW SCUPPER AND PREP FOR NEW SCUPPER AND ROOFING AS DETAILED.
05-004	TEMPORARILY RELOCATE EXISTING ROOFTOP STAIR & WALKWAY TO FACILITATE NEW ROOFING INSTALL; APPLY SACRIFICIAL ADHERED MEMBRANE TO UNDERSIDES OF LOOSE FOOTINGS BEFORE PLACING ASSEMBLY IN FINAL LOCATION. SIM TO DETAIL 2/A43
07-001a	ROOF TYPE 1 - SINGLE-PLY ROOFING SYSTEM - SEE DETAIL 1/A41 AND AS SPECIFIED
07-001c	ROOF TYPE 3 - SINGLE-PLY ROOFING SYSTEM - SEE DETAIL 3/A41 AND AS SPECIFIED
07-003	REINSTALL ROOF DRAIN STRAINER BASKET, ADJUST CLAMP RING AND BOLTS AS REQUIRED FOR NEW ROOF SYSTEM. (TYPICAL AT ALL LOCATIONS). SEE DETAIL 6/A43
07-004	FLASH EXISTING PIPE VENT. SEE DETAIL 1/A43; TYP
07-005	FLASH EXISTING EQUIPMENT SUPPORTS; SEE DETAIL 3/A43
07-006	REINSTALL EXISTING MECHANICAL EQUIPMENT INCLUDING GUY WIRES AND ELECTRICAL CONDUIT CONNECTIONS - TYPICAL. FLASHING AS DETAILED. SEE DETAIL 11/A42
07-006c	FIXED EQUIPMENT BOX. FLASHING AS DETAILED.SEE DETAIL 9/A42
07-006d	EXISTING GOOSENECK. BUILD UP CURB TO 8" MIN. SEE DETAIL 4/A43

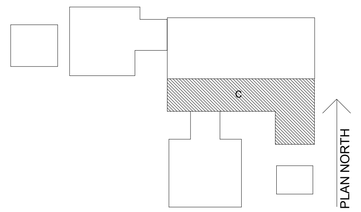
Key Value	Keynote Text
07-012	WALKING/LANDING PAD; INSTALL PER MFR REQUIREMENTS
07-013a	TYP FLOATING ROOFTOP SUPPORT MOUNT. TEMPORARILY RELOCATE AS NEEDED. APPLY NEW SLIPSHEET TO UNDERSIDE PRIOR TO SETTING IN FINAL LOCATION. ADJUST SUPPORT HEIGHTS AS REQUIRED FOR NEW ROOF SYSTEM. SEE DETAIL 2/A43
07-014	AREA WITH HIGH DENSITY OF PENETRATED SUPPORTS USE FLASHING DETAIL 3/A43 WHEN POSSIBLE, DEFER TO DETAIL 5/A43 WHERE CONSTRUCTABILITY IS PROHIBITIVE. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONDITIONS THAT WOULD PREVENT EXECUTION OF THE WORK AS SHOWN.
07-015	TYP CONCRETE ROOFTOP SUPPORTPAD. SEE DETAIL 13/A41 FOR EDGE CONDITIONS.



1 A02.3 AREA C ROOF PLAN

1/8" = 1'-0"

0' 4' 8' 16'



PLAN NORTH

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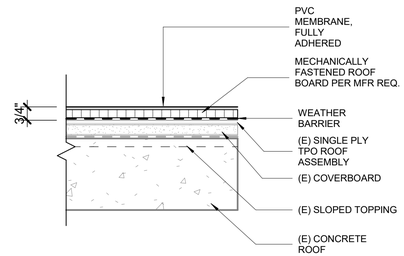
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TMK: 7-9-010:081

SHEET TITLE: AREA C ROOF PLAN

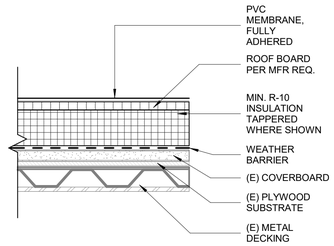
REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A02.3

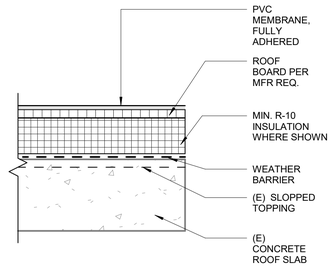
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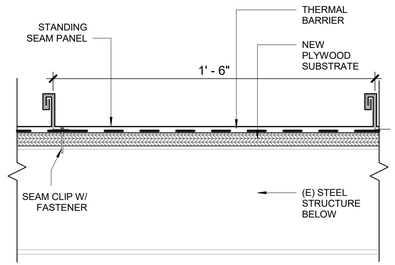
1 A41 ROOF ASSEMBLY TYPE 1
3" = 1'-0"



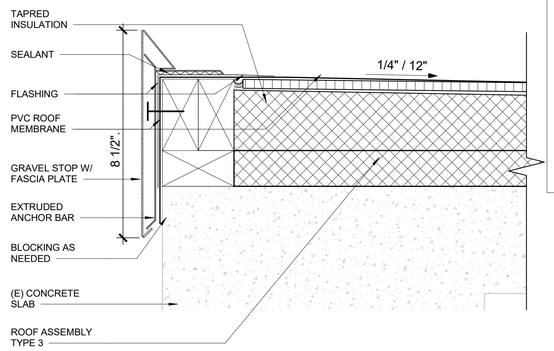
2 A41 ROOF ASSEMBLY TYPE 2
3" = 1'-0"



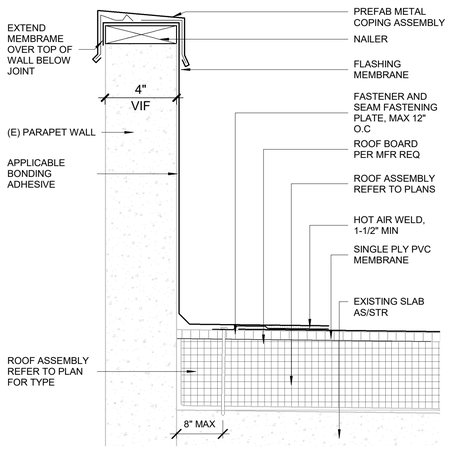
3 A41 ROOF ASSEMBLY TYPE 3
3" = 1'-0"



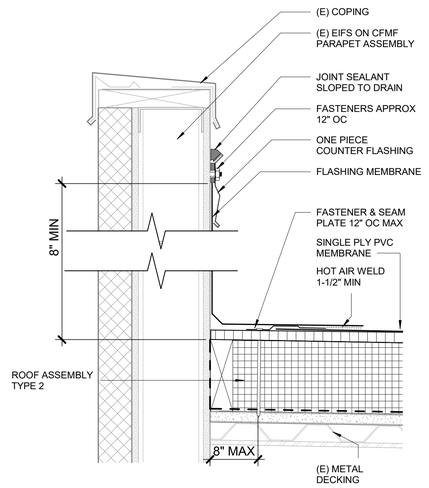
4 A41 STANDING SEAM ASSEMBLY
3" = 1'-0"



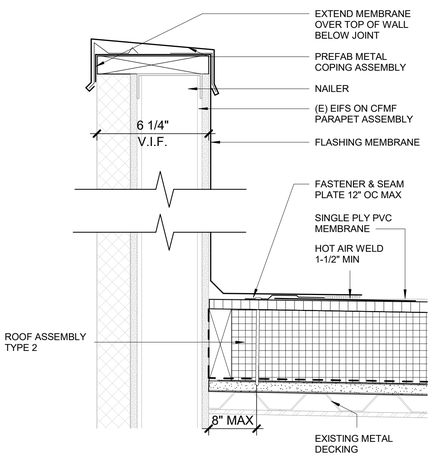
5 A41 FLSHNG DTL @ GRAVEL STOP
3" = 1'-0"



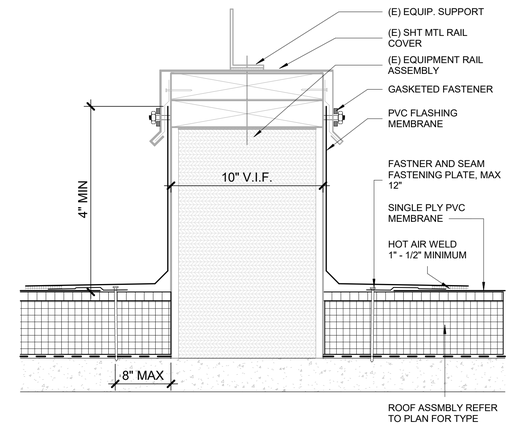
6 A41 FLSHG DTL @ CONCRETE PARAPET A
3" = 1'-0"



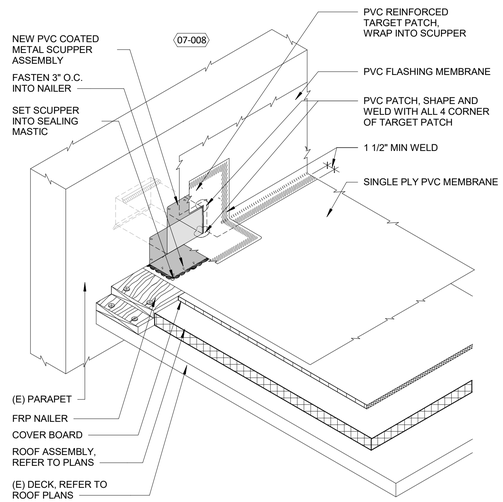
7 A41 FLSHG DTL @ CFMF PARAPET A
3" = 1'-0"



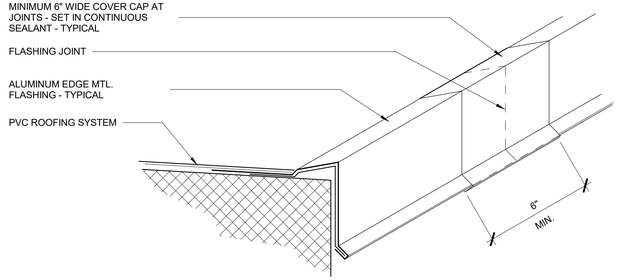
8 A41 FLSHG DTL @ CFMF PARAPET B
3" = 1'-0"



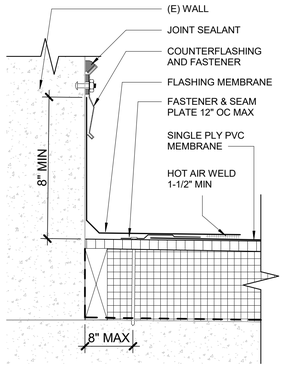
9 A41 FLSHG DTL @ EQPMT RAIL
3" = 1'-0"



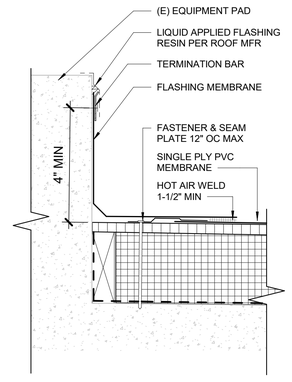
10 A41 TYPICAL SCUPPER FLASHING DETAIL
NTS



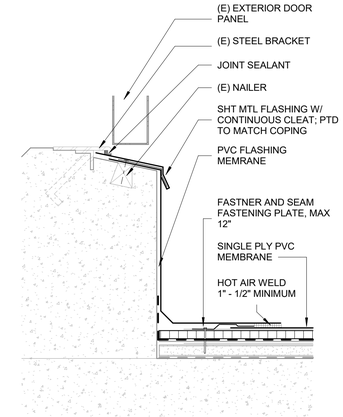
11 A41 ROOF EDGE TYP. FLASHING JOINTS - PARAPET CAP SIM. - TYPICAL
3" = 1'-0"



12 A41 FLSHG DTL @ WALL TO ROOF
3" = 1'-0"



13 A41 FLSHG DTL @ EQMT PAD
3" = 1'-0"



14 A41 FLSHG DETAIL @ DOOR
3" = 1'-0"

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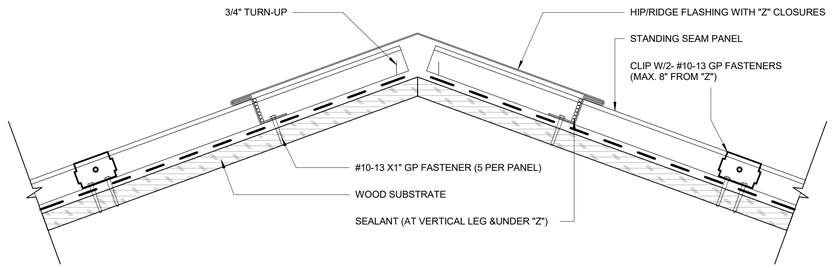
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SHEET TITLE: ROOF PERMITTER DETAILS

REVISIONS:

PROJECT: 2025-040
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DATE: 03/27/2026
SHEET: A41

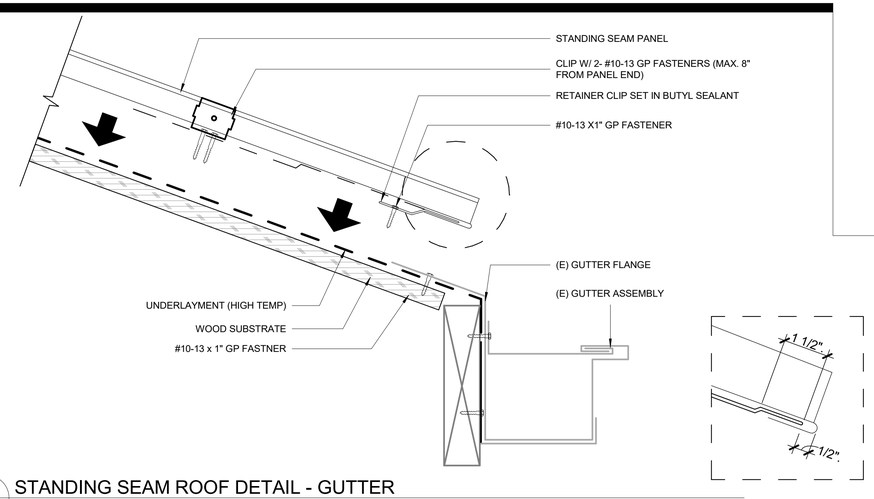
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1 A42 STANDING SEAM ROOF DETAIL - HIP/RIDGE

1 1/2" = 1'-0"

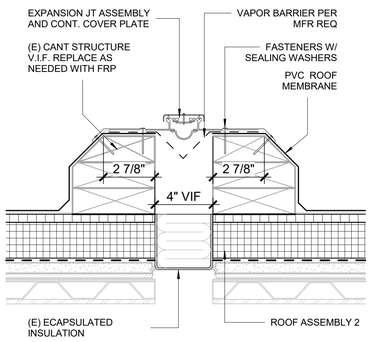
0' 6" 12"



2 A42 STANDING SEAM ROOF DETAIL - GUTTER

1 1/2" = 1'-0"

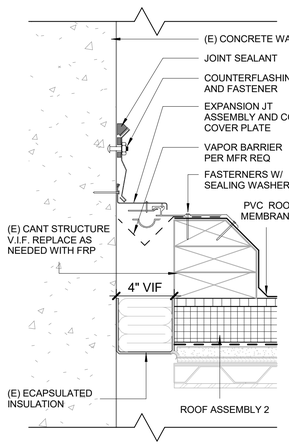
0' 6" 12"



3 A42 FLSHG DTL @ EXPANSION JT I

3" = 1'-0"

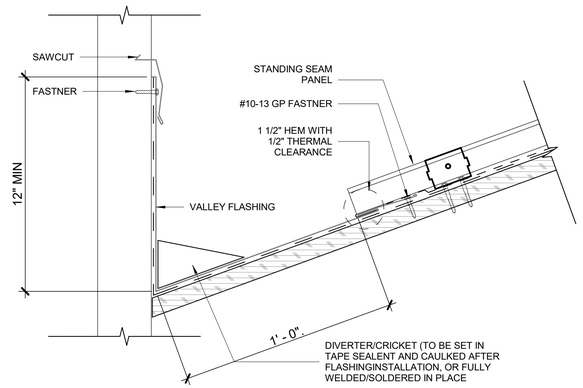
0' 3" 6" 12"



4 A42 FLSHG DTL @ EXPANSION JT II

3" = 1'-0"

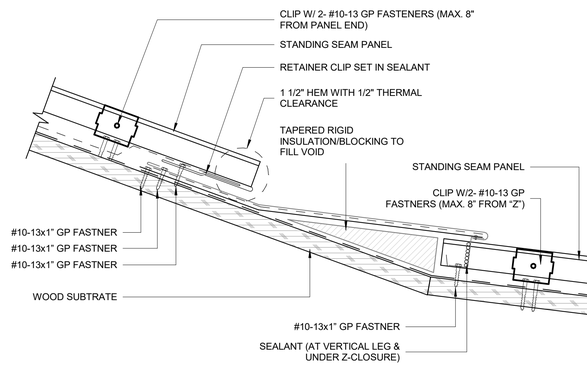
0' 3" 6" 12"



5 A42 STANDING SEAM ROOF DETAIL - VALLEY WALL

1 1/2" = 1'-0"

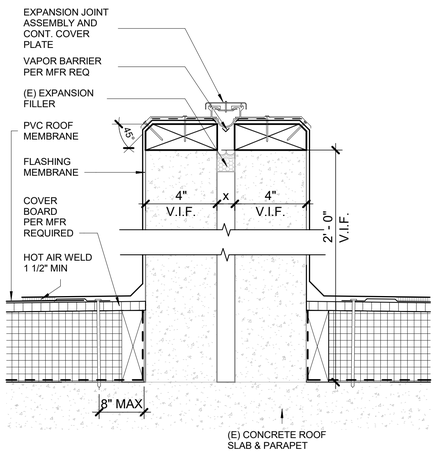
0' 6" 12"



6 A42 STANDING SEAM ROOF DETAIL - SLOPE CHANGE

1 1/2" = 1'-0"

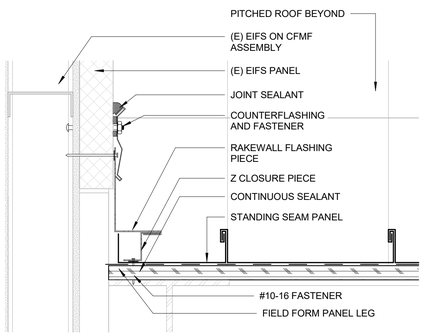
0' 6" 12"



7 A42 FLSHG DTL @ EXPANSION JT III

3" = 1'-0"

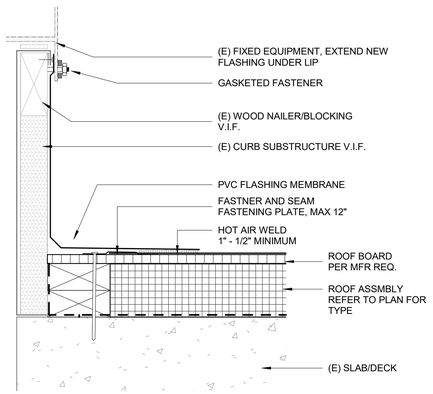
0' 3" 6" 12"



8 A42 FLSHG DTL @ METAL ROOF

3" = 1'-0"

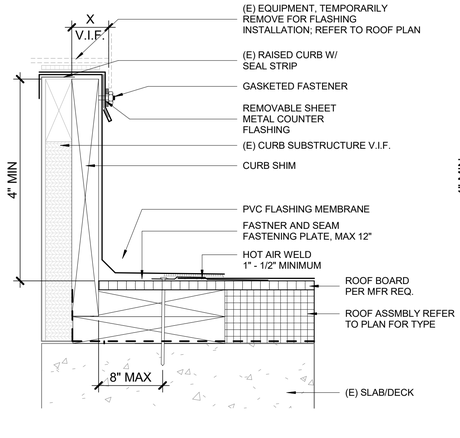
0' 3" 6" 12"



9 A42 DETAIL @ FIXED EQUIPMENT SUPPORT

3" = 1'-0"

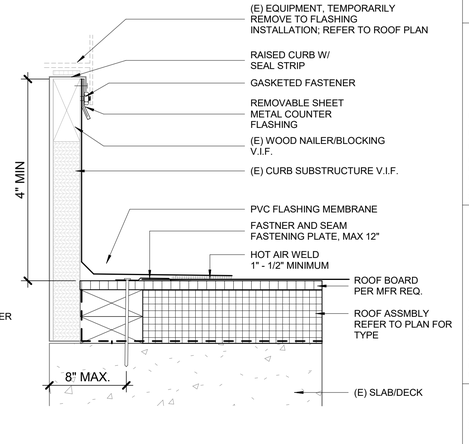
0' 3" 6" 12"



10 A42 DETAIL @ CURB FURR OUT

3" = 1'-0"

0' 3" 6" 12"



11 A42 FLSHG DTL @ TYP ROOF CURB

3" = 1'-0"

0' 3" 6" 12"

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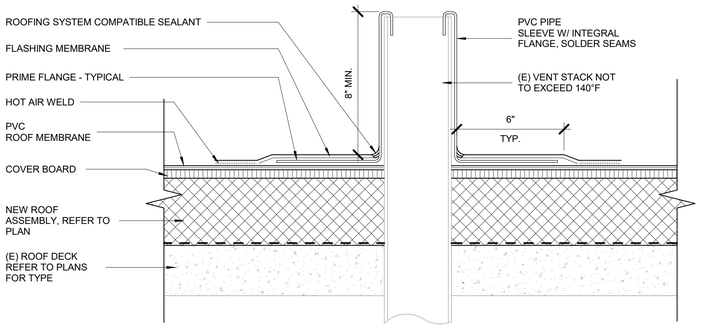
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TMK: 7-9-010:081

SHEET TITLE: ROOF PERIMITER DETAILS

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A42

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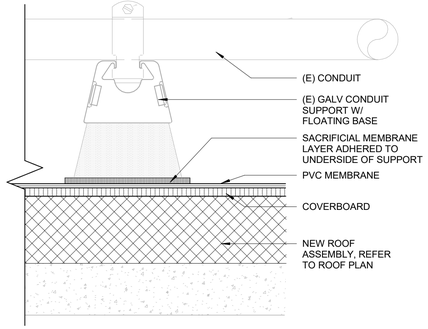


NOTE: REFER TO DETAIL 3/A43 FOR INSTANCES IN WHICH PIPE HEIGHT EXCEEDS 12 INCHES

1 A43 ROOF PIPE PENETRATION - VTR

3" = 1'-0"

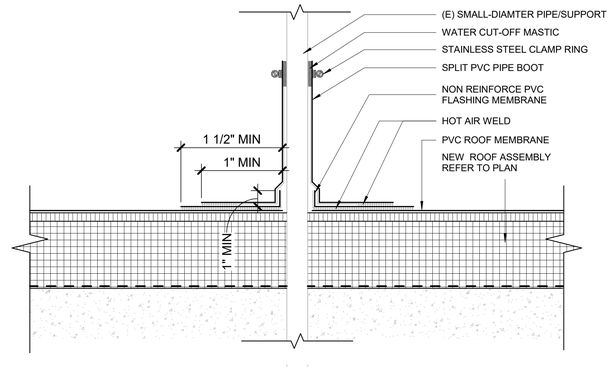
0' 3" 6" 12"



NOTE: SIMILAR CONDITION APPLIES FOR FLOATING CONCRETE ROOFTOP FOOTINGS

2 A43 FLOATING SUPPORT

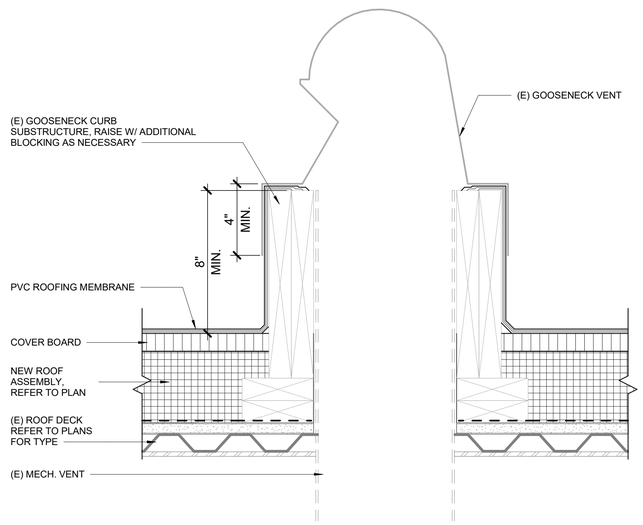
NTS



3 A43 EQUIPMENT SUPPORT

3" = 1'-0"

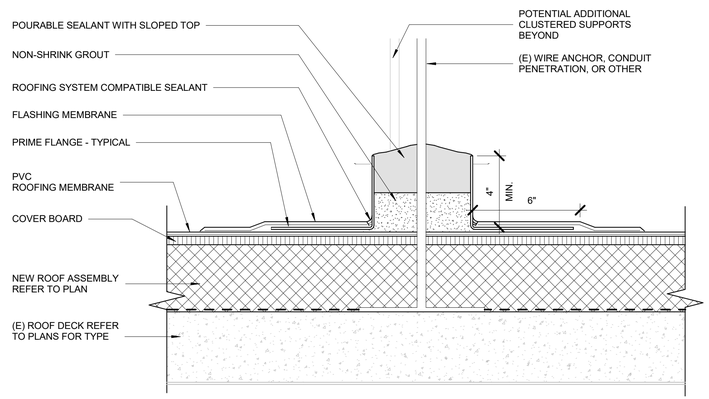
0' 3" 6" 12"



4 A43 GOOSE NECK PENETRATION

3" = 1'-0"

0' 3" 6" 12"

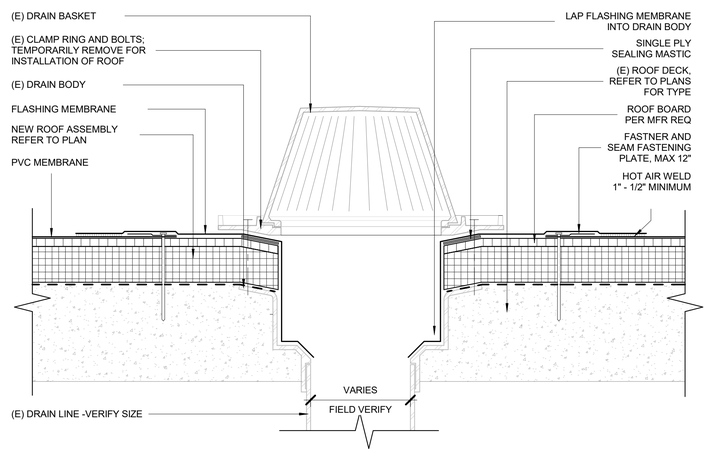


NOTE: UTILIZE ROOF PENETRATION POCKET DETAILS ONLY WHEN OTHER APPLICABLE DETAILS ARE NOT ACHIEVABLE

5 A43 ROOF PENETRATION

3" = 1'-0"

0' 3" 6" 12"



6 A43 ROOF DRAIN

3" = 1'-0"

0' 3" 6" 12"

FERRARO CHOI
FERRARO CHOI AND ASSOCIATES LTD
1240 ALA MOANA BLVD, STE 510 HONOLULU, HI 96814
ARCHITECTURE / INTERIOR ARCHITECTURE / RESEARCH
TEL 808.521.1600 FAX 808.521.1624 www.ferraroarch.com

04/30/2026

SIGNATURE EXPIRATION OF LICENSE

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION. (SEC. 16-115.9 DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS)

KONA COMMUNITY HOSPITAL

BID

KCH - ROOF REPLACEMENT
79-1019 HAUKAPILA ST, KEALAKEKUA, HI 96750
TMK: 7-9-010:081

SHEET TITLE: ROOF PENETRATION DETAILS

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A43

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1 A91 PHOTO REF - FLASHING DEFICIENCY - DETAIL 1/A42
NTS



2 A91 PHOTO REF - FLASHING DEFICIENCY - DETAIL 1/A42
NTS



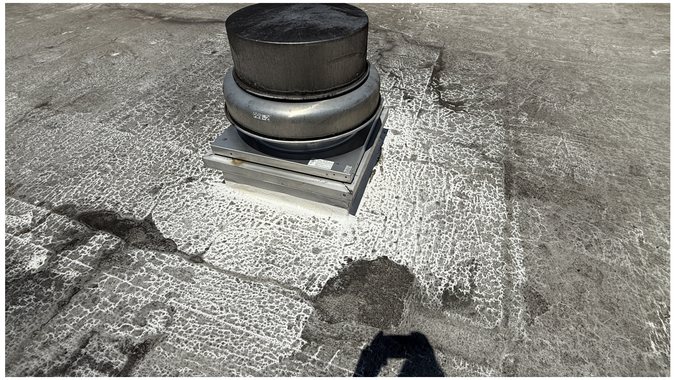
3 A91 PHOTO REF - TYPICAL SCUPPER - #02-003 & #07-003
NTS



4 A91 PHOTO REF - TYPICAL SCUPPER & EXISTING COPING A
NTS



5 A91 PHOTO REF - EQUIPMENT RAIL - #07-006b
NTS



6 A91 PHOTO REF - OVERSIZED EQPMT LIP - #07-006e
NTS



7 A91 PHOTO REF - DOOR FLASHING - DETAIL 14/A41
NTS



8 A91 PHOTO REF - PAINTED BEAM - #09-002c
NTS



9 A91 PHOTO REF - ROOF DRAIN CLAMP & BODY
NTS



10 A91 PHOTO REF - FAN WITH PLENUM BOX
NTS



11 A91 PHOTO REF - TYPICAL EXHAUST FANS
NTS



12 A91 EXISTING COPING B
12" = 1'-0"

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KONA COMMUNITY HOSPITAL
BID
KCH - ROOF REPLACEMENT
79-1019 HAUKAPILA ST, KEALAKEKUA, HI 96750
TMK: 7-9-010:081

SHEET TITLE: REFERENCE PHOTOS

REVISIONS:

PROJECT: 2025-040
DRAWN BY: Author
DATE: 03/27/2026
SHEET: A91

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APPENDIX J1

PROJECT MANUAL – EXTERIOR BUILDING

See following pages

Kona Community Hospital

Exterior Building Repairs & Upgrades
Kealakekua, Hawai'i

PROJECT MANUAL

BID SET DOCUMENTS

March 27, 2026

KONA
COMMUNITY HOSPITAL

Prepared By:
Ferraro Choi and Associates
1240 Ala Moana Blvd., Suite 510
Honolulu, HI 96814
www.ferrarochoi.com

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DOCUMENT 00 4213 - PROPOSAL FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 PROJECT

A. Hawaii Health Systems Corporation
Kona Community Hospital (Owner)
79-1019 Haukapila Street
Kealakekua, Hawai'i 96750

B. Attn: Yvonne S. Taylor, Senior Contracts Manager

C. Dear Yvonne:
The undersigned has carefully examined the attached plans and specifications marked “KONA COMMUNITY HOSPITAL, EXTERIOR BUILDING REPAIRS & UPGRADES"
and hereby proposes to furnish at his/her own expense all labor, materials, tools, and equipment necessary to construct in place complete, all the work and construction as shown and called for, all in accordance with the true intent and meaning of the plans and specifications, general conditions, contract and bonds, as follows:

1.2 BASE BID (STIPULATED SUM PRICING)

A. All work and construction as shown and called for to complete the Work for the stipulated sum of (all taxes shall be included in the lump sum amount(s)):

1. Bid Breakdown:

Division 01 - General Requirements:	$_____
Division 07 - Thermal and Moisture Protection:	$_____
Division 09 - Finishes:	$_____
Total Stipulated Sum Base Bid Total	$_____

2. Total Stipulated Sum Base Bid (in words): _____ Dollars.

B. Bidder further agrees to complete the Work as noted under the TOTAL STIPULATED SUM BASE BID above on or before the scheduled date and/or time frame as noted in the Request for Proposals (Competitive Sealed Proposals).

1. Total Number of Contract (Calendar) Days: ____

C. It is understood that the award of Contract will be made as noted in the Request for Proposals.

D. It is understood and agreed that the Owner reserves the right to reject any and/or all Bids and waive any defect when, in his/her opinion, such rejection or waiver will be for the best interest of the Owner.

E. The undersigned hereby agrees that the award of this Contract shall be conditioned upon funds being made available for this Project and further upon the right of the Owner to hold all bids received for a period of ninety (90) days of the opening thereof, during which time no Bid may be withdrawn.

F. Upon acceptance of the proposal by the Owner, the undersigned hereby agrees to enter into and execute a Contract for the same.

G. Bidder shall acknowledge receipt of any and all addenda issued by the Architect by recording the date of receipt of the respective addenda in the space provided as follows:

Addendum No. 1:	_____
Addendum No. 2:	_____
Addendum No. 3:	_____
Addendum No. 4:	_____
Addendum No. 5:	_____
Addendum No. 6:	_____

It is understood that failure to receive any such addenda shall not relieve the Bidder from any obligation under this Proposal as submitted.

H. Submit your Bid proposal as noted in the Request for Proposals.

I. Enclosed are:

1. Current (within the last 30 days) Certificate of Vendor Compliance.
2. Current (within the last 30 days) Certificate of Good Standing.
3. Evidence of the authority of the signing officer to submit bids on behalf of the Company.
4. KCH Required Documentation/Compliance Documents:

    a. W-9.
    b. Vendor Terms and Conditions (If any).
    c. Confidentiality Agreement (Exhibit H).
    d. General Excise License (Copy).
    e. General Contractor License (Copy).
    f. Any Other Applicable License (Copy).
    g. Letter from Surety Committing to Provide the Required Bonds.

J. Respectfully submitted, (Corporate Seal)

Name of Company:_____

By: _____

Title: _____

Contractor's License: _____

RME: _____

Federal ID: _____

G.E.T. License: _____

Date: _____

Address: _____

_____
_____

Telephone: _____

K. The following shall be added to and be considered a part of the Proposal:

1. All Bidders shall include in his Bid on this Form the names of each person or firm to be engaged by the Bidder on the Project as joint contractor or subcontractor and shall also indicate the name and scope of the work to be performed by such joint contractor or subcontractor. This list shall not be added to or altered without the written consent of the Architect. Failure to comply with the above shall be sufficient cause for rejection of the Bid. If no joint contractor or subcontractor is to be engaged, indicate "NONE".

Name, Address, Telephone No. of Joint Contractor or Subcontractor: (Complete Firm Name)	Nature and Scope of Work:

END OF SECTION

DOCUMENT 00 4325 - SUBSTITUTION REQUEST FORM (DURING PROCUREMENT)

1.1 SUBSTITUTION REQUEST FORM

A. SUBSTITUTION REQUESTS WILL BE CONSIDERED NO LATER THAN 10 DAYS PRIOR TO BID SUBMITTAL

TO: Ferraro Choi and Assoc.
_____
_____
_____

SECTION NUMBER: _____PARAGRAPH: _____

SPECIFIED ITEM: _____

PROPOSED SUBSTITUTE: _____

B. Attach description, designation, catalog number, data sheets, other technical data, laboratory tests and samples as applicable for evaluation of proposed substitution. List features which are at variance with bidding document requirements. See page Article 1.2 for instructions.

C. If there is an engineered substitution, submit the engineered calculations and certification(s) that they have met or exceeded the Contract requirements. Failure to provide this information may result in a rejection of the substitution request.

D. State below why substitution should be considered for this Project and indicate in detail how substitution will affect guarantees, other trades, products, dimensions, etc. Attach additional pages as required to describe any change to Project. Use of acceptable substitutions is subject to the requirements of Section 016000 – Product Requirements.

_____

_____

_____

SUBMITTED BY:
(Firm Name) _____

(Address, City, State, Zip Code) _____

(Telephone) _____ (Name) _____

(Signature) _____ (Date)
_____

ARCHITECT'S REVIEW/COMMENTS

Remarks: _____

_____

Accepted
Accepted as Noted
Not Accepted
Received Too Late

By: _____

1.2 INSTRUCTIONS FOR SUBMITTING SUBSTITUTION

A. Submit a separate substitution request for each type of product or equipment.

B. For substitution requests which include a number of individual related items, such as hardware, paint, fixtures, etc., submit one request for the broad category of related items

1. Attach a summary sheet listing each individual item covered by the request, the item specified and its proposed substitution.
2. Identify the accompanying supporting data for each item by the letter or numeral designation used on the summary sheet.

C. Submit substitution requests with attached supporting data as follows:

1. Four (4) copies for products relating to Structural, Mechanical or Electrical.
2. Three (3) copies for other products.

D. Mark the words “Substitution Request” conspicuously on the outside of the envelope when submitting the request.

E. Substitution Requests submitted by other than the General Contractor will not be considered.

F. Substitution Requests not submitted on a copy of this form will not be considered.

G. Substitution Requests submitted by facsimile machine will not be accepted nor responded to.

END OF SECTION

SECTION 01 1100 - SUMMARY OF WORK

PART 1 GENERAL

1.1 SUMMARY

A. Summary

1. Section Includes:

a. Contract description.
b. Contract use of premises.
c. West Hawaii Facilities Director (WHFD) and/or Project Manager furnished / WHFD and/or Project Manager installed products.
d. WHFD and/or Project Manager furnished/contractor installed products.
e. Hospital occupancy.

2. Related Requirements:

a. Section 013000 - Administrative Requirements.
b. Section 013616 - Alteration Project Requirements.
c. Section 017000 - Execution and Closeout Requirements.

1.2 CONTRACT DESCRIPTION

A. The Project involves: (1) Repair, and/or cleaning of exterior walls and repainting, and (2) Cleaning and repainting of existing standing seam metal roofing.

B. The Work of the contract generally includes, but is not limited to the following:

1. Buildings 1, 2, & 3: Exterior repair, cleaning and refinishing:

a. Patching of wall cracking.
b. Removal and reinstallation of parge coating where damaged.
c. Removal of existing paint where applicable.
d. Refinish with paint or elastomeric coating.
e. Removal of deficient sealant and backer rod, and install new around doors and windows where noted.

2. Buildings 1, 2, 3 & 4: Metal roof cleaning:

a. Cleaning of existing standing seam metal roofing to remain.

1.3 CONTRACTOR USE OF PREMISES

A. Limit the use of premises to allow for continued Hospital occupancy.

B. Emergency Building Exits During Construction: Must remain open and unblocked at all times. Maintain access for staff, patients, and public. Egress must be maintained and way finding signage during construction.

C. Construction Operations: Limited to areas noted on Drawings.

D. Staging and Parking:

1. Staging area and limited contractor employee parking will be made available on site. Contractor and vendor parking is designated. Any new parking arrangements require prior approval by the WHFD and/or Project Manager.

E. Time Restrictions for Performing Work:

1. See Proposal Form and coordinate w/ WHFD and/or/or Project Manager. Submit written notice a minimum three days in advance to confirm working hours. Any work performed outside of the normal working hours shall be pre-approved by the WHFD and/or Project Manager.

F. Cooperate with Hospital to minimize conflict and to facilitate Hospital's operations. Coordinate operations with WHFD and/or Project Manager.

G. Access to adjacent floors must be approved in advance by the WHFD and/or Project Manager. Submit written notice not less than seven days in advance of intended work on adjacent floors.

H. Do not close or obstruct roadways without first consulting with the WHFD and/or Project Manager. Conduct operations with minimum interference to public or private roadways.

I. Maintain vital services (as defined by the WHFD and/or Project Manager) with the minimum of interruption. Outages and interruptions must be approved in advance by the WHFD and/or Project Manager. Submit written notices of outages and interruptions not less than seven days in advance.

J. Contractor's Personnel:

1. It is preferred that contractors park off site and carpool to hospital.
2. Contractor's personnel may use the hospital cafeteria.
3. Contractor's personnel may use the hospital's restrooms.
4. Smoking is not permitted anywhere on KCH property. Consumption of food and beverages will not be permitted on the premises except in designated areas.
5. Playing of radios will not be permitted.
6. Shall be properly attired for work. (No tank tops, cut-off jeans, slippers, etc.)
7. Shall conduct themselves with decorum and courtesy toward staff, patients, and public.
8. Shall not use loud and offensive language.
9. Shall read and sign the Contractor's Guidelines Handbook.

K. Construction Zone Accessibility Requirements:

1. General: Hawaii Revised Statutes (HRS) 103-05 requires this Project to conform to the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).
2. Ensure accessible routes to emergency entrances and exits to and from accessible parking public pedestrian routes during the construction period as required by ADAAG 4.1.1(4).

3. Temporary buildings and facilities that are not of permanent construction but are extensively used or are essential for public use for a period of time shall be accessible. Egress must be maintained and way finding signage during construction.
4. Provide temporary safe pedestrian passageway around a construction site.

    a. Areas that are used only as work areas shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the areas.
    b. These guidelines do not require that any areas used only as work areas be constructed to permit maneuvering within the work area or be constructed or equipped (i.e., with racks or shelves) to be accessible.
    c. Follow OSHA guidelines concerning scaffolding and debris and dust protection.

1.4 WHFD AND/OR PROJECT MANAGER FURNISHED/WHFD AND/OR PROJECT MANAGER INSTALLED PRODUCTS

A. Items noted “OFOI” (WHFD and/or Project Manager Furnished/WHFD and/or Project Manager Installed) will be furnished and installed by the WHFD and/or Project Manager, including but not limited to:

1. Select medical equipment as noted on the drawings.
2. Select toilet accessories as noted on the drawings.
3. Movable furniture.

B. Hospital’s Responsibilities:

1. Return Hospital reviewed shop drawings, product, data and samples, to Contractor.
2. If requested by the Contractor, assist the Contractor with inspection of select equipment and/or accessories prior to installation.

C. Contractor’s Responsibilities:

1. Review WHFD and/or Project Manager’s provided shop drawings, product data, and samples.
2. Provide any necessary utility roughs and backing, and install in accordance with manufacturer’s instructions.
3. Arrange and pay for product delivery to site.
4. Submit claims for transportation damage and replace damaged, defective or deficient items.
5. Arrange for manufacturers’ warranties, inspections and service.

1.5 HOSPITAL OCCUPANCY

A. Hospital will remain operational during entire period of construction for the conduct of normal operations.

B. Contractor is to coordinate the work and details within each phase, to minimize disruption to WHFD and/or Project Manager’s operation. Advanced notification of a minimum of one week for disruption due to noise and other construction activity is required as well as posting of signage in advance to advise occupants of such disruption.

C. Provide dust and noise barriers where specified under other portions of the contract documents. Follow ICRA procedures during construction, i.e., Policy #125-54 as attached. Walk off mats at

site entrance shall be changed as needed. HEPA filtration units are to be utilized 24 hours per day throughout the construction process. Complete ISLM check sheet daily.

D. Schedule the Work, and cooperate with Hospital to minimize conflict with work involving dust and noise and odor.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 2500 - SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Section includes administrative and procedural requirements for substitutions.

B. Related Requirements:

1. Section 01 60 00 - Product Requirements, for requirements for submitting comparable product submittals for products and.listed manufacturers.

1.2 REFERENCES

A. Definitions:

1. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents.

a. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.

