

## REQUEST FOR ACTION

<b>To</b>	The Collection Board of Directors			
<b>Subject</b>	The Tower Garage 2 <sup>nd</sup> Floor Door and Midrise Mezzanine Garage Door			
<b>Preparer</b>	Al Guzman, GM			
<b>Date</b>	11/30/17	<b>For Board</b>	x	<b>Action</b>
				<b>Info</b>

### EXECUTIVE SUMMARY

2 Garage Doors at The Collection are atypical when compared to garage doors entering the Tower Lobbies on floors 3-6.

- The Tower 2<sup>nd</sup> Floor Garage Door doesn't lock, have a fob reader, fire rated glass window and automatic door operator.
- The Midrise Mezzanine Garage Door locks, a fob reader, but does not have a fire rated glass window and automatic door operator.

3 options were considered to remedy and/or increase safety and security on these doors.

- 1<sup>st</sup> option was to install all hardware, automatic door operators, fob readers and locks so that both Tower 2<sup>nd</sup> Floor and Midrise Mezzanine Doors were identical or similar to the other Garage Doors in the Tower, floors 3 – 6. This would be the Associations cost.
- 2<sup>nd</sup> option was to have A & B install a fob reader and lock for the Tower 2<sup>nd</sup> Floor Garage Door Only; as the Midrise Mezzanine Garage Door locks and has as an existing Fob Reader.
- 3<sup>rd</sup> option was to have A & B at their cost, install fob reader and lock on the Tower 2<sup>nd</sup> Floor Garage Door Only and have fire rated windows installed for both doors at the Association's cost.

### RECOMMENDATION

It is recommended that option 3 below be selected.

	Option	Location	Cost	Comments
1	Install Automatic Door Assist for both Tower and Mezzanine, Fob Reader and Lock (Tower Only) and Fire Rated Windows (Tower and Mezzanine)	Tower 2nd Fl Garage and Lofts Mezzanine Garage Door	\$21,631	Association pays for.

2	Install Fob Reader and Lock (Tower Only)	Tower 2nd Fl	\$0	A & B to pay for. Lofts Mezzanine has existing Fob Reader and Lock.
3	Install Fob Reader and Lock (Tower Only) and Fire Rated Windows (Tower and Mezzanine)	Tower 2nd Floor Garage and Lofts Mezzanine Door	\$1,909	A & B to pay for Fob Reader and Lock for Tower. Association pays for Fire Rated Window install for Tower and Mezzanine. Lofts Mezzanine has existing Fob Reader and Lock.

**RATIONALE**

Option 3 will increase security at the Tower 2<sup>nd</sup> Floor Garage Door by preventing unauthorized people from entering and increase safety by installing windows so users can see people exiting / entering.

Exhibits (If applicable)	Index	Title
		Exhibit A (Quotes for Options 1 & 3)

**FOR BOARD USE ONLY**

**CERTIFICATE OF BOARD ACTION**

x	Approved	Declined	Noted	Returned	Deferred	Withdrawn
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**Stipulations**

Tower Garage 2nd Floor Door - Approved to install the door window and FOB reader.

Midrise Mezzanine Garage Door - No action taken but it was noted that the Midrise does have the option, and monies budgeted, to install an electric assist door.

**Coordinating Instructions**

**Distribution Instructions**

**Recording  
Secretary**

Howard Kam

**Action  
Date**

11/30/17

**RFA  
No.**

42-2017

# EXHIBIT A



M Watanabe Electrical Contractor, Inc  
94-334 Ukee Street, Bay #1  
Waipahu, HI 96797  
Phone: (808) 671-6751 Fax: (808) 677-5625

June 15, 2017

Attn: Al Guzman – The Collection

**The Collection Towers – Misc. Card Reader Work:** We will supply and install all materials, labor, and equipment as per drawings, specifications, and addenda 0 to 0 inclusive for the total amount of:

**BREAKDOWN:**

**ELECTRICAL WORK: \$4,200.00**

**CARD READER WORK: \$2,400.00**

**ELECTRICAL BASE BID TOTAL: \$6,600.00**

**General Conditions**

- 1) The Electrical contractor shall not be held liable for errors or omissions in the designs of others, nor inadequacies of materials and equipment specified or supplied by others.
- 2) Equipment and materials supplied by the Electrical contractor are warranted only to the extent that the same are warranted by the manufacturer.
- 3) The Electrical contractor shall not be liable for indirect loss or damage.
- 4) Unless included in this proposal, all bonding and/or special insurance requirements are supplied at additional cost.
- 5) If a formal contract is required, its' conditions must not deviate from this proposal without our prior approval.
- 6) Anything (verbal or written) expressed or implied elsewhere, which is contrary to these conditions shall be null and void.
- 7) Work hours based on M-F 7:00AM – 3:30PM
- 8) Electrical work is bid off the electrical drawings only. Any discrepancy between the electrical drawings versus the architectural, mechanical, plumbing, structural, fire sprinkler, food service will be accessed as a change order.

