

**Notice of Meeting  
UNIVERSITY OF HAWAI'I**

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

Members: Regent Stanford Yuen (Chair), Ben Kudo (Vice Chair), and Regents Moore, Putnam, Shinsato, Wilson

**Date:** Thursday, April 5, 2018

**Time:** 11:00 a.m.

**Place:** 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

**AGENDA**

**I. Call Meeting to Order**

**II. Approval of Minutes of March 8, 2018 Meeting**

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

**IV. Agenda Items**

1. Long Range Development Plan Briefing
2. Approval of Leeward Community College Long Range Development Plan
3. Update on Planning for Hawai'i Community College

**V. Adjournment**



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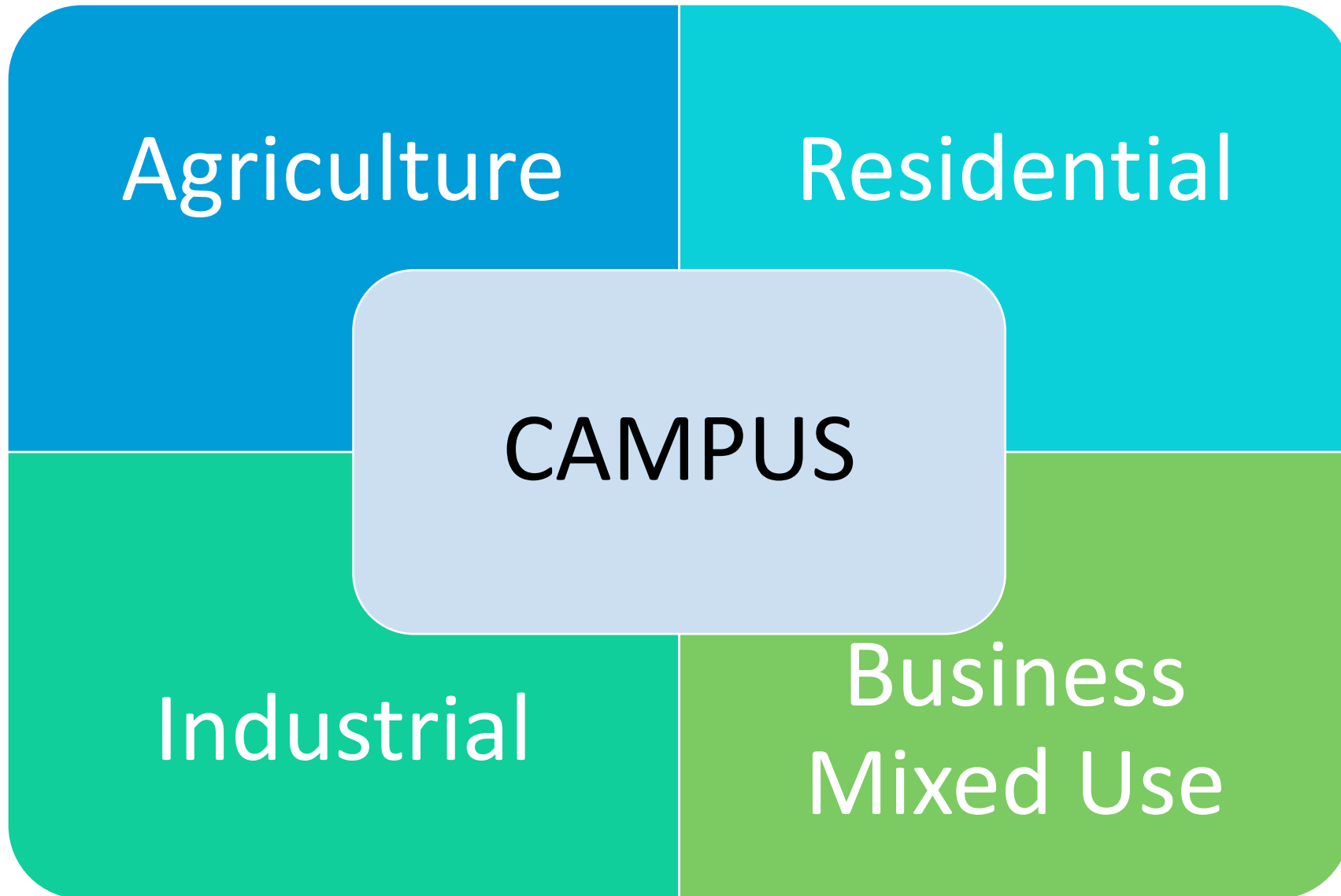
**Long Range Development Plan Briefing**  
**Planning & Facilities Committee**  
**Board of Regents**  
April 5, 2018



# “LRDP” IS AN INDUSTRY/UNIVERSITY TERM

- Long Range Development Plan “LRDP” is higher education industry term
- General land use plan that guides the physical development of a campus
  - Land Use / Structure placement
  - Landscape and Open Space
  - Circulation and Transportation
  - Utilities
- Board of Regents Policy 4.204
  - A. The Board shall approve a long-range physical development plan (“LRDP”) for each campus upon recommendation by the President.
  - B. The Board recognizes that the university is a dynamic institution subject to change and these changes will necessitate modification to the LRDP. Significant changes in the programs and policies of the institution which affect the physical facilities and design character of the campuses shall be reflected by an amendment to the plan. Changes which can be considered significant include those which affect or alter building sites, building heights, bulk, densities, and infrastructure support facilities. All amendments to the approved LRDP shall require the approval of the board.
  - C. Only facilities appropriately designated on the approved plan may be constructed on the campus.
  - D. Campus LRDPs are developed and revised based upon the campus academic development or strategic plan. The administration shall provide the opportunity for faculty, staff and students’ input during the development phase.

# LRDP TIES TO ZONING



**Honolulu:**  
Plan Review Use  
("PRU")

**Hawai'i & Kaua'i:**  
University District

**Maui:**  
Variance

# City and County of Honolulu: Plan Review Use

- Process to permit “nonconforming” use of property for all zoning districts for hospitals, prisons, airports, colleges and universities, trade or convention centers, and certain golf courses
- Process
  - Submit master plan (LRDP) and PRU application that encompasses the entire PRU jurisdiction
  - Future development shall indicate general height and bulk concepts, land expansion, landscaping, setbacks and buffering of adjacent parcels
  - Parking and loading requirements
  - Master signage and exterior lighting plans
  - Infrastructure
    - Wastewater disposal
    - Water facilities
    - Traffic flow & off-street parking and loading
  - Neighborhood Board
  - Environmental Assessment
  - Approved by city council resolution
  - No other uses or structures shall be permitted on the lot(s).
  - 5 – 10 years

# LRDP PROCESS

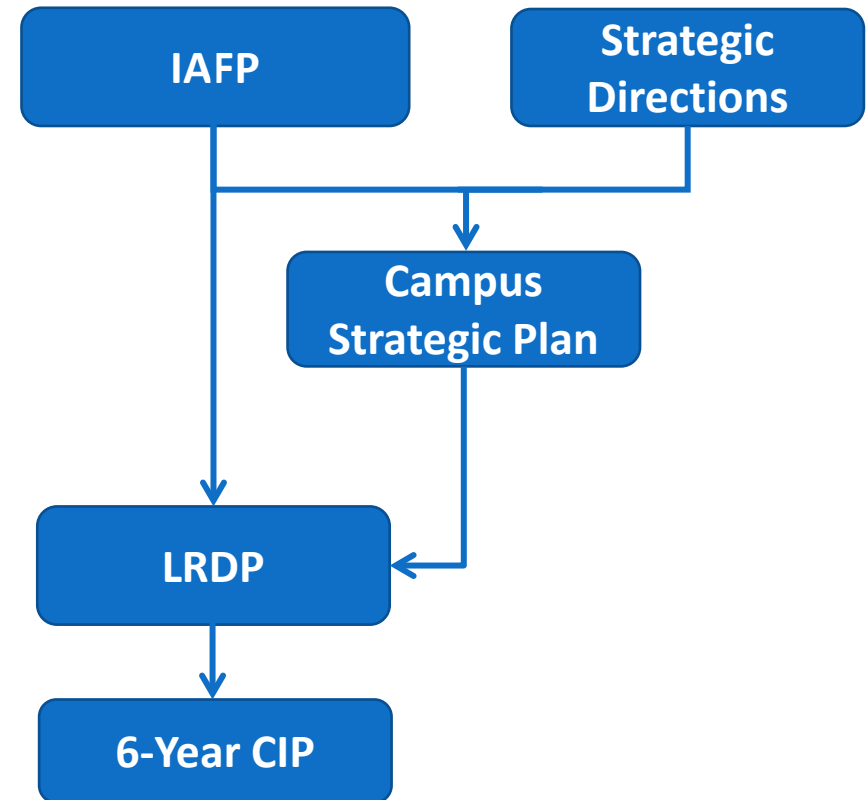
## PRE-IAFP

*Centered Around Land Use*

- Do we anticipate growth?
- Do we need new buildings?
- Are we doing anything different?
- Are there other county requirements?