1.3 ACTION SUBMITTALS

A. Substitution Requests: Submit documentation identifying product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. Substitution Request Form: Use form acceptable to Architect, at end of this Section.
2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:

a. Statement indicating why specified product or fabrication or installation method cannot be provided, if applicable.
b. Detailed comparison of significant qualities of proposed substitutions with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes, such as performance, weight, size, durability, visual effect, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
c. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
d. Samples, where applicable or requested.
e. Certificates and qualification data, where applicable or requested.
f. List of similar installations for completed projects, with project names and addresses as well as names and addresses of architects and owners.

g. Material test reports from a qualified testing agency, indicating and interpreting test results for compliance with requirements indicated.
h. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
i. Detailed comparison of Contractor's construction schedule using proposed substitutions with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
j. Cost information, including a proposal of change, if any, in the Contract Sum.
k. Contractor's certification that proposed substitution complies with requirements in the Contract Documents, except as indicated in substitution request, is compatible with related materials and is appropriate for applications indicated.
l. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.

3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.4 QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.5 PROCEDURES

A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

1.6 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
b. Substitution request is fully documented and properly submitted.
c. Requested substitution will not adversely affect Contractor's construction schedule.
d. Requested substitution has received necessary approvals of authorities having jurisdiction.
e. Requested substitution is compatible with other portions of the Work.
f. Requested substitution has been coordinated with other portions of the Work.
g. Requested substitution provides specified warranty.
h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 SUBSTITUTION REQUEST FORM

A. Project:_____ Substitution Request Number: _____ .

B. To: _____ From: _____ .

C. Re: _____ Date: _____ .

D. Specification Title: _____ Description: _____ .

E. Section: _____ Page: _____Article/Paragraph: _____ .

F. Proposed Substitution:_____ .

G. Manufacturer:_____ Address: _____ Phone: _____ .

H. Trade Name: _____ Model No. _____.

I. For Cause Reason: __Product Unavailable; __Regulatory Changes; __Warranty Terms Unavailable;
__ Changed Project Conditions; __Other (provide/attach clarifying description for selected reason).

J. Attached data includes product description, specifications, drawings, and performance and test data adequate for evaluation of the request: applicable portions of the data are clearly identified.

K. Attached data also includes a description of changes to the Contract Documents that the proposed substitutions will require for its proper installation.

L. The Undersigned certifies:

1. Has investigated proposed Product and determined that it meets or exceeds the quality level of the specified product.
2. Will provide the same warranty for the Substitution as for the specified Product.
3. Will coordinate installation and make changes to other Work that may be required for the Work to be complete with no additional cost to Owner.
4. Waive claims for additional costs or time extension that may subsequently become apparent.
5. Will reimburse Owner and Architect/Engineer for review or redesign services associated with substitution.

M. Submitted By: _____ .

N. Signed By: _____ .

O. Firm: _____ .

P. Address: _____ .

Q. Telephone:_____Email: _____ .

R. A/E's REVIEW AND ACTION.

1. ___ Submission approved - Make submittals in accordance with Specification Section 012500.
2. ___ Submission approved as noted - Make submittals in accordance with Specification Section 012500.
3. ___Submission rejected - Use specified materials.
4. ___Submission request received too late - Use specified materials.

S. Signed by: _____ Date:_____.

T. Supporting Data Attached: ___Drawings ___Product Data ___Samples ___Tests ___ Reports ___Other.

END OF SECTION

SECTION 01 2600 - CONTRACT MODIFICATION PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

B. Related Requirements:

1. Section 01 2500 "Substitution Procedures" for administrative procedures for handling requests for substitutions made after the Contract award.

1.2 MINOR CHANGES IN THE WORK

A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710.

1.3 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
2. Within time agreed to subsequent to Proposal Request or 20 days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.

a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
c. Include costs of labor and supervision directly attributable to the change.
d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
e. Quotation Form: Use forms acceptable to Owner and Architect.
f. Cost Breakdown: Form and amount of detail acceptable to Owner and Architect.

1) Provide complete breakdown, with backup (purchase orders, invoices, etc.) on business letterheads for all parts and costs associated with changes.

B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Owner and Architect.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Section 01 25 00 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use form acceptable to Owner and Architect.
8. Cost Breakdown: Form and amount of detail acceptable to Owner and Architect.

    a. Provide complete breakdown, with backup (purchase orders, invoices, etc) on business letterheads for all parts and costs associated with changes.

1.4 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Work Change Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

B. The following documents will be used. Sample forms at end of Section.

C. Request for Information: Standard Contractor form. A request for information shall be used by the Contractor to the Prime Consultant to request solutions to problems which are discovered during construction, to request drawings and cost and/or schedule impacts in the Request for Information.

D. Instruction Notice: Attachment 1, standard form.

1. Instruction Notice will be issued by the Prime Consultant for instructions to the Contractor which do not involve a change in the Contract Sum or construction period.
2. Instruction Notice authorizes the Contractor to proceed at once with the instruction included therein.
3. Instruction Notice which does affect the Contract Sum or construction period must have written authorization by the Owner’s Project Manager. Such instruction shall have the note “Change Order to Follow” and then be followed with a Quotation Request, cross referenced to the Field Order.
4. Instruction Notice will be distributed as follows:

    a. Two copies to Contractor.
    b. One copy to the Prime Consultant.
    c. One copy to each appropriate Consultant.
    d. One copy to WHFD and/or Project Manager.

E. Quotation Requests: Attachment 2, standard Prime Consultant form.

1. Proposed changes to the Contract will be initiated by the Prime Consultant in the form of a Quotation Request.
2. A Quotation Request, indicating the party suggesting the change, will clearly describe the proposed Contract variation, accompanied by the required drawings, if necessary.
3. Construction work shall not proceed on the strength of a Quotation Request only.
4. Quotation Requests will be distributed as follows:

    a. Two copies to Contractor.
    b. One copy to Prime Consultant.
    c. One copy to each appropriate Consultant.
    d. One copy to Owner's Project Management.

5. The Contractor shall respond to the Quotation Request within the time stated on the form.

F. Change Proposal. Standard Contract Form.

1. This form shall be issued by the Contractor for any claims he may have and in response to a Quotation Request.
2. The Change proposal shall include a description of the work and the requested change to the Contract sum and construction time.
3. All supporting documents, materials and subcontract quotations, time sheets, labor estimates, etc., shall be itemized and attached to the Change Proposal as necessary for proper checking by the Prime Consultant, Consultants and Owner's Project Manager.
4. Change proposals, if acceptable, will be signed by the WHFD and/or Project Manager and Prime Consultant with one executed copy returned to Contractor. The Contractor shall thus have the authority to proceed with the work and Change Order will follow.

G. Change Order. Attachment 3, standard form.

1. This document is issued to the Contractor as an instruction for him to make a change to the work of the contract Documents.
2. Change Order documents are prepared by the Prime Consultant and countersigned by the Owner and Contractor.
3. Approved Change orders record the following information:

    a. Cross-reference to Change Proposal.
    b. Summarized description of change in work required.
    c. Change in completion date.
    d. Change in Contract sum.
    e. Identification of party/individual initiating change.

H. Record of Variations: Variations in construction from the plans and specifications shall be recorded by the Contractor as required in Division 1. These variations shall be brought to the attention of the Prime Consultant and WHFD and/or Project Manager by the Contractor.

I. Timeliness of Processing: Instruction notices, Quotation Requests and Change Proposals will be processed and one copy provided the WHFD and/or Project Manager the same day the document is prepared.

J. Time and Material Change Order: Submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract Time as provided in the Contract Documents.

K. Maintained detailed records of work done on Time and Material basis. Provide full information required for evaluation of proposed changes, and to substantiate costs for changes in the Work.

1.5 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 SAMPLE FORMS - ATTACHMENTS

A. Attachment 1 Option:

INSTRUCTION NOTICE

INSTRUCTION NOTICE NO:

DATE: **PROJECT NO:**

PROJECT: Kona Community Hospital
Outpatient Oncology Services Clinic

CONTRACTOR:

Reference:

- ☐ **Specifications:**
- ☐ **Drawings:**
- ☐ **Other:**

YOU ARE HEREBY DIRECTED TO PROMPTLY EXECUTE THIS INSTRUCTION NOTICE WHICH REPRESENTS THE CONTRACT DOCUMENTS OR ORDERS MINOR CHANGES IN THE WORK.

If you consider that a change in Contract Sum or Contract Time is required, submit your itemized proposal to the Prime Consultant immediately and before proceeding with the work. If your proposal is found to be satisfactory and in proper order, this Instruction Notice will be superseded by a Change Order.

COPIES TO:

- ☐ **WHFD AND/OR PROJECT MANAGER**
- ☐ **Contractor**
- ☐ **Prime Consultant**
- ☐ **Structural**
- ☐ **Mechanical**
- ☐ **Electrical**
- ☐ **Civil**
- ☐ **Landscape**
- ☐ **Others**

B. Attachment 2 Option:

QUOTATION REQUEST

QUOTATION REQUEST NO:

DATE: **PROJECT NO:**

PROJECT: Kona Community Hospital
Outpatient Oncology Services Clinic

CONTRACTOR:

Submit a fully itemized quotation for the inclusion of the following changes into the contract. This is not a Change Order, a Construction Change Directive, nor an Instruction to proceed with the work herein.

REQUEST ORIGINATED BY:

DATE QUOTATION REQUIRED BY:

COPIES TO:

- ☐ **WHFD AND/OR PROJECT MANAGER**
- ☐ **Contractor**
- ☐ **Others**

C. Attachment 3 Option:

CHANGE ORDER

CHANGE ORDER NO:

DATE: **PROJECT NO:**
PROJECT: Kona Community Hospital
Outpatient Oncology Services Clinic
CONTRACTOR:

Original Contract Sum was:
Net changes by previously authorized Change Orders: $
Contract Sum prior to this Change Order was: $
Contract sum will be (increased) (decreased) (unchanged) by this Change Order $
New Contract Sum including this Change Order will be: $
The Contract Time will be (increased) (decreased) (unchanged) by days The date of Substantial Completion as of the date of this Change Order is:

PRIME CONSULTANT: **WHFD AND/OR PROJECT MANAGER:**
CONTRACTOR:

By: _____ **Date:** _____
Approved By: _____ **Date:** _____
Approved By: _____ **Date:** _____

END OF SECTION

SECTION 01 2900 - PAYMENT PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Administrative and procedural requirements necessary to prepare and process Applications for Payment.

B. Related Requirements:

1. Section 012600 - Contract Modification Procedures, for administrative procedures for handling changes to the Contract.
2. Section 017000 - Execution and Closeout Requirements.

1.2 DEFINITIONS

A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

B. Owner: Interchangeable with Hospital Construction Project Manager and WHFD.

C. Architect: Interchangeable with Prime Consultant.

1.3 SCHEDULE OF VALUES

A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.

1. Coordinate line items in the schedule of values with items required to be indicated as separate activities in Contractor's construction schedule.

a. Application for Payment forms with continuation sheets.
b. Submittal schedule.
c. Items required to be indicated as separate activities in Contractor’s construction schedule.

2. Submit a printed schedule of AIA Form G703- Application and Certificate for Payment Continuation Sheet. Contractor’s standard form or electronic media printout will be acceptable.
3. Submit the schedule of values to Architect through the Hospital's Construction Management Representative at earliest possible date, but no later than fifteen (15) days after date of Owner Contractor Agreement; no later than seven days before the date scheduled for submittal of initial Applications for Payment.

B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.

1. Identification: Include the following Project identification on the schedule of values:

    a. Project name and location.
    b. Name of Architect.
    c. Architect's Project number.
    d. Contractor's name and address.
    e. Date of submittal.

2. Arrange schedule of values consistent with format of AIA Document G703.
3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
4. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
5. Identify site mobilization and bonds and insurance.
6. Include in each line item, the amount of Allowances specified in this section. For unit cost Allowances, identify quantities taken from Contract Documents multiplied by the unit cost to achieve the total for the item.
7. Include within each line item, a direct proportional amount of Contractor’s overhead and profit.
8. Schedule of Values Revisions: Revise the schedule of values when Change Orders or Construction Change Directives result in a change in the Contract Sum. Include at least one separate line item for each Change Order and Construction Change Directive.

1.4 APPLICATIONS FOR PAYMENT

A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.

B. Payment Application Times: Submit Application for Payment to Architect and Hospital Technical Representative by the 5th of the month that floows. The period covered by each Application for Payment is one month, ending on the last day of the month.

1. The State of Hawaii does its best to pay within 30 days.
2. Payment Application Times: Each progress payment shall be submitted monthly.

C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.

1. Arrange the schedule of values in tabular form with separate columns to indicate the following for each items listed:

    a. Related Specification Section or Division.
    b. Description of the Work.
    c. Name of subcontractor.
    d. Name of manufacturer or fabricator.
    e. Name of supplier.
    f. Change Orders (numbers) that affected value.

g. Dollar value of the following, as percentage of the Contract Sum to nearest on-hundredth percent, adjusted to total 100 percent.

1) Labor.
2) Materials.
3) Equipment.

2. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of two percent of the Contract Sum.

a. Include separate line items under Contractor and principal subcontracts for Project closeout requirements in an amount totaling two percent of the Contract Sum and subcontract amount.

3. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
4. Provide separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
5. Differentiate between items stored on-site and items stored off-site. If required, include evidence of insurance.
6. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
7. Each item in the schedule of values and Application for Payments shall be complete. Include total cost and proportionate share of general overhead and profit for each item.

a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor’s option.
b. The Prime Consultant will return incomplete applications, including those without the contract number, without action.

8. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.

1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
4. Indicate separate amounts for work being carried out under Owner-requested project acceleration.

E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored on-site, but not yet installed. Materials or equipment stored off-site will not be paid for until on site.

1. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
2. Provide summary documentation for stored materials indicating the following:

    a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
    b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
    c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.

F. Transmittal: Submit PDF signed and notarized copies of each Application for Payment to Architect and Hospital Construction Project Manager by electronic delivery (email) ensuring receipt. Include waivers of lien and similar attachments if required.

1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
2. One copy can be transmitted via e-mail to Architect for preliminary review.

G. Rain Days and Construction Schedule: Include rain days being claimed for the current application period and updated Construction Schedule with each application for payment.

1. Rain day claims made for previous application periods will not be accepted.

H. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment, for Contractor covering current application period, and subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.

1. Submit unconditional partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item. Forms with other amounts will not be accepted and will delay review of application. Application review time will not begin before corrected form received.

    a. Use of Contractor's form, which is acceptable to Architect, is acceptable.

2. When an application shows completion of an item, submit conditional final or full waivers.
3. WHFD and/or Project Manager reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
5. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.

I. Waiver of Mechanic’s Lien: With each Application for Payment, submit waivers of mechanic’s lien from subcontractors, sub-contractors, and suppliers for construction period covered by the previous application.

1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
2. When an application shows completion of an item, submit conditional final or full waivers.
3. WHFD and/or Project Manager reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or proceeded by conditional final waivers from every entity involved with performance of the work covered by the application who is lawfully entitled to a lien.
5. Waiver forms: Submit executed waivers of lien forms, acceptable to Owner.

J. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

1. List of subcontractors.
2. Schedule of values.
3. Contractor's construction schedule (preliminary if not final).
4. Products list (preliminary if not final).
5. Schedule of unit prices.
6. Submittal schedule (preliminary if not final).
7. List of Contractor’s staff assignments.
8. List of Contractor's principal consultants.
9. Copies of building permits.
10. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
11. Initial progress report.
12. Report of preconstruction conference.
13. Certificates of insurance and insurance policies.
14. Performance and payment bonds.
15. Data needed to acquire Owner’s insurance.

K. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as approved by the Hospital Construction Project Manager.

1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

L. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

M. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706.
5. AIA Document G706A.
6. AIA Document G707.
7. Evidence that claims have been settled.
8. Final liquidated damages settlement statement.
9. 9. Alternate forms may be utilized with approval from the WHFD and/or Project Manager & Contracts Manager.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 3000 - ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES:

A. General administrative requirements.

B. Preconstruction meeting.

C. Site mobilization meeting.

D. Progress meetings.

E. Construction progress schedule.

F. Contractor's weekly reports.

G. Progress photographs.

H. Submittals for review, information, and project closeout.

I. Number of copies of submittals.

J. Requests for Interpretation (RFI) procedures.

K. Submittal procedures.

1.2 RELATED REQUIREMENTS

A. Section 01 6000 - Product Requirements: General product requirements.

B. Section 01 7000 - Execution and Closeout Requirements: Additional coordination requirements.

1.3 DEFINITIONS

A. Owner: Interchangeable with Hospital Construction Project Manager and WHFD.

B. Architect: Interchangeable with Prime Consultant.

1.4 GENERAL ADMINISTRATIVE REQUIREMENTS

A. Comply with requirements of Section 017000 - Execution and Closeout Requirements for coordination of execution of administrative tasks with timing of construction activities.

B. Make the following types of submittals to Architect:

1. Requests for Interpretation (RFI).
2. Requests for substitution.
3. Shop drawings, product data, and samples.
4. Test and inspection reports.
5. Design data.
6. Manufacturer's instructions and field reports.
7. Applications for payment and change order requests.
8. Progress schedules.
9. Coordination drawings.
10. Correction Punch List and Final Correction Punch List for Substantial Completion.
11. Closeout submittals.

1.5 GENERAL COORDINATION PROCEDURES

A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

B. Coordination: Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Each contractor shall coordinate its operations with operations, included in different Sections that depend on each other for proper installation, connection, and operations.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components with other contractors to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

C. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors of coordination of their Work is required.

D. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and (activities of other contractors) to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Preparation of Contractor's construction schedule.
2. Preparation of the schedule of values.
3. Installation and removal of temporary facilities and controls.
4. Delivery and processing of submittals.
5. Progress meetings.
6. Pre-installation of conferences.
7. Project closeout activities.
8. Startup and adjustment of systems.

E. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.

1. Salvage materials and equipment involved in performance of but not actually incorporated into, the Work. See other Sections for disposition of salvaged materials that are designed as Owner's property.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 PRECONSTRUCTION MEETING

A. The WHFD and/or Project Manager will schedule and conduct a preconstruction conference before starting construction, at a time convenient to the Hospital, Contractor, and Prime Consultant, but no later than 15 days after execution of the Agreement.

B. Attendance Required:

1. Owner.
2. Architect.
3. Contractor.
4. Architect's consultants.
5. Contractor's superintendent.
6. Major subcontractors.
7. Suppliers and other concerned parties.

C. Agenda:

1. Execution of Owner-Contractor Agreement.
2. Submission of executed bonds and insurance certificates.
3. Distribution of Contract Documents.
4. Submission of list of subcontractors, list of products, schedule of values, and progress schedule.
5. Submission of initial Submittal schedule.
6. Designation of personnel representing the parties to Contract and Architect.

7. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
8. Scheduling.
9. Use of the premises.
10. Work restrictions.
11. Working hours.
12. Owner’s occupancy requirements.
13. Security.

D. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect, Owner, participants, and those affected by decisions made.

3.2 SITE MOBILIZATION MEETING

A. Attendance Required:

1. Contractor.
2. Owner.
3. Architect.
4. Contractor's superintendent.
5. Major subcontractors.

B. Agenda:

1. Use of premises by Owner and Contractor.
2. Owner's requirements.
3. Construction facilities and controls provided by Owner, if applicable.
4. Temporary utilities provided by Owner, if applicable.
5. Survey and building layout.
6. Security and housekeeping procedures.
7. Progress cleaning.
8. First aid.
9. Schedules.
10. Critical work sequencing and long-lead items.
11. Application for payment procedures.
12. Procedures for testing.
13. Procedures for maintaining record documents.
14. Requirements for start-up of equipment.
15. Inspection and acceptance of equipment put into service during construction period.

C. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect, Owner, participants, and those affected by decisions made.

3.3 PROGRESS MEETINGS

A. Schedule and administer meetings throughout progress of the work at weekly intervals, unless different interval is agreed to with Architect and Owner.

1. It is preferred that a standing meeting day/time is planned at the commencement of the project.

B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.

C. Attendance Required:

1. Contractor.
2. Owner.
3. Architect.
4. Special consultants, when required.
5. Contractor's superintendent.
6. Subcontractors.

D. Agenda:

1. Review minutes of previous meetings.
2. Review of work progress.
3. Field observations, problems, and decisions.
4. Identification of problems that impede, or will impede, planned progress.
5. Review of submittals schedule and status of submittals.
6. Review of RFIs log and status of responses.
7. Review of off-site fabrication and delivery schedules, if applicable.
8. Maintenance of progress schedule.
9. Corrective measures to regain projected schedules.
10. Planned progress during succeeding work period.
11. Maintenance of quality and work standards.
12. Effect of proposed changes on progress schedule and coordination.
13. Other business relating to work.

E. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect, Owner, participants, and those affected by decisions made.

3.4 CONSTRUCTION PROGRESS SCHEDULE

A. Within 10 days after date of the Agreement, submit preliminary schedule defining planned operations for the first 60 days of work, with a general outline for remainder of work.

B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.

C. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.

1. Include written certification that major contractors have reviewed and accepted proposed schedule.

D. Within 10 days after joint review, submit complete schedule.

E. Submit updated schedule with each Application for Payment.

3.5 WEEKLY CONSTRUCTION REPORTS

A. Include only factual information. Do not include personal remarks or opinions regarding operations and/or personnel.

B. Prepare a daily construction report recording the following information concerning events at Project site and project progress:

1. Date.
2. High and low temperatures, and general weather conditions.
3. List of subcontractors at Project site.
4. Approximate count of personnel at Project site.
5. Safety, environmental, or industrial relations incidents.
6. Meetings and significant decisions.
7. Unusual events (submit a separate special report).
8. Stoppages, delays, shortages, and losses. Include comparison between scheduled work activities (in Contractor's most recently updated and published schedule) and actual activities. Explain differences, if any. Note days or periods when no work was in progress and explain the reasons why.
9. Emergency procedures.
10. Directives and requests of Authority(s) Having Jurisdiction (AHJ).
11. Testing and/or inspections performed.
12. Signature of Contractor's authorized representative.

3.6 PROGRESS PHOTOGRAPHS

A. Submit photographs with each application for payment, taken not more than 5 days prior to submission of application for payment.

B. Photography Type: Digital; electronic files.

3.7 REQUESTS FOR INFORMATION (RFI)

A. Definition: A request seeking one of the following:

1. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.

B. General: Immediately of discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified to WHFD and/or Project Manager.

1. All RFIs must be submitted directly by the Contractor of record. Prime Consultant will return RFI submitted to Prime Consultant by other entities controlled by Contractor with no response.
2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor’s work or work of subcontractors.

C. Whenever possible, request clarifications at the next appropriate project progress meeting, with response entered into meeting minutes, rendering unnecessary the issuance of a formal RFI.

D. Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.

1. Prepare a separate RFI for each specific item.

    a. Review, coordinate, and comment on requests originating with subcontractors and/or materials suppliers.
    b. Do not forward requests which solely require internal coordination between subcontractors.

2. Prepare on AIA Document G716 or on a Form, in a format and with content acceptable to Architect.
3. Combine RFI and its attachments into a single electronic file. PDF format is preferred.

E. Reason for the RFI: Prior to initiation of an RFI, carefully study all Contract Documents to confirm that information sufficient for their interpretation is definitely not included.

1. Include in each request Contractor's signature attesting to good faith effort to determine from Contract Documents information requiring interpretation.
2. Unacceptable Uses for RFIs: Do not use RFIs to request the following:

    a. Approval of submittals (use procedures specified elsewhere in this section).
    b. Approval of substitutions (see Section - 016000 - Product Requirements).
    c. Changes that entail change in Contract Time and Contract Sum (comply with provisions of the Conditions of the Contract).
    d. Different methods of performing work than those indicated in the Contract Drawings and Specifications (comply with provisions of the Conditions of the Contract).
    e. Requests for coordination information already indicated in the Contract Documents.
    f. Requests for interpretation of Architect’s actions on submittals.

3. Improper RFIs: Requests not prepared in compliance with requirements of this section, and/or missing key information required to render an actionable response. They will be returned without a response.
4. Frivolous RFIs: Requests regarding information that is clearly indicated on, or reasonably inferable from, Contract Documents, with no additional input required to clarify the question. They will be returned without a response.

    a. The Owner reserves the right to assess the Contractor for the costs (on time-and-materials basis) incurred by the Architect, and any of its consultants, due to processing of such RFIs.

F. Content: Include identifiers necessary for tracking the status of each RFI, and information necessary to provide an actionable response.

1. Official Project name and number, and any additional required identifiers established in Contract Documents.
2. Architect's, and Contractor's names.
3. Discrete and consecutive RFI number, and descriptive subject/title.

4. Issue date, and requested reply date.
5. Reference to particular Contract Document(s) requiring additional information/interpretation. Identify pertinent drawing and detail number and/or specification section number, title, and paragraph(s).
6. Annotations: Field dimensions and/or description of conditions which have engendered the request.
7. Contractor's suggested resolution: A written and/or a graphic solution, to scale, is required in cases where clarification of coordination issues is involved, for example; routing, clearances, and/or specific locations of work shown diagrammatically in Contract Documents. If applicable, state the likely impact of the suggested resolution on Contract Time or the Contract Sum.

G. Attachments: Include sketches, coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request.

H. RFI Log: Prepare and maintain a tabular log of RFIs for the duration of the project.

1. Indicate current status of every RFI. Update log promptly and on a regular basis.
2. Note dates of when each request is made, and when a response is received.
3. Highlight items requiring priority or expedited response.
4. Highlight items for which a timely response has not been received to date.
5. Identify and include improper or frivolous RFIs.

I. Review Time: Architect will respond and return RFIs to Contractor within 14 calendar days of receipt. For the purpose of establishing the start of the mandated response period, RFIs received after 12:00 noon will be considered as having been received on the following regular working day.

1. Response period may be shortened or lengthened for specific items, subject to mutual agreement, and recorded in a timely manner in progress meeting minutes.

J. Responses: Content of answered RFIs will not constitute in any manner a directive or authorization to perform extra work or delay the project. If in Contractor's belief it is likely to lead to a change to Contract Sum or Contract Time, promptly issue a notice to this effect, and follow up with an appropriate Change Order request to Owner.

1. Response may include a request for additional information, in which case the original RFI will be deemed as having been answered, and an amended one is to be issued forthwith. Identify the amended RFI with an R suffix to the original number.
2. Do not extend applicability of a response to specific item to encompass other similar conditions, unless specifically so noted in the response.
3. Upon receipt of a response, promptly review and distribute it to all affected parties, and update the RFI Log.
4. Notify Architect within seven calendar days if an additional or corrected response is required by submitting an amended version of the original RFI, identified as specified above.

3.8 SUBMITTAL SCHEDULE

A. Submit to Architect for review a schedule for submittals in tabular format.

1. Submit at the same time as the preliminary schedule.
2. Coordinate with Contractor's construction schedule and schedule of values.

3. Format schedule to allow tracking of status of submittals throughout duration of construction.
4. Arrange information to include scheduled date for initial submittal, specification number and title, submittal category (for review or for information), description of item of work covered, and role and name of subcontractor.
5. Account for time required for preparation, review, manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.

    a. For assemblies, equipment, systems comprised of multiple components and/or requiring detailed coordination with other work, allow for additional time to make corrections or revisions to initial submittals, and time for their review.

6. Submit as part of the Monthly Report required by the Owner-Contractor Agreement.

B. Product Data, Schedules, Shop Drawings and Other Printed Materials: Submit the number of copies which the Contractor requires, plus copies for the following:

1. One copy: Prime Consultant.
2. One copy: WHFD and/or Project Manager.
3. One copy: Hospital Construction Project Manager.
4. Copies as required from consultants.

C. Samples: Submit the number of samples which the Contractor requires plus one for WHFD and/or Project Manager and Contracts Manager.

3.9 SUBMITTALS FOR REVIEW

A. Procedures:

1. Transmit each submittal with AIA Form G810 or project Architect’s accepted transmittal form

    a. Identify whether submittal is an action submittal or informational submittal.
    b. Submit number and type of documents indicated in this Section.

2. Sequentially number the transmittal form. Reverse submittals with original number and a sequential alphabetical suffix.
3. Identify Project Contractor, Subcontractor or supplier, pertinent drawing and detail number, and specification section number, as appropriate.
4. Apply Contractor’s wax seal, signed or initialed certifying that review, verification of Products required, field dimensions, adjacent construction Work, and coordination of information, is in accordance with the requirements of the Work and Contract Documents.
5. Schedule submittals to expedite the Project, and deliver to Prime Consultant at business address. Coordinate submission of related items.
6. For each submittal for review, allow 10 days excluding delivery time and from the contractor.
7. Identify variations from Contract Documents and Product of system limitations which may be detrimental to successful performance of the completed Work.
8. Submit all items relating to color selection at one time. Color selections will not be made until all color related submittals have been received.
9. Provide space for Contractor, Prime Consultant, and Consultants review stamps or initials.
10. Review and Resubmission of Submittals:

a. The Prime Consultant will review the submittal and stamp or initial it with indication of action as appropriate. Prime Consultant will retain one copy or and furnish one copy to Contractor. Consultants will retain one copy.
b. Submittals returned marked “resubmit” or “rejected”. Make corrections and resubmit.

1) Direct specific attention on resubmittals to revision other than those requested by the Prime Consultant on previous submittals.
2) Make shop drawing corrections on the original drawing and print.

c. Submittals returned with markings or comments and marked “confirm”. Submit a letter indicating acceptance of comments and stating that Contractor will comply with marks and comments.
d. Submittals returned marked “No Exceptions Taken”. Submit number of copies mechanical and electrical items with Contractor.

11. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with provisions.
12. Submittal is not requested will not be recognized or processed.

B. When the following are specified in individual sections, submit them for review:

1. Product data.
2. Shop drawings.
3. Samples for selection.
4. Samples for verification.

C. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.

1. Identify options requiring selection by Architect.

D. Samples will be reviewed for aesthetic, color, or finish selection. Color samples shall be physical materials and paint chips. Photo images or website references will not be accepted.

E. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 017000 - Execution and Closeout Requirements.

3.10 SUBMITTALS FOR INFORMATION

A. Subcontract List: Prepare a written summary (provided in the Bid Proposals Form) identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Included the following information in tabular form:

1. Name, address and telephone number of company performing subcontract or supplying products.
2. The particular work to be performed by subcontractor.

B. Key personnel Names: Within 7 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone

numbers, including home, office and cellular telephone numbers and e-mail addresses. Provide names, addresses and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

1. Post copies of list in project meeting room, in temporary field office and by each temporary telephone. Keep list current at all times.

C. When the following are specified in individual sections, submit them for information:

1. Design data.
2. Certificates.
3. Test reports.
4. Inspection reports.
5. Manufacturer's instructions.
6. Manufacturer's field reports.
7. Other types indicated.

D. Submit for Architect's knowledge as contract administrator or for Owner.

3.11 SUBMITTALS FOR PROJECT CLOSEOUT

A. Submit Correction Punch List for Substantial Completion.

B. Submit Final Correction Punch List for Substantial Completion.

C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 017000 - Execution and Closeout Requirements:

1. Project record documents.
2. Operation and maintenance data.
3. Warranties.
4. Bonds.
5. Other types as indicated.

D. Final Property Survey.

E. Submit for Owner's benefit during and after project completion.

3.12 NUMBER OF COPIES OF SUBMITTALS

A. Electronic Documents: Submit one electronic copy in PDF format; an electronically marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.

B. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.

1. After review, produce duplicates.
2. Retained samples will not be returned to Contractor unless specifically so stated.

3.13 SUBMITTAL PROCEDURES

A. General Requirements:

1. Use a separate transmittal for each item.
2. Transmit using Architect approved form.
3. Sequentially identify each item. For revised submittals use original number and a sequential numerical suffix.
4. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
5. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.

    a. Submittals from sources other than the Contractor, or without Contractor's stamp will not be acknowledged, reviewed, or returned.

6. Deliver each submittal on date noted in submittal schedule, unless an earlier date has been agreed to by all affected parties, and is of the benefit to the project.

    a. Send submittals in electronic format via email to Architect.

7. Schedule submittals to expedite the Project, and coordinate submission of related items.

    a. For each submittal for review, allow 14 calendar days excluding delivery time to and from the Contractor.
    b. For sequential reviews involving Architect's consultants, Owner, or another affected party, allow an additional 7 calendar days.
    c. For sequential reviews involving approval from authorities having jurisdiction (AHJ), in addition to Architect's approval, allow an additional 30 calendar days.

8. Identify variations from Contract Documents and product or system limitations that may be detrimental to successful performance of the completed work.
9. Submittal shall be specific to Project. Remove or clearly note items or options on pages that are being submitted for the Project, and items or options that are not part of the submittal or Project. Submittals not following this requirement will be returned without action.
10. Provide space for Contractor and Architect review stamps.
11. When revised for resubmission, identify all changes made since previous submission.
12. Distribute reviewed submittals. Instruct parties to promptly report inability to comply with requirements.
13. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work, and have received prior approval for their use.
14. Submittals not requested will be recognized, and will be returned "Not Reviewed".

B. Product Data Procedures:

1. Submit only information required by individual specification sections.

    a. Clearly mark each copy to identify each applicable product, model, option, and pertinent data for the products or systems to be provided. Supplement manufacturers’ standard data to provide information unique to this Project.
    b. Highlighting will not be acceptable.

c. Indicate Product utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

2. Collect required information into a single submittal.
3. Submit concurrently with related shop drawing submittal.
4. Do not submit (Material) Safety Data Sheets for materials or products.
5. After review distribute in accordance with the Submittal Procedures.

C. Samples

1. Submit samples to illustrate functional and aesthetic characteristics of the Product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
2. Submit samples of finishes from the full range of manufacturers' standard colors, textures, and patterns for Prime Consultant selection.

a. Provide custom color samples where requested.

3. Reviewed samples which may be used in the Work are indicated in individual specification sections.

D. Shop Drawing Procedures:

1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.
2. Use of reproductions of Contract Documents in digital data form to create shop drawings is only permitted if approved by Architect prior to submitting.
3. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.

E. PROPOSED PRODUCTS LIST

1. Submit list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.
2. For products specified only by reference standards, give manufacturer, trade name, model or catalog designation, and reference standards.

F. Samples Procedures:

1. Transmit related items together as single package.
2. Identify each item to allow review for applicability in relation to shop drawings showing installation locations.

3.14 SUBMITTAL REVIEW

A. Submittals for Review: Architect will review each submittal, and approve, or take other appropriate action.

B. Submittals for Information: Architect will acknowledge receipt and review. See below for actions to be taken.

C. Architect's actions will be reflected by marking each returned submittal using virtual stamp on electronic submittals.

1. Notations may be made directly on submitted items and/or listed on appended Submittal Review cover sheet.

D. Architect's and consultants' actions on items submitted for review:

1. Authorizing purchasing, fabrication, delivery, and installation:

a. "Approved", or language with same legal meaning.
b. "Approved as Noted, Resubmission not required", or language with same legal meaning.

1) At Contractor's option, submit corrected item, with review notations acknowledged and incorporated.

c. "Approved as Noted, Resubmit for Record", or language with same legal meaning.

1) Resubmit corrected item, with review notations acknowledged and incorporated. Resubmit separately, or as part of project record documents.
2) Non-responsive resubmittals may be rejected.

2. Not Authorizing fabrication, delivery, and installation:

a. "Revise and Resubmit".

1) Resubmit revised item, with review notations acknowledged and incorporated.

b. "Rejected".

1) Submit item complying with requirements of Contract Documents.

E. Architect's and consultants' actions on items submitted for information:

1. Items for which no action was taken:

a. "Received" - to notify the Contractor that the submittal has been received for record only.

2. Items for which action was taken:

a. "Reviewed" - no further action is required from Contractor.

END OF SECTION

SECTION 01 3516 - ALTERATION PROJECT PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Special procedures for alteration work.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate Work of this Section with other work.

1.3 FIELD CONDITIONS

A. Existing Conditions: Verify field measurements before fabrication. Show field measurements on Shop Drawings.

B. Photo document existing conditions prior to commencing demolition, and as work proceeds.

1. Submit documentation to Architect on regular basis.

PART 2 PRODUCTS

2.1 SALVAGED MATERIALS

A. Salvage sufficient quantities of cut or removed material to replace damaged work of existing construction, when materials not readily obtainable on current market.

2.2 PRODUCTS FOR PATCHING AND EXTENDING WORK

A. New Materials: Match existing products and work for patching and extending work.

B. Type and Quality of Existing Products: Determine by inspection and testing products where necessary, referring to existing Work as a standard.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that demolition is complete, and areas are ready for installation of new Work.

B. Beginning of restoration Work means acceptance of existing conditions.

3.2 PREPARATION

A. Cut, move or remove items as necessary for access to alterations and renovation Work. Replace and restore at completion.

B. Remove unsuitable material not marked for salvage, such as rotted wood, corroded metals, and deteriorated masonry and concrete. Replace materials as specific for finished Work.

C. Remove debris and abandoned items from area and from concealed spaces.

D. Prepare surface and remove surface finishes to provide for proper installation of new work and finishes.

E. Close openings in exterior surfaces to protect existing work and salvage items from weather and extremes of temperature and humidity. Insulate duct work and piping to prevent condensation in exposed areas.

F. Do not demolish, chip, or penetrate existing structural members without the expressed approval of the Prime Consultant.

G. Perform cutting and removal work to remove minimum necessary, and in a manner to avoid damage to adjacent work and provide proper surfaces to receive installation of repair and new Work.

3.3 INSTALLATION

A. Coordinate work of alterations and renovations to expedite completion and to accommodate Owner occupancy.

B. Remove, cut, and patch Work in a manner to minimize damage and to provide a means of restoring Products and finishes to original or specified condition as appropriate.

C. Refinish and/or finish visible existing surfaces to remain to specified condition for each material, with a neat transition to adjacent finishes.

3.4 TRANSITIONS

A. Where new Work abuts or aligns with existing, perform a smooth and even transition. Patched Work to match existing adjacent Work in texture and appearance.

B. Cut finish surfaces such as masonry, tile, plaster, or metals by methods to terminate surfaces in a straight line at a natural point of division.

C. When finished surfaces are cut so that a smooth transition with new Work is possible, terminate existing surface along a straight line at a natural line of division. If a straight line cannot be achieved, install a reveal or other joint, acceptable to Architect, to create a straight line. Provide trim or sealant appropriate to finished surface, subject to approval of Architect and Hospital's Representative.

3.5 ADJUSTMENTS

A. Where a change of plane 1/4 inch or more occurs, submit recommendation for providing a smooth transition for the WHFD and/or Project Manager review.

B. At penetrations of fire-rated construction, completely seal voids with fire rated, fire resistant material, full thickness of the construction element. All remaining small gaps shall be properly sealed with firestopping.

3.6 REPAIR OF DAMAGED SURFACES

A. Patch or replace portions of existing surfaces which are damaged, lifted, discolored, or showing other imperfections.

B. Repair substrate prior to patching finish.

3.7 FINISHES

A. Finish surfaces as specified in individual Specification Sections.

B. Finish patches to product uniform finish and texture over entire area. When finish cannot be matched, refinish entire surface to nearest intersection with written approval of the Architect, WHFD and/or Project Manager review.

3.8 CLEANING

A. In addition to cleaning as specified in these specifications, wet mop owner- occupied areas that are utilized or accessed, daily utilizing hospital's EPA approved disinfectant. Remove and replace soiled walk off (sticky) mats daily.

B. Clean spillage, over-spray, and dust in Owner- occupied areas immediately.

END OF SECTION

SECTION 01 4000 - QUALITY REQUIREMENTS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Quality Assurance.
2. Quality control and control of installation.
3. Delegated design services.
4. Tolerances.
5. References.
6. Labeling.
7. Testing and inspecting services.
8. Manufacturer field services.
9. Test reports and certifications.

B. Related Requirements:

1. Section 013000 - Administrative Requirements.
2. Section 016000 – Product Requirements.

1.2 REFERENCES

A. Conform to reference standard by date of issue current on date for receiving bids.

B. Obtain copies of standards when required by Contract Documents.

C. Should specified reference standards conflict with Contract Documents, request clarification from Prime Consultant before proceeding.

D. The contractual relationship of the parties to the Contract shall not be altered from the Contract Documents by mention or inference otherwise in any reference document.

1.3 DEFINITIONS

A. Owner: Interchangeable with Hospital Construction Project Manager and WHFD.

B. Architect: Interchangeable with Prime Consultant.

1.4 QUALITY ASSURANCE

A. Qualifications:

1. Manufacturers: Experienced firms with sufficient production capacity to produce units required.

2. Fabricators and Finish Applicators: Experienced firms with sufficient production capacity to produce units required.
3. Installers: Experienced firms or individuals with sufficient manpower to produce Work required.
4. Testing Agencies: Experienced firms with sufficient capacity and necessary equipment to perform tests required, following one of the following programs.

    a. A nationally recognized testing laboratory per 29 CFR 1910.7.
    b. Accredited agency per NIST National Voluntary Laboratory Accreditation Program.

5. Licensed Professionals: Experienced individuals, licensed or otherwise legally qualified to practice in the jurisdiction where the Project is located.

1.5 QUALITY CONTROL AND CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.

B. Follow specified reference standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements include higher standards or more precise workmanship.

C. Measure existing construction as needed for fabrication and execution. No changes to Contract Sum or Contract Time will be allowed for differences between Drawing dimensions and field measurements where no measurements were performed.

D. Comply fully with manufacturers' instructions, including each step-in sequence.

E. Should manufacturers' instructions conflict with Contract Documents, request clarification from Prime Consultant before proceeding

F. Perform work by persons qualified to produce workmanship of specified quality.

G. Secure Products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion or disfigurement.

1.6 DELEGATED DESIGN SERVICES

A. Where delegated design is specified, follow specified performance and design criteria.

1. If criteria are not sufficient, submit RFI for needed criteria.

1.7 TOLERANCES

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.

B. Follow manufacturer tolerances. When manufacturer tolerances conflict with Contract Documents, request clarification from Architect before proceeding.

C. Adjust products to appropriate dimensions; position before securing products in place.

1.8 REFERENCE STANDARDS

A. Abbreviations and Acronyms: Names of trade associations, standards generating organizations, governing authorities, and other entities are frequently referred to in Contract Documents by acronyms and abbreviations. Request explanation of unknown terms from Architect.

B. For products or workmanship specified by association, trade, or other consensus standards, follow requirements of standard, except when more rigid requirements are specified or are required by applicable codes.

C. Follow reference standards by date of issue current on date of Contract Documents, except where specific edition date is required by code.

D. Where specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.

E. Provisions within cited reference standards changing Owner, Architect, and Contractor duties and responsibilities from contractual requirements are void.

1.9 LABELING

A. Attach labels from agencies approved by authority having jurisdiction for products, assemblies, and systems required to be labeled by applicable code.

