

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

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES

Members: Regents Yuen (Chair), Acoba (Vice-Chair), Moore, Sullivan, Tagorda, and Wilson

Date: Thursday, January 17, 2019
Time: 10:15 a.m.
Place: University of Hawai'i at Mānoa
Information Technology Building
1st Floor Conference Room 105A/B
2520 Correa Road
Honolulu, Hawai'i 96822

AGENDA

I. Call Meeting to Order

II. Approval of Minutes of the October 3, 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, or facsimile at 956-5156. Individuals submitting written testimony are not automatically signed up for oral testimony. Registration for oral testimony on agenda items will be provided at the meeting location 15 minutes prior to the meeting and closed once the meeting begins. Oral testimony is limited to three (3) minutes. All written testimony submitted are public documents. Therefore, any testimony that is submitted verbally or in writing, electronically or in person, for use in the public meeting process is public information and will be posted on the board's website.

IV. Agenda Items

A. Review and Recommend Board Approval:

1. Amendments to the Bylaws of the Board of Regents Article II.D.2.c. Committee on Planning and Facilities

B. Information and Discussion:

1. Fiscal Year 2019 First Quarter Capital Improvement Projects Status Report as of September 30, 2018
2. Real Property Development Projects Discussion
3. Honolulu Authority for Rapid Transportation (HART) Briefing

V. Executive Session (closed to the public):

- A. To consult with the board's attorneys on questions and issues pertaining to the board's powers, duties, privileges, immunities, and liabilities, pursuant to Section 92-5(a)(4), Hawai'i Revised Statutes (HRS); and to deliberate concerning the authority of persons designated by the board to conduct labor negotiations or to negotiate the acquisition of public property, or during the conduct of such negotiations, pursuant to Section 92-5(a)(3), HRS
 - 1. HART Use and Occupancy of University of Hawai'i Lands

VI. Adjournment

DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE COMMITTEE ON PLANNING & FACILITIES AND ARE SUBJECT TO CHANGE UPON APPROVAL

MINUTES

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING

OCTOBER 3, 2018

I. CALL TO ORDER

Committee Vice Chair Simeon Acoba called the meeting to order at 8:40 a.m. on Thursday, October 3, 2018, at the University of Hawai'i at Mānoa, Information Technology Building, 1st Floor Conference Room 105A/B, 2520 Correa Road, Honolulu, Hawai'i 96822.

Committee members in attendance: Committee Vice Chair Simeon Acoba; Regent Randy Moore; Regent Jan Sullivan; Regent Michelle Tagorda; Regent Ernest Wilson, Jr.

Committee members excused: Committee Chair Stanford Yuen.

Others in attendance: Board Chair Lee Putnam; Regent Brandon Marc Higa; (ex officio committee members); Vice President for Administration Jan Gouveia; Vice President for Legal Affairs/University General Counsel Carrie Okinaga; Vice President for Academic Planning and Policy Donald Straney; Vice President for Research and Innovation Vassilis Syrmos; Vice President for Information Technology/Chief Information Officer Garret Yoshimi; Vice President for Budget and Finance/Chief Financial Officer Kalbert Young; UHM Vice Chancellor for Research/Interim Vice Chancellor for Academic Affairs Michael Bruno; Interim UH-Hilo (UHH) Chancellor Marcia Sakai; Honolulu Community College (HonCC) Chancellor Erika Lacro; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES OF THE AUGUST 2, 2018 MEETING

Committee Vice Chair Acoba indicated that the minutes of the August 2, 2018, meeting were being deferred as they were not able to be provided to the committee in time, and will be taken up at the next committee meeting.

III. PUBLIC COMMENT PERIOD

Board Secretary Oishi announced that the Board Office received written testimony in opposition to the proposed UHM parking rates from Robert Lipske, Brian Bowen, Pao-Shin Chu, Nanea Lo, Bahram Sanginabadi, Richard Wainscoat, Bonnyjean Manini, Soksamphoas Im, Ebrahim Seidi, Tom Hackett, Ann Sakaguchi, Kathleen Tatem, Tom Iwanicki on behalf of Academic Labor United, and Rebecca Maria Goldschmidt; written testimony offering comments regarding the proposed UHM parking rates for motorcycles and mopeds from Henri Casanova, Michael Melzer, and Halana Genest; and written testimony offering comments on the proposed UHM parking rates from Brandon Yoza, Garrett Hillyer, C. Paul, Layla Kilolu, and Jonathan Osorio on behalf of the Hawai'iinuiākea

School of Hawaiian Knowledge; and written testimony in support of the proposed UHM parking rates from Andy Lachman. The Board Office received late written testimony in opposition to the proposed parking rates from Rumika Suzuki; Alex Miller; and Jannah Lyn Dela Cruz, President of the Associated Students of the University of Hawaii at Mānoa.

The following individuals provided oral testimony:

1. Oral testimony was provided by Garret Hillyer, UHM graduate student, and Jonathan Valdez, President of the UHM Graduate Student Organization (GSO), in opposition to the proposed UHM parking rates as it relates to graduate student employees.
2. Oral testimony was provided by Mark Yap, a UHM employee, in opposition to the proposed UHM parking rates as it relates to APT employees.
3. Oral testimony was provided by Bonnyjean Manini and Thomas Hackett in opposition to the proposed UHM parking rates.
4. Oral testimony was provided by Carolyn Stephenson who referenced the testimony from Ann Sakaguchi and a UHM Faculty Senate Resolution raising serious concerns about the proposed parking rate increase, and provided personal written testimony in opposition to the proposed UHM parking rates.
5. Oral testimony was provided by Ismael Salameh, a UHM student, in opposition to the process by which the proposed UHM parking rates were unveiled.
6. Oral testimony was provided by Jason Tremblay in opposition to the proposed UHM parking rates for motorcycles

Halana Genest signed up to provide oral testimony but did not testify.

IV. AGENDA ITEMS

A. For Review & Approval

1. Recommend Board Approval of UH Mānoa Parking Rates

VP Gouveia provided the committee an overview of the proposed UHM monthly parking rates and intended use of the revenues, historical background, comparable monthly parking rates, and alternative transportation initiatives for commuter services.

Regent Moore arrived at 9:25 a.m.

Regent Sullivan moved to defer action on the proposed monthly parking rates pending further information to be provided by administration, seconded by Regent Wilson.

Questions were raised regarding the proposed \$35 million bond issuance and proposed parking rate structure, and how the University Parking Revolving Fund (Revolving Fund) fits in. VP Young explained that the Revolving Fund is established under Section 304A-2275, Hawai'i Revised Statutes (HRS), and that the board has the authority to determine parking fees and authorize expenditures as necessary for improvements to parking facilities. Under the current parking rate structure and service level, there is little "profit" to assist with maintenance and repairs, which is partly

attributable to there being no parking rate increase for a number of years. As such, the proposal is to authorize the issuance of \$35 million in bonds for parking facility improvements; the university has \$100 million in revenue bond authority. VP Young requested that the board make a decision on this matter prior to the end of the calendar year to allow time to address procedural matters related to construction and financing and to provide adequate notification to students.

VP Gouveia explained that the Revolving Fund covers the cost of operating the Rainbow Shuttle and is not limited solely to parking. An operating balance of approximately \$2.3 million is projected for fiscal year 2019, and generally averages about \$2 million, not including repairs or renovations. Commuter Services runs a very lean organization, and personnel costs comprise the largest expense.

A question was raised regarding whether the proposed repairs would extend the life of the parking structure. VP Gouveia explained that the proposed repairs would add about 15 to 20 years to the useful service life of the parking structure, with routine maintenance.

Questions were raised regarding parking for research and graduate assistants. UHM Vice Chancellor for Administration, Finance and Operations Kathy Cutshaw responded that the situation with research and graduate assistants is a timing issue because they are not notified about the status of their position until after the distribution deadline for student parking permits. This situation could be addressed by setting aside stalls for research and graduate assistants. VP Gouveia added that faculty and staff are guaranteed parking, and the remaining stalls are distributed to students.

Questions were raised regarding the proposed parking rates for mopeds and motorcycles. UHM Director of Campus Services Deborah Huebler explained that moped and motorcycle permit holders are paying significantly less than the current parking rates for upper and lower campus, and the proposed increase is an attempt to make it more equitable. The majority of moped and motorcycle permit holders park on upper campus, which is nearer to the central part of the UHM campus. The proposed model is based more on proximity, so permit holders parking on upper campus would pay a higher rate.

Moped and motorcycle permits were initially targeted at 50% of the lowest vehicle rate, but feedback from stakeholders was taken into consideration and that amount was reduced to 30% of the lowest vehicle rate, which is the lowest rate possible that still allows Commuter Services to meet their financial obligations. VP Gouveia indicated that the fixed operational costs for parking permits remain the same regardless of the size of vehicle. It was noted that the reduced rate for mopeds and motorcycles will help encourage less use of cars and more use of alternative methods of transportation.

Committee Vice Chair Acoba inquired as to whether improvements to one of the two structures could be deferred in order to spread out the increase in fees over a longer period of time and lessen the impact of the increase. VP Gouveia explained that the parking issue was known since 2009 and there have been several unsuccessful attempts to adjust rates to make improvements to the parking structure. If not addressed, parking stalls would eventually need to be closed down. The proposed increase would be implemented in the next academic year, which would allow time to plan accordingly. VP

Young indicated that at least one semester notice is preferable, and would also give administration time to plan before the next legislative session in the event that additional legislative authorization is required for financing. Parking fees are the revenue source for the Revolving Fund. There could be other funding sources to build a parking structure, but it is unlikely the Legislature would provide funding given the existence of the Revolving Fund. He noted that the proposed rate increases are in three separate phases to meet the expected timing of the debt service for the revenue bonds.

Board Chair Putnam explained that the committee could choose to not act on the proposal and send it to the full board for consideration without any recommendation, and the board could act or send the proposal back to the committee for further exploration, or arrangements could be made for the Committee on Planning and Facilities to meet in November.

Regent Sullivan clarified that her motion that Regent Wilson had seconded was to defer action pending administration providing further information to address concerns raised by the graduate student community; to clarify the nexus between the fees and benefits for moped and motorcycle permit holders; on Commuter Services financial information, including revenues, a project schedule, and how the revenue will be spent; and that the committee follow up with a presentation next year that includes a comprehensive transportation and commuter plan. Committee Vice Chair Acoba stated that it seemed the administration had acted reasonably and in good faith to remedy the lease situation but the economic conditions did not seem to leave any practical alternative.

Regent Sullivan amended the motion to defer action to address the issues raised in committee and defer to the board chair to determine whether the matter should be referred to the committee or the full board. Regent Wilson seconded, and the motion carried unanimously.

2. Recommend Board Approval of the University of Hawai'i at Hilo Adult Student Housing Lease Amendment

VP Gouveia provided an overview of the proposed UHH Adult Student Housing (ASH) 5-year lease extension for the Hale Kawili (HK) apartments that included information on the various housing available at UHH, background information on ASH and the agreement, and estimated repairs needed for the HK apartments to remain operational for the next five years.