## POST-IAFP

*Aligning Use of Facilities with System & Campus Strategic Priorities*





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**MAHALO**



UNIVERSITY of HAWAII SYSTEM

UNIVERSITY OF HAWAII BOARD OF REGENTS

18 MAR 29 P2:24 March 21, 2018

DTS 18806

John Morton Vice President for Community Colleges

RECEIVED

MEMORANDUM

TO: Jan Naoe Sullivan Chair, Board of Regents
VIA: David Lassner President
VIA: Jan Gouveia Vice President for Administration
FROM: John Morton Vice President for Community Colleges
SUBJECT: RECOMMENDATION OF APPROVAL OF LONG-RANGE PHYSICAL DEVELOPMENT PLAN FOR LEEWARD COMMUNITY COLLEGE

18 MAR 29 P1:53

UNIVERSITY OF HAWAII PRESIDENT'S OFFICE

SPECIFIC ACTION REQUESTED:

Pursuant to University of Hawaii Board of Regents ("Board") Policy 4.204, Long-Range Physical Development Plans ("RP 4.204"), the Board shall approve the long-range physical development plans for each campus upon recommendation by the president. Based on the reasons set forth below, the administration requests approval of the Long Range Development Plan (LRDP) for Leeward Community College dated December 2016.

RECOMMENDED EFFECTIVE DATE:

Effective upon Board approval.

ADDITIONAL COST:

None.

PURPOSE:

The purpose of this request is to approve Leeward Community College's LRDP per RP 4.204.

2444 Dole Street, Bachman 207 Honolulu, Hawaii 96822 Telephone: (808) 956-7038 Fax: (808) 956-5286



## BACKGROUND:

RP 4.204 requires that the Board approve a long-range physical development plan for each campus.

The current Leeward Community College LRDP was prepared over twenty years ago in 1995. The proposed LRDP updates the 1995 LRDP to address the College's present-day goals and needs, as well as the major shift in land use and accessibility presented by the new Leeward Rail Transit Station located at the west end of campus. The LRDP also reflects the new permanent home of Leeward Community College's Wai'anae Moku campus.

The need for an updated Leeward Community College LRDP update is threefold:

1. integrate the development of the Leeward Rail Transit Station;
2. update facility requirements to reflect Leeward Community College's changing needs, priorities, educational initiatives, and trends; and
3. incorporate Leeward Community College's new Wai'anae Moku satellite campus.

## INTEGRATED ACADEMIC AND FACILITIES PLAN:

UH Community Colleges play a major role in Hawai'i's workforce development by providing degree and certificate programs in multiple career and technical fields. The mission of Leeward Community College is to work together to nurture and inspire all students; to help students attain their goals through high-quality liberal arts and career and technical education; to foster students to become responsible global citizens locally, nationally, and internationally; and to advance the educational goals of all students with a special commitment to Native Hawaiians. The process of updating the LRDP involved working closely with the campus community and the College's LRDP Advisory Committee and administration.

Per the University's Integrated Academic and Facilities Plan, the proposed LRDP incorporates the Community Colleges focus on expanding access to higher education. The Community College mission is enabled by open admissions, affordable costs, easy geographic access and robust programs and services to address college readiness. The proposed LRDP reflects the physical facility needs to support workforce development and baccalaureate pathways for its students.

Helber Hastert & Fee (HHF) Planners were retained as consultants to update the 1995 LRDP. HHF completed all work related to research and data gathering, analysis, evaluation and creation of alternatives. The updates to the College's physical plant supports the future growth and development of programs and addresses the following goals and objectives:

- Optimize current and projected space deficiencies by maximizing the use of existing space through scheduling and flexible facilities
- Strategically develop pathways and open spaces to transform these areas into dynamic and interactive learning environments
- Deliver a modern student experience of interdisciplinary programming through contemporary forms of pedagogy that incorporate technology and interactive learning

During the course of this process, several campus-wide workshops, meetings, and planning updates were hosted by HHF as the document evolved through the various stages of conceptual plans to siting schemes to preferred plans. Imbedded throughout the LRDP process was special attention and detail dedicated to the rail impacts on the Pearl City campus and the relocation of the Wai'anae campus to Mā'ile.

#### *Phase IA – Near-Term HART Related Projects*

The proposed LRDP identifies a Phase IA, which are projects required to construct the Honolulu Authority for Rapid Transit (HART) Leeward Rail Station and associated rail transit guideway. Phase IA development cost is financed by HART to accommodate displaced Leeward Community College facilities and functions.

Phase IA includes:

- Construct the new Office of Continuing Education and Workforce Development (OCEWD) relocation site at the southwest corner of the campus (new 188 stall replacement parking lot and four new temporary portable buildings to replace OCEWD portables)
- Demolish the former OCEWD parking lot and buildings, realign 'Ala 'Ike Street, relocate OCEWD motorcycle training range and construct the Leeward Community College guideway segment and Leeward Community College station (at the former OCEWD site)
- Construct new 134-stall parking lot south of Tuthill Courtyard
- Construct Leeward Station entry facility and associated transit mall
- Construct guideway segment across northwestern corner of the campus
- Realign main parking area driveways and 'Ewa Service Road

#### *Phase IB – 5 to 7 Year Timeframe*

Projects in Phase IB represent Leeward Community College initiatives that are either high priority, low cost (relative to their importance or utility), likely to be funded in the near future, or otherwise readily implementable. Phase IB includes electrical and site improvements, mechanical utilities, and landscape and hardscape improvements.

*Future Phases*

Future phases of the proposed LRDP include capital improvement projects for both the Pearl City and Wai'anae Moku campuses that are primarily major new construction projects, subject to the University's budget priorities and State funding. Many of the projects included in this phase will need to be revisited or re-programmed during the preparation of a future LRDP; however, they are justified by data and analyses conducted during the preparation of this LRDP update.

ACTION RECOMMENDED:

Based on the foregoing, it is recommended that the Board approve the proposed LRDP for Leeward Community College in accordance with RP 4.204.

Attachments

- Leeward Community College Long Range Development Plan Executive Summary
- Presentation materials

c: Executive Administrator and Secretary to the Board Oishi



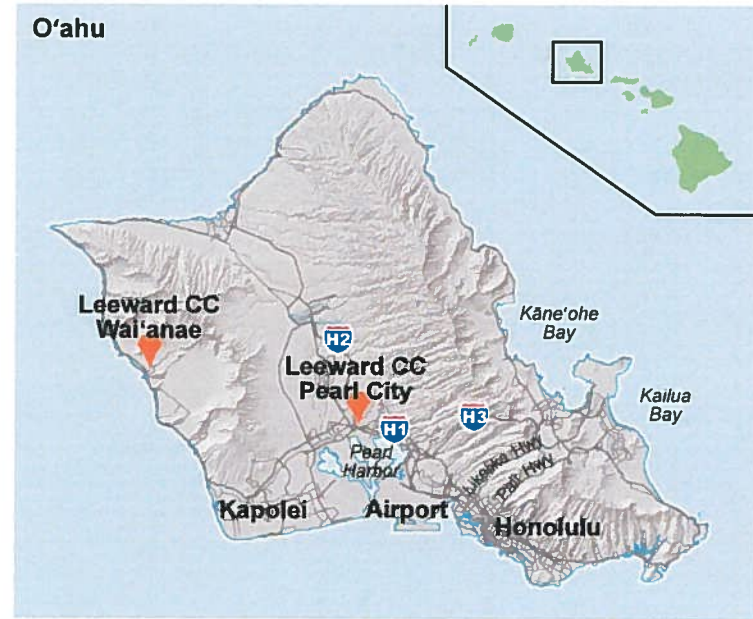
# Executive Summary

# Executive Summary

The University of Hawai'i (UH) Leeward Community College (Leeward CC) Long Range Development Plan (LRDP) is a comprehensive capital improvement and land use plan for Leeward CC's main campus in Pearl City and its Wai'anae satellite campus. The LRDP identifies the physical development needed to achieve Leeward CC's mission, academic goals and objectives by supporting and guiding future expansion and growth of the campus. It includes a Phase I plan addressing facility needs and campus improvement projects to be implemented within a near-term (i.e., 7-year) horizon and an Ultimate Plan to guide orderly campus development over the long-term (i.e., 20+ years). Long Range Development Plans are updated periodically (i.e., every 5 to 10 years) and are recommended for UH administration approval by the respective Chancellors. Once approved, they serve as an important guide to capital improvements and major maintenance and repair funding.

From its establishment in 1968, Leeward CC has expanded from its liberal arts foundation to encompass career and technical training and Native Hawaiian programs. It is now the second largest community college in the State, offering a wide range of certificate and non-credit continuing education programs and courses. Well-known for its "open door" policy and commitment to innovation, Leeward CC has created new ways to help students learn. It has built enviable theater, arts, and culinary programs that engage the community and, in recent years, has become the primary teacher training institution in the State. Located at the center of one of the State's fastest growing regions and having a new rail station on its doorstep poised to be operational in late 2020, Leeward CC is well-positioned to serve its growing community and provide greater linkages to partnering institutions. Leeward CC's satellite campus on the Wai'anae Coast provides this underserved region much needed access to higher education opportunities.