B. Label Information: Include approved agency identification on each label. Install products with labels visible. Include:

1. Manufacturer name.
2. Model number.
3. Serial number.
4. Performance characteristics.

1.10 TESTING AND INSPECTION SERVICES

A. Except where specified as Owner responsibility, employ and pay for specified services of an independent firm to perform testing and inspections.

1. Owner testing and inspecting agencies will be identified to Contractor.
2. Seismic testing will need to be performed by a special inspector. Contractor to coordinate inspection, but KCH will pay for said inspection directly.
3. TAB to be arranged and paid for by the contractor at substantial completion or other date agreed upon by all parties.
4. Perform services in accordance with requirements of governing authorities and with specified standards.
5. Copies of reports prepared by Owner testing and inspecting agencies will be sent to Contractor.
6. Reports will be submitted by the independent firm to the Prime Consultant, in duplicate, indicating observations and results of tests and indicating compliance or non-compliance with Contract Documents
7. Cooperate with independent firm; furnish samples of materials, design mix, equipment, tools, storage and assistance as requested.

a. Notify WHFD and/or Project Manager and independent firm 24 hours prior to expected time for operations required services.
b. Make arrangements with independent firm and pay for additional samples and tests required for Contractor's use.

B. Special Inspections:

1. Owner will employ Special Inspectors acceptable to Hawaii County to perform inspection on certain elements of the work as required by the Building Code and its Amendments. During the course of the Work under inspection, each Special Inspector will submit detailed reports relative to progress and conditions of the work including deviations from specified requirements and stipulating dates, times, and locations. Special inspector will submit a final report to the County, the Contractor and Prime Consultant. The Contractor shall cooperate fully with the Special Inspectors. The Contractor shall be responsible for scheduling of all inspections, including special inspections. The special inspector will send invoices directly to WHFD and/or Project Manager.

C. Include dates for agency testing and inspecting in Progress Schedule and provide minimum 10 days prior notice to agencies.

1. Provide access to the Work as requested by testing and inspecting agencies.
2. Provide samples of materials, design mixes, equipment, tools, storage for Samples, and assistance by incidental labor requested by agency.

D. Testing and employment of testing and inspecting agencies shall not relieve Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

E. Retest and reinspect defective work when required by Architect.

1. Failed Test Retest Cost: Contractor responsibility.

F. Limits on testing and inspecting agencies:

1. Agency does not have authority to release, revoke, alter, or enlarge on requirements of Contract Documents.
2. Agency does not have authority to approve or accept any portion of Work.
3. Agency may not assume duties of Contractor.
4. Agency does not have authority to stop Work.

1.11 MANUFACTURER FIELD SERVICES

A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe and provide instructions when necessary for acceptable:

1. Installation conditions.
2. Workmanship quality.
3. Equipment startup.
4. Equipment test, adjust, and balance.

B. Submit qualifications of observer to Architect and WHFD and/or Project Manager 30 days, minimum, in advance of required observations.

1. Observer subject to approval of the Architect and the WHFD and/or Project Manager.

C. Report observations and site decisions or instructions that are supplemental or contrary to Contract Documents or manufacturers written instructions.

D. Submit written inspection reports per Section 013000.

1. Submit to Architect and WHFD and/or Project Manager within five (5) days of observation.

1.12 TEST REPORTS AND CERTIFICATIONS

A. When specified in individual Specification sections, require material or Product suppliers or manufacturers to provide test reports and manufacturer certifications.

B. Show that material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

C. Submittals may be recent or previous test results on material or Product, as acceptable to Architect.

D. Submit reports and certifications per Section 013300.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 4200 - REFERENCES

PART 1 GENERAL

1.1 DEFINITIONS

A. General: Basic Contract definitions are included in the Conditions of the Contract.

B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.

C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."

D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."

E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.

F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

G. "Install": Unload, temporarily store, unpack, assemble, erect, place, anchor, apply, work to dimension, finish, cure, protect, clean, and similar operations at Project site.

H. "Provide": Furnish and install, complete and ready for the intended use.

I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

1.2 INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.

1.3 ABBREVIATIONS AND ACRONYMS

A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list.

This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. AABC - Associated Air Balance Council; www.aabc.com.
2. AAMA - American Architectural Manufacturers Association; www.aamanet.org.
3. AAPFCO - Association of American Plant Food Control Officials; www.aapfco.org.
4. AASHTO - American Association of State Highway and Transportation Officials; www.transportation.org.
5. AATCC - American Association of Textile Chemists and Colorists; www.aatcc.org.
6. ABMA - American Bearing Manufacturers Association; www.americanbearings.org.
7. ACI - American Concrete Institute; (Formerly: ACI International); www.concrete.org.
8. ACPA - American Concrete Pipe Association; www.concrete-pipe.org.
9. AEIC - Association of Edison Illuminating Companies, Inc. (The); www.aeic.org.
10. AF&PA - American Forest & Paper Association; www.afandpa.org.
11. AGA - American Gas Association; www.aga.org.
12. AHAM - Association of Home Appliance Manufacturers; www.aham.org.
13. AHRI - Air-Conditioning, Heating, and Refrigeration Institute (The); www.ahrinet.org.
14. AI - Asphalt Institute; www.asphaltinstitute.org.
15. AIA - American Institute of Architects (The); www.aia.org.
16. AISC - American Institute of Steel Construction; www.aisc.org.
17. AISI - American Iron and Steel Institute; www.steel.org.
18. AITC - American Institute of Timber Construction; www.aitc-glulam.org.
19. AMCA - Air Movement and Control Association International, Inc.; www.amca.org.
20. ANSI - American National Standards Institute; www.ansi.org.
21. AOSA - Association of Official Seed Analysts, Inc.; www.aosaseed.com.
22. APA - APA - The Engineered Wood Association; www.apawood.org.
23. APA - Architectural Precast Association; www.archprecast.org.
24. API - American Petroleum Institute; www.api.org.
25. ARI - Air-Conditioning & Refrigeration Institute; (See AHRI).
26. ARI - American Refrigeration Institute; (See AHRI).
27. ARMA - Asphalt Roofing Manufacturers Association; www.asphaltroofing.org.
28. ASCE - American Society of Civil Engineers; www.asce.org.
29. ASCE/SEI - American Society of Civil Engineers/Structural Engineering Institute; (See ASCE).
30. ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers; www.ashrae.org.
31. ASME - ASME International; (American Society of Mechanical Engineers); www.asme.org.
32. ASSE - American Society of Safety Engineers (The); www.asse.org.
33. ASSE - American Society of Sanitary Engineering; www.asse-plumbing.org.
34. ASTM - ASTM International; (American Society for Testing and Materials International); www.astm.org.
35. ATIS - Alliance for Telecommunications Industry Solutions; www.atis.org.
36. AWEA - American Wind Energy Association; www.awea.org.
37. AWI - Architectural Woodwork Institute; www.awinet.org.
38. AWMAC - Architectural Woodwork Manufacturers Association of Canada; www.awmac.com.
39. AWPA - American Wood Protection Association; (Formerly: American Wood-Preservers' Association); www.awpa.com.
40. AWS - American Welding Society; www.aws.org.
41. AWWA - American Water Works Association; www.awwa.org.
42. BHMA - Builders Hardware Manufacturers Association; www.buildershardware.com.
43. BIA - Brick Industry Association (The); www.gobrick.com.
44. BICSI - BICSI, Inc.; www.bicsi.org.

45. BIFMA - BIFMA International; (Business and Institutional Furniture Manufacturer's Association); www.bifma.com.
46. BISSC - Baking Industry Sanitation Standards Committee; www.bissc.org.
47. BOCA - BOCA; (Building Officials and Code Administrators International Inc.); (See ICC).
48. BWF - Badminton World Federation; (Formerly: International Badminton Federation); www.bwfbadminton.org.
49. CDA - Copper Development Association; www.copper.org.
50. CEA - Canadian Electricity Association; www.electricity.ca.
51. CEA - Consumer Electronics Association; www.ce.org.
52. CFFA - Chemical Fabrics & Film Association, Inc.; www.chemicalfabricsandfilm.com.
53. CFSEI - Cold-Formed Steel Engineers Institute; www.cfsei.org.
54. CGA - Compressed Gas Association; www.cganet.com.
55. CIMA - Cellulose Insulation Manufacturers Association; www.cellulose.org.
56. CISCA - Ceilings & Interior Systems Construction Association; www.cisca.org.
57. CISPI - Cast Iron Soil Pipe Institute; www.cispi.org.
58. CLFMI - Chain Link Fence Manufacturers Institute; www.chainlinkinfo.org.
59. CPA - Composite Panel Association; www.pbmdf.com.
60. CRI - Carpet and Rug Institute (The); www.carpet-rug.org.
61. CRRC - Cool Roof Rating Council; www.coolroofs.org.
62. CRSI - Concrete Reinforcing Steel Institute; www.crsi.org.
63. CSA - Canadian Standards Association; www.csa.ca.
64. CSA - CSA International; (Formerly: IAS - International Approval Services); www.csa-international.org.
65. CSI - Construction Specifications Institute (The); www.csinet.org.
66. CSSB - Cedar Shake & Shingle Bureau; www.cedarbureau.org.
67. CTI - Cooling Technology Institute; (Formerly: Cooling Tower Institute); www.cti.org.
68. CWC - Composite Wood Council; (See CPA).
69. DASMA - Door and Access Systems Manufacturers Association; www.dasma.com.
70. DHI - Door and Hardware Institute; www.dhi.org.
71. ECA - Electronic Components Association; www.ec-central.org.
72. ECAMA - Electronic Components Assemblies & Materials Association; (See ECA).
73. EIA - Electronic Industries Alliance; (See TIA).
74. EIMA - EIFS Industry Members Association; www.eima.com.
75. EJMA - Expansion Joint Manufacturers Association, Inc.; www.ejma.org.
76. ESD - ESD Association; (Electrostatic Discharge Association); www.esda.org.
77. ESTA - Entertainment Services and Technology Association; (See PLASA).
78. EVO - Efficiency Valuation Organization; www.evo-world.org.
79. FIBA - Federation Internationale de Basketball; (The International Basketball Federation); www.fiba.com.
80. FIVB - Federation Internationale de Volleyball; (The International Volleyball Federation); www.fivb.org.
81. FM Approvals - FM Approvals LLC; www.fmglobal.com.
82. FM Global - FM Global; (Formerly: FMG - FM Global); www.fmglobal.com.
83. FRSA - Florida Roofing, Sheet Metal & Air Conditioning Contractors Association, Inc.; www.floridaroof.com.
84. FSA - Fluid Sealing Association; www.fluidsealing.com.
85. FSC - Forest Stewardship Council U.S.; www.fscus.org.
86. GA - Gypsum Association; www.gypsum.org.
87. GANA - Glass Association of North America; www.glasswebsite.com.
88. GS - Green Seal; www.greenseal.org.
89. HI - Hydraulic Institute; www.pumps.org.
90. HI/GAMA - Hydronics Institute/Gas Appliance Manufacturers Association; (See AHRI).
91. HMMA - Hollow Metal Manufacturers Association; (See NAAMM).
92. HPVA - Hardwood Plywood & Veneer Association; www.hpva.org.
93. HPW - H. P. White Laboratory, Inc.; www.hpwhite.com.

94. IAPSC - International Association of Professional Security Consultants; www.iapsc.org.
95. IAS - International Approval Services; (See CSA).
96. ICBO - International Conference of Building Officials; (See ICC).
97. ICC - International Code Council; www.iccsafe.org.
98. ICEA - Insulated Cable Engineers Association, Inc.; www.icea.net.
99. ICPA - International Cast Polymer Alliance; www.icpa-hq.org.
100. ICRI - International Concrete Repair Institute, Inc.; www.icri.org.
101. IEC - International Electrotechnical Commission; www.iec.ch.
102. IEEE - Institute of Electrical and Electronics Engineers, Inc. (The); www.ieee.org.
103. IES - Illuminating Engineering Society; (Formerly: Illuminating Engineering Society of North America); www.ies.org.
104. IESNA - Illuminating Engineering Society of North America; (See IES).
105. IEST - Institute of Environmental Sciences and Technology; www.iest.org.
106. IGMA - Insulating Glass Manufacturers Alliance; www.igmaonline.org.
107. IGSHPA - International Ground Source Heat Pump Association; www.igshpa.okstate.edu.
108. ILI - Indiana Limestone Institute of America, Inc.; www.iliai.com.
109. Intertek - Intertek Group; (Formerly: ETL SEMCO; Intertek Testing Service NA); www.intertek.com.
110. ISA - International Society of Automation (The); (Formerly: Instrumentation, Systems, and Automation Society); www.isa.org.
111. ISAS - Instrumentation, Systems, and Automation Society (The); (See ISA).
112. ISFA - International Surface Fabricators Association; (Formerly: International Solid Surface Fabricators Association); www.isfanow.org.
113. ISO - International Organization for Standardization; www.iso.org.
114. ISSFA - International Solid Surface Fabricators Association; (See ISFA).
115. ITU - International Telecommunication Union; www.itu.int/home.
116. KCMA - Kitchen Cabinet Manufacturers Association; www.kcma.org.
117. LMA - Laminating Materials Association; (See CPA).
118. LPI - Lightning Protection Institute; www.lightning.org.
119. MBMA - Metal Building Manufacturers Association; www.mbma.com.
120. MCA - Metal Construction Association; www.metalconstruction.org.
121. MFMA - Maple Flooring Manufacturers Association, Inc.; www.maplefloor.org.
122. MFMA - Metal Framing Manufacturers Association, Inc.; www.metalframingmfg.org.
123. MHIA - Material Handling Industry of America; www.mhia.org.
124. MIA - Marble Institute of America; www.marble-institute.com.
125. MMPA - Moulding & Millwork Producers Association; (Formerly: Wood Moulding & Millwork Producers Association); www.wmmpa.com.
126. MPI - Master Painters Institute; www.paintinfo.com.
127. MSS - Manufacturers Standardization Society of The Valve and Fittings Industry Inc.; www.mss-hq.org.
128. NAAMM - National Association of Architectural Metal Manufacturers; www.naamm.org.
129. NACE - NACE International; (National Association of Corrosion Engineers International); www.nace.org.
130. NADCA - National Air Duct Cleaners Association; www.nadca.com.
131. NAIMA - North American Insulation Manufacturers Association; www.naima.org.
132. NBGQA - National Building Granite Quarries Association, Inc.; www.nbgqa.com.
133. NCAA - National Collegiate Athletic Association (The); www.ncaa.org.
134. NCMA - National Concrete Masonry Association; www.ncma.org.
135. NEBB - National Environmental Balancing Bureau; www.nebb.org.
136. NECA - National Electrical Contractors Association; www.necanet.org.
137. NeLMA - Northeastern Lumber Manufacturers Association; www.nelma.org.
138. NEMA - National Electrical Manufacturers Association; www.nema.org.
139. NETA - InterNational Electrical Testing Association; www.netaworld.org.
140. NFHS - National Federation of State High School Associations; www.nfhs.org.
141. NFPA - NFPA; (National Fire Protection Association); www.nfpa.org.

142. NFPA - NFPA International; (See NFPA).
143. NFRC - National Fenestration Rating Council; www.nfrc.org.
144. NHLA - National Hardwood Lumber Association; www.nhla.com.
145. NLGA - National Lumber Grades Authority; www.nlga.org.
146. NOFMA - National Oak Flooring Manufacturers Association; (See NWFA).
147. NOMMA - National Ornamental & Miscellaneous Metals Association; www.nomma.org.
148. NRCA - National Roofing Contractors Association; www.nrca.net.
149. NRMCA - National Ready Mixed Concrete Association; www.nrmca.org.
150. NSF - NSF International; (National Sanitation Foundation International); www.nsf.org.
151. NSPE - National Society of Professional Engineers; www.nspe.org.
152. NSSGA - National Stone, Sand & Gravel Association; www.nssga.org.
153. NTMA - National Terrazzo & Mosaic Association, Inc. (The); www.ntma.com.
154. NWFA - National Wood Flooring Association; www.nwfa.org.
155. PCI - Precast/Prestressed Concrete Institute; www.pci.org.
156. PDI - Plumbing & Drainage Institute; www.pdionline.org.
157. PLASA - PLASA; (Formerly: ESTA - Entertainment Services and Technology Association); www.plasa.org.
158. RCSC - Research Council on Structural Connections; www.boltcouncil.org.
159. RFCI - Resilient Floor Covering Institute; www.rfci.com.
160. RIS - Redwood Inspection Service; www.redwoodinspection.com.
161. SAE - SAE International; (Society of Automotive Engineers); www.sae.org.
162. SCTE - Society of Cable Telecommunications Engineers; www.scte.org.
163. SDI - Steel Deck Institute; www.sdi.org.
164. SDI - Steel Door Institute; www.steeldoor.org.
165. SEFA - Scientific Equipment and Furniture Association; www.sefalabs.com.
166. SEI/ASCE - Structural Engineering Institute/American Society of Civil Engineers; (See ASCE).
167. SIA - Security Industry Association; www.siaonline.org.
168. SJI - Steel Joist Institute; www.steeljoist.org.
169. SMA - Screen Manufacturers Association; www.smainfo.org.
170. SMACNA - Sheet Metal and Air Conditioning Contractors' National Association; www.smacna.org.
171. SMPTE - Society of Motion Picture and Television Engineers; www.smpte.org.
172. SPFA - Spray Polyurethane Foam Alliance; www.sprayfoam.org.
173. SPIB - Southern Pine Inspection Bureau; www.spib.org.
174. SPRI - Single Ply Roofing Industry; www.spri.org.
175. SRCC - Solar Rating and Certification Corporation; www.solar-rating.org.
176. SSINA - Specialty Steel Industry of North America; www.ssina.com.
177. SSPC - SSPC: The Society for Protective Coatings; www.sspc.org.
178. STI - Steel Tank Institute; www.steeltank.com.
179. SWI - Steel Window Institute; www.steelwindows.com.
180. SWPA - Submersible Wastewater Pump Association; www.swpa.org.
181. TCA - Tilt-Up Concrete Association; www.tilt-up.org.
182. TCNA - Tile Council of North America, Inc.; (Formerly: Tile Council of America); www.tileusa.com.
183. TEMA - Tubular Exchanger Manufacturers Association, Inc.; www.tema.org.
184. TIA - Telecommunications Industry Association; (Formerly: TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance); www.tiaonline.org.
185. TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance; (See TIA).
186. TMS - The Masonry Society; www.masonrysociety.org.
187. TPI - Truss Plate Institute; www.tpinst.org.
188. TPI - Turfgrass Producers International; www.turfgrasssod.org.
189. TRI - Tile Roofing Institute; www.tileroofing.org.
190. UBC - Uniform Building Code; (See ICC).

191. UL - Underwriters Laboratories Inc.; www.ul.com.
192. UNI - Uni-Bell PVC Pipe Association; www.uni-bell.org.
193. USAV - USA Volleyball; www.usavolleyball.org.
194. USGBC - U.S. Green Building Council; www.usgbc.org.
195. USITT - United States Institute for Theatre Technology, Inc.; www.usitt.org.
196. WASTEC - Waste Equipment Technology Association; www.wastec.org.
197. WCLIB - West Coast Lumber Inspection Bureau; www.wclib.org.
198. WCMA - Window Covering Manufacturers Association; www.wcmanet.org.
199. WDMA - Window & Door Manufacturers Association; www.wdma.com.
200. WI - Woodwork Institute; (Formerly: WIC - Woodwork Institute of California); www.wicnet.org.
201. WMMPA - Wood Moulding & Millwork Producers Association; (See MMPA).
202. WSRCA - Western States Roofing Contractors Association; www.wsrca.com.
203. WPA - Western Wood Products Association; www.wwpa.org.

B. Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is believed to be accurate as of the date of the Contract Documents.

1. IBC - International Building Code; www.codes.iccsafe.org.
2. IAPMO - International Association of Plumbing and Mechanical Officials; www.iapmo.org.
3. ICC - International Code Council; www.iccsafe.org.
4. ICC-ES - ICC Evaluation Service, LLC; www.icc-es.org.

C. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Information is subject to change and is up-to-date as of the date of the Contract Documents.

1. COE - Army Corps of Engineers; www.usace.army.mil.
2. CPSC - Consumer Product Safety Commission; www.cpsc.gov.
3. DOC - Department of Commerce; National Institute of Standards and Technology; www.nist.gov.
4. DOD - Department of Defense; http://dodssp.daps.dla.mil.
5. DOE - Department of Energy; www.energy.gov.
6. EPA - Environmental Protection Agency; www.epa.gov.
7. FAA - Federal Aviation Administration; www.faa.gov.
8. FG - Federal Government Publications; www.gpo.gov.
9. GSA - General Services Administration; www.gsa.gov.
10. HUD - Department of Housing and Urban Development; www.hud.gov.
11. LBL - Lawrence Berkeley National Laboratory; Environmental Energy Technologies Division; http://eetd.lbl.gov.
12. OSHA - Occupational Safety & Health Administration; www.osha.gov.
13. SD - Department of State; www.state.gov.
14. TRB - Transportation Research Board; National Cooperative Highway Research Program; www.trb.org.
15. USDA - Department of Agriculture; Agriculture Research Service; U.S. Salinity Laboratory; www.ars.usda.gov.
16. USDA - Department of Agriculture; Rural Utilities Service; www.usda.gov.
17. USDJ - Department of Justice; Office of Justice Programs; National Institute of Justice; www.ojp.usdoj.gov.
18. USP - U.S. Pharmacopeia; www.usp.org.
19. USPS - United States Postal Service; www.usps.com.

D. Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CFR - Code of Federal Regulations; Available from Government Printing Office; www.gpo.gov/fdsys.
2. DOD - Department of Defense; Military Specifications and Standards; Available from Department of Defense Single Stock Point; http://dodssp.daps.dla.mil.
3. DSCC - Defense Supply Center Columbus; (See FS).
4. FED-STD - Federal Standard; (See FS).
5. FS - Federal Specification; Available from Department of Defense Single Stock Point; http://dodssp.daps.dla.mil.

    a. Available from Defense Standardization Program; www.dsp.dla.mil.
    b. Available from General Services Administration; www.gsa.gov.
    c. Available from National Institute of Building Sciences/Whole Building Design Guide; www.wbdg.org/ccb.

6. MILSPEC - Military Specification and Standards; (See DOD).
7. USAB - United States Access Board; www.access-board.gov.
8. USATBCB - U.S. Architectural & Transportation Barriers Compliance Board; (See USAB).

E. State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CBHF - State of California; Department of Consumer Affairs; Bureau of Electronic Appliance and Repair, Home Furnishings and Thermal Insulation; www.bearhfti.ca.gov.
2. CCR - California Code of Regulations; Office of Administrative Law; California Title 24 Energy Code; www.calregs.com.
3. CDHS - California Department of Health Services; (See CDPH).
4. CDPH - California Department of Public Health; Indoor Air Quality Program; www.cal-iaq.org.
5. CPUC - California Public Utilities Commission; www.cpuc.ca.gov.
6. SCAQMD - South Coast Air Quality Management District; www.aqmd.gov.
7. TFS - Texas Forest Service; Forest Resource Development and Sustainable Forestry; http://txforestservice.tamu.edu.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 6000 - PRODUCT REQUIREMENTS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes.

1. General product requirements.
2. Product delivery.
3. Product storage and handling requirements.
4. Product selection.
5. Owner supplied products.
6. Equipment electrical characteristics and components.

1.2 DEFINITIONS

A. Products: Items purchased for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," system," and terms of similar intent.

1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation, shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
2. New Products: Items that have not previously been incorporated into another project or facility, except that products consisting of recycled- content materials are allowed, unless explicitly stated otherwise. Products salvaged or recycled from other projects are not considered new products.
3. Comparable Product: Product that is demonstrated and approved through submittal process, or where indicated as a product substitution, to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.

B. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

C. Basis-of-Design Product Specification: Where a specific manufacturer's product is named and accompanied by the words "basis of design." including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of other named manufacturers.

D. Manufacturer's Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Hospital.

E. Special Warranty: Written warranty required by or incorporated into the Contract Documents, either to extend time limit provided by manufacturer's warranty or to provide more rights for Hospital.

1.3 GENERAL PRODUCT REQUIREMENTS

A. Supply products of new merchantable quality.

B. Supply products of each type from single manufacturer unless specified otherwise and regardless of how many subcontractors supply or install the product.

1. Where appearance attributes may vary between manufacturing lots, supply items from a single lot.

C. Supply products complete with accessories, trim, fasteners, and other items needed for installation for indicated use and appearance.

D. Examine products before installation. Do not install damaged products.

E. Do not use materials and equipment removed from existing premises, except as specifically permitted by Contract Documents.

F. Extra Materials:

1. Supply extra materials from same manufacturing lots as installed products.
2. Store extra materials in original packaging with intact labels. Mark packages with locations of installed products.
3. Store extra materials in building where directed by Owner.

1.4 QUALITY ASSURANCE

A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, product selected shall be compatible with products previously selected.

1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
2. If a dispute arises between contractors over concurrently selectable but incompatible products, the WHFD and/or Project Manager will determine which products shall be used.

1.5 PRODUCT DELIVERY

A. Transport and handle products per manufacturer instructions.

B. Deliver in original manufacturer packaging with intact labels and instructions.

C. Schedule delivery to minimize storage at Project site and to prevent overcrowding of construction spaces. Long term storage onsite is not permitted unless approved by WHFD and/or Project Manager.

D. Promptly inspect shipments to verify products follow requirements, quantities are correct, and products are undamaged.

1.6 PRODUCT STORAGE AND HANDLING

A. Store and protect products per manufacturer instructions.

B. Store products with seals and labels intact and legible.

C. Store products subject to water or temperature damage in weatherproof and climate controlled enclosures with environmental conditions within manufacturer recommendations.

D. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.

E. Handle products to prevent soiling, disfigurement, or damage.

F. Exterior Storage:

1. Store products off ground, sloped for drainage, and protected from soiling and staining.
2. Cover products subject to moisture or UV deterioration and provide ventilation to allow condensation to dry.
3. Store loose granular materials on solid surfaces and prevent mixing with foreign matter.

G. Provide bonded offsite storage and protection when site storage or protection is not practical.

H. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

I. Storage: Provide a secure location and enclosure at Project site for temporary storage of materials and equipment. Coordinate location with WHFD and/or Project Manager. Long term storage onsite is not permitted unless approved by WHFD and/or Project Manager.

1.7 PRODUCT SELECTION

A. Products Specified by Reference Standards or by Descriptions Only: Any product meeting those standards or descriptions.

B. Products Specified by Naming Two or More Acceptable Products: Any named Product.

C. Products Specified by Naming One or More Manufacturers: Product of named manufacturer meeting specified requirements, no options or substitutions allowed unless specifically permitted.

D. Products Specified by Required Performance or Attributes Without Naming a Manufacturer or Product: Any product meeting specified requirements.

E. Basis of Design: Supply named product.

1. Where specification sections state that comparable or equivalent products may be submitted for consideration, provide Product Data documenting equivalency to named product and compliance with specified requirements.

F. Compatibility: Where more than one choice is available for Contractor selection of products, select products that are compatible with other products, including products previously selected or installed.

1. Total compatibility among Contractor options is not assured by limitations within Contract Documents, but must be provided by the Contractor.

G. Appearance Attributes: Unless specifically waived, request selection of colors, textures, patterns, or other appearance options from Architect for Products exposed to view in completed Work.

1.8 MANUFACTURER WARRANTIES

A. Write warranties for Owner benefit.

B. Warranty Period: See individual Specification sections.

C. Warranty Effective Date: Date of Substantial Completion or date of Product acceptance when after Substantial Completion.

D. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

E. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution. Submit a draft for approval before final execution.

1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
2. Specified Form: Forms are included with the Specifications. Prepare a written document using appropriate form properly executed.
3. Refer to Divisions 02 and higher Sections for specific content requirements and particular requirements for submitting special warranties.

F. Submittal Time: Comply with requirements in Section 017000 - Execution and Closeout Requirements.

1.9 OWNER-SUPPLIED, CONTRACTOR-INSTALLED PRODUCTS

A. Owner Responsibilities:

1. Provide Product Data, Shop Drawings, Samples, and other submittals to Contractor.
2. Provide copies of manufacturer installation instructions, SDS and other safety information.
3. Arrange and pay for delivery to site.
4. Notify Contractor of scheduled delivery dates.
5. Inspect delivered products jointly with Contractor.
6. Submit claims for transportation damage, and replace damaged, defective, and missing items.
7. Arrange for manufacturer warranties, inspections, and services.

B. Contractor Responsibilities:

1. Designate scheduled delivery dates for Owner supplied products in construction progress schedule.
2. Review Owner provided submittals for compatibility, installation, and use requirements. Notify Architect and Owner of issues that relate to coordination or scheduling.
3. Receive, unload, handle, and store delivered products.

a. Products Received at Project Site: Inspect jointly with Owner for completeness and damage.
b. Products Received at Contractor Warehouse: Inspect for completeness and damage. Submit report of missing or damaged Products to Owner within two days of receipt. Transport Products to Project site and unload for installation.

4. Protect Owner supplied products against loss and damage after receipt.
5. Repair or replace items damaged after delivery.
6. Install and otherwise incorporate Owner supplied products into the Work.

C. Products supplied by Owner for installation by Contractor:

1. Items noted as OSCI or OFCI.

PART 2 PRODUCTS

2.1 PRODUCT OPTIONS

A. General Product Requirements: Provide products that comply with the Contract Documents that are undamaged, and unless otherwise indicated, that are new at time of installation.

1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
3. Hospital reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
4. Where products are accompanied by the term “match sample,” sample to be matched is Prime Consultant’s.
5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics” of products.
6. Or Equal: Where products are specified by name and accompanied by the term “or equal” or “or approved equal” or “or approved,” comply with provisions in “Comparable Products” Article to obtain approval for use of an unnamed product.

B. Product Selection Procedures: Procedures for product selection include the following:

1. Product: Where Specification paragraphs or subparagraphs titled “Product” name a single product and manufacturer, provide the product named.
2. Manufacturer/Source: Where Specification paragraphs or subparagraphs titled “Manufacturer” or “Source” name single manufacturers or sources, provide a product by the manufacturer or from the source named that complies with requirements.
3. Products: Where Specification paragraphs or subparagraphs titled “Products” introduce a list of names of both products and manufacturers, provide one of the products listed that complies with requirements.
4. Manufacturers: Where Specification paragraphs or subparagraphs titled “Manufacturers” introduce a list of manufacturers’ names, provide a product by one of the manufacturers listed that complies with requirements.
5. Available Products: Where Specification paragraphs or subparagraphs titled “Available Products” introduce a list of names of both products and manufacturers, provide one of

the products listed or another product that complies with requirements. Comply with provisions in “Comparable Products” Article to obtain approval for use of an unnamed product.

6. Available Manufacturers: Where Specification paragraphs or subparagraphs titled “Available Manufacturers” introduce a list of manufacturer names, provide a product by one of the manufacturers listed or another manufacturer that complies with requirements. Comply with provisions in “Comparable Products” Article to obtain approval for use of an unnamed product.
7. Product Options: Where Specification paragraphs titled “Product Options” indicate that size, profiles, and dimensional requirements on Drawings are based on a specific product or system, provide either the specific product or system indicated or a comparable product or system by another manufacturer. Comply with provisions in “Product Substitutions” Article.
8. Basis-of-Design Products: Where Specification paragraphs or subparagraphs titled “Basis-of-Design Product[s] are included and also introduce or refer to a list of manufacturers’ names, provide either the specified product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with provisions in “Comparable Products” Article to obtain approval for use of an unnamed product.
9. Visual Matching Specification: Where Specifications require matching an established Sample, select a product (and manufacturer) that complies with requirements and matches Prime Consultant’s sample. WHFD and/or Project Manager’s or Contract Manager’s decision will be final on whether a proposed product matches satisfactorily.

    a. If no product available within specified category matches satisfactorily and complies with other specified requirements, comply with provisions of the Contract Documents on “substitutions” for selection of a matching product.

10. Visual Selection Specification: Where Specifications include the phrase “as selected from manufacturer’s colors, patterns, textures” or a similar phrase, select a product (and manufacturer) that complies with other specified requirements.

    a. Standard Range: Where Specifications include the phrase “standard range of colors, patterns, textures” or similar phrase, WHFD and/or Project Manager and Contracts Manager will select color, pattern, or texture from manufacturer’s product line that does not include premium items.
    b. Full Range: Where Specifications include the phrase “full range of colors, patterns, textures or similar phrase. WHFD and/or Project Manager and Contracts Manager will select color, pattern, or texture from manufacturer’s product line that includes both standard and premium items.

11. Allowances: Refer to individual Specification Sections and “Allowance” provisions in Division I for allowances that control product selection and for procedures required for processing such selections.

2.2 PRODUCT SUBSTITUTIONS

A. Related Requirements: Section 012500 - Substitution Procedures.

B. Follow the procedures as described in Hawaii Health Systems Corporation General Conditions for Construction.

2.3 COMPARABLE PRODUCTS

A. Where products or manufacturers are specified by name, submit the following, in addition to other required submittals, to obtain approval of an unnamed product:

1. Provide evidence that the proposed product does not require extensive revisions to the Contract Documents.
2. Provide evidence that the proposed product is consistent with the intent of the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
3. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
4. Provide evidence that proposed product provides specified warranty.
5. List of similar installations for completed projects with project names and addresses and names and addresses of Prime Consultants and owners, if requested.
6. Samples, if requested.

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 7000 - EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Execution Requirements.
2. Cutting and Patching.
3. Progress cleaning.
4. Closeout procedures.
5. Systems Startup.
6. Demonstration and instruction.
7. Testing, adjusting, and balancing.
8. Protecting installed construction.
9. Project record documents.
10. Operation and maintenance data.
11. Manual for materials and finishes.
12. Manual for equipment and systems.
13. Spare parts and maintenance products.
14. Product warranties and product bonds.
15. Maintenance service.
16. Final cleaning.

1.2 EXECUTION REQUIREMENTS

A. Examination:

1. Acceptance of Conditions: Examine substrates, areas, and conditions, with General Contractor and Subcontractor present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

a. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:

1) Description of the Work.
2) List of detrimental conditions, including substrates.
3) List of unacceptable installation tolerances.
4) Recommended corrections.

b. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
c. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
d. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
e. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

2. Field verify existing conditions prior to commencement of work and immediately notify the Architect of any discrepancies or conditions that would prevent execution of the work as shown.
3. Verify existing conditions are acceptable before starting subsequent Work.
4. Verify existing substrates can receive and support subsequent Work.
5. Examine and verify specific conditions described in individual specification sections.
6. Where possible, take field measurements before confirming product orders and beginning fabrication.
7. Verify utility services are available, correctly located, and correct characteristics.

B. Preparation, General:

1. Existing Utility Information: Furnish information to local utility that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
2. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
3. Space Requirements: Verify space requirements and dimensions of Items shown diagrammatically on Drawings.
4. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Prime Consultant. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents.

C. Preparation:

1. Clean substrate surfaces before applying next material or substance.
2. Seal substrate cracks and openings before applying next material or substance.
3. Apply manufacturer required or recommended substrate primer, sealer, or conditioner before applying next material or substance.

D. General Installation Requirements:

1. Follow manufacturer instructions and recommendations, applicable reference standards, and other requirements in individual specification sections.
2. When manufacturer instructions conflict with Contract Documents, request clarification from Architect before proceeding.
3. Make vertical elements plumb and horizontal elements level.
4. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines.
5. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or damage.
6. Make consistent textures on surfaces, with seamless transitions.
7. Make neat transitions between different surfaces, maintaining textures and appearances.

1.3 CUTTING AND PATCHING

A. Whenever possible, execute the Work by methods that avoid cutting or patching.

B. Perform whatever cutting and patching is necessary to:

1. Complete the Work.
2. Fit products together to integrate with other elements.
3. Match Work that has been cut to adjacent Work.
4. Repair areas adjacent to cuts to required condition.
5. Repair new Work damaged by subsequent Work.
6. Remove and replace defective and nonconforming Work.

C. Before cutting, examine existing conditions, including elements subject to damage or movement during cutting and patching.

D. Execute Work by methods that avoid damage to other Work and that will provide appropriate surfaces to receive patching and finishing. In existing Work, minimize damage and restore to original condition.

E. Employ experienced installers to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.

F. Cut rigid materials using masonry saw or core drill. Obtain Architect approval for pneumatic tools use.

G. Restore Work with new products in accordance with requirements of Contract Documents.

H. Do not penetrate walls or roof with cutting and patching.

I. Patching:

1. Finish patched surfaces to match finish color, texture, and appearance that existed before patching.

   a. Continuous Surfaces: Refinish to nearest intersection or natural break.
   b. Assemblies: Refinish entire unit.

2. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching Work. If defects are due to substrate condition substrate, repair substrate before repairing finish.

1.4 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in clean and orderly condition.

1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Remove liquid spills promptly.

B. Remove debris and rubbish from pipe chases, plenums, and other closed or remote spaces before enclosing spaces.

C. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

D. Broom and vacuum clean interior areas before starting surface finishing, and continue cleaning to eliminate dust.

E. Collect and remove waste materials, debris, trash, and rubbish from site periodically and dispose offsite; dispose of materials lawfully; do not burn or bury.

1. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F.

1.5 CLOSEOUT PROCEDURES

A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.

1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
2. Advise Hospital Risk Manager of pendinginsurance changeover requirements, if necessary.
3. Obtain and submit releases permitting Hospital unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
4. Prepare and submit Project Record Documents, marked-up hardcopy of the Record Drawings, operation and maintenance manuals, Final Completion construction photographs, damage or settlement surveys, property surveys, and similar final record information.
5. Complete startup testing of systems.
6. Submit test/adjust/balance, including TAB, records.
7. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
8. Advise WHFD and/or Project Manager of changeover in heat and other utilities.
9. Submit changeover information related to Hospital’s occupancy, use, operation, and maintenance.
10. Complete final cleaning requirements, including touchup painting.
11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, the WHFD and/or Project Manager will either advise the Prime Consultant to proceed with inspection or notify Contractor of unfulfilled requirements. Upon request from the WHFD and/or Project Manager , the Prime Consultant will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor’s list or additional items identified by the WHFD and/or Project Manager that must be completed or corrected before the certificate will be issued.

1. Re-inspection: Request re-inspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for Final Completion.

C. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Architect review.

1. If Architect performs reinspections due to failure of Work to comply with claims of status of completion made by Contractor, Owner will compensate Architect for such additional services and will deduct the amount of such compensation from final payment to Contractor.
2. Submit copy of WHFD and/or Project Manager's Substantial Completion inspection list of items to be completed or corrected. The copy of the list shall state that each item has been completed or otherwise resolved for acceptance.

D. Provide submittals to Architect and Owner required by authorities having jurisdiction.

E. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due.

F. Closeout Submittals:

1. Evidence of compliance with requirements of governing authorities.
2. Certificate of Occupancy.
3. Project Record Documents.
4. Operation and Maintenance Data.
5. Warranties.
6. Keys and keying schedule.
7. Spare parts and maintenance products.
8. Evidence of payment to Subcontractors and suppliers.
9. Final lien waiver.
10. Certificates of insurance for products and completed operations.
11. Consent of Surety to final payment.

1.6 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Preparation: Submit electronic copy of punch list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction. Use Contractor's form, if acceptable to Architect and Owner.

1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Include the following information at the top of each page:

a. Project name.
b. Date.
c. Name of Contractor.
d. Page number.

1.7 SYSTEMS STARTUP

A. Coordinate schedule for startup of various equipment and systems.

1. Minimize shut down time of systems that are temporarily shut down to facilitate work. Restart in accordance with system manufacturer's or authorized service personnel's recommendations.

B. Verify that wiring and support components for equipment are complete and tested.

C. Execute startup under supervision of applicable manufacturer representative and Contractors personnel per manufacturer instructions.

1.8 PROTECTING INSTALLED CONSTRUCTION

A. Protect installed Work and provide special protection where specified in individual specification sections.

B. Provide temporary and removable protection for installed products. Control activities in immediate work areas to prevent damage.

C. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.

D. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects with durable sheet materials or panels.

1.9 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents for recording revisions to the Work and locations of concealed work:

1. Drawings.
2. Specifications.
3. Addenda.
4. Change Orders and other Contract Modifications.
5. Reviewed Product Data, Shop Drawings, and Samples.
6. Manufacturer instructions for assembly, installation, and adjusting.

B. Ensure entries are complete and accurate, enabling future reference by Owner.

C. Store record documents separate from documents used for construction.

D. Record information concurrent with construction progress, but not less than weekly.

E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following data:

1. Manufacturer names and models and numbers for installed products.
2. Product substitutions or alternates utilized.
3. Changes made by Addenda and Modifications.

F. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including following data.

1. Measured depths of foundations in relation to finish ground floor datum.
2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
4. Field changes of dimension and detail.
5. Details not on original Contract Drawings.

G. Electronic Project Website Files: Submit archive of electronic files from project website to Architect and Owner in digital format acceptable to Owner.

H. Submit documents to Architect with final application for payment.

1.10 OPERATION AND MAINTENANCE DATA

A. Electronic File Manuals: Submit manuals as composite electronic PDF file for each manual type.

1. Arrange files by system and subsystem with bookmarks and bookmarks for individual document files.
2. Include drawing files appropriate to content.

B. Table of Contents:

1. Part 1: Directory listing names, addresses, and telephone numbers of Architect and its consultants, Owner consultants, Contractor, subcontractors, and major equipment suppliers.
2. Part 2: Operation and maintenance instructions arranged by system and subdivided by Specification section. For each category, identify names, addresses, and telephone numbers of subcontractors and suppliers. Include the following information:

    a. Significant design criteria.
    b. List of equipment.
    c. Parts list for each component.
    d. Operating instructions.
    e. Maintenance instructions for equipment and systems.
    f. Maintenance instructions for finishes, including recommended cleaning methods and materials, and special precautions identifying detrimental agents.

3. Part 3: Project documents and certificates, including the following:

    a. Record Shop Drawings and Product Data.
    b. Test and balance reports.
    c. Certificates.
    d. Warranty copy.
    e. Bond copy.

1.11 MANUAL FOR MATERIALS AND FINISHES

A. Submit electronic PDF files of proposed format and outline of contents before start of Work. Architect will review draft and return annotated PDF file with comments.

1. Include listing in Table of Contents for design data with space for insertion of data.

B. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit documents within ten days after acceptance.

C. Submit electronic PDF files of completed manuals 15 days before final inspection. Draft copy will be reviewed and returned with Architect comments after final inspection. Revise content of document sets as required by review comments before final submission.

D. Submit electronic PDF files in final form within 10 days after final inspection.

E. Building Products, Applied Materials, and Finishes: Include record Product Data, with catalog number, size, composition, and color and texture designations.

1. Include information for reordering custom manufactured products.

F. Instructions for Care and Maintenance: Include manufacturer recommendations for cleaning products and methods, precautions against detrimental cleaning products and methods, and recommended schedule for cleaning and maintenance.

G. Moisture Protection and Weather Exposed Products: Include product data listing applicable reference standards, chemical composition, and details of installation. Include recommendations for inspections, maintenance, and repair.