Clarification was requested on a statement in the action memo that the five-year lease extension may not provide sufficient transition time to other possible management companies. Chancellor Sakai responded that UHH's former real property manager had discussions with other potential property managers who indicated that five years was not enough time to bring in a new property manager to assess existing conditions, implement repairs and renovations, and amortize/recapture the necessary repair/unit refurbishment costs.

Regent Sullivan indicated that this was the third time since 2012 that a lease extension for the HK apartments had come before the board. In 2012, a lease extension came before the board and she questioned whether UHH was obligated to seek competitive bids since it had been 41 years since the original lease was signed, and administration provided several reasons why they did not recommend doing so. In 2014, she had the same questions and administration indicated that the property was so deteriorated that no other companies were interested in taking over the project and ASH was uniquely qualified to retain the lease. There were certain conditions for repairs that were placed upon ASH, and it is unclear if those repairs were addressed. She questioned whether this is the best solution and indicated that she would not support a third lease extension without a plan in place.

Questions were raised regarding what would happen to the existing tenants if the lease is not extended and ASH's obligations upon the expiration of the lease. VP Gouveia indicated that the current lease expires June 30, 2019, and that ASH wants a firm commitment. If the lease is not extended, UHH would need to start winding down operations and families living in the apartments would need to find housing elsewhere. UHH owns the land and the facility. There are no requirements in the lease regarding the condition of the apartments. Upon termination of the lease, ASH would return the facility to UHH to manage the apartments or begin demolition. UHH is not prepared to maintain operations, especially at the existing rates. ASH has approximately seven onsite staff and is prepared and able to take care of the required renovation work. UHH does not have adequate staffing to support current operations, and would need to engage another property management firm.

Questions were raised regarding the call for offers that was issued in 2014 and the October 2017 assessment. VP Gouveia explained that the call for offers sought a qualified developer to develop its planned University Village Phase II project and the sole proposal submission failed to provide sufficient detail for UHH to adequately evaluate the reasonableness of the proposal. It was clarified that the call for offers was not related to managing the HK apartments. In October 2017, the UHH facilities team and ASH initiated a property condition assessment of the HK apartments to determine the extent of repairs and improvements required to continue operations beyond the five year lease extension ending on June 30, 2019. She noted that 2011 and 2018 studies confirmed that there are no market conditions for any type of mixed-use development on the property.

VP Young indicated that if UHH wants to maintain the level of housing and service for the 200 UHH students and their families, a decision would be needed soon. The condition of the property was sub-par five years ago, and the university is not able to assume responsibility for repairs to bring the property up to code and provide the same level of staffing and services. VP Gouveia added that UHH had reached out to the business community regarding taking over property management of the HK apartments and there was no interest.

Regent Moore made a motion to recommend board approval of the UHH ASH lease amendment authorizing the university to enter into a lease extension of an additional five years during which time ASH will complete improvements and major repairs, and delegating authority to the Vice President for Administration, in consultation with the UHH

Interim Chancellor, to negotiate, finalize, and execute the Fifth Amendment to the lease, seconded by Regent Tagorda, with Regent Sullivan and Regent Wilson voting no. Board Chair Putnam voted yes, and the motion carried.

B. For Information & Discussion

1. Honolulu Community College Transit-Oriented Development

Due to time constraints, this item was deferred to a future committee meeting. There were no objections.

V. ADJOURNMENT

There being no further business, Regent Moore moved to adjourn the meeting, and Regent Sullivan seconded the motion, and with unanimous approval, the meeting was adjourned at 10:48 a.m.

Respectfully Submitted,

Kendra Oishi
Executive Administrator and Secretary
of the Board of Regents

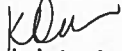


January 11, 2019

MEMORANDUM

TO: Lee Putnam
Chair, Board of Regents

Stanford Yuen
Chair, Committee on Planning and Facilities

FROM: Kendra Oishi 
Executive Administrator and
Secretary of the Board of Regents

SUBJECT: Amendments to the Bylaws of the Board of Regents of the University of Hawai'i: Article II.D.2.c. (Committee on Planning and Facilities)

SPECIFIC ACTION REQUESTED:

It is requested that the Board of Regents ("Board") approve the proposed changes to the Bylaws to revise the charge for the Committee on Planning and Facilities to reflect responsibility for oversight of the university's land-related strategic initiatives and partnerships program. The proposed amendments may be found on page 7 of the Bylaws.

RECOMMENDED EFFECTIVE DATE:

Effective upon adoption by the Board of Regents.

BACKGROUND:

During the September 20, 2018, Board meeting, the Public-Private Partnership Permitted Interaction Group (P3 Task Group) was dissolved. The Board agreed that although the P3 Task Group was dissolved after meeting its scope of work, that the Board leadership would work with university administration to determine an appropriate structure for continued oversight of the university's P3 activities. The proposed changes are intended to reflect the intent of the Board to provide for continued oversight through the Planning and Facilities Committee.

Memo to Board Chair Putnam
P&F Chair Stanford Yuen
January 11, 2019
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ACTION RECOMMENDED:

Recommend approval to amend the Bylaws to revise the charge for the Committee on Planning and Facilities to reflect responsibility for oversight of the university's land-related strategic initiatives and partnerships program.

Attachments:

Bylaws of the Board of Regents of the University of Hawai'i (Ramseyer)

BYLAWS OF THE BOARD OF REGENTS OF THE UNIVERSITY OF HAWAI'I
(as of January XX, 2019)

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**BYLAWS OF THE BOARD OF REGENTS
UNIVERSITY OF HAWAI'I**

ARTICLE I. Definitions

As used in these Bylaws:

“Board” or “BOR” means the Board of Regents of the University;

“HRS” means the Hawai'i Revised Statutes, as may be amended from time to time;

“Meetings” shall not include rule-making hearings, declaratory rulings or contested cases under Chapter 91, HRS;

“Chairperson” means the chairperson of the board;

“President” means the President of the University;

“Secretary” means the Executive Administrator and Secretary of the Board; and

“University” means the University of Hawai'i system and its various campuses.

ARTICLE II. Membership and Organization

- A. Membership. The membership of the Board shall be as required by Chapter 304A-104, HRS. The members of the Board shall serve without pay, but shall be entitled to reimbursement for necessary expenses while attending meetings and while in the discharge of duties and responsibilities.

Notwithstanding the term of office, the term of a Board member shall expire upon the failure of the member, without valid excuse, to attend three consecutive meetings duly noticed to all members of the Board. The Chairperson or acting Chairperson of the Board shall determine if the absence of the member is excusable. The expiration of the member's term shall be effective immediately after the third consecutive unattended meeting and unexcused absence.

- B. Officers, Organization. As required by Section 304A-104, HRS, the Officers of the Board shall consist of a Chairperson, up to two Vice-Chairpersons, and a Secretary (who shall be appointed by the Board and shall not be a member of the Board). The Chairperson and up to two Vice-Chairpersons shall be elected at its first meeting after June 30 of the next year or thereafter until their successors are elected and have qualified and whose election shall be immediately certified by the Board to the Lieutenant Governor. The President shall act as the chief executive officer of the Board.

1. Term. The term of the office of Chairperson and up to two Vice-Chairpersons shall be for one year. A Chairperson may serve more than one term, but not more than two consecutive terms.
2. Vote. Votes for the Chairperson and up to two Vice-Chairpersons of the Board shall be by ballot if more than one person is nominated for an office.
3. Succession. In the event of a vacancy in the office of the Chairperson, the First Vice-Chairperson shall succeed as Chairperson for the unexpired term. If at that time there is a vacancy in the office of the First Vice-Chairperson, the Second Vice-Chairperson shall succeed as Chairperson for the unexpired term. If at that time there is also a vacancy of the office of the Second Vice-Chairperson, the Secretary shall succeed as Chairperson for the sole purpose of conducting an election as soon as possible for a new Chairperson to serve for the unexpired term.

C. Duties of Officers.

1. Chairperson. The Chairperson, in addition to presiding at all regular and special Board meetings, shall:
 - a. Appoint the chairperson and members of the standing committees and any other committees.
 - b. Acknowledge communications, petitions, requests, and proposals on behalf of the Board and, except in emergencies, refer same to the President or Secretary or an appropriate Committee of the Board for action or recommendation so as not to detract from the Board's governance and fiduciary responsibilities.
 - c. Maintain liaison with the President to see that there is an effective working relationship between the University administration and the Board.
 - d. Approve all press releases and public statements made by the Board.
 - e. Approve agenda items for any regular or special meeting of the Board.
 - f. Coordinate the efforts of the Board's standing committees to strengthen the roles and functions of same.
2. Vice-Chairperson(s). The First Vice-Chairperson will assume the duties and responsibilities of the Chairperson in the absence of the Chairperson and will undertake such other duties as may be assigned by the Chairperson. If there is a second Vice-Chairperson, he/she will assume the duties and responsibilities of the First Vice-Chairperson in the absence of the First-Vice Chairperson and will undertake such other duties as may be assigned by the Chairperson or First Vice-Chairperson.

3. Secretary. The Secretary shall serve under the direction of the Board through the Chairperson and shall provide the necessary administrative support services to the Board. The Secretary shall:
 - a. Prepare and distribute the agenda for each of the regular and special Board and standing and other committee meetings.
 - b. Schedule regular and special Board meeting dates in consultation with the Chairperson.
 - c. Record and prepare minutes and reports for each of the regular and special Board and standing and other committee meetings.
 - d. Be responsible for securing information from the University administration.
 - e. Acknowledge and answer routine correspondence directed to the Chairperson and/or Board.
 - f. Serve as liaison between the University administrative staff and the Board.
 - g. Review policy proposals submitted by the University administration.
 - h. Maintain a calendar of the Board's unfinished business.
 - i. Conduct research and analysis of policies relating to the governance of the University by the Board.
 - j. Review rules and regulations affecting the University in accordance with the Hawai'i Administrative Procedures Act.
 - k. Maintain, collect, and preserve the official records of the Board.
 - l. Collate and index policies which are adopted by the Board.
 - m. Serve as "Records Officer" under the State archives program.
 - n. Serve as "Certifying Officer" of official University documents.
 - o. Perform additional duties as assigned by the Chairperson and the various standing and other committee chairpersons.

D. Standing Committees of the Board.

1. Establishment of Standing Committees. To facilitate consideration of policy matters that must be approved by the Board, seven standing committees are established. Authority to act on all matters is reserved for the Board, and the functions of each standing committee shall be to consider and make recommendations to the Board.

