University of Hawai‘i

Facility Renewal Reinvestment Study

Report of Study Findings

April 2008

The Pacific Partners Consulting Group www.ppcg.com 408.374.9957
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University of Hawai‘i Facilities Renewal Reinvestment Study

**Introduction**

The following report presents the results of the implementation of the Facilities Renewal Reinvestment Model for the University of Hawai‘i. The methodology and findings of the study are based upon an analytical approach developed by The Pacific Partners Consulting Group (herein referred to as the Facilities Renewal Resource Model or FRRM™).

The objectives of this implementation were to create a facilities asset management system for the University of Hawai‘i (UH) that would:

1. Provide an inventory of UH buildings and infrastructure (e.g., roadways, parking lots, utility generation and distribution) for all the campuses.
2. Collect maintenance history on buildings for all of the UH campuses at the level of major building systems (e.g. roofs, plumbing, electrical, HVAC)
3. Develop a budget model to predict annual funding requirements for facilities renewal and document the existing Backlog of Deferred Maintenance (DM) in a consistent way for all campuses.
4. Provide a basis for a funding plan that will address adequate resources for renewal and a reduction of the Backlog of DM.
5. Provide consistent and comparative data among campuses for determining funding allocations and targets for addressing renewal as a part of operating or capital budgets.
6. Deliver a cost model to each campus with associated staff training so that facilities renewal and Backlog of DM needs can be updated annually and progress in meeting those needs can be measured.
7. Provide a planning tool for campus use which provides a useful life "systems" profile of each building, as a way of predicting future funding needs or packaging projects to leverage fund sources.
8. Develop a credible model to assess needs in a consistent and ongoing manner that will focus on total funding needs and strategies.
The Facilities Renewal Resource Model (FRRM™) is a WEB based budget modeling tool designed to support campuses in documenting the backlog of deferred maintenance and in estimating the annual funding required for on-going capital reinvestment. The underlying design and assumptions of the model were developed by the Pacific Partners Consulting Group and customized for the University of Hawai‘i.

The model uses UH building information (e.g. building name, gross square feet, construction date, etc.), and a proprietary methodology based on sub-system life-cycles and replacement costs to estimate the backlog of deferred maintenance and future capital reinvestment needs.

The FRRM™ model is designed to be maintained by each institution within the System, with the capability of summarizing information at both the campus and System level. The model has a great deal of built-in flexibility to allow institutions to enter new data, customize reports, and even change the underlying assumptions.

This report presents results from the initial data collection effort conducted during December 2007 through March 2008, and includes detailed information for each UH campus on the current status of backlogged and future capital reinvestment needs.

Organization of the Report

This document contains a subset of the FRRM reports. They are presented in five sections: Validation Data, Backlog of Deferred Maintenance, Renewal Projections, Infrastructure, and Summary.

Validation Data
The Validation Data section consists of: gross square footage (gsf) summary table for each building type and campus, and a histogram showing gsf of construction by construction date for the General Funded buildings.

Backlog
The Backlog of Deferred Maintenance section details the backlog of renewal estimates by campus and subsystem. (Backlog does not include Infrastructure). A Facilities Conditions Index (FCI) is provided for each campus. (FCI is calculated by dividing total renewal needs for each building by the building’s current replacement value).

Renewal Projections
This section provides a graph showing projections of annual facility reinvestment needs for the UH system over a period of 45 years (the graph do not include infrastructure). The “smoothed” renewal calculation dampens the effect of year-to-
year swings by applying a five-year smoothing to the actual model results. Backlog of DM and 5-year Forecast Totals by Campus are provided as well. These reports provide both a near-term perspective for each institution's needs, as well as a longer view.

**Infrastructure**
This section provides details of the infrastructure costs by major components (e.g. roads, landscape and hardscape, utility distribution systems, and utility generation systems).