Leeward CC's Pearl City Campus is centrally located between the established urban center of Honolulu and the developing second city of Kapolei. The 49-acre campus is situated along primary transportation routes and at the gateway to Central O'ahu and the North Shore. The current campus layout retains much of the design philosophy of the original campus, which promoted the Library as the "heart of campus," the public accessibility of the Theatre and administrative functions, and a strong automobile/commuter-oriented focus. The Pearl City Campus comprises



Leeward CC Pearl City Campus

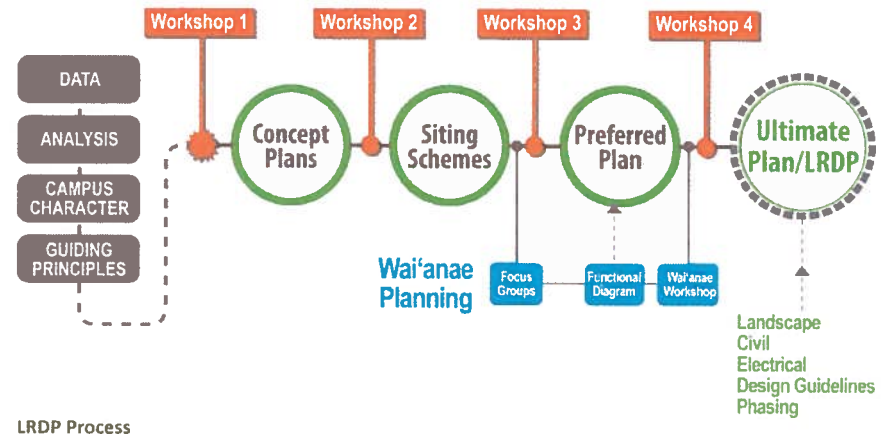
18 permanent buildings and several portables, totaling approximately 384,000 gross square feet (GSF) of floor area.

Located approximately 21 miles west of the Pearl City Campus, the Wai'anāe Campus currently operates in approximately 8,300 GSF of leased space in a commercial building adjacent to the Wai'anāe Mall shopping center. The campus is transitioning from its leased space to an approximately 38,600-square foot permanent facility in the neighboring community of Mā'ili, anticipated to open in Fall 2017. The LRDP addresses Leeward CC's Pearl City and Wai'anāe campuses.

Leeward CC's first LRDP was prepared in 1966 prior to construction of the campus, and was updated in 1995. The 1995 LRDP was the basis of Leeward CC's 1999 Plan Review Use Permit from the City and County of Honolulu, which functions as a master zoning ordinance for institutional land uses and preempts the underlying zoning district. This LRDP updates the 1995 LRDP to address the College's present-day goals and needs, as well as the major shift in land use and accessibility presented by the new Leeward rail station located at the west end of campus.

The LRDP process involved research and data gathering, identifying guiding principles, creation of alternatives, analysis and evaluation, and preparation of Phase I and Ultimate plans. Leeward CC's community was engaged throughout the process, including meetings with an Advisory Committee of stakeholders, campus-wide workshops, and numerous stakeholder meetings and interviews with focus groups, classes, campus administrators, deans and division heads. Along with identifying program trends and their impacts on existing and future space requirements, the LRDP includes an assessment of existing space functionality issues and proposes near- and long-term space reassignments to address usage inefficiencies and to promote spatial divisional integrity.

As a central component of the LRDP, a near-term plan (i.e., "Phase I") acknowledges capital improvement funding realities while responding to guiding principles, accomplishing design goals, and preparing the campus for the opening of the Leeward Transit Station. With a five- to seven-year planning



**GUIDING PRINCIPLES**

**INTERNAL CAMPUS COMMUNITY** - Promote a cohesive campus atmosphere that supports Leeward CC's mission to "open pathways to student success," fostering connections among faculty and students.

**EXTERNAL COMMUNITY CONNECTIONS** - Enhance the campus identity as a community hub, while incorporating facilities and design features that highlight Leeward CC as an asset, serving educational and community needs.

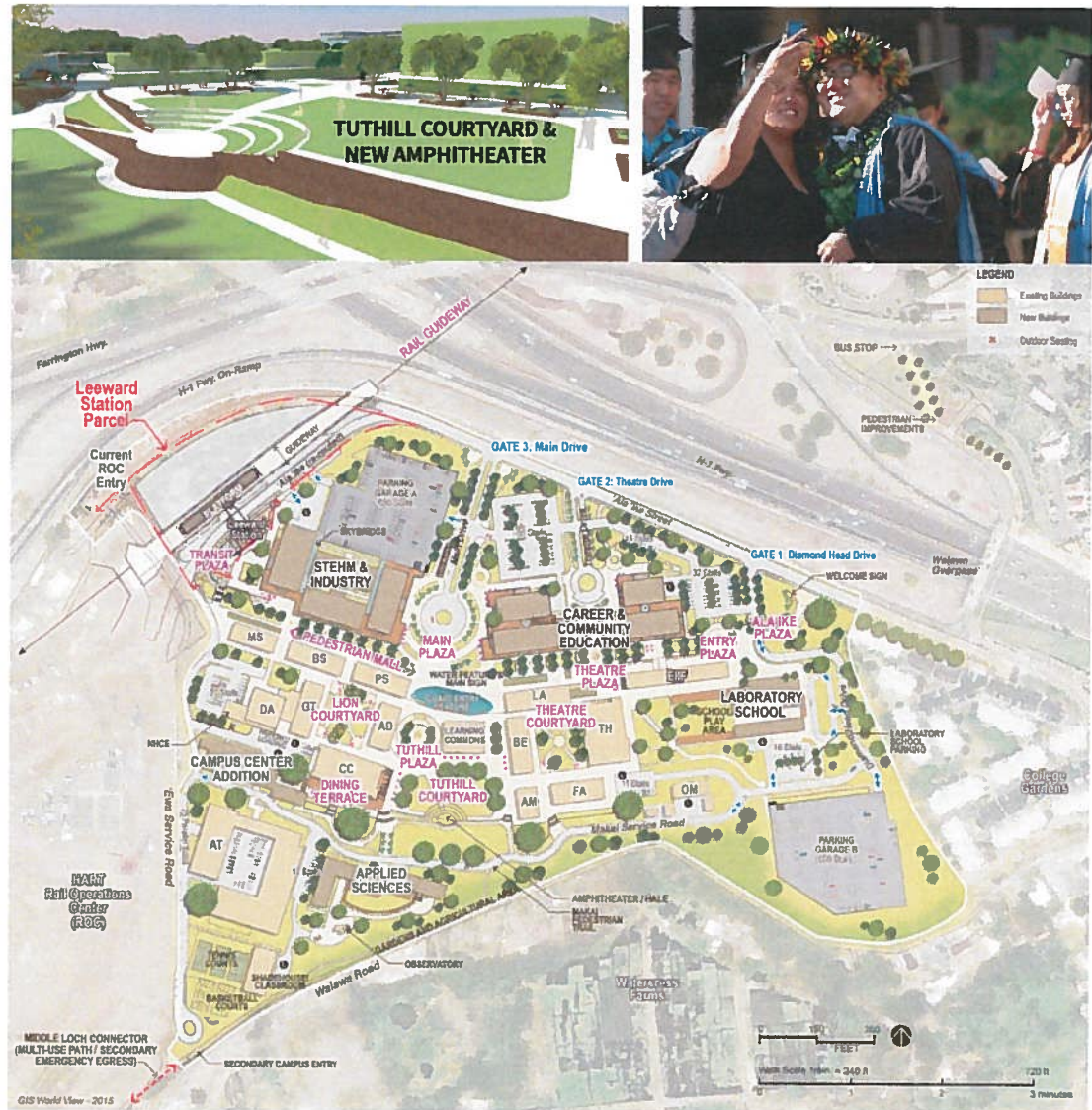
**CAMPUS DESIGN** - Provide a variety of functional and attractive indoor and outdoor spaces that encourage student and faculty engagement, nurturing student learning of today and into the future, while reinforcing campus pride.

**ACCESSIBILITY** - Provide safe, ADA-compliant, multimodal circulation to enhance connectivity within campus and to off-campus travel routes, defining campus entries and boundaries while achieving integration into the overall campus design.

**SUSTAINABILITY** - Integrate principles of sustainability through building design and landscaping to enhance quality of life, creating a physical environment that accommodates Leeward's evolving program and facility needs.

horizon, Phase I reflects near-term, foreseeable improvements, while the Ultimate Plan (20-year+ horizon) reflects the desired physical campus layout at buildout. Phase I projects (some of which are initial phases of Ultimate Plan projects) include streetscape, Main Entry, and courtyard improvements; new amphitheater; revitalized Pedestrian Mall linking the rail station with campus; an iconic entry feature; paved service road with pedestrian path; and interior and exterior improvements to the existing Hālau facilities. Phase I implementation costs are estimated at \$16.2 million (2016 dollars), and include site, utility, landscape, and electrical improvements, as well as replacement of a portion of the large concrete roof overhang on the mauka concourse with a new iconic entry feature.

The Ultimate Plan—which represents potential development that could be decades in the future—identifies construction of approximately 405,400 GSF of additional instructional and support facilities, with the majority of new construction on the existing expansive surface parking lot on the mauka side of campus. Major new facilities to serve new or growing programs, space deficiencies, student support, and community needs include: Science, Technology, Engineering, Health, Mathematics (STEHM) and Industry complex; Career and Community Education Complex (Career and Technical Education programs, conference center, dormitories/transient lodging, community-serving programs, casual and take-out food outlets, etc.); Campus Center addition; Laboratory School; Applied Sciences Complex; and two parking structures. Ultimate Plan components that improve internal campus navigation and



Ultimate Plan

linkages to the surrounding community include: streetscape improvements; Main Entry Drive improvements; expansion of pedestrian mall improvements linking the new Leeward Transit Station to campus; new vehicle driveways terminating at pedestrian plazas; and improved internal vehicle and pedestrian facilities. Other recommendations promote student engagement and interaction on campus—including improvements to existing courtyards with shaded seating, landscaping, and paving treatments. Ultimate Plan implementation costs are estimated at \$573 million in 2016 dollars, and include—in addition to new instructional facilities and Laboratory School—two major parking structures, a new chiller plant, and landscape and site improvements.