2. Standing Committees. The following are the standing committees of the Board and their functions:
 - a. Committee on Academic and Student Affairs
 - (1) Review the academic mission and strategic direction of the system and its major units.
 - (2) Periodically review to what extent programs support the mission and strategic direction of the University.
 - (3) Monitor the quality and effectiveness of educational programs.
 - (4) Develop and maintain policies governing academic and student affairs.
 - (5) Review actions proposed by the President which fall under current board policies and procedures, including requests for exceptions.
 - b. Committee on Budget and Finance
 - (1) Work in concert with the University administration relating to operating and capital improvement budgets.
 - (2) Examine the budgetary process, budget proposals, expenditure plans, and development plans.
 - (3) Discuss the implementation of the budgetary decisions with the University administration, especially amendments thereto or when circumstances require deviations from expenditure plans.
 - (4) Review matters related to business affairs, endowment funds, and other financial assets of the University.
 - (5) Exercise general oversight and policy direction over the University's financial systems and programs.
 - c. Committee on Planning and Facilities
 - (1) Review, study, and make recommendations to the Board relative to the long-range plans for the development of the University, considering academic needs, priorities, and fiscal capabilities of the State.
 - (2) Review, study, and make recommendations to the Board relative to the physical facilities master plans for each campus in the University system and to periodically review approved campus master plans in

order to recommend revisions, if necessary, to meet the needs of the University.

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

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

~~(4)~~(5) Provide general oversight of the University's land-related strategic initiatives and partnerships program.

d. Committee on Personnel Affairs and Board Governance

(1) Review and consider policies and practices relating to university personnel.

(2) Ensure board statutes, bylaws, policies, and rules are being reviewed and updated on a routine and regular basis.

(3) Ensure board education and board member development is provided for board members.

(4) Provide recommendations to the board regarding best practices for board effectiveness.

e. Committee on Independent Audit

(1) Advise the Board regarding the Board's responsibilities to oversee:

(a) the quality and integrity of the University's compliance with legal, regulatory and policy requirements, financial reporting and financial statements, and internal controls related to risks;

(b) the function, disclosures, and performance of the University's compliance, internal control, and risk management systems regarding ethics and compliance, risk, finance, and accounting, and the adequacy of such systems; and

(c) the independent certified public accountant's qualification, independence and performance, as well as performance of the internal audit function.

(2) Review the annual internal audit plan and the extent to which it addresses high risk areas.

- (3) Review the annual report of the internal audit department and discuss significant issues of internal controls with the Internal Auditor and management.
 - (4) Discuss the planned scope of the annual independent audit with the independent certified public accountants and review the results of the audit with the independent certified public accountants and management.
 - (5) Receive and review the annual certified financial reports with the independent certified public accountants and management.
 - (6) Recommend to the Board the certified public accountants to serve as the independent auditor, and their fees.
 - (7) Revise the scope of the annual audit, and approve any services other than audit and audit related services provided by the certified public accountants.
 - (8) Provide recommendations to the Board regarding approval of the internal audit mission statement, the committee's charter, and other governance documents related to both internal and external compliance and auditing activities at the University.
- f. Committee on Intercollegiate Athletics
- (1) Serve as a liaison between the Board and the respective campuses and their athletic departments.
 - (2) Advise the Board regarding its responsibility to oversee:
 - (a) the health, safety and academic progress of student-athletes;
 - (b) fiscal integrity and budgetary concerns;
 - (c) compliance with NCAA and conference requirements; and
 - (d) any event or situation that may draw unusual public interest to the athletics program, a particular team, student athlete, or department employee.
 - (3) Review annual reports on the academic standing and progress of student athletes, including, but not limited to, the Academic Progress Rate report.
 - (4) Recommend policies governing all aspects of Intercollegiate Athletics at the University.

g. Committee on Research and Innovation

- (1) Evaluate and approve long range plans that establish the strategic goals and objectives for research, innovation, and technology transfer at the University.
- (2) Review and make recommendations regarding investments, policies, and practices relating to University research, innovation and technology transfer programs.
- (3) Review and make recommendations on proposals to establish or to terminate Organized Research Units (ORU) and research centers.
- (4) Work in concert with Administration to establish performance goals and metrics to evaluate progress against the strategic goals and objectives.

3. Appointment of Committee Members. The chairperson and voting members of each standing committee shall be appointed by the Chairperson and shall serve for one year or until the appointment of their successors. The Chairperson shall be an ex-officio, voting member of all standing committees. All board members who are not voting members of a committee or committees shall be ex-officio, nonvoting members of such committees. The President, as chief executive officer of the University, shall assign a member of the University administrative staff to each standing committee who shall be the administrative liaison with the chairperson of the committee.

The Committee on Academic and Student Affairs shall include Regents from the four major islands.

4. Meetings. Each standing committee shall schedule meetings as appropriate. The Committee on Academic and Student Affairs meetings shall be held on each of the islands with community college campuses, to the extent practicable.
5. Referrals to Committees. Each standing committee shall consider all matters referred to it by the Chairperson and shall make appropriate recommendations within a reasonable time to the Board.
6. Progress Reports. Each standing committee shall make progress reports to the Board periodically or when requested by the Chairperson.
7. Task Groups. Task groups may be established by the Chairperson upon authorization by the Board, and with such powers and duties as determined by the Board. The tenure of a specific task group shall expire at the completion of its assigned task.

E. New Board Member Orientation

New Board members shall be scheduled to receive an orientation within one month of the beginning of their term. The orientation shall include, among other things, an overview of the University system, BOR responsibilities, accreditation standards for Board governance, and BOR policies and practices. New Board members shall also be provided with a Reference Guide covering these and other topics.

ARTICLE III. Advisory Committee and Consultants

- A. Creation. The Board may create an advisory committee, as necessary, which shall serve as advisory to the Board. The committee membership shall be appointed by the Chairperson, subject to approval by the Board. The tenure of the advisory committee shall expire at the completion of the assigned task.
- B. Consultant Services. The Board may engage the services of consultants as it deems necessary.

ARTICLE IV. Meetings

- A. Number and Place of Meetings. The Board shall meet not less than ten times annually (July 1, thru June 30) and may from time to time meet in each of the counties of Honolulu, Hawai'i, Maui, and Kaua'i. The Board shall at each meeting set the time and place for its next regular meeting.
- B. Special Meetings. Special meetings may be called by:
 - 1. The Chairperson;
 - 2. The Secretary, upon request by a majority of the members of the Board; or
 - 3. Any Board member, with the consent of the Chairperson.
- C. Call for Committee Meetings. Standing committee meetings shall be called by the Secretary in consultation with the committee chairperson. In the event of a joint meeting, the Chairperson shall designate the presiding committee chairperson.
- D. Public Notice of Meetings. All meetings of and public appearances before the Board and its standing committees shall comply with chapter 92, HRS, and shall be as set forth in the Rules of Practice and Procedure of the Board of Regents (Hawai'i Administrative Rules, Title 20, Subtitle 1, Chapter 1).

ARTICLE V. Quorum

A majority of all voting members to which the Board or its standing committees are entitled shall constitute a quorum.

ARTICLE VI. Voting

Voting by the Board and its standing committees shall be as set forth in the Rules of Practice and Procedures of the Board of Regents (Hawai'i Administrative Rules, Title 20, Subtitle 1, Chapter 1).

ARTICLE VII. Legal Counsel

- A. The University General Counsel. The University General Counsel shall be designated as legal counsel for the Board. The University General Counsel or the University General Counsel's representative(s), in the capacity of legal counsel for the Board, shall be present at all regular and special meetings and certain standing committee meetings of the Board.
- B. Requests for Written Legal Opinions. Requests for any written legal opinion of the University General Counsel shall be made by the Chairperson or designee with the full knowledge of the Board. Whenever a legal opinion is rendered by the University General Counsel, such opinion shall be in writing and along with a copy of the written request for such opinion, distributed immediately to all Board members.
- C. Conflicts. By policy and organizational structure, the University General Counsel serves the Board as well as the University administration. Understandably, there may be occasions when it becomes necessary to avoid a perception of conflict, or actual conflict, or to obtain specialized legal expertise. At such times, the Board may exercise its discretion in securing the services of independent legal counsel through the Secretary.

ARTICLE VIII. Robert's Rules of Order

Meetings shall be conducted in accordance with the current edition of Robert's Rules of Order insofar as they are applicable and not inconsistent with these bylaws, or applicable statutes or rules.

ARTICLE IX. Amendments

These bylaws may be amended only by two-thirds (2/3) vote of all the members to which the Board is entitled. Any proposed amendment to the bylaws shall be submitted in writing for consideration and vote by the members at a Board meeting.

ARTICLE X. Conflicts of Interest

- A. Standard of Conduct. Members of the Board shall comply with the provisions of these bylaws and are subject to the standards of conduct and financial interest disclosure requirements of Chapter 84, HRS (State Ethics Code) and must act in accordance with Chapter 84, HRS.
- B. Fiduciary Responsibility. Members of the Board serve a public interest role and thus have a clear obligation to conduct all affairs of the University in a manner consistent with this concept. Members of the Board are expected to place the

welfare of the University above personal interests, the interests of family members, or others who may be personally involved in affairs affecting the University. All decisions of the Board shall be made solely on the basis of a desire to promote the best interests of the University and the public good.

- C. Disclosures. In the event the Board must consider any matter for the University which also directly involves:
1. a regent or a member of the regent's family (which shall be a spouse, parents, siblings and their spouses, children and their spouses, and any household member);
 2. a public or private organization with which a regent is affiliated, as defined below; or
 3. a regent's personal financial interest as defined under chapter 84, HRS;

Any affected regent, at the first knowledge of the matter, shall fully disclose, as noted below, the precise nature of the interest or involvement.

For purposes of this article, an affiliation exists if a regent or a member of the regent's family is an owner (which shall be defined as: (1) an ownership interest valued at more than \$5,000; or (2) 10% or more ownership of the business), officer, director, trustee, partner, employee (which shall also include legal counsel, consultant, contractor, advisor, or representative) or agent of such organization.

All disclosures required under this article must be directed in writing to the Secretary who, together with the University General Counsel, shall be responsible for the administration of this bylaw.

Matters covered under this article shall be reported initially to the Chairperson for appropriate action. Should the Chairperson be the regent with a potential conflict, the matter shall be reported to the Vice Chairperson. Should both the Chairperson and the Vice Chairperson have a potential conflict, the matter shall be reported to the chairperson of a Board standing committee in the order as listed in Article II, Section D of the bylaws of the Board.

Information disclosed to the Secretary shall be held in confidence to the extent authorized by law.

This disclosure requirement shall not apply to any regent who declares a conflict of interest and recuses himself/herself from consideration of the matter before the Board.

- D. Determination of Conflicts. Questions concerning possible conflicts of interest shall be directed to the Secretary. Board shall resolve the questions by majority vote at a Board meeting in compliance with Chapter 92, HRS. Where any matter covered by Chapter 84, HRS, is involved, the potential conflict shall be referred to

the State Ethics Commission for disposition. Questions of potential conflict not covered by Chapter 84, HRS, may be referred to the University General Counsel for a legal opinion, except that questions of conflict under Section 78-4, HRS, shall be referred to the University General Counsel for a legal opinion.

Restraint on Participation. A member of the Board who has declared a conflict of interest and recused himself/herself or who has been found to have a conflict of interest in any matter before the Board shall refrain from participating in the consideration of the proposed matter. The regent may not vote on such matters before the Board and may not be present during the Board's deliberation and at the time of vote.

