Notice of Meeting
UNIVERSITY OF HAWAI'I
BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES
Members: Regents Moore (Chair), Nahale-a (Vice-Chair), Bal, Higaki, and Sullivan

Date: Thursday, December 5, 2019
Time: 11:30 a.m.
Place: University of Hawai'i at Mānoa
Information Technology Building
1st Floor Conference Room 105A/B
2520 Correa Road
Honolulu, Hawai'i 96822

AGENDA

I. Call Meeting to Order

II. Approval of Minutes of the September 5, 2019, Meeting

III. Public Comment Period for Agenda Items: All written testimony on agenda items received after posting of this agenda and up to 24 hours in advance of the meeting will be distributed to the board. Late testimony on agenda items will be distributed to the board within 24 hours of receipt. Written testimony may be submitted via US mail, email at bor.testimony@hawaii.edu, or facsimile at 956-5156. Individuals submitting written testimony are not automatically signed up for oral testimony. Registration for oral testimony on agenda items will be provided at the meeting location 15 minutes prior to the meeting and closed once the meeting begins. Oral testimony is limited to three (3) minutes. All written testimony submitted are public documents. Therefore, any testimony that is submitted verbally or in writing, electronically or in person, for use in the public meeting process is public information and will be posted on the board's website.

IV. Agenda Items
A. Committee Goals and Objectives
B. Recommend Board Approval to Authorize the Administration to Support and Participate in a Public Utilities Commission-Approved Green Tariff Program
C. Fiscal Year (FY) 2019-2020 1st Quarter Capital Improvement Project Status Report as of September 30, 2019
D. Waialee Property Transfer to the Agribusiness Development Corporation Status Update
E. Public-Private Partnerships (P3) Update

V. Adjournment

For disability accommodations, contact the Board Office at 956-8213 or bor@hawaii.edu. Advance notice requested five (5) days in advance of the meeting.
MINUTES

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING

September 5, 2019

I. CALL TO ORDER

Committee Chair Moore called the meeting to order at 8:46 a.m. on Thursday, September 5, 2019, at the University of Hawai‘i at Mānoa, Information Technology Building, 1st Floor Conference Room 105A/B, 2520 Correa Road, Honolulu, Hawai‘i 96822.

Committee members in attendance: Committee Chair Randy Moore; Committee Vice Chair Alapaki Nahale-a; Regent Eugene Bal; and Regent Wayne Higaki.

Committee members excused: Regent Jan Sullivan.

Others in attendance: Board Chair Ben Kudo; Regent Simeon Acoba; Regent Kelli Acopan; Regent Michael McEnerney; Regent Robert Westerman; Regent Ernest Wilson; (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; Interim Vice President for Community Colleges Erika Lacro; Vice President for Legal Affairs/University General Counsel Carrie Okinaga; Vice President for Academic Planning and Policy Donald Straney; Vice President for Research and Innovation Vassilis Syrmos; Vice President for Information Technology/Chief Information Officer Garret Yoshimi; Vice President for Budget and Finance/Chief Financial Officer Kalbert Young; University of Hawai‘i at Hilo (UHH) Chancellor Bonnie Irwin; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES

Regent Bal moved to approve the minutes of the April 4, 2019, and May 1, 2019, meetings, seconded by Regent Higaki, and the motion carried unanimously.

III. PUBLIC COMMENT PERIOD

Board Secretary Oishi announced that the Board Office did not receive any written testimony, and no individuals signed up to provide oral testimony.

IV. AGENDA ITEMS

A. Fiscal Biennium (FB) 2019-2020 and 2020-2021 Capital Improvement Project (CIP) Budget:

1. Recommend Board Approval of the FB 2019-2021 CIP Expenditure Plan
2. **Recommend Board Approval of the Fiscal Year (FY) 2020-2021 CIP Supplemental Budget Request.**

3. **6-Year CIP Plan Update**

VP Gouveia explained that she would be providing an overview of the FB 2019-2021 CIP expenditure plan which incorporates the most recent legislative appropriations and actions, and the FY 2020-2021 CIP supplemental budget request which would be submitted to the Governor for consideration for inclusion into the legislative budget request. These are within the context of the broader 6-year CIP plan that is updated annually based on legislative appropriations and university priorities. VP Gouveia described this as a holistic and strategic approach to CIP.

Classrooms, laboratories, and student spaces were prioritized with a focus on improving the learning and research environment and providing agile and flexible spaces. The CIP plan was aligned with academic programming. Facilities in the worst condition were prioritized using data to support decisions and feedback was obtained from the classroom committee. The university has also been shifting to the culture of shared space in order to maximize utilization of space.

There are three categories of CIP projects: major CIP projects; renew, improve, and modernize (RIM) projects; and planning projects to support long-term projects. The deferred maintenance backlog is projected to be $812 million; $125 million is needed annually to maintain the status quo. VP Gouveia reviewed the legislative appropriations over the last biennium and noted that in FY 2019, 38 percent or $85.6 million of the university’s budget request was funded by the Legislature.

In FY 2018, 67 percent or $145.4 million was funded. The Legislature awarded the university a total of $236,521,000 for FY 2020 and $93,300,000 for FY 2021. VP Gouveia provided the details of the appropriations, including $79 million in FY 2020 and $49 million in FY 2021 for RIM projects and $41 million in FY 2020 for a student success center at the University of Hawai‘i at Mānoa (UHM).

Regent Westerman arrived at 8:59 a.m.

Regent McEnerney questioned the $4 million power purchase agreement buyout for the community colleges. Associate Vice President (AVP) Mike Unebasami answered that an analysis had been done on revenue generation and it was the ideal time to buy based on that analysis.

Regent Bal questioned the $11.65 million hangar acquisition for Honolulu Community College. AVP Unebasami explained that they received a 30 year deed from U.S. Department of Education with an abrogation clause. The lease rent has increased from $60,000 a year to $1.2 million a year. The property cannot be commercialized under the lease agreement. Purchasing the property allows the University to save lease monies and to commercialize the property. They already have some interested parties, and the revenues can be used to offset lease rent to pay DOT.
Regent Nahale-a questioned the modular price difference at the UHH College of Pharmacy. VP Gouveia explained that when the school was first designed, the plans were for a three-story building, with the third floor including research space. The Legislature did not appropriate sufficient funds for that design so plans were changed and the third story was removed. The first and second floors are for office and instructional use. The modular site will house research activities.

Regent Westerman questioned the use of the modular space and whether the plan was to eventually eliminate all modular sites. UHH Vice Chancellor for Administration Kalei Rapoza replied that it would be ideal to have a new building, but they are working within their current financial means. Currently, research activities are done off campus so the modular space can be refitted and support research activities.

Regent Acoba asked about front loading the budget request for FY 2020-2021 and decreasing the budget request for the following years, and whether the deferred maintenance will decrease in subsequent years if the requested amount is appropriated by the Legislature. He also asked why certain projects were chosen and some were not. VP Gouveia explained that charts are updated each year based on appropriations to the best that can be forecasted. Projects that reduced deferred maintenance, older projects, and multi-purpose projects were prioritized.

Regent Acoba asked if the clinical research center was supposed to be placed in the empty space at the Cancer Center. Director Randy Holcombe explained that the plan was to build out the first two floors of the empty space. There is currently not enough legislative-appropriated funding to carry out the design plans for the first and second floors, but there is a possibility of getting matching funds from the National Institutes of Health.

Regent Wilson questioned the amount of funds going toward research facilities and the amount of research funding we expect to receive. Director Holcombe responded that the Cancer Center brings in about $20 million of federal funds every year to support research. The goal of the early phase clinical research center is to provide a service to cancer patients in Hawai‘i for which they currently have to travel to the mainland. VC Rapoza explained that active research is expected to be conducted in the UHH modular facilities, which will hopefully bring in additional research funds.

Regent Higaki asked how many additional floors are still available at the center, if HVAC was included in the plans and if there was contemplation to allow private companies space. Randy Holcombe replied that two floors were still available, the 3rd and 4th floors and that HVAC was included in the plans for the anticipated. The 3rd floor was set aside as a biotech incubator space where private companies would be housed and said that he envisioned the 4th floor to become more lab space.

Chair Kudo asked if the deferred maintenance amount had increased and if there was anything that could be done to decrease that amount. VP Gouveia stated that they had tried to address that in the 6-year CIP plan and that $125 million a year is needed to maintain the status quo. Prior to 2016, special facilities, which are revenue-generating,
were not included in the deferred maintenance backlog, and now all buildings are included.

Chair Kudo asked what the net change from 2013 to 2019 was. VP Gouveia said that there was about 30 percent increase. President Lassner stated that there was some positive change in general funded facilities and that they were making a reduction in the backlog across the campuses. Chair Kudo questioned the increase in 2025 in Mānoa and Hilo’s deferred maintenance numbers. VP Gouveia replied that the figures were last year’s projections before the monies were received from the Legislature and does not reflect the work done in the past year.

VP Gouveia presented the FY 2020-2021 supplemental budget request which includes $236.5 million in general obligation bonds, including $60.5 million for UHM RIM projects, $6 million for UHH RIM projects, $35 million for UHWO Campus Center Phase 2, $10.5 million for community college capital renewal and deferred maintenance, and $46 million for the Honolulu Community College (HonCC) science building.

Regent McEnerney questioned how the rail and sewer issues were going to impact HonCC science building construction. VP Gouveia said that they had been working closely with HART and there should be no interruption by HART construction despite the close proximity.

Regent Westerman asked why the community colleges deferred maintenance seems minimal in comparison to the other colleges. VP Gouveia said that they are evaluated in the same way but have been fortunate to receive most of the monies they have requested each year so can do a better job planning on what they can do because they have more confidence in what they will receive.

Regent Acoba questioned the building of the general education building on the West O’ahu campus and if that meant that the College of Education was transferring to West O’ahu. VP Gouveia said that the building is for students on campus and does not mean that the College of Education was transferring from Mānoa.

It was clarified that the 6-year CIP plan provides context and is a planning tool, and not for board approval, but rather, the committee acknowledges receipt of the plan.

Regent Higaki moved to recommend board approval of the FB 2019-2021 CIP expenditure plan, Regent Bal seconded the motion, and with unanimous approval, the motion carried.

Regent Bal moved to recommend board approval of the FY 2020-2021 CIP supplemental budget request, Regent Higaki seconded the motion, and with unanimous approval, the motion carried.

Committee Chair Moore acknowledged receipt of the 6-year CIP plan.

B. Mānoa Long-Range Development Plan
VP Gouveia provided an update and presentation on UHM's long-range development plan highlighting the objectives of optimizing infrastructure, space utilization, and building resilience. The planning process involved students, faculty, and key members of administration in determining campus needs and fulfilling UHM's objectives and mission.

Regent Acopan departed at 10:13 a.m.

Board Chair Kudo questioned the proposal to reduce the overall campus building square footage, mainly by removing portables and consolidating needs, asking if even more could possibly be reduced to assist with repair and maintenance needs. VP Gouveia noted that the plan focuses on the main campus and did not include the lower campus, student housing, and a few other areas. Regent Kudo noted that $100 million or $10.60 per square foot per year would be necessary to maintain repair and maintenance and that square footage would need to be reduced from 9.4 to 6.7 million square feet in order to live within the means of the average appropriation amount of $85 million per year.

VP Gouveia noted that reducing campus square footage is a priority for purposes of improving efficiency, reducing the deferred maintenance budget, improving energy efficiency, and recapturing land for future use. She also highlighted a portable demolition program and plan to increase pedestrian and bicycle circulation by shifting vehicular traffic external to the main campus grounds. VP Gouveia also highlighted possible public-private partnership opportunities.

Board Chair Kudo asked if there was a target reduction in square footage. VP Gouveia replied that the end goal is an approximate 500,000 square foot reduction, focusing on the non-athletic non-student housing areas. Board Chair Kudo noted the challenge of maintaining facilities and suggested that administration have an ambitious goal, such as 10% or 900,000 square feet, to reduce square footage in addition to pursue revenue-generating opportunities.

Regent Westerman suggested looking into the Complete Streets program and other opportunities for possible sources of additional funding.

Regent Wilson suggested that with all the tremendous changes taking place in our society that the board have a strategic discussion about the overall needs of the future, such as transportation needs since we are moving toward an electric car society, as well as what the classroom needs might look like going forward.

Regent Nahele-a asked what the board could do to accelerate the direction the University is headed, such as a policy change or creating additional language in the plan.

Committee Chair Moore noted that approval of this agenda item would be with the understanding that there would be an opportunity for further discussion at the full board meeting. Regent Bal moved to recommend approval of the Mānoa long-range development plan, Regent Higaki seconded, and with unanimous approval, the motion carried.

C. FY 2018-2019 Fourth Quarter CIP Status Report as of June 30, 2019
VP Gouveia provided a CIP status report on construction projects over $5 million and design projects over $1 million. She reported that other than the Life Sciences Building, which was anticipating $15 million in change order to build in redundancy to HVAC and adding lab and case work back to the project now rather than deferring it later when it will cost more, that all other projects were going according to normal within standard deviation.

Regent Wilson reminded the committee that the "cost to complete" column was recently added to the report and that it is helpful in providing additional context.

Regent Westerman asked for clarification on the pharmacy building changes and whether the amount was $9 or if it was intended to be $9 million. VP Gouveia replied that it was a $9 change as noted in the materials, and not $9 million.

D. Public-Private Partnerships (P3) Update

VP Young provided an update on P3 projects. He noted that since the last update, Chris Woodard had been hired as the Director for the Office of Strategic Development and Partnership. This office will help foster P3 opportunities. VP Young provided updates on the Atherton innovation space and student housing project, which is owned by the UH Foundation and leased by UH, and is currently under an exclusive negotiation agreement; the NOAA graduate housing project, which is in negotiations for an exclusive negotiating agreement and pre-closing agreement; and the UHWO University Village project, which is being repositioned and restructured.

Regent McEnerney asked if Greystar was going to manage the new campus housing and if that would be a conflict of interest if they did given that they manage nearby Hale Mahana. VP Young replied they are price setting less than Hale Mahana and the plan is to negotiate so risk is not all on UH.

Regent Acoba asked if Hunt would run the Atherton facility and Greystar the NOAA project. VP Young answered that it is a possibility, but there is still a lot to be negotiated on both projects.

Regent Moore asked if the landowner in either of the projects subordinates the land to the lender in the event of a foreclosure. VP Young stated that something like that would not be allowed in negotiation.

V. ADJOURNMENT

There being no further business, Regent Bal moved to adjourn the meeting, Regent Higaki seconded the motion, and with unanimous approval, the meeting was adjourned at 11:25 a.m.

Respectfully Submitted,

Kendra Oishi
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<th>Task Description</th>
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<td>Review board policies and bylaws relating to this committee, recommend revisions to the BOR.</td>
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<td>Review CIP annual and biennial budgets and expenditure plans, make recommendations to BOR</td>
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<td>Review 6-year CIP budget.</td>
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<td>Review deferred maintenance and plans to address it.</td>
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<td>Review quarterly updates of major CIP projects</td>
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<td>Review administration plans for parking fee adjustments, make recommendations to BOR</td>
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<td>11</td>
<td>Review proposals for naming university improvements and facilities, make recommendations to BOR.</td>
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<td>Review policies relating to the use of university facilities, make recommendations to BOR.</td>
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<td>13</td>
<td>Review quarterly updates of the university’s land-related strategic initiatives and partnerships program</td>
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Asterisk means when and as needed
Regent policies re planning and facilities

Matters requiring board approval are in bold face.

R.P. 4.202, strategic planning: establishes a strategic planning process to ensure that the university engages in appropriate long-range planning.
   A. The board will periodically approve a long-range plan referred to as the strategic or master plan.
   B. The strategic plan sets forth common system goals and planning principles and, as appropriate, system and unit-specific strategies to implement these goals. Together these articulate the priorities of the university for the planning period.
   C. The president, in consultation with the board, is responsible for updating the strategic plan at appropriate intervals, but at least every ten (10) years. The process of updating the plan will include board input from the university’s internal and external communities.
   D. The president or his/her designee shall report to the board at least annually on accomplishments in carrying out the strategies and achieving the goals of the plan.

R.P. 4.204, long-range physical development plans:
   A. The board shall approve a long-range physical development plan for each campus upon recommendation by the president.
   B. The board recognizes that the university is a dynamic institution subject to change and these changes will necessitate modifications to the long-range physical development plans. Significant changes in the programs and policies of the institution which affect the physical facilities and design character of the campuses shall be reflected by an amendment to the plan. Changes which can be considered significant include those which affect or alter building sites, building heights, bulk, densities, and infrastructure support facilities. All amendments to the approved long-range physical development plans shall require the approval of the board.
   C. Only facilities appropriately designated on the approved plan may be constructed on the campus.
   D. Campus long-range physical development plans are developed and revised based upon the campus academic development or strategic plan. The administration shall provide the opportunity for faculty, staff, and students’ input during the development phase.
   E. The Office of the President shall maintain an updated list of approved long-range development plans.