**Summary**
Included in this section are summary reports for each campus, benchmark data, and estimated investment required to bring down the backlog of deferred maintenance.
1. VALIDATION DATA

Total Campus Gross Square Feet By Usage and Campus

<table>
<thead>
<tr>
<th>Campus</th>
<th>Athletic</th>
<th>Faculty Housing</th>
<th>GF</th>
<th>Other</th>
<th>Parking</th>
<th>Student Housing</th>
<th>Student Fee</th>
<th>Total GSF</th>
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<td>UHM</td>
<td>81,244</td>
<td>270,488</td>
<td>4,802,195</td>
<td>388,336</td>
<td>1,211,800</td>
<td>999,111</td>
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<td>35,897</td>
<td>1,448,019</td>
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<td></td>
<td></td>
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<td></td>
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<tr>
<td>UHWO</td>
<td>31,022</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<td></td>
<td></td>
<td>230,635</td>
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<tr>
<td>HON</td>
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<td></td>
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<td></td>
<td></td>
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<td></td>
<td>718,918</td>
</tr>
<tr>
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<td>367,991</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>38,579</td>
<td></td>
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<tr>
<td>KAU</td>
<td>255,679</td>
<td></td>
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<td>255,679</td>
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<td></td>
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<td></td>
<td></td>
<td>418,758</td>
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<tr>
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<td>393,704</td>
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<td></td>
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<td></td>
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<tr>
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<td>11,612</td>
<td></td>
<td></td>
<td></td>
<td>55,052</td>
<td></td>
<td>301,581</td>
</tr>
<tr>
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<td>10,903</td>
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## Total Campus Gross Square Feet By Building Type and Campus

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<tr>
<th>Campus</th>
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<th>Simple</th>
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<td>29,263</td>
<td>230,635</td>
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<td>4,082</td>
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Histograms of Gross Square Feet by Construction Year

UH (All Campuses) - GSF by Construction Year:
Total = 13.0M
Manoa Off Campus - GSF by Construction Year:
Total = 1.4M
West Ohau - GSF by Construction Year: Total = 31K
The Pacific Partners Consulting Group, Inc. April 2008
## 2. BACKLOG

### Building Backlog by Sub-System ($ 000’s) – General Funds Space Only

<table>
<thead>
<tr>
<th>Sub-System</th>
<th>UHM</th>
<th>UHM - Off</th>
<th>UHH</th>
<th>HAW</th>
<th>HON</th>
<th>KAP</th>
<th>KAU</th>
<th>LEE</th>
<th>MAU</th>
<th>WIN</th>
<th>CCs</th>
<th>TOTAL</th>
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<tr>
<td>a.1 Roofing</td>
<td>$7,704</td>
<td>$1,324</td>
<td>$2,494</td>
<td>$782</td>
<td>$1,007</td>
<td>$857</td>
<td>$1,842</td>
<td>$42</td>
<td>$4,530</td>
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<td></td>
<td>$16,052</td>
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<td>b.1 Building Exteriors</td>
<td>$10,579</td>
<td>$292</td>
<td>$719</td>
<td>$2,479</td>
<td>$40</td>
<td>$345</td>
<td>$365</td>
<td>$429</td>
<td>$3,229</td>
<td></td>
<td></td>
<td>$14,819</td>
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<td>c.1 Elevators and Conveying Sys.</td>
<td>$8,652</td>
<td>$465</td>
<td>$376</td>
<td>$409</td>
<td>$254</td>
<td>$2,242</td>
<td>$73</td>
<td>$81</td>
<td>$3,059</td>
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<td>$9,833</td>
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<td>$1,259</td>
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<td>$125</td>
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<td>d.2 HVAC - Equipment</td>
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<td>$1,259</td>
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<td>d.3 HVAC - Window/Split System</td>
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<td>$19,180</td>
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<td>f.1 Electrical - Equipment</td>
<td>$8,393</td>
<td>$3,799</td>
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<td>f.2 Lighting</td>
<td>$3,792</td>
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<td>$597</td>
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<td>$81</td>
<td>$209</td>
<td>$38</td>
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<td>g.2 Plumbing Rough-in</td>
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<td>$83</td>
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<td>$1,348</td>
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<td>n.1 All Renewal - SMALL</td>
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<td>$522</td>
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<td><strong>$181,642</strong></td>
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<td><strong>$2,170</strong></td>
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# Building Backlog by Sub-System ($ 000's) – All Space