- E. Sanctions and Remedies. Any Board action favorable to a regent obtained in violation of this bylaw is voidable on behalf of the Board; provided that in any proceeding to void a Board action pursuant to this bylaw, the interests of third parties who may be damaged thereby shall be taken into account. Any proceeding to void a Board action shall be initiated within sixty (60) days after the determination of a violation under this bylaw. The Board may pursue all legal and equitable remedies and/or sanctions through the University's legal counsel. Any Board action imposing a remedy or sanction under this section must be initiated within one year after the action of the Board that is affected by a violation.



UNIVERSITY *of* HAWAII®

FY 2019 FIRST QUARTER CIP STATUS REPORT **(as of 9/30/18)**

Planning & Facilities Committee
January 17, 2019



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Table Summary – Construction Projects Over \$5 Million

**Indicates changes from last quarterly report*

†Exceeds original contingency

<i>Campus/Project</i>	<i>Original/ Revised Completion Date</i>	<i>Original Construction Amount</i>	<i>Change Orders & Percent Change to Date</i>	<i>Change(s) from Last Quarterly Report</i>
Mānoa – Coconut Island Utility Rehabilitation/Replacement	Nov. '16 / May '19*	\$6,397,204	\$3,572,878 [†] (55.9%)	Completion date changed from Sep. '18 to May '19 due to installation of a new back-flow preventer and an additional water line.
Mānoa – Coconut Island Lilipuna Pier and Seawall Repair	Apr. '18 / Apr. '19*	\$5,999,000	\$598,454 (10%)	Completion date changed from Sep. '18 to Apr. '19 due to permitting process for the permanent floating dock.
Mānoa – Coconut Island Marine Laboratory Buildings 1 & 2 Interior Renovation and General Repairs	Feb. '18 / Nov. '19*	\$21,019,747	\$80,109 (0.04%)	Completion date changed from July '19 to Nov. '19 due to adding electrical wiring and equipment, interior painting, flooring, finish carpentry, new transformer, HVAC commissioning, and furniture installation.
Hilo – Daniel K. Inouye College of Pharmacy	May '18 / May '19*	\$31,300,000	\$325,102 (1.0%)	Completion date changed from Oct '18 to May '19 due to reinstatement of the AV system and additional foundation excavation required to address cinder pockets.
Mānoa – Law School Renovation & Addition – Community Legal Outreach Center	Nov. '17 / Aug. '19*	\$7,372,000	\$513,824 [†] (7.0%)*	Completion date changed from Oct. '18 to Aug. '19 and change order amount increased from \$463,512 to \$513,824 due to lengthy procurement process for the interior wall system and doors by the Department.
LCC – Repair and Refurbish Theater	Sep. '17 / May. '19*	\$10,256,335	\$909,284 (8.9%)	Completion date changed from Oct. '18 to May '19 due to contractor repairing leaks on decks and completing punchlist items.
West O‘ahu – Administration & Allied Health Facility	May '18 / Mar. '19*	\$29,941,000	\$1,117,780 (3.7%)*	Completion date changed from Dec. '18 to Mar. '19 and change order amount increased from \$1,103,932 to \$1,117,780 due to addition of the rooftop PV system, additional building identification signs, and an unforeseen need to close off non-functioning chilled water loop valves.
Mānoa – Life Sciences Building	Spring '19 / Feb. '20	\$49,500,000	\$4,723,755 [†] (9.5%)*	Change order amount increased from \$4,604,617 to \$4,723,755 due to additional mechanical and electrical provisions to the 3rd floor shell space to accommodate a future virtual lab.
Mānoa – Kennedy Theater General Repairs and Code Compliance	July '17 / May '19*	\$5,491,500	\$616,346 (11.2%)*	Completion date changed from Oct. 18 to May '19 due to scheduling of roof work and additional exit signs, fall protection, and communication conduits. Change order amount increased from \$607,222 to \$616,346 due to replacing the costume storage container A/C unit, replacing lighting/switches, and adding an outlet at the welding station.
Mānoa – Saunders Hall Exterior Repairs and Reroof	Aug. '18 / Apr. '19*	\$5,227,618	\$398,959 (7.6%)*	Completion date changed from Dec. '18 to Apr. '19 due to additional unforeseen spalls and cracks on the exterior of the building and replacement of cracked windows. Change order amount increased from \$336,277 to \$398,959 due to additional unforeseen spalls and cracks on the exterior of the building.



Mānoa – Hamilton Library Addition, Phase III – Mechanical Repairs	Sep. '18 / Feb. '19*	\$6,018,387	\$414,187 [†] (6.9%)*	Completion date changed from Nov. '18 to Feb. '19 and change order amount increased from \$145,779 to \$414,187 due to additional work for exterior reheat coils, VAV controllers, and GPS ionizers.
West O‘ahu – Creative Media	June '20 / June '20	\$33,275,000	None	None
Mānoa – Athletic Gym 1 & 2	Mar. '19 / June '19*	\$8,000,000	\$662,038 (8.3%)*	Completion date changed from Mar. '19 to June '19 and change order amount increased from \$291,522 to \$662,038 due to delay in issuance of Notice to Proceed; and additional items added during design development, including additional athletic equipment and upgraded building insulation.
Maui College – Renovate Kitchen & Accessory Spaces in Pilina Building	June '19 / June '19	\$7,222,511	None	None
Leeward CC – 7881 DA Native Hawaiian Center for Excellence	Oct. '19 / Oct. '19	\$6,400,821	None	None

Table Summary - Design Projects Over \$1 Million

<i>Campus/Project</i>	<i>Original/ Revised Completion Date</i>	<i>Original Design Amount</i>	<i>Change Orders & Percent Change to Date</i>	<i>Change(s) from Last Quarterly Report</i>
Mānoa – Holmes Hall Renovation	Feb. '17 / Pending Future Funding*	\$1,514,992	\$301,445 (20%)	Completion date changed from Sep. '18 to pending future funding. Completion date pending request for additional design and construction funds.
CTAHR Due Diligence for Various Deferred Maintenance Improvements	Sep. '17 / Mar. '19*	\$1,231,316	None	Completion date changed from Dec. '18 to Mar '19 due to additional time required to fully assess the existing conditions of the six remaining sites.
Mānoa – Elevator Modernization, Phase IV	Dec. '18 / Dec. '19	\$1,077,157	\$164,665 [†] (15%)*	Change order amount increased from \$0 to \$164,665; increase due to installation of new card readers and associated equipment in elevator cabs.
Mānoa – New Classroom Building	June '20 / June '20	\$275,913	\$2,773,711 (1005%)	None

Table Summary - Upcoming Capital Improvement Projects

<i>Campus/Project</i>	<i>Estimated Construction Amount</i>	<i>Current Phase</i>
Hilo – Hale ‘Alahonua Air Conditioning Improvements	\$5m - \$10m	Executing consultant contract

Coconut Island Utility Rehabilitation/Replacement – Mānoa

Contractor:	Frank Coluccio Construction Company
Estimated Date of Project Completion:	May 2019*
Original Estimated Date of Project Completion:	November 2016
Completion Level:	88%
Original Construction Amount:	\$6,397,204
Change Orders & Percent Change to Date:	\$3,572,878 [†] (55.9%) (No change from Quarter 4)
Current Phase:	Erection of the retaining wall, grass paver parking lot at Lilipuna Pier, new fiber optic conductors, tie-in of waterline, and install back-flow preventer.
Next Phase:	Contractor to submit all required closing documents for review and approval. Project closeout to follow.

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



Half of the concrete footing for the retaining wall completed; forms being installed for the higher wall.



Steel reinforcement installed for the next section of the footing pour



Footing for the next section of the wall

Coconut Island Lilipuna Pier and Seawall Repair – Mānoa

Contractor:	Global Specialty Contractors, Inc.
Estimated Date of Project Completion:	April 2019*
Original Estimated Date of Project Completion:	April 2018
Completion Level:	94%
Original Construction Amount:	\$5,999,000
Change Orders & Percent Change to Date:	\$598,454 (10%) (No change from Quarter 4)
Current Phase:	Install electrical conduit and reinforcement within concrete curbing at perimeter of elevated walkway; place electrical fixtures, marine fenders, structural steel moment-frame at bent 12 and permanent floating docks.
Next Phase:	Contractor to submit all required closing documents for review and approval.

Project Scope: Coconut Island, located in Kāneʻohe Bay, is the home to the Hawaiʻi Institute of Marine Biology, a world-renowned marine research institute of the School of Ocean and Earth Science and Technology at UH Mānoa. This project involves the evaluation and repair of Lilipuna Pier, which serves as the transit point for shuttle service to and from Coconut Island. The existing concrete piles will be repaired, the landing deck will be replaced, and the precast planks of the last one third of the pier will also be removed and replaced. A temporary dock will be constructed to the right of the existing pier to maintain shuttle access to the island. Cost increase and time extension due to demolition of canopy structure and excess planks for recycling; multi-spectrum survey to determine new anchor points for the barge; additional repairs to pile cap; electrical lighting; abutment; new stairs and permanent floating docks; and permit acceptance.



Ongoing front fender installation



Moment-resisting structural framing at Bent 12



Concrete curbs with new bollard light fixtures

Coconut Island Marine Laboratory Buildings 1 & 2 Interior Renovation and General Repairs – Mānoa

Contractor:	Frank Coluccio Construction Company
Estimated Date of Project Completion:	November 2019*
Original Estimated Date of Project Completion:	February 2018
Completion Level:	71%
Original Construction Amount:	\$21,019,747
Change Orders & Percent Change to Date:	\$80,109 (0.04%) (No change from Quarter 4)
Current Phase:	Installing fiberglass doors, insulating and enclosing the framing with drywall, insulating mechanical and plumbing piping, and painting and roof membrane.
Next Phase:	Electrical wiring and equipment, interior painting, flooring, finish carpentry, new HECO transformer, HVAC commissioning and furniture installation.

Project Scope: Coconut Island, located in Kāneʻohe Bay, is the home to the Hawaiʻi Institute of Marine Biology, a world-renown marine research institute of the School of Ocean and Earth Science and Technology at UH Mānoa. This project involves the renovation of the interior of Marine Laboratory Buildings 1 & 2 to provide state of the art research and teaching laboratories, provide general repairs of the buildings (including replacing and upgrading mechanical, electrical, and architectural systems and structures), and perform significant structural retrofitting. Cost increase and time extension due to replacement of sub-contractor, additional vacuum breakers to the plumbing system, rebar modifications to connect the new concrete pier to an existing concrete beam, repairs to 2nd floor corroded steel beams upgrading electrical panels/core materials based on “wet or damp” conditions, existing condition of concrete/chilled water system, mechanical piping/electrical component rough-ins, concrete floor leveling, window installation, framing with drywall on fiberglass doors, paint, carpentry finishes at windows, roofing membrane, adding electrical wiring and equipment, interior painting, flooring, finish carpentry, new transformer, HVAC commissioning, and furniture installation.



