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: UH Manoa: Recommend approval of consultant contract for the Various Buildings, Elevator Modernization (3rd Group of Buildings), Project No. UHM 10-536F - Design

SPECIFIC ACTION REQUESTED:

In accordance with Board of Regents’ Policies Section 8-1(c), the Planning and Facilities Committee is requested to recommend to the full Board the approval of a consultant contract for the elevator modernization in various buildings on the Manoa campus.

COST:

$1,018,528.
Type of Contract: Professional Services

Campus: University of Hawai‘i at Mānoa

Project Number: UHM 10-536F

Project Title/Description: Various Buildings – Design for Elevator Modernization Phase III

Estimated Plans/Design Cost: $831,129.00 (Base Contract) $1,018,528.00


Estimated Design Contract Date: October 1, 2012 (Notice to Proceed date)

Estimated Construction Cost: $9,162,000.00 (Bid Price)

Project Background:
See Attachment “A”

Project Information/Justification:

Board approval is being sought for a professional services contract that was not submitted for approval because the Base Contract of $831,129.00 was below the threshold of $1,000,000.00. However, because the aggregate of the Base Contract and Contract Modifications (Modifications 1 to 5) will exceed the $1,000,000.00 threshold, this BOR Justification Form is being submitted for approval. Below is the project information for the Base Contract and Contract Modifications 1 to 5.

Base Contract ($831,129.00)

The elevators at School of Architecture (1 elevator), Agricultural Science Building (2 elevators), Hamilton Library Phase II (4 elevators), Pacific Ocean Science & Technology (POST) (3 elevators), Queen Liliuokalani Center for Student Services (2 elevators), Watanabe Hall (1 elevator) and Holmes Hall (2 elevators) have exceeded their normal life cycle expectancy and are currently performing unreliably. This condition results in excessive service calls for repairs and excessive down times that inconvenience building users.

Some of the aforementioned buildings have only one elevator serving the entire building, resulting in inaccessibility for elevator users and persons with disabilities when the elevators are broken or
being serviced. This project is intended to change-out the existing elevator systems and provide systems that comply with all codes and accessibility standards.

To provide personal and property security this project will include the installation of security cameras in the elevator lobbies and elevator cabs in School of Architecture, Agricultural Science Facilities, Hamilton Library Phase II, Pacific Ocean Science & Technology (POST), Queen Liliuokalani Center for Student Services, Watanabe Hall and Holmes Hall. The installation of proximity card reader in a designated elevator cab will also be included in this project.

Modification No. 1 ($120,396.00)

The modernization of the existing elevator at Kuykendall Hall was part of the Kuykendall Hall Renovation project. However, because the funding for construction was uncertain, Facilities Management Office decided to include the modernization of Kuykendall Hall elevator in this project as a contract modification to Project No. UHM 10-536F.

The one elevator at Kuykendall Hall has exceeded its normal life cycle expectancy and is currently performing unreliably. This condition results in excessive service calls for repairs and excessive down times that inconvenience building users. When the elevator is broken or being serviced, the elevator is not accessible for elevator users and persons with disabilities. This contract modification is intended to change-out the existing elevator systems and provide systems that comply with all codes and accessibility standards.

To provide personal and property security this contract modification will include the installation of security cameras in the elevator lobbies and elevator cab. The installation of proximity card reader in the elevator cab will also be included in this project.

Modification No. 2 (<$35,666.00>) - Credit

After the due diligent report was completed for Kuykendall Hall and POST the following architectural and engineering services were required that were not included in the Base Contract. The architectural and engineering services were as follows: 1. New concrete electrical closet at electrical generator enclosure at Kuykendall Hall; 2. Noise level study and recommendation to reduce noise from emergency generator at exterior of Kuykendall Hall; 3. Foundation investigation report for new electrical room at Kuykendall Hall; 4. Civil engineering consulting services to conduct site observation for oil/water separator installation and related work for Kuykendall Hall; 5. Perform load study at standby generator feeding Pacific Ocean Science and Technology (POST); and 6. Delete Holmes Hall from this project.

Modification No. 3 ($5,800.00)

This modification to the contract is to reimburse the Consultant for plan review fees imposed by the Disability Communication Access Board (DCAB), effective January 1, 2013. This new plan review fee requirement was not part of the original Consultant’s design fee. DCAB will not review the construction documents until the plan review fee is paid.

Modification No. 4 ($68,458.00)

Per the University’s request, provide architectural and engineering services for the following: 1. Civil Engineer shall conduct site inspection during construction phase for
oil/water separator and sewer installation; 2. Provide Electrical Engineering design for Pacific Ocean Science and Technology to power two new FCU UV lighting units; 3. Provide mechanical monitoring point of existing DDC control systems for the various buildings, and design for UV lights for the ducted fan coil units; and 4. Attend an additional 90 OAC meetings to help resolve unforeseen conditions that may arise during construction. Recording of meeting minutes is excluded.