R.P. 4.208, sustainability policy: the university will serve as a global leader in how it stewards the resources of the islands and the world for the benefit of all. The university shall be a model for the integration of sustainability throughout its teaching, research, operations, and public service. The university recognizes that an important knowledge base in sustainable island systems resides in the indigenous people of Hawai‘i and all those for whom Hawai‘i is home. The university commits to consult with local cultural practitioners and sustainability experts on best practices in sustainable resource allocation and use for the well-being of our communities, our state, and the world. Critical resources include energy, food, water, land, sea, and space as they are integrated with the relationships of family, culture, community, justice, work, and economy in the present and future. The University of Hawai‘i System shall develop goals, metrics, and plans that include five key areas of the comprehensive sustainability program, and shall report its progress to the Board of Regents on an annual basis:
   1. Operations: the university is committed to continuous improvement in reducing its negative environmental impact and becoming ecologically restorative in buildings, climate, food systems, energy, grounds, purchasing, transportation, waste, and water. Among other things, the university shall:
a. Establish an Office of Sustainability within the Office of the Vice President for Administration to ensure that sustainability is incorporated into planning, budgeting, and decision-making throughout the institution.

b. Develop an energy-management system and commit to minimizing greenhouse emissions and becoming carbon neutral by 2050. Reduce fossil fuel-sourced energy through increased efficiency and use of renewable energy sources to meet or exceed the following energy reduction and renewable targets relative to a 2008 baseline: 10% by 2020; 20% by 2025; 30% by 2030; and 40% by 2035.

c. Ensure that all new construction and major renovations will achieve a minimum of LEED “Silver” designation, and will strive for LEED “Gold.”

d. Establish metrics and reporting mechanisms to track solid waste reduction, water conservation, fuel efficiency, and sustainable food service practices.

e. Establish a Green Purchasing Policy, support imparting a Hawaiian Sense of Place on all campuses, and policies and programs for optional modes of transportation and bicycle and pedestrian-friendly campuses and communities.

2. Curriculum. The university will encourage, facilitate and support curriculum development that advances the principles of sustainability, and enable cross-campus collaborations that integrate teaching and research with solutions at the campus and community levels.

3. Research & Scholarship. The university will encourage, facilitate and support basic and applied research initiatives that advance the principles of sustainability and enable cross-campus collaborations that integrate teaching and research with solutions at the campus, community and global levels.

4. Campus & Community Engagement. The university is committed to the engagement of students, faculty, staff, and the local community across disciplines to prioritize and implement sustainable practices. The classroom, the campus, and the community comprise an interconnected educational environment.

5. Cultural Connections. Recognizing the unique and respected Hawaiian host culture, the geographic remoteness of the islands, and the rich diversity of cultures in Hawai‘i, the university will create a sustainable living and learning environment that honors its cultural foundation and addresses the challenges and opportunities of its location. The university will proactively form working relationships with external partners to understand community, workforce and business needs, to bring higher education, research and service outreach value to the community, and to help shape economic structures, employment opportunities and integrated, 21st Century sustainable solutions for Hawai‘i, the region and beyond.

R.P. 10.201, interests in real property:

A. It is the board’s intent that the university’s policy, practices and decision-making regarding real property and interests in real estate, shall: (1) promote and support the mission and goals of the university in education, research, service and economic development; (2) advance principles and practices of sound environmental stewardship and sustainability; (3) ensure that alternative actions are considered, investigated and analyzed; (4) be fairly priced in the context of applicable fair market values and other relevant factors; (5) generate revenue from real property not critical to long range plans for the university to support the university’s core mission; and (6) be consistent with and support long range plans that have been approved by the BOR.

B. The Board of Regents shall review and approve all real property transactions for the disposition or acquisition of real property in fee simple or by lease or equivalent interest with a term exceeding five (5) years, including amendments and extensions thereof; provided, however, the president has the discretion to present to the board for approval any transactions involving real property that may impact a significant public interest.

C. The president and his/her designees are delegated the authority to approve all other real property transactions under this section including, but not limited to, leases or equivalent interests with a term of five (5) years or less in duration, licenses, easements, rights-of-entry, and other agreements involving the use and occupancy of real property, and any amendments and extensions thereof.

D. On an annual basis, the president shall provide the Board of Regents with a list and description of all such actions that have taken place under this delegated approval.
E. For actions that come to the board pursuant to this section, the board shall be provided with an analysis and supporting documentation that allows it to assess the terms of the transactions, as well as the recommended action’s compliance with the intent of this policy. Actions that come to the board involving the fee title to real property should be accompanied by a recent appraisal conducted by a licensed real estate appraiser. Actions that come to the board involving a lease or equivalent interest with a term exceeding five (5) years, including amendments or extensions thereof, will be accompanied by supporting documentation that the president deems appropriate.

F. In the event that a board approved transaction does not occur within one year of board approval, then that transaction shall be presented to the board with updated and current information prior to the transaction occurring.

G. Real property transactions approved by the board under this section shall be executed by the president and one other university officer, after review and approval by the Office of General Counsel. All other real property transactions shall be: (1) executed on behalf of the university by the president or his/her designees and (2) subject to review and approval by the Office of the General Counsel as requested by the president.

R.P. 10.202, planning and management of real property:
A. The university shall create and regularly update long range plans for its major real property assets, which shall include lands in use and targeted for use by campuses as well as other lands. Such plans shall take into account and shall provide design guidelines that: (1) utilize cost efficiency factors including, but not limited to, shared space utilization plans and distance or on-line learning requirements; (2) set energy and water conservation goals and standards, and maximize the use of high performance energy and water efficiency features; (3) encourage a pedestrian and bicycle friendly environment, and one that promotes alternate modes of transpiration; and (4) establish consistent architectural themes, open space, signage, landscaping and entry features, with the goal of creating a built environment that provides a consistent identity for each campus with features that promote the unique aspects of Hawai’i’s environment and culture.

B. Decisions regarding real property and capital investment priorities shall promote conformity and consistency with the plans, their objectives, and goals.

C. The Board of Regents shall review and approve of long range plans, as well as any major updates to the plans.

D. The university shall maintain a manifest of current information on its major real property assets and interests with information including, but not limited to: (1) an inventory of real property assets; (2) identification of significant real property risks and mitigation plans as appropriate; (3) identification of the campus or unit responsible for each asset; (4) a statement of the current and planned use of each asset in supporting the mission and goals of the university. This inventory shall be at a level of detail consistent with the nature and significance of the asset.

R.P. 10.203, management and maintenance of real property assets:
A. The physical assets of the university represent the visible character and intrinsic values of the university. The design and condition of these assets determine the operational quality of the campus to support its core educational mission. It is incumbent upon all parties responsible for these assets to ensure that each campus positively reflects its mission and provides a quality learning environment.

B. The university shall create and maintain an inventory of its facilities and improvements including required capital renewal investments and renovations along with projected costs. This plan shall be reviewed by the Board of Regents at least every two years, in conjunction with the preparation of the university’s biennium budget request. Costs to implement the plans, as well as energy costs for each campus, shall be reviewed as part of the biennium budget request.

C. In addition, the university shall implement an ongoing facilities maintenance program to ensure that routine maintenance is performed in a timely and cost-effective manner.

D. New construction projects, when presented to the board, shall provide estimated operational and maintenance costs, along with an explanation of how costs will be funded.
R.P. 10.205, use of university-owned facilities: the president is delegated the authority to promulgate practices and procedures governing the use of university-owned or operated facilities.

R.P. 10.207, parking and operation of motor vehicles:

A. The board shall approve fees for parking permits and parking fees per day, per hour, or fraction thereof on the roadways and in the parking areas under the jurisdiction of the university at an open meeting of the board subject to the requirements of Chapter 92, Hawai‘i Revised Statutes.

C. Other than as set forth above, the board delegates its authority to properly administer and manager the parking and operation of motor vehicles at each respective campus to the president, as set forth in Chapter 20-12, Hawai‘i Administrative Rules, as amended. The board further delegates to the chancellors of the respective campuses the authority to establish appropriate procedures for the appeal of citations and penalties by students, employees, or other persons designated by the chancellor.
BOR bylaws: functions of the Committee on Planning and Facilities:

(1) Review, study, and make recommendations to the Board relative to the long-range plans for the development of the University, considering academic needs, priorities, and fiscal capabilities of the State.

(2) Review, study, and make recommendations to the Board relative to the physical facilities master plans for each campus in the University system and to periodically review approved campus master plans in order to recommend revisions, if necessary, to meet the needs of the University.

(3) Review proposals relative to naming of University improvements and facilities and make its recommendations to the Board.

(4) Review policies and make recommendations to the Board on matters pertaining to the use of University facilities and ensure an environment that is complementary to the educational mission of this institution.

(5) Work in concert with the university administration relating to the capital improvement budget.

(6) Provide general oversight of the University’s land-related strategic initiatives and partnerships program.

Suggested changes, including matters addressed in policies but not identified in the bylaws:

a) Review the annual report to the board on accomplishments in carrying out the strategies and achieving the goals of the university’s strategic plan (R.P. 4.202). Because of its strategic significance, should this report be made directly to the board rather than through a committee? And because the university-wide strategic plan is of such significance, should the full board be engaged all along, rather than having a committee do it?

b) Review the annual report to the board on progress toward the goals, metrics, and plans in five key areas of the comprehensive sustainability program (R.P. 4.208). Make this report directly to the board rather than through a committee? Sustainability is multi-disciplinary and has a strong academic and student component.

c) Add “real property transactions” to the bylaws for the committee: review and approve all real property transactions for the disposition or acquisition of real property in fee simple or by lease or equivalent interest with a term exceeding five (5) years, including amendments and extensions thereof (R.P. 10.201).

d) Add to the bylaws for the committee as part of “real property transactions;” review the annual list and description of all real property transactions, the authority for which has been delegated to the president. (R.P. 10.201).

e) Include as part of “CIP oversight” (see “g” below): review every biennium as part of the biennium budget request the university’s inventory of its facilities and improvements including required capital renewal investments and renovations along with projected costs to implement the plans, as well as energy costs for each campus. (R.P. 10.202).

f) Add “parking fees” to the bylaws for the committee: review and approve fees for parking permits and parking fees per day, per hour, or fraction thereof on the roadways and in the parking areas under the jurisdiction of the university. (R.P. 10.207). Should “per month, per semester, and per year” be added?

g) Change #5 in the bylaws – now “Work in concert with the university administration relating to the capital improvement budget – to “Provide general oversight of the University’s CIP program, to include review and approval of CIP plans and budget requests and review of deferred maintenance and plans to reduce it.” Transfer the review of energy costs to the committee on budget & finance.
Committee activities organized by function set forth in the BOR bylaws:

**FY 2014-15**

<table>
<thead>
<tr>
<th>Long-range plans for dev. of the Univ.</th>
<th>Campus facilities master plans</th>
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<th>Land-related strategic initiatives and partnerships</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oct – rec’d briefing on HART project (affects UHWO, LCC, Honolulu CC, Pearl City urban garden).</td>
<td></td>
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<td></td>
<td>Oct – recommended approval of 6-yr CIP plan.</td>
<td>Jan – rec’d briefing on student housing proposals for UHH and UHWO.</td>
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<tr>
<td>Apr &amp; May – rec’d status reports on UHM space utilization study.</td>
<td></td>
<td></td>
<td></td>
<td>May – rec’d status report on leg action on CIP budget request.</td>
<td>Feb – discussed UH office to work on monetizing UH real estate.</td>
</tr>
</tbody>
</table>

**Other:**

Real property transactions
- Nov – recommended termination of Maxwell telescope sublease in Hilo Tech Park.
- Nov – recommended termination of sublease to Oceanic Institute and new sublease to Hawaii Pacific Univ of 1 ac for feedmill at Panaewa Ag Farm Complex.
- Jan – discussed return of UK telescope base facility at Hilo and new sublease to Subaru.
### FY 2015-16

<table>
<thead>
<tr>
<th>Long-range plans for dev. of the Univ.</th>
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</tr>
</thead>
</table>

**Other:**

**Real property transactions**

- Aug – recommended approval of leases of space in Kakaako used and to be used by JABSOM.
- Nov – recommended approval of lease of 3.82 ac in Hilo, formerly used as UK telescope baseyard, to Nat’l Astronomical Lab of Japan.
- Feb – discussed and deferred recommendation on amendments to R.P. 10.201 regarding when BOR approval is req’d for the acquisition or disposal of leases of real property.
- Apr – recommended approval of amendments to R.P. 10.201 regarding when BOR approval is req’d for the acquisition or disposal of a lease or fee simple interest in real property.

**Unclassified**

- Apr – discussed roof leak issues at UHM Hilo ag complex [is this a board matter?]
<table>
<thead>
<tr>
<th>FY 2016-17</th>
<th>Long-range plans for dev. of the Univ.</th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Nov – rec’d status report by Sightlines of its study of UHM campus facilities, to be updated next summer when the space utilization study is complete. May – rec’d briefing from WRNS &amp; Page on its work to develop a 20-yr physical plan for UHM based on the academic &amp; facilities plan. May – rec’d briefing from MK Think on its work for UHM analyzing space uses and space needs.</td>
<td>Aug – reviewed 4&lt;sup&gt;th&lt;/sup&gt; Q 2016 CIP status report. Aug – recommended approval of FY 2017 CIP expenditure program. Nov – recommended approval of 2017-19 biennium CIP budget request. Nov, Feb, May – reviewed 1&lt;sup&gt;st&lt;/sup&gt; Q, 2&lt;sup&gt;nd&lt;/sup&gt; Q, 3&lt;sup&gt;rd&lt;/sup&gt; Q FY 2017 CIP status reports.</td>
<td>Nov – recommended approval of lease of Atherton Y facilities from UHF.</td>
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</tbody>
</table>

Other:

Real property transactions
- Nov – recommended approval of lease of space in QL Student Services Center to YMCA.

Unclassified
- Feb – rec’d report of UH use of eBuilder and HePS software for construction management and procurement and more use of design-build in lieu of design-bid-build for construction.
## FY 2017-18

<table>
<thead>
<tr>
<th>Long-range plans for dev. of the Univ.</th>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Apr – rec’d briefing that campus LRDPs will need to incorporate the IAFPs for each campus, which will then inform the 6-yr CIP plans.</td>
<td></td>
<td></td>
<td>Nov – recommended approval of FY 2019 CIP supplemental budget request.</td>
<td>Sept – rec’d status report potential development/ redevelopment of NOAA parcel, Leahi parcel. PBS/ College of Ed, IfA/Magoon.</td>
</tr>
<tr>
<td></td>
<td>Apr - deferred action on LCC LRDP pending revisions to incorporate IAFP.</td>
<td></td>
<td></td>
<td>Nov – reviewed updated 6-yr CIP plan, incl deferred maint backlog.</td>
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<tr>
<td></td>
<td>Apr – rec’d update on status of long-range plan for Hawaii CC: stay at Manono, use satellite campuses.</td>
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<td></td>
<td>Nov – discussed need to review the 2013 moratorium on new buildings.</td>
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<td></td>
<td>May – reviewed 3rd Q FY 2018 CIP status report.</td>
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<td>[note: did not review the 1st Q or 2nd Q, FY 2018 CIP status reports due to lack of time]</td>
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<tr>
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<td>May – recommended revisions to 2013 board moratorium on new bldgs.</td>
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</tr>
</tbody>
</table>

### Other:

#### Real property transactions
- Mar – authorized UH admin to negotiate lease of CTAHR Waialeʻe Research facility property to Ag Dev Corp.

#### Parking
- May – rec’d status report on parking for JABSOM/ cancer center.

#### Unclassified
- Sept – approved committee goals & objectives for the FY.
- May – reviewed committee’s self-evaluation
### FY 2018-19

<table>
<thead>
<tr>
<th>Long-range plans for dev. of the Univ.</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Apr – discussed update of UHWO 180-ac mixed use “village” concept.</td>
<td>Apr – discussed Honolulu CC transit-oriented development plan update</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>May – received update on Atherton Y.</td>
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</tr>
</tbody>
</table>

**Other:**

**Real estate transactions**
- Oct - recommended approval of extension of lease of UHH Hale Kawili Apts adult student housing
- Apr – recommended approval of 65-yr no-cost lease from DOT of land for (i) small research vessels, (ii) Honolulu CC’s marine education program, (iii) continuing use by Polynesian Voyaging Society on Sand Island and (iv) continuing use by the UHM sailing team.
- May – received update on transfers of Waiale’e Research Station to Ag Dev Corp and Kauai Fruit Funigation facility to DOT.