Chilled water lines being insulated



Drywall framing completed in the upper floors



Adjustments being made to the air conditioning system fresh air intake fans



Daniel K. Inouye College of Pharmacy – Hilo

Contractor:	Isemoto Contracting Co., Ltd.
Estimated Date of Project Completion:	May 2019*
Original Estimated Date of Project Completion:	May 2018
Completion Level:	80%
Original Construction Amount:	\$31,300,000
Change Orders & Percent Change to Date:	\$325,102 (1.0%) (No change from Quarter 4)
Current Phase:	Ongoing installation of HVAC/MEP systems, elevator, windows, painting, exterior metal siding, AV rough-ins, site grading and exterior electrical work.
Next Phase:	On-going installation of windows, painting, AV rough-ins, exterior walls, sidewalks, and electrical work. Installation of acoustical ceilings, HVAC/electrical/plumbing finishes, partitions, millwork, flooring.

Project Scope: This project involves a new pharmacy facility. Level 1 consists of lecture rooms, breakout rooms, a student lounge, and restrooms. Level 2 includes an administration suite with counsel offices, administrative offices, two biolabs, faculty offices, a Medication Therapy Management suite, a mock pharmacy, a resource center, two seminar rooms, consult rooms, a compound lab, two sim labs, an IV Institutional Pharmacy lab and restrooms. Site development includes new surface parking stalls, landscaping and site lighting. Cost increase and time extension due to structural steel changes, underground electrical line extension and pole relocation, extension of the paved area for emergency site access due to County Fire Department's comments, additional 2' of excavation and backfill under the building foundation, and AV rough-in work.



Aerial view of site



HVAC ductwork



Law School Renovation & Addition: Community Legal Outreach Center – Mānoa

Contractor:	F&H Construction
Estimated Date of Project Completion:	August 2019*
Original Estimated Date of Project Completion:	November 2017
Completion Level:	94%
Original Construction Amount:	\$7,372,000
Change Orders & Percent Change to Date:	\$513,824 [†] (7.0%)*
Current Phase:	Installation of flooring, ceiling tile, cabinet and desk; address exterior (site) punch list for acceptance, and complete interior work in the existing law school building (second floor leading to bridge).
Next Phase:	Installation of interior wall system and doors by others, electrical and telecom cabling within walls, fixtures, sensors, signage, etc. on walls and doors, commission/training on systems, punch list and acceptance.

Project Scope: The Community Legal Outreach Center at the William S. Richardson School of Law on the UH Mānoa campus will serve as a space for the growing clinical service offered by law school students and faculty. Currently, students provide thousands of hours of free legal help to some of Hawai'i's most vulnerable people, including the elderly, troubled and incarcerated youth, veterans, and families living at or near poverty levels. The building will also provide much-needed space to develop practical trial and advocacy skills. The project includes partial demolition and reconfiguration of the existing parking and site features at the UH Mānoa Zone 17 parking lot outside of the Law School and construction of a new, 6,000 square foot, two-story precast concrete building and connecting bridge to the existing law school. Cost increase and time extension due to implementation of card access system in lieu of keys, addition of PV system, details for a gate and bollards, additional rebar, parking lot revisions, Disability and Communication Access Board and Hawai'i Fire Department comments, lengthy procurement process for the revision of the interior wall system and doors by the Law School, special inspections, ADA requirements, electrical revisions, additional interior doors (10 each), electrical work for the door on the existing building side of the bridge (card reader access), and drain piping/downspouts for the bridge.



East facing side of the building – site work complete and inspected and punch list provided



First floor interior – future classroom space



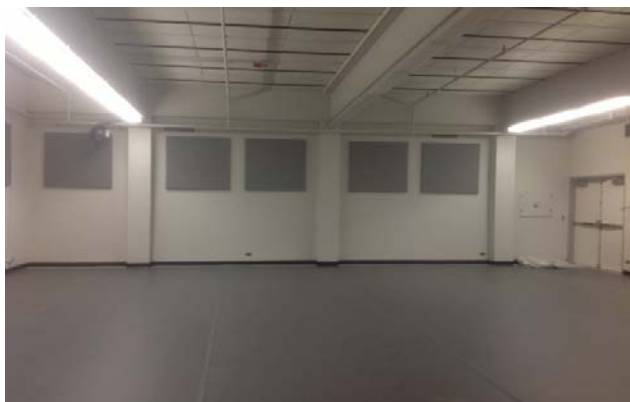
Second floor interior – future offices and workspaces



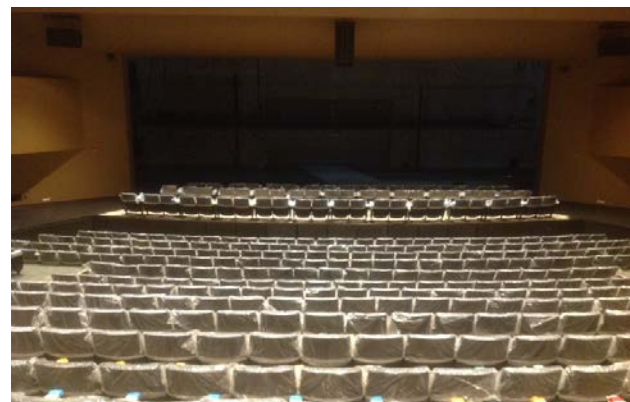
Repair and Refurbish Theater – Leeward CC

Contractor:	MEI Corporation
Estimated Date of Project Completion:	May 2019*
Original Estimated Date of Project Completion:	September 2017
Completion Level:	98%
Original Construction Amount:	\$10,256,335
Change Orders & Percent Change to Date:	\$909,284 (8.9%) (No changes from Quarter 4)
Current Phase:	Replace chill water pipe; repair exterior brick wall; resolve structural issues; install data and IT, signage, seating and lighting/transformers; test sound system; and paint.
Next Phase:	Final inspection of the punch list work; installation of the canopy roof, flashing, gutters, and final acceptance completion.

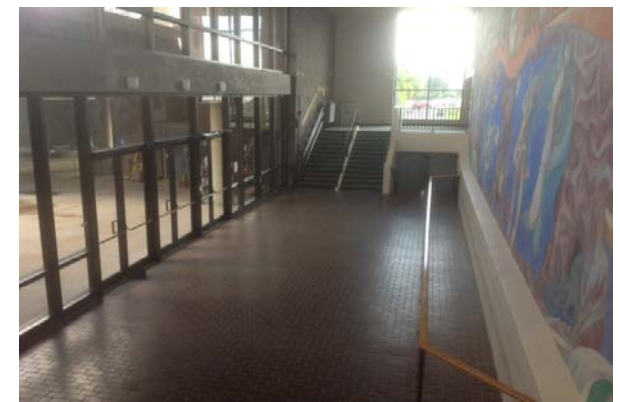
Project Scope: This project involves remedying the water intrusion into the building by improving the exterior drainage, doing landscaping improvements, installing continuous canopies to the side entries, creating an open and inviting exterior foyer to the main entry by relocating the ticket office, renovating the restrooms and including a concession area. It also involves upgrading the stage equipment (rigging and drapes, orchestra pit lift system, stage trap panel system and related items) and the main seating and stage area throughout the Theater. The auditorium seating, stage and dance rooms wood flooring, carpet and VCT flooring, painting, ceiling, and lighting, will also be replaced. The project will also retrofit the existing fire alarm system and mechanical system, abatement of hazardous materials at rooms/areas being renovated, meeting DCAB requirements, and making improvements to the theater lighting system and sound system. Cost increase and time extension due to additional labor to remove and relocate items left behind by LCC staff; asbestos abatement; additional concrete seal, installation of a new waterproof coating; relocation and redesign of accessibility-related items in the auditorium; replacement of the building's existing chilled water lines and chill water system; extended change order negotiations; repairs to the exterior brick face walls and spalling/rebar; new canopy structural conditions and waterproof coating at the exterior second floor concrete deck to resolve ongoing leaks; resolution of new leaks at the main entry exterior covered vestibule/waiting area, concession booth and ticket office; delivery delays of the new chill water pipes (long lead); testing of the new air conditioning equipment and devices; and addressing flashing/gutter concerns by the roofing subcontractor.



Dance Room and new dance flooring system



Auditorium seating and stage



Main Entry Lobby with mural and chairlift

Administration & Allied Health Facility – West O‘ahu

Contractor:	Swinerton Builders Hawai‘i
Estimated Date of Project Completion:	March 2019*
Original Estimated Date of Project Completion:	May 2018
Completion Level:	98%
Original Construction Amount:	\$29,941,000
Change Orders & Percent Change to Date:	\$1,117,780 (3.7%)*
Current Phase:	Final finish work, landscaping, FF&E, mechanical startup and testing.
Next Phase:	Landscaping, FF&E, AV and security systems, final cleaning, punch list, and commissioning.

Project Scope: The project consists of an approximately 43,442 square foot facility to house Administration and Allied Health programs at the University of Hawai‘i at West O‘ahu (UHWO) Campus. The new facility will include offices for UHWO administration and faculty, classrooms, laboratories, and other related spaces. Extension due to changes to the roof drainage design, which affected coordination with underground utilities. The changes involved replacing interior roof drains with exterior downspouts, to address campus concerns for long term maintenance. Cost increase and time extension due to demolition of existing site electrical, replacing and closing off existing non-functioning valves on chilled water loop, adjusting the location of the emergency power electrical duct, cutting and plugging existing utility lines, furniture revisions, revisions due to unavailability of specified products, replacing inoperable existing underground valves, replacing inoperable chilled water line valves and re-routing existing electrical ducts, AV equipment and room layout changes to accommodate program needs, increasing the depth of underground utilities to avoid penetrating foundation walls, determining the scope of the added rooftop PV system, revisions to roof drainage system exterior downspouts, extending the Creative Media Facility sidewalk, installing drainage connections to the emergency eyewash stations in labs, installing temporary electrical service for construction power, and adding building identification signs.



Administration wing – Open office area



Exterior view from southwest



Lab Support room



Life Sciences Building – Mānoa

Contractor:	Layton Construction
Estimated Date of Project Completion:	February 2020
Original Estimated Date of Project Completion:	Spring 2019
Completion Level:	25%
Original Construction Amount:	\$49,500,000
Change Orders & Percent Change to Date:	\$4,723,755 [†] (9.5%)*
Current Phase:	Building foundations and underground utility installation.
Next Phase:	Structural steel superstructure erection and building envelope construction.

Project Scope: This design-build project for a new Life Sciences Building will be developed at the site of Henke Hall and will support multiple programs like botany, PBRC, biology and microbiology. As the first of a three-phase Mānoa Mini Master Plan, this project will also provide surge space to allow for the redevelopment of the Snyder Hall site and subsequent redevelopment of Kuykendall Hall. Cost increase and time extension due to the addition of a second elevator to the project, design enhancements, chlordane soil remediation, and additional mechanical and electrical provisions to the 3rd floor shell space to accommodate a future virtual lab. Soil to be interred under the Kennedy Theater Parking lot; pavement will be restored.



