Notice of Meeting
UNIVERSITY OF HAWAI’I
BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES
Members: Regents Nahale-a (Chair), Paloma (Vice-Chair), Higaki, Lee, and Mawae

Date: Thursday, March 2, 2023
Time: 12:15 p.m.
Place: University of Hawai‘i at Mānoa
Information Technology Building
1st Floor Conference Room 105A/B
2520 Correa Road
Honolulu, Hawai‘i 96822

See the Board of Regents website to access the live broadcast of the meeting and related updates: www.hawaii.edu/bor

AGENDA

I. Call Meeting to Order

II. Approval of Minutes of the January 19, 2023, and February 2, 2023, Meetings

III. Public Comment Period for Agenda Items:

Individuals who are unable to provide testimony at this time will be allowed an opportunity to testify when specific agenda items are called.

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 the board’s website through the testimony link provided on the Meeting Agendas, Minutes and Materials page. Testimony may also be submitted via email at bor.testimony@hawaii.edu, U.S. mail at 2444 Dole Street, Bachman 209, Honolulu, HI 96822, or facsimile at (808) 956-5156.

Those wishing to provide oral testimony virtually may register here. Given the constraints with the format of hybrid meetings, individuals wishing to orally testify virtually must register no later than 7:30 a.m. on the day of the meeting in order to be accommodated. Registration for in-person oral testimony on agenda items will also be provided at the meeting location 15 minutes prior to the meeting and closed at the posted meeting time. It is highly recommended that written testimony be submitted in addition to registering to provide oral testimony. Oral testimony will be limited to three (3) minutes per testifier.
Although remote oral testimony is being permitted, this is a regular meeting and not a remote meeting by interactive conference technology under Section 92-3.7, Hawai‘i Revised Statutes. Therefore, the meeting will continue notwithstanding loss of audiovisual communication with remote testifiers or loss of the public broadcast of the meeting.

All written testimony submitted are public documents. Therefore, any testimony that is submitted orally 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. Fiscal Year (FY) 2022-2023 Second Quarter CIP Status Report as of December 31, 2022

B. Update and Status on Real Estate: Captain Cook Agricultural Research Station (Island of Hawai‘i) – Reversion to Kealakekua Ranch, Limited

C. Update and Status on Real Estate: NOAA Graduate Student Housing Project

D. University Land-Related Strategic Initiatives and Partnerships Program FY 2022-2023 Second Quarter Update

V. Adjournment
I. CALL TO ORDER

Chair Nahale-a called the meeting to order at 9:21 a.m. on Thursday, January 19, 2023, at the University of Hawai‘i at West O‘ahu, Campus Center, Room C208, 91-1001 Farrington Highway, Kapolei, Hawai‘i 96707, with regents participating from various locations.

Committee members in attendance: Chair Alapaki Nahale-a; Vice-Chair Diane Paloma; Regent Wayne Higaki; Regent Gabriel Lee; and Regent Abigail Mawae.

Others in attendance: Board Chair Randy Moore; Regent Eugene Bal; Regent William Haning; Regent Laurel Loo; Regent Laurie Tochiki; and Regent Ernest Wilson (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; VP for Academic Strategy Debora Halbert; VP for Legal Affairs/University General Counsel Carrie Okinaga; VP for Research and Innovation Vassilis Syrmos; VP for Budget and Finance/Chief Financial Officer Kalbert Young; University of Hawai‘i (UH) at Mānoa Provost Michael Bruno; UH West O‘ahu (UHWO) Chancellor Maenette Benham; Interim Executive Administrator and Secretary of the Board of Regents (Board Secretary) Jamie Go; and others as noted.

II. APPROVAL OF MINUTES OF THE NOVEMBER 3, 2022, MEETING

Chair Nahale-a inquired if there were any corrections to the minutes of the November 3, 2022, committee meeting which had been distributed. Hearing none, the minutes were approved.

III. PUBLIC COMMENT PERIOD

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

IV. AGENDA ITEMS

A. Recommend Board Approval to Convey to the State of Hawai‘i Department of Transportation (HDOT) via Quitclaim Deed for an Approximate 5 – 7 Acre Parcel of Land Owned by UH Adjacent to the UHWO Campus (Tax Map Key Nos. (1) 9-1-016: 179, 183, and 220 (portions)) Pursuant to a Conveyance Agreement for the Construction, Operation, Maintenance and Repair of HDOT’s Farrington Highway Widening Project
VP Young stated that the administration was requesting approval to convey a university owned, five-to-seven-acre parcel of land abutting UHWO to HDOT via quitclaim deed for HDOT’s Farrington Highway widening project. He provided background information about the parcel of land, explained the rationale for this request, and noted the benefits that are expected to be realized by the university from this land conveyance including the creation of additional campus entry points. Although the university will not receive direct monetary compensation for this property, the administration estimates that the value of the increase in campus accessibility afforded by this project, coupled with the elevation in future development possibilities this will provide for UHWO, far exceeds the current value of the parcel to be conveyed.

Regent Higaki moved to recommend board approval for the administration to convey to HDOT, via quitclaim deed, an approximately five-to-seven-acre parcel of land owned by UH adjacent to the UHWO campus as identified on the agenda, seconded by Regent Lee, and the motion carried with all members present voting in the affirmative.

B. Recommend Board Approval of Letters of Intent (LOI) and a Long-Term Agreement (LTUA) for the Use of a Portion of the University of Hawai’i at Hilo Campus Property (Tax Map Key No. (3) 2-4-001:122) to Develop and Operate a Photovoltaic (PV) Energy System Under a Power Purchase Agreement Between Hawaiian Electric Companies (HECO) Stage 3 Request for Proposals for Hawai’i Island for the Supply of Qualified Renewable Energy (Stage 3 RFP) Under HECO’s Renewable Dispatchable Generation Power Purchase Agreement

VP Young explained that the administration was seeking authorization to provide developers who respond to HECO’s recently issued Stage 3 RFP with the opportunity to utilize a portion of UH-owned land at UHH for renewable energy projects through the issuance of LOI and a LTUA.

Michael Shibata, Director of the Office of Strategic Development and Partnership, stated that a detailed presentation on this matter was provided to the board at its June 1, 2022, meeting. Since that time, the administration has put forth solicitations to renewable energy developers intending to respond to HECO’s Stage 3 RFP, utilizing a process similar to that which was used to solicit proposals for a solar PV project on UHWO mauka lands, and received interest from four developers. It was emphasized that the university’s role in this project is only as a landowner and that each developer interested in pursuing HECO’s Stage 3 RFP would need to demonstrate requisite site control through the submittal of an executed LOI entered into with the university for use of the property.

Director Shibata presented information on the parcel under consideration for this project stating that, while these lands were previously envisioned as the site for the relocation of Hawai’i Community College’s Manono Campus, further analysis has determined that keeping the Campus at its present location would be more beneficial to the university. He reviewed HECO’s RFP schedule, the university’s critical milestones and timelines for the project, key terms of a binding LOI, necessary board actions, projected next steps, and some of the benefits this proposal will afford to the university.
He also noted that the administration has been considering alternative uses for the land citing the board’s recent approval of an agreement between the U.S. Geological Survey and the university to utilize a portion of the parcel for a Hawaiian Volcano Observatory and Pacific Island Ecosystem Research Center.

Regent Higaki voiced his concerns about this proposal, expressing his belief in the need for further dialogue on this issue, particularly with the communities that would be affected by this project. As such, he suggested deferring action on this item and holding a committee meeting in February to afford the administration, as well as HECO, with the opportunity to provide additional information on the Stage 3 RFP process for this project, including efforts that will be taken to ensure community consultation occurs.

Regent Lee asked if the Public Utilities Commission (PUC) was involved in this process. VP Gouveia provided historical context to this initiative stating that, approximately six years ago, HECO received approval from the PUC to embark on an ambitious PV initiative for the purpose of meeting Hawai’i’s clean energy initiative goals. The proposal called for expanding the amount of PV generated across the entire state through partnerships with renewable energy developers who would construct solar farms that would feed energy into the grid. Due to the scarcity of land for such large projects, HECO sent out a request for information (RFI) to landowners throughout the state to gauge interest in the provision of land for this proposal. The university subsequently responded to the RFI as part of an effort to monetize some of the underutilized lands in its inventory, including those at UHWO and UHH. This led to the initiation of a PV project on UHWO’s mauka lands, which is expected to be completed by summer 2023, and the proposal to offer renewable energy developers with the opportunity to utilize the UHH parcel for a similar purpose. VP Gouveia reviewed the process used for the UHWO mauka lands PV project reiterating that a similar process is being used for the UHH parcel project. She also reviewed the timeline for renewable energy developers to submit their proposals to HECO, opining that having further discussions on this matter in early February would allow adequate time for applicable deadlines to be met, and reiterated that the university’s sole involvement in this project is as a landowner. VP Young added that while the offering of land by the university is not subject to PUC approval, the PV initiatives themselves are reviewed and approved by the PUC through its regulatory processes.

Vice-Chair Paloma questioned whether the LOI would be applicable to all renewable energy developers that have expressed an interest in pursuing HECO’s Stage 3 RFP or if it was specific to each developer. She also asked if the university would have a role in selecting a developer for the project and be required to enter into a direct agreement with the developer that is selected. VP Young stated that the LOI is general in the sense that it stipulates the university’s willingness to provide land to a developer, provided that they are selected by HECO for this initiative, but that the document also contains certain terms that are unique to each of the individual developers. He also stated that the selection of the developer is under the purview of HECO and does not in any way involve the university.

