

DIVISION 1 – GENERAL REQUIREMENTS

SECTION 01010 – DESCRIPTION OF WORK

PART 1 – GENERAL

1.01 RELATED DOCUMENTS

The General Provisions of the contract, including the General Provisions for Construction Projects (2016), Special Provisions, and General Requirements of the Specifications, apply to the work specified in this section.

1.02 SUMMARY

A. Section Includes:

1. Location of the work.
2. Hours of work
3. Safety
4. Operation of airport facilities during construction
5. Disposal of excess soil materials
6. Construction stakes, lines and grades.
7. Special project requirements

1.03 SCOPE OF WORK

A. The work involves renovations to the Kalaleloa Airport Air Traffic Control Tower but not limited to the following:

1. Air Traffic Control Tower:

Interior Improvements to include new flooring, paint, ceiling tile/grid, lighting, casework and utilities as required.

B. The work to be performed under this Contract shall also include preparing and obtaining all permits required to complete this project and other related works as called for on the plans and these specifications.

1.04 PERMITS

- A. The Contractor is responsible for any permits, if required, before starting the construction. DOTA anticipates that the following permits will be required for this project.

1. None anticipated at this time.

If any of these permits are found to be unnecessary, the Contractor shall provide documentation from the appropriate permitting agency showing that the permit is not required for this project before any construction operations take place.

- B. The Contractor is responsible for the preparation and submittal of application document(s) to the appropriate permitting agency, payment of application fee(s), and all other work necessary to obtain all required permit(s) prior to starting construction operations at the project site. Construction operations shall not start until all required permits are approved by the appropriate permitting agencies and copies submitted to the Engineer for the record.
- C. Bidders are responsible for researching and confirming which permits are and are not necessary for this project. Bidders shall exercise due diligence in researching what permits, if any, are required beyond those mentioned in Part 1.3(A) above. If a permit beyond those mentioned in Part 1.3(A) above is found to be necessary for this project, then bidders shall factor the additional cost of obtaining this permit into their bid. Permits that are found to be required after bid opening shall be obtained at no additional cost to the State.
- D. All fines levied against this project as a result of failing to apply for a required permit prior to starting work shall be borne entirely by the Contractor.
- E. All work necessary for researching permits, determining their necessity for this project, preparation and submittal of permit application document(s), payment of application fee(s), etc. up to the issuance of the approved permit(s) are considered incidental to the Contract.

1.05 ALLOWANCE

- A. Allowance includes, but not limited to, works required for environmental measures, when required by the regulation(s); unforeseen conditions and other measures, such as temporary traffic controls, temporary safety measures, security measures, and material short supply when approved by the Engineer.
- B. Use the allowance only as directed by the Engineer for the airport's purposes and only by Change Orders that indicate amounts to be charged to the allowance.

- C. Contractor's overhead, profit, and related costs for products and equipment ordered by the Airport under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- D. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.
- E. At project closeout, any unused amounts remaining in the Allowance will be credited back to the State.

1.06 VEHICLE PARKING

Subject to availability of space and approval by the Airport Manager, parking may be made available at a designated parking structure for vehicle parking. The General Contractor shall submit the parking request to the Airport Manager through the State Project Manager (SPM) for review. The SPM will verify the list against the General Contractor's approved subcontractor list and forward it to Airport Manager for approval. Upon approval by the Airport Manager, 2 temporary parking passes per subcontractor and 3 passes for the General Contractor will be issued at no charge. At the Airport Manager's discretion, the parking passes are good for either three (3) months or six (6) months and must be renewed before the passes expire.

All passes will be signed out and become the responsibility of the General Contractor. The General Contractor will distribute the parking passes among their subcontractors.

Additional parking passes beyond the temporary parking passes may be purchased at a monthly rate of \$100.00. These passes are subject to approval by the Airport Manager and availability of parking spaces. All costs associated with obtaining parking passes shall be the responsibility of the Contractor.

1.07 PROVISIONS FOR FIELD OFFICE/STORAGE SPACE

Pending the availability of space on airport property, the State will issue Revocable Permit(s) to the Contractor for the use of the space, assessed at a monthly fee of \$25 for each Revocable Permit issued. The space(s) may be used for a field office, staging of materials and equipment, vehicle parking or other uses subject to the approval of the State. All spaces shall be subject to the requirements of Section 01561 - CONSTRUCTION SITE RUNOFF CONTROL PROGRAM.

Since space on airport property is extremely limited, the State does not guarantee that space(s) provided to the Contractor will be in close proximity to the project site. The State will make every effort to provide the Contractor with space on airport property, however, should the State determine that no space is available for such use(s), the responsibility shall then be on the Contractor to find space outside of airport property.