**Parking**
- Oct – deferred action on request for increase in UHM parking rates.

**Unclassified**
- Aug – reviewed committee’s goals and objectives
- Jan - recommended amendment to BOR bylaws Article II.D.2.c – add to the planning & facilities committee the responsibility for oversight of land-related strategic initiatives and partnerships.
- May – received annual report on sustainability.
- May – discussed committee self-evaluation.
| FY 2019-20 |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| Long-range plans for dev. of the Univ. | Campus facilities master plans | Naming of facilities | Use of facilities policies | CIP budget |
| | | | | Sept – reviewed updated 6-yr CIP plan, incl deferred maint backlog. |
| | | | | Sept – recommended approval of FY 2020 and FY 2021 CIP expenditure plan. |
| | | | | Sept – recommended approval of FY 2021 supplemental budget request. |
| | | | | Sept – received update on UH system office for public-private partnerships and projects for Atherton Y, NOAA parcel graduate student/junior faculty housing, UHWO university village (no master agreement reached with selected UHWO developer). |
December 5, 2019

TO: Benjamin A. Kudo
Chairperson, Board of Regents
University of Hawai’i

VIA: David Lassner
President
University of Hawai’i

VIA: Kalbert K. Young
Vice President for Budget and Finance/Chief Financial Officer
University of Hawai’i

FROM: Jan S. Gouveia
Vice President for Administration
University of Hawai’i

SUBJECT: Recommend Board Approval Pursuant to Board of Regents Policy 10.201 to Authorize the Administration to Support and Participate in a Public Utilities Commission-Approved Green Tariff Program

SPECIFIC ACTION REQUESTED

As more fully detailed herein, and pursuant to Board of Regents Policy 10.201 (Interests in Real Property), the Board of Regents of the University of Hawai’i ("Board") is requested to authorize the President and/or the Vice President for Administration or their delegatee to:

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1 Board of Regents Policy 10.201 III.B states in its entirety as follows: The Board of Regents shall review and approve all real property transactions for the disposition or acquisition of real property in fee simple or by lease or equivalent interest with a term exceeding five (5) years, including amendments and extensions thereof; provided, however, the president has the discretion to present to the board for approval any transactions involving real property that may impact a significant public interest.
(1) **Green Tariff docket participation.** Participate in Hawaiian Electric Company, Inc. ("HECO") initiation and pursuit of the Green Tariff docket with the State of Hawai'i Public Utilities Commission ("PUC"), as appropriate.

(2) **Green Tariff Services Agreement.** Negotiate, finalize, and execute a Green Tariff Services Agreement or other similar document recognized by the Green Tariff Program, on the condition that the terms and conditions are favorable to the University ("Green Tariff Services Agreement").

(3) **Letter of Intent ("LOI"), Option Agreement, Long Term Use Agreement.** Negotiate, finalize, and execute LOIs with prospective photovoltaic developers ("Developers"), covering a portion of the University of Hawai'i - West O'ahu ("UH West O'ahu") makai lands ("Property"), consistent with the terms contained in the Major Term Sheet attached as Exhibit A, and execute such other documents and take any further action as the President and/or the Vice President for Administration deem necessary to effectuate the Green Tariff Program, the Green Tariff Services Agreement, and the LOIs, including eventually finalizing and executing an option agreement or similar pre-construction document ("Option Agreement") and a long term land use agreement (such as a lease, use and occupancy agreement, or easement), consistent with the terms contained in the Major Term Sheet attached as Exhibit A, with the single developer selected by HECO in accordance with the HECO Request for Proposals ("RFP") and who executes a power purchase agreement with HECO ("PPA") to deliver a supply of qualified renewable energy to the HECO system.

**RECOMMENDED EFFECTIVE DATE**

Upon Board approval.

**BACKGROUND**

Hawai'i Revised Statutes Section 304A-119 mandates the University of Hawai'i ("University") become net-zero with respect to energy use, which means producing as much energy as the system consumes across all campuses by January 1, 2035 (relative to a fiscal year 2015 baseline).

In FY 2018-19, the total consumption of power across the University of Hawai'i system was 191,966,153 kWh, broken down as follows:
As illustrated above, 59% of the University's power consumption is by the Mānoa campus\(^2\). Thus, there has been a concentrated effort to evaluate ways for the Mānoa campus to contribute to achieving overall net zero energy status for the University.

Preliminary studies indicate that if all available rooftops at the Mānoa campus were covered with solar PV systems, less than 30% of the campus' energy demand would be met. The main Mānoa campus does not have sufficient land to develop renewable energy directly on its land footprint. There are, however, substantial portions of UH West O'ahu makai lands that are currently underutilized. Allowing a portion of the UH West O'ahu makai lands to be utilized for PV systems by a developer under a PPA with HECO would enable the University to participate in the Green Tariff Program being proposed by HECO. Under this program, as more fully detailed below, the Mānoa campus (or any O'ahu campus) is anticipated to receive lower fixed electricity rates (based on renewable energy rates) for the duration of the Green Tariff Program. The University as a whole will benefit both financially and programatically as more progress is made toward achieving its net zero goal.

\(^2\) Mānoa campus is defined here as fed by substations L and M, located off of Kalele Road and East-West Road, respectively.
THE GREEN TARIFF PROGRAM

HECO is developing a new Green Tariff Program to be filed with the PUC referred to as a “Rider Z – Green Tariff Program” (“GTP”). The GTP will launch as a pilot program limited to the University. It is intended to expand opportunities for qualifying commercial HECO customers to meaningfully increase the amount of renewable energy serving their load above the level provided by HECO at the time a customer enters into the program.

Under the GTP, a qualifying commercial customer (“Participating Customer” or the “University”) is granted the ability to utilize remote real property under its control for a specified renewable energy facility (referred to as the “Dedicated Renewable Facility”) and experience the financial benefit associated with renewable energy rates at a distant site or campus.

There are three basic parts to the Green Tariff Program proposed by HECO. The following explains each part using the Mānoa campus as the example:

1. HECO issues Request for Proposals and Awards to Selected PPA Developer.

2. UH executes long-term land agreement(s) with the selected PPA Developer

3. UH enters into long-term “Service Agreement” with HECO

1. HECO Issues Request for Proposals and Awards to Selected PPA Developer

Once the GTP is approved by the PUC, the University may submit an application to HECO that:

- Identifies which of the University’s HECO service meters will participate in the GTP;
- Estimates annual load requirements for such meters;
- Identifies the percentage of annual energy requirements that is desired to be offset by the GTP; and
- offers, at no cost, a specified site under its control for HECO to complete an RFP process that selects a developer to engineer, construct, own, operate and maintain a Dedicated Renewable Facility that feeds the HECO electrical grid system for a minimum of 20 years.

HECO will then prepare, issue and manage the RFP to acquire renewable dispatchable generation and energy storage from a Dedicated Renewable Facility on a site identified and controlled by the University, which in this case would be a portion of the UH West O‘ahu makai lands. While HECO will utilize a competitive RFP process, HECO will not be required to comply with the PUC’s Framework for Competitive Bidding (adopted
pursuant to Decision and Order No. 23121 filed on December 8, 2006 in Docket No. 03-0372).

HECO will negotiate and attempt to execute a PPA with the selected Developer ("PPA Developer") to purchase and deliver renewable energy to HECO's electrical grid system, solely from solar photovoltaics in combination with a battery storage system ("Green Tariff Energy"). The PPA will be for a minimum of 20 years and will need PUC approval. The GTP requires the University to support HECO's application to the PUC.

Until the RFP process is complete, the University cannot refuse to execute any long-term land use agreements with the PPA Developer or refuse to execute a services agreement with HECO under the GTP without penalty. If the University decides not to proceed with services under the GTP at any time during the RFP process (e.g., decides not to proceed with the Service Agreement, the RFP process, or directs HECO to terminate the RFP process), the University will be responsible for fees and costs associated with the RFP process in an amount not to exceed $100,000, less any bid fees received by HECO ("RFP Termination Penalty"). If HECO decides not to proceed with the RFP process, rejects the RFP award, or decides not to move forward with or otherwise conclude PPA negotiations, HECO will be responsible for all fees and costs associated with the RFP process and the University will not be required to pay the RFP Termination Penalty.

As part of this phase, the University is also expected to issue LOIs with prospective Developers, who will likely be required to demonstrate site control as part of their proposals submitted to HECO in response to the HECO RFP. The LOIs will conditionally commit approximately 50 – 80 acres of University controlled lands (which is anticipated to be a portion of the UH West O'ahu makai lands) that would be used to deliver Green Tariff Energy into the HECO electrical grid system for a minimum of 20 years.\(^3\) Under the LOIs, the University may be required to enter into an Option Agreement and/or a long-term land use agreement with only the single PPA Developer selected by HECO in accordance with the HECO RFP process and who executes a PPA with HECO to deliver the Green Tariff Energy to the HECO grid.

2. **UH Executes Long-Term Land Use Agreement(s) with Selected PPA Developer**

Upon award of the PPA, HECO plans to negotiate and execute a PPA with the selected PPA Developer under which the PPA Developer will deliver Green Tariff Energy to HECO's electrical grid system at a PPA rate (the "PPA Rate") that is borne by HECO. At or around this time, the University will need to provide the PPA Developer with "site control" through a fully executed option agreement and/or long term land use agreement (such as a lease agreement, use and occupancy agreement, or easement) for the installation and operation of the Dedicated Renewable Facility for a minimum term of 20 years and in a manner consistent with the HECO PPA and the Green Tariff Program.

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\(^3\) This process is similar to the action taken by the University of Hawai'i Board of Regents ("Board") at its March 2018 meeting to approve the HECO RFP LOI Action Memo.
The LOIs, the Option Agreement, and eventual long-term land use agreement will be consistent with the terms contained in the attached Major Term Sheet.

3. **UH Enters into Long-Term “Service Agreement” with HECO**

Although the Dedicated Renewable Facility (which generates Green Tariff Energy) is specific to the University, University campuses participating in the GTP will continue to receive and be invoiced for fully-bundled electric service generated by the resource mix of HECO’s entire energy generation portfolio. Under the GTP, the University is expected to execute a Service Agreement with HECO to “purchase” Green Tariff Energy, for a minimum term of 20 years, from the Dedicated Renewable Facility. The system size of the Dedicated Renewable Facility shall be between 5MW and 30MW. The exact capacity and rate will be determined at the time of Service Agreement execution and based on the PPA pricing negotiated in Section 2 above.

Under the GTP, the University will pay a lump sum charge each month (“Green Tariff Lump Sum Charge”) to partially or wholly offset the Energy Cost Recovery charge line item appearing on each HECO monthly billing statement, based on the amount of Green Tariff Energy that is generated by the Dedicated Renewable Facility or the actual billed kWh usage, whichever is lower. The Green Tariff Lump Sum Charge is a monthly lump sum payment for the generation and storage of Green Tariff Energy from the Dedicated Renewable Facility. It shall be equal to all costs associated with the Dedicated Renewable Facility, including but not limited to PPA payments, imputed debt\(^4\) and revenue taxes calculated on a monthly basis.

The University will be permitted to aggregate multiple metered delivery points to participate in the GTP, so long as they serve under a qualifying rate schedule and are located on a single island.

The GTP also adjusts the “Excess Purchase Power Rate” which is a cents per kWh rate determined by subtracting the current Purchased Power Adjustment Clause rate from the baseline contribution rate determined at the time the Service Agreement is executed. The baseline will be adjusted annually for inflation. If at any time the Excess Power Purchase Rate is greater than the baseline rate, then the University will receive a credit; if it is below the baseline rate, then the rate remains unchanged. The overall impact of the Excess Purchase Power Rate adjustment terms on the overall per forma, however, is negligible.

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\(^4\) “Imputed Debt” means the measure calculated by credit rating agencies reflecting how investors view purchased power obligations and the cost of Imputed Debt means the increase in the overall cost of capital that results from the Company rebalancing its capital structure to mitigate the impact of Imputed Debt.
EXAMPLE OF THE GREEN TARIFF PROGRAM APPLIED AT MĀNOA CAMPUS

The June 2019 HECO invoice for Substation M at the Mānoa Campus will be used to illustrate the application of the Green Tariff Program. The total invoice for June 2019 for Substation M was approximately $2.3 million for approximately 9.3 M-kWh of consumption. Of that amount, approximately $1.39 million is attributable to the “Energy Cost Adjustment” (“ECA”) charge at an approximate rate of 15¢ per kWh.

Under the Green Tariff Program, a portion of the ECA charge will be credited back at the ECA rate and basically replaced with the Green Tariff Lump Sum Charge, as described in Section 3 above. If, for example, the University agrees to a Dedicated Renewable Facility of 10 MW PV and storage system on UH West O’ahu makai lands, and the average monthly production from the system is approximately 1.2 M-kWh, assuming the Green Tariff Lump Sum Charge is based on 11¢ per kWh, then the Green Tariff Lump Sum Charge will be approximately $132,000 and approximately $190,000 will be credited back at the ECA rate. This would have amounted to an estimated savings of $58,000 in June 2019. On an annual basis, the savings are approximately $700,000.

ANALYSIS

Under RP 10.201, any decision-making by the Board regarding real property and interests in real estate, shall: (1) promote and support the mission and goals of the university in education, research, service and economic development; (2) advance principles and practices of sound environmental stewardship and sustainability; (3) ensure that alternative actions are considered, investigated and analyzed; (4) be fairly priced in the context of applicable fair market values and other relevant factors; (5) generate revenue from real property not critical to long range plans for the university to support the university’s core mission; and (6) be consistent with and support long range plans that have been approved by the Board.

With regard to points (1) and (2), participating in the Green Tariff Program supports the mission and goals of the University because it advances progress toward achieving net zero by 2035. More specifically, it will reduce energy costs and increase the University’s renewable energy portfolio because the Dedicated Renewable Facility is generating renewable energy specifically for the benefit of the University. The advantage of the Green Tariff Program allows this to occur in a way that does not adversely affect all other HECO ratepayers.

With regard to points (3) and (4), the Office of Sustainability and the Energy Manager have carefully modeled the Green Tariff Program. Under a conservative scenario where the HECO PPA yields a rate of approximately 11¢ per kWh⁵, the example above illustrates the annual energy cost savings to the Mānoa campus is estimated at

⁵ On November 25, 2019, HECO announced a 20 M-kWh solar facility at the Department of the Navy’s West Loch facility at an estimated 7.5 ¢ per kWh
$700,000 a year. This scenario assumes the HECO PPA is for 10 M-kWh, which requires approximately 50 acres. While the UH West O‘ahu makai lands provided by the University for the Dedicated Renewable Facility is at no cost to either the PPA Developer or HECO, the energy costs avoided is equal to approximately $14,000/acre/year. This is more than triple the $4,000/acre/year rental rate the University recently agreed to with AES, the HECO selected PPA Developer for grid scale PV on UH West O‘ahu mauka lands. Furthermore, if at any point the Green Tariff Program is no longer advantageous to the University, then the University can terminate its participation without penalty; provided, however, all related land use agreements will remain in full effect.

It should also be noted that all O‘ahu campuses have the opportunity to participate in the Green Tariff Program.

Finally, with regard to points (5) and (6), the UH West O‘ahu makai lands that are not near the campus or part of the Transit Oriented Development ("TOD") districts are currently undeveloped and underutilized. There is a total of approximately 500 acres of UH West O‘ahu makai lands. As presented to the Board Planning and Facilities Committee in April 2019, the UH West O‘ahu campus is currently updating its long range plan for Board review and its Plan Review Use permit with the City and County of Honolulu. While there are development efforts underway for portions of the UH West O‘ahu makai lands, there are no current use or development plans for at least 50 – 80 acres that are situated away from the UH West O‘ahu campus and any proposed TOD sites. Using these underutilized lands to participate in the Green Tariff Program is a sound financial and land management strategy.

**ACTION RECOMMENDED**

It is recommended that the Board authorize the University, through the President and/or the Vice President for Administration or their delegatee, to take the following actions and negotiate, finalize, and execute the following documents, including taking such other actions and executing such other documents as may be necessary to support and implement such actions:

1. **Green Tariff docket participation.** Participate in HECO’s initiation and pursuit of the Green Tariff docket with the PUC, as appropriate.

2. **Green Tariff Services Agreement.** Negotiate, finalize, and execute the Green Tariff Services Agreement on the condition that the Green Tariff, including the reduced fixed electricity rates to be charged to the University as part of the Green Tariff Program (based on renewable energy rates), as approved by the PUC, is favorable to the University.

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6 The University’s transactions with AES were approved by the Board at its March 2018 meeting. An update was recently provided to the Board at its August 2019 meeting.
(3) **LOIs, Option Agreement, Long Term Land Use Agreement.** Negotiate, finalize, and execute LOIs with prospective Developers consistent with the terms contained in the Major Term Sheet attached as **Exhibit A**, and execute such other documents and take any further action as the President and/or the Vice President for Administration or their delegee deem necessary to effectuate the Green Tariff, the Green Tariff Services Agreement, and the LOIs, including eventually finalizing and executing an Option Agreement and/or a long term land use agreement (such as a lease, use and occupancy agreement, or easement), consistent with the terms contained in the Major Term Sheet attached as **Exhibit A**, with the PPA Developer who executes a PPA with HECO to deliver Green Tariff Energy to the HECO grid system.
MAJOR TERMSHEET

SUMMARY OF GREEN TARIFF TERMS FOR LETTER OF INTENT, OPTION AGREEMENT AND LONG TERM LAND USE AGREEMENT

UH West O’ahu Makai Lands

HECO RFP:

Hawaiian Electric Company, Inc. ("HECO") Request for Proposals ("RFP") for the supply of a minimum of 5 MWh per year of qualified renewable energy to be delivered to HECO on the island of O’ahu, State of Hawai‘i under HECO’s renewable dispatchable generation power purchase agreement ("HECO PPA"). The HECO RFP will be submitted to the State of Hawai‘i Public Utilities Commission ("PUC") for approval in connection with or subsequent to PUC approval of the Green Tariff program as proposed by HECO ("Green Tariff Program").