Regent Mawae requested information on the fair market value of the UHH property. Director Shibata replied that a formal appraisal of the parcel has not been conducted
but noted that a minimum rent of $3,000 per acre was included in the university’s solicitation which is in the range of the amount charged for the UHWO mauka lands PV project and exceeds rental rates for agricultural type properties on Hawai‘i Island.

Regent Higaki moved to defer action on Agenda Item B, seconded by Regent Mawae.

Chair Nahale-a noted that a motion to defer was unnecessary but stated that a motion was made and called for the vote. There having been a motion that was moved and seconded, and noting the no vote of Regent Lee, the motion carried with all other members present voting in the affirmative.

V. ADJOURNMENT

There being no further business, Chair Nahale-a adjourned the meeting at 9:53 a.m.

Respectfully Submitted,

Jamie Go
Interim Executive Administrator and Secretary of the Board of Regents
I. CALL TO ORDER

Chair Nahale-a called the meeting to order at 9:01 a.m. on Thursday, February 2, 2023, at the University of Hawai‘i (UH) at Mānoa, Information Technology Building, 1st Floor Conference Room 105A/B, 2520 Correa Road, Honolulu, Hawai‘i 96822.

Committee members in attendance: Chair Alapaki Nahale-a; Vice-Chair Diane Paloma; Regent Wayne Higaki; Regent Gabriel Lee; and Regent Abigail Mawae.

Others in attendance: Board Chair Randy Moore; Regent Eugene Bal; Regent William Haning; Regent Laurie Tochiki; and Regent Ernest Wilson (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; VP for Academic Strategy Debora Halbert; VP for Legal Affairs/University General Counsel Carrie Okinaga; VP for Research and Innovation Vassilis Syrmos; VP for Budget and Finance/Chief Financial Officer Kalbert Young; UH at Hilo (UHH) Chancellor Bonnie Irwin; UH West O‘ahu (UHWO) Chancellor Maenette Benham; Associate VP for Administrative Affairs for the UH Community College System Mike Unebasami; Interim Executive Administrator and Secretary of the Board of Regents (Board Secretary) Jamie Go; and others as noted.

II. PUBLIC COMMENT PERIOD

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

III. AGENDA ITEMS

A. Recommend Board Approval of Letters of Intent (LOI) and a Long-Term Agreement (LTA) for the Use of a Portion of the University of Hawai‘i at Hilo Campus Property (Tax Map Key No. (3) 2-4-001:122) to Develop and Operate a Photovoltaic (PV) Energy System Under a Power Purchase Agreement Between Hawaiian Electric Companies (HECO) Stage 3 Request for Proposals for Hawai‘i Island for the Supply of Qualified Renewable Energy (Stage 3 RFP) Under HECO’s Renewable Dispatchable Generation Power Purchase Agreement

VP Young explained that the administration was seeking authorization to provide developers who respond to HECO’s recently issued Stage 3 RFP with the opportunity to utilize a portion of university-owned land at UHH (UHH Property) for renewable energy projects through the issuance of an LOI to each prospective developer. Under the LOI,
the developer would be entitled to an LTA to use the UHH Property if HECO awarded a power purchase agreement to the developer. He also noted that discussion on this agenda item would be a continuation of dialogue that occurred at the committee meeting held on January 19 of this year.

Regent Bal arrived at 9:10 a.m.

Michael Shibata, Director of the Office of Strategic Development and Partnership (OSDP), stated that a detailed presentation on this matter was provided to the board at its June 1, 2022, meeting, as well as to the Planning and Facilities Committee at its January 19, 2023, meeting. He provided a synopsis of the process used to solicit proposals from renewable energy developers intending to respond to HECO’s Stage 3 RFP; presented information on the UHH Property under consideration for this project stating that, while these lands were previously envisioned as the site for the relocation of Hawai‘i Community College’s Manono Campus, further analysis has determined that keeping the Campus at its present location would be more beneficial to the university; reviewed the university’s critical milestones and timelines for the project, key terms of the binding LOI template, necessary board actions, projected next steps, and some of the benefits that will be afforded to the university, State, HECO, and the community by the project; and highlighted some of the community engagement efforts that have occurred on this matter to date. It was also emphasized that the university’s role in this project is only as a landowner and that each developer submitting a proposal in response to HECO’s Stage 3 RFP would need to demonstrate requisite control of a site to construct the project. For the use of the UHH Property, such site control would or could be demonstrated by including in the developer’s proposal to HECO, an executed LOI between the university and the developer covering the use of the UHH Property.

Rebecca Dayhuff Matsushima, VP for Resource Procurement at HECO, spoke about HECO’s efforts to procure renewable energy generation from large scale, utility-sized projects, including from those located on Hawai‘i Island. She stated that HECO has completed the securing of renewable energy generation through its Stage 1 and Stage 2 initiatives, which includes a PV project located within the UHWO mauka lands, and is currently in the midst of its Stage 3 procurement process. She also noted that any renewable energy developer may submit proposals for the project regardless of the type of renewable technology being used. She described the HECO Stage 3 RFP process in more detail including HECO’s preference for at least 60 megawatts of energy to come from the eastern portion of Hawai‘i Island and the production of up to 325 gigawatt-hours of energy annually from Hawai‘i Island.

Greg Shimokawa, Director of Renewable Acquisition at HECO, provided an overview of HECO’s renewable energy procurement process stating that the Stage 3 RFP was issued at the end of November 2022 and that the deadline for prospective renewable energy developers to submit their proposals to HECO is February 24, 2023. He expounded upon HECO’s community engagement efforts; noted several community outreach requirements that will be imposed upon the selected renewable energy developer, including the establishment of a community outreach plan, the development of a project specific website, and the holding of at least one public meeting in the community where the project will located; explained the current HECO Stage 3 RFP
schedule; highlighted a number of community benefit requirements included in the HECO Stage 3 RFP that were based upon feedback received during previous public meetings; and emphasized that opportunities for the public to comment on the proposed project are embedded throughout the HECO procurement process.

Citing the HECO stipulation that the selected developer annually set aside $3,000 per megawatt of energy generated for community benefits, Regent Moore asked if this was a requirement imposed upon renewable energy developers on all Stage 3 RFP projects or was something specific to the project on the UHH Property (UHH Project). Mr. Shimokawa replied that the requirement to earmark funds for community benefits was a blanket requirement for renewable energy developers of any Stage 3 RFP project regardless of location and was not specific to the UHH Project. Ms. Matsushima added that the $3,000 requirement is a floor and developers are encouraged to provide more funding. She also stated that developers providing community benefits beyond what HECO requires, including non-monetary benefits such as hiring local labor at the prevailing wage, will achieve higher scores on their Stage 3 RFP submittal.

Referencing the requirement for a selected developer to conduct one public meeting regarding the project, Regent Higaki recommended that at least two community engagements be held so as to dispel any concerns regarding transparency and community input, or lack thereof. Ms. Matsushima stated that the Stage 3 RFP approved by the Public Utilities Commission only contains the minimum requirement that one public meeting be held regarding the proposed project. However, the Stage 3 RFP does require the creation of a community outreach plan which is supposed to include details on other meetings that will be conducted regarding the project. She also noted that a developer with a more robust community engagement plan can increase their Stage 3 RFP submittal score. Additionally, the land owner, which in this case is the university, also has the option to require a developer to hold additional community meetings.

Regent Higaki inquired about the methodology used to provide public notice for the community meetings. Ms. Matsushima replied that HECO provides a set of guidelines regarding public notification expectations to the selected developer. Some of the listed communication channels contained within these guidelines include press releases, newspaper notifications, and social media posts. As previously mentioned, a selected developer must also maintain a project specific website which can be used to provide public notice of meetings. She also stated that HECO requires meeting notifications to be made available at least two weeks prior to the date of the meeting.

Regent Haning asked if there was any indication of community concerns that may arise about the UHH project. Ms. Matsushima responded that the uniqueness of each community makes it difficult to predict concerns that may surface. However, she noted that negative community response to two solar-plus battery projects currently underway on Hawai‘i Island has been minimal. In those instances, the high visibility of the project was the major cause for concern. Mr. Shimokawa added that questions asked during the public meeting process often involve construction impacts to the community. He noted that such construction concerns can often be mitigated by timely and ample communication from the developer.
Regent Higaki sought to confirm his understanding that existing vegetation and trees will be used to create the identified buffer zones to shield the UHH Project, as had been noted in the board materials. Ms. Matsushima stated that, while HECO specifies that a project must comply with all land use regulations, it does not establish the requirements for any established buffer zones; rather, this would be under the purview of the permitting agency or the land-owner. Chair Nahale-a noted that the materials provided appeared to indicate that existing vegetation would be used for the buffer zone. VP Young remarked that greater specificity regarding the buffer zones and use of existing vegetation can be included in the LOI should authorization to proceed be granted by the board.

