

## **MINUTES**

### **BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING**

**APRIL 5, 2018**

#### **I. CALL TO ORDER**

Committee Chair Stanford Yuen called the meeting to order at 11:13 a.m. on Thursday, April 5, 2018, at the University of Hawai'i at Mānoa, Information Technology Building, 1<sup>st</sup> Floor Conference Room 105A/B, 2520 Correa Road, Honolulu, Hawai'i 96822.

Committee members in attendance: Committee Chair Stanford Yuen; Committee Vice Chair Ben Kudo; Board Vice Chair Randy Moore; Regent Lee Putnam; Regent Douglas Shinsato; Regent Ernest Wilson, Jr.

Others in attendance: Board Chair Jan Sullivan; Regent Simeon Acoba; Regent Eugene Bal; Regent Brandon Marc Higa; Regent Wayne Higaki; Regent Michelle Tagorda (ex officio committee members); President/Interim UH-Mānoa (UHM) Chancellor David Lassner; Vice President for Administration Jan Gouveia; Vice President for Community Colleges John Morton; Vice President for Legal Affairs/University General Counsel Carrie Okinaga; Vice President for Academic Planning & Policy Donald Straney; Vice President for Information Technology/Chief Information Officer Garret Yoshimi; Vice President for Budget & Finance/Chief Financial Officer Kalbert Young; Interim UH-Hilo (UHH) Chancellor Marcia Sakai; UH-West O'ahu (UHWO) Chancellor Maenette Benham; UHM Vice Chancellor for Research/Interim Vice Chancellor for Academic Affairs Michael Bruno; Leeward Community College (LCC) Chancellor Manual Cabral; Hawai'i Community College (HawCC) Chancellor Rachel Solemsaas; Executive Administrator and Secretary to the Board of Regents Kendra Oishi; and others as noted.

#### **II. APPROVAL OF MINUTES OF THE MARCH 8, 2018 MEETING**

Regent Wilson moved to approve the minutes of the March 8, 2018 meeting, seconded by Committee Vice Chair Kudo, and the motion carried unanimously.

#### **III. PUBLIC COMMENT PERIOD**

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

#### **IV. AGENDA ITEMS**

##### **1. Long Range Development Plan Briefing**

VP Gouveia briefed the committee on the definition and scope of a long range development plan (LRDP), requirements related to LRDPs in board policy, LRDP connections to zoning, the City & County of Honolulu Plan Review Use, and the LRDP

process before and after the Integrated Academic & Facilities Plan (IAFP) was adopted by the board.

Committee Chair Yuen indicated that he had asked for this briefing to make sure everyone understands the role of the LRDP and what regents can expect in the future.

Questions and comments were raised regarding the actual timeframe for an LRDP and whether it was in policy; whether all the campuses do an LRDP; how many campuses do LRDPs for entitlement or internal purposes, or both; the average cost of an LRDP; whether there are any ramifications if campuses do not follow the IAFP; if off-campus lands are formally associated with existing campuses; and whether the LRDP is useful and needed in its present form.

VP Gouveia explained that there are short (5 years), medium (10 years), and long-term (20 years) timeframes for LRDPs. There is nothing in policy as currently written, but administration is looking at incorporating a larger planning policy that incorporates the facilities, enrollment management, and academic programming as part of the reviews of chapter 4 of the Board of Regents policies.

She further explained that every campus does an LRDP, and the LRDPs serve both internal and external planning purposes. The level of detail on academic programming may vary, with the mature campuses using the process to focus on what has changed, and validating and building upon prior plans, and newer campuses focusing on incorporating and building out academic programs. The average cost of an LRDP varies depending on how comprehensive it is, and prices can range from approximately \$400,000 to over \$1 million. The LRDP is a planning document intended to reflect principles and make certain predictions around density, and anything not in the LRDP would require board approval. All lands both on and off campus are considered university and not campus-specific lands. Administration will follow up on whether off-campus lands are currently incorporated into existing LRDPs.

Discussion ensued regarding whether the LRDP in its current form is useful. It was expressed that the LRDP in its current form has not proven as valuable as the time, money, and effort that goes into developing it; however, there is value in having a document providing the direction for the campuses. For O'ahu, the LRDP serves as the Plan Review Use (PRU) document, which needs to be done by a licensed architect or engineer in order to be accepted by the City & County of Honolulu, and expires every 10 years. It was suggested that perhaps there might be another mechanism to satisfy the PRU requirements that is more effective and less costly than the existing LRDP. It was noted that removing the timeline requirement for the LRDP in board policy was a good first step, and going forward campuses should only be investing in an LRDP when there are significant changes on campus.

Additional discussion was held regarding the LRDP planning process and whether the 6-year CIP plan should be come before the LRDP in the LRDP process because the IAFP is the primary planning document that dictates where resources/focus would be for academic programs, which drives facilities, which drives the budget. The university is short on money, but there are lots of dreams and plans, and it does not make sense to be developing plans that require unrealistic budgets. This is a transitional phase for the

university and the LRDP process needs to be streamlined to be more efficient and a determination made if the process itself needs to be changed.

## **2. Approval of Leeward Community College Long Range Development Plan**

Chancellor Cabral provided a more extensive update on the LeeCC LRDP that was previously presented to the board on November 17, 2016, including historical background on updates to LeeCC's LRDP; proposed plans for the future and an "ultimate plan"; Waianae Moku Campus plans; and next steps. He noted that updating the LRDP was timely for LeeCC given the advent of rail transit and transit-oriented development, which will significantly change how LeeCC operates its campus and the ebb and flow of students.

