MEMORANDUM

TO: Robert Cooney  
Chair, Senate Executive Committee

FROM: Gary K. Ostrander  
Vice Chancellor for Research and Graduate Education

SUBJECT: KEWALO MARINE LABORATORY (KML) FACILITIES ASSESSMENT REPORT SUMMARY

In 2010 the Facilities Management Office at UH Manoa contracted ISES Corporation to perform a facilities condition assessment for 59 buildings on the Mānoa campus. This analysis included facilities at Coconut Island. The Kewalo Marine Laboratory facilities condition assessment was performed at the end of 2011 bringing the total of buildings assessed to 60 by the UH Manoa FMO. ISES Corporation is a national firm, headquartered in Atlanta, which has decades of experience in conducting assessments in academic institutions.

The report identifies issues with individual buildings and the costs to repair the buildings to their original state. One of the standard industry criteria used, which provides a very good indicator of the building condition, is the Facilities Condition Needs Index (FCNI). The FCNI is defined as the ratio of the total project repairs to the current replacement value. The higher the ratio is, the worse the state of a building. The scale of ratings is as follows:

Excellent (0-10%)  
Good (10-20%)  
Fair (20-30%)  
Below average (30-50%)  
Poor (50-60%)  
Replacement indicated unless historic (60-100%).

The average FCNI on the buildings surveyed on the Manoa Campus was 0.29 (exclusive of Kewalo). The FCNI for HIMB and the Kewalo Marine Laboratory was 0.54 and 0.72 respectively.
The analysis of the Kewalo Marine Laboratory details an immediate need for safety repairs/replacement at a cost of $1,269 (Priority 1). An additional $707,682 (of which $400,466 is designated for Fire/Life Safety) is recommended to be completed within one year (Priority 2). Priority 3 repairs/replacement are projected over the next 1 to 5 years at a cost of $6,266,611.

c: Virginia S. Hinshaw, Chancellor
Kathy Cutshaw, Vice Chancellor for Administration, Finance & Operations
Vassilis Syrmos, Associate Vice Chancellor for Research
David Hafner, Assistant Vice Chancellor for Campus Services