Referring to the community engagement timeline for the UHWO mauka lands project provided in the materials, Regent Lee asked for clarification as to where the UHH project was in this process. Director Shibata replied that the administration provided the aforementioned timeline regarding the UHWO mauka lands project as an example of the types of community outreach activities that take place on such a project as well as the timeframe under which this engagement occurs. While this process has not yet begun for the UHH project, the expectation is that it will begin once a renewable energy developer is selected by HECO, although the timetable may differ. It was also noted that the process for the UHWO mauka lands project took five-and-a-half years.

Regent Mawae inquired as to whether HECO or the selected developer would be conducting the environmental assessment for the UHH Project. Director Shibata responded that the developer was responsible for conducting an environmental assessment which would then be submitted to the appropriate county or State agency with authority over this matter.

Regent Higaki requested information on the expected distribution of revenues received from the UHH project. VP Young replied that any income realized from the UHH Project would be in the form of lease rent. While a specific distribution amount has not yet been determined, he stated that the default revenue distribution ratio for this type of project is currently a 50-50 split between the campus and the university system which, in this case, would result in UHH receiving a 50 percent share of the money generated. President Lassner added that this funding mechanism provides the administration with the ability to infuse additional funds into OSDP which helps the office achieve its goal of generating revenues to support the enterprise of monetizing university real estate assets.

Regent Mawae asked about the administration’s rationale for considering revenue generated from the property as not being critical to the long-range plans of the university. VP Young replied that the sum of potential revenue generated from lease rent of this parcel compared to the amount of land being made available to the developer is, generally speaking, not very significant in relation to the university’s overall finances. Chancellor Irwin added that she views these kinds of projects more in terms of prospective academic benefits for the university, such as the provision of internships, rather than its financial benefits, noting that providing hands-on educational experiences for students will pay more dividends long-term.
Chair Nahale-a questioned whether UHH would support the inclusion of the provision of academic benefits in the developer’s community benefits package. Chancellor Irwin responded in the affirmative stating that this would be a nice benefit to have.

Regent Moore asked about the party responsible for maintaining the UHH Property and any of its associated appurtenances. Director Shibata replied that the selected developer would be responsible for maintaining the leased portion of the UHH Property as well as any equipment located on that portion of the UHH Property. However, he stated that the administration could work on negotiating an agreement whereby the selected developer would maintain the entire UHH Property made available for the UHH Project, including the portions that are not being leased. Chair Nahale-a opined that this decision should rest with the administration.

Regent Mawae inquired if there were any requirements regarding restoration of the UHH Property upon expiration of the lease. Director Shibata replied that the selected developer will be required to remove any equipment from the UHH Property, such as PV panels, and restore the UHH Property to its original state. VP Gouveia added that the university does require the developer to secure a bond to ensure that sufficient funding is available to restore the property to its original state upon completion of the lease term.

Regent Wilson asked if the UHH Property was ceded lands. Director Shibata replied in the affirmative stating that a portion of the revenues generated would be collected and provided to the State for disbursement to the Office of Hawaiian Affairs.

Chair Nahale-a commended the administration for its efforts on this matter and expressed his appreciation to HECO and OSDP for providing more detailed information about the UHH Project to the committee.

Regent Higaki moved to recommend board approval to issue LOIs to prospective developers and an LTA to the developer selected by HECO for the use of the UHH Property (Tax Map Key No. (3) 2-4-001:122) to develop and operate a PV energy system under a power purchase agreement awarded by HECO under HECO’s Stage 3 RFP, seconded by Vice-Chair Paloma, and noting the no vote of Regent Mawae, the motion carried with all other members present voting in the affirmative.

IV. ADJOURNMENT

There being no further business, Chair Nahale-a adjourned the meeting at 9:47 a.m.

Respectfully Submitted,

Jamie Go
Interim Executive Administrator and Secretary of the Board of Regents
FY 2022-2023 Second Quarter CIP Status Report (as of 12/31/22)
*Denotes Design-Build Projects
Planning and Facilities Committee
March 2, 2023

Mānoa

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.

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 $21.0 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 increase 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.
12/31/19 – work has resumed; chillers are being installed and interior work is on-going. 87% complete.
3/31/20 – no change. 95% complete.
6/30/20 – no change. 97% complete.
9/30/20 – cost increase to $21.6 million due to existing air conditioning system repairs. Base contract work is complete, but unforeseen repairs to existing air conditioning system are ongoing. 97% complete.
12/31/20 – completion extended to March 2021 due to additional work required on the existing New Pauley air conditioning system. 98% complete.
3/31/21 – completion extended to June 2021 due to long lead materials on order to address remaining 10% of punch list items.
6/30/21 – completion extended to Dec 2021 due to heat exchanger repairs and chiller issues. 99% complete.

9/30/21 – no change.

12/31/21 – building is occupied and in use. Contract extended to May 2022 to provide additional time to complete redundancy work on the air conditioning system.

3/31/22 – project was conditionally accepted on 1/20/2022. In addition to typical punchlist items and closeout documents, there are issues with the HVAC system. This project will remain open until the HVAC issues are resolved.

6/30/22 – no change.

9/30/22 – no change.

12/31/22 – no change.

12/31/22 – no change.

**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.

**Design**

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 – minor cost increase 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.

12/31/19 – design is 100% complete. Planning to award construction project in May.

**Construction**

3/31/20 – construction project out to bid, pending release of funds.

6/30/20 – no change.

9/30/20 – bids received; pending evaluation of lowest responsible bidder and award.

12/31/20 – contract awarded on 12/10/20 to All Maintenance & Repair for $6.7 million. Pending permit approval.

3/31/21 – expected completion date is Fall 2023. Permits have been received. Tentatively planning to start construction in Aug 2021 once materials arrive.

6/30/21 – cost increase to $8.6 million to include additive bid items in the parking structure. Consultants processing submittals and contractor performing site surveys. On-site construction to begin in Oct.

9/30/21 – no change.

12/31/21 – on-site work began in Oct at Shidler Tower A, Music Complex, and Law School. 26% complete.
3/31/22 – 34% complete.
6/30/22 – minor cost increase to $8.7 million due to various code, elevator inspector, and IT requirements, and concrete pad revisions. 49% complete.
9/30/22 – cost increase to $8.8 million due to additional cabling and fire alarms and electrical changes. Pending change orders to increase the project cost to 9.5 million and extend the completion date to Dec 2023 due to additional access control panel, card reader, site, and electrical work. 56% complete.
12/31/22 – cost increase to $9.2 million to address the Department of Planning & Permitting’s review comments. Pending change orders to increase the project cost to $9.5 million due to card readers, site work, and various electrical changes. 70% complete.

MINI MASTER PLAN, PHASE 2 – DESIGN SERVICES
Scope: design of the new facility with classrooms and offices, parking improvements and hardscaping.

6/30/22 – design contract for $5.2 million for design-bid-build awarded to Benjamin Woo Architects in June 2022. Currently revising design contract to change delivery method to design-build and negotiating a credit. 1% complete.
9/30/22 – Benjamin Woo Architects will become the RFQ consultant. Planning to issue RFP Part 1 in early 2023.

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.

Design
6/30/19 – planning phase in progress; $15 million estimated construction cost. RFP for design-build expected to be issued in Sept 2019.

Construction
9/30/19 – part 1 of RFP was issued; part 2 expected to be issued in Dec 2019.
12/31/19 – RFP part 2 issued on 1/9/20; planning to select Design-Build contractor by Summer 2020.
6/30/20 – $20.9 million contract executed with Nan Inc.; estimated substantial completion is July 2022.
9/30/20 – 30% construction design completed. City permit applications to be submitted shortly along with the 60% design documents to be issued in Oct.
12/31/20 – 60% design documents have been submitted and reviewed by the University. Building permits are currently being processed by the City.
3/31/21 – 90% design documents are in progress; submission expected by end of May. City permits are still in progress. Occupant move-out is scheduled for the last week of May.
6/30/21 – 90% design documents have been submitted and reviewed. Occupants have moved out and contractor has mobilized on site. 11% complete.
9/30/21 – completion extended to Aug 2022 due to discovery of additional hazardous material embedded in the ceiling slab. 98% design documents have been submitted and reviewed. Abatement of hazardous ceiling material is ongoing. 19% complete.

12/31/21 – cost increase to $23.3 million and completion extended to Dec 2022 due to additional abatement of asbestos-containing material. 100% design documents were received. 22% complete.

3/31/22 – cost increase to $23.6 million and completion extended to Jan 2023 due to additional PV work and delay in roofing insulation manufacturing preventing dry in of building. 29% complete.

6/30/22 – completion extended to Aug 2023 due to extended manufacturing times for mechanical equipment. 35% complete.

9/30/22 – cost increase to $24.2 million due to concrete spall/crack repair, disposal of contaminated soil, replacement of deteriorated precast concrete panels, and other changes. 45% complete.

12/31/22 – cost increase to $25 million due to additional audio visual equipment, access control upgrade systems, Board of Water Supply required upgrades, replacement of courtyard storm drain system, and addition of 2nd section of rooftop PV; substantial completion time extended to October 2023. 62% complete.

FACILITIES SPACE UTILIZATION STUDY
Scope: perform baseline analysis of current space utilization and create strategic space utilization strategies to align facilities with future program needs for all University of Hawai‘i campuses.

3/31/20 – $950,000 for space utilization study of Mānoa campus (phase 1 - 80% complete) and West O'ahu campus (50% complete). Estimated completion date is July 2020. Project is pending negotiations and award for additional Mānoa campus updates and space utilization study for Hilo and Community College campuses with estimated completion date of Dec 2021.