Modification No. 5 ($28,411.00)

Per the Department of Land and Natural Resources (DLNR) as part of the building permit application review comments for the excavations of the oil/water separators for the various buildings for this project, the following shall be provided: 1. Prepare Archaeological Monitoring Plan (AMP); 2. Provide Archaeological Monitoring during excavation; and 3. Prepare Archaeological Monitoring Report. The service of an archaeologist is required in order to obtain the building permits.

Amended Contract Amount

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Amended Contract Amount $1,018,528.00
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Means of financing

C - General Obligation Bond Fund
ATTACHMENT "A"

PROJECT BACKGROUND
DESIGN AND CONSTRUCTION
FOR THE CAMPUS ELEVATOR MODERNIZATION PROGRAM

Overall Project Background

There are five phases to modernize the UHM elevators. The total project includes upgrading 85 old elevators, designing and constructing 1 new elevator and 1 new chair lift. The total estimated cost of the project is $48 million. The first phase started construction in 2012 and Phase V is expected to complete construction in 2020, depending on funding. The phases of the program are as follows:

Phase 1 (Total, 13 Elevators):
Construction Start: June 3, 2013
Construction Completion: May 8, 2014 (Project closeout in progress)
Total Project Cost: $6.8M ($6,815,936.04)
Art Building (1 Elevator), Bilger Hall (1 Elevator), George Hall (1 Elevator), Gilmore Hall (2 Elevators), Moore Hall (4 Elevators), Les Murakami Stadium (1 Elevator) and Saunders Hall (3 Elevator).

Phase 2 (Total, 16 Elevators and 1 Orchestra Lift):
Construction Start: May 19, 2014
Estimated Construction Completion: September 2015
Estimated Total Project Cost: $11M ($11,067,618.00)
Biomedical Science Building, Tower (3 Elevators), Crawford Hall (1 Elevator, Security Access and Surveillance Work; and Cab Interior Renovation), Marine Science Building (2 Elevators), Sakamaki Hall (2 Elevators), Kennedy Theater (Orchestra Lift), Physical Education Building (2 Elevators), Hawaii Institute of Geophysics (1 Elevator), Hawaii Hall (1 Elevator, Security Access and Surveillance Work only), Webster Hall (1 Elevator) and Sinclair Library (3 Elevators).

Phase 3 (Total, 14 Elevators):
Construction Start: March 2, 2015
Estimated Construction Completion: December 5, 2016
Estimated Total Project Cost: $9.5M
School of Architecture (1 Elevator), Agricultural Science Building (2 Elevators), Hamilton Library, Phase II (4 Elevators), Kuykendall Hall (1 Elevator), Pacific Ocean Science and Technology Building (3 Elevators), Queen Liliuokalani Center for Students (2 Elevators) and Watanabe Hall (1 Elevator).

Phase 4 (Total, 15 Elevators):
Estimated Construction Start: 2017
Estimated Construction Completion: 2019
Estimated Total Project Cost: $11M
Business Administration Building (3 Elevators), Hamilton Library, Phases 1 & 3 (6 Elevators), St. John (2 Elevators), Bilger Addition (1 Elevator), Law School (1 Elevator), Music Complex (1 Elevator) and Astronomy Building (1 Elevator).

Phase 5 (Total, 15 Elevators):
Estimated Construction Start: 2017
Estimated Construction Completion: 2020
Estimated Total Project Cost: $11M
Wist Hall (1 Elevator), Korean Studies (1 Elevator), Sherman (1 Elevator), Stan Sheriff Center (2 Elevators), Hawaiian Studies (1 Elevator), Physical Science (1 Elevator), Swimming Pool (1 Elevator), Parking Structure (6 Elevators) and Bachman Hall (1 Elevator).

The majority (if not all) of the elevators on the Manoa Campus have exceeded their normal life cycle expectancy (approximately 20-30 years) and are currently performing unreliably. This condition results in excessive service calls for repairs and excessive down times that inconvenience building users.

Some of the buildings have only one elevator serving the entire building, resulting in inaccessibility for elevator users and persons with disabilities when the elevator is broken or being serviced. The elevator modernization project is intended to change-out the existing elevator system and provide a system that is reliable and complies with all current codes and accessibility standards.

The benefits of this elevator modernization project are; it will provide an elevator system that is reliable, reduce service calls and provides a system that complies with all current codes and accessibility standards. It will provide personal and property security. The elevator modernization project also includes the installation of security cameras in the elevator lobbies and elevator cabs and proximity card readers in elevator lobbies and designated elevator cabs.

There will be a long-term maintenance program with a third party to manage and maintain the elevators as well as be on-call for emergency calls.