1.08 LOCATION OF THE WORK

- A. The work to be performed under this contract is located at Kalaeloa Airport, Barbers Point, Oahu, Hawaii.

1.09 HOURS OF WORK

- A. Work hours for construction are subject to the following:
1. Normal work hours for Kalaeloa Airport are between 8:00 AM to 5:00 PM Monday to Friday. Bidders shall not assume that they will be given work windows during these hours. The Airport reserves the right to adjust work hours in order to provide minimum interruption to Airport Operations with no additional cost to the State.
 2. Work hours shall be coordinated with the Airport Manager to provide minimum interruption to facility operations while performing work.
 3. The Contractor will be required to shift to night work hours, at no additional cost to the State, for any work that negatively impacts airport operations especially passenger movement and or comfort. Night work hours may be from Sunday night to Friday morning 10:00 PM to 6:00 AM the following day. However, starting and ending times as well as duration may be adjusted by the Airport Manager depending on the actual flight schedules and airport operational considerations. Contractor vehicles and equipment are not allowed on the aircraft apron fronting the terminal from midnight to 6:00 AM.
 4. Work on the exterior of the building will be generally allowed during the day.
 5. Work hours shall be coordinated with the Airport Manager in order to protect the general public and airport employees from excessive dust and noise levels unless protective measures are taken by the Contractor (e.g. noise and/or dust control) to reduce the impact to a level acceptable to the Airport Manager.
- B. The Contractor shall submit a proposed construction schedule to Engineer for review and approval within 14 calendar days prior to start of work. The Contractor shall coordinate their schedule with the Engineer if rescheduling of work or intermittent work is required, and such work shall be performed at no extra cost to the State. If the Contractor elects to work overtime, compensation for State employees and for construction management consultant as authorized by the State shall be the Contractor's obligation to pay in accordance with Section 7.6 of the General Provisions.
- C. Contractor shall clean work areas at the end of each working shift. Rubbish, loose materials, etc. shall be disposed of daily. Materials shall be safely secured and stored in an area designated by the Airport Manager.

1.10 SITE VISIT

- A. The Contractor shall visit the work site and verify all conditions pertinent to the Project he/she is bidding on.

1.11 COORDINATION

- A. The Contractor shall coordinate the work of different trades and shall be solely responsible for fulfillment of requirements specified herein.

1.12 SAFETY

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

1.13 PROTECTION OF EXISTING STRUCTURES AND IMPROVEMENTS

- A. The Contractor shall preserve and protect all structures, equipment, and vegetations on/or adjacent to the work site, which are not to be removed and which do not unreasonably interfere with the work required under this Contract. The Contractor shall only remove trees when specifically authorized to do so, and shall avoid damaging vegetation that will remain in place. If any limb or branches of trees are broken during Contract performance, or by the careless operation of equipment, or by workmen, the Contractor shall trim those limbs or branches with a clean cut and paint the cut with a tree-pruning compound as directed by the Engineer.
- B. The Contractor shall protect from damage all existing improvements and utilities at/or near the work site.

1.14 TEMPORARY CONSTRUCTION SIGNS

- A. The Contractor shall install temporary construction signs where the presence of planned construction areas will obstruct the existing signage or cause the closing of an existing method of egress or ingress and/or as directed by the State. Such signs shall be in accordance with the Department of Transportation – Airports Signage and Graphics Manual, highway standards for construction warning signs for background and text colors (white letters on fluorescent yellow background). Signs may be

mounted on suitable approved material other than aluminum panels. The Contractor will be responsible to fabricate and install such signs. Costs related to this activity will be considered as incidental to and included in the bid price for the various items of work in this project.

1.15 OPERATION OF AIRPORT FACILITIES DURING CONSTRUCTION

- A. The Contractor shall coordinate the phases of work under this contract with the Engineer to permit the continuing operation of existing Airport facilities and to minimize disruption to pedestrian and vehicular traffic.
- B. Utility Maintenance: During the construction of this contract, existing utility services serving occupied or used facilities shall not be disrupted except where authorized in writing by authorities having jurisdiction. Contractor shall provide temporary services during interruptions to existing utilities, as acceptable to the Engineer. Damages to the existing utility facilities by the Contractor will be repaired at the Contractors expense.
- C. Outages for water, power, communications, air conditioning or any other utility, if necessary, shall be kept to a minimum and scheduled for off-peak hours, generally from 12:00 a.m. to 6:00 a.m. The Contractor shall submit written requests to the Engineer for such outages no later than fourteen (14) calendar days in advance. The request shall include a description of work and the duration of the outage. The Contractor shall not proceed with such outages until written approval is received from the State.

