



**University of Hawai'i  
Projects Requiring Approval by the Board of Regents**

**Fiscal Year 2013-2014 – Third Quarter**

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**Type of Contract:** Professional Services

**Campus:** University of Hawai'i at Mānoa

**Project Number:** UHM 13-308

**Project Title/Description:** Coconut Island, Marine Laboratory Buildings 1&2,  
Interior Renovation and General Repairs

**Estimated Plans/Design Cost:** \$983,802.00

**Means of Finance:** ACT 134 SLH 2013 General Obligation Bond Funds  
(Allotment String B13-405F) \$821,000.00  
CRDM- General Obligation Bond Funds Act 122-  
SLH 2014 (allotment string B14-439F) \$162,802.00

**Estimated Design Contract Date:** March 2015

**Estimated Construction Cost:** Range: \$12-\$14,000,000.00

**Previously Approved:** No

**Project Background:** See Attachment "A" for the explanation of the HIMB project linkages.

**Project Information/Justification:** The Marine Laboratory Buildings 1&2 were built in 1962. Interior renovations and general repairs have not been done since the buildings were built almost fifty years ago. The scope of work for this project includes, but is not limited to renovating the building interior to provide state of the art research and teaching laboratories; general repairs of the building exterior walls, doors and windows; upgrade utilities; upgrade structure to comply with building codes comparable to current building codes; comply with ADA accessibility standards; hazmat abatement; upgrade existing mechanical system to be sustainable; and renovate the buildings to be sustainable. The interior spaces of the Marine Laboratory Buildings 1&2 are primarily used for laboratory and administrative spaces. Very few improvements have been done to the interior spaces and exterior envelope since the buildings were constructed. As a result, the buildings functional capacity as a research and teaching laboratory facility has been greatly diminished. 42,000 sf

Due to the delicate environmental and ecological conditions that exist at Coconut Island, the process to build a new building on the island must negotiate a maze of permitting approval from Federal, State, and City agencies that could take years. Therefore, interior renovation for the existing buildings and general repairs of the exterior of the buildings would be the most logical and appropriate step as opposed to any alternative approach. The Marine Laboratory Buildings 1&2 are one of the only sites in the world where modern experimental studies can take place within thirty feet of a living reef. Deferring this project would prolong the underutilization of a marine laboratory that has world class potential.