HECO PPA Award:

Under the HECO RFP, HECO plans to award an HECO PPA to one of the photovoltaic energy generating ("PV") project developers seeking to use portions of the UH West O’ahu makai lands and negotiate, finalize and execute one HECO PPA with the selected developer.

Possible Multiple Prospective Developers:

The University of Hawai‘i ("University") is anticipating possibly receiving multiple proposals and inquiries from potential developers interested in including portions of the UH West O’ahu makai lands in the PV project proposals they plan to submit to HECO in response to the HECO RFP. Depending on the HECO RFP process, however, the University might not be approached about securing the use of a portion of the UH West O’ahu makai lands until after HECO selects a single developer for HECO PPA negotiations ("Selected Developer").

HECO “Site Control” Requirement:

Under the HECO RFP, it is anticipated that each prospective developer may be required to demonstrate “site control” for the PV project site by obtaining one of the following: (a) fee ownership; (b) a long term lease; or (c) an option agreement to purchase or lease the project site, with an option or similar agreement possibly being sufficient to demonstrate such site control for government lands. It is currently unclear whether HECO will require each prospective developer or only the Selected Developer to demonstrate such site control.
I.OIs: The University is anticipating entering into an LOI or a similar agreement with either each prospective developer or the Selected Developer, which LOI or similar agreement would contain template provisions and terms proposed by either the prospective developers or the Selected Developer (location, area, and configuration of the project site, etc.) that would be acceptable to the University.

One Option Agreement and/or Long Term Land Use Agreement: Each LOI or similar agreement would commit the University to enter into an option agreement or similar agreement ("Option Agreement") and/or a long term land use agreement (minimum 20-years), such as a lease, use and occupancy agreement, easement, or other long term land use agreement (collectively the "Long Term Agreement") but only if HECO executes the HECO PPA with the Selected Developer covering the UH West Oahu makai lands and containing PPA rates that are acceptable to the University.

Parties: The parties to each LOI or similar agreement will be the University and each developer who plans to submit a proposal to HECO as part of the HECO RFP process. Alternatively, if HECO requires only the Selected Developer (and not all prospective developers) to demonstrate site control, the parties to the LOI would be the University and the Selected Developer. Parties to the Option Agreement and/or the Long Term Agreement will be the University and the Selected Developer.

Premises: Portion of UH West Oahu makai lands identified as suitable for a PV project, with location, size, and configuration to be proposed either by HECO, the prospective developers or the Selected Developer, all subject to University approval.

Purpose: Develop and operate a PV project to generate Green Tariff Energy for delivery to the HECO grid pursuant to HECO PPA.

Condition of Premises: As is, with no warranties or representations.

Term: 20 years, possibly with one or more options to extend.

Rent: No rent payments will be required. This is a condition of the University's participation in the Green Tariff Program.

Entry Preconditions: Before entering, using, or taking possession of any portion of the Premises for constructing and installing the PV project, the University and the Selected Developer would enter into an LOI, Option Agreement, Long Term Agreement, and/or similar agreement under which the Selected Developer may conduct its due diligence (in accordance with the University's usual preconstruction right of entry conditions) and satisfy certain pre-entry conditions, including meeting certain milestones (such as securing the financing necessary to fund the PV project development and construction, completing any required land subdivision
or designation process for the Premises, completing the required environmental assessment/impact statement process, obtaining University approval for any assignment or transfer of Selected Developer interest, implementing adverse impact mitigation measures, purchasing title insurance, preparing access and traffic management plans, and obtaining all required government approvals).

Security Deposit: None required.

Corporate or other Guarantee: Seek to require the Selected Developer to have a corporate parent, owner, or other entity guarantee the performance of the Selected Developer's obligations under the Agreement.

Risk Mitigation: The University will seek to require the Selected Developer to indemnify, defend, and hold harmless the University against all claims or actions seeking recovery for injuries, losses, or damages sustained as a result of the acts or omissions of the Selected Developer and the Selected Developer agents. The University will seek to have the Selected Developer’s indemnity obligation cover the following caused by the Selected Developer: (a) liens, (b) hazardous material conditions, (c) casualties, (d) violations of law, (e) losses, (f) misrepresentations, (g) challenges to the Selected Developer’s authority, and (h) failures to perform. The University will seek to require the Selected Developer to provide the following insurance coverage naming University as an additional insured: commercial general liability, all risk property, commercial automobile liability, pollution liability, builder’s risk, and workers compensation/employer’s liability, all with standard or statutory minimum limits.

Improvements: The University will seek to require that the Selected Developer keep the University informed about and address University concerns with all design and construction plans for any improvements, facilities, and infrastructure and utility systems (collective the “Improvements”), including mitigating adverse impacts of design, construction, operation, maintenance, and alteration of and to the Improvements. The University will seek to require that the University have no responsibility or liability for any review of the Selected Developer’s Improvement plans. The University will seek to require the Selected Developer to be responsible for complying with certain obligation in constructing any Improvements (such as paying for all costs, keeping the University informed, addressing University concerns, implementing mitigation measures, controlling traffic, managing runoff and discharges, and ensuring compliance with historic preservation requirements). The Selected Developer will be required to keep the Improvements in good repair and condition, at the Developer’s cost, and repair any damage to the Improvements and notify the University of the Selected Developer’s decision to restore or remove the Improvements if destroyed. The University will seek to require the Selected Developer to, upon termination of the Long Term Agreement, to promptly remove the Improvements and restore the Premises, all at the cost of the Selected Developer.

Hazardous Materials
Responsibility:
The University will seek to require the Selected Developer to be responsible for mitigating and addressing hazardous material conditions that the Selected Developer causes within, under or about the Premises. The University plans to offer the Selected Developer the opportunity to inspect the Premises prior to possession and establish a baseline assessment of existing/pre-existing hazardous materials within the Premises. In this way, the Selected Developer will only be responsible for remediating and cleaning up hazardous materials that were not already present and/or to levels that existed in the baseline assessment. If hazardous materials are discovered after the baseline assessment, the University will seek to require the Selected Developer to remediate and clean up such hazardous materials unless the Selected Developer can prove it was not responsible for the presence of such hazardous materials. The Selected Developer will not have the right to require the University to clean up any existing or pre-existing hazardous material conditions in order to accommodate the construction of the Selected Developer’s Improvements. The University will seek to require the Selected Developer, prior to or at the conclusion of the Long Term Agreement, to remediate and clean up any hazardous material conditions that caused by the Selected Developer and restore the Premises (and any other affected property) to their condition prior to the start of the Long Term Agreement.

Assignment and Transfer Restrictions:
The University will seek to require that the Selected Developer obtain the University’s prior written consent before the Selected Developer is permitted to transfer any interest under the LOI, the Option Agreement, the Long Term Agreement or any similar agreement to a third party. The Selected Developer may obtain the University’s consent by entering into a separate assignment agreement with its assignee and the University, substantially in a form to be approved by the University, under which the University consents to the assignment subject to certain conditions and representations/warranties from the Selected Developer and its assignee.

Negotiation Period:
It is anticipated that the University will be required to finalize and execute the Option Agreement and/or the Long Term Agreement with the Selected Developer either before the HECO PPA is executed, simultaneously with the HECO PPA execution, or within a certain time period after the HECO PPA is executed. The HECO RFP process, including its timetable for negotiating and executing the HECO PPA has not yet been set.

LOI or Similar Agreement Termination:
Each LOI or similar agreement may be terminated upon: (1) mutual written agreement; (2) the failure of the prospective developer to submit a timely and complete response to the HECO RFP; (3) the failure of the prospective developer to be selected for the RDG PPA; (4) the cancellation or withdrawal of the HECO RFP; (5) the withdrawal of the prospective developer from the HECO RFP at any
time during the HECO RFP process; or (6) the final execution of the Agreement between the University and the Developer.

Option Agreement Termination:
The University will seek the following rights to terminate the Option Agreement if the Selected Developer fails to timely and sufficiently cure the following events of default: (a) the Selected Developer’s failure to perform, (b) the Selected Developer’s failure to obtain sufficient financing or funding to complete the PV project, (c) the Selected Developer’s failure to timely complete its due diligence efforts, (d) the Selected Developer becomes bankrupt or involved in a similar action, (e) the Selected Developer abandons the PV project, (f) Selected Developer’s rights or authority to continue its business or the PV project is suspended for 60 days, (g) the Selected Developer fails to timely remove any liens filed against the Premises, and (h) the Selected Developer fails to obtain or maintain the required insurance coverage.

Long Term Land Use Agreement - Selected Developer Events of Default:
All of the events of Selected Developer default described in the Option Agreement would also constitute events of Selected Developer default under the Long Term Agreement. In addition, the Selected Developer’s failure to secure and/or maintain the required Developer Guarantee in an amount, form and with a guarantor acceptable to the University would also constitute an event of Selected Developer default. The University’s election to withdraw or terminate its participation in the Green Tariff program will not constitute grounds for terminating the Long Term Agreement granted to the Selected Developer.
GREEN TARIFF PROGRAM

Planning & Facilities Committee
December 5, 2019
WHAT IS A GREEN TARIFF PROGRAM?

STANDARD POWER PURCHASE AGREEMENT (PPA)

VS.

GREEN TARIFF PROGRAM (SLEEVED PPA)
STANDARD PPA

- POWER GENERATED ON SITE A
- POWER CONSUMED ON SITE A
- CUSTOMER PAYS PPA-DEVELOPER DIRECTLY FOR CONSUMPTION
- HECO NOT INVOLVED
GREEN TARIFF PROGRAM (SLEEVED PPA)

SITE A

• POWER GENERATED ON SITE A BY PPA-DEVELOPER
• DELIVERED INTO HECO GRID
• HECO PAYS PPA-DEVELOPER FOR RENEWABLE ENERGY GENERATION

SITE B

• ENERGY DELIVERED VIA HECO GRID TO SITE B
• COMINGLED POWER “CONSUMED” BY CUSTOMER ON SITE B
• CUSTOMER PAYS HECO FOR CONSUMPTION ON SITE B THROUGH REGULAR INVOICE
SITE A & SITE B IS OWNED/CONTROLLED BY HECO CUSTOMER
RFP ISSUED BY HECO FOR SOLAR/STORAGE DEVELOPER ON SITE A
HECO CUSTOMER ON SITE B OFFERS LAND AT NO COST TO PPA-DEVELOPER
HECO PASSES THROUGH PPA RATE & OTHER RELATED COSTS TO HECO CUSTOMER
GREEN TARIFF ARRANGEMENTS

WEST O‘AHU LANDS (MAKAI)

• UH ENTERS INTO 20+ YEAR “LAND AGREEMENT” WITH PPA DEVELOPER
• LAND MADE AVAILABLE AT NO COST

UH MĀNOA CAMPUS

• UH ENTERS INTO 20+ YEAR “SERVICE AGREEMENT” WITH HECO
• UH AGREES TO PAY GREEN TARIFF RATE
HOW DOES IT WORK
EXAMPLE: UH MĀNOA JUNE 2019 HECO INVOICE

INVOICE FOR SUBSTATION M

<table>
<thead>
<tr>
<th>ACCOUNT NUMBER</th>
<th>TOTAL AMOUNT DUE</th>
<th>AMOUNT ENCLOSED</th>
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<tbody>
<tr>
<td>252012101878</td>
<td>$2,341,185.05</td>
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</tr>
</tbody>
</table>

Account Number: 252012101978
Invoice Number: 600732810
Service Address: 1701 EAST RD
Contact: 32492143

PAYMENT RECEIVED:

OUTSTANDING BALANCE: $0.00

MESSAGE:

Is your business prepared for hurricane season? Refer to our Handbook for Emergency Preparedness, online at www.hawaiianelectric.com or call 543-7511 for a free copy.
**BREAKDOWN OF CHARGES**

- ≈ $2.3 MILLION
- ≈ 9.3 M-kWh

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>CHARGE</th>
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<tbody>
<tr>
<td>Electric Service DS</td>
<td>$425.00</td>
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<tr>
<td>Directly Served Service</td>
<td>$421,245.00</td>
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<tr>
<td>Customer Charge</td>
<td>$425.00</td>
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<tr>
<td>Demand Charge</td>
<td>$174,869.25</td>
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<tr>
<td>Energy Charge</td>
<td>$13,888.14</td>
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<tr>
<td>Power Factor (94)</td>
<td>$89,820.41</td>
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<tr>
<td>RBA Rate Adjustment</td>
<td>$925.92</td>
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<tr>
<td>IRP Cost Recovery</td>
<td>$20,788.39</td>
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<tr>
<td>PBE Surcharge</td>
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</tr>
<tr>
<td>Energy Cost Adjustment (ECA)</td>
<td>$1,392,552.81</td>
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<tr>
<td>Purchased Power Adjustment *</td>
<td>$253,986.03</td>
</tr>
<tr>
<td>Green Infrastructure Fee</td>
<td>$480.38</td>
</tr>
</tbody>
</table>

*Green tariff program will also result in negligible adjustments to the Purchased Power Adjustment so miniscule they are immaterial to the analysis*
EXAMPLE: GREEN TARIFF PROGRAM

ASSUMPTIONS

• 10 MW PV System on West O’ahu Lands = \( \approx 1.2 \text{ M-kWh Energy Produced/Month} \)
• Green Tariff Rate: \( \approx 11 \text{ ¢/kWh} \)
• HECO ECA Rate: \( \approx 15 \text{ ¢/kWh} \)

\[
\begin{align*}
\text{Green Tariff:} & \quad \approx 1.2 \text{ M-kWh} \times \approx 11 \text{ ¢/kWh} \quad \approx \$132,000 \\
\text{HECO ECA Rate:} & \quad \approx 8.1 \text{ M-kWh} \times \approx 15 \text{ ¢/kWh} \quad \approx \$1,200,000 \\
\text{New ECA} & \quad \approx \$1,332,000
\end{align*}
\]
PROCESS AND ESTIMATED TIMELINE

**STEP 1**
HECO FILES GREEN TARIFF WITH PUC & OBTAINS APPROVAL

2020

**STEP 2**
HECO INITIATES RFP FOR PPA DEVELOPER
UH SIGNS LETTERS OF INTENT TO COMMIT LAND

2021

**STEP 3**
HECO AWARDS TO PPA DEVELOPER

**STEP 4**
UH EXECUTES:
- OPTION AGREEMENT
- LONG-TERM LAND AGREEMENT
- HECO SERVICES AGREEMENT

2022 - 2023

**Step 5**
HECO AWARDS TO PPA DEVELOPER
DESIGN & PERMIT
CONSTRUCT PV

2023 - 2024

**Step 6**
UH ENJOYS BENEFITS

2024 - 2025
BOARD APPROVAL REQUEST

AUTHORIZE ADMINISTRATION TO EXECUTE ALL DOCUMENTS NECESSARY TO COMPLETE THE FOLLOWING:

STEP 1: PUC Filing

• Support a “Rider Z - Green Tariff Program” filing by HECO with the Public Utilities Commission (PUC)
• Pilot program limited to the University of Hawai‘i (O‘ahu only)
• Establishes a new rate structure that
• Recognizes renewable energy generated by a HECO-selected PPA Developer
• On remote O‘ahu lands controlled by the University
• Delivered to the overall HECO grid mix
• With energy cost savings realized by a participating O‘ahu campus(es)
• The participating campus(es) continue to receive fully-bundled electric service from HECO at regular tariff rates but will also receive a credit to partially or wholly offset the Energy Cost Adjustment (ECA)

STEP 2: Green Tariff Application and Letters of Intent

• Occurs after PUC approves the Rider Z – Green Tariff Program
• UH submits enrollment application to HECO identifying site
• UH executes conditional Letters of Intent with prospective PPA developers to commit approximately 50-80 acres of UH West Oahu Makai Lands for Solar PV + battery ("PPA Makai Lands") to the one PPA developer that is awarded the PPA by HECO
STEP 3: Option Agreement and/or Long-Term Land Agreement

- Occurs after HECO selects PPA Developer & UH agrees to proceed
- Enter into Option Agreement under which the PPA developer would be allowed to conduct due diligence efforts and meet certain preconditions to issuing the long-term land agreement, such as securing financing, completing any required environmental assessment/impact statement acceptance process, and obtaining required governmental permits and approvals
- Enter into one or more long-term land agreements containing the following terms upon the PPA developer completing its due diligence efforts and meeting all required University preconditions:
  - Use area to cover approximately 50-80 acres
  - Minimum 20 year term
  - Effective upon completion of construction and achievement of Commercial Operation Date (COD)
  - Developer responsible for all infrastructure, installation, operation and maintenance costs associated with PPA and the PV systems
  - Condition of premises is “as is” with no warranties or representations
  - Must remove equipment and restore property at end of the long-term land agreement at their cost
  - No cost for land to lower cost of clean energy produced
  - Approximately 10–18 MW PV + battery system
STEP 4: Green Tariff Service Agreement

- Occurs after HECO selects PPA Developer & UH agrees to proceed
- UH Executes “Green Tariff Service Agreement” with HECO in accordance with the “Rider Z – Green Tariff Program”
  - UH agrees to purchase electricity from HECO pursuant to the Green Tariff Program
  - UH reserves the right to terminate Green Tariff Service Agreement at any time with no penalty
  - If UH terminates, the long-term land agreement with PPA Developer remains in effect at no cost
Mahalo!
FY 2019-2020 FIRST QUARTER CIP STATUS REPORT
(as of 09/30/19)