In addition to Leeward CC initiatives, the LRDP recognizes several short-term projects underway or completed by the Honolulu Authority for Rapid Transportation (HART) to offset the displacement of college facilities to accommodate the new rail station. They include replacement portable buildings, new surface parking areas, and a relocated motorcycle training range.

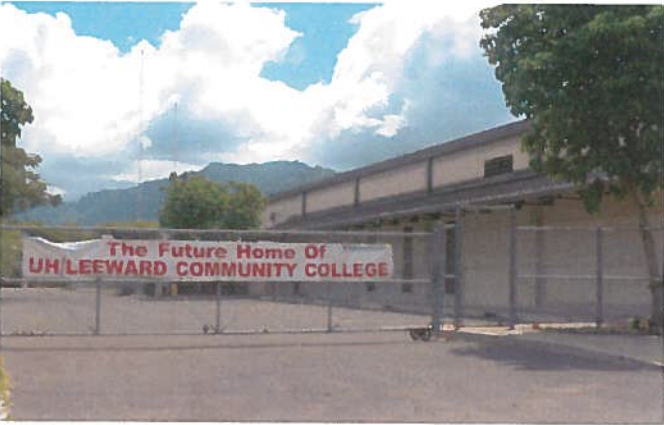
Because of its unique student population and under-served and under-resourced service area, a separate LRDP process was conducted for Leeward CC’s Wai’anae Campus, which is summarized in a dedicated chapter in this LRDP report. While the LRDP process was similar to the Pearl City Campus (i.e., data gathering, analysis, community engagement), the LRDP recommendations focus on the new Mā’ili facility, which provides space to expand to meet the needs of its target enrollment of 1,000 headcount students. Renovation of the first of multiple phases is underway, which will replace the existing facility in its entirety.



Existing and Proposed Leeward CC Wai’anae Campus locations



Shower trees in Lion Courtyard



New Wai’anae Coast Campus at Mā’ili





UNIVERSITY of HAWAII®  
**LEEWARD**  
COMMUNITY COLLEGE



# BOARD OF REGENTS: PLANNING & FACILITIES

## LONG RANGE DEVELOPMENT PLAN

April 4, 2018

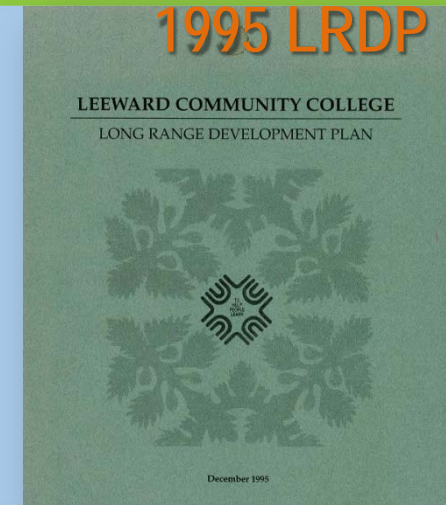


- What is a Long Range Development Plan?
- LRDP Purpose & Process
- Pearl City Campus LRDP Results
  - Phase I Plans
  - Ultimate Plan
- Wai'anae Moku Campus LRDP Results
- Final Steps



# WHAT IS AN LRDP?

- A physical plan that embodies the goals and requirements of Leeward CC
- Supports and direct future expansion and growth of the campus
- Guides the UH Board of Regents in carrying out its capital improvement planning and budgeting responsibilities
- Periodically updated as conditions warrant

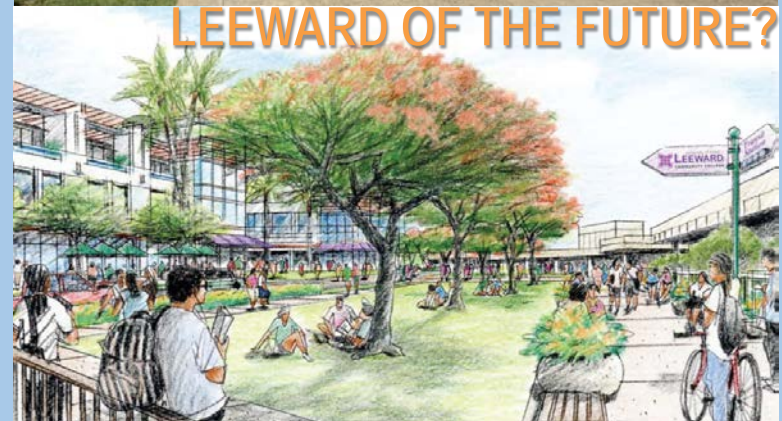


This Leeward Community College LRDP update was substantially completed in 2016, before the Board approved its Integrated Academic and Facilities Plan (IAFP) for the University of Hawai'i System; however, this LRDP is in alignment with the guiding principles and priorities of the IAFP.

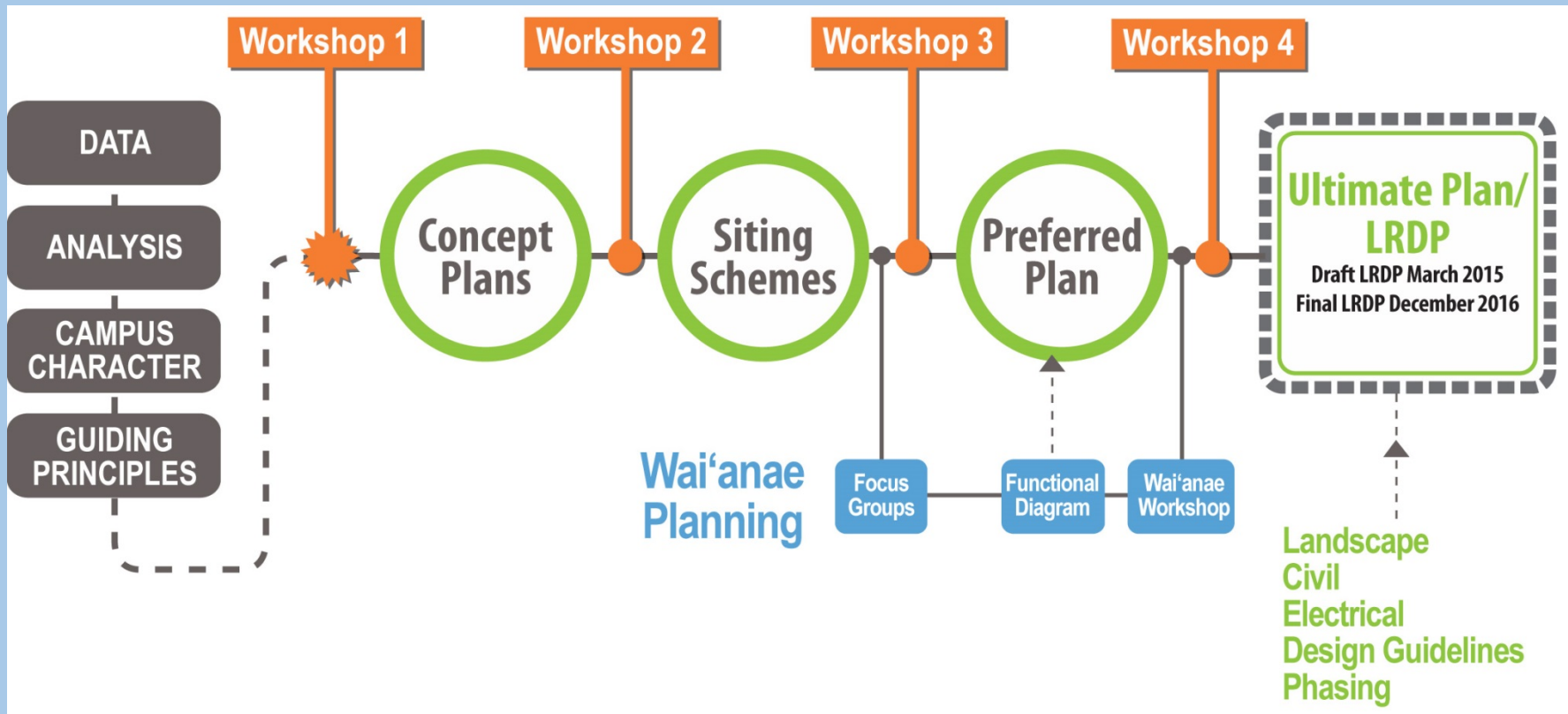
## WHY UPDATE?