H. Additional Requirements: Specified in individual specification sections.

1.12 SPARE PARTS AND MAINTENANCE PRODUCTS

A. Supply spare parts, maintenance, and extra products in quantities specified in individual specification sections.

B. Deliver to Project site and place in location as directed by Owner; obtain receipt before final payment.

1.13 PRODUCT WARRANTIES

A. Obtain warranties from responsible subcontractors, suppliers, and manufacturers within 10 days after completion of applicable item of Work.

B. Include copies of standard manufacturer warranties that do not require execution.

C. Execute and assemble transferable warranty documents from subcontractors, suppliers, and manufacturers.

D. Verify documents are in proper form, contain full information, and, where signed, are notarized.

E. Assemble product warranties in loose leaf notebook with table of contents.

1. Scan warranties and submit as composite PDF file with table of contents and bookmarks for Specification sections.
2. Arrange warranties by Specification section.

F. Submit warranties before final Application for Payment.

G. Time of Submittals:

1. For equipment or component parts of equipment put into service during construction with Owner permission, submit documents within 10 days after acceptance.
2. Make other submittals within 10 days after Date of Substantial Completion and before final Application for Payment.
3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing date of acceptance as beginning of warranty period.

1.14 FINAL CLEANING

A. Perform final cleaning before inspection for Substantial Completion.

1. Comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

B. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Cleaning agents must be approved WHFD and/or Project Manager. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

C. Clean equipment and fixtures to sanitary condition with cleaning materials appropriate to surface and material being cleaned.

D. Clean site; sweep paved areas, rake clean landscaped surfaces.

E. Remove waste and surplus materials, rubbish, and construction facilities from site.

PART 2 PRODUCTS

2.1 PATCHING MATERIALS

A. New Materials: Specified in product sections; match existing products and Work for patching and extending Work.

B. Existing Products: Determine type and quality by inspection and testing. Refer to existing as work results standard.

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 07 0130 - MAINTENANCE OF STEEP SLOPE ROOFING

PART 1 GENERAL

1.1 SUMMARY

A. Work Results:

1. Cleaning existing metal roofing and roof edge drainage system.
2. Evaluation of existing metal roofing and finish.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with other work.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Cleaning and preparation products.

1.4 INFORMATIONAL SUBMITTALS

A. Manufacturer instructions.

PART 2 PRODUCTS

2.1 CLEANING PRODUCTS

A. Cleaning Products: Non-flammable, VOC compliant, phosphate-free, biodegradable cleaner.

1. Manufacturers and Products, Basis of Design:

a. Watts Removal Products, Crossover Wash.
b. Or approved equal, subject to Project requirements.

2. Product Requirements: Manufacturer recommended for cleaning metal roofing.
3. Designed to remove all types of surface contaminates, including but not limited to:

a. Staining from algae.
b. Mold and mildew.
c. Oxidation.
d. Dirt, dust and sludge.

e. Environmental staining.
f. Organic staining.
g. Tiger striping.
h. Inanimate organic particulates.
i. Inanimate scum.

4. Materials and Products that are not acceptable include but are not limited to:

a. Stiff bristled brushes that will scratch metal.
b. Harsh chemicals, acids, bleach, ammonia.

2.2 TOOLS

A. Soft-bristled brushes.

B. Gentle washcloths.

C. Pressure washer.

D. Hose and nozzle.

PART 3 EXECUTION

3.1 EXAMINATION

A. Preinstallation Testing.

1. Test cleaning solution and cleaning tools in unobtrusive location to confirm cleaning methods and materials without scratching or damaging existing metal and finish.
2. Provide results and photos to Architect and confirm acceptance prior to further work.
3. Test and confirm that existing roof edge drainage system is properly functioning.

a. Report blockages if below grade to Architect. Request direction.
b. Remove and repair blockages if above grade.

B. Evaluation and Assessment: Conditions observed during Bidding will be maintained by Owner until Work commences; no changes anticipated.

1. Review and reconfirm that roofing is securely mounted to deck, and visually observe exposed fasteners, if applicable, for degradation. Report issues to Architect. Request direction.
2. Review and reconfirm that roof edge drainage system is securely mounted to deck and/or wall and visually observe exposed fasteners, if applicable, for degradation. Report issues to Architect. Request direction.

3.2 PREPARATION

A. Protection of In-Place Conditions:

1. Protect adjacent finishes from damage and chemicals.

2. Protect finishes and landscaping below from damage and chemicals.
3. Coordinate scheduling of cleaning operations with repairs and finishes of adjoining work. Do not damage new repairs and finishes.

3.3 CLEANING APPLICATION - GENERAL

A. Follow manufacturer's written recommendations for cleaning.

B. Initial Rinse: Rinse with water to remove or loosen existing debris and staining. Remove debris from roof edge drainage system as required.

C. Apply cleaning solution as recommended by manufacturer.

1. Supplement cleaning solution by use of gentle brush as recommended by cleaning solution manufacturer.
2. Thoroughly rinse and remove cleaning solution.
3. Repeat process until roof is clean.
4. Inspect roof for damage and deterioration. Provide report with photos to Architect.

a. Damages Due to Cleaning: Request direction for repair methods and requirements from Architect. Repair as directed at no additional cost to Owner.
b. Deterioration Concealed Prior to Cleaning: Request direction from Architect.

D. Upon completion of roof cleaning, clean and remove protection from adjacent surfaces and grade. Repair damages as required.

E. Ensure roof edge drainage system is functioning properly at completion of work.

END OF SECTION

SECTION 07 9200 - JOINT SEALANTS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes.

1. Exterior exposed nontraffic sealants.
2. Exterior concealed sealants.
3. Installation Accessories.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with other work.

1.3 ACTION SUBMITTALS

A. Submittal Procedures:

1. Provide submittals for all sealants in a single group, regardless of how many subcontractors will install sealants. Multiple submittals for sealants are not acceptable.

B. Product Data:

1. Each sealant type.

C. Joint Sealant Schedule:

1. Joint types.
2. Joint locations.
3. Sealant types and proprietary products.
4. Joint sealant colors.

D. Samples:

1. Cured sealant custom color ribbons; 12 inches minimum length.

1.4 INFORMATIONAL SUBMITTALS

A. Certificates:

1. From manufacturers of joint sealants attesting that their products comply with specification requirements, are recommended, and suitable for the use indicated.

B. Test and Evaluation Reports: Independent testing agency testing results.

1. Compatibility and adhesion test reports.
2. Staining potential test reports.

1.5 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data.

B. Warranty Documentation: Sealants.

1.6 QUALITY ASSURANCE

A. Qualifications:

1. Installers:

a. Three years experience, minimum.
b. Has completed joint sealant applications similar in material, design, and extent to that indicated for Project that have resulted in construction with a record of successful in-service performance.
c. Trained and acceptable to manufacturer.

2. Testing Agencies:

a. Qualified in accordance with ASTM C1021 to conduct the testing indicated.

B. Mockups: Install sealants in exterior wall mockups. Demonstrate product interfaces, intersections, and terminations.

1. Adhesion: Test sealant joints in mockup per ASTM C1193, Method A in Appendix X1.1 or ASTM C1521, Method A. At joints between different materials, test each joint surface separately.
2. Approved mockups establish work results standard.

1.7 FIELD CONDITIONS

A. Ambient Conditions: Perform work within following limitations.

1. Temperature: Perform work within sealant manufacturer published temperature limits.
2. Precipitation: None occurring and none predicted within manufacturer's recommended number of hours.

1.8 WARRANTY

A. Manufacturer Warranty:

1. Exterior Sealants: Warrant joint sealants will provide a watertight weather seal for the Warranty duration.

a. Failure includes loss of elastomeric properties and required performance attributes.
b. For porous substrates, failure also includes discoloration of substrates.
c. Warranty Period, Urethanes: Five years.
d. Warranty Period, Silicones: 20 years.

PART 2 PRODUCTS

2.1 SEALANTS - GENERAL

A. Source Control: Provide one proprietary product for each type of sealant required, regardless of what Subcontractor installs the sealant.

B. Select proprietary sealants for compatibility with other construction products that the sealants will contact.

C. Multiple colors may be required for exposed sealants to coordinate with substrate colors.

2.2 EXTERIOR EXPOSED NONTRAFFIC SEALANTS

A. Class 50 Silicone Sealant: Single component, nonsag, neutral curing; ASTM C920, Type S, Grade NS, Class 50, Use NT.

1. Manufacturers and Products:

a. Dow DOWSIL 795.
b. GE Construction Sealants SCS2000 SilPruf.
c. Pecora Corporation PCS.
d. Sika Sikasil WS-295.
e. Tremco Spectrem 2.

2. Colors: Architect selected.
3. Applications:

a. Perimeter weathersealing of doors and windows.

B. Class 100/50 Silicone Nonstaining Sealant: Single component, nonsag, neutral curing; ASTM C920, Type S, Grade NS, Class 100/50, Use NT; classed as nonstaining when tested per ASTM C1248.

1. Manufacturers and Products:

a. Dow DOWSIL 790.
b. GE Construction Sealants s SCS2700 SilPruf. LM.
c. Pecora Corporation 890FTS.
d. Sika Sikasil WS-290.
e. Tremco Spectrem 1.

2. Colors: Architect selected.
3. Applications:

a. Perimeter weathersealing of doors and windows.

C. One-Part Class 25 Urethane Sealant: ASTM C920, Type S, Grade NS, Class 25, Use NT.

1. Manufacturers and Products:

a. Tremco Vulkem 116.
b. Sika SikaflexNP-1.

2. Colors: Architect selected.
3. Applications:

a. General Use: Masonry, precast concrete, poured concrete, window and door perimeters.
b. Construction joints.

2.3 EXTERIOR CONCEALED SEALANTS

A. Butyl Sealant: ASTM C1311.

1. Manufacturers and Products:

a. Pecora Corporation BC-158.
b. Tremco Butyl Sealant.
c. C.R. Laurence 888.

2. Applications:

a. Buttering or bedding of non-porous components that are squeezed or compressed together by fastening.
b. Separation of dissimilar materials.
c. Insertion into pre-drilled fastener holes.

2.4 INSTALLATION ACCESSORIES

A. Primer: As required by sealant manufacturer.

B. Backer Rod: ASTM C1330, Type C, closed-cell or Type O, open-cell, manufacturer recommended types, and where identified in approved submittals.

C. Bond Breaker Tape: Self-adhesive plastic tape to prevent sealant from adhering to back of joint.

D. Cleaners: Manufacturer recommended types.

E. Masking: Non-staining, self-adhesive.

PART 3 EXECUTION

3.1 PREPARATION

A. Clean joint surfaces for optimum adhesion. Remove dirt, moisture, and incompatible substances.

B. Roughen vitreous and glazed joint surfaces as recommended by sealant manufacturer.

C. Remove laitance and form release agents from concrete.

D. Existing Joints: Cut out and remove existing joint sealants down to original substrate. Small amounts of elastomeric sealants left in surface irregularities of concrete and masonry may be left in place subject to Architect approval, provided that they are securely bonded to surface, are compatible with new sealant, and are tested to demonstrate that suitable adhesion with new sealant can be achieved. Where these conditions cannot be met, remove existing sealants completely.

E. Prime joint surfaces where recommended by sealant manufacturer. Protect adjacent surfaces from misapplication or spillage of primer.

F. Mask surfaces adjacent to joints to receive elastomeric sealants. Remove masking after tooling.

3.2 INSTALLATION

A. Installation Reference Standard: Follow ASTM C1193.

B. General Installation Requirements:

1. Exterior Joint Sealants: Provide continuous, weatherproof seals to prevent infiltration of air and water through the joints.
2. Appearance: Apply sealants with smooth surfaces free of gaps, voids, bubbles, lumps, crevices, runs, drips, striations, and other irregularities.

C. Set joint filler units at uniform depths in joints to support sealants and maintain proper sealant cross section shape and depth recommended by manufacturer for each application.

D. Set joint filler for sealant neck dimension 1/3 of joint width, maximum, or as recommended by manufacturer for application.

E. Install joint fillers under compression and friction fit. Do not install filler units that have absorbed water.

1. Do not leave voids or gaps between ends of joint filler units.
2. Do not stretch, twist, puncture, or tear joint fillers.
3. Remove joint fillers that have absorbed moisture or which have ruptured gas cells and install suitable new fillers before sealant application.

F. Install bond breaker tape where shown on Drawings or where joint filler is not used to prevent adhesion to back of joint.

G. Deposit sealants in uniform, continuous ribbons without gaps or air pockets.

H. Tool sealants to ensure full adhesion. Form smooth, slightly concave surface.

I. Cure joint sealants.

3.3 FIELD QUALITY CONTROL

A. Adhesion Testing: ASTM C1521, Method A.

1. Perform two tests per type of sealant.
2. Report Content:

    a. Presence of voids and discontinuities.
    b. Sealant dimensions and seal shape.
    c. Failures in adhesion and cohesion.

B. Non Conforming Work: Remove sealants that do not pass tests, reapply sealant, and retest.

3.4 CLEANING

A. Clean spills, misapplications, and material migrations immediately as they occur.

B. Clean marred surfaces by whatever means are necessary to eliminate evidence of spillage.

3.5 PROTECTION

A. Protect joint sealants during and after curing period from contact with contaminating substances or from damage resulting from construction operations or other causes so that they are without deterioration or damage at time of Substantial Completion.

B. Cut out and remove damaged or deteriorated joint sealants immediately so that and installations with repaired areas are indistinguishable from original work.

END OF SECTION

SECTION 09 0170 - MAINTENANCE OF WALL FINISHES

PART 1 GENERAL

1.1 SUMMARY

A. Work Results:

1. Evaluation and repair of existing wall finishes, including but not limited to stucco, parge coats, and EIFS finishes.
2. Preparation for new finish coatings.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with other work.

B. Preinstallation Meeting Attendees and Procedures:

1. Conduct meeting one week, minimum, before starting Work of this Section.
2. Additional Attendees:

a. Architect.
b. Installers of repair materials and finishes.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Cleaning and preparation products.
2. Repair materials product data.

B. Shop Drawings:

1. proposed details for repairs.

1.4 INFORMATIONAL SUBMITTALS

A. Manufacturer Reports: Field inspection reports.

1.5 QUALITY ASSURANCE

A. Qualifications:

1. Installers: Minimum three years documented experience in repairs and preparations as required in this Section, and acceptable to manufacturers of repair products.

1.6 FIELD CONDITIONS

A. Existing Conditions: Verify field measurements before fabrication. Show field measurements on Shop Drawings.

PART 2 PRODUCTS

2.1 PERFORMANCE

A. Fire Resistance:

1. ASTM E119.
2. NFPA 285.

B. Surface Burning: ASTM E84 Class Match existing assembly.

C. Environmental Performance:

1. Expansion and Contraction: Withstand 120 degrees F ambient and 180 degrees F surface thermal cycling without failure.

2.2 MATERIALS

A. Stucco:

1. Mix or components as required to patch or replace existing that is cracked and/or delaminated from substrate.

B. Exterior Insulation and Finish System (EIFS):

1. Components and products, or system, as required to patch or replace existing that is cracked, damaged, shows signs of water intrusion, or compromised.

C. Joint Sealants: Refer to Section 079200.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verification of Conditions:

1. Examine existing surfaces and finishes and Construction Documents.
2. Report observations that differ with Construction Documents to Architect. Request clarifications.

3.2 PREPARATION

A. Protection of In-Place Conditions:

1. Protect surfaces, and materials to remain that are not being refinished or repaired from damage.
2. Protect plantings, ground cover, sidewalk and parking surfaces from repair and cleaning operations, chemicals, equipment and personnel traffic, and debris.

B. Surface Preparation:

1. Pressure wash and prepare surfaces to be repaired and/or refinished as recommended by manufacturer of proposed finish material or coating.
2. Remove damaged or defective materials and finishes that are spalled, not fully removed, or are not fully secured or attached to structure/substrate.
3. Cracks in Finishes:

a. Inconspicuous Locations, for Sealant Repair: Route cracks to width recommended, and prepare, in accordance with sealant manufacturer recommendations.
b. Conspicuous Locations: Cut and remove area(s) as indicated on Drawings or approved by Architect, for consistent appearance of repairs.

4. Loose and Spalling Concrete or Cementitious Coatings:

a. Remove spalling concrete and finishes to Architect approved perimeter.
b. Spalled Concrete: Notify Architect or Structural Engineer of spalls that expose, or potentially expose, wall reinforcing. Request direction.

1) Exposed Reinforcing: Minimum requirements include:

a) Clean and remove rust and scale, to bright metal surface.
b) Chip or cut concrete, without damage to reinforcing, to provide concrete edges at 90 degrees to plane of reinforcing. Feathered edges of concrete to steel surface is not acceptable.
c) Where spalling extends into or beyond depth of reinforcing, remove concrete beyond reinforcing as recommended by Architect, or Structural Engineer.

c. Spalling or Loose Stucco or Parge Coat: Sound and remove delaminated stucco and/or parge coats. Extend removal to Architect approved perimeter.

5. Damaged EIFS Finishes:

a. Remove and replace EIFS in areas requiring localized repair to Architect approved perimeter.

1) Limit the depth of cuts through the EIFS lamina into the insulation board to prevent damage of the substrate.
2) Remove damaged insulation board by hand or in a manner which minimizes damage to the substrate.
3) Remove and replace damaged substrate as required by conditions that may become evident as a result of the demolition process.

b. Flashing and Water-Resistive Barrier Repair:

1) Repair flashing and/or correct conditions in locations indicated on the project drawings and as described in section.
2) Inspect the condition of the water-resistive barrier membrane and transition materials.
3) Repair or replace damaged water resistive barrier system components.
4) Install replacement components in a sequence and manner to provide shingle-laps and provide a continuous path for moisture drainage to the exterior of the wall via the flashing.
5) Mix and apply EIFS materials in accordance with printed instructions for the products being used. Match existing finish texture and level.

c. Sealant Joint Repair:

1) Remove damaged and worn sealant at joints in EIFS in accordance with manufacturer's printed instructions.
2) Protect surrounding EIFS from damage during removal of existing sealant.
3) Replace sealant with approved low-modulus material recommended by the sealant manufacturer for use with EIFS.
4) Install sealant in accordance with sealant manufacturer’s published installation instructions for use with EIFS materials. Use sealant primer recommended by the sealant manufacturer on base coat surface if specified by the sealant manufacturer.

d. Surface Repair and Recoating:

1) Apply unreinforced skim coat to existing finish surfaces to level surface in preparation, as required.
2) Apply finish in accordance with manufacturer's written instructions for the specified product.

C. Demolition and Removal:

END OF SECTION

SECTION 09 9000 - PAINTING AND COATING

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes.

1. Exterior paint systems.

1.2 REFERENCES

A. Definitions:

1. Sheen Levels: ASTM D523.

a. Flat: Five gloss units at 60 degrees and 10 gloss units at 85 degrees, maximum.
b. Eggshell: 10 to 25 gloss units at 60 degrees and 10 to 35 gloss units at 85 degrees.
c. Satin: 20 to 35 gloss units at 60 degrees and 35 gloss units minimum at 85 degrees.
d. Semigloss: 35 to 70 gloss units at 60 degrees.
e. Gloss: 70 gloss units at 60 degrees, minimum.

1.3 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with other work.
2. Coordinate work results of this Section with existing conditions.

1.4 ACTION SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide complete list of all products to be used, with the following information for each:

1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
2. MPI product number (e.g. MPI #).
3. Cross-reference to specified coating system(s) product is to be used in; include description of each system.
4. Manufacturer's installation instructions.

C. Samples:

1. Draw Down Samples: Each type of paint system and each topcoat color and gloss.

a. Label each Sample for paint system, location, and substrate.

1.5 INFORMATIONAL SUBMITTALS

A. Manufacturer Recommendations: Provide written proof that manufacturer recommends specified preparation and coatings for applications indicated.

1. If any proposed preparation and/or coating is not recommended by manufacturer, provide manufacturer's recommendations.

1.6 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum five years documented experience.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Storage and Handling Requirements:

1. Store paint products in sealed containers until ready for use.

B. Container Label: Include manufacturer's name, type of coating, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

1.8 FIELD CONDITIONS

A. Apply materials only when surface and ambient temperatures are within temperature ranges required by paint product manufacturer.

B. Apply exterior coatings when rain or snow are not occurring or forecasted, and when relative humidity is inside humidity ranges, and moisture content of surfaces is within acceptable levels required by paint product manufacturer.

1.9 WARRANTY

A. See Section 017000 - Execution and Closeout Requirements for additional warranty requirements.

B. Warranty: Include coverage for bond to substrate.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers:

1. Basis of Design: PPG Paints.

B. Products: Scheduled in this Section.

C. Provide coating products from the same manufacturer to the greatest extent possible.

2.2 PAINT, GENERAL

A. Colors: Architect selected.

B. Paint Systems: Primers, intermediate coats and topcoats compatible with substrates and one another.

C. Coatings: Ready mixed or field catalyzed.

D. Preparation:

1. Mix to soft paste consistency, capable of being readily and uniformly dispersed to homogeneous coating.
2. Blend tints and catalyzers to uniform consistency and color, capable of drying or curing free of streaks or sags.

2.3 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of coated surfaces.

2.4 SOURCE QUALITY CONTROL

A. Tests:

1. Testing: Owner may engage a testing agency to sample paint materials delivered to Project site or taken from Supplier facility.
2. Acceptance Criteria: Products follow specified requirements.

B. Non-Conforming Work: Remove materials from substrates, pay for testing replacement products, and repaint surfaces.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verification of Conditions: Verify substrates are ready to receive Work.

B. Preinstallation Testing: Test moisture content of substrate does not exceed the following:

1. Portland Cement Plaster: 12 percent.

C. EIFS: Verify surface meets manufacturer's recommended requirements.

1. If surfaces do not meet requirements, engage manufacturer and / or applicator with minimum of five years experience to repair / prepare surfaces for new coatings.

3.2 PREPARATION

A. Preparation: Mask and protect adjoining work or finishes when applying coatings at Project.

B. Cleaning: Remove substances that could impair paint bond, including dust, oil, grease, and incompatible coatings.

1. Concrete and CMU Surfaces: Remove dirt, loose mortar, scale, efflorescence and chalk. Remove oil and grease by scrubbing with cleaning solution recommended by finish coating manufacturer. Rinse with clean water and allow surface to dry.
2. Uncoated Steel: Remove rust and loose mill scale. Clean per SSPC-SP2 Hand Tool Cleaning and SSPC-SP3 Power Tool Cleaning.

3.3 APPLICATION

A. Follow manufacturer instructions for application method, thickness of coatings, and number of coats.

1. Apply finishes when surfaces are dry. Allow applied coats to dry before next coat is applied.
2. Apply each coat of paint slightly darker than preceding coat.
3. Apply coatings to uniform appearance.
4. Sand metal surfaces lightly between coats.
5. Leave testing agency, equipment identification, and performance labels unpainted.

B. Appearance:

1. Apply paints without imperfections.
2. Edges and Color Breaks: Produce sharp edges.

3.4 CLEANING

A. Remove rubbish, empty cans, rags, and other discarded materials.

B. Remove splattered paints. Protect adjacent surfaces from damage.

3.5 PROTECTION

A. Protect painted surfaces from subsequent Work. Touch up and restore damaged painted surfaces.

3.6 EXTERIOR PAINTING SCHEDULE

A. Galvanized Steel: (Includes HM metal doors and frames).

1. Preparation: Clean and prepare existing metal surfaces with Clean 'n Etch by Great Lakes Laboratories in accordance with manufacturer’s instructions or paint manufacturer's recommended product and system.
2. Primer:

    a. PPG Paints: Pitt-Tech Plus DTM Primer 4020PF.

3. Latex Topcoat: Semigloss finish.

    a. PPG Paints: Pitt-Tech Plus EP DTM 90-1610.

B. Aluminum:

1. Preparation: Clean and prepare existing metal surfaces in accordance with paint manufacturer's recommended product and system.
2. Primer:

    a. PPG Paints: Pitt-Tech Plus 4020PF.

3. Latex Topcoat: Semigloss finish.

    a. PPG Paints: Pitt-Tech Plus EP DTM 90-1610.

C. Portland Cement Plaster: (Note: Not intended for stucco with integrally colored Sto finish).

1. Alkali Resistant Primer:

    a. PPG Paints: PERMA-CRETE Interior/Exterior Alkali Resistant Primer.

2. Acrylic Latex Topcoat: Satin finish.

    a. PPG Paints: SPEEDHIDE Exterior 100% Latex.

END OF SECTION

SECTION 09 9600 - HIGH-PERFORMANCE COATINGS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. High performance coatings.
2. Surface preparation.

1.2 REFERENCE STANDARDS

A. ASTM D4258 - Standard Practice for Surface Cleaning Concrete for Coating; 2023.

B. MPI (APL) - Master Painters Institute Approved Products List; Master Painters and Decorators Association; Current Edition.

C. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

D. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).

E. SSPC-SP 2 - Hand Tool Cleaning; 2024.

F. SSPC-SP 6/NACE No.3 - Commercial Blast Cleaning; 2006.

1.3 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide complete list of all products to be used, with the following information for each:

1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
2. MPI product number (e.g. MPI #47).
3. Cross-reference to specified coating system(s) product is to be used in; include description of each system.
4. Manufacturer's installation instructions.

C. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum five years documented experience.

B. Mockups: Provide mockup of each coating system, color, and texture selected for approval by Architect. Locate as indicated or as directed.

1. Personnel providing mockup shall be same personnel completing work of this Section.
2. Upon Architect approval, mockups may remain as part of the work if undamaged at Project completion.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.

B. Container Label: Include manufacturer's name, type of coating, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

C. Coating Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

1.6 FIELD CONDITIONS

A. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

B. Do not apply exterior coatings during rain, or when relative humidity is outside the humidity ranges required by the coating product manufacturer.

C. Do not install materials when temperature is below 55 degrees F (13 degrees C) or above 90 degrees F (32 degrees C).

D. Restrict traffic from area where coating is being applied or is curing.

1.7 WARRANTY

A. See Section 017000 - Execution and Closeout Requirements for additional warranty requirements.

B. Special Warranty, General: Manufacturer's standard project-specific form in which manufacturer agrees to repair or replace elastomeric coating that demonstrates deterioration or failure within warranty period specified due to material failure under normal use. Failure include water penetration through coating.

1. Warranty Period: Ten years from date of Substantial Completion.

C. Warranty: Include coverage for bond to substrate.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Provide high performance coating products from the same manufacturer to the greatest extent possible.

2.2 HIGH-PERFORMANCE COATINGS

A. Provide coating systems that meet the following minimum performance criteria, unless more stringent criteria are specified:

2.3 TOP COAT MATERIALS

A. Coatings - General: Provide complete multi-coat systems formulated and recommended by manufacturer for the applications indicated, in the thicknesses indicated; number of coats specified does not include primer or filler coat.

B. Elastomeric Coating:

1. Number of Coats: Two.
2. Top Coat(s): Exterior Pigmented Elastomeric, Water Based; MPI #113.

a. Color and Sheen: As selected by Architect or as scheduled on Drawings, verify.
b. Products, Basis of Design:

1) Dow; DOWSIL ALLGUARD Silicone Elastomeric Coating: www.dow.com/#sle.

3. Properties:

a. Volatile Organic Compound (VOC) Content: 4 g/L maximum.
b. Moisture-Vapor Transmission, ASTM D 1653: 43 perms, minimum.
c. Hardness, ASTM D 2240: 38 durometer Shore A.
d. Tensile Strength, ASTM D 412: 145 lbf/sq. in. (1.0 MPa), minimum.
e. Elongation, ASTM D 412: 600 percent, minimum.
f. Fungus Resistance, ASTM D 3274: No growth.
g. Mold Resistance, ASTM D 3273: No growth.
h. Solids Content, ASTM D 2369: Not less than 55 percent by weight.

C. Shellac: Pure, white type.

2.4 PRIMERS

A. Primers: Coating manufacturer recommended type(s).

2.5 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding

materials, and clean-up materials as required for final completion of coated surfaces.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify existing conditions before starting work.

B. Preinstallation Testing: Prior to application of elastomeric coatings, perform the following tests to verify condition of substrate in accordance with manufacturer’s instructions:

1. Adhesion: Perform substrate field adhesion tests on each substrate to determine if primer is required to satisfactorily adhere elastomeric coatings to substrates.
2. Alkalinity: Verify substrate is within alkalinity range acceptable to manufacturer.
3. Moisture Level: Verify substrate moisture content is acceptable to manufacturer.

C. Do not begin application of coatings until substrates have been properly prepared.

D. Verify that substrate surfaces are ready to receive work as instructed by the coating manufacturer. Obtain and follow manufacturer's instructions for examination and testing of substrates.

1. Engage manufacturer's authorized representative to be present during preinstallation testing and provide written report to Architect confirming acceptance of results or remediation requirements.

E. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

F. Proceed with coating application only after unacceptable conditions have been corrected.

3.2 PREPARATION

A. Protect adjacent surfaces and materials not receiving coating from spatter and overspray; mask if necessary to provide adequate protection. Repair damage.

B. Clean surfaces of loose foreign matter.

1. Clean substrates to remove contaminates and foreign material by pressure cleaning, wire brushing, grinding or other method recommended by elastomeric coatings manufacturer.

C. Remove substances that would bleed through finished coatings. If unremovable, seal surface with shellac.

D. Remove finish hardware, fixture covers, and accessories and store.

E. Existing Painted and Sealed Surfaces:

1. Remove loose, flaking, and peeling paint. Feather edge and sand smooth edges of chipped paint.
2. Clean with mixture of trisodium phosphate and water to remove surface grease and

foreign matter.

F. Concrete:

1. Remove release agents, curing compounds, efflorescence, and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces to be coated exceeds that permitted in manufacturer's written instructions.

G. Masonry:

1. Remove efflorescence and chalk. Do not coat surfaces if moisture content or alkalinity of surfaces or if alkalinity of mortar joints exceed that permitted in manufacturer's written instructions. Allow to dry.

H. Galvanized Surfaces:

1. Remove surface contamination and oils and wash with solvent according to SSPC-SP 1.
2. Prepare surface according to SSPC-SP 2.

I. Ferrous Metal:

1. Solvent clean according to SSPC-SP 1.
2. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning in accordance with SSPC-SP 6/NACE No.3, and protect from corrosion until coated.

J. Substrate Repair: Repair deteriorated or damaged substrates, repair masonry joints, and fill cracks, voids, honeycomb, and other defects using materials as recommended by manufacturer. Allow patching materials to cure.

3.3 PRIMING

A. Apply primer to all surfaces, unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.

B. Concrete: Prior to priming, patch with masonry filler to produce smooth surface.

C. Concrete Masonry: Apply masonry filler to thickness required to fill holes and produce smooth surface; minimum thickness of 30 mils (0.8 mm).

3.4 COATING APPLICATION

A. Apply coatings in accordance with manufacturer's written instructions, to thicknesses specified and recommendations in MPI - Architectural Painting and Specification Manual.

1. Apply elastomeric coating from top to bottom of substrate. Work down vertical surface and cover rundown in process. Avoid excessive overlapping.
2. Apply coating free of cloudiness, spotting, laps, brush marks, roller tracks, and other surface imperfections. Cut in color breaks and terminations with sharp lines.
3. Apply additional coats as required to provide cured film with uniform finish, color, and appearance.
4. Provide a minimum of two coats of not less than 20 mil total wet film thickness (10 mil wet

film thickness per coat) to provide finished dry film thickness of not less than 10 mils.

B. Apply in uniform thickness coats, without runs, drips, pinholes, brush marks, or variations in color, texture, or finish. Finish edges, crevices, corners, and other changes in dimension with full coating thickness.

3.5 FIELD QUALITY CONTROL

A. Owner may retain testing agency to perform the following tests:

1. Verification that substrate preparation meets requirements.
2. Testing and certification that coating materials comply with requirements.
3. Testing of application for compliance with adhesion and film thickness requirements.

B. If testing indicates products or work do not meet requirements, Contractor to remove non-complying materials and materials applied over non-complying substrates, and correct application at no additional cost to Owner.

3.6 CLEANING

A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

B. Clean surfaces immediately of overspray, splatter, and excess material.

C. After coating has cured, clean and replace finish hardware, fixtures, and fittings previously removed.

3.7 PROTECTION

A. Protect finished work from damage.

END OF SECTION

1240 Ala Moana Boulevard
Suite 510
Honolulu, HI 96814
T: 808.533.8880

www.ferrarochoi.com

FERRARO CHOI

APPENDIX J2

PROJECT MANUAL – ROOF REPLACEMENT

See following pages

Kona Community Hospital

Building Roof Replacement
Kealakekua, Hawai'i

PROJECT MANUAL

BID SET DOCUMENTS

March 27, 2026

KONA
COMMUNITY HOSPITAL

Prepared By:
Ferraro Choi and Associates
1240 Ala Moana Blvd., Suite 510
Honolulu, HI 96814
www.ferrarochoi.com

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DOCUMENT 00 4213 - PROPOSAL FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 PROJECT

A. Hawaii Health Systems Corporation
Kona Community Hospital (Owner)
79-1019 Haukapila Street
Kealakekua, Hawai'i 96750

B. Attn: Yvonne S. Taylor, Senior Contracts Manager

C. Dear Yvonne:
The undersigned has carefully examined the attached plans and specifications marked “KONA COMMUNITY HOSPITAL, ROOF REPLACEMEMT"
and hereby proposes to furnish at his/her own expense all labor, materials, tools, and equipment necessary to construct in place complete, all the work and construction as shown and called for, all in accordance with the true intent and meaning of the plans and specifications, general conditions, contract and bonds, as follows:

1.2 BASE BID (STIPULATED SUM PRICING)

A. All work and construction as shown and called for to complete the Work for the stipulated sum of (all taxes shall be included in the lump sum amount(s)):

1. Bid Breakdown:

Division 01 - General Requirements:	$_____
Division 02 - Existing Conditions:	$_____
Division 06 - Wood, Plastics and Composites:	$_____
Division 07 - Thermal and Moisture Protection:	$_____
Division 09 - Finishes:	$_____
Total Stipulated Sum Base Bid Total	$_____

2. Total Stipulated Sum Base Bid (in words): _____ Dollars.

B. Bidder further agrees to complete the Work as noted under the TOTAL STIPULATED SUM BASE BID above on or before the scheduled date and/or time frame as noted in the Request for Proposals (Competitive Sealed Proposals).

1. Total Number of Contract (Calendar) Days: ____

C. It is understood that the award of Contract will be made as noted in the Request for Proposals.

D. It is understood and agreed that the Owner reserves the right to reject any and/or all Bids and waive any defect when, in his/her opinion, such rejection or waiver will be for the best interest of the Owner.

E. The undersigned hereby agrees that the award of this Contract shall be conditioned upon funds being made available for this Project and further upon the right of the Owner to hold all bids received for a period of ninety (90) days of the opening thereof, during which time no Bid may be withdrawn.

F. Upon acceptance of the proposal by the Owner, the undersigned hereby agrees to enter into and execute a Contract for the same.

G. Bidder shall acknowledge receipt of any and all addenda issued by the Architect by recording the date of receipt of the respective addenda in the space provided as follows:

Addendum No. 1:	_____
Addendum No. 2:	_____
Addendum No. 3:	_____
Addendum No. 4:	_____
Addendum No. 5:	_____
Addendum No. 6:	_____

It is understood that failure to receive any such addenda shall not relieve the Bidder from any obligation under this Proposal as submitted.

H. Submit your Bid proposal as noted in the Request for Proposals.

I. Enclosed are:

1. Current (within the last 30 days) Certificate of Vendor Compliance.
2. Current (within the last 30 days) Certificate of Good Standing.
3. Evidence of the authority of the signing officer to submit bids on behalf of the Company.
4. KCH Required Documentation/Compliance Documents:

    a. W-9.
    b. Vendor Terms and Conditions (If any).
    c. Confidentiality Agreement (Exhibit H).
    d. General Excise License (Copy).
    e. General Contractor License (Copy).
    f. Any Other Applicable License (Copy).
    g. Letter from Surety Committing to Provide the Required Bonds.

J. Respectfully submitted, (Corporate Seal)

Name of Company:_____

By: _____

Title: _____

Contractor's License: _____

RME: _____

Federal ID: _____

G.E.T. License: _____

Date: _____

Address: _____
_____
_____

Telephone: _____

K. The following shall be added to and be considered a part of the Proposal:

1. All Bidders shall include in his Bid on this Form the names of each person or firm to be engaged by the Bidder on the Project as joint contractor or subcontractor and shall also indicate the name and scope of the work to be performed by such joint contractor or subcontractor. This list shall not be added to or altered without the written consent of the Architect. Failure to comply with the above shall be sufficient cause for rejection of the Bid. If no joint contractor or subcontractor is to be engaged, indicate "NONE".

Name, Address, Telephone No. of Joint Contractor or Subcontractor: (Complete Firm Name)	Nature and Scope of Work:

END OF SECTION

DOCUMENT 00 4325 - SUBSTITUTION REQUEST FORM (DURING PROCUREMENT)

1.1 SUBSTITUTION REQUEST FORM

A. SUBSTITUTION REQUESTS WILL BE CONSIDERED NO LATER THAN 10 DAYS PRIOR TO BID SUBMITTAL

TO: Ferraro Choi and Assoc.
_____
_____
_____

SECTION NUMBER: _____PARAGRAPH: _____

SPECIFIED ITEM: _____

PROPOSED SUBSTITUTE: _____

B. Attach description, designation, catalog number, data sheets, other technical data, laboratory tests and samples as applicable for evaluation of proposed substitution. List features which are at variance with bidding document requirements. See page Article 1.2 for instructions.

C. If there is an engineered substitution, submit the engineered calculations and certification(s) that they have met or exceeded the Contract requirements. Failure to provide this information may result in a rejection of the substitution request.

D. State below why substitution should be considered for this Project and indicate in detail how substitution will affect guarantees, other trades, products, dimensions, etc. Attach additional pages as required to describe any change to Project. Use of acceptable substitutions is subject to the requirements of Section 016000 – Product Requirements.

_____

_____

_____

SUBMITTED BY:
(Firm Name) _____

(Address, City, State, Zip Code) _____

(Telephone) _____ (Name) _____

(Signature) _____ (Date)
_____

ARCHITECT'S REVIEW/COMMENTS

Remarks: _____

_____

Accepted
Accepted as Noted
Not Accepted
Received Too Late

By: _____

1.2 INSTRUCTIONS FOR SUBMITTING SUBSTITUTION

A. Submit a separate substitution request for each type of product or equipment.

B. For substitution requests which include a number of individual related items, such as hardware, paint, fixtures, etc., submit one request for the broad category of related items

1. Attach a summary sheet listing each individual item covered by the request, the item specified and its proposed substitution.
2. Identify the accompanying supporting data for each item by the letter or numeral designation used on the summary sheet.

C. Submit substitution requests with attached supporting data as follows:

1. Four (4) copies for products relating to Structural, Mechanical or Electrical.
2. Three (3) copies for other products.

D. Mark the words “Substitution Request” conspicuously on the outside of the envelope when submitting the request.

E. Substitution Requests submitted by other than the General Contractor will not be considered.

F. Substitution Requests not submitted on a copy of this form will not be considered.

G. Substitution Requests submitted by facsimile machine will not be accepted nor responded to.

END OF SECTION

SECTION 01 1100 - SUMMARY OF WORK

PART 1 GENERAL

1.1 SUMMARY

A. Summary

1. Section Includes:

a. Contract description.
b. Contract use of premises.
c. West Hawaii Facilities Director (WHFD) and/or Project Manager furnished / WHFD and/or Project Manager installed products.
d. WHFD and/or Project Manager furnished/contractor installed products.
e. Hospital occupancy.

2. Related Requirements:

a. Section 013000 - Administrative Requirements.
b. Section 013616 - Alteration Project Requirements.
c. Section 017000 - Execution and Closeout Requirements.

1.2 CONTRACT DESCRIPTION

A. The Project involves two primary areas of work on the Kona Community Hospital campus: (1) Removal of existing single-ply roofing system and reroof, and (2) Selective demolition and installation of metal roofing systems.

B. The Work of the contract generally includes, but is not limited to the following:

1. Building 1: Single-Ply Roofing Replacement:

a. Demolition of existing single-ply (TPO) roofing system including insulation and coverboard where applicable.
b. Demolition of related flashing, boots and copings.
c. Temporary removal of equipment roof mounts.
d. Installation of new single-ply roofing system.

2. Building 1: Metal Roofing Replacement:

a. Demolition of existing standing seam metal roof.
b. Installation of new standing seam metal roof.

1.3 CONTRACTOR USE OF PREMISES

A. Limit the use of premises to allow for continued Hospital occupancy.

B. Emergency Building Exits During Construction: Must remain open and unblocked at all times. Maintain access for staff, patients, and public. Egress must be maintained and way finding signage during construction.

C. Construction Operations: Limited to areas noted on Drawings.

D. Staging and Parking:

1. Staging area and limited contractor employee parking will be made available on site. Contractor and vendor parking is designated. Any new parking arrangements require prior approval by the WHFD and/or Project Manager.

E. Time Restrictions for Performing Work:

1. See Proposal Form and coordinate w/ WHFD and/or/or Project Manager. Submit written notice a minimum three days in advance to confirm working hours. Any work performed outside of the normal working hours shall be pre-approved by the WHFD and/or Project Manager.

F. Cooperate with Hospital to minimize conflict and to facilitate Hospital's operations. Coordinate operations with WHFD and/or Project Manager.

G. Access to adjacent floors must be approved in advance by the WHFD and/or Project Manager. Submit written notice not less than seven days in advance of intended work on adjacent floors.

H. Do not close or obstruct roadways without first consulting with the WHFD and/or Project Manager. Conduct operations with minimum interference to public or private roadways.

I. Maintain vital services (as defined by the WHFD and/or Project Manager) with the minimum of interruption. Outages and interruptions must be approved in advance by the WHFD and/or Project Manager. Submit written notices of outages and interruptions not less than seven days in advance.

J. Contractor's Personnel:

1. It is preferred that contractors park off site and carpool to hospital.
2. Contractor's personnel may use the hospital cafeteria.
3. Contractor's personnel may use the hospital's restrooms.
4. Smoking is not permitted anywhere on KCH property. Consumption of food and beverages will not be permitted on the premises except in designated areas.
5. Playing of radios will not be permitted.
6. Shall be properly attired for work. (No tank tops, cut-off jeans, slippers, etc.)
7. Shall conduct themselves with decorum and courtesy toward staff, patients, and public.
8. Shall not use loud and offensive language.
9. Shall read and sign the Contractor's Guidelines Handbook.

K. Construction Zone Accessibility Requirements:

1. General: Hawaii Revised Statutes (HRS) 103-05 requires this Project to conform to the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).
2. Ensure accessible routes to emergency entrances and exits to and from accessible parking public pedestrian routes during the construction period as required by ADAAG 4.1.1(4).