Completed Kennedy Theater parking lot



Elevator pit walls and waterproofing



Grading and foundation work (viewed from northwest corner of site)

Kennedy Theatre: General Repairs and Code Compliance – Mānoa

Contractor:	RSI Roofing and Building
Estimated Date of Project Completion:	May 2019*
Original Estimated Date of Project Completion:	July 2017
Completion Level:	99%
Original Construction Amount:	\$5,491,500
Change Orders & Percent Change to Date:	\$616,346 (11.2%)*
Current Phase:	Theater is operational.
Next Phase:	Re-roof the 2nd floor; include air conditioning return air improvements to Ernst Lab Theater, stage fall protection. If contingency allows: Audience stair nosing, rigging safety upgrades.

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



Ewa entry ramp



Ernst Lab Theater tensioned wire grid



New roof over costume containers

Saunders Hall Exterior Repairs and Reroof – Mānoa

Design Consultant:	WTN Architecture
Estimated Date of Project Completion:	April 2019*
Original Estimated Date of Project Completion:	August 2018
Completion Level:	68%
Original Design Amount:	\$5,227,618
Change Orders & Percent Change to Date:	\$398,959 (7.6%)*
Current Phase:	Ongoing spall and crack repair on East and Southwest elevations; refinishing of wood railings in Atrium; application of fluid applied coating on roof parapet walls on upper roof; and continuing installation of new roofing system on Mechanical building roof.
Next Phase:	Spall and crack repair on building exterior; apply new traffic coating on Atrium hallway floors; install new roofing system on mechanical building roof.

Project Scope: Saunders Hall (formerly known as Porteus Hall) was designed in the early 1970's. Due to inadequate concrete coverage over the reinforcing bars during the original construction of the building, corrosion of the rebars is causing the exterior of the building to crack and spall. This project involves the repair of all concrete delaminations, spalls and cracks. In order to seal the entire building envelope watertight, the project also includes reroofing, new traffic coating, glazing, and interior renovation work. Cost increase and extension due to the removal and disposal of an abandoned PV system; repair of additional unforeseen spalls and cracks on the North, East, and Southwest exteriors of the building; relocation of classroom furniture from Saunders 342 to Kuykendall 401A and Crawford 114 to Saunders 342; asbestos abatement; new access control system installation; and hearing protection for building occupants.



Demolition of Saunders Mechanical Building roof



Application of fluid-applied coating on upper roof parapet walls



Spall and crack repair on Southwest elevation drop #3



Hamilton Library Addition, Phase III – Mechanical Repairs – Mānoa

Contractor:	Economy Plumbing & SheetMetal, Inc.
Estimated Date of Project Completion:	February 2019*
Original Estimated Date of Project Completion:	September 2018
Completion Level:	86%
Original Construction Amount:	\$6,018,387
Change Orders & Percent Change to Date:	\$414,187 [†] (6.9%)*
Current Phase:	Installing rough-in for reheat coils, replacing fire smoke damper actuators, insulating chilled water pipes, and installing control wiring for VAVs.
Next Phase:	Installing exterior reheat coils, installing GPS ionizers, replacing downspouts, testing and balancing system, and installing traffic coating.

Project Scope: Hamilton Library is the main library on the UH Mānoa campus. This project involves the replacement of existing mechanical equipment, ductwork, plumbing and piping, and partial ceiling replacement to upgrade the central chiller plant, air distribution system, reheat system and direct digital control systems. The project also involves replacement of electrical work, chemical abatement, a roof thermography study, structural steel work for cooling tower support, and miscellaneous painting. Cost increase and extension due to replacing cooling towers; removing condenser water piping at cooling towers, strip light ballasts, load from Loop D; removing/replacing control devices, existing ductwork installation in the mechanical rooms, additional/modified work for exterior reheat coils, motorized dampers, T-stats, replacement of existing 2-way valves, VAV controllers and GPS ionizers.



Painted pipe fittings



Sheet metal roofs installed over exterior ducts



Creative Media – UH West O‘ahu

Contractor:	Kiewit Building Group
Estimated Date of Project Completion:	June 2020
Original Estimated Date of Project Completion:	June 2020
Completion Level:	80%
Original Construction Amount:	\$33,275,000
Change Orders & Percent Change to Date:	None
Current Phase:	The 60% design was submitted and reviewed with all University stakeholders holding a vested interest in August 2018; currently, interactive meetings are being held between the Design-Builder and University stakeholders to discuss details for telecom, electrical, mechanical, furniture, and landscaping elements of the design.
Next Phase:	95% complete design is expected to be submitted in November 2018 for University review. Ground breaking for construction activities is anticipated in February 2019.

Project Scope: This design-build project is for a new, 33,000 sf facility to house the existing Academy of Creative Media (ACM) program. The building will be constructed on undeveloped land next to the new Allied Health Building. The function of the building will combine teaching facilities, production facilities, faculty offices, creative workspaces, and an incubator for emerging companies. It will be a professional environment focused on learning and creating a showcase for UH West O‘ahu and the UH System, as well as our entire state. The building expands the current UH West O‘ahu ACM program from approximately 110 student majors to an anticipated 500 majors.



Main lobby showing check-in desk, collaboration seating risers, lobby screen to display student work, and café located behind the stair risers



Emerging media lab with interactive cyber canoe display screen



South side of the building showing the outdoor screening area with grassed seating slope. Side walk connection on the left is to the rest of the West O‘ahu Campus



Athletic Gym 1 & 2 – Mānoa

Contractor:	Layton Construction Company, Inc.
Estimated Date of Project Completion:	June 2019*
Original Estimated Date of Project Completion:	March 2019
Completion Level:	39%
Original Design Amount:	\$8,000,000
Change Orders & Percent Change to Date:	\$662,038 (8.3%)*
Current Phase:	Gym 1 – Not started. Gym 2 – Demo completed of interior spaces, walls, clerestory windows, and existing wood floors.
Next Phase:	Gym 2 – Insulation, interior painting, flashing, drywall, HVAC, flooring acclimation, plumbing, storage room, padding, mats, doors, frames, hardware, electrical.

Project Scope: Gymnasiums 1 and 2 are located in the Physical Education Athletic Complex on the lower campus of the University of Hawai‘i at Mānoa. Both gymnasiums were constructed as part of the addition to the Physical Education/Athletic Complex in 1982. There have been no major additions or renovations to the reinforced concrete structures since their original construction. The project will provide newly renovated gymnasium facilities for the University of Hawai‘i at Mānoa. Both gymnasiums will be used for Student Recreation Services (intramural sports) activities and educational instruction, primarily by the UH Kinesiology Department. In addition, the gymnasiums will be utilized by the Men’s and Women’s Basketball and Volleyball teams for intercollegiate activities. The project objective is to design and construct a facility for the University that are consistent with the design and construction practices used for intercollegiate athletics sector projects that perform similar functions. Project objectives include: Eliminating condensation on floors, eliminating noise, dust, debris, and providing thermal comfort for the occupants. Cost increase and extension due to late issuance of Notice to Proceed and additional work identified during the design development process which included adding additional athletic equipment, upgrading the building insulation to be more efficient, and starting preparations to repave the areas around the ground floor air conditioning unit to reduce the amount of dust and debris.



Gym 2 interior



Gym 2 mauka elevation



Gym 2 new air conditioning equipment



Renovate Kitchen & Accessory Spaces in Pilina Building – Maui College

Contractor:	Hawaiian Dredging Construction Company, Inc.
Estimated Date of Project Completion:	June 2019
Original Estimated Date of Project Completion:	June 2019
Completion Level:	16%
Original Construction Amount:	\$7,222,511
Change Orders & Percent Change to Date:	None
Current Phase:	Construction ongoing including demolition and hazmat removal
Next Phase:	Continue ongoing construction, including layout, structural reinforcing and roughing in mechanical, plumbing and electrical.

Project Scope: This project includes the renovation of an existing kitchen space on the second floor and loading dock on the first floor of the Pilina building. The space will include food innovation spaces that include kitchens, packaging, as well as research and development.



East-Facing 2nd Floor: Demolition complete; laying out new walls and rough-ins



West-Facing 2nd Floor: Demolition complete; laying out new walls and rough-ins



1st Floor Loading Area: Demolition of walls and utilities; prepping new layout

7881 DA Native Hawaiian Center for Excellence – Leeward CC

Contractor:	Nan, Inc.
Estimated Date of Project Completion:	October 2019
Original Estimated Date of Project Completion:	October 2019
Completion Level:	2%
Original Design Amount:	\$6,400,821
Change Orders & Percent Change to Date:	None
Current Phase:	Construction ongoing; demolition, abatement work, installation of fire hydrant, and submittals.
Next Phase:	Ongoing demolition, installation of the waterproofing membrane and deck topping to create required slope, second floor exterior deck, utility rough ins, submittals, and ordering of materials

Project Scope: The project involves renovation of the ground floor and a new dance studio addition of Building 7881 DA for the Native Hawaiian Center for Excellence Program. The renovation includes improvements to the existing classrooms and addition of a new classroom, addition of a new Ethnobotany/Fiber Arts lab/classroom, addition of new offices, enlarging the social and study areas, addition of a new dance studio, improvements to the existing parking lot/loading and unloading area and addition of new restrooms. It also involves retrofit to the electrical/power/lighting, fire alarm system and AV/IT; and installation of a new exterior sun screen system on the South and West side faces and waterproofing of the second floor exterior deck. Flooring, ceiling, painting, interior window shades, signage, etc. will also be replaced.



Barricade and staging area entry



Excavation work and new fire hydrant installation

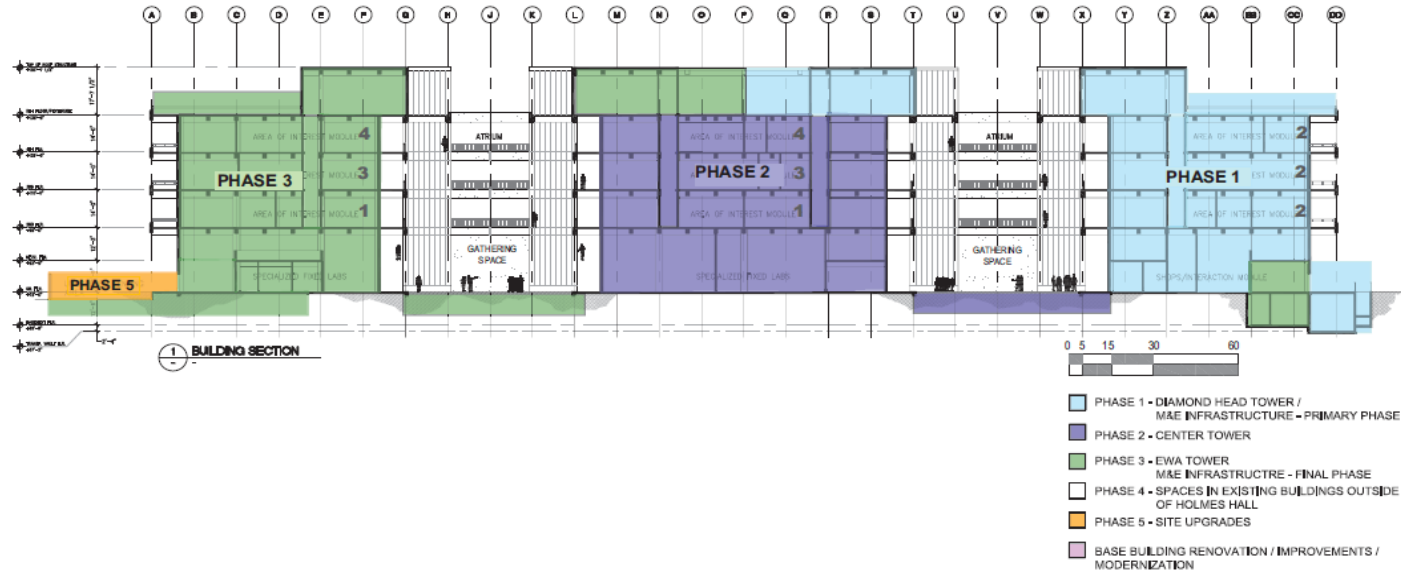


Second floor exterior deck demolition work

Holmes Hall Renovation - Mānoa

Design Consultant:	John Hara Associates
Estimated Date of Project Completion:	Pending Future Funding
Original Estimated Date of Project Completion:	February 2017
Completion Level:	100%
Original Design Amount:	\$1,514,992
Change Orders & Percent Change to Date:	\$301,445 (20%) (No change from Quarter 4)
Current Phase:	Planning and programming.
Next Phase:	Concept Design is pending a legislative request for additional design funds.