Planning & Facilities Committee
December 5, 2019
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## Table Summary – Active Construction Projects Over $5 Million

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<tr>
<th>Campus/Project</th>
<th>Original/Revised Completion Date</th>
<th>Original Construction Amount</th>
<th>Change Orders &amp; Percent Change to Date</th>
<th>Cost to Complete (Including Retention)</th>
<th>Change(s) from Last Quarterly Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mānoa – Coconut Island Utility Rehabilitation/Replacement</td>
<td>Nov. ‘16 / Jan. ‘20</td>
<td>$6,397,204</td>
<td>$3,804,308 (59.5%)</td>
<td>$545,219</td>
<td>1-month extension and $231,430 change order (force account) due to unforeseen underground work to tie-in the new waterline to the existing distribution system.</td>
</tr>
<tr>
<td>Mānoa – Coconut Island Marine Laboratory Buildings 1 &amp; 2 Interior Renovation and General Repairs</td>
<td>Feb. ‘18 / Dec. ‘20</td>
<td>$21,019,747</td>
<td>$472,889 (2.2%)</td>
<td>$6,714,594</td>
<td>None</td>
</tr>
<tr>
<td>Mānoa – Life Sciences Building</td>
<td>Spring ‘19 / Feb. ‘20</td>
<td>$49,500,000</td>
<td>$15,201,343 (30.7%)</td>
<td>$26,139,778</td>
<td>$7,025,903 in change orders for improvements to the building infrastructure (mechanical, electrical, envelope, sustainability, etc.) to support faculty moving into LSB, and to procure networking equipment.</td>
</tr>
<tr>
<td>Mānoa – Kennedy Theater General Repairs and Code Compliance</td>
<td>July ‘17 / Feb. ‘20</td>
<td>$5,491,500</td>
<td>$1,447,750 (26.4%)</td>
<td>$470,913</td>
<td>4-month extension and $229,139 change order due to replacement of stage fall protection and retrofitting roof drains.</td>
</tr>
<tr>
<td>Mānoa – Saunders Hall Exterior Repairs and Reroof</td>
<td>Aug. ‘18 / Feb. ‘20</td>
<td>$5,227,618</td>
<td>$653,955 (12.5%)</td>
<td>$836,366</td>
<td>2-month extension and $32,812 in change orders for the replacement of cracked windows in 8 offices. an additional elevator inspection due to a change in the elevator service provider and weekend installation of exterior floor coating.</td>
</tr>
<tr>
<td>West O‘ahu – Creative Media</td>
<td>June ‘20 / Aug. ‘20</td>
<td>$33,275,000</td>
<td>$1,048,910 (3.2%)</td>
<td>$23,012,347</td>
<td>$651,618 change order to add seating riser in the lobby area and power/telecom infrastructure for the outdoor screening area.</td>
</tr>
<tr>
<td>Mānoa – Athletic Gym 1 &amp; 2</td>
<td>Mar. ‘19 / Mar. ‘20</td>
<td>$8,000,000</td>
<td>$1,937,878 (24.2%)</td>
<td>$1,402,594</td>
<td>$460,898 change order to replace Gym 1 concrete stoop for ADA compliance, install camera system indicator light/unauthorized recording kill switch, and add wall graphics for both gyms.</td>
</tr>
<tr>
<td>Maui College – Renovate Kitchen &amp; Accessory Spaces in Pilina Building</td>
<td>June ‘19 / Apr. ‘20</td>
<td>$7,222,511</td>
<td>$18,853 (0.3%)</td>
<td>$5,000,192</td>
<td>4-month extension and $18,853 change order due to additional unforeseen conditions in plenum spaces (attic space) and walls, beam obstructions, structural restrictions for ceiling height, sump pit work, relocation of mechanical/electrical infrastructure, and kitchen equipment changes.</td>
</tr>
<tr>
<td>Leeward CC – 7881 DA Native Hawaiian Center for Excellence</td>
<td>Oct. ‘19 / Apr. ‘20</td>
<td>$6,400,821</td>
<td>$804,382 (12.6%)</td>
<td>$2,560,877</td>
<td>2-month extension and $288,288 change order to address HFD comments, unforeseen interior and exterior slab conditions, additional power required for HVAC units; correction of water/drain pipe for ADA compliance, and the addition of new electronic access locks for exterior doors.</td>
</tr>
</tbody>
</table>
### Table Summary - Design Projects Over $1 Million

<table>
<thead>
<tr>
<th>Campus/Project</th>
<th>Original/Revised Completion Date</th>
<th>Original Design Amount</th>
<th>Change Orders &amp; Percent Change to Date</th>
<th>Cost to Complete</th>
<th>Change(s) from Last Quarterly Report</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mānoa – Holmes Hall Renovation</td>
<td>Feb. ‘17 / Pending Future Funding</td>
<td>$1,514,992</td>
<td>$357,676 (24%)</td>
<td>$813,827</td>
<td>$56,231 change order to refine design scope to focus on targeted and strategic spaces as prioritized by the dean. Completion date pending request for additional design and construction funds.</td>
</tr>
<tr>
<td>CTAHR Due Diligence for Various Deferred Maintenance Improvements</td>
<td>Sep. ‘17 / Dec. ‘19</td>
<td>$1,231,316</td>
<td>None</td>
<td>$496,001</td>
<td>3-month extension due to additional time required to fully assess the condition of the facilities.</td>
</tr>
<tr>
<td>Mānoa – Elevator Modernization, Phase IV</td>
<td>Dec. ‘18 / May ‘20</td>
<td>$1,077,157</td>
<td>$406,316 (38%)</td>
<td>$622,284</td>
<td>5-month extension due to extensive internal review of access controls and security</td>
</tr>
<tr>
<td>Mānoa – Mini Master Plan, Phase 2 (Formerly New Classroom Building)</td>
<td>June ‘20 / June ‘20</td>
<td>$275,913</td>
<td>$4,147,995 (1503%)</td>
<td>$2,325,095</td>
<td>$232,908 change order to prepare criteria for Mini Master Plan, Phase 2, Varney Circle and parking structure, and prepare project specific EA.</td>
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</tbody>
</table>

### Table Summary - Upcoming Capital Improvement Projects

<table>
<thead>
<tr>
<th>Campus/Project</th>
<th>Estimated Construction Amount</th>
<th>Current Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leeward CC – Product Development Center Renovation</td>
<td>$5m - $10m</td>
<td>Preliminary Design Phase in progress.</td>
</tr>
<tr>
<td>Mānoa – Renovate Bachman Hall</td>
<td>$15m</td>
<td>Part 1 issued; qualifications received, and 3 Design-Build teams shortlisted.</td>
</tr>
<tr>
<td>Kapi‘olani CC – Culinary Institute of the Pacific, Phase 2</td>
<td>$30m</td>
<td>Planning / Design Phase in progress.</td>
</tr>
</tbody>
</table>
Coconut Island Utility Rehabilitation/Replacement – Mānoa

Contractor: Frank Coluccio Construction Company

Estimated Date of Project Completion: December 2019

Original Estimated Date of Project Completion: November 2016

Completion Level: 99%

Original Construction Amount: $6,397,204

Change Orders & Percent Change to Date: $3,804,308 (59.5%)

Current Phase: Hawaiian Telcom High Speed Fiber to be installed in December. Grass paver installation to follow.

Next Phase: Contractor preparing closing documents.

Project Scope: Coconut Island, located in Kāneʻohe Bay, is the home to the Hawai‘i Institute of Marine Biology, a world-renown marine research institute of the School of Ocean and Earth Science and Technology at UH Mānoa. This project involves (1) horizontal directional drilling of a bore through rock roughly 40’ below Kāneʻohe Bay for the installation of new sewer and telecommunications lines between Coconut Island and Lilipuna Pier, and (2) replacing an existing sewer pump station and selected sewer pipes on Coconut Island. Approximately 2,000 cubic yards of soil and rock must be excavated and hauled from the site to create a level area for the drilling rig. Cost increase and extension due to additional trenching and pull boxes for the telecom lines; changing geology conditions between basalt and extremely soft sand requiring a different drill; additional work to install the telecom system; addition of waterline replacement, second bore for the waterline, air release valve, and pressure gauge for the sewer line; drilling subcontractor delays; installation of a temporary sewer bypass line and an ARV on the sewer line on the island; upsizing of the waterline on the island and mainland to correspond with the new 8” waterline installation; emergency waterline repair; changes to Hawaiian Telcom duct-bank and manhole; erection of the retaining wall; grass paver parking lot at Lilipuna Pier; tie-in of waterline; new fiber optic conductors; new back-flow preventer on the fire hydrant water supply; manual soil removal behind the retaining wall; prior suspension of work, unforeseen underground work to tie-in the new waterline to the existing distribution system.
Coconut Island Marine Laboratory Buildings 1 & 2 Interior Renovation and General Repairs – Mānoa

Contractor: Frank Coluccio Construction Company
Estimated Date of Project Completion: December 2020
Original Estimated Date of Project Completion: February 2018
Completion Level: 75%
Original Construction Amount: $21,019,747
Change Orders & Percent Change to Date: $472,889 (2.2%) (No change from Quarter 4)

Current Phase: Completed third floor vinyl flooring and epoxy flooring and wall coating on the first and second floors. Interior and exterior doors installed. Door trims and lab casework are presently being installed.

Next Phase: New chillers are scheduled to be delivered in December; installation to follow.

Project Scope: Coconut Island, located in Kāneʻohe Bay, is the home to the Hawaiʻi Institute of Marine Biology, a world-renown marine research institute of the School of Ocean and Earth Science and Technology at UH Mānoa. This project involves the renovation of the interior of Marine Laboratory Buildings 1 & 2 to provide state of the art research and teaching laboratories, provide general repairs of the buildings (including replacing and upgrading mechanical, electrical, and architectural systems and structures), and perform significant structural retrofitting. Cost increase and extension due to replacement of sub-contractor, additional vacuum breakers to the plumbing system, rebar modifications to connect the new concrete pier to an existing concrete beam, repairs to 2nd floor corroded steel beams upgrading electrical panels/core materials based on “wet or damp” conditions, existing condition of concrete/chilled water system, mechanical piping/electrical component rough-ins, concrete floor leveling, window installation, framing with drywall on fiberglass doors, paint, carpentry finishes at windows, roofing membrane, adding electrical wiring and equipment, interior painting, flooring, finish carpentry, new transformer, HVAC commissioning, furniture installation, chiller lead time required for testing/shipping/installation at no additional cost, water savers, and changed field conditions that required new concrete flooring of 3 rooms, floor leveling, additional power receptacles and rust demolition, relocation of exterior lighting, and HECO transformer infrastructure.
Life Sciences Building – Mānoa

Contractor: Layton Construction
Estimated Date of Project Completion: February 2020
Original Estimated Date of Project Completion: Spring 2019
Completion Level: 71%
Original Construction Amount: $49,500,000
Change Orders & Percent Change to Date: $15,201,343 (30.7%)
Current Phase: Interior finishes and building envelope (exterior insulated finish system, metal paneling, roofing and glazing) systems.

Next Phase: Startup of building systems and commissioning.

Project Scope: This design-build project for a new Life Sciences Building will be developed at the site of Henke Hall and will support multiple programs like botany, PBRC, biology and microbiology. As the first of a three-phase Mānoa Mini Master Plan, this project will also provide surge space to allow for the redevelopment of the Snyder Hall site and subsequent redevelopment of Kuykendall Hall. Cost increase and extension due to the addition of a second elevator to the project, design enhancements, chlordane soil remediation, additional mechanical and electrical provisions to the 3rd floor shell space to accommodate a future virtual lab, soil interment under the Kennedy Theater Parking lot/pavement restoration, additional electrical metering, lab casework design, and soil testing under Snyder Hall; moving faculty from Snyder Hall to Biomed, improvements to the building infrastructure (mechanical, electrical, envelope, sustainability, etc.) to support faculty moving into LSB, and procurement of networking equipment.
Kennedy Theatre: General Repairs and Code Compliance – Mānoa

Contractor: RSI Roofing and Building
Estimated Date of Project Completion: February 2020
Original Estimated Date of Project Completion: July 2017
Completion Level: 99%
Original Construction Amount: $5,491,500
Change Orders & Percent Change to Date: $1,477,750 (26.4%)

Current Phase: The theater including Ernst Lab Theater are operational. 2nd floor reroofing and work on AC return air duct to Ernst Lab Theater are progressing.

Next Phase: Replace audio wiring in Theater auditorium.

Project Scope: Kennedy Theatre is the flagship performing arts center on the UH Mānoa Campus. The need for repairs and maintenance is long overdue as the theater was built in 1963 and no interior work has been done in over 50 years. Parts of the facility are OSHA, building code and ADA non-compliant – including the catwalk system over the Ernst Lab Theater. This project involves replacing the existing sand bag rigging system at the Lab Theater with a new system, Main Theater theatrical dimming system and Main Stage curtains, catwalk system at the Lab Theater to meet OSHA requirements and finished floor at the Lab Theater and Main Stage with a floor suitable for dance performances; and installing a pre-manufactured dust collection booth at the Scene shop and a safety cage around the existing 80-foot high spiral staircase for fall protection. Cost increase and extension due to storage container for theater items during construction; additions to the original contract including mold and efflorescence abatement; light fixture, dimmer rack, electrical power installation; door frame replacement; conduit and circuit replacement; dye vat work; providing user storage to move items from work area; added changes for safety, reroof and mold remediation of costumes and storage area; multiple areas of lighting/switches repairs/replacement, repairs to the outside storage containers to minimize moisture; repairs/upgrades to the in-house communication system for safety and the coordination of students/staff; moving stage/overhead equipment during classes, rehearsals, and performances; replacing the 12,000 BTUH split air conditioning unit in the costume storage container; adding a new outlet at the new welding station; scheduling roof work; additional exit signs; installation of fall protection, communication conduits after the performance season ends, rigging system safety upgrades, data service to the new mezzanine offices, wireless access point location for the Scene Shop, Fire Safety request to install an exit sign in Ernst Lab Theater/back of Main Stage vestibule, re-roofing the 2nd floor, adding a return air duct from the main return air duct on the roof to the ceiling of Ernst Lab Theater, rigging safety upgrades and retrofitting roof drains.
Saunders Hall Exterior Repairs and Reroof – Mānoa

Design Consultant: WTN Architecture
Estimated Date of Project Completion: February 2020
Original Estimated Date of Project Completion: August 2018
Completion Level: 90%
Original Design Amount: $5,227,618
Change Orders & Percent Change to Date: $653,955 (12.5%)
Current Phase: Installing new FRP entry doors on offices in atrium and interior corridors and replacing cracked windows in offices.
Next Phase: Apply new traffic coating on Atrium hallways and replace cracked roof drainpipe in room 707.

Project Scope: Saunders Hall (formerly known as Porteus Hall) was designed in the early 1970’s. Due to inadequate concrete coverage over the reinforcing bars during the original construction of the building, corrosion of the rebars is causing the exterior of the building to crack and spall. This project involves the repair of all concrete delaminations, spalls and cracks. In order to seal the entire building envelope watertight, the project also includes reroofing, new traffic coating, glazing, and interior renovation work. Cost increase and extension due to the removal and disposal of an abandoned PV system; repair of additional unforeseen spalls and cracks on the North, East, Southwest and West exteriors of the building, relocation of classroom furniture from Saunders 342 to Kuykendall 401A and Crawford 114 to Saunders 342, asbestos abatement; new access control system installation, hearing protection for building occupants, replacement of a rusted door/frame and 8 cracked office windows, addition of a PoE Access Control System and concerns that the new FRP doors do not pass inspection (new doors may need to be fabricated), additional elevator inspection due to the new service provider and weekend installation of exterior floor coating.
Creative Media – UH West O‘ahu

Contractor: Kiewit Building Group

Estimated Date of Project Completion: August 2020

Original Estimated Date of Project Completion: June 2020

Completion Level: 100% (Design) / 46% (Construction)

Original Construction Amount: $33,275,000

Change Orders & Percent Change to Date: $1,048,910 (3.2%)

Current Phase: All building structural walls have been set, structural steel framing is complete, roof trusses and decking are complete, windows are being installed along with roofing system, interior wall metal framing is 80% complete, mechanical and electrical rough-in is ongoing and is 70% complete.

Next Phase: Building will be dried in with window and door systems, drywall and insulation will be installed, mechanical and electrical equipment will be set, and exterior finishes will be applied to the building.

Project Scope: This design-build project is for a new, 33,000 sf facility to house the existing Academy of Creative Media (ACM) program. The building will be constructed on undeveloped land next to the new Allied Health Building. The function of the building will combine teaching facilities, production facilities, faculty offices, creative workspaces, and an incubator for emerging companies. It will be a professional environment focused on learning and creating a showcase for UH West O‘ahu and the UH System, as well as our entire state. The building expands the current UH West O‘ahu ACM program from approximately 110 student majors to an anticipated 500 majors. Cost increase and extension due to delayed grading permit, upgrading below-grade CMU stem walls to be cast-in-place concrete, large recessed-type electrical floor boxes at labs/classrooms, incubator/meeting spaces to allow teaching flexibility/reduce tripping hazards, new storm drain catchment system in existing campus loop outside of the project limits, and adding seating riser in the lobby area and power/telecom infrastructure for the outdoor screening area.
Athletic Gym 1 & 2 – Mānoa

Contractor: Layton Construction Company, Inc.