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<tr>
<th>Sub-System</th>
<th>UHM</th>
<th>UHM - Off</th>
<th>UHH</th>
<th>HAW</th>
<th>HON</th>
<th>KAP</th>
<th>KAU</th>
<th>LEE</th>
<th>MAU</th>
<th>WIN</th>
<th>CCs</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofing</td>
<td>$9,021</td>
<td>$1,324</td>
<td>$2,494</td>
<td>$782</td>
<td>$1,007</td>
<td>$857</td>
<td>$1,842</td>
<td>$0</td>
<td>$42</td>
<td>$4,530</td>
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<td>$17,369</td>
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<td>Exteriors</td>
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<td>$361</td>
<td>$0</td>
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<td>Fire Systems</td>
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<td>$72</td>
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<td><strong>$7,060</strong></td>
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<td><strong>$12,655</strong></td>
<td><strong>$1,714</strong></td>
<td><strong>$2,170</strong></td>
<td><strong>$39,286</strong></td>
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</table>
University of Hawai‘i Facilities Renewal Reinvestment Study

UH Building Backlog by System (GF Only): Total = $274M

- HVAC: 35%
- Interiors: 15%
- Small: 12%
- Electrical: 7%
- Plumbing: 9%
- Fire: 3%
- Built-in: 4%
- Elevators: 4%
- Exteriors: 5%
- Roofs: 6%
- Small: 12%

The Pacific Partners Consulting Group, Inc. April 2008
UH Backlog by Campus - GF Space: Total = $274M

- UHM ($182M)
- UHH ($29M)
- LEE ($13M)
- MAU ($2M)
- KAU ($6M)
- HON ($7M)
- WIN ($2M)
- UHM - Off ($26M)

The Pacific Partners Consulting Group, Inc. April 2008
## Facilities Condition Index (FCI) by Campus (General Funds Space only)

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<thead>
<tr>
<th>Campus</th>
<th>GSF</th>
<th>CRV $(000's)</th>
<th>Backlog $(000's)</th>
<th>FCI</th>
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</thead>
<tbody>
<tr>
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<td>4,802,194</td>
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<tr>
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<td>$7,776</td>
<td>$0</td>
<td>0.00</td>
</tr>
<tr>
<td>HAW</td>
<td>230,635</td>
<td>$80,157</td>
<td>$1,817</td>
<td>0.02</td>
</tr>
<tr>
<td>HON</td>
<td>718,918</td>
<td>$244,308</td>
<td>$7,060</td>
<td>0.03</td>
</tr>
<tr>
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<td>$110,194</td>
<td>$5,993</td>
<td>0.05</td>
</tr>
<tr>
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<td>$5,755</td>
<td>0.06</td>
</tr>
<tr>
<td>LEE</td>
<td>418,757</td>
<td>$129,443</td>
<td>$12,655</td>
<td>0.10</td>
</tr>
<tr>
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<tr>
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<td><strong>$3,401,889</strong></td>
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# Facilities Condition Index (FCI) by Campus – All Space

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<th>Campus</th>
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<th>CRV $(000's)</th>
<th>Backlog $(000's)</th>
<th>FCI</th>
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<td>0.00</td>
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<td>0.06</td>
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<tr>
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3. RENEWAL PROJECTIONS

The Pacific Partners Consulting Group, Inc. April 2008
The Pacific Partners Consulting Group, Inc. April 2008
The Pacific Partners Consulting Group, Inc. April 2008
ALL CCs - GF Renewal Needs

Thousands of $$$ vs Year

Year

2009 2013 2017 2021 2025 2029 2033 2037 2041 2045 2049 2053

$0 $5,000 $10,000 $15,000 $20,000 $25,000 $30,000

The Pacific Partners Consulting Group, Inc. April 2008
# Building Backlog and 10-year Renewal Forecast by Campus ($ 000’s) GF SPACE ONLY

