

STATE OF HAWAII  
HAWAII COMMUNITY DEVELOPMENT AUTHORITY  
KAKAAKO MEETING  
Honolulu, Hawaii, 96813

June 3, 2020

Chairperson and Members  
Hawaii Community Development Authority  
State of Hawaii  
Honolulu, Hawaii

HCDA Board Members:

**SUBJECT:** Shall the Authority Authorize the Interim Executive Director to Expend an Additional \$33,800.66 for Repairs to the existing Fire Sprinkler System located in the five-story Kauhale Kakaako Parking Garage (containing 698 parking stalls), adjacent to the 29-story, residential condominium located at 860 Halekauwila Street, Honolulu, Hawaii 96813?

**SUMMARY:**

The fire protection system at the Kauhale Kakaako Parking Garage requires repairs to its fire sprinkler system in order to bring it back to satisfactory conditions.

**AUTHORITIES:**

At the August 3, 2016, General Meeting, the Board indicated it would like to review and approve all procurement requests over \$25,000.

**BACKGROUND:**

The HCDA entered into a five-year agreement for fire protection services at the Kauhale Kakaako Parking Garage with Johnson Controls Fire Protection LP on September 1, 2019 via Hawaii State Procurement Office Price List Procurement. The agreement covers annual testing and inspection services of the garage, including, fire sprinklers, fire alarm, portable fire extinguishers, emergency exit signage, and elevator pre-action system for \$1,633.51 per year. The agreement also includes an annual allowance of \$2,785.40 for additional maintenance requests or service calls. The agreement does not include the cost of any deficiencies or needed repairs that are identified during the annual testing.

Prior to this agreement, fire protection services were included in the scope of work for a contract procured by the Hawaii Housing Finance Development Corporation (HHFDC) that also covered services in the residential tower. However, under the Master garage lease with HHFDC, as amended on March 27, 2018, fire protection services are HCDA's responsibility.

On October 17, 2019, the Contractor completed their inspection of the garage fire alarm, elevator pre-action, exit signs, portable fire extinguishers and sprinkler system, including a wet sprinkler test. The inspection revealed a significant number of deficiencies to the sprinkler system. Repairs to restore the site system back to satisfactory conditions are as follows:

1. Replace rusted out piping, "T" fittings and upright sprinkler heads, replacing alarm valve, water motor gong, pressure switch, and adding pressure switch back into the system;
2. Fire Department Connection leaking from coupling. Siamese sprinkler connection needs to be replaced;
3. Replace 4<sup>th</sup> floor control valve that is not reporting to fire alarm control panel (FACP);
4. Add signage to identify all control valves, all test and drain valves, and all auxiliary drains; and
5. Replace outdated 0-300 psi water pressure gauges dated 2013. Gauges shall be replaced or recalibrated every five (5) years.

The total cost for repairs to the sprinkler system is \$28,800.66 as itemized on the attached proposal dated January 28, 2020. These costs do NOT include the replacement of corroded pipes and fittings throughout the garage. The HCDA will work with the Contractor on an action plan to replace the pipes and fittings over time and will seek Authority approval for additional funds for this expenditure in the future, unless an emergency repair is required sooner.

#### **ANALYSIS:**

The cost for completing repairs to the sprinkler system is \$28,800.66. HCDA would like to add on an additional \$5,000.00 to cover costs for any additional unforeseen issues or complications that may arise once the Contractor begins the repairs, for a total requested amount of \$33,800.66.

As Johnson Controls Fire Protection LP is HCDA's current fire protection services vendor, HCDA believes it is not practicable or advantageous to procure another vendor to make the necessary repairs.

The HCDA will be utilizing an exemption from the Hawaii Revised Statutes (HRS) Chapter 103D, pursuant to Hawaii Administrative Rules (HAR) §3-120-4(b), which states that certain goods and services are exempt from Chapter 103D, HRS, because although such goods and services may be available from multiple sources, their procurement by competitive means would be either not practicable or not advantageous to the State. Exemption #12 specifically applies to the procurement of repair services where dismantling is required to assess the extent of repairs.