3. Temporary buildings and facilities that are not of permanent construction but are extensively used or are essential for public use for a period of time shall be accessible. Egress must be maintained and way finding signage during construction.
4. Provide temporary safe pedestrian passageway around a construction site.

    a. Areas that are used only as work areas shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the areas.
    b. These guidelines do not require that any areas used only as work areas be constructed to permit maneuvering within the work area or be constructed or equipped (i.e., with racks or shelves) to be accessible.
    c. Follow OSHA guidelines concerning scaffolding and debris and dust protection.

1.4 WHFD AND/OR PROJECT MANAGER FURNISHED/WHFD AND/OR PROJECT MANAGER INSTALLED PRODUCTS

A. Items noted “OFOI” (WHFD and/or Project Manager Furnished/WHFD and/or Project Manager Installed) will be furnished and installed by the WHFD and/or Project Manager, including but not limited to:

1. Select medical equipment as noted on the drawings.
2. Select toilet accessories as noted on the drawings.
3. Movable furniture.

B. Hospital’s Responsibilities:

1. Return Hospital reviewed shop drawings, product, data and samples, to Contractor.
2. If requested by the Contractor, assist the Contractor with inspection of select equipment and/or accessories prior to installation.

C. Contractor’s Responsibilities:

1. Review WHFD and/or Project Manager’s provided shop drawings, product data, and samples.
2. Provide any necessary utility roughs and backing, and install in accordance with manufacturer’s instructions.
3. Arrange and pay for product delivery to site.
4. Submit claims for transportation damage and replace damaged, defective or deficient items.
5. Arrange for manufacturers’ warranties, inspections and service.

1.5 HOSPITAL OCCUPANCY

A. Hospital will remain operational during entire period of construction for the conduct of normal operations.

B. Contractor is to coordinate the work and details within each phase, to minimize disruption to WHFD and/or Project Manager’s operation. Advanced notification of a minimum of one week for disruption due to noise and other construction activity is required as well as posting of signage in advance to advise occupants of such disruption.

C. Provide dust and noise barriers where specified under other portions of the contract documents. Follow ICRA procedures during construction, i.e., Policy #125-54 as attached. Walk off mats at

site entrance shall be changed as needed. HEPA filtration units are to be utilized 24 hours per day throughout the construction process. Complete ISLM check sheet daily.

D. Schedule the Work, and cooperate with Hospital to minimize conflict with work involving dust and noise and odor.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 2500 - SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Section includes administrative and procedural requirements for substitutions.

B. Related Requirements:

1. Section 01 6000 - Product Requirements, for requirements for submitting comparable product submittals for products and.listed manufacturers.

1.2 REFERENCES

A. Definitions:

1. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents.

a. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.

1.3 ACTION SUBMITTALS

A. Substitution Requests: Submit documentation identifying product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. Substitution Request Form: Use form acceptable to Architect, at end of this Section.
2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:

a. Statement indicating why specified product or fabrication or installation method cannot be provided, if applicable.
b. Detailed comparison of significant qualities of proposed substitutions with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes, such as performance, weight, size, durability, visual effect, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
c. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
d. Samples, where applicable or requested.
e. Certificates and qualification data, where applicable or requested.
f. List of similar installations for completed projects, with project names and addresses as well as names and addresses of architects and owners.

g. Material test reports from a qualified testing agency, indicating and interpreting test results for compliance with requirements indicated.
h. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
i. Detailed comparison of Contractor's construction schedule using proposed substitutions with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
j. Cost information, including a proposal of change, if any, in the Contract Sum.
k. Contractor's certification that proposed substitution complies with requirements in the Contract Documents, except as indicated in substitution request, is compatible with related materials and is appropriate for applications indicated.
l. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.

3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

1.4 QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

1.5 PROCEDURES

A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

1.6 SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:

a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
b. Substitution request is fully documented and properly submitted.
c. Requested substitution will not adversely affect Contractor's construction schedule.
d. Requested substitution has received necessary approvals of authorities having jurisdiction.
e. Requested substitution is compatible with other portions of the Work.
f. Requested substitution has been coordinated with other portions of the Work.
g. Requested substitution provides specified warranty.
h. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 SUBSTITUTION REQUEST FORM

A. Project:_____ Substitution Request Number: _____ .

B. To: _____ From: _____ .

C. Re: _____ Date: _____ .

D. Specification Title: _____ Description: _____ .

E. Section: _____ Page: _____Article/Paragraph: _____ .

F. Proposed Substitution:_____ .

G. Manufacturer:_____ Address: _____ Phone: _____ .

H. Trade Name: _____ Model No. _____.

I. For Cause Reason: __Product Unavailable; __Regulatory Changes; __Warranty Terms Unavailable;
__ Changed Project Conditions; __Other (provide/attach clarifying description for selected reason).

J. Attached data includes product description, specifications, drawings, and performance and test data adequate for evaluation of the request: applicable portions of the data are clearly identified.

K. Attached data also includes a description of changes to the Contract Documents that the proposed substitutions will require for its proper installation.

L. The Undersigned certifies:

1. Has investigated proposed Product and determined that it meets or exceeds the quality level of the specified product.
2. Will provide the same warranty for the Substitution as for the specified Product.
3. Will coordinate installation and make changes to other Work that may be required for the Work to be complete with no additional cost to Owner.
4. Waive claims for additional costs or time extension that may subsequently become apparent.
5. Will reimburse Owner and Architect/Engineer for review or redesign services associated with substitution.

M. Submitted By: _____ .

N. Signed By: _____ .

O. Firm: _____ .

P. Address: _____ .

Q. Telephone:_____Email: _____ .

R. A/E's REVIEW AND ACTION.

1. ___ Submission approved - Make submittals in accordance with Specification Section 012500.
2. ___ Submission approved as noted - Make submittals in accordance with Specification Section 012500.
3. ___Submission rejected - Use specified materials.
4. ___Submission request received too late - Use specified materials.

S. Signed by: _____ Date:_____.

T. Supporting Data Attached: ___Drawings ___Product Data ___Samples ___Tests ___ Reports ___Other.

END OF SECTION

SECTION 01 2600 - CONTRACT MODIFICATION PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

B. Related Requirements:

1. Section 01 2500 "Substitution Procedures" for administrative procedures for handling requests for substitutions made after the Contract award.

1.2 MINOR CHANGES IN THE WORK

A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710.

1.3 PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
2. Within time agreed to subsequent to Proposal Request or 20 days, when not otherwise specified, after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.

a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
c. Include costs of labor and supervision directly attributable to the change.
d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
e. Quotation Form: Use forms acceptable to Owner and Architect.
f. Cost Breakdown: Form and amount of detail acceptable to Owner and Architect.

1) Provide complete breakdown, with backup (purchase orders, invoices, etc.) on business letterheads for all parts and costs associated with changes.

B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Owner and Architect.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Section 01 25 00 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use form acceptable to Owner and Architect.
8. Cost Breakdown: Form and amount of detail acceptable to Owner and Architect.

    a. Provide complete breakdown, with backup (purchase orders, invoices, etc) on business letterheads for all parts and costs associated with changes.

1.4 CHANGE ORDER PROCEDURES

A. On Owner's approval of a Work Change Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

B. The following documents will be used. Sample forms at end of Section.

C. Request for Information: Standard Contractor form. A request for information shall be used by the Contractor to the Prime Consultant to request solutions to problems which are discovered during construction, to request drawings and cost and/or schedule impacts in the Request for Information.

D. Instruction Notice: Attachment 1, standard form.

1. Instruction Notice will be issued by the Prime Consultant for instructions to the Contractor which do not involve a change in the Contract Sum or construction period.
2. Instruction Notice authorizes the Contractor to proceed at once with the instruction included therein.
3. Instruction Notice which does affect the Contract Sum or construction period must have written authorization by the Owner’s Project Manager. Such instruction shall have the note “Change Order to Follow” and then be followed with a Quotation Request, cross referenced to the Field Order.
4. Instruction Notice will be distributed as follows:

    a. Two copies to Contractor.
    b. One copy to the Prime Consultant.
    c. One copy to each appropriate Consultant.
    d. One copy to WHFD and/or Project Manager.

E. Quotation Requests: Attachment 2, standard Prime Consultant form.

1. Proposed changes to the Contract will be initiated by the Prime Consultant in the form of a Quotation Request.
2. A Quotation Request, indicating the party suggesting the change, will clearly describe the proposed Contract variation, accompanied by the required drawings, if necessary.
3. Construction work shall not proceed on the strength of a Quotation Request only.
4. Quotation Requests will be distributed as follows:

    a. Two copies to Contractor.
    b. One copy to Prime Consultant.
    c. One copy to each appropriate Consultant.
    d. One copy to Owner's Project Management.

5. The Contractor shall respond to the Quotation Request within the time stated on the form.

F. Change Proposal. Standard Contract Form.

1. This form shall be issued by the Contractor for any claims he may have and in response to a Quotation Request.
2. The Change proposal shall include a description of the work and the requested change to the Contract sum and construction time.
3. All supporting documents, materials and subcontract quotations, time sheets, labor estimates, etc., shall be itemized and attached to the Change Proposal as necessary for proper checking by the Prime Consultant, Consultants and Owner's Project Manager.
4. Change proposals, if acceptable, will be signed by the WHFD and/or Project Manager and Prime Consultant with one executed copy returned to Contractor. The Contractor shall thus have the authority to proceed with the work and Change Order will follow.

G. Change Order. Attachment 3, standard form.

1. This document is issued to the Contractor as an instruction for him to make a change to the work of the contract Documents.
2. Change Order documents are prepared by the Prime Consultant and countersigned by the Owner and Contractor.
3. Approved Change orders record the following information:

    a. Cross-reference to Change Proposal.
    b. Summarized description of change in work required.
    c. Change in completion date.
    d. Change in Contract sum.
    e. Identification of party/individual initiating change.

H. Record of Variations: Variations in construction from the plans and specifications shall be recorded by the Contractor as required in Division 1. These variations shall be brought to the attention of the Prime Consultant and WHFD and/or Project Manager by the Contractor.

I. Timeliness of Processing: Instruction notices, Quotation Requests and Change Proposals will be processed and one copy provided the WHFD and/or Project Manager the same day the document is prepared.

J. Time and Material Change Order: Submit itemized account and supporting data after completion of change, within time limits indicated in the Conditions of the Contract Time as provided in the Contract Documents.

K. Maintained detailed records of work done on Time and Material basis. Provide full information required for evaluation of proposed changes, and to substantiate costs for changes in the Work.

1.5 CONSTRUCTION CHANGE DIRECTIVE

A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 SAMPLE FORMS – ATTACHMENTS (on following pages)

A. Attachment 1 Option:

INSTRUCTION NOTICE

INSTRUCTION NOTICE NO:

DATE: **PROJECT NO:**

PROJECT: Kona Community Hospital
Outpatient Oncology Services Clinic

CONTRACTOR:

Reference:

- ☐ **Specifications:**
- ☐ **Drawings:**
- ☐ **Other:**

YOU ARE HEREBY DIRECTED TO PROMPTLY EXECUTE THIS INSTRUCTION NOTICE WHICH REPRESENTS THE CONTRACT DOCUMENTS OR ORDERS MINOR CHANGES IN THE WORK.

If you consider that a change in Contract Sum or Contract Time is required, submit your itemized proposal to the Prime Consultant immediately and before proceeding with the work. If your proposal is found to be satisfactory and in proper order, this Instruction Notice will be superseded by a Change Order.

COPIES TO:

- ☐ **WHFD AND/OR PROJECT MANAGER**
- ☐ **Contractor**
- ☐ **Prime Consultant**
- ☐ **Structural**
- ☐ **Mechanical**
- ☐ **Electrical**
- ☐ **Civil**
- ☐ **Landscape**
- ☐ **Others**

B. Attachment 2 Option:

QUOTATION REQUEST

QUOTATION REQUEST NO:

DATE: **PROJECT NO:**

PROJECT: Kona Community Hospital
Outpatient Oncology Services Clinic

CONTRACTOR:

Submit a fully itemized quotation for the inclusion of the following changes into the contract. This is not a Change Order, a Construction Change Directive, nor an Instruction to proceed with the work herein.

REQUEST ORIGINATED BY:

DATE QUOTATION REQUIRED BY:

COPIES TO:

- ☐ **WHFD AND/OR PROJECT MANAGER**
- ☐ **Contractor**
- ☐ **Others**

C. Attachment 3 Option:

CHANGE ORDER

CHANGE ORDER NO:

DATE: **PROJECT NO:**
PROJECT: Kona Community Hospital
Outpatient Oncology Services Clinic
CONTRACTOR:

Original Contract Sum was:
Net changes by previously authorized Change Orders: $
Contract Sum prior to this Change Order was: $
Contract sum will be (increased) (decreased) (unchanged) by this Change Order $
New Contract Sum including this Change Order will be: $
The Contract Time will be (increased) (decreased) (unchanged) by days The date of Substantial Completion as of the date of this Change Order is:

PRIME CONSULTANT: **WHFD AND/OR PROJECT MANAGER:**
CONTRACTOR:

By: _____ **Date:** _____
Approved By: _____ **Date:** _____
Approved By: _____ **Date:** _____

END OF SECTION

SECTION 01 2900 - PAYMENT PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Administrative and procedural requirements necessary to prepare and process Applications for Payment.

B. Related Requirements:

1. Section 012600 - Contract Modification Procedures, for administrative procedures for handling changes to the Contract.
2. Section 017000 - Execution and Closeout Requirements.

1.2 DEFINITIONS

A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

B. Owner: Interchangeable with Hospital Construction Project Manager and WHFD.

C. Architect: Interchangeable with Prime Consultant.

1.3 SCHEDULE OF VALUES

A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.

1. Coordinate line items in the schedule of values with items required to be indicated as separate activities in Contractor's construction schedule.

a. Application for Payment forms with continuation sheets.
b. Submittal schedule.
c. Items required to be indicated as separate activities in Contractor’s construction schedule.

2. Submit a printed schedule of AIA Form G703- Application and Certificate for Payment Continuation Sheet. Contractor’s standard form or electronic media printout will be acceptable.
3. Submit the schedule of values to Architect through the Hospital's Construction Management Representative at earliest possible date, but no later than fifteen (15) days after date of Owner Contractor Agreement; no later than seven days before the date scheduled for submittal of initial Applications for Payment.

B. Format and Content: Use Project Manual table of contents as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.

1. Identification: Include the following Project identification on the schedule of values:

    a. Project name and location.
    b. Name of Architect.
    c. Architect's Project number.
    d. Contractor's name and address.
    e. Date of submittal.

2. Arrange schedule of values consistent with format of AIA Document G703.
3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
4. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
5. Identify site mobilization and bonds and insurance.
6. Include in each line item, the amount of Allowances specified in this section. For unit cost Allowances, identify quantities taken from Contract Documents multiplied by the unit cost to achieve the total for the item.
7. Include within each line item, a direct proportional amount of Contractor’s overhead and profit.
8. Schedule of Values Revisions: Revise the schedule of values when Change Orders or Construction Change Directives result in a change in the Contract Sum. Include at least one separate line item for each Change Order and Construction Change Directive.

1.4 APPLICATIONS FOR PAYMENT

A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.

B. Payment Application Times: Submit Application for Payment to Architect and Hospital Technical Representative by the 5th of the month that follows. The period covered by each Application for Payment is one month, ending on the last day of the month.

1. The State of Hawaii does its best to pay within 30 days.
2. Payment Application Times: Each progress payment shall be submitted monthly.

C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 as form for Applications for Payment.

1. Arrange the schedule of values in tabular form with separate columns to indicate the following for each items listed:

    a. Related Specification Section or Division.
    b. Description of the Work.
    c. Name of subcontractor.
    d. Name of manufacturer or fabricator.
    e. Name of supplier.
    f. Change Orders (numbers) that affected value.

g. Dollar value of the following, as percentage of the Contract Sum to nearest on-hundredth percent, adjusted to total 100 percent.

1) Labor.
2) Materials.
3) Equipment.

2. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of two percent of the Contract Sum.

a. Include separate line items under Contractor and principal subcontracts for Project closeout requirements in an amount totaling two percent of the Contract Sum and subcontract amount.

3. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
4. Provide separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
5. Differentiate between items stored on-site and items stored off-site. If required, include evidence of insurance.
6. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
7. Each item in the schedule of values and Application for Payments shall be complete. Include total cost and proportionate share of general overhead and profit for each item.

a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor’s option.
b. The Prime Consultant will return incomplete applications, including those without the contract number, without action.

8. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.

1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
4. Indicate separate amounts for work being carried out under Owner-requested project acceleration.

E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored on-site, but not yet installed. Materials or equipment stored off-site will not be paid for until on site.

1. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
2. Provide summary documentation for stored materials indicating the following:

    a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
    b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
    c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.

F. Transmittal: Submit PDF signed and notarized copies of each Application for Payment to Architect and Hospital Construction Project Manager by electronic delivery (email) ensuring receipt. Include waivers of lien and similar attachments if required.

1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
2. One copy can be transmitted via e-mail to Architect for preliminary review.

G. Rain Days and Construction Schedule: Include rain days being claimed for the current application period and updated Construction Schedule with each application for payment.

1. Rain day claims made for previous application periods will not be accepted.

H. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment, for Contractor covering current application period, and subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.

1. Submit unconditional partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item. Forms with other amounts will not be accepted and will delay review of application. Application review time will not begin before corrected form received.

    a. Use of Contractor's form, which is acceptable to Architect, is acceptable.

2. When an application shows completion of an item, submit conditional final or full waivers.
3. WHFD and/or Project Manager reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
5. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.

I. Waiver of Mechanic’s Lien: With each Application for Payment, submit waivers of mechanic’s lien from subcontractors, sub-contractors, and suppliers for construction period covered by the previous application.

1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
2. When an application shows completion of an item, submit conditional final or full waivers.
3. WHFD and/or Project Manager reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or proceeded by conditional final waivers from every entity involved with performance of the work covered by the application who is lawfully entitled to a lien.
5. Waiver forms: Submit executed waivers of lien forms, acceptable to Owner.

J. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

1. List of subcontractors.
2. Schedule of values.
3. Contractor's construction schedule (preliminary if not final).
4. Products list (preliminary if not final).
5. Schedule of unit prices.
6. Submittal schedule (preliminary if not final).
7. List of Contractor’s staff assignments.
8. List of Contractor's principal consultants.
9. Copies of building permits.
10. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
11. Initial progress report.
12. Report of preconstruction conference.
13. Certificates of insurance and insurance policies.
14. Performance and payment bonds.
15. Data needed to acquire Owner’s insurance.

K. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as approved by the Hospital Construction Project Manager.

1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

L. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

M. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706.
5. AIA Document G706A.
6. AIA Document G707.
7. Evidence that claims have been settled.
8. Final liquidated damages settlement statement.
9. 9. Alternate forms may be utilized with approval from the WHFD and/or Project Manager & Contracts Manager.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 3000 - ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES:

A. General administrative requirements.

B. Preconstruction meeting.

C. Site mobilization meeting.

D. Progress meetings.

E. Construction progress schedule.

F. Contractor's weekly reports.

G. Progress photographs.

H. Submittals for review, information, and project closeout.

I. Number of copies of submittals.

J. Requests for Interpretation (RFI) procedures.

K. Submittal procedures.

1.2 RELATED REQUIREMENTS

A. Section 01 6000 - Product Requirements: General product requirements.

B. Section 01 7000 - Execution and Closeout Requirements: Additional coordination requirements.

1.3 DEFINITIONS

A. Owner: Interchangeable with Hospital Construction Project Manager and WHFD.

B. Architect: Interchangeable with Prime Consultant.

1.4 GENERAL ADMINISTRATIVE REQUIREMENTS

A. Comply with requirements of Section 017000 - Execution and Closeout Requirements for coordination of execution of administrative tasks with timing of construction activities.

B. Make the following types of submittals to Architect:

1. Requests for Interpretation (RFI).
2. Requests for substitution.
3. Shop drawings, product data, and samples.
4. Test and inspection reports.
5. Design data.
6. Manufacturer's instructions and field reports.
7. Applications for payment and change order requests.
8. Progress schedules.
9. Coordination drawings.
10. Correction Punch List and Final Correction Punch List for Substantial Completion.
11. Closeout submittals.

1.5 GENERAL COORDINATION PROCEDURES

A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

B. Coordination: Each contractor shall coordinate its construction operations with those of other contractors and entities to ensure efficient and orderly installation of each part of the Work. Each contractor shall coordinate its operations with operations, included in different Sections that depend on each other for proper installation, connection, and operations.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components with other contractors to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

C. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors of coordination of their Work is required.

D. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and (activities of other contractors) to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Preparation of Contractor’s construction schedule.
2. Preparation of the schedule of values.
3. Installation and removal of temporary facilities and controls.

4. Delivery and processing of submittals.
5. Progress meetings.
6. Pre-installation of conferences.
7. Project closeout activities.
8. Startup and adjustment of systems.

E. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.

1. Salvage materials and equipment involved in performance of but not actually incorporated into, the Work. See other Sections for disposition of salvaged materials that are designed as Owner’s property.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 PRECONSTRUCTION MEETING

A. The WHFD and/or Project Manager will schedule and conduct a preconstruction conference before starting construction, at a time convenient to the Hospital, Contractor, and Prime Consultant, but no later than 15 days after execution of the Agreement.

B. Attendance Required:

1. Owner.
2. Architect.
3. Contractor.
4. Architect's consultants.
5. Contractor's superintendent.
6. Major subcontractors.
7. Suppliers and other concerned parties.

C. Agenda:

1. Execution of Owner-Contractor Agreement.
2. Submission of executed bonds and insurance certificates.
3. Distribution of Contract Documents.
4. Submission of list of subcontractors, list of products, schedule of values, and progress schedule.
5. Submission of initial Submittal schedule.
6. Designation of personnel representing the parties to Contract and Architect.
7. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
8. Scheduling.
9. Use of the premises.
10. Work restrictions.
11. Working hours.
12. Owner’s occupancy requirements.
13. Security.

D. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect, Owner, participants, and those affected by decisions made.

3.2 SITE MOBILIZATION MEETING

A. Attendance Required:

1. Contractor.
2. Owner.
3. Architect.
4. Contractor's superintendent.
5. Major subcontractors.

B. Agenda:

1. Use of premises by Owner and Contractor.
2. Owner's requirements.
3. Construction facilities and controls provided by Owner, if applicable.
4. Temporary utilities provided by Owner, if applicable.
5. Survey and building layout.
6. Security and housekeeping procedures.
7. Progress cleaning.
8. First aid.
9. Schedules.
10. Critical work sequencing and long-lead items.
11. Application for payment procedures.
12. Procedures for testing.
13. Procedures for maintaining record documents.
14. Requirements for start-up of equipment.
15. Inspection and acceptance of equipment put into service during construction period.

C. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect, Owner, participants, and those affected by decisions made.

3.3 PROGRESS MEETINGS

A. Schedule and administer meetings throughout progress of the work at weekly intervals, unless different interval is agreed to with Architect and Owner.

1. It is preferred that a standing meeting day/time is planned at the commencement of the project.

B. Make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.

C. Attendance Required:

1. Contractor.
2. Owner.
3. Architect.
4. Special consultants, when required.
5. Contractor's superintendent.

6. Subcontractors.

D. Agenda:

1. Review minutes of previous meetings.
2. Review of work progress.
3. Field observations, problems, and decisions.
4. Identification of problems that impede, or will impede, planned progress.
5. Review of submittals schedule and status of submittals.
6. Review of RFIs log and status of responses.
7. Review of off-site fabrication and delivery schedules, if applicable.
8. Maintenance of progress schedule.
9. Corrective measures to regain projected schedules.
10. Planned progress during succeeding work period.
11. Maintenance of quality and work standards.
12. Effect of proposed changes on progress schedule and coordination.
13. Other business relating to work.

E. Record minutes and distribute copies within two days after meeting to participants, with electronic copies to Architect, Owner, participants, and those affected by decisions made.

3.4 CONSTRUCTION PROGRESS SCHEDULE

A. Within 10 days after date of the Agreement, submit preliminary schedule defining planned operations for the first 60 days of work, with a general outline for remainder of work.

B. If preliminary schedule requires revision after review, submit revised schedule within 10 days.

C. Within 20 days after review of preliminary schedule, submit draft of proposed complete schedule for review.

1. Include written certification that major contractors have reviewed and accepted proposed schedule.

D. Within 10 days after joint review, submit complete schedule.

E. Submit updated schedule with each Application for Payment.

3.5 WEEKLY CONSTRUCTION REPORTS

A. Include only factual information. Do not include personal remarks or opinions regarding operations and/or personnel.

B. Prepare a daily construction report recording the following information concerning events at Project site and project progress:

1. Date.
2. High and low temperatures, and general weather conditions.
3. List of subcontractors at Project site.
4. Approximate count of personnel at Project site.
5. Safety, environmental, or industrial relations incidents.
6. Meetings and significant decisions.

7. Unusual events (submit a separate special report).
8. Stoppages, delays, shortages, and losses. Include comparison between scheduled work activities (in Contractor's most recently updated and published schedule) and actual activities. Explain differences, if any. Note days or periods when no work was in progress and explain the reasons why.
9. Emergency procedures.
10. Directives and requests of Authority(s) Having Jurisdiction (AHJ).
11. Testing and/or inspections performed.
12. Signature of Contractor's authorized representative.

3.6 PROGRESS PHOTOGRAPHS

A. Submit photographs with each application for payment, taken not more than 5 days prior to submission of application for payment.

B. Photography Type: Digital; electronic files.

3.7 REQUESTS FOR INFORMATION (RFI)

A. Definition: A request seeking one of the following:

1. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.

B. General: Immediately of discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified to WHFD and/or Project Manager.

1. All RFIs must be submitted directly by the Contractor of record. Prime Consultant will return RFI submitted to Prime Consultant by other entities controlled by Contractor with no response.
2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor’s work or work of subcontractors.

C. Whenever possible, request clarifications at the next appropriate project progress meeting, with response entered into meeting minutes, rendering unnecessary the issuance of a formal RFI.

D. Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.

1. Prepare a separate RFI for each specific item.

a. Review, coordinate, and comment on requests originating with subcontractors and/or materials suppliers.
b. Do not forward requests which solely require internal coordination between subcontractors.

2. Prepare on AIA Document G716 or on a Form, in a format and with content acceptable to Architect.
3. Combine RFI and its attachments into a single electronic file. PDF format is preferred.

E. Reason for the RFI: Prior to initiation of an RFI, carefully study all Contract Documents to confirm that information sufficient for their interpretation is definitely not included.

1. Include in each request Contractor's signature attesting to good faith effort to determine from Contract Documents information requiring interpretation.
2. Unacceptable Uses for RFIs: Do not use RFIs to request the following:

    a. Approval of submittals (use procedures specified elsewhere in this section).
    b. Approval of substitutions (see Section - 016000 - Product Requirements).
    c. Changes that entail change in Contract Time and Contract Sum (comply with provisions of the Conditions of the Contract).
    d. Different methods of performing work than those indicated in the Contract Drawings and Specifications (comply with provisions of the Conditions of the Contract).
    e. Requests for coordination information already indicated in the Contract Documents.
    f. Requests for interpretation of Architect’s actions on submittals.

3. Improper RFIs: Requests not prepared in compliance with requirements of this section, and/or missing key information required to render an actionable response. They will be returned without a response.
4. Frivolous RFIs: Requests regarding information that is clearly indicated on, or reasonably inferable from, Contract Documents, with no additional input required to clarify the question. They will be returned without a response.

    a. The Owner reserves the right to assess the Contractor for the costs (on time-and-materials basis) incurred by the Architect, and any of its consultants, due to processing of such RFIs.

F. Content: Include identifiers necessary for tracking the status of each RFI, and information necessary to provide an actionable response.

1. Official Project name and number, and any additional required identifiers established in Contract Documents.
2. Architect's, and Contractor's names.
3. Discrete and consecutive RFI number, and descriptive subject/title.
4. Issue date, and requested reply date.
5. Reference to particular Contract Document(s) requiring additional information/interpretation. Identify pertinent drawing and detail number and/or specification section number, title, and paragraph(s).
6. Annotations: Field dimensions and/or description of conditions which have engendered the request.
7. Contractor's suggested resolution: A written and/or a graphic solution, to scale, is required in cases where clarification of coordination issues is involved, for example; routing, clearances, and/or specific locations of work shown diagrammatically in Contract Documents. If applicable, state the likely impact of the suggested resolution on Contract Time or the Contract Sum.

G. Attachments: Include sketches, coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request.

H. RFI Log: Prepare and maintain a tabular log of RFIs for the duration of the project.

1. Indicate current status of every RFI. Update log promptly and on a regular basis.
2. Note dates of when each request is made, and when a response is received.
3. Highlight items requiring priority or expedited response.
4. Highlight items for which a timely response has not been received to date.
5. Identify and include improper or frivolous RFIs.

I. Review Time: Architect will respond and return RFIs to Contractor within 14 calendar days of receipt. For the purpose of establishing the start of the mandated response period, RFIs received after 12:00 noon will be considered as having been received on the following regular working day.

1. Response period may be shortened or lengthened for specific items, subject to mutual agreement, and recorded in a timely manner in progress meeting minutes.

J. Responses: Content of answered RFIs will not constitute in any manner a directive or authorization to perform extra work or delay the project. If in Contractor's belief it is likely to lead to a change to Contract Sum or Contract Time, promptly issue a notice to this effect, and follow up with an appropriate Change Order request to Owner.

1. Response may include a request for additional information, in which case the original RFI will be deemed as having been answered, and an amended one is to be issued forthwith. Identify the amended RFI with an R suffix to the original number.
2. Do not extend applicability of a response to specific item to encompass other similar conditions, unless specifically so noted in the response.
3. Upon receipt of a response, promptly review and distribute it to all affected parties, and update the RFI Log.
4. Notify Architect within seven calendar days if an additional or corrected response is required by submitting an amended version of the original RFI, identified as specified above.

3.8 SUBMITTAL SCHEDULE

A. Submit to Architect for review a schedule for submittals in tabular format.

1. Submit at the same time as the preliminary schedule.
2. Coordinate with Contractor's construction schedule and schedule of values.
3. Format schedule to allow tracking of status of submittals throughout duration of construction.
4. Arrange information to include scheduled date for initial submittal, specification number and title, submittal category (for review or for information), description of item of work covered, and role and name of subcontractor.
5. Account for time required for preparation, review, manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.

    a. For assemblies, equipment, systems comprised of multiple components and/or requiring detailed coordination with other work, allow for additional time to make corrections or revisions to initial submittals, and time for their review.

6. Submit as part of the Monthly Report required by the Owner-Contractor Agreement.

B. Product Data, Schedules, Shop Drawings and Other Printed Materials: Submit the number of copies which the Contractor requires, plus copies for the following:

1. One copy: Prime Consultant.
2. One copy: WHFD and/or Project Manager.
3. One copy: Hospital Construction Project Manager.
4. Copies as required from consultants.

C. Samples: Submit the number of samples which the Contractor requires plus one for WHFD and/or Project Manager and Contracts Manager.

3.9 SUBMITTALS FOR REVIEW

A. Procedures:

1. Transmit each submittal with AIA Form G810 or project Architect's accepted transmittal form

    a. Identify whether submittal is an action submittal or informational submittal.
    b. Submit number and type of documents indicated in this Section.

2. Sequentially number the transmittal form. Reverse submittals with original number and a sequential alphabetical suffix.
3. Identify Project Contractor, Subcontractor or supplier, pertinent drawing and detail number, and specification section number, as appropriate.
4. Apply Contractor's seal, signed or initialed certifying that review, verification of Products required, field dimensions, adjacent construction Work, and coordination of information, is in accordance with the requirements of the Work and Contract Documents.

    a. Contractor shall solicit, and include in submittal package, signed and sealed shop drawings provided by manufacturer for products and systems specified. Certification shall confirm assemblies meet or exceed wind uplift and pressure requirements.

5. Schedule submittals to expedite the Project, and deliver to Prime Consultant at business address. Coordinate submission of related items.
6. For each submittal for review, allow 10 days excluding delivery time and from the contractor.
7. Identify variations from Contract Documents and Product of system limitations which may be detrimental to successful performance of the completed Work.
8. Submit all items relating to color selection at one time. Color selections will not be made until all color related submittals have been received.
9. Provide space for Contractor, Prime Consultant, and Consultants review stamps or initials.
10. Review and Resubmission of Submittals:

    a. The Prime Consultant will review the submittal and stamp or initial it with indication of action as appropriate. Prime Consultant will retain one copy or and furnish one copy to Contractor. Consultants will retain one copy.
    b. Submittals returned marked "resubmit" or "rejected". Make corrections and resubmit.

1) Direct specific attention on resubmittals to revision other than those requested by the Prime Consultant on previous submittals.
2) Make shop drawing corrections on the original drawing and print.

c. Submittals returned with markings or comments and marked “confirm”. Submit a letter indicating acceptance of comments and stating that Contractor will comply with marks and comments.
d. Submittals returned marked “No Exceptions Taken”. Submit number of copies mechanical and electrical items with Contractor.

11. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with provisions.
12. Submittal is not requested will not be recognized or processed.

B. When the following are specified in individual sections, submit them for review:

1. Product data.
2. Shop drawings.
3. Samples for selection.
4. Samples for verification.

C. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.

1. Identify options requiring selection by Architect.

D. Samples will be reviewed for aesthetic, color, or finish selection. Color samples shall be physical materials and paint chips. Photo images or website references will not be accepted.

E. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 017000 - Execution and Closeout Requirements.

3.10 SUBMITTALS FOR INFORMATION

A. Subcontract List: Prepare a written summary (provided in the Bid Proposals Form) identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Included the following information in tabular form:

1. Name, address and telephone number of company performing subcontract or supplying products.
2. The particular work to be performed by subcontractor.

B. Key personnel Names: Within 7 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home, office and cellular telephone numbers and e-mail addresses. Provide names, addresses and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

1. Post copies of list in project meeting room, in temporary field office and by each temporary telephone. Keep list current at all times.

C. When the following are specified in individual sections, submit them for information:

1. Design data.
2. Certificates.
3. Test reports.
4. Inspection reports.
5. Manufacturer's instructions.
6. Manufacturer's field reports.
7. Other types indicated.

D. Submit for Architect's knowledge as contract administrator or for Owner.

3.11 SUBMITTALS FOR PROJECT CLOSEOUT

A. Submit Correction Punch List for Substantial Completion.

B. Submit Final Correction Punch List for Substantial Completion.

C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 017000 - Execution and Closeout Requirements:

1. Project record documents.
2. Operation and maintenance data.
3. Warranties.
4. Bonds.
5. Other types as indicated.

D. Final Property Survey.

E. Submit for Owner's benefit during and after project completion.

3.12 NUMBER OF COPIES OF SUBMITTALS

A. Electronic Documents: Submit one electronic copy in PDF format; an electronically marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.

B. Samples: Submit the number specified in individual specification sections; one of which will be retained by Architect.

1. After review, produce duplicates.
2. Retained samples will not be returned to Contractor unless specifically so stated.

3.13 SUBMITTAL PROCEDURES

A. General Requirements:

1. Use a separate transmittal for each item.
2. Transmit using Architect approved form.
3. Sequentially identify each item. For revised submittals use original number and a sequential numerical suffix.

4. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
5. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.

    a. Submittals from sources other than the Contractor, or without Contractor's stamp will not be acknowledged, reviewed, or returned.

6. Deliver each submittal on date noted in submittal schedule, unless an earlier date has been agreed to by all affected parties, and is of the benefit to the project.

    a. Send submittals in electronic format via email to Architect.

7. Schedule submittals to expedite the Project, and coordinate submission of related items.

    a. For each submittal for review, allow 14 calendar days excluding delivery time to and from the Contractor.
    b. For sequential reviews involving Architect's consultants, Owner, or another affected party, allow an additional 7 calendar days.
    c. For sequential reviews involving approval from authorities having jurisdiction (AHJ), in addition to Architect's approval, allow an additional 30 calendar days.

8. Identify variations from Contract Documents and product or system limitations that may be detrimental to successful performance of the completed work.
9. Submittal shall be specific to Project. Remove or clearly note items or options on pages that are being submitted for the Project, and items or options that are not part of the submittal or Project. Submittals not following this requirement will be returned without action.
10. Provide space for Contractor and Architect review stamps.
11. When revised for resubmission, identify all changes made since previous submission.
12. Distribute reviewed submittals. Instruct parties to promptly report inability to comply with requirements.
13. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work, and have received prior approval for their use.
14. Submittals not requested will be recognized, and will be returned "Not Reviewed".

B. Product Data Procedures:

1. Submit only information required by individual specification sections.

    a. Clearly mark each copy to identify each applicable product, model, option, and pertinent data for the products or systems to be provided. Supplement manufacturers’ standard data to provide information unique to this Project.
    b. Highlighting will not be acceptable.
    c. Indicate Product utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.

2. Collect required information into a single submittal.
3. Submit concurrently with related shop drawing submittal.
4. Do not submit (Material) Safety Data Sheets for materials or products.
5. After review distribute in accordance with the Submittal Procedures.

C. Samples

1. Submit samples to illustrate functional and aesthetic characteristics of the Product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
2. Submit samples of finishes from the full range of manufacturers' standard colors, textures, and patterns for Prime Consultant selection.

    a. Provide custom color samples where requested.

3. Reviewed samples which may be used in the Work are indicated in individual specification sections.

D. Shop Drawing Procedures:

1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.
2. Use of reproductions of Contract Documents in digital data form to create shop drawings is only permitted if approved by Architect prior to submitting.
3. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.

E. PROPOSED PRODUCTS LIST

1. Submit list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.
2. For products specified only by reference standards, give manufacturer, trade name, model or catalog designation, and reference standards.

F. Samples Procedures:

1. Transmit related items together as single package.
2. Identify each item to allow review for applicability in relation to shop drawings showing installation locations.

3.14 SUBMITTAL REVIEW

A. Submittals for Review: Architect will review each submittal, and approve, or take other appropriate action.

B. Submittals for Information: Architect will acknowledge receipt and review. See below for actions to be taken.

C. Architect's actions will be reflected by marking each returned submittal using virtual stamp on electronic submittals.

1. Notations may be made directly on submitted items and/or listed on appended Submittal Review cover sheet.

D. Architect's and consultants' actions on items submitted for review:

1. Authorizing purchasing, fabrication, delivery, and installation:

    a. "Approved", or language with same legal meaning.

b. "Approved as Noted, Resubmission not required", or language with same legal meaning.

1) At Contractor's option, submit corrected item, with review notations acknowledged and incorporated.

c. "Approved as Noted, Resubmit for Record", or language with same legal meaning.

1) Resubmit corrected item, with review notations acknowledged and incorporated. Resubmit separately, or as part of project record documents.
2) Non-responsive resubmittals may be rejected.

2. Not Authorizing fabrication, delivery, and installation:

a. "Revise and Resubmit".

1) Resubmit revised item, with review notations acknowledged and incorporated.

b. "Rejected".

1) Submit item complying with requirements of Contract Documents.

E. Architect's and consultants' actions on items submitted for information:

1. Items for which no action was taken:

a. "Received" - to notify the Contractor that the submittal has been received for record only.

2. Items for which action was taken:

a. "Reviewed" - no further action is required from Contractor.

END OF SECTION

SECTION 01 3516 - ALTERATION PROJECT PROCEDURES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Special procedures for alteration work.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate Work of this Section with other work.

1.3 FIELD CONDITIONS

A. Existing Conditions: Verify field measurements before fabrication. Show field measurements on Shop Drawings.

B. Photo document existing conditions prior to commencing demolition, and as work proceeds.

1. Submit documentation to Architect on regular basis.

PART 2 PRODUCTS

2.1 SALVAGED MATERIALS

A. Salvage sufficient quantities of cut or removed material to replace damaged work of existing construction, when materials not readily obtainable on current market.

2.2 PRODUCTS FOR PATCHING AND EXTENDING WORK

A. New Materials: Match existing products and work for patching and extending work.

B. Type and Quality of Existing Products: Determine by inspection and testing products where necessary, referring to existing Work as a standard.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that demolition is complete, and areas are ready for installation of new Work.

B. Beginning of restoration Work means acceptance of existing conditions.

3.2 PREPARATION

A. Cut, move or remove items as necessary for access to alterations and renovation Work. Replace and restore at completion.

B. Remove unsuitable material not marked for salvage, such as rotted wood, corroded metals, and deteriorated masonry and concrete. Replace materials as specific for finished Work.

C. Remove debris and abandoned items from area and from concealed spaces.

D. Prepare surface and remove surface finishes to provide for proper installation of new work and finishes.

E. Close openings in exterior surfaces to protect existing work and salvage items from weather and extremes of temperature and humidity. Insulate duct work and piping to prevent condensation in exposed areas.

F. Do not demolish, chip, or penetrate existing structural members without the expressed approval of the Prime Consultant.

G. Perform cutting and removal work to remove minimum necessary, and in a manner to avoid damage to adjacent work and provide proper surfaces to receive installation of repair and new Work.

3.3 INSTALLATION

A. Coordinate work of alterations and renovations to expedite completion and to accommodate Owner occupancy.

B. Remove, cut, and patch Work in a manner to minimize damage and to provide a means of restoring Products and finishes to original or specified condition as appropriate.

C. Refinish and/or finish visible existing surfaces to remain to specified condition for each material, with a neat transition to adjacent finishes.

3.4 TRANSITIONS

A. Where new Work abuts or aligns with existing, perform a smooth and even transition. Patched Work to match existing adjacent Work in texture and appearance.

B. Cut finish surfaces such as masonry, tile, plaster, or metals by methods to terminate surfaces in a straight line at a natural point of division.

C. When finished surfaces are cut so that a smooth transition with new Work is possible, terminate existing surface along a straight line at a natural line of division. If a straight line cannot be achieved, install a reveal or other joint, acceptable to Architect, to create a straight line. Provide trim or sealant appropriate to finished surface, subject to approval of Architect and Hospital's Representative.

3.5 ADJUSTMENTS

A. Where a change of plane 1/4 inch or more occurs, submit recommendation for providing a smooth transition for the WHFD and/or Project Manager review.

B. At penetrations of fire-rated construction, completely seal voids with fire rated, fire resistant material, full thickness of the construction element. All remaining small gaps shall be properly sealed with firestopping.

3.6 REPAIR OF DAMAGED SURFACES

A. Patch or replace portions of existing surfaces which are damaged, lifted, discolored, or showing other imperfections.

B. Repair substrate prior to patching finish.

3.7 FINISHES

A. Finish surfaces as specified in individual Specification Sections.

B. Finish patches to product uniform finish and texture over entire area. When finish cannot be matched, refinish entire surface to nearest intersection with written approval of the Architect, WHFD and/or Project Manager review.

3.8 CLEANING

A. In addition to cleaning as specified in these specifications, wet mop owner- occupied areas that are utilized or accessed, daily utilizing hospital's EPA approved disinfectant. Remove and replace soiled walk off (sticky) mats daily.