<table>
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<td>$521</td>
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<td>$756</td>
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<td>$4,766</td>
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<td>$6,579</td>
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Total | $273,937 | $44,666 | $65,657 | $27,972 | $54,030 | $41,884 | $34,799 | $38,680 | $21,886 | $22,742 | $13,362 | $639,615 |
### Building Backlog and 10-year Renewal Forecast by Campus ($ 000’s) ALL SPACE

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<td>$0</td>
<td>$268</td>
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<td>$0</td>
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<td>$1,349</td>
<td>$1,478</td>
<td>$603</td>
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The Pacific Partners Consulting Group, Inc. April 2008
### BUILDING SUMMARY INFORMATION

**Campus:** HAW  
**Building Cost Summary in $'000's**

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<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
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<th>GSF</th>
<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other</th>
<th>One-time Cost</th>
<th>Total</th>
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**Source:** Reference Data - 2008  
**Date:** 04/30/2008  
**Subusage:** 'Athletic', 'Fac. Hsng. ', 'GF', 'Other', 'Parking', 'Stdnt Hsng.', 'Study Fee'

The Pacific Partners Consulting Group, Inc. April 2008
### BUILDING SUMMARY INFORMATION

**Campus:** HAW

**Building Cost Summary in $000's**

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<th>Building Number</th>
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<th>GSF</th>
<th>CRV</th>
<th>Backlog</th>
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**HAW Total**

Total: $230,635

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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdnt Hsg.', 'Stud. Fee'

04/01/2008

The Pacific Partners Consulting Group, Inc. April 2008
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<th>CRV</th>
<th>Backlog</th>
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<th>Code &amp; Safety</th>
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Source: Reference Data - 2008


The Pacific Partners Consulting Group, Inc. April 2008
### BUILDING SUMMARY INFORMATION

#### Campus: HON

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<th>Backlog</th>
<th>5 Year Needs</th>
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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsgn.', 'GF', 'Other', 'Parking', 'Stdnt Hsgn.', 'Stud. Fee'

04/01/2008

The Pacific Partners Consulting Group, Inc. April 2008

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### BUILDING SUMMARY INFORMATION

**Campus: KAP**

**Building Cost Summary in $(000's)**

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<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
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<th>CRV</th>
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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsng.', 'GF', 'Other', 'Parking', 'Scht Hsng.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008

04/01/2008

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# Building Summary Information

## Building Cost Summary in ($000's)

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**KAP Total**

|          | $406,570 | $121,768 | $60,113 | $2,315 | $4,798 | $1,003 | $801 | $674 | $4,867 | $0 | $22,573 | 0.07 |

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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdnt Hsg.', 'Stud. Fee'

04/01/2008

The Pacific Partners Consulting Group, Inc. April 2008
### Building Summary Information

#### Campus: KAU

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Source: Reference Data - 2003