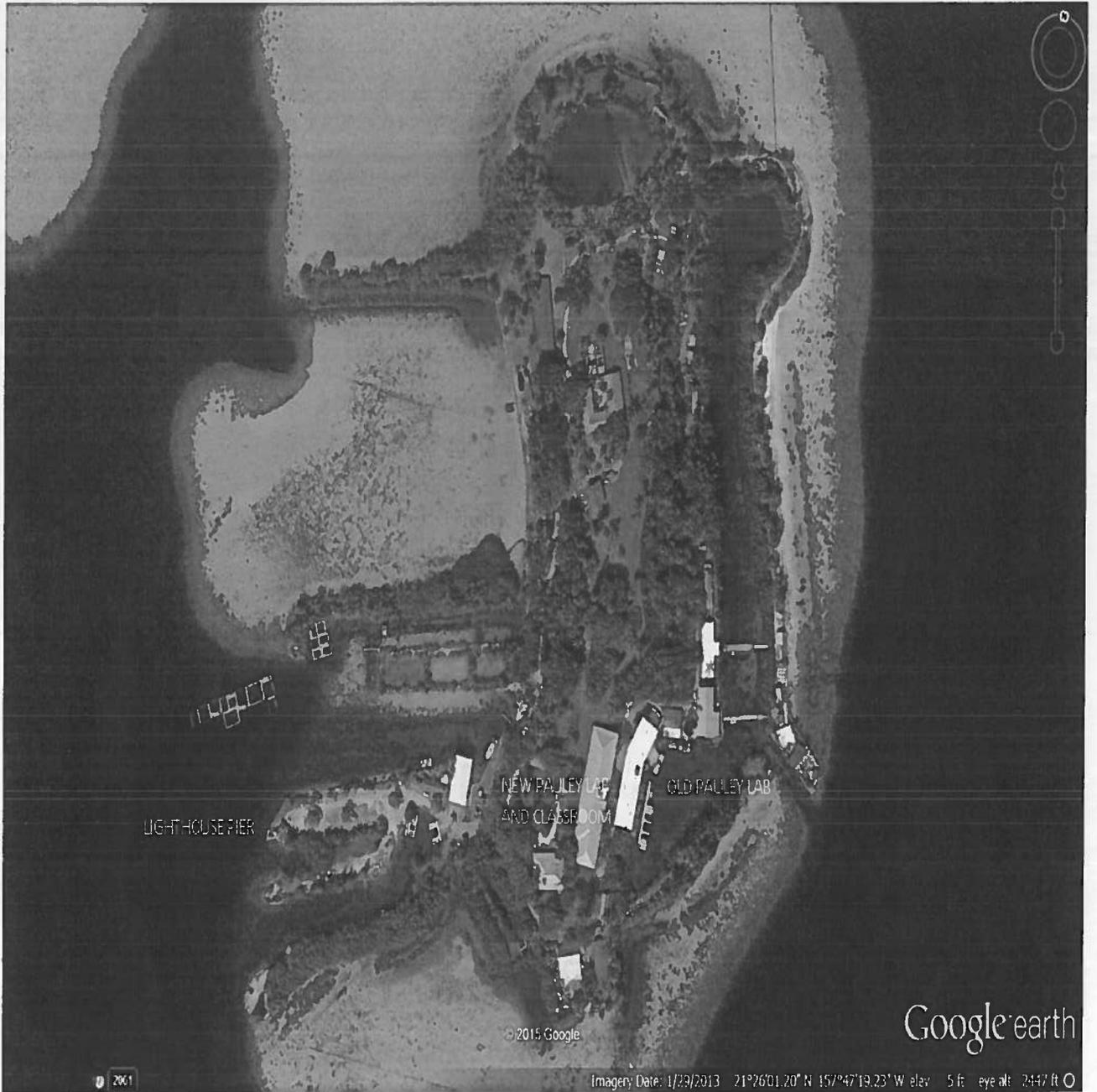
University of Hawai'i  
Professional Services Contract for Board of Regents Approval  
Pursuant to Board Policy 8-1(c)

Fiscal Year 2013-15

Project Number	Project Title & Description	For Information					FOR APPROVAL				
		Design/Consultant									
		Name	Contract Amount	Funding	Act/Year	MOF	Cost/Appropriation	Funding	Act/Year	MOF	
UHM 13-308	Coconut Island - Marine Laboratory Buildings 1&2, Interior Renovation and General Repairs	Mason Architects	821,000	Line-item	134/13	C	Seeking approval in case modification breaches \$1 million threshold	CRDM	122/14	C	
			162,802	CRDM	122/14	C					
<b>Totals</b>			<b>983,802</b>								

Means of Financing

C - General Obligation Bond Fund



LIGHTHOUSE PIER

NEW PAULEY LAB  
AND CLASSROOM

OLD PAULEY LAB

Google earth

© 2015 Google

Imagery Date: 1/23/2013 21°26'01.20" N 157°47'19.23" W elev: 5 ft eye alt: 2447 ft O

2001

**ATTACHMENT "A"**

**BACKGROUND and LINKAGE OF CURRENT PROJECTS  
at the  
HAWAII INSTITUTE OF MARINE BIOLOGY  
on  
COCONUT ISLAND**

**BACKGROUND and LINKAGE OF CURRENT PROJECTS**  
at the  
**HAWAII INSTITUTE OF MARINE BIOLOGY**

HIMB, on Coconut Island, is one of the top three marine science research institutes in the world. The approximately 85,000 gross sq ft of buildings on 28 acres of island surrounded by highly protected coral reefs is home to approximately 39 direct and affiliated researchers who produced \$4,059,274, \$4,627,506 and \$4,464,232 of research activity in fiscal years 2012, 2013 and 2014 respectively. It is located in Kaneohe Bay, just a quarter mile off of the Oahu coast. The major facilities were constructed between the 1930's and the 1990s. Many of the buildings are in need of repair, renovation or replacement. The harsh sun and constant exposure to the moist, salt laden air make a rigorous repair and maintenance regime more critical here than for buildings in milder climates.