Estimated Date of Project Completion: March 2020

Original Estimated Date of Project Completion: March 2019

Completion Level: 99%

Original Design Amount: $8,000,000

Change Orders & Percent Change to Date: $1,937,878 (24.2%)

Current Phase: Gym 1 & 2 operational. Gym 1 & 2 HVAC system operational - UH acceptance is pending.

Next Phase: Install new standing seam roofing and PV system on both gyms.

**Project Scope:** Gymnasiums 1 and 2 are located in the Physical Education Athletic Complex on the lower campus of the University of Hawai‘i at Mānoa. Both gymnasiums were constructed as part of the addition to the Physical Education/Athletic Complex in 1982. There have been no major additions or renovations to the reinforced concrete structures since their original construction. The project will provide newly renovated gymnasium facilities for the University of Hawai‘i at Mānoa. Both gymnasiums will be used for Student Recreation Services (intramural sports) activities and educational instruction, primarily by the UH Kinesiology Department. In addition, the gymnasiums will be utilized by the Men’s and Women’s Basketball and Volleyball teams for intercollegiate activities. The project objective is to design and construct a facility for the University that are consistent with the design and construction practices used for intercollegiate athletics sector projects that perform similar functions. Project objectives include: Eliminating condensation on floors, eliminating noise, dust, debris, and providing thermal comfort for the occupants. Cost increase and extension due to additional work identified during the design development/construction process which included adding additional athletic basketball/volleyball fixtures/equipment/striping, upgrading the building insulation to be more efficient, repave the areas around the ground floor air conditioning unit to reduce the amount of dust and debris, removal of asbestos discovered after construction started, paving the gravel parking lot, increase in PV system size, added logos, installation of a new 343KW PV system with new roofs, insulation to increase energy efficiency and replace Gym 1 concrete stoop for ADA compliance, install indicator light/unauthorized recording kill switch for camera system, and add North and South wall graphics for both gyms.
Renovate Kitchen & Accessory Spaces in Pilina Building – Maui College

Contractor: Hawaiian Dredging Construction Company, Inc.

Estimated Date of Project Completion: April 2020

Original Estimated Date of Project Completion: June 2019

Completion Level: 50%

Original Construction Amount: $7,222,511

Change Orders & Percent Change to Date: $18,853 (0.2%)

Current Phase: Continue structural, plumbing and electrical work; install new elevator.

Next Phase: Fabrication of catwalks for utility access in the attic space and on rooftop and installation of fire sprinkler system.

Project Scope: This project involves a full renovation of an existing commercial kitchen space on the second floor and improvements to the associated loading dock on the first floor of UH Maui College’s Pilina Building. The spaces will be programmed as Pilina’s Food Manufacturing Facility (MFIC), which will collaboratively build food entrepreneurship and manufacturing assets to strengthen local food production and broaden community-based small business ownership and development. Toward this end, MFIC serves as a county-wide gathering place for food producers and consumers of locally manufactured foods. The physical build includes, but is not limited to: wet, dry and cold processing rooms, a walk-in refrigerator and freezer, a packaging room, a pot wash room, and a dry storage room. Cost increase and extension due to unforeseen field conditions within ceilings/walls prior to demolition and obstruction of access to the locations of the new drains, sewer pipes, and steel beams by existing conduits, pipes, air conditioning ducts, plenum spaces, second floor structural concrete slab conditions, additional unforeseen conditions in plenum spaces (attic space) and walls, beam obstructions, structural restrictions for ceiling height, sump pit work at the bottom of the elevator pit, relocation of mechanical/electrical infrastructure, and user-requested kitchen equipment changes.
### 7881 DA Native Hawaiian Center for Excellence – Leeward CC

**Contractor:** Nan, Inc.  
**Estimated Date of Project Completion:** April 2020  
**Original Estimated Date of Project Completion:** October 2019  
**Completion Level:** 60%  
**Original Construction Amount:** $6,400,821  
**Change Orders & Percent Change to Date:** $804,382 (12.5%)  
**Current Phase:** Ground floor exterior walls, doors and glazing, electrical/plumbing/HVAC rough-ins, HVAC equipment and ducts, structural framing, interior walls, lighting, millwork, fire alarm.  
**Next Phase:** Flooring, cabinets, doors and glazing, electrical/plumbing/HVAC, interior walls, lighting, fire alarm devices, AV and IT provisions, partial ceiling, inspections, roofing material, plumbing fixtures.

**Project Scope:** The project involves renovation of the ground floor and a new dance studio addition of Building 7881 DA for the Native Hawaiian Center for Excellence Program. The renovation includes improvements to the existing classrooms and addition of a new classroom, addition of a new Ethnobotany/Fiber Arts lab/classroom, addition of new offices, enlarging the social and study areas, addition of a new dance studio, improvements to the existing parking lot/loading and unloading area and addition of new restrooms. It also involves retrofit to the electrical/power/lighting, fire alarm system and AV/IT; and installation of a new exterior sun screen system on the South and West side faces and waterproofing of the second floor exterior deck. Flooring, ceiling, painting, interior window shades, signage, etc. will also be replaced. Cost increase and extension due to abatement of additional 3000sf of hazardous material encountered at the second floor exterior deck, third party air monitoring, temporary protection of the entire deck, fabrication of ramps/handrails to access rooms, alternate access gate for preschool facility, repair of spalled concrete/corroded reinforcement, replacement of crumbling telecom hand hole, installation of fire-rated window system at corridor per DPP permit review comments, work to address HFD comments, unforeseen interior/exterior slab conditions, additional power required for HVAC units, correction of water/drain pipe conflict with ADA access, and the addition of new electronic access locks for exterior doors per campus request.
Hale ‘Alahonua Air Conditioning Improvements – Hilo

Contractor: Isemoto Contracting Co., Ltd.
Estimated Date of Project Completion: August 2020
Original Estimated Date of Project Completion: August 2020
Completion Level: 0%
Original Construction Amount: $4,581,507
Change Orders & Percent Change to Date: None
Current Phase: NTP issued August 19, 2019; awaiting receipt of County Permits.
Next Phase: Coordination and performance of Construction work will commence upon receiving County permits.

Project Scope: The Hale ‘Alahonua dormitory was completed in 2013. All dormitory units within this facility rely on natural ventilation; however, the building's configuration and location on the site obstructs access to natural airflow (cross ventilation) from the naturally ventilated central corridors into the dormitory units. The dormitory fire rated entry doors are the sole physical means available to facilitate the natural airflow from the corridors into the dormitory units; however, the doors must be self-closing and self-latching to comply with code requirements, eliminating the dormitory unit's sole access to natural airflow. Students residing at Hale ‘Alahonua raised major concerns regarding unacceptable living conditions, citing the extreme heat issues in the dormitory units. Portable fans in each dormitory unit did not mitigate the lack of natural cross ventilation and air movement and extreme heat conditions. This project consists of air conditioning for 152 apartment units (total of 304 bedrooms) and the addition of a photovoltaic system to support the air conditioning. In review of new estimated construction costs, the addition of air conditioning at the lounges will be an additive alternate. The project will also include additional photovoltaic panels and a battery storage system as another additive alternative. The design solution will be a multi-split air conditioning system. A power consumption monitoring and management system for the individual air conditioning units shall be provided for flexibility in comfort.

Hale Alahonua dormitory at UH Hilo houses 300+ students in 2-bedroom suites
Holmes Hall Renovation - Mānoa

- **Design Consultant:** John Hara Associates
- **Estimated Date of Project Completion:** Pending Future Funding
- **Original Estimated Date of Project Completion:** February 2017
- **Completion Level:** 100%
- **Original Design Amount:** $1,514,992
- **Change Orders & Percent Change to Date:** $357,676 (24%)
- **Current Phase:** Planning and programming.
- **Next Phase:** Requirements analysis and cost estimate for renovation of the ground level. College of Engineering is evaluating their program requirements.

**Project Scope:** The project involves the renovation of Holmes Hall (approximately 133,350 gross square feet) to transform it into an innovative, state-of-the-art facility to accommodate instructional, research, student and administrative workspaces for the College of Engineering and the related UHM engineering community. The project intended to add approximately 27,000 square feet of new research laboratories and supporting workspaces for graduate students and researchers. However, the estimated construction costs exceeded the justifiable benefit, and the proposed renovation would not meet academic facilities needs for growth. To address these issues, the scope of pre-design work was modified to analyze current and future academic program and facilities space needs, and develop a programming document for the renovation of Holmes Hall and the use of other existing facilities or new facilities. Cost increase and extension due to deferred CIP budget request, additional time needed to develop the requirements analysis report and comments on the Executive Committee final report, infrastructure requirements for teaching and research laboratories, and refining design scope to focus on targeted and strategic spaces as prioritized by the dean.

*Holmes Hall – Ground Level Plan*
CTAHR Due Diligence for Various Deferred Maintenance Improvements

Design Consultant: INK Architects
Estimated Date of Project Completion: December 2019
Original Estimated Date of Project Completion: September 2017
Completion Level: 63%
Original Design Amount: $1,231,316
Change Orders & Percent Change to Date: None
Current Phase: Draft Due Diligence Reports for Mealani Research Station, Lalamilo Research Station, Waiākea Research Station, Volcano Research Station, and Moloka‘i Extension Office are under review.

Next Phase: Finalize the Due Diligence Reports for the various sites.

Project Scope: The UH Mānoa's College of Tropical Agriculture and Human Resources (CTAHR) has twenty-seven sites statewide as part of its outreach, research, and experimentation programs. All of these sites have facilities that are currently in use by its occupants and are in various states of disrepair or require upgrades for improved functionality and/or life safety and accessibility code compliance. The goals of the due diligence study are as follows: Document general property information and code requirements, and document the existing conditions exhibited at each facility on the property, and provide recommendations for demolition, repair, maintenance, accessibility, life safety, and hazardous materials condition. Time extension due to numerous revisions to the reports, delay in the initiation of field work, and additional time required to fully assess the existing conditions of the facilities.

Waimanalo Research Center Due Diligence Study showing the areas and buildings.
Each Due Diligence Study evaluates the condition of each of the buildings and provides detailed photos and a description.
Elevator Modernization, Various Buildings, Phase IV – Mānoa

Design Consultant:

Estimated Date of Project Completion: May 2020

Original Estimated Date of Project Completion: December 2018

Completion Level: 95%

Original Construction Amount: $1,077,157

Change Orders & Percent Change to Date: $406,316 (38%) (No change from Quarter 4)

Current Phase: Final submittal being circulated for review.

Next Phase: Complete final submittal and submit for permitting.

Project Scope: This project consists of the modernization of the existing elevator systems, machine rooms, possible replacement of the elevator cabs (if technically feasible), and the installation of access card readers and CCTV cameras in all elevator cabs and lobbies. The modernization shall comply with all current codes and accessibility standards. The buildings that are included in this project are Hamilton Library, Phases I and III (3 elevators/phase), Music Complex (1 elevator), Bilger Addition (1 elevator), Law School (1 elevator), Shidler Business School, Towers A, C and E (1 elevator/tower), and Astronomy Building B and C (1 elevator/building). Extension due to additional time needed for the design consultant to complete construction documents and extensive internal review of access controls and security. Cost increase due to installation of new card readers associated equipment in elevator cabs, addition of Parking Structures I and II-A modernization, access of machine rooms for survey work/inspections, and the Astronomy Topo Survey.
Mini Master Plan Phase 2 (Formerly New Classroom Building) – Mānoa

Design Consultant: Ushijima Architects Inc.
Estimated Date of Project Completion: June 2020
Original Estimated Date of Project Completion: June 2020
Completion Level: 47%
Original Design Amount: $275,913
Change Orders & Percent Change to Date: $4,147,995 (1503%)
Current Phase: Prepare Mini Master Plan, Phase 2 criteria for parking structure; demolish Snyder.
Next Phase: Prepare the Mini Master Plan, Phase 2 (classroom and office building).

Project Scope: The Mini Master Plan, Phase 2 (new classroom building) will provide classrooms and offices as part of the 6-year mini capital improvement program/master plan and eventually permanent space for bringing off campus colleges onto the Mānoa Campus in the effort to reduce square footage and modernize classrooms to meet current needs for academic programs. The Mini Master Plan, Phase 2 will also add a parking deck over the existing parking lot located on Maile Way next to Spalding and Webster Hall. The parking deck will replace approximately 100 stalls from Varney Circle that will be eliminated. The funds for this project were appropriated in Act 213, Session Laws of Hawai‘i 2007, as amended and renumbered by Act 158, Session Laws of Hawai‘i 2008, Item G-117.05 and are still available for this effort with enough funds to deliver an updated Plan Review Use (PRU)/Campus Master Plan and Environmental Assessment (EA) and also provide a full design for this classroom building. The Board of Regents previously approved this project in 2008. Cost increase due to Master Planning efforts; PRU, Campus Master Plan and EA update; addition of architectural, mechanical, electrical and LEED research of existing site conditions; completion of charrettes for future scope, site selection evaluation and analysis; programming communication and outreach through in-person and website updates; space planning analysis; design of the demolition of Snyder Hall for preparation of site for the new classroom building, which includes contract documents/permit application; preparation of criteria for Mini Master Plan, Phase 2, Varney Circle, and parking structure; and preparation of project-specific EA.
Upcoming CIP: Product Development Center Renovation – Leeward CC

**Estimated Construction Amount:** $5m-$10m  
**Current Phase**  
Preliminary Design Phase in progress.  
**Next Phase**  
Prefinal Design Phase to follow Preliminary Design Phase.

**Project Scope:** This project will repurpose an existing metal warehouse building in downtown Wahiawā into a value-added Product Development Center that will be jointly managed by the University’s Community College System and the Hawai‘i Department of Agriculture Agribusiness Development Corporation. The center will support post-secondary education in the incubation and marketing of value-added food products through the recycling of nearby agricultural waste streams. The facility will also bridge the gap between food producers and consumers by providing small- to middle-scale cooperative food facilities to link food producers and consumers. The center shall include, but not be limited to, commercial grade kitchen spaces, a flexible classroom space, processing and manufacturing rooms, testing laboratories, cold storage rooms, and a public loft space.
Upcoming CIP: Renovate Bachman – Mānoa

Estimated Construction Amount: $15m
Current Phase
Part 1 of the RFP has been issued and qualifications proposals have been received. Proposals have also been scored to determine the 3 short-listed Design-Build teams.

Next Phase
Part 2 of the RFP will be issued to the shortlist teams in Dec 2019. Proprietary meetings will be held with the shortlisted teams to refine their design and develop a price proposal due in April 2020. Relocation of Bachman occupants will be completed under a separate contract and will occur by June 2020.

Project Scope: Bachman Hall, originally completed in 1949, currently serves as office space for the University of Hawai‘i System administration. The project includes removal of the existing rooftop and window air conditioning equipment and installation of a new central HVAC system on grade that can be tied to a future chilled water campus loop; new sloped, multi-layer redundant roofing system; repairs to concrete spalls; waterproofing of building footings below grade; repainting of the entire building; replacement of existing windows with energy efficient, air tight glazing systems; and replacement of flooring, ceilings, partition walls, and restroom areas. Additional conference/meeting rooms will be added in lieu of some offices with flexible sizes and configurations; however, the occupancy type for the building is expected to remain the same. All mechanical, electrical, plumbing, telecom, and life safety systems will be replaced. Light fixtures will be replaced with LED type/occupancy sensors. Walking pathways and landscaping adjacent to the building will also be redone.
Upcoming CIP: Culinary Institute of the Pacific, Phase 2 – Kapiʻolani CC

Estimated Construction Amount: $30m

Current Phase

Phase 2 consists of site work (Design-Bid-Build), Innovation Center (Design-Build) and the Auditorium (Design-Build). These are in the Planning Phase for the vertical Design-Build buildings and in the Design Phase for the Design-Bid-Build for the horizontal scope.

Next Phase

Award design mod for final design of Design-Bid-Build site work and for RFP preparation for the Design-Build portion. A-E to create bridging documents for the RFP which Design-Build offerors will use as a basis to complete the design and construction. Awaiting State Legislature release of the second increment of funding. Request for Authority to Advertise the project was send to B&F; awaiting receipt of that authority. RFP Step 1 is re-scheduled to be advertised upon receipt of authority. Funds lapse on June 30, 2020.