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdnt Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
| Building Number | Building Name               | Building Type | EC% | GSF  | CRV  | Backlog | 5 Year Needs | Code & Safety | Other One-time Cost | Total Cost | FCI |
|-----------------|----------------------------|---------------|-----|------|------|---------|--------------|--------------|---------------------|------------|
| 4474B           | KALAI CC-JTPA RESTROOM     | SMALL         | 100 | $272 | $55  | $17     | $0           | $0           | $0                  | $17        | 0.31 |
| 4477            | KALAI CC-XWAI YI TING GAZI | SMALL         | 100 | $560 | $113 | $0      | $0           | $0           | $0                  | $0         | 0.00 |
| 4455            | KALAI CC-LGC/ADMIN         | BASIC         | 100 | $40,731 | $14,052 | $1,639 | $643 | $0 | $0 | $0 | $2,403 | 0.12 |
| 4463C           | KALAI CC-MACHINE SHOP      | BASIC         | 100 | $5,259 | $1,914 | $0     | $0 | $54 | $0 | $0 | $2,554 | 0.00 |
| 4469            | KALAI CC-MAINTENANCE BLD   | SIMPLE        | 100 | $6,792 | $976  | $0     | $0 | $29 | $0 | $0 | $29 | 0.00 |
| 4462            | KALAI CC-MULTI-FUNCTION I | BASIC         | 100 | $7,880 | $2,719 | $0     | $0 | $0 | $0 | $0 | $0 | 0.00 |
| 4453            | KALAI CC-NATURAL SCIENCE  | COMPLEX       | 100 | $14,010 | $8,058 | $898  | $0 | $493 | $0 | $0 | $1,085 | 0.11 |
| 4454C           | KALAI CC-NURSING PORTABLE | SMALL         | 100 | $572  | $135  | $0     | $0 | $0 | $0 | $0 | $0 | 0.00 |
| 4454            | KALAI CC-NURSING/BUS EDU  | BASIC         | 100 | $16,158 | $5,576 | $494  | $339 | $0 | $0 | $0 | $783 | 0.08 |
| 4464A           | KALAI CC-PHYSICAL EDUCAT   | SMALL         | 100 | $484  | $57   | $31    | $0 | $0 | $0 | $0 | $31 | 0.33 |
| 4471            | KALAI CC-POWER GENERATOR  | SMALL         | 100 | $552  | $111  | $0     | $0 | $0 | $0 | $0 | $0 | 0.00 |
| 4458O           | KALAI CC-SPORTS BUSINESS  | SMALL         | 100 | $720  | $144  | $48    | $0 | $0 | $0 | $0 | $48 | 0.33 |
| 4458            | KALAI CC-SOCIAL SCIENCE   | BASIC         | 100 | $5,104 | $1,763 | $122  | $0 | $53 | $0 | $0 | $194 | 0.07 |
| 4472            | KALAI CC-SWIS PRrynT (not | SMALL         | 100 | $254  | $55   | $0     | $0 | $0 | $0 | $0 | $55 | 0.00 |
| 4461            | KALAI CC-THEATER          | BASIC         | 100 | $31,063 | $10,717 | $9    | $538 | $0 | $0 | $0 | $587 | 0.00 |
| 4463F           | KALAI CC-TRADES OFFICES   | SMALL         | 100 | $884  | $178  | $28    | $0 | $0 | $0 | $0 | $28 | 0.16 |
| 4464C           | KALAI CC-WEIGHT ROOM      | SMALL         | 100 | $1,053 | $212  | $0     | $7 | $0 | $0 | $0 | $67 | 0.00 |
| 4463A           | KALAI CC-WELDING SHOP#1   | BASIC         | 100 | $11,086 | $3,797 | $192  | $0 | $0 | $0 | $0 | $192 | 0.05 |
| 4463B           | KALAI CC-WELDING SHOP#2   | SMALL         | 100 | $2,476 | $486  | $167   | $0 | $0 | $0 | $0 | $167 | 0.31 |

**KAU Total**

|                | 255,670 | $89,582 | $5,755 | $1,884 | $594 | $0 | $60 | $448 | $8,740 | 0.06 |

Source: Reference Data - 2008


The Pacific Partners Consulting Group, Inc. April 2008
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<th>CRV</th>
<th>Backlog</th>
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<th>Other One Time Cost</th>
<th>Total</th>
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### BUILDING SUMMARY INFORMATION

#### Campus: LEE

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Source: Reference Data - 2009


04/01/2008

The Pacific Partners Consulting Group, Inc. April 2008
# Building Summary Information

**Campus:** MAUI

**Building Cost Summary in $000's**

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<th>Code &amp; Safety</th>
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Source: Reference Data - 2008

04/01/2006

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdtnt Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008

37
## BUILDING SUMMARY INFORMATION

**Campus:** MAU

**Building Cost Summary in $(000's)**

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Source: Reference Data - 2008

Subusage: 'Athletic,' 'Fac. Hsg.,' 'GF,' 'Other,' 'Parking,' 'Stdt Hsg.,' 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
## Building Summary Information