**Bid Includes:**

- **Electrical/Low Voltage work for new Card Reader System for Door 201 (Tower), Door MM01 (Lofts) per CCSI drawings dated 6/14/2017**
- **Tower Door 201**
  - o Provide 120V power for door, conduit/assemblies for card reader to door hinge (From existing 120/208V panel at telecom panel on 2<sup>nd</sup> level), conduit back to telecom backboard room 202. Provide LV wiring to door hinge. Wiring from hinge to door lock/strike by others.
  - o Relocation of Existing Card Reader from Telecom Room to New Door #201, Reconfigure and Test ACS for Door #201.
- **Lofts Door MM01**
  - o Provide 120V power for door operator (From 1<sup>st</sup> Floor existing 120/208V Panel), hook up electrical connection for new door hardware.
  - o Integration of Existing Card reader to new door operator (device by others).
  - o Program and Test Existing Card Reader operation with New Door Operator (Device by others) with new Wireless door push button (device by others).
- All New Work to be surface mounted
- Price is good for 30 Days

**Bid does NOT Include:**

- Concrete Work, Painting/patching of Finished Surfaces
- Wiring between electric door hinge to electric lock/strike, installation of door/door hardware (To be done by IPD)
- Furnishing of Electric Door Hinges, Electric Door Lock, Push Button (Furnished by IPD)
- Permits, Utility Fees, Fire Marshall/Permit Fees, Bonding

Respectfully

Accepted by

\_\_\_\_\_  
M. Watanabe Electrical Contractor  
License #C-6797

\_\_\_\_\_  
Client

Island Pacific Distributors, Inc.  
 500 Alakawa Street #114  
 Honolulu, HI 96817-4576  
 PHONE: (808)955-1126 FAX: (808)946-6480

\*\* CHANGE PROPOSAL \*\*  
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08/03/2017  
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Quote#: 233381

SOLD TO:  
 THE COLLECTION  
 600 ALA MOANA BLVD.  
 HONOLULU, HI 96813

SHIP TO:  
 c/o COLLECTION AT  
 600 ALA MOANA

SHIP VIA: WILL CALL

PROJECT NAME: THE COLLECTION  
 IPD CHANGE PROPOSAL#: C5683.106  
 CONTRACTORS REF#: 2ND FL ELEV. LD ARCHITECT REF#:

QTY	DESCRIPTION	PRODUCT CODE NO.	MFG	UNIT PRICE	EXT PRICE
		DR. 201 ADD VISION LITE AND ELEC. HDWE			
1.0 EA	AUTO DOOR OPERATOR	ED250 SINGLE PULL SIDE MOUNT	DOR		
1.0 EA	WALL SWITCH	4 X 4 - 3	WIK		
1.0 EA	VISION LITE	LOPRO 6" X 27" CB, GALV	ANE		
1.0 EA	ELECTRICAL HINGE	CC4-TA2314 4.5 X 4.5 US26D	MCK		
1.0 EA	DOOR POSITION SWITCH	3287	SAR		
1.0 EA	RIM EXIT DEVICE	12-56-8813 ETB US32D	SAR		
1.0 EA	LABOR	CUT IN VISION LITE AND PREP ELEC. HDWE	IPD		
1.0 EA	LUMP SUM	LUMP SUM PRICE FOR THE ABOVE MATERIALS AND DOOR PREP, INCLUDES REMOVAL AND RE INSTALL OF DOOR.	LUM	7,845.00	7,845.00

ALL ELECTRICAL WIRING BY OTHERS.

By: \_\_\_\_\_  
 GARRY COMBS

SPECIAL INSTRUCTIONS:

SALES AMOUNT	7,845.00
MISC. CHARGES	0.00
FREIGHT	0.00
4.712% SALES TAX	369.66
TOTAL	8,214.66

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

P.O.# \_\_\_\_\_ Date: \_\_\_\_\_

DO NOT PAY FROM THIS QUOTE!  
 THIS IS NOT AN INVOICE!  
 QUOTE IS GOOD FOR A PERIOD OF 30 DAYS.