To address foreseeable changes, e.g.:

- Rail transit
- Transit oriented development opportunities
- Changing College needs & priorities, educational initiatives and trends
- Growth of Wai'anae Moku Campus



# LRDP UPDATE PROCESS



## 2012

- Advisory Committee Mtg #1 (Feb)
- Campus Kickoff Mtg (Mar)
- Campus Workshop #1 (Mar)
- Advisory Comm Mtg #2 (Apr)
- Campus Workshop #2 (Apr)
- Convocation (Aug)
- Wai'anae Moku Campus Focus Groups (Sept)
- Advisory Comm Mtg #3 (Oct)
- Campus Workshop #3 (Oct)

## 2013

- Advisory Comm Mtg #4 (Feb)
- Campus Workshop #4 (Feb)
- Wai'anae Moku Campus Presentation (Feb)

## 2016

- Advisory Comm Mtg #5 (July)
- Convocation (Aug)

## Leeward CC Pearl City

- Focus Groups
- Student Survey
- Advisory Committee Mtgs (4)
- Campus-wide Workshops (4)
- Website/Facebook/Twitter

## Leeward CC Wai'anae Moku

- Student Survey
- Campus Workshop
- Focus Groups

- 70+ interviews with various Leeward CC Pearl City & Wai'anae Moku stakeholders, including division heads, faculty, staff and students
- Identified program needs, expanding programs, future programs
- Informed "Future Requirements," i.e. the types and sizes of spaces required by programs





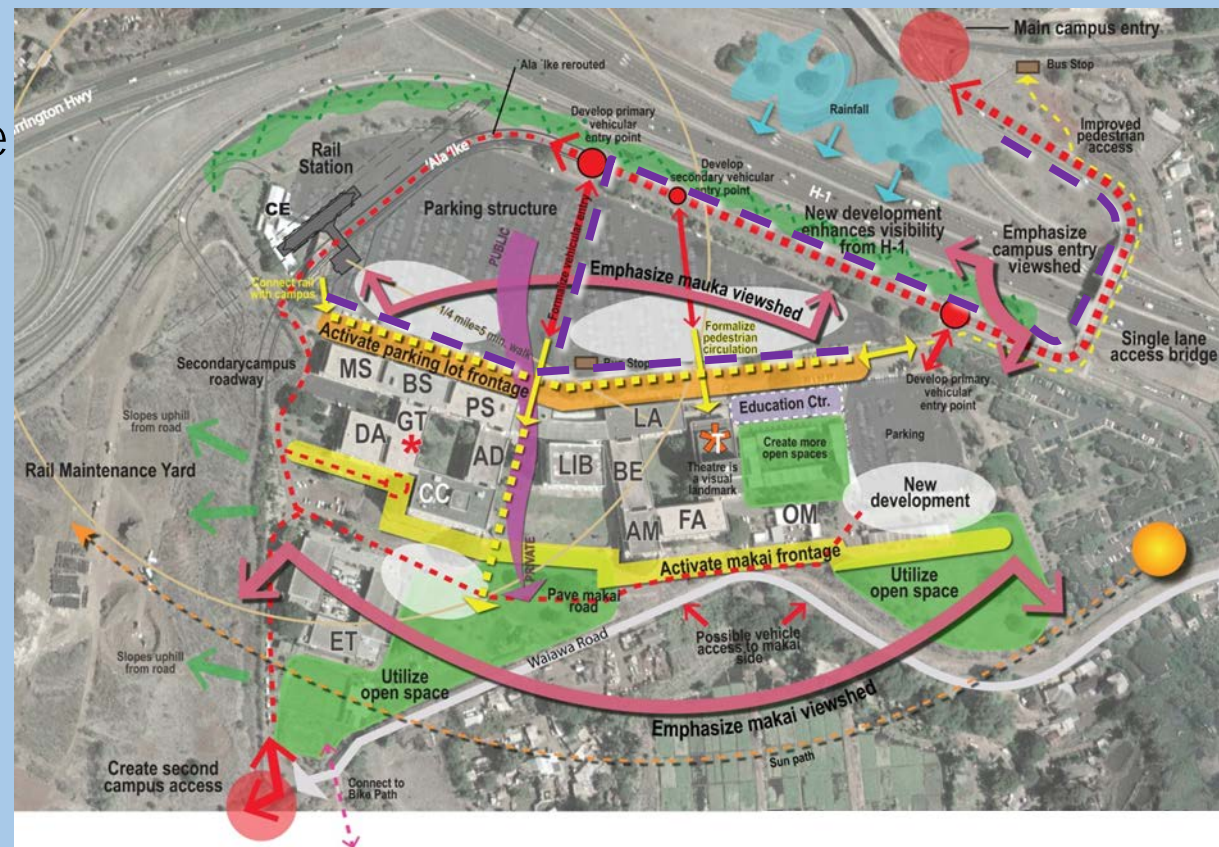


- **Current & projected space deficiencies** of existing, expanding, and future programs
- **Suboptimal utilization** of classroom space due to course scheduling practices
- **Desired new facilities/functions/amenities to improve campus QOL:** Faculty lounge, gym/fitness center, multi-purpose/meeting rooms, ag/garden areas, food options, study areas
- **Accessibility & safety issues** (e.g., ADA, 2<sup>nd</sup> access, lighting, emergency systems)
- **Appealing public spaces** (e.g., more shade trees and seating, student murals, welcoming spaces)



# CAMPUS URBAN DESIGN CONCEPTS

- Improve **arrival experience** (e.g., rail & vehicle), wayfinding, and overall sense of place
- Organize **vehicle** and **pedestrian** circulation
- Activate **makai frontage**
- Emphasize **mauka/makai views**
- Better utilize **open spaces**



## COMMON COMPONENTS

- **New buildings.** STEHM, Community Education, Lab School, Hālau (now Applied Sciences)
- **New amenities.** Gym/fitness center, conference facilities, food options, multi-purpose rooms, faculty lounge
- **Access and Circulation.** Organized circulation, 2<sup>nd</sup> access, bus stop improvements, ADA access
- **Improved Outdoor and Gathering Areas.** Improved landscaping, signage, entry experience, courtyards, outdoor gathering areas, garden/ag. areas



## What is the Preferred Plan based on?

- Future program requirements
- Desired amenities
- Parking requirements

## Pre-Sch Extension Lab School

- Pre-K to Gr. 2
- Play area
- Separate parking/loading

## • Dining hall

## • Bookstore

## • Health Center

## • ID office

## Future Functions

## • Gym/fitness center

## • Dorm/ transient

## Lodging

## • Hospitality program

## • Grab-n-Go food

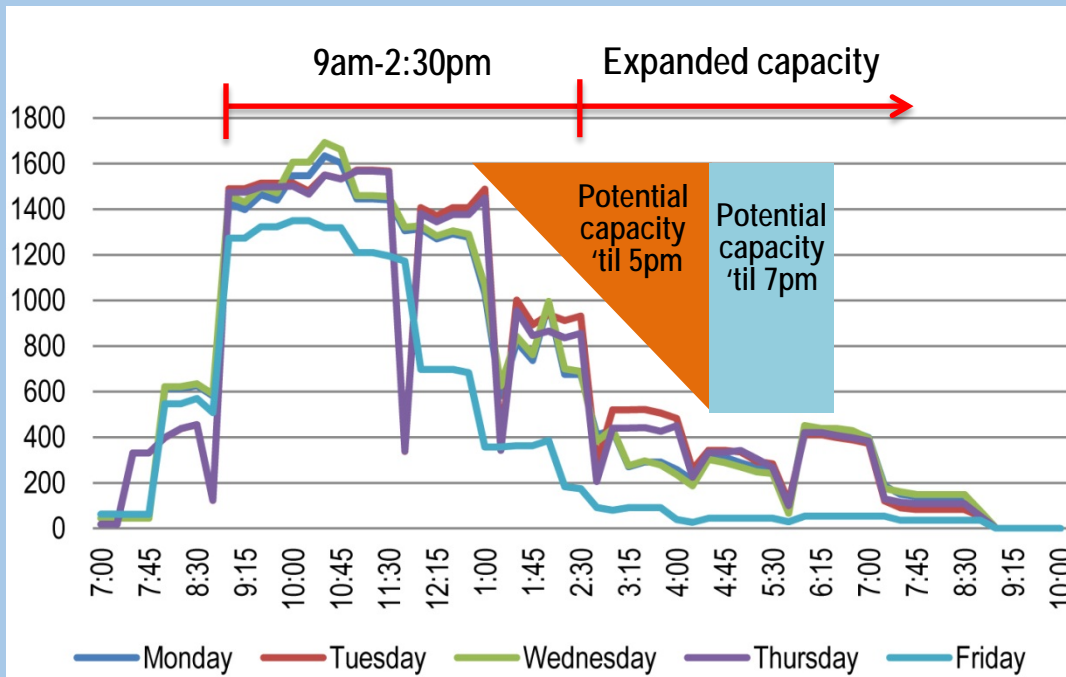
## Organizing Ideas

- Renovate existing buildings and backfill with Liberal Arts programs
- Series of gathering spaces
- Minimize pedestrian/vehicle conflicts
- Establish "intuitive navigation"
- Sustainable design strategies

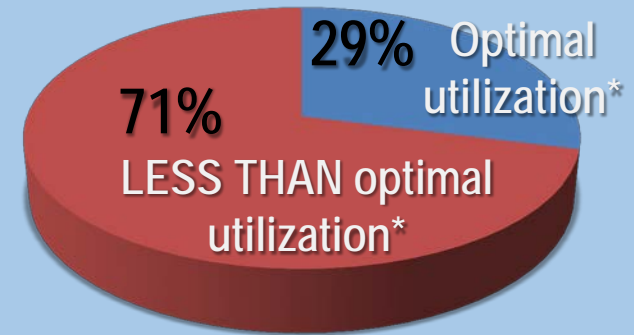


# FUNCTIONALITY: CAMPUS UTILIZATION & CAPACITY

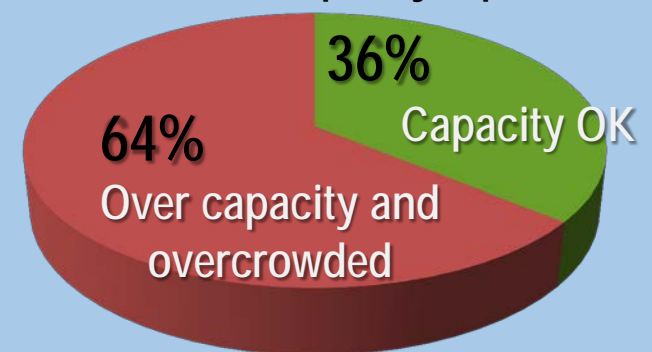
## Daily Enrollment (by time of day)



