MEMORANDUM

TO: Randolph G. Moore  
Chairperson, Board of Regents

VIA: David Lassner  
President

VIA: Jan Gouveia  
Vice President for Administration

VIA: Robert Bley-Vroman  
Chancellor

FROM: Donna Kiyosaki  
Associate Vice President for Administration and Interim Associate Vice Chancellor for the Mānoa Office of Planning and Facilities

SUBJECT: Approval of a Construction Contract for the University of Hawai‘i at Mānoa, Kennedy Theatre – General Repairs and Code Compliance (UHM 14-541-800)

SPECIFIC ACTION REQUESTED:

In accordance with Board of Regents’ Policy 8.201, it is requested that the Board of Regents (“Board”) authorize the University of Hawai‘i at Mānoa (“UHM”) to enter into a construction contract for the Kennedy Theatre – General Repairs and Code Compliance project.

COST:

The total cost for the project is estimated to be $7,196,177. Design costs total $628,177 (previously encumbered) and construction and other construction related costs are estimated to be $6,568,000. This project is funded through General Obligation bonds which will lapse on June 30, 2016.
RECOMMENDED EFFECTIVE DATE:

Upon Board approval.

BACKGROUND INFORMATION:

Board of Regents' Policy 8.201 states the following:

Construction projects, including repair and maintenance projects, in excess of and/or totaling more than $5,000,000 shall require the board’s prior approval.

Built in 1963, Kennedy Theatre is the flagship performing arts center on the UHM campus. The need for major repair, maintenance and upgrade work is long overdue. There has been no interior renovation work done in over 50 years. The catwalk system over the Ernst Lab Theatre was cited in 2012 by the Occupational Safety and Health Administration (OSHA). Other spaces in the facility require renovations to be compliant with current building codes. These problems preclude the full utilization of this iconic facility.

PROJECT SCOPE:

Project scope includes:

- Installation of a safety cage around the existing 80-foot height spiral staircase for fall protection and to provide safety work lighting for the staircase and catwalk systems;
- Replacement of the existing catwalk system at the Ernst Lab Theatre to meet OSHA requirements;
- Replacement of the existing sand bag rigging system at the Ernst Lab Theatre with a new steel counterweight rigging system with adequate loading capacity;
- Replacement of the Main Theatre theatrical dimming system and the catwalk systems;
- Replacement of the Main Stage curtains, partition walls, and termite-damaged doors;
- Replacement of the floors at the Ernst Lab Theatre and the Main Stage with resilient flooring suitable for dance performances;
- Provision of numerous other safety improvements such as, a dust collection system and ventilation systems for the paint spray booth and dye vat and a new roof hatch and fall protection at the mechanical room;
- Replacement of existing mezzanine office and storage structure in the Scene Shop with a building code compliant structure; and
- Installation of an access card system to enhance security of the facility.
This project is necessary to address numerous health and safety concerns and building code compliance issues. This project will also reduce the deferred maintenance backlog by over $1.3 million.

ACTION RECOMMENDED:

It is recommended that the Board of Regents authorize UHM to enter into a construction contract exceeding $5,000,000 for the Kennedy Theatre – General Repairs and Code Compliance project to ensure that OSHA and building code requirements are met and that the health and safety of occupants and staff at Kennedy Theatre is secured.

c: Executive Administrator and Secretary to the Board Quinn