Island Pacific Distributors, Inc.  
 500 Alakawa Street #114  
 Honolulu, HI 96817-4576  
 PHONE: (808)955-1126 FAX: (808)946-6480

\*\* CHANGE PROPOSAL \*\*  
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08/03/2017  
 Page 1

Quote#: 233806

SOLD TO:  
 THE COLLECTION  
 600 ALA MOANA BLVD.  
 HONOLULU, HI 96813

SHIP TO:  
 c/o COLLECTION AT  
 600 ALA MOANA

SHIP VIA: WILL CALL

ANDREW HOLT

PROJECT NAME: THE COLLECTION  
 IPD CHANGE PROPOSAL#: C5683.110  
 CONTRACTORS REF#:

ARCHITECT REF#:

QTY	DESCRIPTION	PRODUCT CODE NO.	MFG	UNIT PRICE	EXT PRICE
*SECTION 087100 - DOOR HARDWARE					
ADD AUTO DOOR OPERATOR TO DR. MM01A					
1.0 EA	AUTO DOOR OPERATOR	SW200I SINGLE ALUMINUM	BSM	2,645.00	2,645.00
1.0 EA	ELECTRIC STRIKE	1006-12/24DC-630	HAN	401.17	401.17
1.0 EA	WALL SWITCH	4 X 4-3	WIK	105.00	105.00
1.0 EA	WIRELESS TRANSMITTER	SWIRAN433	WIK	85.00	85.00
1.0 EA	RECEIVER	RECEIVER433	WIK	98.00	98.00
1.0 EA	VISION LITE	LOPRO 6" X 27" CB, GALV	ANE	62.68	62.68
1.0 EA	LABOR	LABOR TO INSTALL DOOR OPERATOR & INSTALL IPD VISION LITE, INCLUDES REMOVAL AND RE-INSTALL OF DOOR ELECTRICAL POWER AND WIRING BY OTHERS		2,400.00	2,400.00

By: \_\_\_\_\_  
 GARRY COMBS

SPECIAL INSTRUCTIONS:

SALES AMOUNT	5,796.85
MISC. CHARGES	0.00
FREIGHT	0.00
4.712% SALES TAX	273.15
TOTAL	6,070.00

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

P.O.# \_\_\_\_\_ Date: \_\_\_\_\_

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500 Alakawa Street #114  
Honolulu, HI 96817-4576  
PHONE: (808)955-1126 FAX: (808)946-6480

\*\* CHANGE PROPOSAL \*\*  
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11/09/2017  
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Quote#: 238238

SOLD TO:  
THE COLLECTION  
600 ALA MOANA BLVD.  
HONOLULU, HI 96813

SHIP TO:  
THE COLLECTION  
600 ALA MOANA BLVD.  
HONOLULU, HI 96813

SHIP VIA: WILL CALL

PROJECT NAME: THE COLLECTION  
IPD CHANGE PROPOSAL#: C5683.124  
CONTRACTORS REF#:

ARCHITECT REF#:

QTY	DESCRIPTION	PRODUCT CODE NO.	MFG	UNIT PRICE	EXT PRICE
		INSTALL VISON WINDOW IN DOOR			
1.0 EA	VISION LITE	LOPRO 6" X 27" CB, GALV	ANE	81.40	81.40
1.0 EA	GLASS	GLASS	IPD	80.00	80.00
6.0 EA	LABOR	LABOR TO INSTALL	IPD	125.00	750.00

By: \_\_\_\_\_  
GARRY COMBS

SPECIAL INSTRUCTIONS:

SALES AMOUNT	911.40
MISC. CHARGES	0.00
FREIGHT	0.00
4.712% SALES TAX	42.95
TOTAL	954.35

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

P.O.# \_\_\_\_\_ Date: \_\_\_\_\_

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Island Pacific Distributors, Inc.  
 500 Alakawa Street #114  
 Honolulu, HI 96817-4576  
 PHONE: (808)955-1126 FAX: (808)946-6480

\*\* CHANGE PROPOSAL \*\*  
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11/15/2017  
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Quote#: 238347

SOLD TO:  
 THE COLLECTION  
 600 ALA MOANA BLVD.  
 HONOLULU, HI 96813

SHIP TO:  
 c/o COLLECTION AT  
 600 ALA MOANA

SHIP VIA: WILL CALL

PROJECT NAME: THE COLLECTION  
 IPD CHANGE PROPOSAL#: C5683.125  
 CONTRACTORS REF#:

ARCHITECT REF#:

QTY	DESCRIPTION	PRODUCT CODE NO.	MFG	UNIT PRICE	EXT PRICE
		DR. 201 INSTALL VISION WINDOW			
1.0 EA	VISION LITE	LOPRO 6" X 27" CB, GALV	ANE	81.40	81.40
1.0 EA	GLASS	GLASS	IPD	80.00	80.00
6.0 EA	LABOR	LABOR TO INSTALL	IPD	125.00	750.00

By: \_\_\_\_\_  
 GARRY COMBS

SPECIAL INSTRUCTIONS:

SALES AMOUNT	911.40
MISC. CHARGES	0.00
FREIGHT	0.00
4.712% SALES TAX	42.95
TOTAL	954.35

Accepted By: \_\_\_\_\_

Title: \_\_\_\_\_

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P.O.# \_\_\_\_\_ Date: \_\_\_\_\_