6/30/20 – cost increase to $1.35 million for updates to UHM databases (Revit, AiM, space utilization, and field data). Negotiations and award for Hilo and Community College campuses is still pending.

9/30/20 – cost increase to $1.6 million for Community Colleges space utilization study. 65% complete. Hilo space utilization study pending funding.

12/31/20 – 73% complete.

3/31/21 – 76% complete.

6/30/21 – 89% complete.

9/30/21 – completion extended to Jan 2022 due to additional time needed to complete data collection at the Community Colleges. 94% complete.

12/31/21 – completion extended to Mar 2022 due to additional time needed for consultant to coordinate and complete data collection at Community Colleges. 94% complete.

3/31/22 – no change. Pending change order to add space utilization study for UH Hilo and additional work for Mānoa campus.

6/30/22 – cost increase to $1.9 million and completion extended to Jan 2023 due to additional Mānoa space utilization planning services and addition of space utilization study for UH Hilo. 87% complete.
9/30/22 – baseline space utilization services for UH Mānoa were completed in July. The baseline space utilization study for UH Hilo is ongoing. 99% complete.

12/31/22 – baseline space utilization study for UH Hilo will be completed Feb 2023. 99% complete.

BILGER HALL AND BILGER ADDITION, REROOF
Scope: remove existing TPO roofing and install new modified bitumen roofing. Replace all doors accessible from roof and equipment stands for HVAC equipment that do not meet maintenance clearance requirements.

3/31/20 – bids received; estimated construction cost is approx. $5 million.
6/30/20 – construction contract awarded to F&H Construction, Inc. on May 15, 2020 for $4,844,000.
9/30/20 – estimated completion Sept 2021. Construction has begun; 18% complete.
12/31/20 – minor cost increase due to additional asbestos-containing materials discovered; 31% complete.
3/31/21 – 52% complete.
6/30/21 – cost increase to $5.1 million and completion extended to Dec 2021 due to retrofit drain installation and more extensive roof repair work. 80% complete.
9/30/21 – cost increase to $5.3 million and completion extended to Feb 2022 for abatement of asbestos-containing materials and work to address deterioration of existing HVAC ducts and housing. 86% complete.
12/31/21 – cost increase to $5.4 million and completion extended to April 2022 for additional abatement of asbestos-containing material. 89% complete.
3/31/22 – cost increase to $5.5 million and completion extended to May 2022 for additional roof coating and mechanical duct repairs. 83% complete.
6/30/22 – minor cost increase to $5.6 million due to penthouse repairs needed to install new roof and additional work to reduce vibration in lab below. Pending change orders to increase the project cost to $5.7 million and extend the project completion date to Oct 2022 to install overflow drains and drain piping. 89% complete.
9/30/22 – cost increase to $5.7 million and completion extended to Oct 2022 due to modified roof work and other revisions and repairs. Pending change orders to increase the project cost to $5.9 million and extend the completion date to Dec 2022 due to new drain installation, expansion joint revisions and additional repairs. 94% complete.

12/31/22 – cost increase to $5.8 million due to overflow drain installation and various mechanical changes. Pending change orders to increase the project cost to $5.9 million and substantial completion date extended to August 2023 due to expansion joint revisions and mechanical changes. 94% complete.
STUDENT SUCCESS CENTER
Scope: renovate areas of Sinclair to relocate PBS tenants then fully renovate Sinclair to become the new Student Success Center.

3/31/21 – development of the RFP criteria and project program is progressing. Issuance of the RFP Part 1 is expected in June 2021.
9/30/21 – received RFP Part 1 proposals; expecting to shortlist three of the most qualified Design-Build teams by Nov 2021. RFP Part 2 is still expected to be issued by Dec 2021.
12/31/21 – selection of 3 shortlist Design-Build teams completed. RFP Part 2 issued in Feb 2022; final selection and award expected May 2022. Design will proceed following award, with construction expected to start in early 2023.
3/31/22 – RFP part 2 has been issued. Proprietary meetings have been held with the 3 shortlisted teams and all have indicated that the project budget is short $10-15 million due to current pricing from material suppliers and subcontractors. Cost reduction items have been issued as priced options to try to get the project back within budget. Award expected May 2022.
6/30/22 – contract awarded to Swinerton Builders/G70 for $56 million. Design phase is currently underway. Anticipated construction start is June 2023 with estimated completion by Aug 2024. 0% complete.
9/30/22 – 30% design submittals anticipated Oct 2022. 0% complete.
12/31/22 – 60% design submittal anticipated Feb 2023. Anticipated construction start is June 2023. Overall project 4% complete.

PHASE I & II PARKING STRUCTURE
Scope: repairs to the fire protection system, guardrails, and spalls/cracks of the main parking structure.

3/31/21 – $6.0 million contract awarded to Nan, Inc. in Feb 2021. Estimated completion is Summer 2023. On-site construction is scheduled to begin in May 2021.
6/30/21 – cost increase to $7.5 million to include additive bid items for spall repairs. On-site construction started May 25, 2021. 15% complete.
9/30/21 – 40% complete.
12/31/21 – cost increase to $7.7 million due to additional spall and crack repairs and guardrail modifications. 70% complete.
3/31/22 – cost increase to $7.8 million due to additional spall and crack repairs, guardrail modifications, and drain pipe replacement. 93% complete.
6/30/22 – cost increase to $7.9 million due to additional spall and crack repairs, guardrail modifications, and replacement of a damaged section of railing. 96% complete.
9/30/22 – initial construction is completed; awaiting Winter Break to complete final work. 98% complete.
12/31/22 – this is the last update for this project and it will be removed from the next update.
RAINBOW WAHINE SOFTBALL STADIUM, PHASE 2A & 2B
Scope: this is a multi-phase project that makes various additions and improvements to the Softball Stadium such as: adding a new entry plaza, home team locker room, lounge, training room, coaches’ offices, and new press box at level 2 for media; upgrading the existing sewer lift station serving the Softball Stadium; and other related infrastructure.

Design (2A & 2B)
3/3/14 – design contract awarded to Architects Hawaii Ltd. for $365,000 to assess existing stadium condition and determine scope of renovations to meet program needs. Additional phases will be added to the project once an Assessment Report is complete and funding is identified.
12/13/16 – cost increase to $773,000 to incorporate Phase 2A design work: Repair outfield low spots; regrade to redesigned elevation; install artificial turf to outfield and foul ball areas; install fencing with padded areas; provide safety netting where needed; and repaint stadium.
10/31/19 – cost increase to $1.7 million to incorporate Phase 2B design work: Renovate restrooms and related infrastructure, renovate grandstands, including new upper concourse and elevator, renovate locker rooms, showers, clubhouse, lounge, training room, coaches’ offices, umpire locker room, dugout, storage and custodian space, and utilities.
6/30/21 – cost increase to $2.1 million for construction administration, inspection work, and revised drawings. 90% complete.
9/30/21 – 95% complete; completion expected Dec 2021.
12/31/21 – 99% complete; substantially completed in Jan 2022.
3/31/22 – no change.
6/30/22 – no change.
9/30/22 – cost increase to $2.3 million and completion extended to Jan 2023 for extended construction administration services. 99% complete.
12/31/22 - no change.

Construction (2B)
6/16/20 – Phase 2B construction contract awarded to Ralph S. Inouye for $4 million; estimated completion is Sept 2022.
9/30/21 – Phase 2B construction work is ongoing.
12/31/21 – Phase 2B 96% complete; cost increased to $4.4 million to add fire alarm system, walkways, roof and wall coatings and locker improvements and revise underground drainage systems.
3/31/22 – Phase 2B 98% complete; cost increased to $4.5 million for additional waterproof coatings for exterior walls, adjustment to telecom cabling allowance for actual costs, and locker upgrades.
6/30/22 – cost increase to $4.7 million and completion extended to Nov 2022 for additional electrical and storm water drainage work, and door hardware and ADA ramp modifications due to differing site conditions. Pending change order to extend completion to Dec 2022 due to long lead time for door hardware. 98% complete.
9/30/22 – cost increase to $5.6 million and completion extended to Feb 2023 due to door 
hardware lead time and additional work, including sewer lift station, weather 
protection canopies, and a fire alarm system as required by the building department. 
91% complete.
12/31/22 – this is the last update for this project and it will be removed from the next 
update.

KOMOHANA RESEARCH & EXTENSION CENTER, PHASE B
Scope: the project covers reroofing the four buildings of the complex (Buildings A, B, C and D), 
repair of rooftop mechanical equipment, crack repairs and waterproof coatings at exterior 
concrete walls, interior work to repair storm-related water damage, installing wind resistant 
windows and doors, and miscellaneous related work.