1.16 DISPOSAL OF EXCESS SOIL MATERIALS

- A. At the Engineer's discretion, excess usable soil materials may be disposed of by filling areas within the Airport.
- B. Off-Site Disposal of Excess Soil Material

Any excess soil material and rubbish disposed of outside the Airport property shall be the responsibility of the Contractor. The Contractor shall make all arrangements and bear all costs involved therewith.

1.17 CONSTRUCTION STAKES, LINES AND GRADES

- A. The Contractor shall perform all construction layout and reference staking necessary for the proper control and satisfactory completion of all structures, grading, paving, drainage, sewer, water, and all other appurtenances required for the completion of the work.
- B. Existing horizontal and vertical survey control points for the project are shown on the plans. The Contractor shall verify the location of all control points prior to the

start of construction.

- C. The Department will not be responsible for delays in setting stakes and marks.
- D. All control points and stakes or marks which the Engineer may set shall be preserved by the Contractor. If such control points, stakes or marks are destroyed or disturbed by the Contractor, the cost of replacing such stakes or marks will be charged against the Contractor and deducted from payments due the Contractor.
- E. The Contractor shall be responsible for the placement and preservation of adequate ties to all control points whether established by the Contractor or by the Engineer.
- F. All original, additional or replacement stakes, marks, references and batter-boards which may be required for the construction operations, shall be furnished, set and properly referenced by the Contractor. The Contractor shall be solely and completely responsible for the accuracy of the line and grade of all features of the work. Any errors or apparent discrepancies found in previous surveys, the plans and specifications shall be called to the Engineer's attention by the Contractor for correction or interpretation prior to proceeding with the work.
- G. Before construction is started on any structure which is referenced to an existing structure or topographical feature, the Contractor shall check the pertinent locations and grades of the existing structures or topographical features to determine whether the locations and grades shown on the plans are correct.
- H. All construction staking shall be performed by qualified personnel under the direct supervision of a person with an engineering background who is experienced in the direction of such work and is acceptable to the Engineer.
- I. All stakes and markers used for control staking shall be of the same quality as used by the Department for this purpose. For slope limits, pavement edges, gutter lines, et cetera, where so called "working" stakes are commonly used, stakes of different quality may be acceptable.
- J. The Department may check the Contractor's control of the work at any times as the work progresses. The Contractor will be informed of the results of these checks, but the Department by doing so will in no way relieve the Contractor of his responsibility for the accuracy of the layout work. The Contractor shall at his expense correct or replace any deficient or inaccurate layout and construction work. If, as a result of these deficiencies or inaccuracies, the Department is required to make further studies, redesign, or both, all expenses incurred by the Department due to such deficiencies or inaccuracies, will be deducted from any payments due the Contractor.
- K. The Contractor shall furnish all necessary personnel, engineering equipment and supplies, materials, and transportation incidental to the accurate and satisfactory

completion of this work.

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

1.18 OPERATIONS AND STORAGE AREAS

- A. Storage and staging areas may be available on a limited basis. Due to the number of projects in progress or projected to be in progress, the State does not guarantee the availability of such areas on airport property. The Contractor may request storage & staging area(s) within AOA fence once the Notice to Proceed date is set.
- B. The Contractor shall confine all operations (including storage of material) on the Airport premises to areas authorized or approved by the Engineer. The Contractor shall hold and save the Airports Division free and harmless from liability of any nature occasioned by the Contractor's performance.
- C. The Contractor shall use only established roadways. When materials are transported in prosecuting the work, vehicle shall not be loaded beyond the loading capacity recommended by the manufacturer of the vehicle or prescribed by any Federal, State, or local laws or regulations. When it is necessary to cross curbs or sidewalks, the Contractor shall protect them from damage. The Contractor shall repair or pay for the repair of any damaged curbs, sidewalks, and roadways.

1.19 CLEANING UP

- A. The Contractor shall at all times keep the work area, including storage areas, free from accumulations of waste materials. Before completing the work, the Contractor shall remove from the work and premises any rubbish, tools, scaffolding, equipment, and materials that are not the property of the Airports Division. Upon completing the work, the Contractor shall leave the work area in clean, neat, and orderly condition satisfactory to the Engineer.

1.20 VERIFICATION OF DIMENSIONS

- A. The Contractor shall be responsible for the coordination and proper relation of his work to the work of all trades. The Contractor shall visit the premises and thoroughly familiarize himself with all details of the work and working conditions, to verify all dimensions in the field, and to advise the Owner's Representative of any discrepancy between the field measurements and the plan dimensions before performing any work.