Project Scope: Phase 2 of the KCC Culinary Institute of the Pacific at Diamond Head is jointly funded by donations through UH Foundation and State of Hawaiʻi GO Bonds. The complete site plans will include all the grading, parking lot, utility stub out infrastructure (electrical, communication, gas, sewer, water, and drainage), and landscape irrigation. The buildings will be built in the following order, as funds allow: Restaurant (approximately 7,500 sf), Auditorium (approximately 3,500 sf), and Innovation Center (approximately 3,000 sf).
# Projects Pending Close-Out

(Occupancy or Substantial Completion Status)

<table>
<thead>
<tr>
<th>Campus/Project</th>
<th>Original/Revised Completion Date</th>
<th>Original Construction Amount</th>
<th>Change Orders &amp; Percent Change</th>
<th>Reason for Extension/Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hawai‘i CC – Hale Aloha Renovation</td>
<td>Oct. ‘16 / Litigation</td>
<td>$7,629,500</td>
<td>$308,436 (4.0%)</td>
<td>Mediation took place in September 2019 with no immediate results; lawsuit still pending</td>
</tr>
<tr>
<td>LCC – Repair and Refurbish Theater</td>
<td>Sep. ‘17 / Jan. ‘20</td>
<td>$10,256,335</td>
<td>$1,690,428 (16.5%)</td>
<td>4-month extension to investigate and resolve a new problem encountered with low water pressure throughout the Theater which is affecting the lavatories and fire hose system. Awaiting delivery of the backstage lighting fixture and additional low power transformers for the seating aisle lights (change order - long lead items). Project is 99% complete.</td>
</tr>
<tr>
<td>West O‘ahu – Administration &amp; Allied Health Facility</td>
<td>May ‘18 / Apr. ‘20</td>
<td>$29,941,000</td>
<td>$2,638,117 (7.1%)</td>
<td>13-month extension and $550,449 in change orders due to the added rooftop PV system, extended builder’s risk insurance coverage and user requests. Project is 98% complete.</td>
</tr>
<tr>
<td>Hilo – Daniel K. Inouye College of Pharmacy*</td>
<td>May ‘18 / Dec. ‘19</td>
<td>$31,300,000*</td>
<td>$2,404,106 (7.7%)</td>
<td>Certificate of Occupancy is scheduled to be issued in Dec 2019. Project is 98% complete</td>
</tr>
<tr>
<td>Mānoa – Law School Renovation &amp; Addition – Community Legal Outreach Center*</td>
<td>Nov. ‘17 / Dec. ‘19</td>
<td>$7,372,000</td>
<td>$1,640,453 (22.3%)</td>
<td>4-month extension and $9,215 total change orders for landscape maintenance and additional door stops and locksets. Project is 99% complete. Notice of Beneficial Occupancy issued November 15, 2019.</td>
</tr>
</tbody>
</table>
Mānoa

Coconut Island Utility Rehab/Replacement
Scope: drill bore 40’ below Kāne’ohe Bay for new sewer and telecommunication lines and replace existing sewer pump station and selected sewer pipes on Coconut Island.

9/30/16 – cost increased to $6.6 million due to additional trenching and pull boxes, completion extended to March 2017 due to unanticipated drilling conditions. 54% complete.
12/31/16 – completion extended to Oct 2017 due to additional work to install the telecom system. 54% complete.
3/31/17 – no change.
6/30/17 – 81% complete.
9/30/17 – cost increased to $9.4 million due to adding a second bore for the waterline. 81% complete.
12/31/17 – completion extended to April 2018 for the second bore and an air release valve and pressure gauge for the sewer line. 58% complete (with addition of second bore to scope).
3/31/18 – cost increased to $9.9 million and completion extended to June 2018 due to installation of a temporary sewer line and air replacement valve and upsizing the waterline to correspond with the new 8” waterline installation. 84% complete.
6/30/18 – cost increased to $10.0 million and completion extended to Sept 2018 due to emergency waterline repair. Changes to the Hawaiian Telcom duct-bank and manhole, erection of a retaining wall, grass paver parking lot at Lilipuna pier, new fiber optic conductors, and tie-in of waterline. 86% complete.
9/30/18 – completion extended to May 2019 due to installation of a backflow preventer and additional waterline. 88% complete.
12/31/18 – completion extended to Aug 2019 because rain caused a retaining wall to cave in. 92% complete.
3/31/19 – 97% complete.
6/30/19 – 98% complete.
9/30/19 – cost increased to $10.2 million, completion extended to Jan 2020 due to unforeseen underground work to tie-in the new waterline to the existing distribution system. 99% complete.

Coconut Island Interior Renovation And General Repairs – Marine Lab Buildings 1 & 2
Scope: renovate marine lab buildings with new research and teaching laboratories, general repairs (includes replacing and upgrading mechanical, electrical and architectural systems and structures), and significant structural retrofitting.

12/31/15 – construction cost estimated $14.2 million, bid Feb 2016
3/31/16 – pending contract execution $21.0 million.
6/30/16 – no change.
12/31/16 – no change.
3/31/17 – minor cost increase, completion extended to March 2018 due to replacement of a subcontractor.
  6/30/17 – 23% complete.
  9/30/17 – 35% complete.
  12/31/17 – 50% complete.
3/31/18 – completion extended to July 2018 and cost increased to $21.1 million due to upgrades. 57% complete.
  6/30/18 – completion extended to July 2019 due to existing conditions. 65% complete.
  9/30/18 – completion extended to Nov 2019 due to additional work. 71% complete.
12/31/18 – minor cost increase, completion extended to June 2020 due to lead time for chiller lead time and testing and water savers. 74% complete.
3/31/19 – cost increased to $21.5 million due to new concrete flooring required for 3 rooms, floor leveling, additional power receptacles, rust demo, relocation of exterior lights, HECO transformer infrastructure. 75% complete.
  6/30/19 – completion extended to Dec 2020 because work was suspended for contractor lacking a specialty license. 75% complete.
  9/30/19 – no change.

**Law School Community Legal Outreach Center**

Scope: construction of 6,000 sq.ft., 2-story building in the parking lot on the University Ave side of the law school and a connecting bridge to the law school.

6/30/16 – pending contract execution $7.4 million.
12/31/16 – 3% complete.
  3/31/17 – 18% complete.
  6/30/17 – 53% complete.
  9/30/17 – 68% complete.
12/31/17 – cost increased to $7.5 million, completion extended to March 2018 due to installation of card access system, addition of PV panels, details for a gate and bollards, parking lot revisions, and additional rebar. 78% complete.
3/31/18 – cost increased to $7.6 million, completion extended to Oct 2018 due to lengthy procurement process for the revision of the interior wall system. 85% complete.
6/30/18 – cost increased to $7.8 million due to special inspections and ADA requirements. 90% complete.
9/30/18 – cost increased to $7.9 million, completion extended to Aug 2019 due to lengthy procurement process for the revision of the interior wall system and doors. 94% complete.
12/31/18 – cost increased to $8.5 million due to incorporation of owner-furnished wall system into the construction contract. 94% complete.
3/31/19 – Minor cost increase due to installation of marker boards and extension of landscape maintenance period. 95% complete.
6/30/19 – cost increased to $9.0 million due to installation of aluminum louvers along the roof line and security cameras, substitution of LED lamps in the streetlights, replacement of compromised high voltage cables and two existing doors. 98% complete.

9/30/19 – minor cost increase, completion extended to Dec 2019 due to landscape maintenance, additional door stops and locksets. Pending closeout. 99% complete.

Life Sciences Building
Scope: first of three phases of “Mānoa mini master plan” – a new building on the site of Henke Hall. Phases 2 and 3 are the redevelopment of Snyder and Kuykendall Halls.

6/30/16 – advertised for design-build (funds not yet released).
9/30/16 – completion expected Spring 2019.
12/31/16 – cost $49.5 million, design-build contract with Layton Construction.
3/31/17 – Notice to proceed given 3/7/17.
6/30/17 – 5% complete.
9/30/17 – 6% complete.
12/31/17 – cost increased to $49.8 million, completion extended to Summer 2019 due to environmental issues discovered in the soil below Henke Hall and the addition of a second elevator to the project. 6% complete.
3/31/18 – cost increased to $50.1 million due to chlordane in soil and design enhancements. 11% complete.
6/30/18 – cost increased to $54.1 million, completion extended to Feb 2020 due to increased scope of chlordane soil mitigation. 17% complete.
9/30/18 – cost increased to $54.2 million due to additional mechanical and electrical provisions to the 3rd floor shell space to accommodate a future virtual lab. 25% complete.
12/31/18 – negligible change in cost resulting from additional cost to provide additional electrical metering and lab casework design offset by credit for unperformed work during the soil interment. 47% complete.
3/31/19 – 49% complete.
6/30/19 – cost increase to $57.7 million due to additional lab casework and soil testing. 70% complete.
9/30/19 – cost increase to $64.7 million due to improvements to building infrastructure (mechanical, electrical, building envelope, sustainability, etc.) to support faculty moving into LSB and to procure networking equipment. 71% complete.

Kennedy Theater General Repairs and Code Compliance
Scope: general repairs and code compliance work to include replacing the existing sand bag rigging system, theatrical dimming system, main stage curtains, catwalk system and dance flooring and installing a pre-manufactured dust collection booth at the scene shop and a safety cage around the 80-foot spiral staircase.

6/30/16 – $7.8 million contract pending execution.
9/30/16 – out to bid, estimated cost $5 to $10 million.
12/31/16 – cost $5.5 million, completion July 2017.
3/31/17 – minor change in cost due to storage container for theater items during construction. 33% complete.
6/30/17 – 76% complete.
9/30/17 – cost increase to $6.0 million, completion extended to Nov 2017 due to additions to the original contract including mold and efflorescence abatement, light fixture, dimmer rack and electrical power installation, door frame replacement, conduit and circuit replacement and dye vat work. 97% complete.
12/31/17 – minor cost increase, completion extended to June 2018 due to providing user storage to remove items from work area and added changes for safety, reroof and mold remediation of costumes and storage area. 97% complete.
3/31/18 – minor cost increase, completion extended to October 2018 due to lighting repairs/ replacement, and repairs to the communication system and outside storage containers. 97% complete.
6/30/18 – cost increase to $6.1 million due to communication system upgrades for the safety/coordination of students/staff and moving stage/overhead equipment during classes, rehearsals, and performances. 99% complete.
9/30/18 – minor cost increase, completion extended to May 2019 due to scheduling of roof work and additional exit signs, fall protection, and communication conduits, replacing the costume storage container A/C unit, replacing lighting/switches and adding an outlet at the welding station. 99% complete.
12/31/18 – minor cost increase due to rigging system safety upgrades, data service to the new mezzanine offices and wireless access point location for the scene shop, completion extended to Oct 2019 due to scheduling of work after the spring performance season ends. 99% complete.
3/31/19 – minor cost increase due to fire safety request to install an exit sign in the Ernst Lab Theater back of the main stage vestibule. 99% complete.
6/30/19 – cost increase to $6.7 million to reroof the 2nd floor to prevent water leakage onto the newly renovated area and adding a return air duct from the main return air duct on the roof to the ceiling of the Ernst Lab Theater. 99% complete.

**9/30/19 – cost increase to $6.9 million, completion extended to Feb 2020 due to replacement of stage fall protection and retrofitting roof drains. 99% complete.**

_Saunders Hall Exterior Repairs And Reroof_
Scope: repair all concrete delaminations, spalls and cracks and reseal entire building (to include reroofing, new traffic coating, glazing and interior renovation work).

12/31/16 – out to bid, estimated cost $5 million to $10 million.
3/31/17 – $5.2 million contract for new project, completion Aug 2018. 3% complete.
6/30/17 – minor cost increase to remove existing PV system. 12% complete.
9/30/17 – 20% complete.
12/31/17 – cost increase to $5.4 million due to repair of additional unforeseen spalls and cracks on the north and east exteriors of the building. 39% complete.
3/31/18 – minor cost increase to relocate classroom furniture. 42% complete.
6/30/18 – cost increase to $5.5 million, completion extended to Dec 2018 due to additional unforeseen spalls and cracks, asbestos abatement, new access control system installation, and hearing protection for building occupants. 53% complete.
9/30/18 – cost increase to $5.6 million, completion extended to April 2019 due to additional unforeseen spalls and cracks on the exterior of the building and replacement of cracked windows. 68% complete.
12/31/18 – cost increase to $5.8 million, completion extended to May 2019 due to additional unforeseen spall repairs and replacement of a rusted door and frame. 82% complete.
3/31/19 – minor cost increase, completion extended to Aug 2019 due to addition of a power over ethernet access control system and possibility that fiberglass reinforced plastic doors do not pass inspection. 85% complete.
6/30/19 – completion extended to Dec 2019 due to unforeseen spall repairs on the east and southwest side of the building. 87.5% complete.
9/30/19 – cost increase to $5.9 million, completion extended to Feb 2020 due to replacement of cracked windows in eight offices, additional elevator inspection due to change in elevator service provider and weekend installation of exterior floor coating. 90% complete.

Athletic Gym 1 and 2 - Renovation
Scope: renovate both gymnasiums for intramural sports/activities, educational instruction, and intercollegiate activities; project includes eliminating floor condensation, dust, noise and debris and providing thermal comfort for occupants.

6/30/18 – $8 million contract with Layton Construction Co., Inc. increased to $8.3 million due to maintaining the new wood floors during the warranty period and design fees to repave the staging lot; completion March 2019. 6% complete.
9/30/18 – cost increase to $8.7 million, completion extended to June 2019 due to delay in issuance of notice to proceed; additional items added during design development including additional athletic equipment and upgraded bldg. insulation. 39% complete.
12/31/18 – cost increase to $9.3 million due to removal of asbestos discovered after construction started, additional basketball/volleyball fixtures, equipment, court striping, paving the gravel parking lot, PV system size increase, and added logos. 62% complete.
3/30/19 – completion extension to March 2020 due to installation of PV system on new roofs. 82% complete.
6/30/19 – cost increase to $9.5 million due to insulation added to increase energy efficiency and added monitors. 90% complete.
9/30/19 – cost increase to $9.9 million due to replacement of Gym 1 concrete stoop for ADA compliance, installation of camera system indicator lights and kill switches, and addition of wall graphics in both gyms. 99% complete.

Holmes Hall Renovation
Scope: renovate Holmes Hall (133,350 gross sq.ft.) to accommodate instructional, research, student and administrative workspaces for the College of Engineering and the related UHM engineering community.

6/30/16 – $1.5 million design contract with John Hara Associates executed 3/17/16, completion Feb 2017. 50% complete.
9/30/16 – no change.
12/31/16 – no change.
3/31/17 – completion extended to Aug 2017; estimated construction cost for the conceptual
design exceeded the justifiable benefit and the proposed renovation would not meet
academic facilities needs for growth, so the scope of pre-design work is being
modified to analyze current and future academic program and facilities space need,
and develop a programming document for the renovation of Holmes Hall and the use
of other existing facilities. 50% complete.
6/30/17 – cost increase to $1.8 million, completion extension to Sept 2017 due to the
modification of the scope of pre-design work. 50% complete.
9/30/17 – completion extended to Nov 2017 due to deferred CIP budget request allowing more
time to fully develop the requirements analysis report. 50% complete.
12/31/17 – completion extended to March 2018 due to infrastructure requirements for teaching
and research labs. 75% complete.
3/31/18 – completion extended to June 2018: more time needed. 75% complete.
6/30/18 – completion extended to Sept 2018 due to more time needed to respond to comments
on the executive committee final report. 75% complete.
9/30/18 – completion date suspended pending request for additional design and construction
funds. All awarded funds expended. 100% complete to gut and replace the entire
Holmes Hall building in 3 phases.
12/31/18 – no change.
3/31/19 – no change.
6/30/19 – no change.
3/31/19 – no change.
12/31/19 – no change.
6/30/19 – no change.
9/30/19 – cost increase to $1.9 million to refine design scope to focus on targeted and
strategic spaces as prioritized by the dean.

CTAHR Due Diligence for Various Deferred Maintenance Improvements
Scope: document property information, code requirements and conditions at each of CTAHR’s
27 sites statewide; provide recommendations for future work.

9/30/15 – $1.2 million design contract with INK Architects executed 8/25/15, completion Sept
2017.
12/31/15 – design 20% complete.
3/31/16 – no change.
6/30/16 – design 38% complete.
9/30/16 – design 42% complete.
12/31/16 – no change.
3/31/17 – no change.
6/30/17 – completion extended to June 2018 due to the requirement that additional
information be included in the documents to provide for facilities planning of future
projects for the various sites. 42% complete.
9/30/17 – completion extended to Dec 2018 due to revisions and changes to the site
assessment reports. 42% complete.
12/31/17 – 48% complete.
3/31/18 – no change.
6/30/18 – no change.
9/30/18 – completion extended to March 2019 due to additional time required to fully assess the existing conditions of the six remaining sites. 48% complete.

12/31/18 – completion extended to Sept 2019 due to additional time needed. 48% complete.

3/31/19 – 63% complete.

6/30/19 – no change.

9/30/19 – completion extended to Dec 2019 due to additional time required to fully assess the condition of the facilities. 63% complete.

Elevator Modernization, Phase IV (11 elevators initially)
Scope: modernize existing elevator systems and machine rooms, replace elevator cabs where feasible, and install access card readers and CCTV cameras.

12/31/17 – $1.1 million new design contract with Design Partners, Inc., completion Dec 2018. 5% complete.

3/31/18 – no change.

6/30/18 – completion extended to Dec 2019 due to additional time needed for the design consultant to complete construction documents. 5% complete.

9/30/18 – cost increase to $1.2 million due to installation of new card readers and associated equipment in elevator cabs. 12% complete.

12/31/18 – cost increase to $1.5 million due to addition of parking structures phases I and II-A modernization; access of machine rooms for survey work/inspections, and the astronomy topo survey. 40% complete.