The island was once the summer home of the Pauley family. In 1951, Edwin Pauley began what would become the family's long term support of research on the island by leasing approximately half of the island to the State "rent free". Ever since, the Pauley family has made generous donations to support construction of new laboratory buildings on the island. They even provided a donation to repurchase the private portion of the island in 1995 from owner, Katsuhiko Kawaguchi, who had acquired it from the Pauleys in 1987. Until the recent Shidler gift to the Business School, the Pauley generosity represented the largest single gift in the university's history. The Pauleys would like to see the University of Hawaii turn the island into a model of sustainability for Hawaii and the world. Getting the buildings and maintained and renovated will be a huge first step in that direction. The following outline describes several projects that are currently underway at HIMB.

1. HIMB Power Purchase Agreement (PPA)  
Design Costs: \$0.  
Construction Start: 2013  
Construction Completion: 2015 (3<sup>rd</sup> quarter)  
Estimated Total Project Cost: \$0.

This 250kW installation of photovoltaic arrays is the first PPA for UH. It will reduce the electricity bill from \$0.28/kWh to \$0.195/kWh for the portion of the total load ( about 18%) for the next 20 years. The PV is installed on the New Pauley Lab, the Old Pauley Lab and two other buildings on the site.

2. Coconut Island, Marine Laboratory Buildings 1&2 Interior Renovations (otherwise known as the Old Pauley Lab Building)  
Design Costs: \$983,802.  
CIP: \$821,000.  
CRDM: \$162,000.  
Estimated Construction Start: 2016 (3<sup>rd</sup> quarter)  
Estimated Construction Completion: 2018 (2<sup>nd</sup> quarter)  
Estimated Total Project Cost: Range \$12-\$14M

This project is described in this memo. It is requesting approval for both the design and the construction because it is funded in the supplemental budget year and the construction contract must be executed before June 30, 2016 in order for the funding not to lapse. The design contract is moving through the procurement process and the architects and engineers are being requested to accelerate the design process and have the design for the project completed in 6 months.

A CIP line item for \$6.4M was appropriated for design and construction. An additional \$7M will be added from the FY 16 CRDM budget to complete the construction.

3. Lilipuna Pier

Design Costs: \$338,000.

Estimated Construction Start: 2016 (3<sup>rd</sup> quarter)

Estimated Construction Completion: 2017 (3<sup>rd</sup> quarter)

Estimated Total Project Cost: \$5,160,000.

The Lilipuna Pier is a major launch point for the island and a connection for the existing sewer lines.

4. HIMB Utility Rehabilitation/Replacement

Design Costs: \$751,728.

Estimated Construction Start: 2016 (3<sup>rd</sup> quarter)

Estimated Construction Completion: 2017 (3<sup>rd</sup> quarter)

Estimated Total Project Cost: \$8,956,085.

Construction: \$5,160,000.

CM: \$1,279,440.

Contingency: \$1,279,440.

This successful completion of this project is only possible if the funds from another HIMB project for seawall, lighthouse and road repairs, are diverted to this project. Originally this Infrastructure project was funded through a legislative line item for \$3.5M. This figure substantially undershot the real project construction costs.

The Seawall, lighthouse and roadway repair work were funded by another legislative line item for \$5.7M. That project has been postponed, being evaluated as not as urgent, and the \$5.7M funding is being requested, via a reversion, reallocation memo to the Director of the Department of Budget and Finance and finally to the governor. Once approved, the \$5.7M can then be applied to the infrastructure project and the construction can commence.

5. Sea Wall, Lighthouse and Pier Repair

Estimated Construction Start: Funding dependent

Estimated Construction Completion:

Estimated Total Project Cost: \$8-9M.

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