MINUTES

BOARD OF REGENTS’ JOINT COMMITTEE ON PLANNING AND FACILITIES & COMMUNITY COLLEGES MEETING

April 1, 2015

I. CALL TO ORDER

Joint Committee on Planning & Facilities and Community Colleges Chair Barry Mizuno and Eugene Bal, called the meeting to order at 10:30 a.m. on Wednesday, April 1, 2015, at the University of Hawai‘i at Mānoa, Information Technology Building, 1st Floor Conference Room 105A, 2420 Correa Road, Honolulu, Hawai‘i 96822.

Committee on Planning & Facilities members in attendance: Committee Chair Barry Mizuno; Committee Vice Chair Jan Sullivan; Regent Ben Kudo; Regent Jeffrey Portnoy; Regent Stanford Yuen.

Committee on Community Colleges members in attendance: Committee Chair Eugene Bal; Committee Vice Chair Stanford Yuen; Regent Barry Mizuno; Regent Lee Putnam; Regent Dileep G. Bal.

Others in attendance: Regents’ Chair Randy Moore; Regent Helen Nielsen (ex officio committee members); Vice President for Administration Jan Gouveia; Vice President for Legal Affairs and University General Counsel Darolyn H. Lendio; Vice President for Community Colleges John Morton; UH Mānoa Chancellor Robert Bley-Vroman; UH Hilo Chancellor Donald Straney; Hawai‘i Community College Chancellor Noreen Yamane; Executive Administrator and Secretary of the Board of Regents Cynthia Quinn; and others as noted.

II. APPROVAL OF THE MINUTES OF THE MARCH 19, 2014 MEETING

Chair Moore suggested that going forward, the committees approve their individual portion of any joint minutes at their next meeting instead of waiting for another joint committee meeting, which would avoid the delay in approving minutes. There were no objections.

Committee Vice Chair Yuen moved and Regent Kudo seconded the motion to approve the minutes of the March 19, 2014 meeting, which was unanimously approved.

III. PUBLIC COMMENT PERIOD

Executive Administrator and Secretary of the Board Cynthia Quinn announced that the Board Office received no written testimony, and no individuals had signed up to give oral testimony.

IV. AGENDA ITEMS
1. **For Information: Review of Hawai‘i Community College Long Range Development Plan Regarding the Komohana Project**

Committee Chair Mizuno recognized Mike Unebasami, UH Community Colleges Associate VP for Administrative Affairs, who introduced Grant Murakami, Vice President of PBR Hawai‘i & Associates, Inc. (PBR), who has been lead consultant on the preparation of the Long Range Development Plan (LRDP) for the Hawai‘i Community College (HawCC) Komohana Campus. Mr. Murakami presented the HawCC LRDP update 2025 that covered planning team members; a project overview; the Planning Advisory Committee (PAC) members; a process chart; the planning process; community outreach; the LRDP the Na Wai A Loa vision and supporting principles; a Komohana Campus Site Assessment; regional context; site context-surrounding land uses; site context-UH Hilo (UHH) plans; site photographs; slope and elevation; significant cultural points of reference; an analysis of opportunities and constraints; cultural and sustainability site considerations; LRDP planning parameters; update on Komohana Campus program planning; functional relationship diagram of users, programs & activities; campus organizing elements; master plan charrette (intensive design workshop); plans done by the “See the Piko”, “A” and “Kauhale” teams; the preferred master plan identification; draft site plan options; preferred master plan comments; campus and community meetings held; preferred campus master plan; access & circulation; the “Piko” heart of the campus; greenway, open spaces & buffers; native & adaptive plants; campus architectural design images; draft Phase 1 Plan; and next steps.

Mr. Murakami said PBR was the primary consultant on this project, with architectural assistance from Design Partners, Inc., and civil engineering assistance from Wesley R. Segawa & Associates, Inc., along with assistance from an electrical engineer, mechanical engineer and cost estimator. He indicated the objective today was to review the work completed on the LRDP for the new Komohana campus. The next step is to start detailed studies to support it.

He summarized the scope and indicated they were about half way through the process. They have solicited input and conducted workshops and large community meetings for HawCC and Hilo community in general. He explained the planning process of research, development of master plan, studies to support, and when the draft and final plan will be done. They are presently at the preferred plan and preliminary phasing, and once approved, they will move to the technical studies phase to support the master plan. In terms of community outreach, six HawCC PAC review meetings, a master plan charrette, a HawCC community presentation; and Board of Regents presentation were conducted.

Previous education specifications done for the campus were reviewed to determine space needs, and updated with various faculty and staff on space usage and needs for the projected campus of 4,400 Full-Time Equivalent (FTE) students. Various programs and uses were assessed as to how they would relate to each other on a more general scale. They held a charrette, which is an intensive design workshop to get ideas on how the various programs and uses should be organized on the campus. Based on their information and ideas, two options (main entrance off Nowelo Street and main entrance off Mahouli Street) were considered, the plan was revised and the preferred master plan was presented at campus and community meetings held on March 5, 2015 where attendees were allowed to provide input and comments.
Upon completion of presentations, PBR will begin more detailed planning of the campus in terms of landscaping and architecture. The PAC provided architectural design images, which the architect will be taking into consideration. Lastly, they identified an area for Phase I, which is shown on the Draft Phase 1 Plan. He shared the next steps to be taken and indicated the completed LRDP is targeted to come to the board for approval at the end of 2015.

The committee raised concerns that, given the new economic realities and little political will to fund projects, scale of economies and costs need to be addressed along with planning based on the availability of land, incorporating the concepts of optimal space utilization within a certain budget, consider potential income producing opportunities and public private partnerships, designing and constructing facilities to minimize future repairs and maintenance costs, and potential opportunities in combining or sharing facilities with UHH, minimize the impact to state coffers, maximizing efficiency and sustainability, incorporating how serving the needs for higher education for the entire Hawai’i island, having a timeline, funding plan and obtaining funding commitments before continuing with projects, and focusing on currently funded projects to make the campus system function efficiently.

AVPAA Unebasami recognized the concerns, but noted this plan had been under discussion for 10 years, and they had first considered another option for land above Komohana, but that was abandoned due to cost. The current LRDP process is separated from UHH because the needs of a baccalaureate campus and community college that serves lower division technical programs conflict in terms of personnel, instruction, and priorities between the two types of institutions. Neither the original nor the 40 acres across from UHH are sufficient and UHH has its own plans for those 40 acres, which led to move forward with the current project at Komohana. He said they will take what is being said into consideration and see if the current project can be modified to address concerns, as well as consider how to better utilize lands around UHH with the cooperation of Chancellor Straney and Chancellor Yamane.

Committee Chair Mizuno thanked PBR for the work, but noted the comments from regents and said he expected there would be lots of discussions before they come back with the final plan. AVPAA Unebasami thanked the regents for their comments.

V. ADJOURNMENT

There being no further business, on the motion of Committee Vice Chair Sullivan and second by Regent Kudo and with unanimous approval, the meeting was adjourned at 11:31 a.m.

Respectfully Submitted,

/S/
Cynthia Quinn  
Executive Administrator and  
Secretary of the Board of Regents