B. Clean spillage, over-spray, and dust in Owner- occupied areas immediately.

END OF SECTION

SECTION 01 4000 - QUALITY REQUIREMENTS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Quality Assurance.
2. Quality control and control of installation.
3. Delegated design services.
4. Tolerances.
5. References.
6. Labeling.
7. Testing and inspecting services.
8. Manufacturer field services.
9. Test reports and certifications.

B. Related Requirements:

1. Section 013000 - Administrative Requirements.
2. Section 016000 – Product Requirements.

1.2 REFERENCES

A. Conform to reference standard by date of issue current on date for receiving bids.

B. Obtain copies of standards when required by Contract Documents.

C. Should specified reference standards conflict with Contract Documents, request clarification from Prime Consultant before proceeding.

D. The contractual relationship of the parties to the Contract shall not be altered from the Contract Documents by mention or inference otherwise in any reference document.

1.3 DEFINITIONS

A. Owner: Interchangeable with Hospital Construction Project Manager and WHFD.

B. Architect: Interchangeable with Prime Consultant.

1.4 QUALITY ASSURANCE

A. Qualifications:

1. Manufacturers: Experienced firms with sufficient production capacity to produce units required.

2. Fabricators and Finish Applicators: Experienced firms with sufficient production capacity to produce units required.
3. Installers: Experienced firms or individuals with sufficient manpower to produce Work required.
4. Testing Agencies: Experienced firms with sufficient capacity and necessary equipment to perform tests required, following one of the following programs.

    a. A nationally recognized testing laboratory per 29 CFR 1910.7.
    b. Accredited agency per NIST National Voluntary Laboratory Accreditation Program.

5. Licensed Professionals: Experienced individuals, licensed or otherwise legally qualified to practice in the jurisdiction where the Project is located.

1.5 QUALITY CONTROL AND CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.

B. Follow specified reference standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements include higher standards or more precise workmanship.

C. Measure existing construction as needed for fabrication and execution. No changes to Contract Sum or Contract Time will be allowed for differences between Drawing dimensions and field measurements where no measurements were performed.

D. Comply fully with manufacturers' instructions, including each step-in sequence.

E. Should manufacturers' instructions conflict with Contract Documents, request clarification from Prime Consultant before proceeding

F. Perform work by persons qualified to produce workmanship of specified quality.

G. Secure Products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion or disfigurement.

1.6 DELEGATED DESIGN SERVICES

A. Where delegated design is specified, follow specified performance and design criteria.

1. If criteria are not sufficient, submit RFI for needed criteria.

1.7 TOLERANCES

A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.

B. Follow manufacturer tolerances. When manufacturer tolerances conflict with Contract Documents, request clarification from Architect before proceeding.

C. Adjust products to appropriate dimensions; position before securing products in place.

1.8 REFERENCE STANDARDS

A. Abbreviations and Acronyms: Names of trade associations, standards generating organizations, governing authorities, and other entities are frequently referred to in Contract Documents by acronyms and abbreviations. Request explanation of unknown terms from Architect.

B. For products or workmanship specified by association, trade, or other consensus standards, follow requirements of standard, except when more rigid requirements are specified or are required by applicable codes.

C. Follow reference standards by date of issue current on date of Contract Documents, except where specific edition date is required by code.

D. Where specified reference standards conflict with Contract Documents, request clarification from Architect before proceeding.

E. Provisions within cited reference standards changing Owner, Architect, and Contractor duties and responsibilities from contractual requirements are void.

1.9 LABELING

A. Attach labels from agencies approved by authority having jurisdiction for products, assemblies, and systems required to be labeled by applicable code.

B. Label Information: Include approved agency identification on each label. Install products with labels visible. Include:

1. Manufacturer name.
2. Model number.
3. Serial number.
4. Performance characteristics.

1.10 TESTING AND INSPECTION SERVICES

A. Except where specified as Owner responsibility, employ and pay for specified services of an independent firm to perform testing and inspections.

1. Owner testing and inspecting agencies will be identified to Contractor.
2. Seismic testing will need to be performed by a special inspector. Contractor to coordinate inspection, but KCH will pay for said inspection directly.
3. TAB to be arranged and paid for by the contractor at substantial completion or other date agreed upon by all parties.
4. Perform services in accordance with requirements of governing authorities and with specified standards.
5. Copies of reports prepared by Owner testing and inspecting agencies will be sent to Contractor.
6. Reports will be submitted by the independent firm to the Prime Consultant, in duplicate, indicating observations and results of tests and indicating compliance or non-compliance with Contract Documents
7. Cooperate with independent firm; furnish samples of materials, design mix, equipment, tools, storage and assistance as requested.

a. Notify WHFD and/or Project Manager and independent firm 24 hours prior to expected time for operations required services.
b. Make arrangements with independent firm and pay for additional samples and tests required for Contractor's use.

B. Special Inspections:

1. Owner will employ Special Inspectors acceptable to Hawaii County to perform inspection on certain elements of the work as required by the Building Code and its Amendments. During the course of the Work under inspection, each Special Inspector will submit detailed reports relative to progress and conditions of the work including deviations from specified requirements and stipulating dates, times, and locations. Special inspector will submit a final report to the County, the Contractor and Prime Consultant. The Contractor shall cooperate fully with the Special Inspectors. The Contractor shall be responsible for scheduling of all inspections, including special inspections. The special inspector will send invoices directly to WHFD and/or Project Manager.

C. Include dates for agency testing and inspecting in Progress Schedule and provide minimum 10 days prior notice to agencies.

1. Provide access to the Work as requested by testing and inspecting agencies.
2. Provide samples of materials, design mixes, equipment, tools, storage for Samples, and assistance by incidental labor requested by agency.

D. Testing and employment of testing and inspecting agencies shall not relieve Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

E. Retest and reinspect defective work when required by Architect.

1. Failed Test Retest Cost: Contractor responsibility.

F. Limits on testing and inspecting agencies:

1. Agency does not have authority to release, revoke, alter, or enlarge on requirements of Contract Documents.
2. Agency does not have authority to approve or accept any portion of Work.
3. Agency may not assume duties of Contractor.
4. Agency does not have authority to stop Work.

1.11 MANUFACTURER FIELD SERVICES

A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe and provide instructions when necessary for acceptable:

1. Installation conditions.
2. Workmanship quality.
3. Equipment startup.
4. Equipment test, adjust, and balance.

B. Submit qualifications of observer to Architect and WHFD and/or Project Manager 30 days, minimum, in advance of required observations.

1. Observer subject to approval of the Architect and the WHFD and/or Project Manager.

C. Report observations and site decisions or instructions that are supplemental or contrary to Contract Documents or manufacturers written instructions.

D. Submit written inspection reports per Section 013000.

1. Submit to Architect and WHFD and/or Project Manager within five (5) days of observation.

1.12 TEST REPORTS AND CERTIFICATIONS

A. When specified in individual Specification sections, require material or Product suppliers or manufacturers to provide test reports and manufacturer certifications.

B. Show that material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

C. Submittals may be recent or previous test results on material or Product, as acceptable to Architect.

D. Submit reports and certifications per Section 013000.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 4200 - REFERENCES

PART 1 GENERAL

1.1 DEFINITIONS

A. General: Basic Contract definitions are included in the Conditions of the Contract.

B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.

C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."

D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."

E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.

F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

G. "Install": Unload, temporarily store, unpack, assemble, erect, place, anchor, apply, work to dimension, finish, cure, protect, clean, and similar operations at Project site.

H. "Provide": Furnish and install, complete and ready for the intended use.

I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

1.2 INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.

1.3 ABBREVIATIONS AND ACRONYMS

A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list.

This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. AABC - Associated Air Balance Council; www.aabc.com.
2. AAMA - American Architectural Manufacturers Association; www.aamanet.org.
3. AAPFCO - Association of American Plant Food Control Officials; www.aapfco.org.
4. AASHTO - American Association of State Highway and Transportation Officials; www.transportation.org.
5. AATCC - American Association of Textile Chemists and Colorists; www.aatcc.org.
6. ABMA - American Bearing Manufacturers Association; www.americanbearings.org.
7. ACI - American Concrete Institute; (Formerly: ACI International); www.concrete.org.
8. ACPA - American Concrete Pipe Association; www.concrete-pipe.org.
9. AEIC - Association of Edison Illuminating Companies, Inc. (The); www.aeic.org.
10. AF&PA - American Forest & Paper Association; www.afandpa.org.
11. AGA - American Gas Association; www.aga.org.
12. AHAM - Association of Home Appliance Manufacturers; www.aham.org.
13. AHRI - Air-Conditioning, Heating, and Refrigeration Institute (The); www.ahrinet.org.
14. AI - Asphalt Institute; www.asphaltinstitute.org.
15. AIA - American Institute of Architects (The); www.aia.org.
16. AISC - American Institute of Steel Construction; www.aisc.org.
17. AISI - American Iron and Steel Institute; www.steel.org.
18. AITC - American Institute of Timber Construction; www.aitc-glulam.org.
19. AMCA - Air Movement and Control Association International, Inc.; www.amca.org.
20. ANSI - American National Standards Institute; www.ansi.org.
21. AOSA - Association of Official Seed Analysts, Inc.; www.aosaseed.com.
22. APA - APA - The Engineered Wood Association; www.apawood.org.
23. APA - Architectural Precast Association; www.archprecast.org.
24. API - American Petroleum Institute; www.api.org.
25. ARI - Air-Conditioning & Refrigeration Institute; (See AHRI).
26. ARI - American Refrigeration Institute; (See AHRI).
27. ARMA - Asphalt Roofing Manufacturers Association; www.asphaltroofing.org.
28. ASCE - American Society of Civil Engineers; www.asce.org.
29. ASCE/SEI - American Society of Civil Engineers/Structural Engineering Institute; (See ASCE).
30. ASHRAE - American Society of Heating, Refrigerating and Air-Conditioning Engineers; www.ashrae.org.
31. ASME - ASME International; (American Society of Mechanical Engineers); www.asme.org.
32. ASSE - American Society of Safety Engineers (The); www.asse.org.
33. ASSE - American Society of Sanitary Engineering; www.asse-plumbing.org.
34. ASTM - ASTM International; (American Society for Testing and Materials International); www.astm.org.
35. ATIS - Alliance for Telecommunications Industry Solutions; www.atis.org.
36. AWEA - American Wind Energy Association; www.awea.org.
37. AWI - Architectural Woodwork Institute; www.awinet.org.
38. AWMAC - Architectural Woodwork Manufacturers Association of Canada; www.awmac.com.
39. AWPA - American Wood Protection Association; (Formerly: American Wood-Preservers' Association); www.awpa.com.
40. AWS - American Welding Society; www.aws.org.
41. AWWA - American Water Works Association; www.awwa.org.
42. BHMA - Builders Hardware Manufacturers Association; www.buildershardware.com.
43. BIA - Brick Industry Association (The); www.gobrick.com.
44. BICSI - BICSI, Inc.; www.bicsi.org.

45. BIFMA - BIFMA International; (Business and Institutional Furniture Manufacturer's Association); www.bifma.com.
46. BISSC - Baking Industry Sanitation Standards Committee; www.bissc.org.
47. BOCA - BOCA; (Building Officials and Code Administrators International Inc.); (See ICC).
48. BWF - Badminton World Federation; (Formerly: International Badminton Federation); www.bwfbadminton.org.
49. CDA - Copper Development Association; www.copper.org.
50. CEA - Canadian Electricity Association; www.electricity.ca.
51. CEA - Consumer Electronics Association; www.ce.org.
52. CFFA - Chemical Fabrics & Film Association, Inc.; www.chemicalfabricsandfilm.com.
53. CFSEI - Cold-Formed Steel Engineers Institute; www.cfsei.org.
54. CGA - Compressed Gas Association; www.cganet.com.
55. CIMA - Cellulose Insulation Manufacturers Association; www.cellulose.org.
56. CISCA - Ceilings & Interior Systems Construction Association; www.cisca.org.
57. CISPI - Cast Iron Soil Pipe Institute; www.cispi.org.
58. CLFMI - Chain Link Fence Manufacturers Institute; www.chainlinkinfo.org.
59. CPA - Composite Panel Association; www.pbmdf.com.
60. CRI - Carpet and Rug Institute (The); www.carpet-rug.org.
61. CRRC - Cool Roof Rating Council; www.coolroofs.org.
62. CRSI - Concrete Reinforcing Steel Institute; www.crsi.org.
63. CSA - Canadian Standards Association; www.csa.ca.
64. CSA - CSA International; (Formerly: IAS - International Approval Services); www.csa-international.org.
65. CSI - Construction Specifications Institute (The); www.csinet.org.
66. CSSB - Cedar Shake & Shingle Bureau; www.cedarbureau.org.
67. CTI - Cooling Technology Institute; (Formerly: Cooling Tower Institute); www.cti.org.
68. CWC - Composite Wood Council; (See CPA).
69. DASMA - Door and Access Systems Manufacturers Association; www.dasma.com.
70. DHI - Door and Hardware Institute; www.dhi.org.
71. ECA - Electronic Components Association; www.ec-central.org.
72. ECAMA - Electronic Components Assemblies & Materials Association; (See ECA).
73. EIA - Electronic Industries Alliance; (See TIA).
74. EIMA - EIFS Industry Members Association; www.eima.com.
75. EJMA - Expansion Joint Manufacturers Association, Inc.; www.ejma.org.
76. ESD - ESD Association; (Electrostatic Discharge Association); www.esda.org.
77. ESTA - Entertainment Services and Technology Association; (See PLASA).
78. EVO - Efficiency Valuation Organization; www.evo-world.org.
79. FIBA - Federation Internationale de Basketball; (The International Basketball Federation); www.fiba.com.
80. FIVB - Federation Internationale de Volleyball; (The International Volleyball Federation); www.fivb.org.
81. FM Approvals - FM Approvals LLC; www.fmglobal.com.
82. FM Global - FM Global; (Formerly: FMG - FM Global); www.fmglobal.com.
83. FRSA - Florida Roofing, Sheet Metal & Air Conditioning Contractors Association, Inc.; www.floridaroof.com.
84. FSA - Fluid Sealing Association; www.fluidsealing.com.
85. FSC - Forest Stewardship Council U.S.; www.fscus.org.
86. GA - Gypsum Association; www.gypsum.org.
87. GANA - Glass Association of North America; www.glasswebsite.com.
88. GS - Green Seal; www.greenseal.org.
89. HI - Hydraulic Institute; www.pumps.org.
90. HI/GAMA - Hydronics Institute/Gas Appliance Manufacturers Association; (See AHRI).
91. HMMA - Hollow Metal Manufacturers Association; (See NAAMM).
92. HPVA - Hardwood Plywood & Veneer Association; www.hpva.org.
93. HPW - H. P. White Laboratory, Inc.; www.hpwhite.com.

94. IAPSC - International Association of Professional Security Consultants; www.iapsc.org.
95. IAS - International Approval Services; (See CSA).
96. ICBO - International Conference of Building Officials; (See ICC).
97. ICC - International Code Council; www.iccsafe.org.
98. ICEA - Insulated Cable Engineers Association, Inc.; www.icea.net.
99. ICPA - International Cast Polymer Alliance; www.icpa-hq.org.
100. ICRI - International Concrete Repair Institute, Inc.; www.icri.org.
101. IEC - International Electrotechnical Commission; www.iec.ch.
102. IEEE - Institute of Electrical and Electronics Engineers, Inc. (The); www.ieee.org.
103. IES - Illuminating Engineering Society; (Formerly: Illuminating Engineering Society of North America); www.ies.org.
104. IESNA - Illuminating Engineering Society of North America; (See IES).
105. IEST - Institute of Environmental Sciences and Technology; www.iest.org.
106. IGMA - Insulating Glass Manufacturers Alliance; www.igmaonline.org.
107. IGSHPA - International Ground Source Heat Pump Association; www.igshpa.okstate.edu.
108. ILI - Indiana Limestone Institute of America, Inc.; www.iliai.com.
109. Intertek - Intertek Group; (Formerly: ETL SEMCO; Intertek Testing Service NA); www.intertek.com.
110. ISA - International Society of Automation (The); (Formerly: Instrumentation, Systems, and Automation Society); www.isa.org.
111. ISAS - Instrumentation, Systems, and Automation Society (The); (See ISA).
112. ISFA - International Surface Fabricators Association; (Formerly: International Solid Surface Fabricators Association); www.isfanow.org.
113. ISO - International Organization for Standardization; www.iso.org.
114. ISSFA - International Solid Surface Fabricators Association; (See ISFA).
115. ITU - International Telecommunication Union; www.itu.int/home.
116. KCMA - Kitchen Cabinet Manufacturers Association; www.kcma.org.
117. LMA - Laminating Materials Association; (See CPA).
118. LPI - Lightning Protection Institute; www.lightning.org.
119. MBMA - Metal Building Manufacturers Association; www.mbma.com.
120. MCA - Metal Construction Association; www.metalconstruction.org.
121. MFMA - Maple Flooring Manufacturers Association, Inc.; www.maplefloor.org.
122. MFMA - Metal Framing Manufacturers Association, Inc.; www.metalframingmfg.org.
123. MHIA - Material Handling Industry of America; www.mhia.org.
124. MIA - Marble Institute of America; www.marble-institute.com.
125. MMPA - Moulding & Millwork Producers Association; (Formerly: Wood Moulding & Millwork Producers Association); www.wmmpa.com.
126. MPI - Master Painters Institute; www.paintinfo.com.
127. MSS - Manufacturers Standardization Society of The Valve and Fittings Industry Inc.; www.mss-hq.org.
128. NAAMM - National Association of Architectural Metal Manufacturers; www.naamm.org.
129. NACE - NACE International; (National Association of Corrosion Engineers International); www.nace.org.
130. NADCA - National Air Duct Cleaners Association; www.nadca.com.
131. NAIMA - North American Insulation Manufacturers Association; www.naima.org.
132. NBGQA - National Building Granite Quarries Association, Inc.; www.nbgqa.com.
133. NCAA - National Collegiate Athletic Association (The); www.ncaa.org.
134. NCMA - National Concrete Masonry Association; www.ncma.org.
135. NEBB - National Environmental Balancing Bureau; www.nebb.org.
136. NECA - National Electrical Contractors Association; www.necanet.org.
137. NeLMA - Northeastern Lumber Manufacturers Association; www.nelma.org.
138. NEMA - National Electrical Manufacturers Association; www.nema.org.
139. NETA - InterNational Electrical Testing Association; www.netaworld.org.
140. NFHS - National Federation of State High School Associations; www.nfhs.org.
141. NFPA - NFPA; (National Fire Protection Association); www.nfpa.org.

142. NFPA - NFPA International; (See NFPA).
143. NFRC - National Fenestration Rating Council; www.nfrc.org.
144. NHLA - National Hardwood Lumber Association; www.nhla.com.
145. NLGA - National Lumber Grades Authority; www.nlga.org.
146. NOFMA - National Oak Flooring Manufacturers Association; (See NWFA).
147. NOMMA - National Ornamental & Miscellaneous Metals Association; www.nomma.org.
148. NRCA - National Roofing Contractors Association; www.nrca.net.
149. NRMCA - National Ready Mixed Concrete Association; www.nrmca.org.
150. NSF - NSF International; (National Sanitation Foundation International); www.nsf.org.
151. NSPE - National Society of Professional Engineers; www.nspe.org.
152. NSSGA - National Stone, Sand & Gravel Association; www.nssga.org.
153. NTMA - National Terrazzo & Mosaic Association, Inc. (The); www.ntma.com.
154. NWFA - National Wood Flooring Association; www.nwfa.org.
155. PCI - Precast/Prestressed Concrete Institute; www.pci.org.
156. PDI - Plumbing & Drainage Institute; www.pdionline.org.
157. PLASA - PLASA; (Formerly: ESTA - Entertainment Services and Technology Association); www.plasa.org.
158. RCSC - Research Council on Structural Connections; www.boltcouncil.org.
159. RFCI - Resilient Floor Covering Institute; www.rfci.com.
160. RIS - Redwood Inspection Service; www.redwoodinspection.com.
161. SAE - SAE International; (Society of Automotive Engineers); www.sae.org.
162. SCTE - Society of Cable Telecommunications Engineers; www.scte.org.
163. SDI - Steel Deck Institute; www.sdi.org.
164. SDI - Steel Door Institute; www.steeldoor.org.
165. SEFA - Scientific Equipment and Furniture Association; www.sefalabs.com.
166. SEI/ASCE - Structural Engineering Institute/American Society of Civil Engineers; (See ASCE).
167. SIA - Security Industry Association; www.siaonline.org.
168. SJI - Steel Joist Institute; www.steeljoist.org.
169. SMA - Screen Manufacturers Association; www.smainfo.org.
170. SMACNA - Sheet Metal and Air Conditioning Contractors' National Association; www.smacna.org.
171. SMPTE - Society of Motion Picture and Television Engineers; www.smpte.org.
172. SPFA - Spray Polyurethane Foam Alliance; www.sprayfoam.org.
173. SPIB - Southern Pine Inspection Bureau; www.spib.org.
174. SPRI - Single Ply Roofing Industry; www.spri.org.
175. SRCC - Solar Rating and Certification Corporation; www.solar-rating.org.
176. SSINA - Specialty Steel Industry of North America; www.ssina.com.
177. SSPC - SSPC: The Society for Protective Coatings; www.sspc.org.
178. STI - Steel Tank Institute; www.steeltank.com.
179. SWI - Steel Window Institute; www.steelwindows.com.
180. SWPA - Submersible Wastewater Pump Association; www.swpa.org.
181. TCA - Tilt-Up Concrete Association; www.tilt-up.org.
182. TCNA - Tile Council of North America, Inc.; (Formerly: Tile Council of America); www.tileusa.com.
183. TEMA - Tubular Exchanger Manufacturers Association, Inc.; www.tema.org.
184. TIA - Telecommunications Industry Association; (Formerly: TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance); www.tiaonline.org.
185. TIA/EIA - Telecommunications Industry Association/Electronic Industries Alliance; (See TIA).
186. TMS - The Masonry Society; www.masonrysociety.org.
187. TPI - Truss Plate Institute; www.tpinst.org.
188. TPI - Turfgrass Producers International; www.turfgrasssod.org.
189. TRI - Tile Roofing Institute; www.tileroofing.org.
190. UBC - Uniform Building Code; (See ICC).

191. UL - Underwriters Laboratories Inc.; www.ul.com.
192. UNI - Uni-Bell PVC Pipe Association; www.uni-bell.org.
193. USAV - USA Volleyball; www.usavolleyball.org.
194. USGBC - U.S. Green Building Council; www.usgbc.org.
195. USITT - United States Institute for Theatre Technology, Inc.; www.usitt.org.
196. WASTEC - Waste Equipment Technology Association; www.wastec.org.
197. WCLIB - West Coast Lumber Inspection Bureau; www.wclib.org.
198. WCMA - Window Covering Manufacturers Association; www.wcmanet.org.
199. WDMA - Window & Door Manufacturers Association; www.wdma.com.
200. WI - Woodwork Institute; (Formerly: WIC - Woodwork Institute of California); www.wicnet.org.
201. WMMPA - Wood Moulding & Millwork Producers Association; (See MMPA).
202. WSRCA - Western States Roofing Contractors Association; www.wsrca.com.
203. WPA - Western Wood Products Association; www.wwpa.org.

B. Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is believed to be accurate as of the date of the Contract Documents.

1. IBC - International Building Code; www.codes.iccsafe.org.
2. IAPMO - International Association of Plumbing and Mechanical Officials; www.iapmo.org.
3. ICC - International Code Council; www.iccsafe.org.
4. ICC-ES - ICC Evaluation Service, LLC; www.icc-es.org.

C. Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Information is subject to change and is up-to-date as of the date of the Contract Documents.

1. COE - Army Corps of Engineers; www.usace.army.mil.
2. CPSC - Consumer Product Safety Commission; www.cpsc.gov.
3. DOC - Department of Commerce; National Institute of Standards and Technology; www.nist.gov.
4. DOD - Department of Defense; http://dodssp.daps.dla.mil.
5. DOE - Department of Energy; www.energy.gov.
6. EPA - Environmental Protection Agency; www.epa.gov.
7. FAA - Federal Aviation Administration; www.faa.gov.
8. FG - Federal Government Publications; www.gpo.gov.
9. GSA - General Services Administration; www.gsa.gov.
10. HUD - Department of Housing and Urban Development; www.hud.gov.
11. LBL - Lawrence Berkeley National Laboratory; Environmental Energy Technologies Division; http://eetd.lbl.gov.
12. OSHA - Occupational Safety & Health Administration; www.osha.gov.
13. SD - Department of State; www.state.gov.
14. TRB - Transportation Research Board; National Cooperative Highway Research Program; www.trb.org.
15. USDA - Department of Agriculture; Agriculture Research Service; U.S. Salinity Laboratory; www.ars.usda.gov.
16. USDA - Department of Agriculture; Rural Utilities Service; www.usda.gov.
17. USDJ - Department of Justice; Office of Justice Programs; National Institute of Justice; www.ojp.usdoj.gov.
18. USP - U.S. Pharmacopeia; www.usp.org.
19. USPS - United States Postal Service; www.usps.com.

D. Standards and Regulations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the standards and regulations in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CFR - Code of Federal Regulations; Available from Government Printing Office; www.gpo.gov/fdsys.
2. DOD - Department of Defense; Military Specifications and Standards; Available from Department of Defense Single Stock Point; http://dodssp.daps.dla.mil.
3. DSCC - Defense Supply Center Columbus; (See FS).
4. FED-STD - Federal Standard; (See FS).
5. FS - Federal Specification; Available from Department of Defense Single Stock Point; http://dodssp.daps.dla.mil.

    a. Available from Defense Standardization Program; www.dsp.dla.mil.
    b. Available from General Services Administration; www.gsa.gov.
    c. Available from National Institute of Building Sciences/Whole Building Design Guide; www.wbdg.org/ccb.

6. MILSPEC - Military Specification and Standards; (See DOD).
7. USAB - United States Access Board; www.access-board.gov.
8. USATBCB - U.S. Architectural & Transportation Barriers Compliance Board; (See USAB).

E. State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. This information is subject to change and is believed to be accurate as of the date of the Contract Documents.

1. CBHF - State of California; Department of Consumer Affairs; Bureau of Electronic Appliance and Repair, Home Furnishings and Thermal Insulation; www.bearhfti.ca.gov.
2. CCR - California Code of Regulations; Office of Administrative Law; California Title 24 Energy Code; www.calregs.com.
3. CDHS - California Department of Health Services; (See CDPH).
4. CDPH - California Department of Public Health; Indoor Air Quality Program; www.cal-iaq.org.
5. CPUC - California Public Utilities Commission; www.cpuc.ca.gov.
6. SCAQMD - South Coast Air Quality Management District; www.aqmd.gov.
7. TFS - Texas Forest Service; Forest Resource Development and Sustainable Forestry; http://txforestservice.tamu.edu.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 6000 - PRODUCT REQUIREMENTS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes.

1. General product requirements.
2. Product delivery.
3. Product storage and handling requirements.
4. Product selection.
5. Owner supplied products.
6. Equipment electrical characteristics and components.

1.2 DEFINITIONS

A. Products: Items purchased for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term “product” includes the terms “material,” “equipment,” system,” and terms of similar intent.

1. Named Products: Items identified by manufacturer’s product name, including make or model number or other designation, shown or listed in manufacturer’s published product literature that is current as of date of the Contract Documents.
2. New Products: Items that have not previously been incorporated into another project or facility, except that products consisting of recycled-content materials are allowed, unless explicitly stated otherwise. Products salvaged or recycled from other projects are not considered new products.
3. Comparable Product: Product that is demonstrated and approved through submittal process, or where indicated as a product substitution, to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.

B. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

C. Basis-of-Design Product Specification: Where a specific manufacturer’s product is named and accompanied by the words “basis of design.” including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of other named manufacturers.

D. Manufacturer’s Warranty: Preprinted written warranty published by individual manufacturer for a particular product and specifically endorsed by manufacturer to Hospital.

E. Special Warranty: Written warranty required by or incorporated into the Contract Documents, either to extend time limit provided by manufacturer’s warranty or to provide more rights for Hospital.

1.3 GENERAL PRODUCT REQUIREMENTS

A. Supply products of new merchantable quality.

B. Supply products of each type from single manufacturer unless specified otherwise and regardless of how many subcontractors supply or install the product.

1. Where appearance attributes may vary between manufacturing lots, supply items from a single lot.

C. Supply products complete with accessories, trim, fasteners, and other items needed for installation for indicated use and appearance.

D. Examine products before installation. Do not install damaged products.

E. Do not use materials and equipment removed from existing premises, except as specifically permitted by Contract Documents.

F. Extra Materials:

1. Supply extra materials from same manufacturing lots as installed products.
2. Store extra materials in original packaging with intact labels. Mark packages with locations of installed products.
3. Store extra materials in building where directed by Owner.

1.4 QUALITY ASSURANCE

A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, product selected shall be compatible with products previously selected.

1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
2. If a dispute arises between contractors over concurrently selectable but incompatible products, the WHFD and/or Project Manager will determine which products shall be used.

1.5 PRODUCT DELIVERY

A. Transport and handle products per manufacturer instructions.

B. Deliver in original manufacturer packaging with intact labels and instructions.

C. Schedule delivery to minimize storage at Project site and to prevent overcrowding of construction spaces. Long term storage onsite is not permitted unless approved by WHFD and/or Project Manager.

D. Promptly inspect shipments to verify products follow requirements, quantities are correct, and products are undamaged.

1.6 PRODUCT STORAGE AND HANDLING

A. Store and protect products per manufacturer instructions.

B. Store products with seals and labels intact and legible.

C. Store products subject to water or temperature damage in weatherproof and climate controlled enclosures with environmental conditions within manufacturer recommendations.

D. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.

E. Handle products to prevent soiling, disfigurement, or damage.

F. Exterior Storage:

1. Store products off ground, sloped for drainage, and protected from soiling and staining.
2. Cover products subject to moisture or UV deterioration and provide ventilation to allow condensation to dry.
3. Store loose granular materials on solid surfaces and prevent mixing with foreign matter.

G. Provide bonded offsite storage and protection when site storage or protection is not practical.

H. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

I. Storage: Provide a secure location and enclosure at Project site for temporary storage of materials and equipment. Coordinate location with WHFD and/or Project Manager. Long term storage onsite is not permitted unless approved by WHFD and/or Project Manager.

1.7 PRODUCT SELECTION

A. Products Specified by Reference Standards or by Descriptions Only: Any product meeting those standards or descriptions.

B. Products Specified by Naming Two or More Acceptable Products: Any named Product.

C. Products Specified by Naming One or More Manufacturers: Product of named manufacturer meeting specified requirements, no options or substitutions allowed unless specifically permitted.

D. Products Specified by Required Performance or Attributes Without Naming a Manufacturer or Product: Any product meeting specified requirements.

E. Basis of Design: Supply named product.

1. Where specification sections state that comparable or equivalent products may be submitted for consideration, provide Product Data documenting equivalency to named product and compliance with specified requirements.

F. Compatibility: Where more than one choice is available for Contractor selection of products, select products that are compatible with other products, including products previously selected or installed.

1. Total compatibility among Contractor options is not assured by limitations within Contract Documents, but must be provided by the Contractor.

G. Appearance Attributes: Unless specifically waived, request selection of colors, textures, patterns, or other appearance options from Architect for Products exposed to view in completed Work.

1.8 MANUFACTURER WARRANTIES

A. Write warranties for Owner benefit.

B. Warranty Period: See individual Specification sections.

C. Warranty Effective Date: Date of Substantial Completion or date of Product acceptance when after Substantial Completion.

D. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

E. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution. Submit a draft for approval before final execution.

1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
2. Specified Form: Forms are included with the Specifications. Prepare a written document using appropriate form properly executed.
3. Refer to Divisions 02 and higher Sections for specific content requirements and particular requirements for submitting special warranties.

F. Submittal Time: Comply with requirements in Section 017000 - Execution and Closeout Requirements.

1.9 OWNER-SUPPLIED, CONTRACTOR-INSTALLED PRODUCTS

A. Owner Responsibilities:

1. Provide Product Data, Shop Drawings, Samples, and other submittals to Contractor.
2. Provide copies of manufacturer installation instructions, SDS and other safety information.
3. Arrange and pay for delivery to site.
4. Notify Contractor of scheduled delivery dates.
5. Inspect delivered products jointly with Contractor.
6. Submit claims for transportation damage, and replace damaged, defective, and missing items.
7. Arrange for manufacturer warranties, inspections, and services.

B. Contractor Responsibilities:

1. Designate scheduled delivery dates for Owner supplied products in construction progress schedule.
2. Review Owner provided submittals for compatibility, installation, and use requirements. Notify Architect and Owner of issues that relate to coordination or scheduling.
3. Receive, unload, handle, and store delivered products.

a. Products Received at Project Site: Inspect jointly with Owner for completeness and damage.
b. Products Received at Contractor Warehouse: Inspect for completeness and damage. Submit report of missing or damaged Products to Owner within two days of receipt. Transport Products to Project site and unload for installation.

4. Protect Owner supplied products against loss and damage after receipt.
5. Repair or replace items damaged after delivery.
6. Install and otherwise incorporate Owner supplied products into the Work.

C. Products supplied by Owner for installation by Contractor:

1. Items noted as OSCI or OFCI.

PART 2 PRODUCTS

2.1 PRODUCT OPTIONS

A. General Product Requirements: Provide products that comply with the Contract Documents that are undamaged, and unless otherwise indicated, that are new at time of installation.

1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
3. Hospital reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
4. Where products are accompanied by the term “match sample,” sample to be matched is Prime Consultant’s.
5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics” of products.
6. Or Equal: Where products are specified by name and accompanied by the term “or equal” or “or approved equal” or “or approved,” comply with provisions in “Comparable Products” Article to obtain approval for use of an unnamed product.

B. Product Selection Procedures: Procedures for product selection include the following:

1. Product: Where Specification paragraphs or subparagraphs titled “Product” name a single product and manufacturer, provide the product named.
2. Manufacturer/Source: Where Specification paragraphs or subparagraphs titled “Manufacturer” or “Source” name single manufacturers or sources, provide a product by the manufacturer or from the source named that complies with requirements.
3. Products: Where Specification paragraphs or subparagraphs titled “Products” introduce a list of names of both products and manufacturers, provide one of the products listed that complies with requirements.
4. Manufacturers: Where Specification paragraphs or subparagraphs titled “Manufacturers” introduce a list of manufacturers’ names, provide a product by one of the manufacturers listed that complies with requirements.
5. Available Products: Where Specification paragraphs or subparagraphs titled “Available Products” introduce a list of names of both products and manufacturers, provide one of

the products listed or another product that complies with requirements. Comply with provisions in “Comparable Products” Article to obtain approval for use of an unnamed product.

6. Available Manufacturers: Where Specification paragraphs or subparagraphs titled “Available Manufacturers” introduce a list of manufacturer names, provide a product by one of the manufacturers listed or another manufacturer that complies with requirements. Comply with provisions in “Comparable Products” Article to obtain approval for use of an unnamed product.
7. Product Options: Where Specification paragraphs titled “Product Options” indicate that size, profiles, and dimensional requirements on Drawings are based on a specific product or system, provide either the specific product or system indicated or a comparable product or system by another manufacturer. Comply with provisions in “Product Substitutions” Article.
8. Basis-of-Design Products: Where Specification paragraphs or subparagraphs titled “Basis-of-Design Product[s] are included and also introduce or refer to a list of manufacturers’ names, provide either the specified product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with provisions in “Comparable Products” Article to obtain approval for use of an unnamed product.
9. Visual Matching Specification: Where Specifications require matching an established Sample, select a product (and manufacturer) that complies with requirements and matches Prime Consultant’s sample. WHFD and/or Project Manager’s or Contract Manager’s decision will be final on whether a proposed product matches satisfactorily.

    a. If no product available within specified category matches satisfactorily and complies with other specified requirements, comply with provisions of the Contract Documents on “substitutions” for selection of a matching product.

10. Visual Selection Specification: Where Specifications include the phrase “as selected from manufacturer’s colors, patterns, textures” or a similar phrase, select a product (and manufacturer) that complies with other specified requirements.

    a. Standard Range: Where Specifications include the phrase “standard range of colors, patterns, textures” or similar phrase, WHFD and/or Project Manager and Contracts Manager will select color, pattern, or texture from manufacturer’s product line that does not include premium items.
    b. Full Range: Where Specifications include the phrase “full range of colors, patterns, textures or similar phrase. WHFD and/or Project Manager and Contracts Manager will select color, pattern, or texture from manufacturer’s product line that includes both standard and premium items.

11. Allowances: Refer to individual Specification Sections and “Allowance” provisions in Division I for allowances that control product selection and for procedures required for processing such selections.

2.2 PRODUCT SUBSTITUTIONS

A. Related Requirements: Section 012500 - Substitution Procedures.

B. Follow the procedures as described in Hawaii Health Systems Corporation General Conditions for Construction.

2.3 COMPARABLE PRODUCTS

A. Where products or manufacturers are specified by name, submit the following, in addition to other required submittals, to obtain approval of an unnamed product:

1. Provide evidence that the proposed product does not require extensive revisions to the Contract Documents.
2. Provide evidence that the proposed product is consistent with the intent of the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
3. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
4. Provide evidence that proposed product provides specified warranty.
5. List of similar installations for completed projects with project names and addresses and names and addresses of Prime Consultants and owners, if requested.
6. Samples, if requested.

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01 7000 - EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Execution Requirements.
2. Cutting and Patching.
3. Progress cleaning.
4. Closeout procedures.
5. Systems Startup.
6. Demonstration and instruction.
7. Testing, adjusting, and balancing.
8. Protecting installed construction.
9. Project record documents.
10. Operation and maintenance data.
11. Manual for materials and finishes.
12. Manual for equipment and systems.
13. Spare parts and maintenance products.
14. Product warranties and product bonds.
15. Maintenance service.
16. Final cleaning.

1.2 EXECUTION REQUIREMENTS

A. Examination:

1. Acceptance of Conditions: Examine substrates, areas, and conditions, with General Contractor and Subcontractor present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

a. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:

1) Description of the Work.
2) List of detrimental conditions, including substrates.
3) List of unacceptable installation tolerances.
4) Recommended corrections.

b. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
c. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
d. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
e. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

2. Field verify existing conditions prior to commencement of work and immediately notify the Architect of any discrepancies or conditions that would prevent execution of the work as shown.
3. Verify existing conditions are acceptable before starting subsequent Work.
4. Verify existing substrates can receive and support subsequent Work.
5. Examine and verify specific conditions described in individual specification sections.
6. Where possible, take field measurements before confirming product orders and beginning fabrication.
7. Verify utility services are available, correctly located, and correct characteristics.

B. Preparation, General:

1. Existing Utility Information: Furnish information to local utility that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
2. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
3. Space Requirements: Verify space requirements and dimensions of Items shown diagrammatically on Drawings.
4. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents, submit a request for information to Prime Consultant. Include a detailed description of problem encountered, together with recommendations for changing the Contract Documents.

C. Preparation:

1. Clean substrate surfaces before applying next material or substance.
2. Seal substrate cracks and openings before applying next material or substance.
3. Apply manufacturer required or recommended substrate primer, sealer, or conditioner before applying next material or substance.

D. General Installation Requirements:

1. Follow manufacturer instructions and recommendations, applicable reference standards, and other requirements in individual specification sections.
2. When manufacturer instructions conflict with Contract Documents, request clarification from Architect before proceeding.
3. Make vertical elements plumb and horizontal elements level.
4. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines.
5. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or damage.
6. Make consistent textures on surfaces, with seamless transitions.
7. Make neat transitions between different surfaces, maintaining textures and appearances.

1.3 CUTTING AND PATCHING

A. Whenever possible, execute the Work by methods that avoid cutting or patching.

B. Perform whatever cutting and patching is necessary to:

1. Complete the Work.
2. Fit products together to integrate with other elements.
3. Match Work that has been cut to adjacent Work.
4. Repair areas adjacent to cuts to required condition.
5. Repair new Work damaged by subsequent Work.
6. Remove and replace defective and nonconforming Work.

C. Before cutting, examine existing conditions, including elements subject to damage or movement during cutting and patching.

D. Execute Work by methods that avoid damage to other Work and that will provide appropriate surfaces to receive patching and finishing. In existing Work, minimize damage and restore to original condition.

E. Employ experienced installers to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.

F. Cut rigid materials using masonry saw or core drill. Obtain Architect approval for pneumatic tools use.

G. Restore Work with new products in accordance with requirements of Contract Documents.

H. Do not penetrate walls or roof with cutting and patching.

I. Patching:

1. Finish patched surfaces to match finish color, texture, and appearance that existed before patching.

   a. Continuous Surfaces: Refinish to nearest intersection or natural break.
   b. Assemblies: Refinish entire unit.

2. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching Work. If defects are due to substrate condition, repair substrate before repairing finish.

1.4 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in clean and orderly condition.

1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Remove liquid spills promptly.

B. Remove debris and rubbish from pipe chases, plenums, and other closed or remote spaces before enclosing spaces.

C. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

D. Broom and vacuum clean interior areas before starting surface finishing, and continue cleaning to eliminate dust.

E. Collect and remove waste materials, debris, trash, and rubbish from site periodically and dispose offsite; dispose of materials lawfully; do not burn or bury.

1. Do not hold materials more than 7 days during normal weather or 3 days if the temperature is expected to rise above 80 deg F.

1.5 CLOSEOUT PROCEDURES

A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.

1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
2. Advise Hospital Risk Manager of pending insurance changeover requirements, if necessary.
3. Obtain and submit releases permitting Hospital unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
4. Prepare and submit Project Record Documents, marked-up hardcopy of the Record Drawings, operation and maintenance manuals, Final Completion construction photographs, damage or settlement surveys, property surveys, and similar final record information.
5. Complete startup testing of systems.
6. Submit test/adjust/balance, including TAB, records.
7. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
8. Advise WHFD and/or Project Manager of changeover in heat and other utilities.
9. Submit changeover information related to Hospital’s occupancy, use, operation, and maintenance.
10. Complete final cleaning requirements, including touchup painting.
11. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, the WHFD and/or Project Manager will either advise the Prime Consultant to proceed with inspection or notify Contractor of unfulfilled requirements. Upon request from the WHFD and/or Project Manager , the Prime Consultant will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor’s list or additional items identified by the WHFD and/or Project Manager that must be completed or corrected before the certificate will be issued.

1. Re-inspection: Request re-inspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for Final Completion.

C. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Architect review.

1. If Architect performs reinspections due to failure of Work to comply with claims of status of completion made by Contractor, Owner will compensate Architect for such additional services and will deduct the amount of such compensation from final payment to Contractor.
2. Submit copy of WHFD and/or Project Manager's Substantial Completion inspection list of items to be completed or corrected. The copy of the list shall state that each item has been completed or otherwise resolved for acceptance.

D. Provide submittals to Architect and Owner required by authorities having jurisdiction.

E. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due.