6/23/20 – contract awarded to Isemoto Contracting Co., Ltd. for $3.4 million to reroof 
Buildings A and B only (due to budget constraints); estimated completion Sept 2023. 
Construction expected to begin in Jan 2022 pending FEMA approval of Hazard 
Mitigation Grant to partially fund this project.
6/30/21 – cost increase to $5.3 million to re-insert reroofing Buildings C and D into the 
project, which includes repairs to the building envelope and replacement of 
mechanical duct and piping insulation. 0% complete.
9/30/21 – still pending FEMA grant approval. Start/completion date and final design pending 
FEMA approval.
12/31/21 – project plan for FEMA grant approved. Construction expected to start by Dec 2022, 
pending FEMA approval of design and construction portion of grant.
3/31/22 – design in progress; 1% complete.
6/30/22 – minor cost increase to $5.4 million for design of additional structural supports for 
hurricane-rated doors and windows and design completion extended to Oct 2022 due 
to additional time needed to complete structural wind retrofits. Construction start 
date extended to April 2023. 1% complete.
9/30/22 – completion extended to Dec 2022 due to extension requested from FEMA for 
HIEMA to submit approval of a revised, descoped project to include only reroofing 
of Buildings A-D and related work due to window and door retrofit cost escalation. 
1% complete.
12/31/22 – pending delay and cost increase due to extended FEMA grant approval process. 
1% complete.

LAW SCHOOL AND LAW LIBRARY ROOF IMPROVEMENT
Scope: the project includes removing and disposing of the existing low-slope built-up roofing, 
flashings, and roofing accessories. This also includes the installation of a new SBS modified 
bitumen membrane roofing system, flashings, roofing accessories, concrete pedestals for future 
PV system (PV system installation is not part of this contract), and life safety systems.

6/30/22 – contract awarded to Index Builders for $5.2 million in June 2022. Tentative start 
date planned for Summer 2023 with project completion expected Dec 2023. 0% 
complete.
9/30/22 – project mobilization to start Dec 2022. 0% complete.
12/31/22 – project mobilization to start Feb 2023. 0% complete.
LANDSCAPE BUILDING IMPROVEMENTS AND RENOVATIONS*
Scope: design and construct new pre-engineered structure for Buildings and Grounds Management (BGM) activities and operations on current Transportation Services parking lot site (at end of East-West Road near walkway to Pamoa Road) and demolish old, deteriorated BGM structures, including nursery. Construct new nursery to replace current nursery across from old Thrift Shop location and new paved parking area at the location of the existing BGM structures once structures are demolished to replace stalls lost to new BGM structure.

6/30/22 – contract awarded to Diede Construction for $7.9 million in May 2022. Construction tentatively scheduled to start in Feb 2023 with expected completion in Dec 2023. NTP issued June 20, 2022. 0% complete.
9/30/22 – design 60% complete. Overall project 4% complete.
12/31/22 – design 95% complete. Overall project 7% complete.

POST BUILDING EXTERIOR ENVELOPE IMPROVEMENT & RE-ROOF SUB-PHASE 1.1 REROOF
Scope: replace the entire mechanical roof enclosure, repair the roof cantilever structural supports and re-roof. The existing roof is original to the building and leaking. Replacement (instead of continual patching) is necessary due to the sensitive research that takes place in the building. This building is home to the School of Ocean and Earth Science and Technology.

9/30/22 – submittals ongoing; construction tentatively scheduled to start Nov 2022. 0% complete.
12/31/22 – design is currently being modified to remove the cantilever structure in its entirety. Delay in start of construction to August 2023.

POST BUILDING, REPAIR/REPLACE CENTRAL PLANT HVAC EQUIPMENT AND CONTROLS
Scope: replace current equipment which is original to the building and requires frequent repairs with new, more efficient equipment in the central chilled water plant including all related appurtenances and digital controls.

6/30/22 – contract awarded to Economy Plumbing and Sheet Metal, Inc. for $6.5 million in April 2022. Construction scheduled to start in Oct 2022 with expected completion by Oct 2023. 0% complete.
9/30/22 – no change.
12/31/22 – onsite work started Oct. 2022. 8% complete.

WAIKĪKĪ AQUARIUM DISCHARGE SYSTEM UPGRADE
Scope: design an upgraded water discharge system (800,000 gallons per day capacity) to dispose of saltwater effluent from both the native and non-native exhibits. The effluent will be disposed of via two injection wells, routed to a sump, pumped and filtered. Water will then dissipate into the saltwater aquifer.
Design
11/2019 – contract awarded to Oceanit Laboratories, Inc. for $230,000 to review aquarium operations, develop compliance monitoring plans and upgrade options, determine necessary permits and meet with involved agencies to discuss options and address concerns.
4/2021 – cost increase to $680,000 to provide detailed assessments, conceptual designs, and cost estimates for three best options determined under original contract scope, and develop a constructible design.
6/30/22 – cost increase to $2.1 million and completion extended to May 2023 to obtain permitting and major shoreline management area approvals, complete an environmental assessment, complete the design, and perform design services during and post construction for the wastewater system upgrades and Environmental Beneficial Project (EBP). 34% complete.
9/30/22 – 61% complete.
12/31/22 – 90% design completed. Design review to be completed Summer 2023.

Construction
N/A – Anticipate awarding construction contract in March 2024, with construction to begin in June 2024.
12/31/22 – Anticipate awarding construction contract by June 2024.

ATHLETIC FACILITY RELOCATION AND UPGRADES AT LOWER CAMPUS
Scope: relocate the Track and Field events to the Cooke practice fields and install a new soccer pitch inside the track.

9/30/22 – project in procurement. Award anticipated Jan 2023.
12/31/22 – no change.

CLARENCE T.C. CHING ATHLETICS COMPLEX EXPANSION AND IMPROVEMENTS
Scope: increase existing seating capacity by adding new Grandstands to the Ewa and Diamond Head end zones, add a new video board above Les Murakami Stadium, and create a new staging lot.

12/31/22 – the project is in the design phase, contractor expected to mobilize by April 2023.

Hilo

RENOVATE PHARMACY MODULAR BUILDINGS
Scope: renovate Building B, including revisions to the interior space, A/C system, structural components, and reroofing. A structure adjacent to Building B will be constructed for the Nuclear Magnetic Resonance machines. This project will also include the relocation of equipment from the Waiākea Research Station to the project site.

3/31/20 – $7.0 million contract awarded April 2020 to Isemoto Contracting Co., Ltd.
6/30/20 – estimated completion Nov 2021. Project scope is being reviewed to add in alternate bid items.
9/30/20 – onsite work began on Sept 8, 2020. 3% complete.
12/31/20 – 11% complete.
3/31/21 – 29% complete.
6/30/21 – cost increased to $7.3 million for chain link fencing, roofing and sheet metal work; completion extended to Jan 2022 due to shortage of available parts for the 7 exterior packaged air conditioning units. Currently, there is no estimated arrival time for the parts. Interior renovation work is ongoing. 41% complete.
9/30/21 – completion extended to July 2022 due to microchip shortage for the exterior air units. 69% complete.
12/31/21 – completion extended to Sept 2022 due to microchip shortage causing fabrication delays for outside air units. 71% complete.
3/31/22 – no change. 81% complete.
6/30/22 – pending completion extension to Dec 2022 due to delivery delay for last outside air unit. 82% complete.
9/30/22 – completion extended to Jan 2023 due to October delivery of last outside air unit and subsequent installation time. 84% complete.
12/31/22 – completion extended to March 2023 due to pending arrival and installation of HEPA filter and relocation of remaining Pharmacy’s equipment. 96% complete.

West O‘ahu

No projects.

Honolulu Community College

TECHNOLOGY RENOVATIONS, PHASE 1
Scope: renovation and modernization of Buildings 8820 and 8824, to include lecture classrooms, research spaces and labs, offices, student collaboration area, men’s and women’s restroom, gender neutral restroom, IT/AV and utility upgrades for the Physics, Chemistry, Biology, Microbiology, Oceanography, Marine Biology, Anatomy and Physiology programs and including any appurtenant work necessary to complete the project.

12/31/22 – design development phase in progress. $1.6 million budget for design, est. $16 million budget for construction.

Kapiʻolani Community College

CULINARY INSTITUTE OF THE PACIFIC, PHASE 2*
Scope: Design-Build contract for a new 8,000 sq.ft. restaurant, 3,000 sq.ft. innovation center, 3,500 sq.ft. auditorium, site work, utilities, and parking.
Design
6/30/19 – planning phase in progress, $2.0 million budget for design, $30 million estimated construction cost.
9/30/19 – no change, awaiting release of funds.

Construction
9/30/20 – NTP issued 7/6/20; construction scheduled to start in Nov 2020. External CM contract procurement underway. Estimated completion is Dec 2022. 6% complete.
12/31/20 – construction started 11/2/2020, External CM contract awarded to HDR Inc. 60% design submittal reviewed. 10% complete.
3/31/21 – design at 95% review stage. Permit set at DPP for comments. Construction 15% complete. Overall contract 20% complete.
6/30/21 – cost increased to $26.5 million due to soil remediation work. Final 100% design submittal scheduled for submission. Construction 20% complete. Overall design-build project 25% complete.
9/30/21 – designer making final edits to design submittal to address DPP comments. Construction 26% complete. Overall design-build project 32% complete.
12/31/21 – cost increase to $26.6 million and completion extended to May 2023 due to additional soil remediation work. Construction 30% complete. Overall project is 35% complete.
3/31/22 – cost increased to $28.1 million due to soil remediation work, addition of bid alternate for auditorium ceiling rigging and AV system, and a few small site design changes. Construction 31% complete. Overall project 35% complete.
6/30/22 – completion extended to June 2023 due to additional hazmat soil mitigation. Construction 32% complete. Overall project 38% complete.
9/30/22 – cost increase to $28.3 million due to redesign of the Innovation Center footings, furniture changes, removal of an underground storage tank, and walkway realignment. Construction 41% complete. Overall project 42% complete.
12/31/22 – Construction 46% complete. Overall project 47% complete. Substantial completion date extended to December 2023.