## Classroom Utilization (time)



## Classroom Capacity (space)

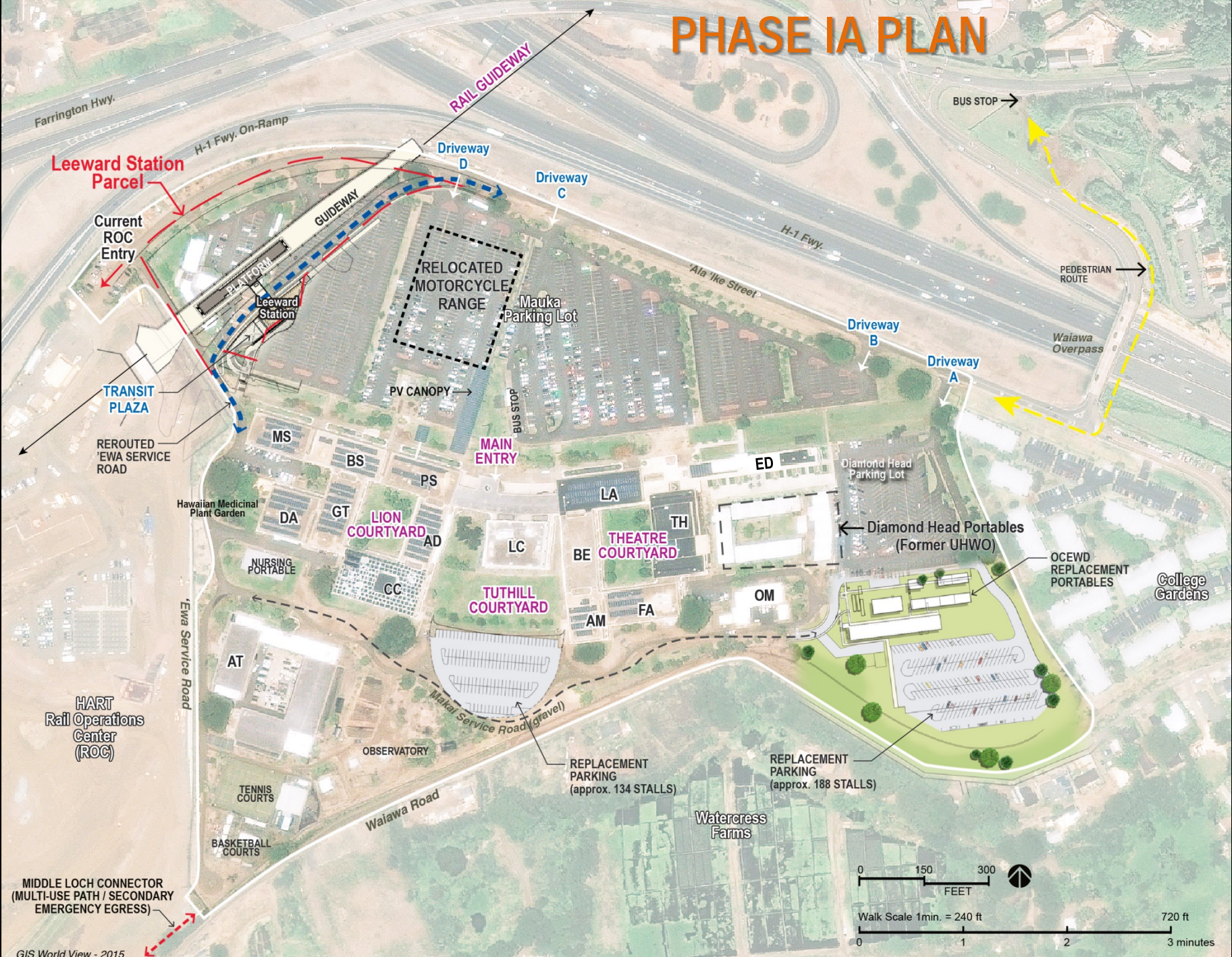


Source: Based on Spring 2012 semester schedule; excludes distance learning enrollments

\*Based on Spring 2012 semester schedule

- **Phase IA** – Near term, HART-related projects
- **Phase IB** – Near term, Leeward CC initiatives
- **Ultimate Plan** – Future buildout (undetermined date)

# PHASE IA PLAN





# PHASE IB PLAN



# ULTIMATE PLAN

- LEGEND**
- Existing Buildings
  - New Buildings
  - Outdoor Seating



**Leeward Station Parcel**

Current ROC Entry

H-1 Fwy. On-Ramp

**RAIL GUIDEWAY**

**GATE 3: Main Drive**

**GATE 2: Theatre Drive**

**GATE 1: Diamond Head Drive**

BUS STOP

PEDESTRIAN IMPROVEMENTS

H-1 Fwy.

WELCOME SIGN

Waiawa Overpass

STEHM & INDUSTRY

CAREER & COMMUNITY EDUCATION

ALA'IKE PLAZA

MS

PEDESTRIAN MALL

THEATRE PLAZA

LABORATORY SCHOOL

BS

PS

WATER FEATURE & MAIN SIGN

THEATRE PLAZA

SCHOOL PLAY AREA (Pre-K to Gr.2)

DA

GT

LION COURTYARD

THEATRE PLAZA

LABORATORY SCHOOL PARKING

NHCE

AD

TUTHILL PLAZA

THEATRE PLAZA

OM

CAMPUS CENTER ADDITION

CC

TUTHILL PLAZA

THEATRE PLAZA

16 Stalls

25 Parallel Stalls

DINING TERRACE

TUTHILL PLAZA

THEATRE PLAZA

PARKING GARAGE B (650 Stalls)

AT

12 Stalls

TUTHILL PLAZA

THEATRE PLAZA

AMPHITHEATER / HALE

25 Parallel Stalls

APPLIED SCIENCES

TUTHILL PLAZA

THEATRE PLAZA

MAKAI PEDESTRIAN TRAIL

12 Stalls

SHADEHOUSE / CLASSROOM

TUTHILL PLAZA

THEATRE PLAZA

GARDENS AND AGRICULTURAL AREA

12 Stalls

TENNIS COURTS

TUTHILL PLAZA

THEATRE PLAZA

WATERCRESS FARMS

12 Stalls

BASKETBALL COURTS

TUTHILL PLAZA

THEATRE PLAZA

WAIAWA ROAD

12 Stalls

SHADEHOUSE / CLASSROOM

TUTHILL PLAZA

THEATRE PLAZA

WAIAWA ROAD

12 Stalls

SHADEHOUSE / CLASSROOM

TUTHILL PLAZA

THEATRE PLAZA

WAIAWA ROAD

12 Stalls

SHADEHOUSE / CLASSROOM

TUTHILL PLAZA

THEATRE PLAZA

WAIAWA ROAD

12 Stalls

SHADEHOUSE / CLASSROOM

TUTHILL PLAZA

THEATRE PLAZA

WAIAWA ROAD

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SHADEHOUSE / CLASSROOM

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12 Stalls

SHADEHOUSE / CLASSROOM

TUTHILL PLAZA

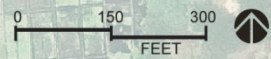
THEATRE PLAZA

WAIAWA ROAD

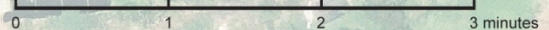
HART Rail Operations Center (ROC)

MIDDLE LOCH CONNECTOR (MULTI-USE PATH / SECONDARY EMERGENCY EGRESS)

SECONDARY CAMPUS ENTRY



Walk Scale 1 min. = 240 ft



## PHASE IA COST = \$0

## PHASE IB COST ESTIMATES

DESCRIPTION	COST (\$1,000)	NOTES
Electrical Site Improvements	1,899	(a), (b), (c)
Site Improvements	955	(b)
Mechanical Utilities	1,089	(b)
Landscape and Hardscape Improvements	4,973	(a), (b)
Iconic Entry Structure	4,383	(a), (b)
Near-Term Electrical Recommendations	953	(a), (b)
Additional Electrical Improvements	1,947	(a), (b)
Total Estimated Cost:	16,199	
<b>Rounded:</b>	<b>16,200</b>	

(All costs in CY16 dollars)

- (a) Includes 30% General Contractor fees & costs
- (b) Includes following fees/costs: 15% design contingency; 10% design fees; 10% construction contingency; 5% project management
- (c) Entry and courtyard improvements

