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, Saunders Hall – Exterior Repairs and Reroof (UHM-13-541-310)

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 exterior repairs and reroof of Saunders Hall.

COST:

The total cost for the project is estimated to be $5,268,276. Design costs total $268,276 (previously encumbered) and construction and other construction related costs are estimated to be $5,000,000. 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.

Constructed in 1973, Saunders Hall was designed by renowned architect Vladimir Ossipoff. The 7-story concrete structure is built around an open atrium that allows natural light into the central core of the building. The building design symbolizes a Brutalist architectural style with exposed aggregate finishes along the horizontal window walls and a bush hammer ribbed texture at the vertical shafts.

In 2011, UHM was compelled to hire a contractor to remove delaminated concrete on the building’s exterior walls due to concerns that loose concrete pieces posed falling hazards. After removal of the loose concrete, the contractor applied a coating to the exposed steel reinforcement to prevent further corrosion and to slow the deterioration of the concrete. This was done as a temporary fix to ensure the continued safety of people entering and exiting the building and traversing the surrounding area. To ensure the structural integrity of the building, a permanent patching and finishing project needs to be completed.

The Saunders Hall roof has not been replaced since it was installed in 1973. Over the last 5 years, Saunders Hall has experienced at least 8 roof leaks requiring temporary fixes and patching to allow continued occupancy. This project will install a new roof and appurtenances to ensure that the facility can continue to function and provide classroom environments that promote learning and office environments conducive to productivity.

PROJECT SCOPE:

This project is necessary to preserve the structural integrity of the building and to ensure the safety of occupants and surrounding passersby.

The scope of work includes:

- Repair and refinish of the exterior walls;
- Replacement of all glass panel railings and existing operable aluminum louvers;
- Removal, replacement and resealing of deck coating and joints;
• Replacement of rooftop, balcony and stair doors & frames;
• Repainting of existing exterior doors, interior stairwells and handrails;
• Lead paint abatement;

• Replacement/installation of new roofing system including roof drains, guardrails, and appurtenances; and
• Installation of updated signage where required.

This project will reduce deferred maintenance on the Mānoa campus by over $1.7 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 exterior repairs and reroof of Saunders Hall.

c: Executive Administrator and Secretary to the Board Quinn