Leeward Community College

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.

Design
3/31/19 – fee negotiation in progress, estimated construction $5 to $10 million.
6/30/19 – planning phase in progress. Design awarded to Ushijima Architects Inc. for $1.5 million on June 7, 2019.
9/30/19 – no change.
12/31/19 – final design phase in progress, estimated construction cost increased to $16.5 million.

**Construction**

3/31/20 – IFB issued 2/27/20 and all bids have been received; planning to award by June 2020.


9/30/20 – construction on hold until July 2021 due to lease agreement between current property owner and tenant; transfer of facility lease to UH Community Colleges in progress. Estimated completion is May 2022.

12/31/20 – no change.

3/31/21 – no change.

6/30/21 – lease executed with Agribusiness Development Corporation on July 1, 2021. On-site construction commenced on 7/1/21. 5% complete.

9/30/21 – 22% complete.

12/31/21 – completion extended to July 2022 due to permitting delays. 39% complete.

3/31/22 – 45% complete.

6/30/22 – cost increase to $15.7 million and completion extended to Feb 2023 due to addition of high-pressure processing machine and resulting floor plan revisions. 53% complete.

9/30/22 – completion extended to Aug 2023 due to structural issues, electrical, security and A/V system revisions. 57% complete.

12/31/22 – construction ongoing. 62% complete.

**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.

12/31/19 – no change.

3/31/20 – completion extended to Dec 2020 due to long-lead kitchen equipment changes and revised infrastructure. 54% complete.

6/30/20 – 62% complete.

9/30/20 – completion date extended to July 2021 due to long-lead equipment (specialty food manufacturing equipment) manufacturing and shipment. 67% complete.

12/31/20 – no change; awaiting manufacturing and delivery of kitchen equipment.

3/31/21 – kitchen and food manufacturing equipment installation in progress. 68% complete.

6/30/21 – cost increase to $8.1 million and completion extended to Dec 2021 due to changes to food processing equipment and long lead equipment arrival. 94% complete.

9/30/21 – 95% complete.

12/31/21 – completion extended to May 2022 due to additional time needed to resolve electrical, fire protection and miscellaneous equipment issues. 96% complete.

3/31/22 – no change.

6/30/22 – cost increase to $8.4 million due to additional electrical and IT work and equipment changes, and completion extended to Oct 2022 due to delay in delivery of food processing equipment. 94% complete.

9/30/22 – completion extended to Nov 2022 due to pending change orders. 94% complete.

12/31/22 – this is the last update for this project and it will be removed from the next update.

2215 MULTI-PURPOSE BUILDING HOSPITALITY RENOVATION
Scope: renovate an existing multi-purpose building into a Hospitality Academy Training Center with mock-up hotel rooms for students to get hands-on training and instruction in a typical hotel room setting.

6/30/22 – contract awarded to Index Builders for $5.8 million in June 2022. Construction expected to start in Jan 2023 upon receipt of the building permit. 0% complete.

9/30/22 – submittals ongoing; pending building permit. 0% complete.

12/31/22 – no change.

Hawai‘i Community College

No projects.

Kaua‘i Community College

4454 BUSINESS/HEALTH SCIENCES – MODERNIZATION
Scope: installation of a new exterior concrete accessible walkway and pole lights, addition of two small mechanical enclosures attached to the exterior of the building to house new air handler units, interior renovation to classrooms, computer labs, learning lab, science lab, offices,
conference room, storage rooms, entry lobbies and restrooms. Work also to include electrical, fire alarm, plumbing, AV and IT upgrades.

6/30/21 – $5.2 million contract awarded to The Core Group Construction. NTP date is May 4, 2021; completion expected June 2022. Contractor has mobilized on site and begun erecting barriers/signage and installing BMPs. 2% complete.

9/30/21 – 15% complete.
12/31/21 – 38% complete.

3/31/22 – cost increase to $5.3 million and completion extended to Sept 2022 primarily due to additional electrical and duct work, and manufacturer delays for all interior doors and AC units. 57% complete.

6/30/22 – cost increase to $5.4 million and completion extended to Dec 2022 due to unanticipated work including leveling of the existing floor slab and refinishing the CMU walls, and ongoing delays with the manufacturing and shipping of lockers, exterior doors, AC units, and restroom partitions. 69% complete.

9/30/22 – completion extended to Feb 2023 due to receipt of incorrectly sized doors and long lead time for replacements. Temporary doors will be installed so building may be occupied in the Spring; doors will be switched out once replacements arrive. 86% complete.

12/31/22 – TAB work ongoing, commissioning of HVAC system to follow. Final inspection by the Kauai Fire Department Marshal to be confirmed, estimated for February 2023. Pending delivery of the replacement doors from the manufacturer. 98% complete.

Community Colleges Systemwide

SYSTEMWIDE ACCESSIBILITY ASSESSMENT
Scope: assess all 7 campuses for ADA accessibility compliance and prepare construction documents from Preliminary Design through Final Design.

10/2017 – contract awarded to Danilo D Lopez Associates, Inc. for $370,000 to complete ADA assessment reports for all seven campuses.
2/2021 – ADA assessment reports completed for all campuses.
5/2021 – cost increased to $920,000 for additional services to prepare bid documents following CC System review of assessments, prioritization of projects and determination of scope of work for ADA upgrades.
6/30/22 – cost increased to $1.006 million for bidding and construction administration services. 91% complete.
9/30/22 – construction ongoing. 91% complete.
12/31/22 – no change.

Cancer Center at Kakaʻako

HOʻOLA EARLY PHASE CLINICAL RESEARCH CENTER
Scope: Design-Bid-Build project to construct a new WELL/LEED-certified Early Phase Clinical Research Center (EPCRC) totaling 16,500 sf in the shell space of the annex of the existing UH Cancer Center Building in Kakaʻako. Ground floor work includes site/entry modifications, a
new covered entrance and interior improvements to include phlebotomy, exam rooms, clinical laboratory, CT scan and control room areas. The second floor includes Clinical Trial Infusion suites, nursing stations, and a research pharmacy. The third floor includes the Organoid Generation Facility that consists of dry and wet lab spaces and will house two dedicated biological safety cabinets. There will also be a fifth floor mechanical penthouse.

9/30/19 – NIH Notice of Award issued for $6,874,224 grant. Estimated completion Summer 2024.
12/31/19 – no change.
3/31/20 – schematic design 35% complete.
6/30/20 – no change.
9/30/20 – design development 65% complete (submitted by grant deadline on July 23, 2020). Total project cost is $13.0 million. Board of Regents approved the service order of $6.5 million in GO Bond funds to RCUH on Sept 17, 2020.
12/31/20 – 100% Construction Documents (CD) complete and submitted to NIH for review on Nov 18, 2020. UH/RCUH MOU for Service Order of State GO Bond Funds ($6.5M) executed on Dec 8, 2020. PM/CM and CxA contract executed on Dec 29 and Dec 30, 2020, respectively.
3/31/21 – NIH final approval of 100% CD pending.
6/30/21 – NIH approved the 100% CD on April 12, 2021; funds were released on April 22, 2021. RCUH RFP Part 1 was issued on April 19, 2021 and three qualified contractors were selected on June 16, 2021. RFP Part 2 was issued Aug 9, 2021. Final selection and award expected Dec 2021.
9/30/21 – received bids from qualified contractors, but all bids exceeded available funds. Currently negotiating reduced scope of work with lowest bidder. Final selection and award still expected Dec 2021.
12/31/21 – currently modifying design to meet project budget and allow re-pricing with lowest bidder. Final selection and award has been delayed to May 2022. Project is still on schedule to be finished by Summer 2024 as required by the NIH grant.
3/31/22 – final drawings of a scaled-down design will be completed upon NIH approval; final pricing will be negotiated with lowest bidder; and an award will be made if the final price is within budget. Award anticipated Sept 2022.
6/30/22 – no change.
12/31/22 - Construction started Oct 2022. 1% complete.
February 22, 2023

TO: Randolph G. Moore
Chair, Board of Regents
Alapaki Nahale-a
Chairperson, Committee on Planning and Facilities, Board of Regents

VIA: David Lassner
President
Kalbert K. Young
Vice President for Budget and Finance/Chief Financial Officer

Michael Bruno
Provost
University of Hawai‘i at Mānoa

Alexandra French
Chief Business Officer
University of Hawai‘i at Mānoa

FROM: Ania Wieczorek
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University of Hawai‘i at Mānoa

SUBJECT: Captain Cook Agricultural Research Station (Island of Hawai‘i) - Reversion to Kealakekua Ranch, Limited (Information Only)

The purpose of this memorandum is to inform the Board of Regents that a property formerly held by the University of Hawai‘i ("University") for the benefit of the College of Tropical Agriculture and Human Resources ("CTAHR"), has automatically reverted to the original grantor of the property to the University.

Kealakekua Ranch, Limited ("KRL"), granted the University approximately 3.0008 acres of land, designated Tax Map Key No. (3) 8-2-001: 082, located in Kealakekua, South Kona on the island of Hawai‘i ("Property") via Deed granted December 2, 1964 ("Deed"). As consideration for the Property, the University paid KRL $1.00. CTAHR has coordinated with the University’s Office of Strategic Development and Partnership ("OSDP") and the Office of General Counsel regarding this Property.