## FUTURE PHASES COST ESTIMATES

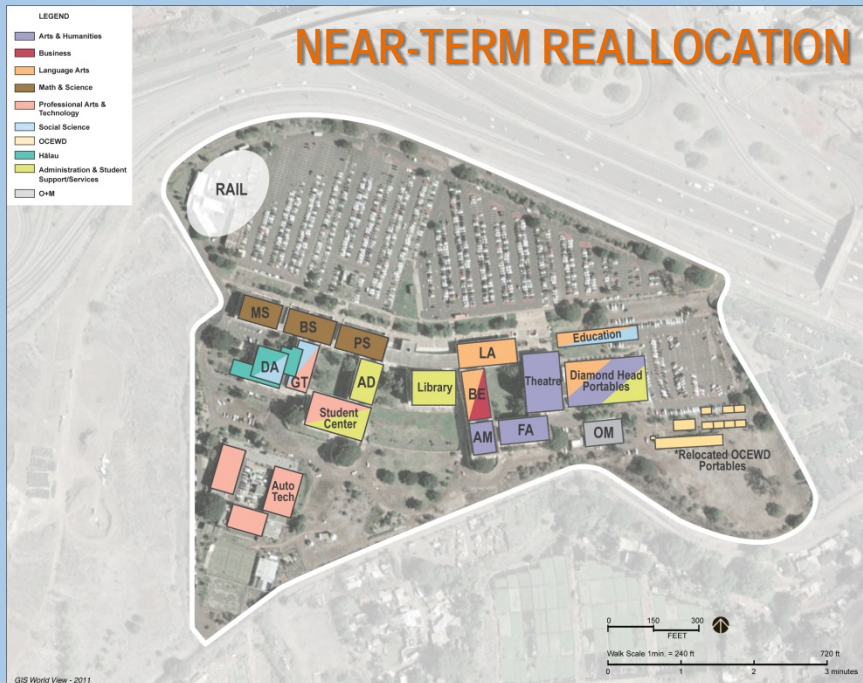
DESCRIPTION	COST (\$1,000)	NOTES
Applied Sciences Complex	19,177	(a), (b)
STEHM and Industry Complex	109,163	(a), (b)
Career and Community Education	97,210	(a), (b)
Lab School	14,554	(a), (b)
Campus Center Addition	57,964	(a), (b)
Parking Structures (2)	83,365	(a), (b)
Additional Electrical Improvements	124,069	(a), (b)
Mechanical Improvements	53,920	(a), (b)
Site Improvements	5,881	(b)
Mechanical Utilities	2,589	(b)
Landscape and Hardscape Impvts	5,400	(a), (b)
Total Estimated Cost:	573,292	
<b>Rounded:</b>	<b>573,300</b>	

# PHYSICAL ORGANIZATION: SPACE REALLOCATION

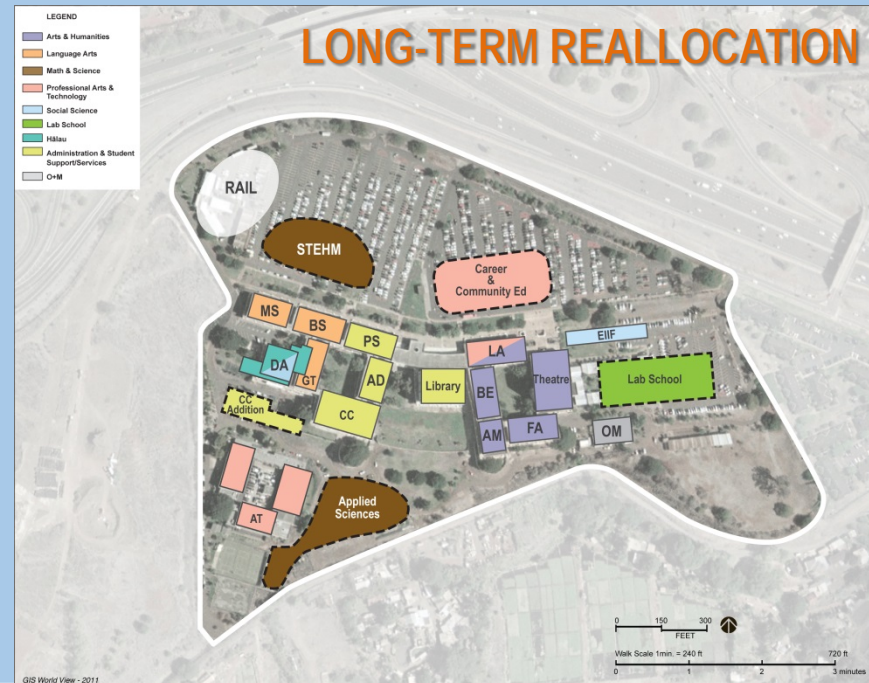
**ISSUE:** Divisions and programs have become scattered throughout campus

**GOAL:** Reorganize/consolidate divisions to re-establish divisional integrity, encourage collaborative working, and better utilize space