Questions and comments were raised regarding the costs of changes proposed in the plan for Phase I and future phases of the LRDP; and whether Waianae Moku will be a separate campus. Chancellor Cabral clarified that LeeCC is not seeking approval for funding, and the estimated costs were put together by planners. Waianae Moku is a separate facility managed by LeeCC campus administrators, but there is a coordinator position that is the equivalent of a division chair.

Regent Acoba left the meeting at 11:58 a.m.

Regent Yuen left the meeting at 12:00 p.m., quorum was not affected.

Board Chair Sullivan thanked Chancellor Cabral for bringing the information before the board and indicated her remarks were purely from a planning standpoint and were not intended to be criticism of LeeCC or Chancellor Cabral. She then requested the committee consider deferring action on the LRDP until administration review the IAFP in the context of the future of LeeCC, including an analysis of what it would take to transfer a portion or all of LeeCC to UHWO lands where land is available and there is a growing campus, and an opportunity for shared facilities and resources, developing synergies, and is located closer to the Waianae Moku campus.

Board Chair Sullivan made a motion to defer action and Board Vice Chair Moore seconded the motion for discussion purposes.

Chancellor Cabral explained that UHWO was previously housed on the LeeCC campus and the discussion about sharing a campus with UHWO came during the planning and preconstruction phase for the UHWO campus. When the new UHWO campus opened, there was some anxiety about how UHWO would affect enrollment at LeeCC, but so far it has not, as LeeCC gets the majority of new students. LeeCC has a very different mission from UHWO.

Board Vice Chair Moore indicated it may cost more to relocate LeeCC to UHWO and did not anticipate things changing much within the 6-year time horizon for the LRDP. There did not seem to be any purpose in further delaying approval of the LRDP.

Board Chair Sullivan explained her rationale for why it is worth spending time on reviewing the LRDP and indicated that money is not being invested in LeeCC, but is

being invested in UHWO. She expressed concern that by adopting the LRDP, the board was essentially endorsing the plan. The university is in a different place than it was in 2012, and this LRDP does not reflect the IAFP, so she is requesting time to analyze what this means for the campuses.

Regent Putnam reiterated the importance of remembering the mission of the community colleges is open access, which is different from UHWO, and both campuses have different programs. When taking a longer term view towards the ultimate campus-type plan, programs should be offered in one place or the other instead of both. She added that the board needs to look at how charter and lab-school facilities, and child care facilities related to the overall mission of higher education in a more integrated process.

Questions were raised on whether Phase IB projects are likely to be included in the 6-year CIP. Chancellor Cabral responded that they are not seeking funding. The focus is on renovating and modernizing facilities, and internally reallocating space. Title III funding has been secured for the second phase of Waianae Moku. No aspect of the LRDP is needed for the PRU. Chancellor Cabral explained that LeeCC approached the LRDP from a visioning and dreaming standpoint, that takes into consideration options for what might ultimately be done as needs change. LeeCC has gone 23 years without an updated LRDP, and there are many other steps of the planning process that need to be brought to the board for approval.

Committee Vice Chair Kudo thanked Chancellor Cabral for his many years of service, and commended him for all he has done with limited resources. The location is a challenge given the topography and surrounding land uses and single access across the bridge. Census data shows the 'Ewa area has the highest amount of 18-year-olds, which means there are "customers" coming from that particular area that LeeCC serves. There is a problem approving the LRDP as is, and it is preferred that the LRDP be modified to be in conformance with the IAFP.

There having been a motion to defer action that was moved and seconded, the motion was put to a vote and passed with Board Vice Chair Moore and Regent Putnam voting against, and Regent Yuen excused.

Committee Vice Chair Kudo called for a break at 12:39 p.m., and the committee reconvened at 12:47 p.m.

### **3. Update on Planning for Hawai'i Community College**

VP Morton presented the site assessment and feasibility analysis for development of the Hawai'i Community College (HawCC) on three properties in Hilo, which included: the state of current facilities; original public-private partnership (P3) concept for development of the Komohana and West Hawai'i Campuses and related challenges; the Komohana site plan and Board of Regents concerns; the UH Hilo (UHH) University Village site versus the Manono site; the new approach and rethinking the need for a destination campus; comparisons of the Komohana, Manono, and University Village sites; and next steps.

Questions and comments were raised regarding whether planning could be conceptualized for the needs of HawCC without staying within the strict borders of Manono. The distributed programs and sharing of facilities between UHH and HawCC were praised.

VP Morton explained that there is a small 3 to 4 acre parcel of land adjacent to the campus that is currently a baseyard for the Department of Transportation, and if the baseyard were ever relocated that would present the long-term opportunity to relocate the shops back down to Manono campus. There are also commercial lands across the road from the campus that may be right for consideration, as well as existing spaces within the campus. There is no intention of replicating the major expenses such as library, student center, or dormitories. All community colleges are approximately 35 to 40 acres in size, which can accommodate quite a few students since there are no athletic programs requiring those types of facilities. The Manono site includes 21 acres of developed land; if expansion is done here, buildings would need to be two-story.

Regent Higaki left the meeting at 1:04 p.m.

The committee commended administration for Hawai'i Community College-Pāalamanui campus earning Leadership in Energy & Environmental Design (LEED) Platinum rating from the U.S. Green Building Council and for the way it analyzed the planning and revised the concept from when the LRDP was previously presented to the board. VP Morton noted that education seems to be moving in the direction where community colleges are no longer large-scale destination sites, and technology is being utilized to reach out, which requires rethinking support services and how information and communication is distributed.

## **V. ADJOURNMENT**

There being no further business, Regent Wilson moved to adjourn the meeting, and Board Vice Chair Moore seconded the motion, and with unanimous approval, the meeting was adjourned at 1:09 p.m.

Respectfully Submitted,

/S/

Kendra Oishi  
Executive Administrator and Secretary  
to the Board of Regents