F. Closeout Submittals:

1. Evidence of compliance with requirements of governing authorities.
2. Certificate of Occupancy.
3. Project Record Documents.
4. Operation and Maintenance Data.
5. Warranties.
6. Keys and keying schedule.
7. Spare parts and maintenance products.
8. Evidence of payment to Subcontractors and suppliers.
9. Final lien waiver.
10. Certificates of insurance for products and completed operations.
11. Consent of Surety to final payment.

1.6 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Preparation: Submit electronic copy of punch list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction. Use Contractor's form, if acceptable to Architect and Owner.

1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Include the following information at the top of each page:

a. Project name.
b. Date.
c. Name of Contractor.
d. Page number.

1.7 SYSTEMS STARTUP

A. Coordinate schedule for startup of various equipment and systems.

1. Minimize shut down time of systems that are temporarily shut down to facilitate work. Restart in accordance with system manufacturer's or authorized service personnel's recommendations.

B. Verify that wiring and support components for equipment are complete and tested.

C. Execute startup under supervision of applicable manufacturer representative and Contractors personnel per manufacturer instructions.

1.8 PROTECTING INSTALLED CONSTRUCTION

A. Protect installed Work and provide special protection where specified in individual specification sections.

B. Provide temporary and removable protection for installed products. Control activities in immediate work areas to prevent damage.

C. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.

D. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects with durable sheet materials or panels.

1.9 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents for recording revisions to the Work and locations of concealed work:

1. Drawings.
2. Specifications.
3. Addenda.
4. Change Orders and other Contract Modifications.
5. Reviewed Product Data, Shop Drawings, and Samples.
6. Manufacturer instructions for assembly, installation, and adjusting.

B. Ensure entries are complete and accurate, enabling future reference by Owner.

C. Store record documents separate from documents used for construction.

D. Record information concurrent with construction progress, but not less than weekly.

E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following data:

1. Manufacturer names and models and numbers for installed products.
2. Product substitutions or alternates utilized.
3. Changes made by Addenda and Modifications.

F. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including following data.

1. Measured depths of foundations in relation to finish ground floor datum.
2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
4. Field changes of dimension and detail.
5. Details not on original Contract Drawings.

G. Electronic Project Website Files: Submit archive of electronic files from project website to Architect and Owner in digital format acceptable to Owner.

H. Submit documents to Architect with final application for payment.

1.10 OPERATION AND MAINTENANCE DATA

A. Electronic File Manuals: Submit manuals as composite electronic PDF file for each manual type.

1. Arrange files by system and subsystem with bookmarks and bookmarks for individual document files.
2. Include drawing files appropriate to content.

B. Table of Contents:

1. Part 1: Directory listing names, addresses, and telephone numbers of Architect and its consultants, Owner consultants, Contractor, subcontractors, and major equipment suppliers.
2. Part 2: Operation and maintenance instructions arranged by system and subdivided by Specification section. For each category, identify names, addresses, and telephone numbers of subcontractors and suppliers. Include the following information:

    a. Significant design criteria.
    b. List of equipment.
    c. Parts list for each component.
    d. Operating instructions.
    e. Maintenance instructions for equipment and systems.
    f. Maintenance instructions for finishes, including recommended cleaning methods and materials, and special precautions identifying detrimental agents.

3. Part 3: Project documents and certificates, including the following:

    a. Record Shop Drawings and Product Data.
    b. Test and balance reports.
    c. Certificates.
    d. Warranty copy.
    e. Bond copy.

1.11 MANUAL FOR MATERIALS AND FINISHES

A. Submit electronic PDF files of proposed format and outline of contents before start of Work. Architect will review draft and return annotated PDF file with comments.

1. Include listing in Table of Contents for design data with space for insertion of data.

B. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit documents within ten days after acceptance.

C. Submit electronic PDF files of completed manuals 15 days before final inspection. Draft copy will be reviewed and returned with Architect comments after final inspection. Revise content of document sets as required by review comments before final submission.

D. Submit electronic PDF files in final form within 10 days after final inspection.

E. Building Products, Applied Materials, and Finishes: Include record Product Data, with catalog number, size, composition, and color and texture designations.

1. Include information for reordering custom manufactured products.

F. Instructions for Care and Maintenance: Include manufacturer recommendations for cleaning products and methods, precautions against detrimental cleaning products and methods, and recommended schedule for cleaning and maintenance.

G. Moisture Protection and Weather Exposed Products: Include product data listing applicable reference standards, chemical composition, and details of installation. Include recommendations for inspections, maintenance, and repair.

H. Additional Requirements: Specified in individual specification sections.

1.12 SPARE PARTS AND MAINTENANCE PRODUCTS

A. Supply spare parts, maintenance, and extra products in quantities specified in individual specification sections.

B. Deliver to Project site and place in location as directed by Owner; obtain receipt before final payment.

1.13 PRODUCT WARRANTIES

A. Obtain warranties from responsible subcontractors, suppliers, and manufacturers within 10 days after completion of applicable item of Work.

B. Include copies of standard manufacturer warranties that do not require execution.

C. Execute and assemble transferable warranty documents from subcontractors, suppliers, and manufacturers.

D. Verify documents are in proper form, contain full information, and, where signed, are notarized.

E. Assemble product warranties in loose leaf notebook with table of contents.

1. Scan warranties and submit as composite PDF file with table of contents and bookmarks for Specification sections.
2. Arrange warranties by Specification section.

F. Submit warranties before final Application for Payment.

G. Time of Submittals:

1. For equipment or component parts of equipment put into service during construction with Owner permission, submit documents within 10 days after acceptance.
2. Make other submittals within 10 days after Date of Substantial Completion and before final Application for Payment.
3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing date of acceptance as beginning of warranty period.

1.14 FINAL CLEANING

A. Perform final cleaning before inspection for Substantial Completion.

1. Comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

B. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Cleaning agents must be approved WHFD and/or Project Manager. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

C. Clean equipment and fixtures to sanitary condition with cleaning materials appropriate to surface and material being cleaned.

D. Clean site; sweep paved areas, rake clean landscaped surfaces.

E. Remove waste and surplus materials, rubbish, and construction facilities from site.

PART 2 PRODUCTS

2.1 PATCHING MATERIALS

A. New Materials: Specified in product sections; match existing products and Work for patching and extending Work.

B. Existing Products: Determine type and quality by inspection and testing. Refer to existing as work results standard.

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 02 4119 - SELECTIVE DEMOLITION

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Selective demolition of building elements.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with other work.

B. Coordinate utility and building service interruptions with Owner.

1. Coordinate Work so fire protection and life safety systems remain continuously operational in occupied areas.

C. Preinstallation Meeting Attendees and Procedures:

1. Conduct meeting one week, minimum, before starting Work of this Section.
2. Additional Agenda Items:

a. Review structural load limitations of existing structure.
b. Review areas of existing to remain construction that requires protection.
c. Review of proposed site access and use.

D. Owner will conduct salvage operations before demolition begins to remove materials Owner chooses to retain.

E. Perform noisy, malodorous, and dusty Work:

1. Only with one week prior notification and coordination with Owner.

F. Cooperate with Owner in scheduling noisy operations and waste removal that may impact Owner operation and work in and occupancy of adjoining spaces.

1.3 ACTION SUBMITTALS

A. Shop Drawings:

1. Indicate demolition and removal sequence.
2. Indicate location of items designated for reuse or Owner retention.
3. Indicate location and construction of temporary partitions.

B. Demolition Schedule: Indicate overall schedule and interruptions required for utility and building services.

1.4 QUALITY ASSURANCE

A. Qualifications:

1. Demolition Contractor: Company specializing in the type of work required.

1.5 FIELD CONDITIONS

A. Conduct demolition to minimize interference with adjacent occupied building areas.

B. Cease operations immediately if structure appears to be in danger and notify Owner and Architect. Do not resume operations until directed.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 GENERAL REQUIREMENTS

A. Follow the following reference standards:

1. ANSI/ASSP A10.6.
2. NFPA 241.

B. Follow applicable code for demolition Work, dust control, and for products requiring utility disconnection and reconnection.

C. Notify Owner and Architect if suspected hazardous or contaminated materials are discovered.

D. Obtain required permits from authorities having jurisdiction.

E. Perform Work in accordance with State and Municipality permitting and Code standards.

3.2 PREPARATION

A. Erect, and maintain temporary barriers and security devices at locations shown, including warning signs and lights, and similar measures, for protection of the public, the Owner, and existing improvements indicated to remain.

B. Prevent movement of structure; provide temporary bracing and shoring required to ensure safety of existing structure.

C. Provide appropriate temporary signage including signage for exit or building egress.

D. Do not close or obstruct building egress paths.

3.3 SALVAGE REQUIREMENTS

A. Salvage:

1. Scuppers: Remove.

a. Prepare existing openings through walls for new scupper assemblies.

B. Protect designated salvage items from demolition operations until items can be removed.

C. Carefully remove building components and equipment indicated to be salvaged.

D. Disassemble as required to permit removal from building.

E. Package small and loose parts to avoid loss.

F. Mark equipment and packaged parts to permit identification and consolidation of components of each salvaged item.

G. Prepare assembly instructions consistent with disassembled parts. Package assembly instructions in protective envelope and securely attach to each disassembled salvaged item.

3.4 DEMOLITION

A. Conduct demolition to minimize interference with adjacent occupied and unaffected building areas.

B. Maintain protected egress from and access to adjacent existing buildings at all times.

C. Do not close or obstruct roadways or sidewalks without permits.

D. Demolish in orderly and careful manner. Protect existing improvements supporting structural members.

E. Carefully remove building components indicated to be reused.

1. Disassemble components as required to permit removal.
2. Package small and loose parts to avoid loss.
3. Mark components and packaged parts to permit reinstallation.
4. Store components, protected from construction operations, until reinstalled.

F. Remove demolished materials from site except where specifically noted otherwise. Do not burn or bury materials on site.

G. Transport friable and dusty demolished materials through building in enclosed containers.

H. Remove materials as Work progresses. Upon completion of Work, leave areas in clean condition.

I. Remove temporary partitions.

END OF SECTION

SECTION 06 1053 - MISCELLANEOUS ROUGH CARPENTRY

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Lumber for blocking and nailers.
2. Lumber for nailers and curbs.
3. Wood treatments.

1.2 ACTION SUBMITTALS

A. Product Data: Rough carpentry materials.

1. Wood preservative treatment.
2. Fire retardant treatment.

B. Material Certificates: For dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the ALSC Board of Review.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Storage and Handling Requirements:

1. Store lumber indoors, protected from elements.
2. Store lumber elevated above grade, protected from moisture.

PART 2 PRODUCTS

2.1 MATERIALS

A. Lumber: DOC PS 20. Grading rules certified by ALSC Board of Review.

1. Maximum Moisture Content: 19 percent.

B. Plywood: DOC PS 1, Exterior A-C, fire retardant treated.

1. Thickness: 3/4 inch.

C. Fire Retardant by Pressure Process:

1. Exterior Type: ASTM D2898.
2. Surface Burning Characteristics per ASTM E84.

a. Flame Spread: 25.
b. Smoke Developed: 50.

3. Labeling: Testing agency classification.
4. Kiln dry after treatment.

a. Lumber: 19 percent maximum moisture content.
b. Plywood: 15 percent maximum moisture content.

5. Applications:

a. Wood cants, nailers, curbs, equipment support bases, blocking, and similar members in connection with roofing.
b. Items shown on Drawings.

D. Wood Preservative, Pressure Treatment: AWPA U1 Category UC2, Category UC3b, and Category UC4a.

1. Applications:

a. Roofing and Exterior Wall Assemblies: Wood nailers and curbs; Category UC2.
b. Concrete and Masonry Adjacent: Wood plates; Category UC3b.
c. Items shown on Drawings.

2. Kiln dry after treatment.

a. Lumber: 19 percent maximum moisture content.
b. Plywood: 15 percent maximum moisture content.

2.2 INSTALLATION ACCESSORIES

A. Fasteners and Anchors: ASTM A153/A153M hot-dip galvanized. and Type 304 stainless steel.

1. General: Follow requirements for wood member size and type.

a. Preservative Treated Wood: Type 304 stainless steel.
b. Other Applications: ASTM A153/A153M hot-dip galvanized.

2. Power-Driven Fasteners: NES NER-272.
3. Anchors:

a. Toggle bolt type for anchorage to hollow masonry.
b. Expansion shield and lag bolt type for anchorage to solid masonry or concrete.
c. Bolt or ballistic fastener for anchorages to steel.

B. Separation Layer: Butyl Rubber flashing sheet membrane.

PART 3 EXECUTION

3.1 INSTALLATION

A. Set members level and plumb, in correct positions.

B. Place horizontal members crown side up.

C. Construct curb members of solid wood sections.

D. Curb roof openings except where prefabricated curbs are used. Form corners by alternating lapping side members.

E. Coordinate curb installation with installation of roofing vapor retarder.

F. Fasten plywood backing panels to substrate with fire retardant classification marking exposed to view; coordinate locations with equipment requiring backing panels.

G. Install continuous flexible flashing separator as follows:

1. Wood Preservative Treated Lumber: Between wood and metal decking.
2. Without Preservative Treatment: Between wood and concrete or masonry.

H. Follow AWPA M4 for site applied preservative treatment to cut surfaces of SBX preservative treated lumber.

3.2 PROTECTION

A. Protection: Protect SBX treated wood from weather. Apply EPA-registered borate treatment when inorganic boron treated wood becomes wet. Apply borate solution by spraying. Follow EPA-registered label requirements.

END OF SECTION

SECTION 07 0155 - PREPARATION FOR REROOFING

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Re-roofing preparation.
2. Existing drain observation.

B. Related Requirements:

1. Section 011100 - Summary, for use of the premises and phasing requirements.
2. Section 013000 - Administrative Requirements.
3. Section 075000 - Membrane Roofing.

1.2 DEFINITIONS

A. Roofing Terminology: Definitions in ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" apply to work of this Section.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of demolition and protection product.

B. Shop Drawings:

1. Proposed demolition and roofing removal plan, including site use.
2. Details for maintaining watertightness of roof and openings during removal and replacement of roofing system.

1.4 INFORMATIONAL SUBMITTALS

A. Qualification Data: For Installer.

1. Include certificate that Installer is approved by warrantor of roofing system.

B. Photographs or Videotape: Show existing conditions of adjoining construction and site improvements, including exterior and interior finish surfaces, that might be misconstrued as having been damaged by reroofing operations. Submit before Work begins.

1. Include existing conditions and finishes in path of travel / access utilized by Contractor’s personnel.

1.5 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning roofing removal. Comply with hauling and disposal regulations of authorities having jurisdiction.

B. Reroofing Conference: Conduct conference at Project site.

1. Meet with Owner, Architect, testing and inspecting agency representative, roofing system manufacturer's representative, roofing installer, including project manager, superintendent, and foreman; and installers whose work interfaces with or affects reroofing, including installers of roof accessories, and roof-mounted equipment.
2. Review methods and procedures related to preparation of existing roofing system and replacement, including but not limited to, the following:

a. Temporary protection requirements for existing roofing system and building components that are to remain.
b. Construction schedule and availability of materials, Installer's personnel, equipment, and facilities needed to avoid delays.
c. Existing roof deck conditions requiring notification of Owner and Architect.
d. Condition and acceptance of existing roof deck, insulation, and base flashing substrate for reuse.
e. Structural loading limitations of roof deck during reroofing.
f. Base flashings, special roofing details, drainage, penetrations, equipment curbs, and condition of other construction that affect reroofing.
g. HVAC shutdown, including times and duration.
h. Asbestos removal, if applicable, and discovery of asbestos-containing materials.
i. Governing regulations and requirements for insurance and certificates if applicable.
j. Existing conditions that may require notification of Owner and Architect before proceeding, or during the work.

1.6 FIELD CONDITIONS

A. Owner will occupy portions of building immediately below reroofing area. Conduct reroofing so Owner's operations are not disrupted. Provide Owner with not less than 72 hours' notice of activities that may affect Owner's operations.

1. Coordinate work activities daily with Owner so Owner can place protective dust and water-leakage covers over sensitive equipment and furnishings, shut down HVAC and fire-alarm or -detection equipment if needed, and evacuate occupants from below work area.
2. It is not anticipated that structurally impaired areas of the roof deck will be encountered. Before working over structurally impaired areas of deck, notify Owner to evacuate occupants from below affected area. Verify that occupants below work area have been evacuated before proceeding with work over impaired deck area.

B. Protect building to be reroofed, adjacent buildings, walkways, site improvements, exterior finishes, railings, exterior plantings, and landscaping from damage or soiling from reroofing operations.

1. Coordinate with Owner for protection of, or removal and replacement of, railing systems. Repair or replace damaged components and finishes.
2. Coordinate with Owner for protection of existing finishes. Repair and re-finish damage caused during re-roofing work.

C. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

1. Protect finishes, repair as required to match existing conditions.

D. Conditions existing at time of inspection for bidding are maintained by Owner as far as practical.

E. Limit construction loads on roof for rooftop equipment, materials and uniformly distributed loads.

F. Weather Limitations: Proceed with reroofing preparation only when existing and forecasted weather conditions permit Work to proceed without water entering existing roofing system or building.

1. Remove only as much roofing in one day as can be made watertight in the same day.
2. Damages due to water intrusion during preparation and reroofing are Contractor's responsibility to repair/replace at no additional cost to Owner.

G. Hazardous Materials: With the exception of materials indicated in the hazardous materials report, if any, it is not expected that hazardous materials, such as asbestos-containing materials, will be encountered in the Work.

H. Existing Electric, Conduits, and Wiring: Existing conduits and wiring present on roof.

1. Replace conduits, junction boxes and wiring as part of the Work with new where indicated on drawings and details. Secure to new conduit / pipe stands.
2. Provide 72-hour, minimum notice, to Owner of interruption to existing wiring.
3. New or re-installed wiring shall be installed to meet current Codes.
4. New or re-installed conduits, junction boxes, and wiring to be installed on stands, secured to roof/structure per International Building Code requirements.

I. Existing Roof Top Drains:

1. Existing roof top drains to be maintained. Confirm condition of each drain and provide report to Architect before work begins.

    a. Investigate drain bowl and drain pipe for a minimum of five feet below roof deck level to confirm condition. Report issues to Architect.
    b. Verify location and condition of drain bowl flange at roof deck.
    c. If existing drains are blocked before work commences, notify Architect and request direction.

2. Protect drain pipe during reroofing to keep debris out of drain pipe.
3. Remove debris around drain bowl at completion of each day's work. Make drain operational during non-working hours and storm events.

PART 2 PRODUCTS

2.1 TEMPORARY PROTECTION MATERIALS

A. Plywood: DOC PS1, Grade CD Exposure 1.

2.2 TEMPORARY ROOFING MATERIALS

A. Design and selection of materials for temporary roofing are Contractor's responsibility.

2.3 INFILL AND REPLACEMENT MATERIALS

A. Use infill materials matching existing roofing system materials unless otherwise indicated.

2.4 AUXILIARY REROOFING MATERIALS

A. General: Use auxiliary reroofing preparation materials recommended by roofing system manufacturer for intended use and compatible with components of new roofing system.

2.5 EXISTING ROOF TOP DRAINS

A. Existing roof top drain locations to remain. Replace clamps and domes that are not reusable. All domes shall be the same unless Contractor encounters conflict and requests/receives different direction from Architect.

1. Document clamps and domes that are not reusable. Provide documentation to Architect for review and approval. Discard materials after Architect approval.

2.6 EXISTING ROOF ACCESS DOOR

A. Existing Door and Threshold:

1. Coordinate and provide watertight roofing installation with existing door and threshold.

PART 3 EXECUTION

3.1 PREPARATION

A. Coordinate with Owner to temporarily shut off rooftop utilities and service piping before beginning the Work as required.

B. Coordinate with Owner to temporarily shut down air-conditioning equipment in the vicinity of the Work, if required.

C. During removal and roof preparation operations, have sufficient and suitable materials on-site to facilitate rapid installation of temporary protection in the event of unexpected rain.

D. Schedule roof drain repairs and/or replacements for drains to be in functioning condition to ensure roof drainage at end of each workday.

1. Prevent debris from entering or blocking roof drains and conductors.
2. Clear obstructions from drains, if required, at no additional cost to Owner.

3.2 ROOF TEAR-OFF

A. Notify Owner and Architect each week of extent of roof tear-off proposed for that week.

B. Roof Tear-Off: Remove existing roofing and other roofing system components down to the top of the roof deck, where indicated. Areas not noted to be removed shall remain. Photo document roof deck and provide digital photos to Owner and Architect.

3.3 DECK PREPARATION

A. Inspect deck after tear-off of roofing system.

B. If deck surface is unsuitable for receiving new roofing or if structural integrity of deck is suspect, immediately notify Architect. Do not proceed with installation until directed by Architect or Structural Engineer.

3.4 EXISTING ROOF TOP DRAINS

A. Existing Domes: Replace.

B. Evaluate drain bowl and drainage piping for minimum of 5 feet below roof deck.

1. If drainpipe issues observed or detected, notify Architect, and request direction.

3.5 DISPOSAL

A. Collect demolished materials and place in containers. Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

1. Storage or sale of demolished items or materials on-site is not permitted.

B. Transport and legally dispose of demolished materials off Owner's property.

END OF SECTION

SECTION 07 4113 - METAL ROOF PANELS

PART 1 GENERAL

1.1 GENERAL TERMS AND CONDITIONS

A. The General Terms and Conditions, City and County of Honolulu (not specifically attached), the Special Provisions, and all other applicable documents preceding these specifications shall govern all work specified hereinafter.

1.2 SUMMARY

A. Section Includes:

1. Manufactured metal roof panel system.

B. Related Requirements.

1. Section 070155 - Preparation for Reroofing.
2. Section 076200 - Sheet Metal Flashing and Trim.

1.3 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate Work results of this Section with other work.

B. Preinstallation Meeting Attendees and Procedures:

1. Conduct meeting one week, minimum, before starting Work of this Section.
2. Additional Agenda Items:

a. Review the preparation and installation requirements for the roofing system and to coordinate and schedule the required work.

1.4 ACTION SUBMITTALS

A. Product Data:

1. Roofing system components and finishes.
2. Underlayment.

B. Shop Drawings: Show material profile, seam spacing and details, fastening methods, flashings, terminations, and installation details.

1. Provisions for thermal expansion and contraction.
2. Flashings.

C. Samples:

1. Two (2) 12 inch long full width panel samples showing shape and a representative color chip.

1.5 INFORMATIONAL SUBMITTALS

A. Certificates: Manufacturer affidavit that Project design and conditions have been reviewed and the installation will be fully warrantable if correctly installed. Manufacturer authorization to Installer to proceed with installation also acceptable.

1. Contractor shall solicit, and include in submittal package, signed and sealed shop drawings provided by manufacturer for products and systems specified. Certification shall confirm assemblies meet or exceed wind uplift and pressure requirements.

B. Design Criteria:

1. Wind Uplift: Manufacturer shall provide an attachment schedule or supporting calculations to resist the following uplift loads:

a. Uplift loads as calculated using the locally adopted Edition of the IBC with a 130 MPH basic wind speed.

C. Manufacturer Reports: Field inspection reports.

D. ICC-ES test and evaluation reports for roofing system components.

1.6 CLOSEOUT SUBMITTALS

A. Maintenance Data: For metal finish.

B. Manufacturer warranty documentation.

C. Project Plaque: Provide permanent sign or framed document with the following information attached to wall near primary access to main roof.

1. Roofing installer name, address, and telephone number.
2. Roofing system manufacturer name, address, and telephone number.
3. Starting date of warranty and length of warranty period.

1.7 QUALITY ASSURANCE

A. Qualifications:

1. Manufacturers: Twenty years of experience, minimum, in fabrication of metal panels.
2. Installers: Specializing in metal roof fabrication and installation, approved or trained by manufacturer, with a minimum of three years documented experience.

a. Manufacturer certified installer able to provide Weather Tight Warranty (WTW) per project specifications.

B. Portable Roll-Forming Equipment: UL-certified, portable roll-forming equipment capable of producing metal panels certified by the manufacturer to be the same as factory-formed products. Maintain UL or Keystone certification of portable roll-forming equipment for the duration of work.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage. Provide waterproof coverings to prevent uneven weathering.

B. Prevent contact with discoloring or staining materials.

C. If panels become wet, immediately separate sheets, wipe dry with clean cloth, and allow to air dry.

1.9 PROJECT CONDITIONS

A. Field measurements shall be taken prior to fabrication of panels.

1.10 WARRANTY

A. Roofing System: Warrant system against damage under design wind conditions and water leakage through roof system.

1. Make repairs to roofing system required due to defects in materials or workmanship resulting in water leakage into or through roofing system.
2. Include labor and materials necessary to make required repairs.
3. Not limited to specific dollar amount.
4. Warranty Period: Include warranties for each of the following number of years.

a. 30 year, No Dollar Limit (NDL).
b. 25 year, No Dollar Limit (NDL).
c. Weather Tight Warranty: 20 years.

B. Finish Warranty: Repair deteriorated finishes or replace components.

1. Deterioration includes the following:

a. Color Fading: More than 5 Hunter units per ASTM D2244.
b. Chalking: More than No. 8 rating per ASTM D4214.
c. Paint cracking, peeling or checking.

2. Warranty Period: 35 years.

C. Special Project Warranty: Submit roofing Installer's warranty, on warranty form at end of this Section, signed by Installer, covering the Work of this Section, including all components of roofing system for the following warranty period:

1. Warranty Period: Five years from Date of Substantial Completion.

PART 2 PRODUCTS

2.1 MANUFACTURED METAL ROOF PANEL SYSTEM

A. Metal Roofing: Architectural standing seam panel roofing system with snap-on seam covers.

1. Manufacturers and Products, Basis of Design:

a. Petersen Aluminum Corporation PAC-CLAD, Tite-Loc Plus.

2. Acceptable manufacturers may include, subject to Project requirements:

a. Garland Metal Roofing.
b. Kloeckner Metals.
c. Pre-approved equal meeting spec requirements.

3. Seam Height: Nominal 2 inch.
4. Seam Spacing: Nominal 18 inches.
5. Aluminum Panel System: ASTM E1514; 0.040 inch thickness, minimum.
6. Panel Surface: striations.
7. Finish: PVDF coating system.

a. Color: Architect selected.

B. Panel Clips: 316 stainless steel designed to fit between two adjacent panels and secure both panels.

C. Panel Fasteners: Type 316 stainless steel.

D. Panel End Closures: Sponge neoprene, cut to fit panel configuration, 1 inch depth, minimum.

E. Sealant: Manufacturer recommended type.

2.2 MATERIALS

A. Coil Coated Aluminum Sheet: ASTM B209; of Alloy 3105 H-14 or H26 ASTM B 209. (non-standard).

2.3 PERFORMANCE

A. Structural and Wind Load:

1. Provide delegated design for structural and wind loads. Include design of fasteners, clips, spacing, etc. for a complete installation.

B. Wind Uplift:

1. The panel system shall be ASTM E1592 tested under the supervision of an accredited laboratory and the laboratory shall issue the test report.
2. Rated: UL 580 class UL-90.

a. Construction: Minimum .040 aluminum panels when installed over 16 gauge steel purlins on 36 inches on center maximum.

C. ASTM 1592-01, Standard Test Method for Structural Performance of Sheet Metal Roof and siding systems by Uniform Air Pressure Difference.

D. Environmental Performance:

1. Air leakage: ASTM E1670, 0.06 cfm/sq ft, maximum, measured at reference differential pressure across assembly of 6.24 lb/sq ft.
2. Water Leakage: ASTM E1646, no water at 6.24 psf test pressure difference.
3. Expansion and Contraction: Withstand 120 degree F ambient and 180 degree F surface thermal cycling without failure.

2.4 INSTALLATION ACCESSORIES

A. Waterproof Underlayment: High temperature resistant, self-adhesive modified bitumen sheets recommended by manufacturer for use under metal roofing.

1. Manufacturers and Products, Basis of Design: Pac-Clad HT or Henry Company Blueskin PE200 HT.
2. Manufacturers and Products may include, subject to Project requirements:

a. Carlisle WIP 300HT.
b. GCP Applied Technologies Grace Ice and Water Shield HT.
c. Polyglass Polystick P.

3. Thickness: 40 mil.

B. Thermal Barrier: 1/4 inch DensDeck® Prime® Roof Boards are manufactured to meet the requirements of ASTM C1177 for increased fire resistance. FM Class 1 for fire barrier requirements and UL Class A unlimited slope with excellent surface burning characteristics.

C. Sealant:

1. Caulking: Single component polyurethane caulk or gunnable grade butyl per manufacturers approved sealant list.
2. Tape sealant: Butyl.

2.5 FABRICATION

A. Fabrication Standard: SMACNA Architectural Sheet Metal Manual.

B. Form pieces in longest practical lengths.

C. Hem exposed edges on underside 1/2 inch; miter and seam corners.

D. Fabricate vertical faces with bottom edge formed outward 1/4 inch and hemmed to form drip.

E. Fabricate flashing and termination trim from same material as roof panels.

F. Provide escutcheons for pipe and conduit penetrations.

2.6 ALUMINUM FINISHES

A. Metallic Coating: Three coat fluoropolymer finish with minimum 70 percent PVDF or FEVE resin by weight in color coat and clear coat; AAMA 2605.

B. Concealed Finish: Primer Coat Material: Corrosion-resistant primer; primer coat dry film thickness: 0.20 – 0.30 mils; finish coat material: polyester paint, finish coat dry film thickness: 0.30 - .40 mils. Off-white backer.

PART 3 EXECUTION

3.1 EXAMINATION

A. Inspect roof deck to verify deck is clean and smooth, free of depressions, waves, or projections, and properly sloped for drainage.

B. Verify deck is dry.

C. Verify joints in wood deck are solidly supported and fastened.

D. Verify roof openings, curbs, pipes, sleeves, ducts, or vents through roof are solidly set.

E. Verify roofing termination and base flashings are in place, sealed, and secure.

3.2 PREPARATION

A. Fill knot holes and surface cracks with latex filler or cover with aluminum sheet to provide continuous support for underlayment.

B. Broom clean deck surfaces.

3.3 INSTALLATION OF THERMAL BARRIER

A. Install thermal barrier boards with long sides perpendicular to roof slopes in straight lines, stagger end joints. Install with tight butt joints.

1. Fasten thermal barrier board through roof sheathing into roof framing members.

3.4 INSTALLATION OF SELF-ADHESIVE UNDERLAYMENT

A. Apply primer if recommended by manufacturer.

B. Starting at low edge, apply one ply of underlayment horizontally over substrate and parallel to roof edge.

C. Weather lap each strip 6 inches minimum over previous strip.

D. Lap ends 6 inches minimum.

E. Press laps with roller for flat, full contact seams.

F. Apply second layer of full-width material centered on valleys and ridges.

G. Press to full bond with substrate without voids, wrinkles, bridging, or fishmouths. Seal ends and edges.

H. Extend minimum 8 inches up adjacent vertical surfaces.

3.5 INSTALLATION OF METAL PANELS

A. Install panels aligned and plumb.

B. Fasten panels to support with concealed fasteners.

C. Where panels cannot be installed in single lengths, align horizontal lap seams with alternating lengths between adjacent panels.

D. Install trim to maintain visual continuity of system in flat surfaces free of buckling or oilcanning.

E. Apply trim and flashing with screws for secure, weatherproof performance.

1. Where fasteners have to be exposed on trim or flashings, use fasteners with heads finished to match panels and with neoprene washers.

F. Install joint sealers and gaskets to prevent water penetration.

G. Flash penetrations through roofing with metal trim to match panels:

1. Lap flashings over roof panels 12 inches minimum on all sides and seal with double bead of sealant.
2. Install stainless steel draw band and sealant at top of pipe penetrations.
3. Install water diverters at uphill side of square and rectangular penetrations.

H. Installation Tolerances:

1. Variation from Location: Plus or minus 1/4 inch.
2. Variation from Plane: 1/4 inch in 10 feet.
3. Misalignment of Horizontal Lap Seams: 1/4 inch.

3.6 PROTECTION

A. Do not permit traffic over unprotected roof surface.

3.7 ROOFING INSTALLER'S WARRANTY

A. WHEREAS _____ of _____, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:

1. Owner: _____.
2. Address: _____.
3. Building Name/Type: _____.
4. Address: _____.
5. Area of Work: _____.
6. Acceptance Date: _____.
7. Warranty Period: _____.
8. Expiration Date: _____.

B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,

C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period Roofing Installer will, at Roofing Installer's own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

D. This Warranty is made subject to the following terms and conditions:

1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:

    a. Lightning;
    b. Fire;
    c. Failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
    d. Faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
    e. Vapor condensation on bottom of roofing; and.
    f. Activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said

alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.

5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

E. IN WITNESS THEREOF, this instrument has been duly executed this _____ day of _____, _____.

1. Authorized Signature: _____.
2. Name: _____.
3. Title: _____.

END OF SECTION

SECTION 07 5000 - MEMBRANE ROOFING

PART 1 GENERAL

1.1 GENERAL TERMS AND CONDITIONS:

A. The General Terms and Conditions, City and County of Honolulu (not specifically attached), the Special Provisions, and all other applicable documents preceding these specifications shall govern all work specified hereinafter.

1.2 SUMMARY

A. Section Includes.

1. PVC roofing.
2. Substrate boards.
3. Vapor retarders.
4. Roof insulation.
5. Cover boards.
6. Walkways.

B. Related Requirements:

1. Section 07 7100: Manufactured metal copings and roof edges included in roofing warranty.

1.3 REFERENCES

A. Definitions:

1. Roofing Terminology: See ASTM D1079 and the NRCA Roofing and Waterproofing Manual glossary.

1.4 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with other work.

B. Preinstallation Meeting Attendees and Procedures:

1. Conduct meeting one week, minimum, before starting Work of this Section.
2. Additional Attendees:

a. Architect.
b. Owner's authorized representative and maintenance personnel.
c. Roofing manufacturer's authorized representative.

d. Roofing installer(s), with materials to open up for review and patch roofing.
e. Roof top equipment authorized representatives or maintenance personnel.

3. Additional Agenda Items:

a. Preparation procedures.
b. Installation procedures.
c. Equipment temporary movement and/or disconnection and reconnection.
d. Coordination and scheduling required with related Work.
e. Protection of construction and site.

1.5 ACTION SUBMITTALS

A. Product Data:

1. Roofing membrane and accessory products.
2. Substrate board.
3. Vapor retarders.
4. Roof insulation and cover board.
5. Roof walkway material.

B. Shop Drawings: Include plans, elevations, sections, details, intersections with adjacent assemblies, terminations, and attachments, including:

1. Base flashings.
2. Membrane terminations.
3. Flat and tapered insulation, including cants and slopes.
4. Mechanically Fastened Roofing: Provide roof plan. Show orientation of roof deck, insulation, fastening patterns, and spacing.

C. Samples:

1. Membrane Sheet: 6 by 6 inch sample of each type and color.
2. Vapor Barrier: 6 by 6 inch sample.
3. Cover Board: 6 by 6 inch sample.
4. Flexible walkway materials.

1.6 INFORMATIONAL SUBMITTALS

A. Qualification Statements:

1. Installer: Manufacturer authorization.

B. Certificates: Manufacturer affidavit that Project design and conditions have been reviewed and the installation will be fully warrantable if correctly installed. Manufacturer authorization to Installer to proceed with installation also acceptable.

1. Contractor shall solicit, and include in submittal package, signed and sealed shop drawings provided by manufacturer for products and systems specified. Certification shall confirm assemblies meet or exceed wind uplift and pressure requirements.

C. ICC-ES test and evaluation reports for roofing system components.

D. Product Test Reports for roofing system components, performed or witnessed by a qualified testing agency.

E. Manufacturer Reports: Field quality control reports.

1.7 CLOSEOUT SUBMITTALS

A. Maintenance Data: Roof system maintenance requirements.

B. Warranty Documentation: For complete roof system.

C. Project Plaque: Provide permanent sign or framed document with the following information attached to wall near primary access to main roof.

1. Roofing installer name, address, and telephone number.
2. Roofing system manufacturer name, address, and telephone number.
3. Starting date of warranty and length of warranty period.

1.8 QUALITY ASSURANCE

A. Qualifications:

1. Installer: Licensed, authorized, or approved by roofing manufacturer to install manufacturer roofing system and provide full specified warranty.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Storage and Handling Requirements: Store roofing system components protected from the elements, precipitation and standing water, freeze/thaw cycling, and protected from sunlight, if required.

1.10 FIELD CONDITIONS

A. Ambient Conditions: Perform Work within limitations recommended by manufacturer.

1.11 WARRANTY

A. Manufacturer Warranty: Warrant roofing system against failure.

1. Total System Warranty: Include primary roof membrane and vapor retarder, roof insulation, cover boards, flashings, metal edge assemblies, and membrane, and other components of roofing system.

a. Warranty Period: Include warranties for each of the following number of years.

1) 30 year, No Dollar Limit (NDL).
2) 20 year, No Dollar Limit (NDL).

B. Special Project Warranty: Submit roofing Installer's warranty, on warranty form at end of this Section, signed by Installer, covering the Work of this Section, including all components of roofing system for the following warranty period:

1. Warranty Period: Five years from Date of Substantial Completion.

PART 2 PRODUCTS

2.1 MEMBRANE ROOFING - GENERAL

A. Low-Slope Roofing Requirements, Basis of Design: Include the following systems, located as indicated on Drawings.

1. Lower Roof Area(s): PVC with KEE roofing system shall meet UL Class A tested in accordance with UL 790.

a. Deck Information: 5/8 inch thick plywood. Tear off existing roofing system to deck.
b. Vapor Barrier / Secondary Waterproofing: Self-adhering SBS, polyethylene-reinforced membrane with 90-day UV-protected top surface.
c. Insulation Layers: Polyisocyanurate, flat and tapered as required; spatter foam adhesive attachment.
d. Cover Board: 1/4 inch thick, primed; spatter foam adhesive attachment.
e. Membrane: PVC with KEE FB; spatter foam adhesive attachment.
f. Flashing Materials: PVC with KEE.

2. Upper Roof Area(s): PVC with KEE roofing system shall mee UL Class A tested in accordance with UL 790.

a. Deck Information: Structural concrete. Existing single ply membrane with silicone coating and insulation layer with slope to remain; disable by slicing membrane into 10 by 10 feet grids.
b. Insulation Layers: None.
c. Cover Board: 1/2 inch thick, primed; manufacturer approved fastener and plate attachment; pre-drill into concrete deck; zones:

1) Field (Zone 1): 8 fasteners per board.
2) Perimeter (Zone 2): 16 fasteners per board.
3) Corner (Zone 3): 32 fasteners per board.
4) Where boards overlap into adjoining zone, continue fasteners at more restrictive zone (increased number of fastener requirement) for entire board.

d. Membrane: PVC with KEE FB; spatter foam adhesive attachment.
e. Flashing Materials: PVC with KEE.

2.2 PVC ROOFING

A. PVC Sheet: ASTM D4434, Type III, fabric reinforced, with fleece backing.

1. Basis of Design Manufacturers:

a. Carlisle SynTec FleeceBACK KEE HP.

b. Johns Manville PVC with KEE, per approval TGFU.R10167.

2. Acceptable Manufacturers and products may include, subject to Project requirements:

a. Duro-Last EV PVC.
b. GAF Materials EverGuard PVC.
c. Siplast.
d. Versico VersiFlex KEE HP PVC.

3. Membrane Thickness: 80 mils, nominal.
4. Exposed Face Color: White.

2.3 COMPONENT MATERIALS

A. General: Provide components of roofing system recommended by manufacturer for a complete system.

1. Component Materials: Compatible with each other and adjacent materials.

B. Adhesive: Manufacturer standard bonding adhesive, type recommended by manufacturer.

C. Fabric Backed Membrane Adhesive: Type recommended by roofing membrane manufacturer.

D. Seams: heat welded.

E. Flexible Flashing: Same material as roofing membrane, manufacturer recommended thickness.

F. Lap Joint Sealant: Manufacturer standard, color to match membrane.

G. Butyl Mastic: Manufacturer standard water stop mastic.

H. Termination Bars: Manufacturer standard aluminum, pre-drilled for included anchors.

I. Fasteners: Compliant with FM Global 4470 for corrosion resistance, including metal or plastic washers, and acceptable to roof system manufacturer.

J. Exposed Metal Flashing and Scupper Materials: PVC clad galvanized metal.

K. Flashing Accessories: Prefabricated boots, corners, cones, pipe seals, and other shapes required for complete roof system installation, compatible with primary roof membrane.

1. Colors: Match roofing membrane color.

L. Accessories: Miscellaneous reinforcing, sealants, and other items recommended by manufacturer for complete roof system installation.

2.4 VAPOR RETARDER / SECONDARY WATERPROOFING

A. Self-Adhering Sheet Vapor Retarder: Polyethylene film with butyl rubber adhesive, slip resistant surface, and paper backing.

1. Thickness: Minimum 30 mils.

2. Permeance: 0.1 perm, maximum.
3. Manufacturer may recommend priming with manufacturer standard primer.

2.5 ROOF INSULATION

A. General: Roof insulation, preformed boards, manufactured or approved by roof membrane manufacturer, manufacturer standard sizes, thicknesses as shown on Drawings.

B. Polyisocyanurate Board Insulation: ASTM C1289, Type II, Class 1, Grade 2; 20 psi compressive strength, minimum.

1. Thickness: Manufacturer minimum and maximum allowed per layer.
2. Faced with organic felt facers (glass fiber reinforced cellulosic felt) on both major surfaces of core foam.

C. Tapered Insulation: Factory formed, tapered insulation boards, 1/4 inch per foot slope or as shown on Drawings.

D. Special Shapes: Provide preformed insulation shapes to form crickets, saddles, tapers, and other shapes to facilitate drainage.

E. Adhesive: Recommended by insulation manufacturer for adhering insulation layers together and insulation to substrate.

1. Adhesive Types: Single- or multi-component urethane low-rise, apply in bead or full-spread as recommended by manufacturer.

2.6 COVER BOARDS

A. Water Resistant Gypsum Board: ASTM C1177 or ASTM C1278, 1/4 or 1/2 inch thick, factory primed, per roofing area description.

2.7 LIQUID FLASHING

A. Liquid Flashing: In accordance with manufacturer recommendations. Acceptable types include:

1. PMMA (Polymethyl Methacrylate): Two-component polyurethane based system with fleece reinforcement.
2. MMA (Methyl Methacrylate): Two-component polyurethane based system with fleece reinforcement.

B. Color: As selected by Architect.

2.8 WALKWAYS

A. Walkway Rolls: Heat weldable PVC membrane, 36 inch (914 mm) wide by 60 feet (18.3 m) long, and 90 mils, 0.090 inch (2.3 mm) thick.

1. Configuration: Pads or rolls.
2. Color: Grey.

2.9 ACCESSORIES

A. General: Accessory materials recommended by roofing system manufacturer for intended use and compatible with other roofing components.

