MEMORANDUM

TO: Randolph G. Moore  
    Chair, Board of Regents

VIA: David Lassner  
     President

VIA: Jan Gouveia  
     Vice President for Administration

VIA: Robert Bley-Vroman  
     Chancellor

VIA: Kathleen Cutshaw  
     Vice Chancellor for Administration, Finance and Operations

VIA: Stephen Meder, Interim Associate Vice Chancellor,  
     Office of Planning and Facilities

VIA: Hugh McKenzie, Interim Director  
     Facilities Management Office

SUBJECT: Coconut Island: Recommend approval of construction  
         contract for Marine Laboratory Buildings 1&2, Interior Renovation and  
         General Repairs  
         (Project No. UHM 13-308) - Construction

SPECIFIC ACTION REQUESTED:

In accordance with Board of Regents' Policies Section 8-1(b), the Planning and Facilities Committee is requested to recommend to the full Board approval of a construction contract for the interior renovation and general repairs of the Marine Laboratory Buildings 1&2 located on Coconut Island.

COST: $12-14,000,000.00
Type of Contract: Construction

Campus: University of Hawai‘i at Mānoa

Project Number: UHM 13-308

Project Title/Description: Coconut Island, Marine Laboratory Buildings 1&2, Interior Renovation and General Repairs

Estimated Construction Cost: $12,140,000.00

Means of Finance: Line Item: ACT 134 SLH 2013 General Obligation Bond Funds (Allotment String B13-405F) $5,435,880.00 CRDM $8,564,120.00 Upcoming SLH 2015 (FY 2016)

Estimated Bid Opening Date: June 2016

Consultant Cost: Mason Architects / $983,802.00

**Project Justification:** The Marine Laboratory Buildings 1&2, otherwise known as the Old Pauley Lab, was built in 1962. The building contains 47,000 sq ft. Interior renovations and general repairs have not been done since the buildings were built almost fifty years ago. The scope of work for this project includes, but is not limited to renovating the building interior to provide state of the art research and teaching laboratories; general repairs of the building exterior walls, doors and windows; upgrade utilities; upgrade structure to comply with building codes comparable to current building codes; comply with ADA accessibility standards; hazmat abatement; upgrade existing mechanical system to be sustainable; and renovate the buildings to be energy efficient (New PV system installed on roof as part of first Power Purchasing Agreement [PPA] with Solar City.

The interior spaces of the Marine Laboratory Buildings 1&2 are primarily used for laboratory and administrative spaces. Very few improvements have been done to the interior spaces and exterior envelope since the buildings were constructed. As a result, the buildings functional capacity as a research and teaching laboratory facility has been greatly diminished.

Due to the delicate environmental and ecological conditions that exist at Coconut Island, the process to build a new building on the island must negotiate a maze of permitting approval from Federal, State, and City agencies that could take years. Therefore, interior renovation for the existing buildings and general repairs of the exterior of the buildings would be the most logical and appropriate step as opposed to any alternative approach. The Marine Laboratory Buildings 1&2 are one of the only sites in the world where modern experimental studies can take place within thirty feet of a living reef. Deferring this project would prolong the underutilization of a marine laboratory that has world class potential.
The funding for this project is as follows:

- CIP line item ACT 134 SLH 2013 General Obligation Bond Funds (Allotment String B13-405F) $5,435,880.00
- CRDM $8,564,120.00 Upcoming SLH 2015 (FY 2016) Legislative appropriation
  - Deferred Maintenance is greater than the CIP line item support and is being used to supplement funding to complete the project.

The project is currently in design process. The design is being accelerated to execute construction bidding before the lapsing date of June 30, 2016. The exact construction amount is not known at this time but we are certain that construction costs will exceed $5M. Therefore we are asking for the approval now.

University of Hawai‘i
Construction Contract for Board of Regents Approval
Pursuant to Board Policy 8-1(b)
Fiscal Year 2013-15

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Means of financing

C - General Obligation Bond Fund