



Allison - Ide  
Structural Engineers LLC

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PLS ADJUST  
INVOICE TO  
NEW  
FEE SCHEDULE

February 8, 2018

Attention: Johnson Fang  
USA Realty Construction Group  
1441 Kapiolani Blvd, Suite 1700  
Honolulu, HI 96814

Subject: **Hawaii Ocean Plaza Basement Removal  
Fee Proposal Addendum 1**

ENTERED

1800-00

Dear Johnson,

As of early this January we receive your information regarding the suspension of the underground basement on this building. Up to that moment we were preparing a foundation set of drawings and as you were aware we were well advance into the design of the entire building which is defined by the vertical elements, walls and columns and the lateral load resisting system, shear walls.

This past Monday we received the revised building architectural drawings with your approval. We have already started to work on the new design and coordinating with FSC architects. The revised drawings layout affects the already previous engineered structure lateral loads resisting system and they will have to be re-engineered. Elevators have shifted locations and a more significant modification is the roof level coupling wall. Other modification to the previously engineered structure are the bearing wall at grid-line "A" that will be replaced with new columns support. The entry ramp to 2<sup>nd</sup> level will require new added columns. A new structural steel canopy framing will be configured to cover the ground level atrium at grids line "1" and "10". The more obvious modification to our existing design is to prepare a new design foundation system.

Most of the already designed high-rise columns and structural configure hotel and condominium floors system will remain without modifications. The only exception is for one column that has moved location.

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Suite 1670  
Honolulu Hawaii 96813  
Phone: (808) 536-2108  
Fax: (808) 521-3000

**Addendum 1 fees:**

Our fee to redesign and re-engineer the main lateral load resisting shear walls, a new foundation system and all of the engineering adjustments noted above shall be \$60,000

The new Design Fee Schedule for the July 18, 2018 fee proposal shall be modified as follows:

**Modified proposal Fee Schedule July 18, 2018 including February 8, 2019 addendum 1:**

<b>Schematic Design</b>	<b>\$ 180,000</b>
<b>Addendum 1</b>	<b>\$ 60,000</b>
<b>Design Development</b>	<b>\$ 100,000</b>
<b>Construction Documents</b>	<b><u>\$ 210,000</u></b>

**Total Revised design Fee: \$ 550,000**

All other terms and conditions noted on the July 18, 2018 signed fee proposal shall apply including the foundation only permit as requested by client to incur additional fee of \$20,000.

Sincerely,  
**Allison-Ide**  
**Structural Engineers LLC**

John S. Allison, S.E.  
President

**APPROVED & ACCEPTED BY:**

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

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

Date: \_\_\_\_\_



Allison - Ide  
Structural Engineers LLC

November 25, 2019

Attention: Johnson Fang  
USA Realty Construction Group  
1362, 1370, 1374 Kapiolani Boulevard  
Honolulu, HI 96814

ENTERED

**Subject: Hawaii Ocean Plaza Basement Removal and building modifications  
Approved DPP and Minor MOD**

### **Fee Proposal Addendum 2**

Dear Johnson,

This past November 3, 2019 we received architectural drawings by FSC architects regarding the modifications created by the removal of the 3 story basement with the approve DPP Minor MOD.

Per our conversation with Kenenth Wang the following notes show the implications to the structure we had already analyzed and partially drawn early this year. There may also be other changes that are not ready apparent to us, however there are all inclusive in this addendum. See also attached PDF's.

- There is a change in the grid dimensions between grids A to B and B to C (see sheet S101). This will modify the column load calculations.
- Sheet S101 and S121 shows the transfer beams that will be require due to the columns rearrangements at the ground level, at the upper levels the columns remain in the same original place.
- The parking stairs rearrangement at the lower left corner of the plan drawings in additions to the central high-rise stair door exist relocations will require us to re-do the lateral load analysis. That will affect all the drawings we have already done from S710 to S716 (Wall cage reinforcements)
- The architectural floor units have being modified which will alter the Mechanical duct floor penetration. We had already coordinated the duct penetrations and had the floors designed for levels 9<sup>th</sup> to roof. They will have to be re-adjusted.

Thus prior for us to start on the new mat foundation design the building load distribution has to be re-computed. Also have to verify that the building drift, walls stresses and column loads under wind or seismic loads are within the IBC 2006 code. Once all this is reaffirmed we can proceed to design the building foundation.

In addition there is a new geotechnical report issue by Masa Fujioka office dated May 3, 2019 stamped and signed by Ryan t. Ishikawa. In this report the pile capacities have increased from the previous report of November 29, 2018 from 530 kips max pile capacity of 100 feet embedment bgs to a 1,500 kips max pile capacity of 100 feet embedment bgs. Furthermore the report also notes the building expected settlement to be 6" and the differential settlement 3". A mat foundation support should resolve the 3"

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differential settlement; however the overall 6" settlement must be accounted for all of the other design disciplines.

The report also notes the liquefaction potential of the lagoonal deposits the building is located and soil is classified as site class "F". This site category will not allow this building type to be constructed in accordance to the IBC06 code. However the report also provides different ways that the existing ground can be treated to reduce the site classification to site class "C", which is within the parameters of the building currently under designed. As per our mutual agreement, we shall design the building with a soil classification of site class "C". It is to be noted that prior for us to submit any drawings for permit (foundations or superstructure) we must obtain a copy of an amendment to the current geotechnical report that indeed the site class was changed to class "C". The geotechnical report and its addendum shall be noted on our permit submittal drawings under the foundation design criteria for the building department to accept our design parameters.

*\* This Fee shall be hereafter all inclusive of any change requests from developer, Arch or City DPP/TOD. Except that changes/modification of str. design needed to be approved by City DPP/TOD Major Modification MOD.*  
**Addendum 2 fees:** Our fee to re-start the stalled design since march as well as to incorporate all of the above changes shall be \$70,000. *\* By Feb 15, 2020, shall deliver first structural design construction Documents submittal for foundation Permit to 3rd party and DPP for review and approval.*

Per your request we shall also provide a set of drawings for foundation permit only. The added fee as noted on our original fee proposal shall be included here as follows:

*jsa*

**Modified proposal Fee Schedule July 18, 2018 including addendum 2 Nov 21, 2019**

Schematic Design	\$ 180,000	paid
Addendum 1	\$ 60,000	paid
Design Development	\$ 100,000	55% paid
Addendum 2	\$ 70,000	
Construction Documents	<u>\$ 210,000</u>	

**Total Revised design Fee: \$ 620,000**

**As requested, Foundation permit submittal Fee: \$ 20,000**

All other terms and conditions noted on the July 18, 2018 signed fee proposal shall apply. We shall also require a \$15,000 (plus HST) mobilization expense to re-start this job, we shall apply this cost to the above fee schedule. If this proposal is accepted we shall invoice it immediately and we shall start work soon after we received payment.

To provide a foundation permit set of drawings we are expecting to complete 100% design development expense, Addendum 2 expense and 15% of the construction documents expense. Further changes to this project that results on structure modifications will regenerate these fees.

Sincerely,

Allison-Ide  
Structural Engineers LLC

*John S' Allison*  
John S. Allison, S.E

**APPROVED & ACCEPTED BY:**

By: *Zhong Fei*

Title: *C.E.*

Date: *12/03/2019*