1. Adhesives and Sealants: Comply with VOC limits of authorities having jurisdiction.

B. Surface Conditioner for Adhesives: Compatible with membrane and adhesives.

C. Membrane Cleaner: Manufacturer's recommended products for applications indicated.

D. Primer: Manufacturer's recommended products for applications indicated.

2.10 PERFORMANCE

A. Performance Requirements: Installed roofing and base flashings to withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Roof system and base flashings to remain watertight and airtight.

B. Accelerated Weathering: ASTM G152, ASTM G154 or ASTM G155; withstand 2,000 hours of testing.

C. Impact Resistance: ASTM D3746 or ASTM D4272.

D. Compatibility: Confirm roof system materials are compatible within themselves and with adjacent materials.

E. Roof System Design: Certified by testing to FM 4474, UL 580 or UL 1897 to resist uplift pressures as shown on Structural Drawings.

F. Meet requirements as follows, minimum:

1. IBC 2018 Building Code and IECC 2022 Energy Code.
2. ASCE 7, current edition, calculations for uplift wind pressure design wind speed of 130 mph for state of Hawaii.

G. FM Approvals Listing: Roofing system and components follow requirements of FM Global 4450 or FM Global 4470, and must be listed in FM Approvals RoofNav for Class 1 noncombustible construction. Materials are to retain FM Approvals markings.

H. Fire/Windstorm Classification: Class 1A-90.

I. Hail Resistance Rating: MH per FM Global Property Loss Prevention Data Sheet 1-34.

J. Exterior Fire Test Exposure: ASTM E108 or UL 790 testing by a qualified testing agency, Class A, products marked as compliant by testing agency.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine and verify conditions for compliance with roof system manufacturer recommendations:

1. Substrate.
2. Roof openings and penetrations.
3. Curbs, nailers, and cants.
4. Surfaces are dry.

3.2 PREPARATION

A. Clean and prepare substrate per manufacturer instructions.

B. Protect roof drainage and other equipment and surfaces from roofing materials.

C. Air seal penetrations through roof deck.

D. Perform fastener-pullout tests according to roof system manufacturer's written instructions.

1. Confirm test method is acceptable to Architect and roofing system manufacturer.
2. Submit test results to Architect within 24 hours of performing tests.

3.3 INSTALLATION - GENERAL

A. Complete terminations, flashings, roofing installation, and temporary measures by end of each workday and during rain events.

3.4 INSTALLATION OF SUBSTRATE BOARD

A. Install substrate boards with long sides perpendicular to roof slopes in straight lines, stagger end joints. Install with tight butt joints.

1. Fasten substrate board to top flanges of steel deck.
2. Fasten substrate board to steel deck flanges per FM Global RoofNav and FM Global Loss Prevention Data Sheet 1-29 for specified Windstorm Resistance Classification.

3.5 INSTALLATION OF VAPOR RETARDER

A. Self-Adhering Sheet Vapor Retarder: Prime substrate. Install self-adhering sheet vapor retarder in place; lap side seams minimum 3-1/2 inches and ends minimum 6 inches. Seal laps by rolling.

B. Install vapor retarder to provide complete seal against air movement at penetrations and terminations.

3.6 INSTALLATION OF INSULATION

A. Do not allow insulation to be exposed to precipitation or left exposed at the end of the workday.

B. Install tapered insulation under area of roofing to conform to slopes shown on Drawings.

C. Install insulation to required thickness. Install in layers with joints staggered from previous layer 6 inches in each direction, minimum.

D. Install insulation with long sides in straight rows with end joints staggered between rows, butt joints at edges and ends between boards. Fill gaps exceeding 1/4 inch with insulation.

1. Fit insulation by trimming, within 1/4 inch of nailers, obstructions, and penetrations.
2. Trim and fit insulation at roof drains.

E. Adhered Insulation: Install each layer of insulation adhered to substrate as follows:

1. Set each layer of insulation in ribbons of bead-applied insulation adhesive, firmly press insulation in place.
2. Set each layer of insulation in a uniform, full spread of insulation adhesive, firmly press insulation in place.
3. Prime surface of concrete deck with asphalt primer at rate of 3/4 gal./100 sq. ft. Allow primer to dry.
4. Set each layer of insulation in a full coverage mopped layer of hot roofing asphalt, applied within plus or minus 25 deg F of manufacturer recommended temperature.

3.7 INSTALLATION OF COVER BOARD

A. Install cover boards over insulation with long sides in straight lines and end joints staggered between rows. Offset joints from insulation layer below a minimum of 6 inches in each direction. Loosely butt cover boards together and fasten to roof deck.

1. Fasten cover boards per FM Global RoofNav for specified Windstorm Resistance Classification.
2. Fasten cover boards to resist uplift pressure at corners, perimeter, and field of roof.

3.8 INSTALLATION OF ADHERED ROOFING MEMBRANE

A. Unroll roofing membrane and allow to relax before installing.

B. Start installation of roofing in presence of roofing system manufacturer technical personnel.

C. Align roofing to an accurate layout, maintaining side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

D. Bonding Adhesive: Apply to substrate and underside of roofing as recommended by manufacturer. Do not apply adhesive at splice areas of roofing.

E. Mechanically fasten adhered roofing securely at terminations, penetrations, perimeters and other areas shown.

F. Apply roofing with uphill side laps overlapping lower layers with slope of roof deck where possible.

G. Repair tears, voids, lapped seams, or defects in roofing that do not follow requirements.

H. Spread sealant or mastic bed over deck drain flanges at roof drains, and securely seal membrane roofing in place with clamping ring.

3.9 MEMBRANE SEAMING

A. Heat Welded Seam Installation: Heat weld seams using methods and equipment recommended by membrane manufacturer.

B. Leave seams uncovered until they are inspected by manufacturer technical representative.

3.10 INSTALLATION OF BASE FLASHING

A. Adhere flashings and flashing accessories to substrates.

B. Apply adhesive to substrate and underside of sheet flashing, and allow to partially dry. Do not apply to seam area of flashing.

C. Flash penetrations and field formed inside and outside corners per roofing manufacturer recommendations.

D. Clean splice areas, apply splicing cement, and firmly roll side and end laps of overlapping sheets per manufacturer requirements. Seal exposed edges of sheet flashing terminations.

E. Terminate and seal top of sheet flashings and mechanically anchor to substrate using termination bars.

3.11 INSTALLATION OF LIQUID FLASHING

A. Utilize liquid flashing with reinforcement at:

1. Locations where preformed flashing cannot be installed in accordance with manufacturer's recommendations.
2. At locations historically sealed with pitch pockets and tar.

B. Clean and prepare surfaces in accordance with manufacturer's recommendations.

C. Install flashing for a watertight seal.

3.12 INSTALLATION OF WALKWAYS

A. Flexible Walkways: Adhere walkway components to substrate with compatible adhesive.

1. Walkways at Roof Membrane Seams: Do not cover roof membrane seams with walkways.

B. Walkways and Pads Locations:

1. Roof Top Equipment Locations: Locate on equipment access side.
2. Pipe and Conduit Stands: Locate under stand bases.
3. Equipment Landing Pad: Locate 10 x 10 feet area of protection where roof top equipment is lifted (craned) onto or removed from roof(s).
4. Roof Access: Locate at roof access point(s).
5. Walkways between roof access and equipment.

3.13 FIELD QUALITY CONTROL

A. Field Tests and Inspections: Engage inspectors to perform tests and inspections and prepare reports. Allow inspectors access to Work areas.

1. Failed Test Retest Cost: Contractor responsibility.
2. Do not begin construction until inspectors have verified compliance of materials.
3. Do not use materials that fail tests and inspections.

B. Inspections: Continuous during application.

1. Substrate conditions.
2. Substrate preparation.
3. Vapor barrier application, if required.
4. Membrane application.
5. Flashings.
6. Protection components.
7. Penetrations and drainage components.
8. Furnish reports to Architect.

C. Final Roof Inspection: Arrange for roofing system manufacturer or testing agency to inspect completed roofing installation.

D. Repair or remove and replace roofing system components that fail tests or do not follow requirements.

3.14 PROTECTING AND CLEANING

A. Protect membrane roofing system from damage and wear during remainder of construction period.

B. Sweep roof surface; remove loose fasteners, rocks, and other items that might damage membrane.

C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

3.15 ROOFING INSTALLER'S WARRANTY

A. WHEREAS _____ of _____, herein called the "Roofing Installer," has performed roofing and associated work ("work") on the following project:

1. Owner: _____.
2. Address: _____.
3. Building Name/Type: _____.
4. Address: _____.
5. Area of Work: _____.
6. Acceptance Date: _____.
7. Warranty Period: _____.
8. Expiration Date: _____.

B. AND WHEREAS Roofing Installer has contracted (either directly with Owner or indirectly as a subcontractor) to warrant said work against leaks and faulty or defective materials and workmanship for designated Warranty Period,

C. NOW THEREFORE Roofing Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period Roofing Installer will, at Roofing Installer's own cost and expense, make or cause to be made such repairs to or replacements of said work as are necessary to correct faulty and defective work and as are necessary to maintain said work in a watertight condition.

D. This Warranty is made subject to the following terms and conditions:

1. Specifically excluded from this Warranty are damages to work and other parts of the building, and to building contents, caused by:

    a. Lightning;
    b. Fire;
    c. Failure of roofing system substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
    d. Faulty construction of parapet walls, copings, chimneys, skylights, vents, equipment supports, and other edge conditions and penetrations of the work;
    e. Vapor condensation on bottom of roofing; and.
    f. Activity on roofing by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner.

2. When work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Roofing Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. Roofing Installer is responsible for damage to work covered by this Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of work.
4. During Warranty Period, if Owner allows alteration of work by anyone other than Roofing Installer, including cutting, patching, and maintenance in connection with penetrations, attachment of other work, and positioning of anything on roof, this Warranty shall become null and void on date of said alterations, but only to the extent said alterations affect work covered by this Warranty. If Owner engages Roofing Installer to perform said alterations, Warranty shall not become null and void unless Roofing Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said

alterations would likely damage or deteriorate work, thereby reasonably justifying a limitation or termination of this Warranty.

5. During Warranty Period, if original use of roof is changed and it becomes used for, but was not originally specified for, a promenade, work deck, spray-cooled surface, flooded basin, or other use or service more severe than originally specified, this Warranty shall become null and void on date of said change, but only to the extent said change affects work covered by this Warranty.
6. Owner shall promptly notify Roofing Installer of observed, known, or suspected leaks, defects, or deterioration and shall afford reasonable opportunity for Roofing Installer to inspect work and to examine evidence of such leaks, defects, or deterioration.
7. This Warranty is recognized to be the only warranty of Roofing Installer on said work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of roofing failure. Specifically, this Warranty shall not operate to relieve Roofing Installer of responsibility for performance of original work according to requirements of the Contract Documents, regardless of whether Contract was a contract directly with Owner or a subcontract with Owner's General Contractor.

E. IN WITNESS THEREOF, this instrument has been duly executed this _____ day of _____, _____.

1. Authorized Signature: _____.
2. Name: _____.
3. Title: _____.

END OF SECTION

SECTION 07 6200 - SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Sheet metal flashing and counterflashing.

B. Related Requirements:

1. Section 074113 – Metal Roof Panels.
2. Section 075000 - Membrane Roofing.
3. Section 077100 - Roof Specialties.
4. Section 077200 - Roof Accessories.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with other work.

1.3 ACTION SUBMITTALS

A. Product Data.

B. Shop Drawings: Show profiles and dimensions, joining methods, accessory item locations, anchorage and flashing details, and adjacent construction interfaces.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Storage and Handling Requirements:

1. Store sheet metal elevated above grade, protected from precipitation and stormwater runoff.
2. Handle fabrications to prevent twisting, bending, and abrasion.
3. Prevent contact with materials causing discoloration or staining.

PART 2 PRODUCTS

2.1 PERFORMANCE

A. Environmental Performance:

1. Expansion and Contraction: Withstand thermal cycling over 120 degrees F ambient and 180 degrees F on material surfaces.

2.2 MATERIALS

A. Aluminum Sheet: ASTM B209, alloy and temper required for use and finish.

2.3 ACCESSORIES

A. Fasteners for Aluminum: Stainless steel, Type 304, with soft neoprene washers where exposed.

B. Waterproof Underlayment: Self-adhesive sheets manufactured to withstand high temperature below metal components; minimum 30 mils thick. Supply recommended primer.

C. Concealed Sealant: Butyl, ASTM C1311.

D. Exposed Sealant: See Section 07 9200.

E. Separation Coating: Bituminous paint; SSPC-Paint 12.

F. Surface-Applied Reglets: Extruded aluminum with bottom edge drip and top edge sealant recess. Supply with stainless steel screws with neoprene washers and anchorage devices appropriate to substrate.

2.4 FABRICATION

A. Fabrication Reference Standards:

1. SMACNA Architectural Sheet Metal Manual.
2. NRCA Roofing Manual.

B. Form section shapes shown on Drawings, accurate in size, square, and free from distortion or defects.

C. Fabricate cleats of same material as sheet metal, interlocking with sheet.

D. Hem exposed edges on underside 1/2 inch; miter and seam corners.

E. Moving Joints: Sealed lapped, bayonet-type, or interlocking hooked seams.

F. Non Moving Joints: Sealed watertight.

G. Fabricate corners, changes in plane, and terminations in shop with minimum 18 inch legs.

H. Counterflashing:

1. Material:

a. Aluminum: 0.040 inch base metal thickness, minimum.

2. Fabricate to extend minimum 4 inches over protected construction, with hemmed bottom drip edge.
3. Shop fabricate interior and exterior corners.

I. Parapet Scuppers: Two-piece fabrications, with mounting flanges. Lap pieces 4 inches minimum in direction of water flow.

1. Material:

a. Aluminum: 0.040 inch base metal thickness, minimum.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify that roof openings, penetrations, and curbs through roof are solidly set, reglets in place, and nailing strips located.

B. Verify that roofing base flashings are in place, sealed, and secure.

3.2 PREPARATION

A. Paint concealed uncoated metal surfaces with 15 mil minimum thickness separation coating.

3.3 INSTALLATION

A. Installation Reference Standards:

1. SMACNA Architectural Sheet Metal Manual.
2. NRCA Roofing Manual.

B. Install flashing with concealed fasteners.

C. Secure fabrications with concealed fasteners where possible.

D. Apply plastic cement between metal and bituminous materials.

E. Separate dissimilar metals with separation coating or non absorptive gaskets.

F. Underlayment:

1. Self-Adhered: Prime surfaces and install according to manufacturer instructions.

G. Counterflashing: Install counterflashing in contact with base flashing.

1. Drill counterflashing installed with surface mounted reglets so that anchorage fasteners go through the sheet metal. Apply sealant to back side of top edge and fasten reglet to wall construction. Apply sealant to top edge per Section 07 9200.
2. Lap ends of counterflashing minimum 6 inches.

H. Parapet Scuppers: Anchor securely in place and seal flanges watertight to wall face and to roof base flashing.

3.4 CLEANING

A. Remove soiling, stains, and hand prints.

END OF SECTION

SECTION 07 7100 - ROOF SPECIALTIES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Manufactured roof edge systems.
2. Manufactured roof expansion joints.

B. Related Requirements:

1. Section 07 4113 – Metal Roof Panels.
2. Section 07 5000: Membrane Roofing.
3. Section 07 7200: Roofing accessories.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with roofing and wall air and water barrier membrane for continuity of protection against water and air infiltration.

B. Preinstallation Meeting Attendees and Procedures:

1. Conduct meeting in conjunction with roofing preinstallation meeting.

1.3 ACTION SUBMITTALS

A. Product Data:

1. Manufactured coping system; include factory-fabricated termination and transition shapes.
2. Manufactured edge securement trim for low slope roofing; include factory fabricated termination and transition shapes.
3. Manufactured roof expansion joint system; include factory fabricated termination and transition shapes.

B. Shop Drawings: Show profiles and dimensions, joining methods, accessory item locations, anchorage and flashing details, and adjacent construction interfaces.

C. Samples: Specified metal and finish.

1. Coping Covers: 12 inches long, minimum.
2. Edge Securement Trim: 12 inches long, minimum.
3. Roof expansion joints: 12 inches long, minimum.

1.4 INFORMATIONAL SUBMITTALS

A. Test and Evaluation Reports: Manufacturer or Independent testing agency test results showing wind uplift resistance as tested per ANSI/SPRI/FM 4435 ES-1.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance data.

B. Warranty documentation.

1.6 QUALITY ASSURANCE

A. Qualifications:

1. Coping and Roof Edge Manufacturers: Listed by UL, FM, or other agency acceptable to authority having jurisdiction to fabricate copings and roof edge fascia per NRCA tested designs to meet ANSI/SPRI/FM 4435 ES-1 securement requirements.
2. Installer Qualifications: Section 075000 roofing system installer.

B. Mockups: Provide components for exterior wall mockup assemblies.

1. Approved mockups establish work results standard.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Prevent deformation, abrasion, and other damage during handling and installation.

B. Remove strippable finish protection film when recommended by manufacturer.

1.8 FIELD CONDITIONS

A. Existing Conditions: Verify field measurements before fabrication. Show field measurements on Shop Drawings.

1.9 WARRANTY

A. Include roof specialties in roof system warranty specified in Section 075000.

B. Manufacturer Warranty: Warrant against product and installation failure.

1. Failure includes products blowing off, deforming, leaking, or causing membrane roofing failure when exposed to specified wind conditions.
2. Warranty Period: 20 years.

C. Finish Warranty: Repair deteriorated finishes or replace components.

1. Deterioration includes the following:

a. Color Fading: More than 5 Hunter units per ASTM D2244.
b. Chalking: More than No. 8 rating per ASTM D4214.
c. Paint cracking, peeling or checking.

2. Warranty Period: Ten years.

PART 2 PRODUCTS

2.1 MANUFACTURED ROOF EDGE SYSTEMS

A. Roof Edge Requirements: Engineered systems tested per ANSI/SPRI/FM 4435 ES-1 for roofing securement.

B. Manufactured Coping System: Snap-on cover with concealed gasketed splice plates that accommodate thermal movement and drain water out of system; no exposed fasteners.

1. Manufacturers :

a. ATAS International.
b. Carlisle Drexel Metals.
c. Hickman Edge Systems.
d. Metal-Era.
e. PAC-CLAD.
f. SAF Perimeter Systems.

2. Configuration: Full width of wall.
3. Cover Material: Aluminum sheet, smooth finish.
4. Cover Thickness: 0.050 inch, minimum; not less than required for fabricated, tested, system.
5. Cover Finish: PVDF coil coating.
6. Cover Profile: Sloped toward roof.
7. Cover Face: Drip edge.
8. Cover Dimensions: See Drawings.
9. Securement: Anchor clips spaced for design wind speed or Continuous cleats, in accordance with tested system requirements.
10. Anchorage Fasteners: Stainless steel screws.
11. Accessories: Factory fabricated units for terminations and changes in direction or plane.

C. Manufactured Roof Edge Trim: Snap-on cover with concealed gasketed splice plates that accommodate thermal movement and drain water out of system; no exposed fasteners.

1. Manufacturers :

a. ATAS International.
b. Carlisle Drexel Metals.
c. Hickman Edge Systems.
d. Metal-Era.
e. PAC-CLAD.

f. SAF Perimeter Systems.

2. Profile: See Drawings.
3. Cover Material: Aluminum sheet, smooth finish.
4. Cover Thickness: 0.050 inch, minimum; not less than required for fabricated, tested, system.
5. Cover Finish: PVDF coil coating.
6. Cover Dimensions: See Drawings.
7. Securement: Continuous cleats.
8. Anchorage Fasteners: Stainless steel screws.
9. Accessories: Factory fabricated units for terminations and changes in direction or plane.

2.2 MANUFACTURED ROOF EXPANSION JOINTS

A. Metal Expansion Joints: Continuous extruded aluminum frames mounted either side of joint with seismic centering bar, formed aluminum cover plate, and waterproof membrane.

1. Manufacturer and Product, Basis of Design:

a. Construction Specialties RJT Series.

2. Acceptable Manufacturers and Products May Include:

a. Architectural Art Manufacturing L Series.
b. Balco LPR Series.
c. MM Systems RX Series.
d. Watson Bowman Acme Wabo RoofCover Series.

3. Configuration: Roof to roof.
4. Joint Width: See Drawings.
5. Joint Movement Capability: 50 percent expansion/contraction, minimum.
6. Fire Barriers: Manufacturer standard tested fire rated joint system.
7. Cover Finish: Mill finish.

2.3 PERFORMANCE

A. Structural Loads: Applicable code compliant.

B. Wind Borne Debris Resistance:

1. ASTM E1886, missile impact and cyclic pressure for basic wind speed requirements noted in Structural Drawings or Code requirements if not indicated on Drawings.

C. Expansion Joint Fire Resistance: UL 2079 or ASTM E1966 tested for specified ratings through full range of movement.

1. Fire Rating: Match roof assembly.

D. Environmental Performance:

1. Expansion and Contraction: Accommodate 180 degree F surface and 120 degree F ambient temperature differential without failure.

2.4 FINISHES

A. Aluminum Color Coating: Two coat fluoropolymer finish with minimum 70 percent PVDF or FEVE resin by weight in color; AAMA 2605.

1. Color: Architect selected.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify wood blocking for support and anchorage is positioned correctly, securely fastened, level, and in plane.

B. Verify installation surfaces are clean, dry, and free of foreign matter.

C. Verify wall air barrier membrane extends under roof membrane flashing on the anchorage blocking.

D. Verify roof membrane flashing extends over anchorage blocking and is securely fastened to the blocking.

3.2 INSTALLATION

A. Install roof specialties to provide weatherproof performance and prevent water intrusion into building enclosure elements or interior.

B. Copings:

1. Install copings in straight lines with accurately aligned profiles.
2. Install anchorage base and cleats with screws.
3. Install splice plates with continuous gaskets that prevent lateral movement of water to void below cover.
4. Install covers with full anchorage cleat engagement and uniform joint width.

C. Edge Securement Trim:

1. Install trim in straight lines with accurately aligned profiles.
2. Install anchorage base and cleats with screws.
3. Install splice plates with continuous gaskets that prevent lateral movement of water to void below cover.
4. Install covers with full anchorage cleat engagement and uniform joint width.

D. Expansion Joints: Install for watertight performance.

1. Anchor roof expansion joints in straight lines, true to line and elevation, with accurately aligned profiles. Allow for required movement.
2. Allow for expansion joint assembly linear thermal expansion and contraction.
3. Splices and Joints: Make uniform, tight, and neat.
4. Install elastomeric seals and membranes in frames to comply with manufacturer's written instructions. Install with minimum number of end joints.

3.3 PROTECTION

A. Protect roof specialties from foot traffic and damage.

3.4 CLEANING

A. Remove soiling and stains from installed components.

END OF SECTION

SECTION 07 7200 - ROOF ACCESSORIES

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes.

1. Equipment support curbs.
2. Pipe penetration boxes.
3. Pipe support stands.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate roof accessories with roofing installation.

B. Preinstallation Meeting Attendees and Procedures:

1. Require roof accessory installer to attend roofing system preinstallation meeting.

1.3 ACTION SUBMITTALS

A. Product Data: Each roof accessory type and size.

1. Mounting type, materials, and hardware.

B. Shop Drawings: Plans, elevations, and attachment details.

1.4 CLOSEOUT SUBMITTALS

A. Operation and maintenance data.

PART 2 PRODUCTS

2.1 EQUIPMENT SUPPORT CURBS

A. Equipment Supports: Insulated prefabricated roof curbs.

1. Curb Profile: Manufacturer standard compatible with roofing system.
2. Insulation: Factory-insulated 1-1/2-inch-thick glass-fiber board insulation.
3. Liner Sheets: Same material as curb, manufacturer standard thickness and finish.
4. Nailers: Factory installed wood nailer along curb top flange, continuous around curb perimeter.

5. Metal Counterflashing: Manufacturer standard; match curb metal and finish.
6. Height: 12 inches above roof membrane, minimum.
7. Length: See Drawings.
8. Material: Galvanized or aluminum-zinc alloy coated steel.
9. Finish: Factory primed for field painting.

    a. Color: Architect selected.

2.2 PIPE PENETRATION BOXES

A. Pipe Penetration Boxes: Insulated waterproofing aluminum housings with pipe penetrations.

1. Construction: Galvanized or aluminum-zinc alloy coated steel.
2. Penetration Configuration: As required for watertight installation with multiple penetrations.

2.3 PIPE SUPPORT STANDS

A. Acceptable Manufacturers may include:

1. Eaton, Dura-Blok systems.
2. Miro Industries, Inc., Strut support systems.
3. nVent, CADDY Pyramid support systems.

B. Non-penetrating Rooftop Supports:

1. Pipe support with strut used to support roof-mounted electrical conduit, solar piping, solar racking, gas piping, cable trays, or other mechanical equipment.
2. All materials shall be compatible with commercially available roof membrane materials.
3. All support components and surfaces shall have smooth surfaces and radius edges.
4. Support systems shall evenly distribute loads to membrane surface.
5. Materials: Polycarbonate and hot-dipped galvanized metal.

C. Accessories:

1. Roofing membrane sacrificial layer pad.

    a. Size: One (1) inch larger than support stand base.

2.4 PERFORMANCE

A. Structural Loads: See Drawings.

B. Environmental Performance:

1. Expansion and Contraction: Withstand 120 degree F ambient and 180 degree F surface thermal cycling without failure.

2.5 INSTALLATION MATERIALS

A. Protective Coating: Bituminous, ASTM D1187 Type 1 or II.

B. Anchorage Fasteners: Stainless steel screws.

2.6 FABRICATION

A. Fabricate curbs for 12 inch height above roof surface.

B. Where deck slope exceeds 1:48, fabricate tapered curbs to provide level lid.

PART 3 EXECUTION

3.1 INSTALLERS

3.2 EXAMINATION

A. Verify that deck surfaces and roof openings are ready to receive Work of this Section.

3.3 INSTALLATION

A. Set curbs in full contact with roof deck.

B. Anchor roof accessories to resist specified loads.

C. Anchor pipe penetration boxes rigidly and securely. Install with flanges fully supported on structural deck.

D. Touch up damaged factory-applied finishes.

3.4 INSTALLATION OF PIPE SUPPORT STANDS

A. Install in accordance with manufacturer's recommendations and approved submittals.

B. Install and secure sacrificial layer of roofing membrane under each stand.

1. Place and install stands and sacrificial layer in field of roof membrane, not over roof membrane seams.

C. Install and secure stands to sacrificial membrane layer.

D. Stand Spacing:

1. Do not exceed manufacturer recommended spacing, or 84 inches on center, whichever is less distance between stands.
2. Space stands so that pipes, conduits, and cables do not droop and touch roof.

3. Place stands under changes in direction of pipes and conduits.

E. Secure pipes, conduits, and cables to stands.

3.5 CLEANING

A. Cleaning: Remove soiling and stains.

END OF SECTION

SECTION 07 9200 - JOINT SEALANTS

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes.

1. Exterior exposed nontraffic sealants.
2. Exterior concealed sealants.
3. Installation Accessories.

1.2 ADMINISTRATIVE REQUIREMENTS

A. Coordination Procedures:

1. Coordinate work results of this Section with other work.

1.3 ACTION SUBMITTALS

A. Submittal Procedures:

1. Provide submittals for all sealants in a single group, regardless of how many subcontractors will install sealants. Multiple submittals for sealants are not acceptable.

B. Product Data:

1. Each sealant type.

C. Joint Sealant Schedule:

1. Joint types.
2. Joint locations.
3. Sealant types and proprietary products.
4. Joint sealant colors.

D. Samples:

1. Cured sealant custom color ribbons; 12 inches minimum length.

1.4 INFORMATIONAL SUBMITTALS

A. Certificates:

1. From manufacturers of joint sealants attesting that their products comply with specification requirements, are recommended, and suitable for the use indicated.

B. Test and Evaluation Reports: Independent testing agency testing results.

1. Compatibility and adhesion test reports.
2. Staining potential test reports.

1.5 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data.

B. Warranty Documentation: Sealants.

1.6 QUALITY ASSURANCE

A. Qualifications:

1. Installers:

a. Three years experience, minimum.
b. Has completed joint sealant applications similar in material, design, and extent to that indicated for Project that have resulted in construction with a record of successful in-service performance.
c. Trained and acceptable to manufacturer.

2. Testing Agencies:

a. Qualified in accordance with ASTM C1021 to conduct the testing indicated.

B. Mockups: Install sealants in exterior wall mockups. Demonstrate product interfaces, intersections, and terminations.

1. Adhesion: Test sealant joints in mockup per ASTM C1193, Method A in Appendix X1.1 or ASTM C1521, Method A. At joints between different materials, test each joint surface separately.
2. Approved mockups establish work results standard.

1.7 FIELD CONDITIONS

A. Ambient Conditions: Perform work within following limitations.

1. Temperature: Perform work within sealant manufacturer published temperature limits.
2. Precipitation: None occurring and none predicted within manufacturer's recommended number of hours.

1.8 WARRANTY

A. Manufacturer Warranty:

1. Exterior Sealants: Warrant joint sealants will provide a watertight weather seal for the Warranty duration.

a. Failure includes loss of elastomeric properties and required performance attributes.
b. For porous substrates, failure also includes discoloration of substrates.
c. Warranty Period, Urethanes: Five years.
d. Warranty Period, Silicones: 20 years.

PART 2 PRODUCTS

2.1 SEALANTS - GENERAL

A. Source Control: Provide one proprietary product for each type of sealant required, regardless of what Subcontractor installs the sealant.

B. Select proprietary sealants for compatibility with other construction products that the sealants will contact.

C. Multiple colors may be required for exposed sealants to coordinate with substrate colors.

2.2 EXTERIOR EXPOSED NONTRAFFIC SEALANTS

A. Class 50 Silicone Sealant: Single component, nonsag, neutral curing; ASTM C920, Type S, Grade NS, Class 50, Use NT.

1. Manufacturers and Products:

a. Dow DOWSIL 795.
b. GE Construction Sealants SCS2000 SilPruf.
c. Pecora Corporation PCS.
d. Sika Sikasil WS-295.
e. Tremco Spectrem 2.

2. Colors: Architect selected.
3. Applications:

a. Perimeter weathersealing of doors and windows.

B. Class 100/50 Silicone Nonstaining Sealant: Single component, nonsag, neutral curing; ASTM C920, Type S, Grade NS, Class 100/50, Use NT; classed as nonstaining when tested per ASTM C1248.

1. Manufacturers and Products:

a. Dow DOWSIL 790.
b. GE Construction Sealants s SCS2700 SilPruf. LM.
c. Pecora Corporation 890FTS.
d. Sika Sikasil WS-290.
e. Tremco Spectrem 1.

2. Colors: Architect selected.
3. Applications:

a. Perimeter weathersealing of doors and windows.

C. One-Part Class 25 Urethane Sealant: ASTM C920, Type S, Grade NS, Class 25, Use NT.

1. Manufacturers and Products:

a. Tremco Vulkem 116.
b. Sika SikaflexNP-1.

2. Colors: Architect selected.
3. Applications:

a. General Use: Masonry, precast concrete, poured concrete, window and door perimeters.
b. Construction joints.

2.3 EXTERIOR CONCEALED SEALANTS

A. Butyl Sealant: ASTM C1311.

1. Manufacturers and Products:

a. Pecora Corporation BC-158.
b. Tremco Butyl Sealant.
c. C.R. Laurence 888.

2. Applications:

a. Buttering or bedding of non-porous components that are squeezed or compressed together by fastening.
b. Separation of dissimilar materials.
c. Insertion into pre-drilled fastener holes.

2.4 INSTALLATION ACCESSORIES

A. Primer: As required by sealant manufacturer.

B. Backer Rod: ASTM C1330, Type C, closed-cell or Type O, open-cell, manufacturer recommended types, and where identified in approved submittals.

C. Bond Breaker Tape: Self-adhesive plastic tape to prevent sealant from adhering to back of joint.

D. Cleaners: Manufacturer recommended types.

E. Masking: Non-staining, self-adhesive.

PART 3 EXECUTION

3.1 PREPARATION

A. Clean joint surfaces for optimum adhesion. Remove dirt, moisture, and incompatible substances.

B. Roughen vitreous and glazed joint surfaces as recommended by sealant manufacturer.

C. Remove laitance and form release agents from concrete.

D. Existing Joints: Cut out and remove existing joint sealants down to original substrate. Small amounts of elastomeric sealants left in surface irregularities of concrete and masonry may be left in place subject to Architect approval, provided that they are securely bonded to surface, are compatible with new sealant, and are tested to demonstrate that suitable adhesion with new sealant can be achieved. Where these conditions cannot be met, remove existing sealants completely.

E. Prime joint surfaces where recommended by sealant manufacturer. Protect adjacent surfaces from misapplication or spillage of primer.

F. Mask surfaces adjacent to joints to receive elastomeric sealants. Remove masking after tooling.

3.2 INSTALLATION

A. Installation Reference Standard: Follow ASTM C1193.

B. General Installation Requirements:

1. Exterior Joint Sealants: Provide continuous, weatherproof seals to prevent infiltration of air and water through the joints.
2. Appearance: Apply sealants with smooth surfaces free of gaps, voids, bubbles, lumps, crevices, runs, drips, striations, and other irregularities.

C. Set joint filler units at uniform depths in joints to support sealants and maintain proper sealant cross section shape and depth recommended by manufacturer for each application.

D. Set joint filler for sealant neck dimension 1/3 of joint width, maximum, or as recommended by manufacturer for application.

E. Install joint fillers under compression and friction fit. Do not install filler units that have absorbed water.

1. Do not leave voids or gaps between ends of joint filler units.
2. Do not stretch, twist, puncture, or tear joint fillers.
3. Remove joint fillers that have absorbed moisture or which have ruptured gas cells and install suitable new fillers before sealant application.

F. Install bond breaker tape where shown on Drawings or where joint filler is not used to prevent adhesion to back of joint.

G. Deposit sealants in uniform, continuous ribbons without gaps or air pockets.

H. Tool sealants to ensure full adhesion. Form smooth, slightly concave surface.

I. Cure joint sealants.

3.3 FIELD QUALITY CONTROL

A. Adhesion Testing: ASTM C1521, Method A.

1. Perform two tests per type of sealant.
2. Report Content:

    a. Presence of voids and discontinuities.
    b. Sealant dimensions and seal shape.
    c. Failures in adhesion and cohesion.

B. Non Conforming Work: Remove sealants that do not pass tests, reapply sealant, and retest.

3.4 CLEANING

A. Clean spills, misapplications, and material migrations immediately as they occur.

B. Clean marred surfaces by whatever means are necessary to eliminate evidence of spillage.

3.5 PROTECTION

A. Protect joint sealants during and after curing period from contact with contaminating substances or from damage resulting from construction operations or other causes so that they are without deterioration or damage at time of Substantial Completion.

B. Cut out and remove damaged or deteriorated joint sealants immediately so that installations with repaired areas are indistinguishable from original work.

END OF SECTION

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FERRARO CHOI

APPENDIX K1

BID PROPOSAL FORM – SECTION 00 4213
EXTERIOR BUILDING

(see following pages)

DOCUMENT 00 4213 - PROPOSAL FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 PROJECT

A. Hawaii Health Systems Corporation
Kona Community Hospital (Owner)
79-1019 Haukapila Street
Kealakekua, Hawai'i 96750

B. Attn: Yvonne S. Taylor, Senior Contracts Manager

C. Dear Yvonne:
The undersigned has carefully examined the attached plans and specifications marked “KONA COMMUNITY HOSPITAL, EXTERIOR BUILDING REPAIRS & UPGRADES"
and hereby proposes to furnish at his/her own expense all labor, materials, tools, and equipment necessary to construct in place complete, all the work and construction as shown and called for, all in accordance with the true intent and meaning of the plans and specifications, general conditions, contract and bonds, as follows:

1.2 BASE BID (STIPULATED SUM PRICING)

A. All work and construction as shown and called for to complete the Work for the stipulated sum of (all taxes shall be included in the lump sum amount(s)):

1. Bid Breakdown:

Division 01 - General Requirements:	$_____
Division 07 - Thermal and Moisture Protection:	$_____
Division 09 - Finishes:	$_____
Total Stipulated Sum Base Bid Total	$_____

2. Total Stipulated Sum Base Bid (in words): _____ Dollars.

B. Bidder further agrees to complete the Work as noted under the TOTAL STIPULATED SUM BASE BID above on or before the scheduled date and/or time frame as noted in the Request for Proposals (Competitive Sealed Proposals).

1. Total Number of Contract (Calendar) Days: ____

C. It is understood that the award of Contract will be made as noted in the Request for Proposals.

D. It is understood and agreed that the Owner reserves the right to reject any and/or all Bids and waive any defect when, in his/her opinion, such rejection or waiver will be for the best interest of the Owner.

E. The undersigned hereby agrees that the award of this Contract shall be conditioned upon funds being made available for this Project and further upon the right of the Owner to hold all bids received for a period of ninety (90) days of the opening thereof, during which time no Bid may be withdrawn.

F. Upon acceptance of the proposal by the Owner, the undersigned hereby agrees to enter into and execute a Contract for the same.

G. Bidder shall acknowledge receipt of any and all addenda issued by the Architect by recording the date of receipt of the respective addenda in the space provided as follows:

Addendum No. 1:	_____
Addendum No. 2:	_____
Addendum No. 3:	_____
Addendum No. 4:	_____
Addendum No. 5:	_____
Addendum No. 6:	_____

It is understood that failure to receive any such addenda shall not relieve the Bidder from any obligation under this Proposal as submitted.

H. Submit your Bid proposal as noted in the Request for Proposals.

I. Enclosed are:

1. Current (within the last 30 days) Certificate of Vendor Compliance.
2. Current (within the last 30 days) Certificate of Good Standing.
3. Evidence of the authority of the signing officer to submit bids on behalf of the Company.
4. KCH Required Documentation/Compliance Documents:

    a. W-9.
    b. Vendor Terms and Conditions (If any).
    c. Confidentiality Agreement (Exhibit H).
    d. General Excise License (Copy).
    e. General Contractor License (Copy).
    f. Any Other Applicable License (Copy).
    g. Letter from Surety Committing to Provide the Required Bonds.

J. Respectfully submitted, (Corporate Seal)

Name of Company:_____

By: _____

Title: _____

Contractor's License: _____

RME: _____

Federal ID: _____

G.E.T. License: _____

Date: _____

Address: _____

_____
_____

Telephone: _____

K. The following shall be added to and be considered a part of the Proposal:

1. All Bidders shall include in his Bid on this Form the names of each person or firm to be engaged by the Bidder on the Project as joint contractor or subcontractor and shall also indicate the name and scope of the work to be performed by such joint contractor or subcontractor. This list shall not be added to or altered without the written consent of the Architect. Failure to comply with the above shall be sufficient cause for rejection of the Bid. If no joint contractor or subcontractor is to be engaged, indicate "NONE".

Name, Address, Telephone No. of Joint Contractor or Subcontractor: (Complete Firm Name)	Nature and Scope of Work:

END OF SECTION

APPENDIX K2

BID PROPOSAL FORM – SECTION 00 4213
ROOF REPLACEMENT

(see following pages)

DOCUMENT 00 4213 - PROPOSAL FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 PROJECT

A. Hawaii Health Systems Corporation
Kona Community Hospital (Owner)
79-1019 Haukapila Street
Kealakekua, Hawai'i 96750

B. Attn: Yvonne S. Taylor, Senior Contracts Manager

C. Dear Yvonne:
The undersigned has carefully examined the attached plans and specifications marked “KONA COMMUNITY HOSPITAL, ROOF REPLACEMEMT"
and hereby proposes to furnish at his/her own expense all labor, materials, tools, and equipment necessary to construct in place complete, all the work and construction as shown and called for, all in accordance with the true intent and meaning of the plans and specifications, general conditions, contract and bonds, as follows:

1.2 BASE BID (STIPULATED SUM PRICING)

A. All work and construction as shown and called for to complete the Work for the stipulated sum of (all taxes shall be included in the lump sum amount(s)):

1. Bid Breakdown:

Division 01 - General Requirements:	$_____
Division 02 - Existing Conditions:	$_____
Division 06 - Wood, Plastics and Composites:	$_____
Division 07 - Thermal and Moisture Protection:	$_____
Division 09 - Finishes:	$_____
Total Stipulated Sum Base Bid Total	$_____

2. Total Stipulated Sum Base Bid (in words): _____ Dollars.

B. Bidder further agrees to complete the Work as noted under the TOTAL STIPULATED SUM BASE BID above on or before the scheduled date and/or time frame as noted in the Request for Proposals (Competitive Sealed Proposals).

1. Total Number of Contract (Calendar) Days: ____

C. It is understood that the award of Contract will be made as noted in the Request for Proposals.

D. It is understood and agreed that the Owner reserves the right to reject any and/or all Bids and waive any defect when, in his/her opinion, such rejection or waiver will be for the best interest of the Owner.

E. The undersigned hereby agrees that the award of this Contract shall be conditioned upon funds being made available for this Project and further upon the right of the Owner to hold all bids received for a period of ninety (90) days of the opening thereof, during which time no Bid may be withdrawn.

F. Upon acceptance of the proposal by the Owner, the undersigned hereby agrees to enter into and execute a Contract for the same.

G. Bidder shall acknowledge receipt of any and all addenda issued by the Architect by recording the date of receipt of the respective addenda in the space provided as follows:

Addendum No. 1:	_____
Addendum No. 2:	_____
Addendum No. 3:	_____
Addendum No. 4:	_____
Addendum No. 5:	_____
Addendum No. 6:	_____

It is understood that failure to receive any such addenda shall not relieve the Bidder from any obligation under this Proposal as submitted.

H. Submit your Bid proposal as noted in the Request for Proposals.

I. Enclosed are:

1. Current (within the last 30 days) Certificate of Vendor Compliance.
2. Current (within the last 30 days) Certificate of Good Standing.
3. Evidence of the authority of the signing officer to submit bids on behalf of the Company.
4. KCH Required Documentation/Compliance Documents:

    a. W-9.
    b. Vendor Terms and Conditions (If any).
    c. Confidentiality Agreement (Exhibit H).
    d. General Excise License (Copy).
    e. General Contractor License (Copy).
    f. Any Other Applicable License (Copy).
    g. Letter from Surety Committing to Provide the Required Bonds.

J. Respectfully submitted, (Corporate Seal)

Name of Company:_____

By: _____

Title: _____

Contractor's License: _____

RME: _____

Federal ID: _____

G.E.T. License: _____

Date: _____

Address: _____
_____
_____

Telephone: _____

K. The following shall be added to and be considered a part of the Proposal:

1. All Bidders shall include in his Bid on this Form the names of each person or firm to be engaged by the Bidder on the Project as joint contractor or subcontractor and shall also indicate the name and scope of the work to be performed by such joint contractor or subcontractor. This list shall not be added to or altered without the written consent of the Architect. Failure to comply with the above shall be sufficient cause for rejection of the Bid. If no joint contractor or subcontractor is to be engaged, indicate "NONE".

Name, Address, Telephone No. of Joint Contractor or Subcontractor: (Complete Firm Name)	Nature and Scope of Work:

END OF SECTION