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The Deed is subject to certain covenants that are binding and enforceable on the University. One covenant required the University to use the Property as “an agricultural experiment station.” If the University stops using the Property as an agricultural experiment station, then the “right of possession and all other rights to said property transferred by [the Deed], shall automatically revert to the Grantor and the Grantee covenants and agrees that it will vacate said premises and reconvey title.” (Emphasis added.) This type of covenant creates an automatic reversion by deed. Under such a provision, the grantor (KRL) grants title to the grantee (University) on condition that certain conditions are met. When those certain stated conditions are not met, the reversion of title to the property happens automatically upon the occurrence of the condition.

In the case of the subject Deed, the use of the Property as an agricultural experiment station ceased. The University and KRL do not contest this fact; accordingly, without any further action by the University or KRL, title to the Property has transferred back to KRL, its successors, and/or assigns. In order to memorialize this occurrence, the University will issue a quitclaim deed conforming to the fact that the title has passed back to KRL under the automatic reverter covenant under the Deed.

BACKGROUND

Historically, CTAHR has used the Property for the fruit tree germplasm collection that was established by Drs. Phil Ito and Richard Hamilton. They evaluated and maintained these fruit trees, and allowed access to commercial fruit growers and other CTAHR researchers for related projects.

After they retired, it has been increasingly difficult for CTAHR researchers and staff to use and maintain the Property in part because access is challenging. The Property can only be accessed via narrow winding roads through a residential area. Further, the Property lacks any secure storage buildings/structures, meaning any equipment needed for on-site work had to be brought in on every trip to the Property (and then returned to the closest CTAHR research station, which is located in Kainaliu). The Kona Research Station (“KRS”), which is CTAHR’s primary facility on the west side of Hawai‘i Island is about 6.5 miles away from the Property. The Property also lacks an irrigation system, forcing CTAHR staff to haul in water during dry spells.

According to CTAHR, it has effectively not used the Property for about 10 years due to the foregoing difficulties, lack of research interest, staffing constraints, and logistical challenges. The fruit tree germplasm at the Property has already been propagated via grafting or cutting and been established at other sites. The KRS is located within the same region as the Property, and shares similar environmental characteristics and has irrigation systems and better facilities. CTAHR’s assessments of the Property have concluded that the Property is redundant and unnecessary.
APPLICABLE REGENTS POLICY

Under Board of Regents Policy RP 10.201, the Board of Regents’ approval is required for the disposition or acquisition of real property in fee simple. In this case, when the Board of Regents accepted the Property and Deed in 1964, the Board of Regents accepted it with the automatic reversion clause and narrowly allowed uses. Consequently, the Administration is not requesting approval because the Property has already automatically reverted to KRL when the University stopped using the Property as an agricultural experiment station.

Although the Property has automatically reverted under the terms of the Deed, transfer of the Property back to KRL meets the criteria enumerated under Board of Regents Policy RP 10.201, addressed in turn as follows:

1. **Promote and support the mission and goals of the university in education, research, service, and economic development.**

   The Property does not promote or support the mission and goals of the University in education, research, service, or economic development as effectively or efficiently as it previously did. The Property can only be used for the narrow purpose of an agricultural experiment station. The Property’s relatively remote location, lack of infrastructure and facilities, and staffing and logistical challenges have made it difficult for CTAHR researchers and staff to continue to use and maintain the Property. CTAHR’s primary use of the KRS has made the Property redundant.

2. **Advance principles and practices of sound environmental stewardship and sustainability.**

   CTAHR strives to advance the principles and practices of sound environmental stewardship and sustainability. Once CTAHR stopped using the Property as an agricultural experiment station, CTAHR was no longer in the best position to manage the Property and its resources because it no longer held title to the Property. KRL as the previous and current landowner is in the best position to manage the property and has indicated its desire to do so.

3. **Ensure that alternative actions are considered, investigated and analyzed.**

   Upon being notified by CTAHR that the Property was no longer being utilized, the OSDP considered alternatives by reaching out to representatives of the University of Hawai‘i at Hilo and Hawai‘i Community College to gauge interest by either campus to use the Property as an agricultural experiment station, which is the only allowed use under the Deed. Both campuses evaluated the Property and expressed concerns similar to CTAHR, including the Property’s relative remote location and the lack of infrastructure and facilities. After further consultation with CTAHR, it was determined that the Property was not only abandoned for approximately 10 years, but also that CTAHR has affirmatively abandoned its use as an agricultural experiment station.
4. **Be fairly priced in the context of applicable fair market values and other relevant factors.**

   The University acquired the Property via Deed for One Dollar ($1.00) from KRL. The automatic reverter covenant does not provide for any price, cost, or fee; therefore, the title automatically reverted to KRL gratis.

5. **Generate revenue from real property not critical to long range plans for the university to support the university’s core mission.**

   Due to the Deed provisions that restrict uses, the Property is limited in revenue-generating potential. Since CTAHR has stopped using the Property, indicated they no longer need it for their programs, and the Property’s location lacks infrastructure, the Property’s reversion to Kealakekua Ranch reduces the University’s overall real property management and holding costs, and eliminates the liability attendant to real property ownership. Kealakekua Ranch has confirmed that it is not requiring the University to take any actions to assess or address the condition of the Property in conjunction with the reversion of ownership.

6. **Be consistent with and support long range plans that have been approved by the BOR.**

   To service the west side of Hawai‘i Island, CTAHR will continue using the KRS which shares similar environmental characteristics with the Property, with better facilities and infrastructure, and fewer administrative and logistical challenges. From a longer-term perspective, CTAHR does not anticipate needing a second research station to service the west side of Hawai‘i Island for the foreseeable future.

The University has increased its efforts to improve its real property management to prevent similar situations where UH property ownership is automatically transferred or returned via a reversion without the Board of Regents having an opportunity to review and approve such ownership transfer of University property. As previously noted, in order to memorialize the transfer back to KRL, the University will issue a quitclaim deed conforming to the fact that the title has passed back to KRL under the automatic reverter covenant under the Deed.

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C: Interim Executive Administrator and Secretary to the Board Jamie Go
Project Objectives

- Increase on-campus housing inventory for graduate students.
- Engage a private development partner to plan, design, finance, construct, operate, and maintain a housing facility.
- Facility needs to include childcare facility.
- Facility needs to include commercial/retail components.
- University will not contribute funds.
- University desires that the project would have housing rental rates that would be considered affordable.
- Facility would provide additional amenities of benefit to the campus and surrounding community/neighborhood.
Project Plan (Where we are now)

The Project is projected to include:
- Housing – 316 Units/558 Beds
- Childcare facility – approximately 9,000 sq. ft.
- Retail/Cafe space – approximately 800 sq. ft.
- Other Project amenities include: study rooms, outdoor recreation decks, bike storage, laundry facility, mail/package room, and on-site management.

Developer has planned and designed for the Project:
- UH and Developer has entered into a Pre-Closing Agreement that has authorized up to $5.04 M in pre-construction work.
- The Project is to be privately financed through the issuance of tax-exempt bonds to the Project Owner/Lessee (not UH debt).
- Developer to construct facility.
- The Project will be privately owned, operated, and managed by Project Owner/Lessee.

Economics of the Project are not as forecasted:
- Construction costs
- Interest rates
- Bed rates
Options

Terminate Project

- Pursuant to PCA, UH may have to pay up to $5.04 M.
- UH owns all reports, designs, and other studies.
- UH would not be able to add housing inventory by the planned Fall 2025 delivery for the Project.

Proceed with Project as contemplated (no UH contribution)

- Project likely not economically viable or financially sustainable.
- Monthly rental rates would be at or above market.

Proceed with Project as contemplated (with UH contribution)

- UH to undertake demolition and sitework - approximately $5 M.
- Contribute up to $1.8 M annually to Project, as rent abatement subsidy.

Alternative option(s) that could materialize for further deliberation.
Schedule for Deliberation and Decision

Information and Discussion

March 2, 2023 – Committee on Planning and Facilities

Referral, Deliberation, and Decision

April 6, 2023 – Committee on Planning and Facilities
April 20, 2023 – Board of Regents
University Land-Related Strategic Initiatives and Partnerships Program
FY 2022-2023 Second Quarter Update
Committee on Planning and Facilities
March 2, 2023

West O'ahu – University District Lands

Scope: This project previously sought to partner with a Master Land Developer to master plan and develop approximately 180 acres of land on the perimeter of the University of Hawai'i West O'ahu (UHWO) campus with commercial, residential, and mixed-use facilities that complement the UHWO campus. The primary vision was to create a university village-like district that could serve the broader community and take advantage of Transit-Oriented Development (TOD) opportunities in and around the two rail stations next to the campus. Monetization of this UH asset has been a primary focus. Project delivery is evolving as a Master Land Developer partner has been suspended. Execution of this project is migrating to smaller parcel approaches with UH pursuing development opportunities on its own for the time being.