Since assuming management responsibilities at the Kauhale Kakaako Parking Garage in January 2019, Diamond Parking Services (HCDA's current parking management vendor), has increased HCDA's total net income for calendar year 2019 by 88% compared to the total net income for 2018, and 104% over the total three-year average net income under the management of HCDA's former parking vendor (District Parking). In addition, in January 2020, parking rates at the Kauhale Kakaako Parking Garage increased for the first time since October 2016, which is expected to further increase revenue returns. HCDA will likely continue to see an increase in

profit, despite making these necessary expenditures to repair the fire protection systems so they are in safe working order to protect the public.

**RECOMMENDATION:**

Pursuant to (HAR) §3-120-4(b), HCDA staff recommends that the Authority:

Authorize the Interim Executive Director to Expend an Additional \$33,800.66 for Repairs to the existing Fire Sprinkler System located in the five-story Kauhale Kakaako Parking Garage (containing 698 parking stalls), adjacent to the 29-story, residential condominium located at 860 Halekauwila Street, Honolulu, Hawaii 96813.

Respectfully submitted,



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Lindsey Doi, Asset Manager

APPROVED FOR SUBMITTAL:



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Garrett Kamemoto, Interim Executive Director

Attachment

Exhibit A - Proposal for Fire Sprinkler Repairs Dated January 28, 2020



Date: 1/28/2020

**RE: State of Hawaii #18-08 NASPO VALUEPOINT DEFICIENCY QUOTE**

Purchasing Authority Contact

Service Location

Bill To:  
Contact Name: Charlyn Ontai  
Phone #: 808-594-0305  
Email Address: [charlyn.jk.ontai@hawaii.gov](mailto:charlyn.jk.ontai@hawaii.gov)  
Street Address:  
City, State, Zip:

Ship To: Kauhale Kakaako Parking Garage  
Street Address: 860 Halekauwila Street  
City, State, Zip: Honolulu, HI 96813  
Contact Name: Charlyn Ontai  
Inspection SR #: 45826934  
Work Order #:  
Internal Contract #:

Dear State of Hawaii #18-08 Customer:

A Johnson Controls Fire Protection technician performed an inspection of your Life Safety System on  
Upon completion of this inspection, the following Deficiencies were identified:

**SEE ATTACHED REPORT FOR SCOPE OF WORK**

Repair of these deficiencies is important to the proper operationm of your life-safety system.

The attached quote is furnished under the Johson Controls Fire Protection State of HI contract #18-08 and it identifies parts/materials and/or labor for services work to be performed by Johnson Controls Fire Protection.

To approve this quote, please sign, scan and email your approval to [tracey.tagovailoa@jci.com](mailto:tracey.tagovailoa@jci.com)  
Upon your approval, our local office will contact you within 10 business days to schedule the service.

If you have any questions, I can be reached at 808-543-6188. We appreciate your business and look forward to working with you to address these issues.

Respectfully,

Local Branch #: 499  
Address: 550 Paiea Street Suite 210, Honolulu, HI 96819  
Telephone: 808-543-6188  
Sales Rep: Tracey Tagovailoa

<b>TO</b>	<b>FROM:</b>
Company Name: Johnson Controls Fire Protection	Company Name: Kauhale Kakaako Parking Garage
Contact: Tracey Tagovailoa	Contact: Charlyn Ontai
Phone #: 808-543-6188	Phone #: 808-594-0305
Email Address: <a href="mailto:tracey.tagovailoa@jci.com">tracey.tagovailoa@jci.com</a>	Email Address: <a href="mailto:charlyn.jk.ontai@hawaii.gov">charlyn.jk.ontai@hawaii.gov</a>

**State of Hawaii #18-08 General Service Quote - Time and Material Only**

<b>SCOPE OF WORK:</b>	
<b>SEE ATTACHED REPORT FOR SCOPE OF WORK</b>	
<b>TIME &amp; MATERIALS:</b>	5      \$    199.50    \$            997.50
Estimated labor hours                      at rate of \$133.00 per hr	8      \$    133.00    \$            1,064.00
<i>(Labor to be performed during normal business hours only, unless otherwise specified)</i>	<b>\$            2,061.50</b>
<b>ESTIMATED PARTS/MATERIALS: Cost Plus as follows:</b>	
Sprinkler: Cost + 25%	
All other Parts: Cost + 30%	<b>\$            7,101.90</b>
Subcontractor (if required)	<b>\$            18,487.00</b>
Permits / Fees	<b>\$                    -</b>
Additional testing (i.e.: Certification test by AHJ)	
	<b>\$                    -</b>
Total estimated price for labor & materials for above scope	<b>SUB TOTAL                      \$            27,650.40</b>
<i>(Billing will depict actual labor, materials used, and tax)</i>	Hawaii Tax 4.16%                      \$            1,150.26
	<b>TOTAL                                \$            28,800.66</b>
Summary reason for repair:	