## NEAR-TERM REALLOCATION



## LONG-TERM REALLOCATION



# LEEWARD CC WAI'ANAE MOKU



**100%** of Classrooms are **OVERCROWDED**

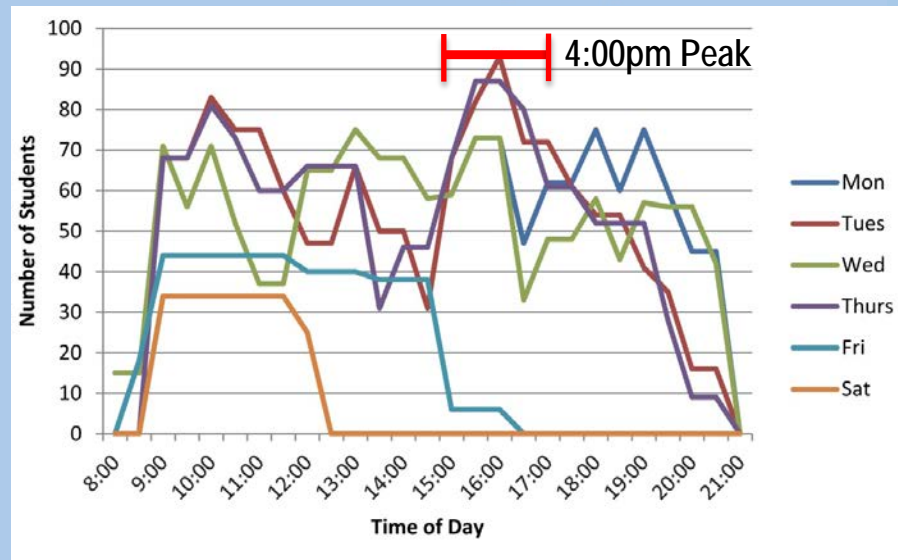
Size current facility should be

**30,100sf**

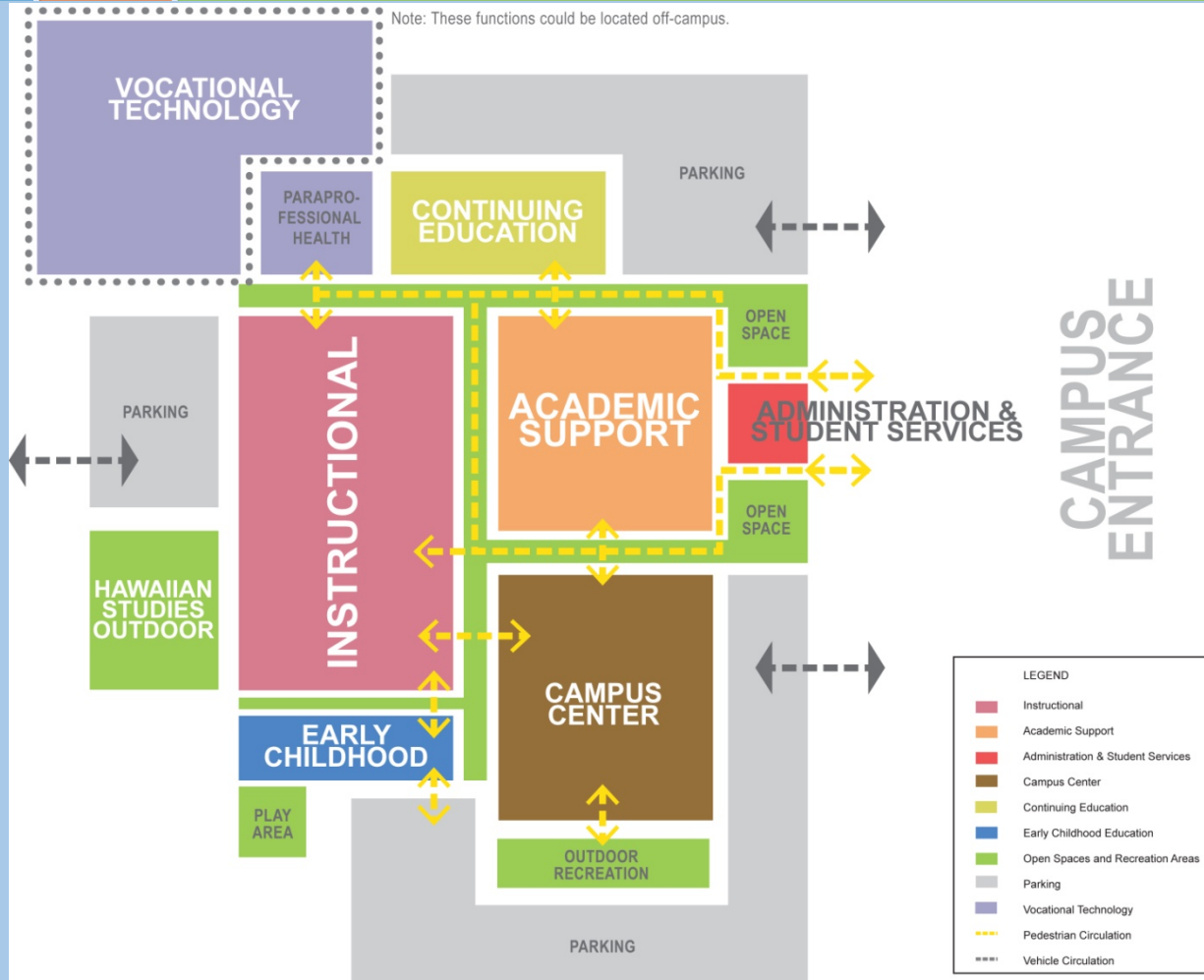
**8,300sf**

Current size

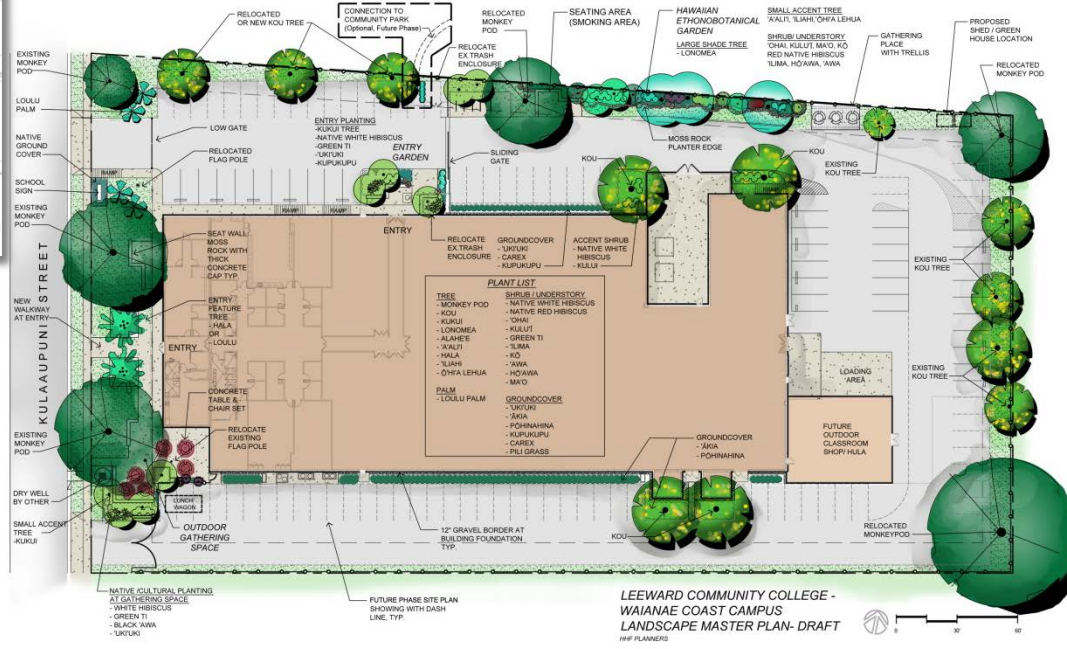
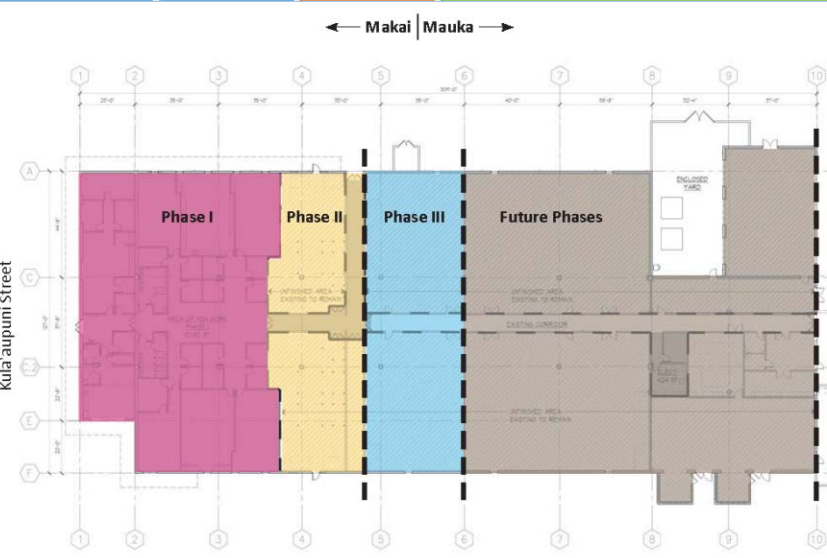
## Enrollment by Day, Fall 2012



# WAI'ANA'E MOKU CAMPUS FUNCTIONAL DIAGRAM



# WAI'ANAE MOKU CAMPUS PHASING & LANDSCAPE PLAN





DECEMBER 2016

# LEEWARD COMMUNITY COLLEGE

## LONG RANGE DEVELOPMENT PLAN



UNIVERSITY of HAWAII\*  
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COMMUNITY COLLEGE

# MAHALO





# **Site Assessment and Feasibility Analysis for Development of the Hawai'i Community College on Three Properties in Hilo**

Presented by  
John Morton, Vice President for Community Colleges



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# State of Current Facilities



AG/Science Lab/Media



Art Department



Technical Education



Science Labs

# Original Public-Private Partnership (P3) Concept: Development of Komohana and West Hawai'i Campuses

- **2005 P3 Goals – Privatization Partnership**
  - **Establish development plan to leverage UH land and maximize funds to support development**
    - = West Hawai'i Property      500 acres
    - = Komohana Property      100 acres
  - **Development of the University of Hawai'i Center-West Hawai'i (Pāalamanui Campus)**
  - **Relocation from Manono Campus to Komohana Campus**
  - **Financial plan to support development and long-term management**
- **Developer was selected and contracted**

# Original P3 Challenges

- **Land Entitlement Challenges**
  - Economic downturn prevented investments to build Pāalamanui Campus
  - County requirements on developer investments
- **Leveraging funds: West Hawai'i versus East Hawai'i**
- **Accomplishments**
  - LRDP for Pāalamanui Campus
  - Renovation/conversion of an old dormitory to academic/office space at Manono Campus Hale Aloha



# Komohana Site Plan

## Design Elements:

- 5,000 Students FTE
- 100 Acres
- Land completely undeveloped; need extensive infrastructure



# BOR Concerns on Komohana Site

- **High development cost**
- **Explore P3 campus development and other income producing opportunities**
- **Consider expanding shared facilities with UHH and better utilization of space on the Manono campus**
- **Explore serving the entire Hawai'i island sustainably and efficiently**
- **Incorporate design and construction concepts that minimize future repairs and maintenance costs**






# University Village Site vs. Manono Site

- **UH-Hilo University Village Site**

- 24 acres available for campus development
- Requires extensive infrastructure improvements
- Undulating terrain requiring extensive excavation & grading
- Traffic issues with UH-Hilo

- **Current Manono Site**

- 21 acres of developed land
- Initial 5,000 FTE plan not feasible, but current plan of 1,850 FTE acceptable
- Need to upgrade existing electrical, water and sewer infrastructure
- Minimal phasing issues



# A New Approach: Rethinking the need for a destination campus

*"We are committed to serving all segments  
of our Hawai'i Island community."*

## Hawai'i CC's Island-Wide Learning Model

- **Projected to serve 4,000 FTE island-wide via smaller hubs for students to learn in person and distributive delivery using technology and local centers**
- **Main campus in Hilo serving East Hawai'i (approx. 2,000 FTE) with continued leveraging of shared facilities at UH Hilo, such as the library, student center, bookstore and dormitories, and automotive facilities remaining on the UH Hilo campus.**
- **Branch campus in West Hawai'i (Pāalamanui)**
- **Satellite centers to serve rural areas of North and South**
- **Reduces the need for a large campus in Hilo**



Hawai'i Community College - Pāalamanui



North Hawai'i Education Resource Center

UH Hilo (shared facilities & automotive facilities)

Hawai'i Community College (Manono Campus)

Panaewa Farm

Possible education centers in Kau and Puna.

# Comparison of the Three Sites

## Rough Order-of-Magnitude Cost Estimates for the Three Properties

Komohana	Manono	University Village
\$286,312,744	\$168,740,294	\$275,762,580

**Manono** property received the highest ranking of the three properties based on the comparative analysis of the site conditions, development potential and costs associated with the three properties.

Development of the Manono campus allows flexibility and construction can be phased to respond to campus development needs and growth requirements.

Engineering analysis was prepared by Wesley R. Segawa & Associates, Inc.; electrical analysis was prepared by Ronald H.S. Ho and Associates, Inc.; cost estimates compiled by Rider Levett Bucknall.

# Next Steps

- **Finalize LRDP for Hawai'i CC at its current Manono site, including transition and phasing plan based on the IAFP.**
- **Develop six-year CIP budget request based on campus redevelopment phasing plan to include consideration of facilities that need to be renovated to meet current needs.**
- **Complete renovation of the North Hawai'i Education and Resource Center and controlled management shift from UH-Hilo to Hawai'i CC.**
- **Develop agriculture program utilizing land at the Panaewa farm lands.**



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