**Campus:** MAU  
**Building Cost Summary in $ (000's)**

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<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other One Time Cost</th>
<th>Total</th>
<th>PCI</th>
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Source: Reference Data - 2008  
Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdnt Hsg.', 'Stud. Fee'  

04/01/2008  
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<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
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Source: Reference Data - 2009
Subusage: 'Athletic', 'Fac. Hsg.', 'GIF', 'Other', 'Parking', 'Stidnt Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
### Building Summary Information

#### Campus: UHH

<table>
<thead>
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<th>Building Name</th>
<th>Building Type</th>
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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsng.', 'GF', 'Other', 'Parking', 'Stdnt Hsng.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
### Building Summary Information

**Campus:** UH H

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**Source:** Reference Data - 2008  
04/01/2008

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdnt Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008  
42
## BUILDING SUMMARY INFORMATION

### University of Hawai‘i Facilities Renewal Reinvestment Study

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### Building Cost Summary in $(000's)

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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsng.', 'GF', 'Other', 'Parking', 'Stdnt Hsng.', 'Stud. Fee'

04/01/2008

The Pacific Partners Consulting Group, Inc. April 2008
## Building Summary Information

### Building Cost Summary in $(000’s)

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<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
<th>GSF</th>
<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
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Source: Reference Data - 2008

Subusages: 'Athletic', 'Fac. Hsng.', 'GF', 'Other', 'Parking', 'Stdnt Hsng.', 'Stud. Fee'

04/09/2008

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Source: Reference Data - 2008  
04/01/2008

Subusage: 'Athletic', 'Fac. Hng.', 'GF', 'Other', 'Parking', 'Stnt Hng.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
## BUILDING SUMMARY INFORMATION

### Building Cost Summary in $(000's)

<table>
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<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
<th>EG%</th>
<th>GSF</th>
<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hng', 'GF', 'Other', 'Parking', 'Sidnt Hng', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
## BUILDING SUMMARY INFORMATION

**Campus: UHM**

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
<th>EG%</th>
<th>GSF</th>
<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other</th>
<th>One-time Cost</th>
<th>Total</th>
<th>FCI</th>
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Source: Reference Data - 2008


The Pacific Partners Consulting Group, Inc. April 2008

47
### BUILDING SUMMARY INFORMATION

**Campus:** UHM  
**Building Cost Summary in $(000's)**

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<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
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<th>GSF</th>
<th>CRV</th>
<th>Backlog</th>
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<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
<th>Total Cost</th>
<th>FCI</th>
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Source: Reference Data - 2008  
Date: 04/01/2008

Usage: 'Athletic', 'Fac. Hng.', 'GF', 'Other', 'Parking', 'Stdnt Hng.', 'Stud Fee'

The Pacific Partners Consulting Group, Inc. April 2008

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### Building Summary Information

**Campus:** UHM  
**Building Cost Summary in $1,000's**

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
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<th>GSf</th>
<th>CRV</th>
<th>Backlog</th>
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<th>Code &amp; Safety</th>
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<th>Total Cost</th>
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Source: Reference Data - 2008  
Subusage: 'Athletic', 'Fac. Hng.', 'GF', 'Other', 'Parking', 'Stdnt Hng.', 'Stud. Fee'  
04/01/2008  
10.2  
The Pacific Partners Consulting Group, Inc. April 2008  
49
## BUILDING SUMMARY INFORMATION

### Campus: UHM

**Building Cost Summary in $ (000’s)**

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Source: Reference Data - 2008  
Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdnt Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
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Source: Reference Data - 2008

Subusage 'Athletic', 'Fac. Hsng.', 'GF', 'Other', 'Parking', 'Stnt Hsng.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008

51
## University of Hawai‘i Facilities Renewal Reinvestment Study

### BUILDING SUMMARY INFORMATION

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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hng.', 'GF', 'Other', 'Parking', 'Stdh Hng.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
### Building Summary Information