1.21 STANDARDS AND CODES

- A. Wherever references are made in the contract to the respective standards, specifications and advisory circulars in accordance with which work is to be performed or tested, it is to be understood that the edition or revision of the standards, specifications and advisory circulars in effect on the date of the bidder's proposal shall apply unless otherwise expressly set forth in the contract. Unless otherwise specified, reference to such standards is solely for technical information.
- B. In case of conflict among any such referenced standards and codes or between any such standard(s) or code(s) and the requirements of the Contract, the stricter requirement shall govern.

1.22. SPECIAL PROJECT REQUIREMENTS

- A. Upon receipt of the Contract, the Contractor shall process and return the Contract to the State' Contract Office within five (5) calendar days.
- B. The State intends to issue the Notice to Proceed for the Project to the Contractor within 35 calendar days after bid opening. The Contractor shall be able to commence work on this date.

PART 2 – PRODUCTS (Not Used)

PART 3 – EXECUTION (Not Used)

PART 4 – MEASUREMENT AND PAYMENT

4.01 METHOD OF MEASUREMENT

- A. Work under this section will be measured for payment and paid for at the pre-approved contract price.

4.02 BASIS OF PAYMENT

- A. All payments shall be full compensations for all work described under this Section, and all materials, labors, tools, equipment, and incidentals needed to complete the Contract.
- B. Payment will be made under:

<u>Item No.</u>	<u>Item</u>	<u>Unit</u>
01010.01	<u>Wall Treatment</u> (Pay Item shall include Specification Section 09250 – GYPSUM BOARD, Section 09841 – FIXED SOUND ABSORBING PANELS, and other incidental specification sections).	Lump Sum

<u>Item No.</u>	<u>Item</u>	<u>Unit</u>
01010.02	<u>Door & Door Hardware</u> (Pay Item shall include Specification Section 08111 – STEEL DOOR/FRAME, Section 08710 – FINISH HARDWARE, and other incidental specification sections).	Lump Sum
01010.03	<u>Window Treatment</u> (Pay Item shall include Specification Section 08871 – SUN CONTROL WINDOW FILM, Section 12410 – ATCT TRANSPARENT PLASTIC WINDOW SHADES, and other incidental specification sections).	Lump Sum
01010.04	<u>Casework</u> (Pay Item shall include Specification Section 06410 – CABINET WORK and other incidental specification sections).	Lump Sum
01010.05	<u>Signage</u> (Pay Item shall include Specification Section 10990 – MISCELLANEOUS SPECIALTIES and other incidental specification sections).	Lump Sum
01010.06	<u>New Flooring</u> (Pay Item shall include Specification Section 09652 – RESILIENT TILE FLOORING, Section 09681 – CARPET TILE, and other incidental specification sections).	Lump Sum
01010.07	<u>Restroom Improvements</u> (Pay Item shall include Specification Section 08800 – GLAZING, Section 10280 – WASHROOM ACCESSORIES, Section 10211 – TOILET COMPARTMENTS, and other incidental specification sections).	Lump Sum
01010.08	<u>Roofing</u> (Pay Item shall include Specification Section 07560 – FLUID APPLIED ROOFING SYSTEM, Section 07620 – SHEET METAL FLASHING AND TRIM, and other incidental specification sections).	Lump Sum

<u>Item No.</u>	<u>Item</u>	<u>Unit</u>
01010.09	<u>Fire Protection</u> (Pay Item shall include Specification Section 10520 – FIRE EXTINGUISHERS AND CABINETS, Section 13852 – DIGITAL ADDRESSABLE FIRE ALARM SYSTEM, and other incidental specification sections).	Lump Sum
01010.10	<u>Electrical Power & Lighting</u> (Pay Item shall include Specification Section 16010 – ELECTRICAL WORK and other incidental specification sections).	Lump Sum
01010.11	<u>Air Conditioning & Ventilation</u> (Pay Item shall include Specification Section 15000 – GENERAL MECHANICAL REQUIREMENTS, Section 15650 – AIR CONDITIONING AND VENTILATION, Section 15901 – TESTING, ADJUSTING, AND BALANCING, and other incidental specification sections).	Lump Sum
01010.12	<u>Plumbing</u> (Pay Item shall include Specification Section 15000 – GENERAL MECHANICAL REQUIREMENTS, Section 15400 – PLUMBING, and other incidental specification sections).	Lump Sum
01010.13	<u>Unforeseen Conditions</u>	Allowance (ALLOW)
01010.14	<u>Material Short Supply</u>	Allowance (ALLOW)
01010.15	<u>Air Conditioning Repair/Replacement</u>	Allowance (ALLOW)
01010.16	<u>Fire Hose Cabinet Restoration</u>	Allowance (ALLOW)
01010.17	<u>Additional Roof Equipment Repairs</u>	Allowance (ALLOW)

END OF SECTION