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



Phasing Plan – Building Section

CTAHR Due Diligence for Various Deferred Maintenance Improvements

Design Consultant:	INK Architects
Estimated Date of Project Completion:	March 2019*
Original Estimated Date of Project Completion:	September 2017
Completion Level:	55%
Original Design Amount:	\$1,231,316
Change Orders & Percent Change to Date:	None
Current Phase:	Continue to update the format of and restructure the Due Diligence Study (DDS). DDS Report for Kona Extension Office to be finalized by October 2018.
Next Phase:	Initiate site investigations to assess the conditions of the existing facilities/structures for the next six sites. Continue to assess the existing wastewater systems as part of the DDS Report.

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



Waimanalo Research Center Due Diligence Study showing the areas and buildings. Each Due Diligence Study evaluates the condition of each of the buildings and provides detailed photos and a description.

Elevator Modernization, Various Buildings, Phase IV – Mānoa

Design Consultant:	Design Partners Inc.
Estimated Date of Project Completion:	December 2019
Original Estimated Date of Project Completion:	December 2018
Completion Level:	12%
Original Construction Amount:	\$1,077,157
Change Orders & Percent Change to Date:	\$164,665 [†] (15%)*
Current Phase:	Design consultant currently re-visiting all elevators to verify all panels and equipment.
Next Phase:	Preparing for Preliminary phase. Meeting will be called with operations and facilities prior to Final Submittal.

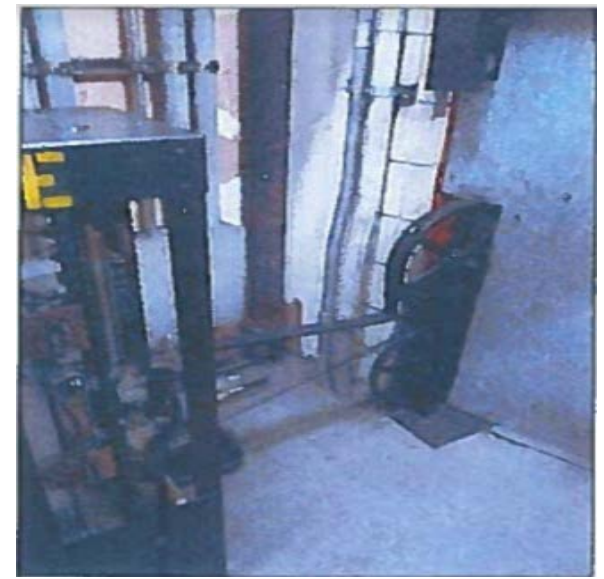
Project Scope: This project consists of the modernization of the existing elevator systems, machine rooms, possible replacement of the elevator cabs (if technically feasible), and the installation of access card readers and CCTV cameras in all elevator cabs and lobbies. The modernization shall comply with all current codes and accessibility standards. The buildings that are included in this project are St. Johns (2 elevators), Hamilton Library, Phases I and III (3 elevators/phase), Music Complex (1 elevator), Bilger Addition (1 elevator), Law School (1 elevator), Shidler Business School, Towers A, C and E (1 elevator/tower), and Astronomy Building B and C (1 elevator/building). Extension due to additional time needed for the design consultant to complete construction documents. Cost increase due to installation of new card readers and associated equipment in elevator cabs.



Law School elevator cab interior



Shidler elevator pit



Shidler elevator machine room that will be modernized

New Classroom Building – Mānoa

Design Consultant:	Ushijima Architects Inc.
Estimated Date of Project Completion:	June 2020
Original Estimated Date of Project Completion:	June 2020
Completion Level:	35%
Original Design Amount:	\$275,913
Change Orders & Percent Change to Date:	\$2,773,711 (1005%)
Current Phase:	Developing framework for Master Plan.
Next Phase:	Complete design of the new classroom building.

Project Scope: The new classroom building will provide swing space for classrooms and offices as part of the 6-year mini capital improvement program/master plan and eventually permanent space for bringing off campus colleges onto the Mānoa Campus in the effort to reduce square footage and modernize classrooms to meet current needs for academic programs. After the new Life Sciences Building is complete in 2019, Snyder Hall occupants will be relocated to the Life Sciences Building and Snyder Hall will be demolished. This new classroom building will replace Snyder Hall. The original scope of the classroom building includes updating the PRU and Campus Master Plan and conducting an EA. The EA for the PRU is required for future classroom building construction permits as the current PRU is already considered outdated and set to expire in 2020. The PRU will also address the demolition of buildings/portables and future energy, traffic and other requirements on the Mānoa campus. The funds for this project were appropriated in Act 213, Session Laws of Hawai‘i 2007, as amended and renumbered by Act 158, Session Laws of Hawaii 2008, Item G-117.05 and are still available for this effort with enough funds to deliver an updated PRU/Campus Master Plan and EA and also provide a full design for this classroom building. The Board of Regents previously approved this project in 2008. Cost increase due to Master Planning efforts updating the PRU, Campus Master Plan, and EA.



Upcoming CIP: Hale ‘Alahonua Air Conditioning Improvements – Hilo

Estimated Construction Amount:	\$5m-\$10m
Current Phase	Executing the consultant contract

Project Scope: The Hale ‘Alahonua dormitory was completed in 2013. All dormitory units within this facility rely on natural ventilation; however, the building's configuration and location on the site obstructs access to natural airflow (cross ventilation) from the naturally ventilated central corridors into the dormitory units. The dormitory fire rated entry doors are the sole physical means available to facilitate the natural airflow from the corridors into the dormitory units; however, the doors must be self-closing and self-latching to comply with code requirements, eliminating the dormitory unit's sole access to natural airflow. Students residing at Hale ‘Alahonua raised major concerns regarding unacceptable living conditions, citing the extreme heat issues in the dormitory units. Portable fans in each dormitory unit did not mitigate the lack of natural cross ventilation and air movement and extreme heat conditions. This project consists of air conditioning for 152 apartment units (total of 304 bedrooms) and two lounge areas. The design solution will be a mini-package wall-mounted air conditioning system and will include solar PV and battery storage units for day and night operations to mitigate our environmental impact and carbon footprint. A power consumption monitoring and management system for the individual air conditioning units shall be provided for flexibility in comfort. Construction is anticipated to begin in July 2019 and the estimated completion date is June 2020.



Hale Alahonua dormitory at UH Hilo houses 300+ students in 2-bedroom suites



Projects Pending Close-Out

<i>Campus/Project</i>	<i>Original/ Revised Completion Date</i>	<i>Original Construction Amount</i>	<i>Change Orders & Percent Change</i>	<i>Reason for Extension/Increase</i>
Mānoa – Clarence T.C. Ching Complex, Construction of New Athletics Complex	July '13 / Mar. '19*	\$12,393,000	\$2,294,625 (18.5%)	Non-Conformance Letter sent to contractor to address cracking concrete railing walls and water leaks at the 3 rd floor windows. Contractor in process of addressing issues.
Hawai'i CC – Hale Aloha Renovation	Oct. '16 / Litigation	\$7,629,500	\$308,436 (4.0 %)	In litigation; change order total is for contract modifications #1 - #6; water leaks and the roof parapet remain key litigation issues. The mediation has been continued to February.
Hawai'i CC – Culinary Arts Building Phase 1A & Health Science and Student Services Building Phase 1B (Pāalamanui)	Mar. '16 / Mar. '19*	\$22,670,172	\$5,920,286 (26.1%)	Processing final change orders and project close out documents.
Mānoa – Elevator Modernization (Phase 3) – Various Buildings	Dec. '17 / Mar. '19*	\$9,162,000	\$1,223,567 (13.4%)*	Closing documents have been submitted and approved. Final change order work in process.

Closed Projects

<i>Campus/Project</i>	<i>Original/ Revised Completion Date</i>	<i>Original Construction Amount</i>	<i>Change Orders & Percent Change</i>	<i>Reason for Extension/Increase</i>
Honolulu CC – Building 8807, Upgrade Infrastructure*	May '14 / Dec. '18*	\$8,609,000	\$2,258,824 (26.2%)	Approval of closeout documents completed. Contractor paid in full.
Mānoa – Replacement of Substation “M”*	Dec. '17 / Dec. '18*	\$4,777,000	\$699,597 [†] (14.7%)	Closing documents submitted and Project Acceptance Notice was issued to the Contractor.