#### University of Hawai‘i Facilities Renewal Reinvestment Study

#### Building Cost Summary in $000’s

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<th>GSF (000's)</th>
<th>CRV (000's)</th>
<th>Backlog (000's)</th>
<th>5 Year Needs (000's)</th>
<th>Code &amp; Safety</th>
<th>Other One-time Cost (000's)</th>
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Source: Reference Data - 2003


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Source: Reference Data - 2008
Subusage: 'Athletic', 'Fac. Hlsg.', 'GF', 'Other', 'Parking', 'Stdnt Hlsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008

54
### BUILDING SUMMARY INFORMATION

**University of Hawai‘i Facilities Renewal Reinvestment Study**

**Page 29 of 45**

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**Source:** Reference Data - 2008

**Subusage:** 'Athletic', 'Fac. Hang.', 'GP', 'Other', 'Parking', 'Stdnt Hang.', 'Stud. Fee'

**The Pacific Partners Consulting Group, Inc. April 2008**

55
## BUILDING SUMMARY INFORMATION

### Building Cost Summary in $(000's)

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<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
<th>GFA%</th>
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<th>CRV</th>
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<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
<th>Total Cost</th>
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Source: Reference Data - 2003

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdni Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
### BUILDING SUMMARY INFORMATION

#### Building Cost Summary in $(000's)

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
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Source: Reference Data - 2009

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdnt Hsg.', 'Stud. Fee'

04/01/2008

The Pacific Partners Consulting Group, Inc. April 2008

57
## University of Hawai‘i Facilities Renewal Reinvestment Study

### BUILDING SUMMARY INFORMATION

#### Campus: UHM

**Building Cost Summary in $ (000's)**

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
<th>EG%</th>
<th>GSF</th>
<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
<th>Total</th>
<th>FCI</th>
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<td>$0</td>
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<td>$4,029</td>
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**UHM Total**

7,874,174 2,407,232 201,551 31,852 64,840 15,766 44,150 33,750 2,465 0 394,375 0.08

---

Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsng.', 'GF', 'Other', 'Parking', 'Stdnt Hsng.', 'Stud. Fee'

04/01/2008

10.2

The Pacific Partners Consulting Group, Inc. April 2008
# Building Summary Information

## Campus: UHM - Off

### Building Cost Summary in $(000's)

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
<th>G%</th>
<th>GSF</th>
<th>CHV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
<th>Total</th>
<th>RCI</th>
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<tbody>
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Source: Reference Data - 2003

Subusage: 'Athletic', 'Fac. Hang', 'GF', 'Other', 'Parking', 'Stdnt Hang', 'Stud Fee'

04/01/2008

10.2
## Building Summary Information

### Building Cost Summary in $1000's

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<th>Building Name</th>
<th>Building Type</th>
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<th>GSF</th>
<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
<th>Total</th>
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<tbody>
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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsng.', 'GF', 'Other', 'Parking', 'Stdnt Hsng.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008

04/01/2008
# Building Summary Information

**Campus:**  UHM - Off  

<table>
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<th>Building Number</th>
<th>Building Name</th>
<th>Building Type</th>
<th>EG%</th>
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<th>Code &amp; Safety</th>
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Source: Reference Data - 2008  
Subusage: 'Athletic', 'Fac. Hang', 'GF', 'Other', 'Parking', 'Stnd Hsg.', 'Stud. Fee'  

The Pacific Partners Consulting Group, Inc. April 2008  

4/01/2008
### BUILDING SUMMARY INFORMATION

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Source: Reference Data - 2003  
Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdh Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008  
04/01/2008  
62
## Building Summary Information

### Building Cost Summary in $(000's)

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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsng.', 'Gf', 'Other', 'Parking', 'Stdnt Hsng.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008

04/01/2008
## Building Summary Information

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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stdnt Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008
## BUILDING SUMMARY INFORMATION

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Source: Reference Data - 2009

Subusage: 'Athletic', 'Fac. Hsgn.', 'GF', 'Other', 'Parking', 'Stdt Hsgn.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008

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## BUILDING SUMMARY INFORMATION

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Source: Reference Data - 2008


The Pacific Partners Consulting Group, Inc. April 2008
## BUILDING SUMMARY INFORMATION

