**Proposal for a Campus Amphitheater**

Leo A. Daly, the architectural firm that drew the original concept designs for the Library Learning Commons, incorporated in its plans an amphitheater between the proposed library and existing Imaginarium. This proposed amphitheater, which was to be located in the existing swale between the LLC and Hale Hōkūlani, was also inserted in Architects Hawaii’s initial sketches of the new library but eventually eliminated.

The proposed amphitheater incorporates a space for learning and teaching, safety, beautification and functionality all in one renovation project. The amphitheater is designed to be an outdoor learning space to:

- provide passersby with a leisure seating area for studying and socializing
- provide the college with an open-air venue for outdoor lectures, such as evening stargazing lectures and constellation storytelling, daytime poetry reading and impromptu acting
- visually connect the library and Imaginarium with an attractive transition in lawn space
- reduce the swale’s steep slope that presents a safety hazard to pedestrians
- redesign the existing swale on the Kailua side of the Imaginarium to be commensurate with the reduced need for drainage as a result of the completion of Hale Pālanakila in the once open space above Hale Hōkūlani

The seating area might look like the stone/grassy steps outside the First Hawaiian Center on Bishop Street (see photo). Riser heights should be between 16-18 inches. ADA concerns can be addressed with the follow-up drawings of the amphitheater.

The existing swale could be contoured with landfill from other construction projects to the specs as shown on the Leo A. Daly conceptual drawings (see following pages). It would continue to function as a drainage area.

Funding for this project might be solicited through the UHCC renovation R&M allocation, through the UH Foundation or simultaneously through both sources.
LEARNING RESOURCE CENTER

PROJECT DEVELOPMENT REPORT
VOLUME I: PLANNING & CONCEPT DEVELOPMENT

PROJECT NO. CC-02-6188
APRIL 2004

LEO A DALY
1357 KAPIOLANI BOULEVARD
HONOLULU, HAWAII 96814
IV. PRELIMINARY ENGINEERING DESIGN CRITERIA

A. Introduction

The preliminary engineering design criteria is intended to integrate site and utility systems improvements on a conceptual basis. Similarly, design criteria is introduced for structural, landscape, mechanical and electrical engineering to supplement the proposed architectural design concept for the Learning Resource Center.

B. Summary Of Existing Site Conditions And Utilities

1. Overview

This section covers civil engineering criteria related to parking, circulation, handicap accessibility, site grading, water service, sewer service, and storm drainage. The sustainable attributes for the civil engineering are described under Section V.

a. Parking: (4) handicap spaces and (75) regular spaces are provided plus (18) relocated handicapped parking spaces.

b. Circulation: Access to parking is provided from the Banyan Drive loop road system. The fire access is provided from the vehicular access south of the Humanities Building, the west portion of Ilima Way (reconfigured), and the east portion of Ilima Way (reconfigured).

c. Accessibility: Handicap accessibility is provided from the parking to the building. An accessible route is also provided to the front of the building for drop off and entrance into the building via the fire access area to the southeast. Accessible routes from the green mall area walkway system are also provided.

d. Site Grading: The First Floor of the Learning Resource Center is approximately at elevation 228; the Second Floor at elevation 242. The grading will provide for access from the west at the Second Floor and from the east at the First Floor. The grading around the building will be adjusted to meet the aforementioned criteria and accommodate handicap access to both entry points as well as the entrance to the north. The north portion of the site is stepped to provide amphitheater seating to create a public area that would be contiguous with the Planetarium and the Arts/Humanities Building.

e. Geotechnical Survey: To be furnished by the owner.
covered walkway from the vehicle dropoff area to the north of Hale Hokulani to Hale 'Imiloa.

3) See Figure IV-2.

3. Site Grading

a. Existing Grading:

The existing grading of the western portion of the proposed Learning Resource Center slopes from a high point near the Hale La'akea building at the elevation of approximately 250 to the Existing Hale Manaleo building elevation of approximately 236. The existing grading continues to slope downward from the Hale Manaleo to both the Hale Mana'opono and the Science Facility (Hale 'Imiloa) at approximately 220. The site also slopes down to the Hale Hokulani elevation of approximately 226.

b. Proposed Grading:

The proposed first floor of The Learning Resource Center is at approximately 228. The second floor elevation is at approximately elevation 242. The western face of the building would have the exterior grade at approximately 241. This would facilitate the removal of ground water from the area around the building. This configuration would reduce the potential adverse effects of water against the west wall of the lowest floor. The grading of the southeastern side of the facility needs to accommodate the pedestrian walkway as well as the banyan tree root structure. Due to the extensive change in grade, the handicap accessibility will need to be handled in the eastern, western and northern portions of the facility.

The northwestern portion of the site has been configured to accommodate an outdoor seating area/amphitheater between The Learning Resource Center and the Planetarium (Hale Hokulani). The stepped seating area permits the transition from the grade of the north entrance to The Learning Resource Center at approximately elevation 228 to the grade southeast outside of the Planetarium (Hale Hokulani) at approximately elevation 224.

4. Geotechnical Survey

A geotechnical survey of the site is typically furnished by the Owner and is required to define the subsurface conditions associated with The Learning Resource Center. The structural engineer should be consulted.
VI. IMPLEMENTATION AND PROBABILE COST OF CONSTRUCTION

The proposed implementation plan and the probable cost of construction for The Learning Resource Center comprises three (3) components, i.e., The Learning Resource Center, Banyan Drive (Loop Road) Improvements and the Hazardous Pipe Removal and Remediation. The following timeframe represents the projected design and construction schedule and assumes that these components will be implemented in parallel.

A. Projected Schedule for Planning Purposes

1. Design Phase 10 – 14 months
   (Schematic Completion)
   (Design Development)
   (Construction Documents)
2. Building Permit Allow 3 – 4 months
3. Bid Period/Negotiations/Award 3 – 4 months
4. Construction Phase + Fit Out 20 – 24 months
5. Close Out Allow 3 – 4 months

B. The Statement of Probable Construction Cost is conceptually summarized in Exhibit VI.1 for The Learning Resource Center and related work and assumes a 5 percent escalation beginning January 2005.

<table>
<thead>
<tr>
<th>EXHIBIT VI.1: STATEMENT OF PROBABILE CONSTRUCTION COST</th>
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<tbody>
<tr>
<td>THE LEARNING RESOURCE CENTER</td>
</tr>
<tr>
<td>1 Site Costs</td>
</tr>
<tr>
<td>Parking Spaces</td>
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<tr>
<td>(80) Library and Learning Center parking spaces @ $2800</td>
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<tr>
<td>(18) Ilima Way relocated parking spaces @ $2800</td>
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<tr>
<td>Utilities, utility relocation, site lighting</td>
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<tr>
<td>Landscaping, walks &amp; plazas</td>
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<tr>
<td>Retaining walls</td>
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<tr>
<td><strong>Amphitheater</strong></td>
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<td>Service and Fire Drives</td>
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<tr>
<td>Demolition of Hale Manaleo</td>
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<tr>
<td><strong>Subtotal</strong></td>
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<tr>
<td>2 Building Construction Cost</td>
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<tr>
<td>81,793 GSF &amp; 2000 GSF of canopy overhang @ $300 / GSF</td>
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<tr>
<td>3 Furniture and Equipment</td>
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<tr>
<td>10% of Item 2</td>
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<tr>
<td>4 Computers / Technology</td>
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<tr>
<td>7.5% of Item 2</td>
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