Historical Background (Major Milestones):
- See previous reports for milestones prior to 2019.
- Exclusive Negotiating Agreement with potential private partners expired on August 15, 2019, with negotiations reaching an impasse over terms of a master development agreement.
- The Final UHWO LRDP that covers both the UHWO campus (~300 acres) and the University District lands (~180 acres) is pending.
- The University District project scope (to be) re-evaluated with a possible priority focus of TOD components on the University District lands in close proximity to the rail stations along the Kualaka‘i Parkway (Diamond Head side).

Second Quarter (FY 2022-2023) Update:
- Discussions continuing with parties inquiring of interest to acquire a parcel for development of a (private) film studio.
- State Department of Transportation – Farrington Highway Widening Improvements will require portions of UHWO campus land along Farrington Highway; design and details are pending. Coordinating access points, utilities, and drainage improvements. Working on a Conveyance Agreement that will require future Board of Regents (BOR) approval.
- Awarded $250,000 of TOD Capital Improvement Project (CIP) funds to conduct a Development Feasibility Study for the University District Lands. Requesting release of CIP funds through the State Office of Planning and Sustainable Development.
- Evaluating options to solicit proposals to make lands available for future mixed used (residential and commercial) development near the recently completed Ho‘omohala Avenue and adjacent to the Keone‘ae Station.
Atherton – Innovation Space/Student Housing

Scope: This project seeks to partner with Developers to construct or redevelop the site for University of Hawai'i (UH) student housing, to incorporate an innovation center space, to develop office space, and to provide a (private) developer option for commercial/retail space. The property is approximately 0.99 acres and located at 1810 University Avenue, Honolulu, Hawai'i 96822.

Historical Background (Major Milestones):

- See previous reports for milestones prior to 2019.
- Hunt Development Group (HDG) selected as developer in April 2019. Project estimated at $70 million.
- Established University of Hawai'i Foundation (UHF)/UH governance committee in April 2019; determining businessstructure and financial structure arrangements.
- UHF negotiated an exclusive negotiating agreement (ENA) in September 2019.
- Preliminary design being refined by value-engineering phase for construction and community outreach started in October 2019.
- UHF refinanced mortgage on property May 2020. Conversion to interest-only loan, extended loan maturity to October 2023.
- Plan Review Use (PRU) application for property and project submitted to City and County of Honolulu (C&C) Department of Planning and Permitting (DPP) review, September 2020.
- BOR authorized approval of Master Pre-Development Agreement with UHF, UH, and HDG in November 2020.
- Obtained approval by the BOR on the Affiliation Agreement and Sublease Agreement on October 21, 2021. Affiliation Agreement and Sublease Agreement executed on November 24, 2021.
- Bond financial closing on November 30, 2021. $93,240,000 transaction.

Second Quarter (FY 2022-2023) Update:

- Project construction is on-going with target completion of Summer 2023.
- Negotiating Sublease arrangement with UHF for space at Atherton. Will further reduce UH liability and responsibilities in the project. Obtained BOR approval to enter into the Sublease with UHF on November 17, 2023.
Mānoa – Graduate Student Housing (NOAA)

Scope: UH has selected a “P3” Developer to design, build, finance, operate, and maintain (DBFOM) a family-oriented mixed-use rental housing at below-market rates for graduate students, junior faculty, and staff at University of Hawai‘i at Mānoa (UHM). The project could also be developed to serve other UH faculty, staff, and other UH-affiliated persons at other UH campuses. UH has a strong preference that the project also includes a child care facility (to be operated by UHM) to support the relocation of the UHM Children’s Center currently operating at 2320 Dole Street. The property is approximately 2.21 acres located at 2570 Dole Street, Honolulu, Hawai‘i 96822.

Historical Background (Major Milestones):
- See previous reports for milestones prior to 2019.
- Project kick-off on August 22, 2019; project estimated at $117 million.
- Exclusive Negotiation Agreement (ENA) signed with Greystar Real Estate Development Services on November 1, 2019.
- Market demand study completed on September 2020.
- First phase PCA limit authorized up to $1,500,000, through November 2020.
- PCA-First Amendment signed by UH and Greystar, November 2020. Provides for additional $1,000,000 to PCA ($2,500,000 in total); to continue entitlement, design, and costs analysis through August 2021.
- PCA-Second Amendment signed by UH and Greystar, September 2021. Provides for additional $1,000,000 to PCA ($3,500,000 in total); to continue entitlements, and continue design and costs analysis through June 2022.
- PCA-Third Amendment was signed by UH and Greystar, August 22, 2022. Provides for additional $1,540,936 to PCA ($5,040,936 in total); to complete Project design and the proposed transaction structure to finance the Project.

Second Quarter (FY 2022-2023) Update:
- Project design analysis, site evaluation, environmental site assessment, project cost analysis, and overall financial analysis ongoing. Construction Documents started in January 2022 and the Building Permit Log-in Set was submitted to DPP on November 7, 2022. DPP issued building permit numbers for the Project on December 21, 2022.
- Childcare facility to be included in the Project.
Kaimuki Parcels (Lē‘ahi)

Scope: This project seeks to evaluate options for disposition of three parcels of land totaling approximately 6.56 acres adjacent to Lē‘ahi Hospital. Parcels are currently either vacant or have aged wooden structures, and are unencumbered by any long-term use agreements. Disposition options may include property development - either by way of long-term ground lease to developer or with UH as a developer, or other options.

Historical Background (Major Milestones)
- The subject parcels were acquired by UH in 1977 as part of a land assemblage for the establishment of a School of Medicine, which was eventually located in Kaka‘ako.
- Market value appraisals completed April 2020 (CBRE, Inc.). Approximate value for three specific parcels, $15.3 million. Individual parcel values estimated between $4.5 million to $5.5 million.
- Phase I environmental site assessments have been completed.

Second Quarter (FY 2022-2023) Update:
- An Invitation to Submit Proposals to develop an approximately 2.49 acre, vacant parcel was issued on October 7, 2022. Proposals were due back on December 7, 2022. Following review and consideration by UH and its internal evaluation committee, UH held interviews with Developers that submitted Proposals.

UH Press Parcels

Scope: This project seeks to explore development opportunities for a property parcel located on Woodlawn Drive in Mānoa – the site of UH Press, which will potentially be relocating to UHM campus proper. The parcel is approximately 1.6 acres. Disposition options may include leasing or lease-for-development for faculty housing.

Historical Background (Major Milestones)
- The subject parcel was acquired by UH in 1968 as part of a land assemblage for the expansion of the UHM campus.
- Market value appraisal completed (CBRE, Inc.). Approximate value for the parcel is $4.16 million.

Second Quarter (FY 2022-2023) Update:
- Evaluation and review of relocating UH Press operations.
- Administration continues to consider potential options for disposition of the parcels.
Honolulu Authority for Rapid Transportation Project (HART) Related Projects

Scope: Coordinate and partner for rail development utilizing UH campuses or property for stations, transit-related facilities, or potential transit-oriented development. This project is to formulate UH interest and involvement while ensuring protection of UH interests, especially as related to the HART's potential impact to UHWO, Leeward Community College (LCC), Honolulu Community College (HCC), and College of Tropical Agriculture and Human Resources’ Pearl City Urban Garden lands.

Historical Background (Major Milestones)
- HART station development at UHWO, LCC, and HCC planned.
- Transit-related facilities being constructed on numerous UH sites, each have varying authorization agreements, i.e., right-of-entry, construction right-of-entry, grant of easements, etc.
- The BOR authorized UH/HART/C&C Master Use and Occupancy Agreement (MUOA) for rail stations on UHWO campus (in addition too other campus sites) in November 2019.
- MUOA signed by UH, C&C, and HART on September 2021.

Second Quarter (FY 2022-2023) Update:
- HART continues trial running tests for its first operating segment from Kualaka‘i (East Kapolei) Station to the Hālawa (Aloha Stadium) Station which began in August 2022.
- HART is coordinating with the University on the location of a 900-stall interim park and ride site near the Kualaka‘i (East Kapolei) Station. Background studies are being conducted by HART and a separate agreement (i.e., long-term lease) is proposed for this specific interim use.
- HART completed parking lot repairs at LCC in December 2022.
- Proposed rail improvements and station location at HCC are being coordinated before a Construction Right-of-Entry (CROE) is issued.
- Initiated the first UH Rail Management Committee meeting with HART and DTS officials in December 2022 to coordinate on operational logistics once the rail project has started revenue service.
Mānoa – University Avenue: ʻEwa Parcel

Scope: This project seeks to coordinate the phased removal and/or relocation of current uses on the parcel. The parcel is approximately 15.43 acres and located at 2320 Dole Street, Honolulu, Hawaiʻi 96822. Current uses include the UHM College of Education, UHM Childcare Center, University Laboratory School (ULS), and the vacant PBS Hawaiʻi Building.

Historical Background (Major Milestones)

- The subject parcel was acquired by UH in 1957 as part of a land assemblage for the UHM campus.

Second Quarter (FY 2022-2023) Update:

- The demolition of the vacant PBS Hawaiʻi Building is planned to start in December 2023.
- The existing UHM Childcare Center is planned to be relocated to the NOAA Graduate Student Housing Project by the end of 2025.
- Discussions are ongoing to relocate the existing UHM College of Education to the new Snyder Hall replacement building in Fall 2027.
- The existing ULS currently utilizes UH facilities through an Affiliation Agreement. Future coordination with ULS Administration.
- Administration conducting preliminary internal review and analysis of the parcel.