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 the University of Hawai‘i at Mānoa, Hamilton Library Addition, Phase III – Upgrade Controls, Central Plant and Reheat Systems (UHM 10-541-265A)

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 Hamilton Library Addition, Phase III – Upgrade Controls, Central Plant and Reheat Systems project.

COST:

The total cost for the project is estimated to be $5,191,580. Design costs total $691,580 (previously encumbered) and construction and other construction related costs are estimated to be $4,500,000. Board approval is being sought should the low bid exceed the $5,000,000 construction threshold. 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.

Hamilton Library Addition Phase III was completed in 2000. While the heating, ventilation, and air conditioning (HVAC) system is currently operational, it does not meet temperature and humidity performance requirements necessary to protect the library's resources and to ensure the comfort of the users of the library. Components of the HVAC system equipment, particularly the equipment located on the roof top, have experienced premature degradation and failure and are in urgent need of replacement. The HVAC system is also, by today's standards, inefficient in design and operation.

The compelling issue, making this a priority project, is addressing the unstable and unacceptable temperature and humidity conditions that are impacting our valuable library resources and the quality of the facility for our students, faculty, staff and the general public.

PROJECT SCOPE AND PURPOSE:

This project will improve and stabilize the indoor air quality of Hamilton Library, which will preserve its collection of books, manuscripts, and records and provide a more conducive learning and working environment to support our students, faculty and staff. Currently, in order to control unacceptably high humidity levels in portions of Hamilton Library, temperature for the HVAC system must be set lower than optimal settings resulting in uncomfortably cold conditions. There are documented complaints of chilly conditions in Hamilton Library from students, faculty, and staff, which is a likely reason for the low student occupancy.

In addition to energy savings that will result from proper temperature settings, this project will also improve the operational efficiency of the air distribution system and central chiller plant which will further increase energy savings. The air handler systems will be resized to approximately 20%-40% less than the existing design capacity and will be monitored with automatic controls. Dehumidification system equipment will be consolidated and replaced with newer, more efficient equipment. The existing cooling towers, which have
replaced with newer, more efficient equipment. The existing cooling towers, which have been problematic with failures, deterioration of components and unreliable operation over the past 8 years, will be replaced, which will reduce annual operational costs by greatly enhancing operating efficiency. This is the final phase of a 3-phase project to upgrade Hamilton Library, which in total is projected to realize annual energy savings of over $600,000.

**ACTION RECOMMENDED:**

It is recommended that the Board of Regents authorize UHM to enter into a construction contract exceeding $5,000,000 for the Hamilton Library, Phase III – Upgrade Controls, Central Plant and Reheat Systems project to improve the indoor air quality at the library, reduce energy costs, and provide a reliable, upgraded system.

c: Executive Administrator and Secretary to the Board Cynthia Quinn