3/31/19 – 65% complete.

6/30/19 – 75% complete.

9/30/19 – completion extended to May 2020 due to extensive internal review of access controls and security. St. Johns elevators (2) removed from project scope (added to phase V) per facilities’ request. 95% complete.

Mini Master Plan, Phase 2 (formerly new classroom building)
Scope: new facility with classrooms and offices, parking improvements and hardscaping.

12/31/17 – $3 million new project for (i) design of a new classroom bldg. approved by the BOR in 2008 and (ii) an updated PRU/LRDP/master plan and EA, completion June 2020. Design consultant is Ushijma Architects, Inc

3/31/18 – design is 1% complete.

6/30/18 – design is 5% complete.

9/30/18 – design is 35% complete.

12/31/18 – no change.

3/31/19 – cost increase to $4.0 million to add architectural, mechanical, electrical and LEED research of existing site conditions and complete charrettes for future scope, site selection evaluation and analysis, programming communication and outreach through in-person and website updates; and space planning analysis. Design is 35% complete.

6/30/19 – cost increase to $4.2 million to design the demolition of Snyder Hall for preparation of site for the new classroom building; design includes contract documents and permit application. Design is 35% complete.
9/30/19 – cost increase to $4.4 million to prepare criteria for mini master plan, phase 2, Varney Circle, and parking structure and project-specific EA. 47% complete.

Bachman Hall Renovation
Scope: renovate building including new central HVAC system and roofing system; exterior painting; window, floor, ceiling, restroom and partition wall replacement; and mechanical, electrical, plumbing, telecom and life safety system replacement.

6/30/19 – planning phase in progress; $15 million estimated construction cost. RFP for design-build expected to be issued in Sept 2019.
9/30/19 – part 1 of RFP was issued; part 2 expected to be issued in Dec 2019.

Hilo
Daniel K. Inouye College of Pharmacy
Scope: 2-level facility with lecture rooms, student spaces, an administration suite, offices, labs, medication therapy management suite and mock pharmacy. Also includes new surface parking lot, landscaping and site lighting.

9/30/15 – $30.0 million construction cost estimate; bids due 10/6/15.
12/31/15 – design contract signed 8/30/10; current design contract amount = $5.3 million.
3/31/16 – contract award in progress.
6/30/16 – $32.7 million construction contract pending execution.
5% complete.
12/31/16 – 7% complete.
3/31/17 – 20% complete.
6/31/17 – 24% complete.
9/30/17 – cost increase to $31.4 million due to structural steel changes, underground electrical line extension and pole relocation, and extension of paved area for emergency site access due to county fire department’s comments. 42% complete.
12/31/17 – completion extended to Oct 2018 due to additional 2’ of excavation and backfill under the building foundation. 49% complete.
3/31/18 – 56% complete.
6/30/18 – cost increase to $31.6 million due to audio visual rough-in work. 65% complete.
9/30/18 – completion extended to May 2019 due to reinstatement of the AV system and additional foundation excavation required to address cinder pockets. 80% complete.
12/31/18 – cost increase to $33.6 million and completion extended to July 2019 due to purchase, rough-in work and installation of AV system and equipment. 82% complete.
3/31/19 – cost increase to $33.7 million and completion extended to Dec 2019 due to change order to install a temporary handicap stall at the pharmacy modular building and install network switches for AV equipment. 86% complete.
6/30/19 – no change.
9/30/19 – pending closeout. 98% complete.
Hale ‘Alahonua Air Conditioning Improvements
Scope: install air conditioning for 152 apartment units and PV system.

9/30/18 – executing consultant contract; estimated construction cost is $5 to $10 million.
12/31/19 – consultant contract executed, finalizing project documents.
3/31/19 – no change.
6/30/19 – $4.6 million contract awarded to Isemoto Contracting Co., Ltd. to install A/C units at the tenant units and lounges 1 and 4, with panel-mounted PV system to achieve an overall design of net zero, completion date Aug 2020. Awaiting building permits before starting construction.
9/30/19 – no change.

West O'ahu

Administration and Allied Health Facility
Scope: 43,000 sq.ft. building with offices, classrooms, laboratories and other related spaces.

9/30/15 – design contract executed 6/27/14, completion originally Oct 2014 extended to Feb 2016 @ $2.6 million. Design 45% complete.
12/31/15 – no report.
3/31/16 – bidding in progress, bids due 5/17/16.
6/30/16 – $29.9 million contract pending execution.
9/30/16 – $29.9 million contract, completion July 2018.
12/31/16 – completion extended to Sept 2018 due to bid protest.
3/31/17 – completion extended to Oct 2018 due to changes in roof drainage design, which affected coordination with underground utilities. Interior roof drains were replaced with exterior downspouts to address campus concerns for long-term maintenance. 8% complete.
6/30/17 – 22% complete.
9/30/17 – cost increase to $30.1 million due to demolition of existing site electrical, replacing valves on chilled water loop, adjusting the location of the emergency power electrical duct, and cutting and plugging existing utility lines. 34% complete.
12/31/17 – cost increase to $30.4 million due to furniture revisions, revisions due to unavailability of specified products, and replacing inoperable existing underground valves. 48% complete.
3/31/18 – cost increase to $30.9 million due to underground site conditions, re-routing existing electrical ducts, changes in the AV equipment and room layout, and increasing the depth of the underground utilities. 70% complete.
6/30/18 – cost increase to $31.0 million, completion date extension to Dec 2018 due to adding a rooftop PV system, revisions to roof drainage system exterior downspouts, extending the creative media facility sidewalk, drainage connections to emergency eyewash stations in labs, and temporary electrical service for construction power. 85% complete.
9/30/18 – cost increase to $31.1 million, completion extended to March 2019 due to additional building identification signs and an unforeseen need to close off non-functioning chilled water loop valves. 98% complete.

12/31/18 – cost increase to $31.6 million, completion extended to Sept 2019 due to exterior CMU water repellant, interior revisions to meet updated campus requirements, and landscape irrigation revisions. 99% complete.

3/31/19 – minor cost increase due to adjustments to rainwater recycling system, architectural revisions, additional AV system network monitoring, lab AC improvements, and elevator inspection requirements. 99% complete.

6/30/19 – cost increase to $32.0 million, completion extended to March 2020 due to modification of utilities for laboratory equipment to resolve field conditions and various electrical details to resolve field conditions, user requests, and regulatory changes. 99% complete.

9/30/19 – cost increase to $32.6 million, completion extended to April 2020 due to added rooftop PV system and extended builder’s risk insurance coverage. Pending closeout. 98% complete.

Creative Media
Scope: 33,000 sq.ft. building for Academy of Creative Media program.

9/30/15 – design contract for science technology and creative media building executed 6/30/14, completion originally Oct 2014 extended to June 2016 @ $2.5 million. Design 20% complete.

12/31/15 – no report.

3/31/16 – no report.

6/30/16 – no report.

9/30/16 – no report.

12/31/16 – no report.

3/31/17 – no report.

6/30/17 – currently in design, estimated construction cost is $30 to $40 million.

9/30/17 – currently in procurement, estimated construction cost $32 million, completion June 2020.

12/31/17 – determining final design-build team; notice of award planned for Feb 2018; anticipated construction contract $33.3 million.


6/30/18 – design-build drawings are 30% complete.

9/30/18 – design-build drawings are 80% complete.

12/31/18 – 100% of design, 0% of construction complete.

3/31/19 – construction 5% complete.

6/30/19 – cost increase to $33.7 million, completion extended to Aug 2020 due to grading permit delays and to upgrade below-grade CMU stem walls to cast-in-place concrete; install large recessed-type electrical floor boxes in labs, classroom, meeting and other spaces to reduce tripping hazards; and for new storm drain catchment system. 25% complete.
9/30/19 – cost increase to $34.3 million to add seating riser in the lobby area and power/telecom infrastructure for the outdoor screening area. 46% complete.

**Honolulu Community College**

No projects

**Kapiʻolani Community College**

Culinary Institute of the Pacific, Phase 2
Scope: 3 phases as funds are made available: 8,000 sq.ft. teaching restaurant, 5,000 sq.ft innovation lab and 3,400 sq.ft. auditorium.

6/30/19 – planning phase in progress, $30 million estimated construction cost.
9/30/19 – no change, awaiting release of funds.

**Leeward Community College**

Repair and Refurbish Theater
Scope: upgrade and update areas throughout the theater including the seating and stage area and stage equipment, renovate entry area, restrooms and concession, and improve exterior drainage and landscaping.

9/30/16 – $10.3 million contract, completion Sept 2017. 1% complete.
12/31/16 – completion extended to Oct 2017 due to unforeseen site and interior conditions, additional abatement work, and extended campus relocation. 20% complete.
3/31/17 – completion extended to Nov 2017. 38% complete.
6/30/17 – 52% complete.
9/30/17 – cost increase to $10.6 million, completion extended to Jan 2018 due to additional labor to remove and relocate items left behind by LCC staff; asbestos abatement, and additional concrete seal, spall and crack repairs. 65% complete.
12/31/17 – completion extended to April 2018 due to installation of a new waterproof coating and relocation and redesign of auditorium accessibility-related items. 87% complete.
3/31/18 – completion extended to July 2018 due to replacement of chilled water lines due to a newly-discovered leak. 95% complete.
6/30/18 – cost increased to $11.2 million, completion extended to Oct 2018 due to repairs to exterior brick face walls/spalling/rebar, new canopy structural conditions, and waterproof coating the exterior 2nd floor concrete deck to resolve ongoing leaks. 95% complete.
9/30/18 – completion extended to May 2019 due to contractor repairing leaks on decks and completing punchlist items. 98% complete.
12/31/18 – cost increased to $11.9 million due to additional electrical work, waterproofing due to additional leaks, modification to exterior campoies and existing mechanical units due to balancing requirements, new exhaust for dryer at basement, extension of 4” data endiut, and new AC UV lights. 98% complete.
3/31/19 – completion extended to July 2019 due to reorder/replacement of defective materials for the lighting system (long lead), extended testing and balancing of the HVAC system, replacement of the flooring transition cover piece at the practice dance room and repairs to the stage lift gear/shaft. 99.9% complete.

6/30/19 – completion extended to Sept 2019 due to extended testing and balancing of the auditorium and basement level to maintain a level temperature during full capacity events; and additional aisle lights, transformers, stair nosing at accessible seating areas (long lead), and lighting at the backstage area (long lead).

9/30/19 – completion extended to Jan 2020 to investigate and resolve new low water pressure issue affecting lavatories and fire hose system. Pending closeout. 99% complete.

Building 7881 DA Native Hawaiian Center for Excellence
Scope: renovate building (includes offices, classrooms, social and study areas) and add a dance studio.

9/30/18 – 2% complete.
12/31/18 – 15% complete.
3/31/19 – 30% complete.
6/30/19 – cost increase to $6.9 million, completion extended to Feb 2020 due to additional 3,000 sq.ft. of hazardous material abatement at the 2nd floor exterior deck, third party air monitoring, temporary deck protection, ramp/handrail fabrication, alternate access gate for preschool, spalled concrete/corroded reinforcement repairs, crumbling telecom hand hole replacement, and fire-rated window system installation. 45% complete.
9/30/19 – cost increase to $7.2 million, completion extended to April 2020 due to work to address Hawai‘i Fire Department comments, unforeseen interior/exterior slab conditions, additional power required for HVAC units, correction of water/drain pipe for ADA compliance, and addition of new electronic access locks for exterior doors. 60% complete.

Product Development Center Renovation
Scope: repurpose a metal warehouse on California Avenue in Wahiawā into a facility that will be jointly managed by the UH community colleges and the Agribusiness Development Corporation. The facility will include commercial-grade kitchen space, classroom space, processing and manufacturing rooms, testing labs, cold storage and a public meeting space.

3/31/19 – fee negotiation in progress, estimated construction $5 to $10 million.
6/30/19 – planning phase in progress.
9/30/19 – no change.

Windward Community College

No projects.
Maui College

Renovate Kitchen & Accessory Spaces in Pilina Building
Scope: renovate existing commercial kitchen space on second floor and loading dock on first floor for Food Manufacturing Facility.

3/31/17 – in design phase, estimated construction cost $5 to $10 million.
6/30/17 – no change.
9/30/17 – no change.
12/31/17 – no change.
3/31/18 – in bidding phase.
6/30/18 – $7.2 million construction contract awarded to Hawaiian Dredging Construction Co., Inc on 6/15/18, completion June 2019.
9/30/18 – 16% complete.
12/31/18 – 32% complete.
3/31/19 – completion extended to Aug 2019 due to unforeseen field conditions within ceilings/walls prior to demolition and obstructed access to the locations of the new drains, sewer pipes and steel beams. 40% complete.
6/30/19 – completion extended to Dec 2019 due to additional unforeseen field conditions within plenum spaces and 2nd floor structural slab conditions. 45% complete.
9/30/19 – minor cost increase and completion extended to April 2020 due to unforeseen conditions in walls, beam obstructions, structural restrictions for ceiling height, sump pit work, relocation of mechanical/electrical infrastructure, and user-requested kitchen equipment changes. 50% complete.

Hawai‘i Community College

Hale Aloha Renovation

6/30/19 – $7.9 million project has been in litigation since completion in 2016. Mediation scheduled for Sept 26-27, 2019.

Kaua‘i Community College

No projects.
Waialeʻe Land Transfer Background (November 2019 Update)

DESCRIPTION
• Four TMKs (5-8-001:013, 5-8-001:055, 5-8-001:007, 5-8-001:0006)
• CTAHR-Administered Research Station no longer in active use.
• Ceded lands, includes kuleana parcels
• Approximately 131.7 acres

LEGISLATIVE ACTION
• 2017 Legislative Budget Proviso specified that UH should execute two land conveyances to qualify for $6M in CIP for CTAHR Ag Stations

UH ACTION – March 2018
• Board of Regents approved conveyance of property to Hawaii Agribusiness Development Corporation (ADC).
• Board authorized President and/or VP-B&F/CFO to negotiate, finalize, and execute fee simple conveyance to ADC.

Photo: John Bilderback
BOR POSITION
• Regent Policy 10.201.III.F specifies “In the event that a board approved transaction does not occur within one year of board approval, then that transaction shall be presented to the board with updated and current information prior to the transaction occurring.”
  ❖ Planning and Facilities Committee updated in May 2019

ADC DELIBERATIONS
• August 2018
  ❖ ADC Board deliberates Waialeʻe conveyance
• March 2019
  ❖ ADC Board site visit to Waialeʻe
• March 2019
  ❖ ADC Board deliberates Waialeʻe conveyance

CURRENT STATUS
• ADC has communicated that they are no longer interested in acquiring this property.
• A number of community groups, non-profits, private businesses, private persons, and other government agencies have contacted UH, some with opinions about what UH should do and some exploring interest in assuming the property.
• Administration is now informing the Regents that the transaction to convey the property to ADC will not occur.
• Administration will evaluate alternative(s) for future disposition of this property.
Project Name: Atherton – Innovation Space / Student Housing

Development Partner: Hunt Development Group

Current Status:

- UHF and HDG collaborating under an Exclusive Negotiating Agreement
- Preliminary design in value-engineering phase for construction
- Community outreach started
- C&C entitlement processes soon to start

<table>
<thead>
<tr>
<th>Anticipated Target Date</th>
<th>Major Milestones</th>
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<tbody>
<tr>
<td>November 2019</td>
<td>Began entitlement processes (C&amp;C PRU, Neighborhood Board, etc.)</td>
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<tr>
<td>Through September 2020</td>
<td>Entitlement process, transaction document negotiation, to financial close</td>
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<tr>
<td>October 2020*</td>
<td>Debt issuance complete, construction start</td>
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<tr>
<td>August 2022*</td>
<td>Project complete, facility open</td>
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* Depending upon entitlement process, 12-month timeline migration is anticipated.
**NOAA Graduate Housing Project Status** *(November 2019)*

**Project Name:** Grad Student/Jr. Faculty Rental Housing (NOAA) *(Incl. Childcare Facility)*

**Development Partner:** Greystar Real Estate Development Services

**Current Status:**

- Project Kick Off on August 22\textsuperscript{nd}
- Exclusive Negotiations Agreement signed on November 4\textsuperscript{th}
- Pre-Closing (Pre-Development) Agreement under negotiation

<table>
<thead>
<tr>
<th>Anticipated Target Date</th>
<th>Milestone</th>
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<tbody>
<tr>
<td>December 2019</td>
<td>Pre-Closing Agreement executed</td>
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<tr>
<td>March 2020</td>
<td>Start entitlement processes (coordinated to UHM LRDP update/C&amp;C PRU permit)</td>
</tr>
</tbody>
</table>
Project Name: UHWO University District

Development Partner: Hunt Development Group / Stanford Carr Development

Current Status:

• Exclusive Negotiations Agreement expired on August 15th with impasse over key terms of Master Development Agreement
• Next step being evaluated
• Repositioning project lead to OSDP

<table>
<thead>
<tr>
<th>Anticipated Target Date</th>
<th>Milestone</th>
</tr>
</thead>
<tbody>
<tr>
<td>TBD</td>
<td>Restart</td>
</tr>
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