MEMORANDUM

TO: Randolph G. Moore
   Chair, Board of Regents

VIA: David Lassner
     President

VIA: Jan Gouveia
     Vice President for Administration

FROM: Todd A. Kanja
      Director of Capital Projects

SUBJECT: Approval of a Construction Contract for the University of Hawai'i–West O'ahu Administration and Allied Health Facility (UHWO 13-828A)

SPECIFIC ACTION REQUESTED:

In accordance with Board of Regents' Policy Section 8.201, it is requested that the Board of Regents (BOR) authorize the University administration to enter into a construction contract for the University of Hawai'i–West O'ahu Administration and Allied Health Facility.

COST:

The total cost for the project is estimated to be $36,730,000. Programming, design and construction administration costs total $2,960,000 (previously approved by the BOR) and construction and other construction related costs total $33,770,000.

RECOMMENDED EFFECTIVE DATE:

Upon Board approval.

PURPOSE:

To authorize the University to execute a CIP construction contract for the development of a new facility at the University of Hawai'i–West O'ahu (UH West O'ahu).

BACKGROUND INFORMATION:

The Board of Regents' Policy Section 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.
SUBJECT: Recommend Approval of a Construction Contract for the University of Hawai'i—West O'ahu Administration and Allied Health Facility (UHWO 13-828A)

The total scope of the project includes the development of approximately 43,442 gross square feet. The project includes the development of classrooms, laboratories, offices, and other related spaces to support the Allied Health programs. Also included in the project scope are administration spaces for the campus Chancellor, Vice Chancellors for Academic Affairs and Administration and all their support staff. Other departments including the Business Office, Human Resources, Communications, and Engineering and Facilities will be housed in the building.

Allied Health Program

The new facility will house UH West O'ahu baccalaureate programs in various health care services, which are critical to the future of our State. The State is in dire need of well educated, competent health care administrators and other related medical professionals. Allied Health programs that will be developed include four-year degrees in physical, occupational, and speech therapy, respiratory care, long-term/geriatric care, medical technology, and hospital administration. UH West O'ahu is also collaborating with the University of Hawai'i at Hilo and Kapi'olani Community College on a nursing program.

Administration

The offices and functions that will be occupying the new Administration facility are currently located in offices spread across the campus including the Classroom building, Laboratory building, and the Library. The offices in the Classroom and Laboratory buildings need to be vacated so that additional faculty, instructors, and lecturers can be hired to meet UH West O'ahu's enrollment growth and curriculum demands. Areas in the Library, currently occupied by administrative staff, will be used for the Giugni Moving Archives (Ulu Ulu) program and for expanded student utilization. This will allow the Classroom and Laboratory buildings and the Library to accommodate their originally designated programs.

Attachment 1 is a site plan showing the proposed location of the UH West O'ahu Administration and Allied Health Facility.

Attachment 2 provides additional project information including estimated timeline (key milestones) and means of financing.

OPERATING COSTS:

The total recurring operating cost is estimated at $988,000 per year that will be financed by a combination of Tuition and Fees Special Funds ($838,000) and General Funds ($150,000). These costs include three additional buildings and grounds maintenance personnel (3 X $50,000 annually), utility costs ($331,000 annually), and the establishment of a repair and maintenance reserve account ($507,000 annually – 1.5% of construction costs).
SUBJECT: Recommend Approval of a Construction Contract for the University of Hawai‘i–West O‘ahu Administration and Allied Health Facility (UHWO 13-828A)

JUSTIFICATION FOR BOR MORATORIUM EXEMPTION:

The Board specifically exempted this project from its moratorium in the Resolution adopted on November 21, 2013.

ACTION RECOMMENDED:

It is recommended that the Board of Regents authorize the University administration to enter into a construction contract for the UH West O‘ahu Administration and Allied Health Facility.

Enclosures

c: Executive Administrator and Secretary of the Board Quinn
ATTACHMENT 2 – PROJECT INFORMATION

Type of Contract: Construction
Campus: University of Hawai‘i–West O‘ahu
Project Number: UHWO 13-828A
Project Title/Description: Administration and Allied Health Facility — Construction for New Facility
Estimated Construction Cost: $33,770,000
Estimated Bid Opening Date: April 2016
Consultant/Cost: KYA Design Group, Inc./$2,960,000

TIMELINE (KEY MILESTONES):
Design Complete: February 2016
Bid Opening: May 2016
Notice to Proceed: September 2016
Project Completion: April 2018

MEANS OF FINANCING:

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Total Available Funds: $36,730,000