**PLEASE NOTE:** The information provided to you is privileged and confidential and is submitted as contractor bid or proposal information. Accordingly, disclosure of this information to any non-Government source is prohibited. This information cannot be used to solicit other quotes, estimates, proposals or offers from other sources. Quotation valid for 30 days from date of quote.

*By means of my signature I certify that I have authorization to order this work via the specified State of Hawaii NASPO ValuePoint contract and authorize the completion of the above-mentioned work to be performed by Johnson Controls Fire Protection. I am fully authorized to approve this quote and to approve payment.*

**APPROVED BY**

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Signature / Date Print Name

**PO #**

(NOTE: State of HI / NASPO ValuePoint Contract # must be on PO. If PO# is the same as existing PO# on file we will need a Modification showing the addition of these charges)

*By means of my signature I hereby decline to have the above-mentioned work performed by Johnson Controls Fire Protection. I am fully authorized to make this decision on behalf of the above referenced ordering activity.*

**DECLINED BY**

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Signature / Date Print Name

**State of Hawaii #18-08**

**MATERIAL LIST for Time and Material only.**

**Material Markup:**

**Sprinkler: Cost Plus 25%**

**All other Products: Cost Plus 30%**

DESCRIPTION	QTY	PRICE	TOTAL
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
<b>TOTAL MATERIAL COST (PRE-TAX)</b>			<b>\$ -</b>

## **Kauhale Kakaako Parking Garage Sprinkler Inspection Deficiencies January 2020**

### Scope of work:

1. Replace (3) 1in Control Valves for Top of Shaft, Elevator Machine Room, & Elevator Pit.
2. Replace (2) 1in Solenoid Valves (1) Top of Shaft and (1) Elevator Machine Room.
3. Replace Sprinkler heads for (2) Top of Shaft, (1) Elevator Machine Room, & (2) Elevator Pit.
4. Provide and install signage for floors (1-5): Control Valve, Test & Drain, and
5. Auxiliary Drains.
6. Replace (5) (0-300psi) gauges on floors 1st through 5th floor.
7. Drain down 4in main garage riser, modify 4in pipe, and replace 4th floor Butterfly valve.
8. Replace 4in Siamese FDC header (with double check).
9. Modify 4in Galvanized pipe for new Alarm check valve take-off.
10. Replace 4in Alarm Check, trim, retard chamber, water motor gong, and pressure switch.

### Notes:

1. Customer to coordinate Elevator shaft work with Elevator Company.
2. Elevator fire sprinkler work will require Elevator Tech to provide shaft access and standby until work is complete.
3. Elevator Contractor fees is not included in cost.
4. Replacement of corroded pipe and fittings, per deficiency notes, on various floors is not included in this cost. As-Built drawing for Parking Garage markup will be requested and work priced separately.
5. Testing of newly installed devices is priced to be done on day of installation between the hours of (7:00am - 3:30pm).
6. JCI Fire Alarm Tech will disable/re-enable system daily and tie in any mechanical switches replaced back into system.
7. Work shall occur during normal working hours (7:00am - 3:30pm).
8. Fire Sprinkler includes Black Steel pipe.
9. Separation of the existing fire sprinkler systems from neighboring tenants is not included.
10. Removal and relocation of the existing fire sprinkler mains and branch lines are not included.
11. Retest of deficiencies repairs is included
12. Any water leaks on the existing fire sprinkler system shall be repaired on a Time and Material basis.
13. Concrete scanning and coring is not included. (by others)
14. All Board of Water Supply Fees and Charges are not included
15. Sewer Assessment Cost is not included