March 23, 2015

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 the Pier and Seawall Repairs, Lilipuna Pier Repair (Project No. UHM 10-541-885) - 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 Pier and Seawall Repairs, Lilipuna Pier Repair located in Kaneohe Bay.

COST: $5,160,000.00
**University of Hawai‘i**  
*Projects Requiring Approval by the Board of Regents*  
*Fiscal Year 2014-2015-3*\(^\text{rd}\) *Quarter*

<table>
<thead>
<tr>
<th>Type of Contract:</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus:</td>
<td>University of Hawai‘i at Mānoa</td>
</tr>
<tr>
<td>Project Number:</td>
<td>UHM 10-541-885</td>
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<tr>
<td>Project Title/Description:</td>
<td>Coconut Island, Pier and Seawall Repairs</td>
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<tr>
<td>Estimated Construction Cost:</td>
<td>$5,160,000.00</td>
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<tr>
<td>Means of Finance:</td>
<td>CRDM: ACT 134, SLH 2013/G.O. Bonds Funds (B13-440F)</td>
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<tr>
<td>Estimated Bid Opening Date:</td>
<td>June 2016</td>
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<tr>
<td>Consultant Cost:</td>
<td>Sato &amp; Associates, Inc / $338,002.00</td>
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**Project Justification:**  
This original project scope contained three points of work: Lilipuna Pier, Maile Point Seawall and Lighthouse Pier. The Maile Point Seawall and Lighthouse Pier were deleted due to the complexity and urgency of the Lilipuna Pier repair needs. Those projects will be addressed as future CRDM projects. The Seawall Repairs remains, in title only, since it was part of the original title but is no longer part of the scope for this project.

Lilipuna Pier Repair-Lilipuna Pier is located in Kaneohe Bay and attached to the property at 46-7 Lilipuna Road. The pier is part of the Hawaii Institute of Marine Biology Complex. This pier provides shore side support for water transport to facilities on Coconut Island. The existing sewer force main and water line servicing Coconut Island are attached to the outer row of piles.

The pier is a concrete deck supported on precast concrete piles. Portions of the pier are in serious disrepair. Severe spalling of concrete and corrosion of reinforcing bars at the top of several pilings have occurred leaving supporting beams not connected to the pilings. The pier deck is in danger of collapse; and therefore, portions of the pier have been closed for use by vehicles and personnel.

To make matters worse, the sewer force main and water line servicing Coconut Island are attached to the outer row of piles. Collapse of the concrete deck could damage the sewer force main and water line causing spillage into Kaneohe Bay which will result in an environmental disaster. Damages to the sewer force main and waterline would also close Coconut Island activities until a bypass is installed.

Repairing Lilipuna Pier will prevent the pier from collapsing into Kaneohe Bay and will provide access for vehicles and personnel.
## University of Hawai‘i

**Construction Contract for Board of Regents Approval**

**Pursuant to Board Policy 8-1(c)**

**Fiscal Year 2013-15**

<table>
<thead>
<tr>
<th>Project Number</th>
<th>Project Title &amp; Description</th>
<th>For Information</th>
<th>Estimated Construction</th>
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<td>Name</td>
<td>Contract Amount</td>
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<td>UHM 10-541-885</td>
<td>Coconut Island - Pier and Seawall Repairs, Lilipuna Pier Repair</td>
<td>Sato &amp; Associates - Original Contract</td>
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<td>Totals</td>
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<td>338,002</td>
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**Means of Financing**

- C - General Obligation bond fund
ATTACHMENT “A”

MAP OF HAWAII INSTITUTE OF MARINE BIOLOGY ON COCONUT ISLAND

INCLUDING LILIPUNA PIER
ATTACHMENT "B"

PICTURES OF LILIPUNA PIER IN NEED OF REPAIR AT THE HAWAII INSTITUTE OF MARINE BIOLOGY ON COCONUT ISLAND
Coconut Island  
Project Backlog - Lillipuna Pier Repair

The deep-water end of the Lillipuna pier is structurally compromised and presently cannot be used. Because of this, the Coconut Island's landing craft needs to go to Heeia Kea pier, resulting in lost time and fuel.

Photo Date: 3/28/15

The pilings that support the pier are so deteriorated that the pier is not safe.

Photo Date: 3/28/15
LETTER FROM SATO and ASSOCIATES INC TO STATE DEPARTMENT OF HEALTH
Mr. Alec Y. Wong, Chief  
Clean Water Branch  
Environmental Management Division  
State Department of Health  
919 Ala Moana Blvd., Room 301  
Honolulu, Hawaii 96814-4920

Dear Mr. Wong:

RE: Lilipuna Pier - Coconut Island

Lilipuna Pier is the main boat landing to transport personnel and goods to Coconut Island. The pier has severely deteriorated and is in danger of collapse. Severe spalling of concrete and corrosion of reinforcing steel at the top of some piling has occurred, leaving some supporting beams not connected to the piling. In addition, the sewer force main serving Coconut Island is attached to the outer row of piling (see attached photo). Collapse of the pier could cause damage to this sewer main which may result in spillage and closure of Coconut Island activities.

To alleviate the situation, the University desires to “fast track” the repair work for Lilipuna Pier. The repair work consists of removal of the pier deck, repairing the top damaged portion of the piling and installing a new pier deck (see attached plans).

We have met with Michelle Lynch, Chief of the Army’s Regulatory Branch. They have agreed to expedite the DA Permit process. Expediting the process normally takes approximately 60 days. We anticipate that a Section 401 Water Quality Certification will be required. We therefore, request a meeting with you and your staff to discuss the possibility of an expedited process that will meet the Department of the Army’s processing time.

Please do not hesitate to call if you have any questions.

Very truly yours,

SATO & ASSOCIATES, INC.

Richard M. Sato, PE
President

RMS/sm

Attachment

cc: Dean Uehara, UH
Jim LaKey, UH