



PROJECT PROFILE

University of Hawaii, Life Sciences Building

Building Envelope Peer Review and Construction Observation | Honolulu, HI



CLIENT

University of Hawaii

BACKGROUND

The Life Sciences Building, a \$65 million dollar design-build project comprising twenty-one new teaching and research laboratories, is now home to the School of Life Sciences and the Pacific Biosciences Research Center at the University of Hawaii Mānoa campus. The three-level classroom and research building are approximately 70,000 square feet in area. The rooftop and the mechanical penthouse contain MEP equipment. The exterior envelope consists primarily of exterior insulating finish systems (EIFS), glazed curtain wall, punched windows, and aluminum rainscreen panels. The roof is a modified bitumen system on a concrete roof deck. The project was honored with the 2022 NAIOP Kukulū Hale Nonprofit Project Award.

As part of WJE's ongoing on-call building envelope consultation services through an indefinite delivery/indefinite quantity contract, the University of Hawaii requested building envelope peer review and construction observation services for the new Life Sciences Building design-build project at its Mānoa campus.

SOLUTION

During the design phase, WJE provided peer review services of the design drawings and specifications for building envelope systems, which included roofing, exterior cladding (EIFS and aluminum rainscreen), weather barrier and exterior sheathing, exterior architectural elements, glazed curtain wall systems, punched windows, and below-grade waterproofing.

During the construction phase, we provided consulting and observation services for the exterior envelope system and conducted fifty-four site visits from March 2019 through July 2020. During this phase, our team reviewed contractor submittals, shop drawings, test reports, and post-construction documents relevant to the exterior envelope system for constructability, material compatibility, integration, and general conformance with recognized industry standards and project requirements established in the design documents.

Additionally, we observed and documented ongoing installation of representative areas of the curtain wall, windows, DEFS/EIFS, and roofing during all construction phases, including mockup installations, general construction work, and field air and water infiltration testing at windows and curtain wall systems at all levels and facades.