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Source: Reference Data - 2008  
Subusage: 'Athletic', 'Fac. Hsng.', 'GF', 'Other', 'Parking', 'Stdnt Hsng.', 'Stud. Fee'
# University of Hawai‘i Facilities Renewal Reinvestment Study

## Building Summary Information

### Campus: UHM - Off

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Source: Reference Data - 2008

Subusage: 'Athletic', 'Fac. Hsg.', 'GF', 'Other', 'Parking', 'Stnt Hsg.', 'Stud. Fee'

The Pacific Partners Consulting Group, Inc. April 2008

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### BUILDING SUMMARY INFORMATION

**Campus:** UHM - Off

**Building Cost Summary in $000's**

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| UHM - Off Total | 1,448,019 | $541,285 | $25,857 | $8,297 | $3,316 | $3,887 | $6,185 | $6,363 | $33,913 | 0.05 |

Source: Reference Data - 2008


The Pacific Partners Consulting Group, Inc. April 2008
### Building Summary Information

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#### Building Cost Summary in $(000's)

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<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
<th>Total</th>
<th>PCI</th>
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Source: Reference Data - 2008


The Pacific Partners Consulting Group, Inc. April 2008
### BUILDING SUMMARY INFORMATION

#### Campus: WIN

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<th>Building Number</th>
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<th>CRV</th>
<th>Backlog</th>
<th>5 Year Needs</th>
<th>Code &amp; Safety</th>
<th>Other One-time Cost</th>
<th>Total</th>
<th>PCI</th>
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**WIN Total**

|                     | $301,581 | $112,883 | $2,170 | $32 | $1,846 | $105 | $558 | $205 | $231 | $276 | $5,426 | 0.02 |

Source: Reference Data - 2008


The Pacific Partners Consulting Group, Inc. April 2008

04/31/2008

10.2
### 4. INFRASTRUCTURE

**Average Annual Infrastructure Needs ($ 000’s)**

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<th>Landscape</th>
<th>Distribution</th>
<th>Generation</th>
<th>Security</th>
<th>Sea Water</th>
<th>Total</th>
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<td><strong>$46</strong></td>
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UH Annual Infrastructure Needs - Total = $6.5M

- Util - Gen. 39%
- Util - Dist. 12%
- Hardscape 18%
- Sea Water 17%
- Misc/Scrty 1%
- Roads 13%
### Average Infrastructure as a Percentage of Average Building Renewal

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## 5. SUMMARY

### Summary Report by Campus (All Space)

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</thead>
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<tr>
<td>UHM</td>
<td>7,874,173</td>
<td>$2,404,322</td>
<td>$201,551</td>
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<td>UHM - Ofi</td>
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<td>$541,285</td>
<td>$25,867</td>
<td>$0 inc. in UHM</td>
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<td>$32</td>
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<td><strong>Total</strong></td>
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<td><strong>$301,187</strong></td>
<td><strong>$19,223</strong></td>
<td><strong>$31,085</strong></td>
<td><strong>$60,472</strong></td>
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</table>

<sup>1</sup> Data from UH Unfunded Deferred Repairs and Maintenance Listing (January 2008). Included in FRRM as one-time needs.

<sup>2</sup> Data from UH Unfunded Deferred Repairs and Maintenance Listing (January 2008). Not included in FRRM.
Investment Alternatives to Reduce the Backlog of Deferred Renewal

The following four scenarios illustrate the effect of various annual investment levels on the backlog of Deferred Maintenance.

Scenario #1 – An investment of $15 million per year (constant 2008 dollars) would allow the backlog to grow from the current $351 million to $659 million in 2015.
Scenario #2 – An annual investment of $60 million per year (constant 2008 dollars) would hold the backlog flat through 2015.
Scenario #3 – An annual investment of $83 million per year (constant 2008 dollars) would reduce the backlog by 50% by 2015.
Scenario #4 – An annual investment of $107 million per year (constant 2008 dollars) would eliminate the backlog by 2015.