FOR DISCUSSION

University of Hawai'i Real Property Development Projects Discussion

Planning & Facilities Committee
January 17, 2019

CURRENT REAL PROPERTY INVENTORY

Status	University of Hawai'i Land Ownership in Fee by Island (Acres)				
	Kaua'i	Hawai'i	O'ahu	Maui & Moloka'i	Total Acreage
Active and in Use	160	873	1,062	155	2,250
Vacant with Plans to Use	40	0	57	3	100
Partial Use	232	585	1,242	0	2,059
No Future Plans	17	797	135	0	949
Total Acreage	449	2,255	2,496	158	5,358

REAL PROPERTY WITH UPCOMING PLANS FOR FURTHER USE

Location	Property Description	Size (Approximate)	Zoning	Goals
Mānoa	Former NOAA	2.2 acres	R-5	Graduate/Junior Faculty Housing
Mānoa	Atherton Y	1.0 acres	R-5	Student Housing and Innovation and Entrepreneurship Center
Hilo	Vulcan Village	35 acres	County - University Zone	Affordable Housing and Commercial Mixed Housing
Kapi'olani CC	Leahi Properties	4.4 acres	R-5	Generate revenue
West O'ahu	UHWO University District	208 acres	BMX-3, R-5, A-2	Generate revenue
West O'ahu	UHWO Mauka Lands	TBD	AG-1	Generate revenue
West O'ahu	UHWO Campus Lands	TBD	BMX-3, A-2, R-3.5, P-2	Faculty Mixed Housing
Mānoa	PBS/KHET Building	<1 acre	R-5	Generate revenue

**REAL PROPERTY DEVELOPMENT
PROJECT SUMMARY**

- I. Property Description
 - A. Island, campus, TMK No.
 - B. Size (Acres, gsf)
 - C. Zoning
 - D. Method of Ownership (any restrictions?)
 - E. Other pertinent background information

- II. Proposed project description

- III. Project goals
 - A. Cost avoidance (no revenue)
 - B. Strict monetization
 - C. Mixed: Avoid costs for UH benefit & revenue generation

- IV. Project Team
 - A. Internal: Roles and responsibilities
 - B. External

- V. Delivery Method
 - A. Finance
 - B. Design/Build
 - C. Operate
 - D. Maintain

- VI. Project timeframe

- VII. Resource requirements
 - A. Funding
 - B. Experts

Honolulu Authority for Rapid Transportation (HART) Briefing

UH Board of Regents – Planning & Facilities Committee

January 17, 2019



20 Miles – 21 Stations





Opens 2020

Opens 2025

20 miles, 21 stations

West O'ahu Stations Group

Nan Inc.
70.3% Complete
Anticipated Completion June 2019



Kualaka'i
(East Kapolei)



Keone'ae
(UH-West Oahu)



Honouliuli
(Ho'opili)

Keone'ae (UH West O'ahu) Station

86.5% complete



Farrington Highway Stations Group

Hawaiian Dredging Construction Company

81.7% Complete

Anticipated Completion May 2019



Ho'ae'ae Station
(West Loch)



Pouhala Station
(Waipahu Transit Ctr)



Halaulani
(Leeward Community College)

Hālaulani (Leeward Community College) 70.5% complete



Kamehameha Highway Stations Group

Nan Inc.

55.8% Complete

Anticipated Completion September 2019



Waiawa
(Pearl Highlands)



Kalauao
(Pearlridge)



Halawa
(Aloha Stadium)

Airport Guideway and Stations

Aloha Stadium to Middle Street
Shimmick Traylor Granite Joint Venture
35.7% Complete
Substantial Completion May 2021



Column Construction Along Kamehameha Highway



Column Construction for Airport Guideway

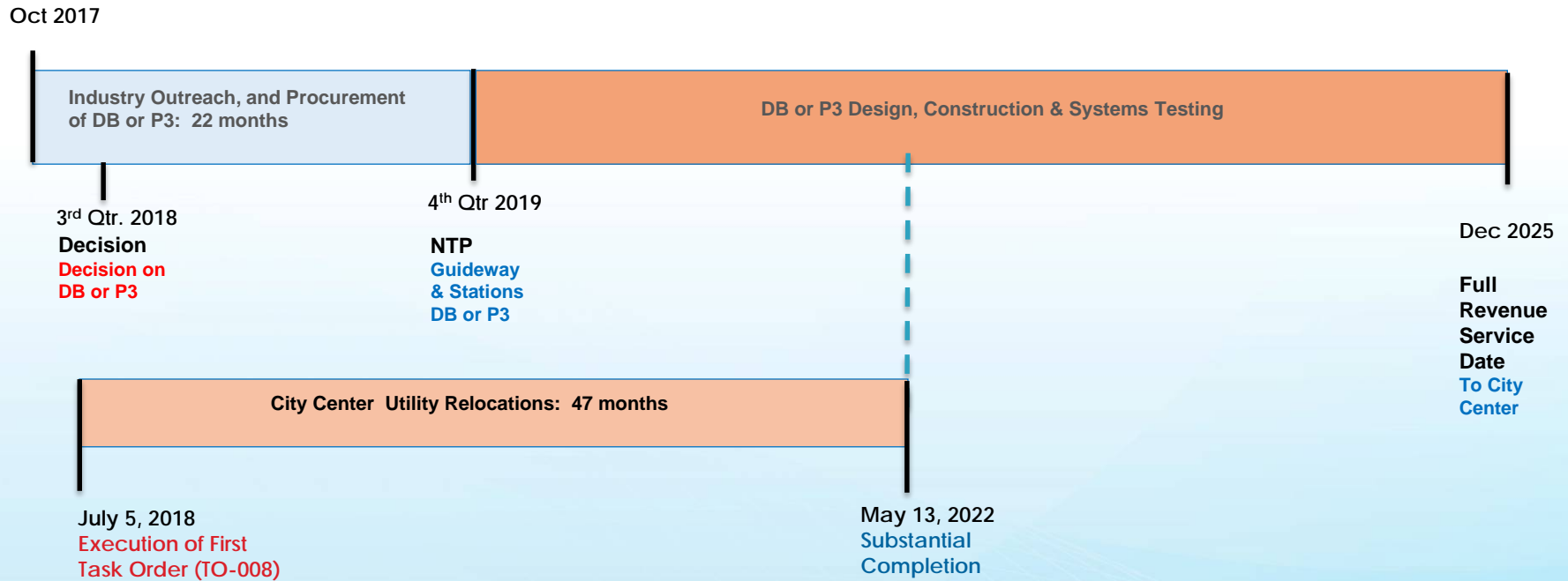


Core Systems Status

■ Core Systems – 60% complete

- Core Systems MSF Energization test successfully completed in May 2018.
- MSF Short Circuit test successfully completed in May 2018.
- MSF Communication equipment and wiring installation 95% complete (Testing to start once installation is complete).
- MSF Automatic Train Control (ATC) subsystem testing is 95% complete (with reports submitted).
- Train #1 certified and Train #2 in the process of certification to begin MSF Yard testing. Train #3 just delivered.
- Core Systems is concurrently working with construction team on the 3rd rail equipment repair on the guideway so vehicle acceptance testing may begin.

City Center Timeline, Summary



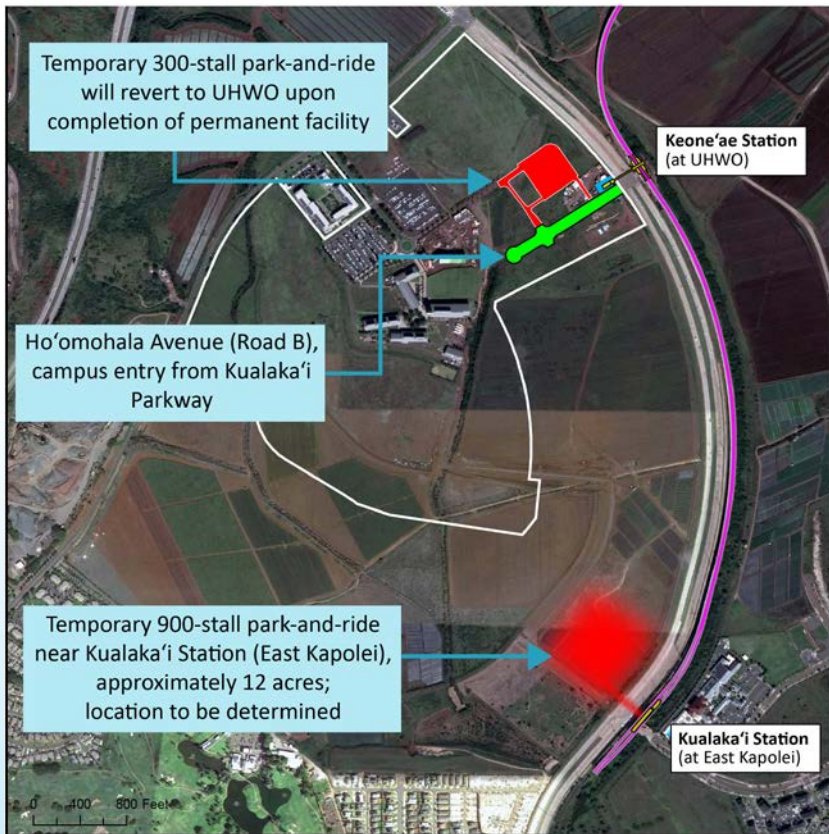
The Future



UH Properties Needed by HART



University of Hawai'i - West O'ahu



Key

- Hart Guideway
- Station Footprint
- HART Easement

HART-provided infrastructure

- 1 Ho'omohala Avenue (Road B)
\$3,763,500
- 2 Keone'ae Station (UHWO) - Temporary park-and-ride facility (lighted, security cameras, canopy trees). Will revert to UH after 2025.
\$5,866,200
- 3 Kualaka'i Station (East Kapolei) - Temporary park-and-ride facility. Will revert to UH.

Kualaka'i (East Kapolei) Station

Short-term use agreement is needed for the temporary park-and-ride (approx. 12.0 acres); would revert to UH

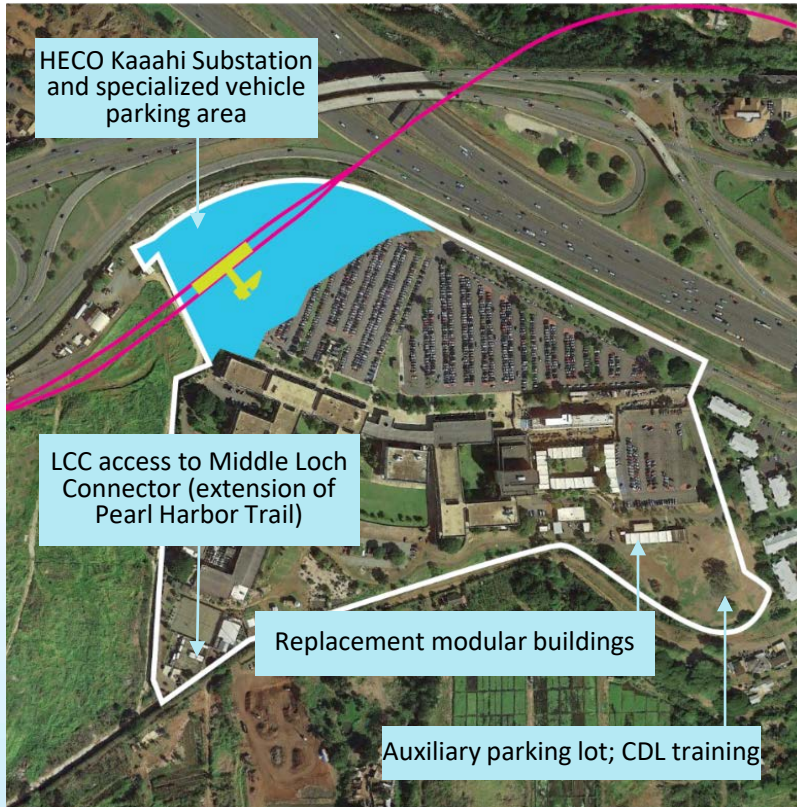
Keone'ae (UHWO) Station

Area needed for long-term rail use: approx. 20,200 square feet (0.46 acre)




Appraised relinquishment value: \$1,248,000 as of June 7, 2018 and BMX-3 zoning

Short-term use agreement is needed for the temporary park-and-ride (approx. 7.9 acres)

Leeward Community College



Key

-  Hart Guideway
-  Station Footprint
-  HART Easement

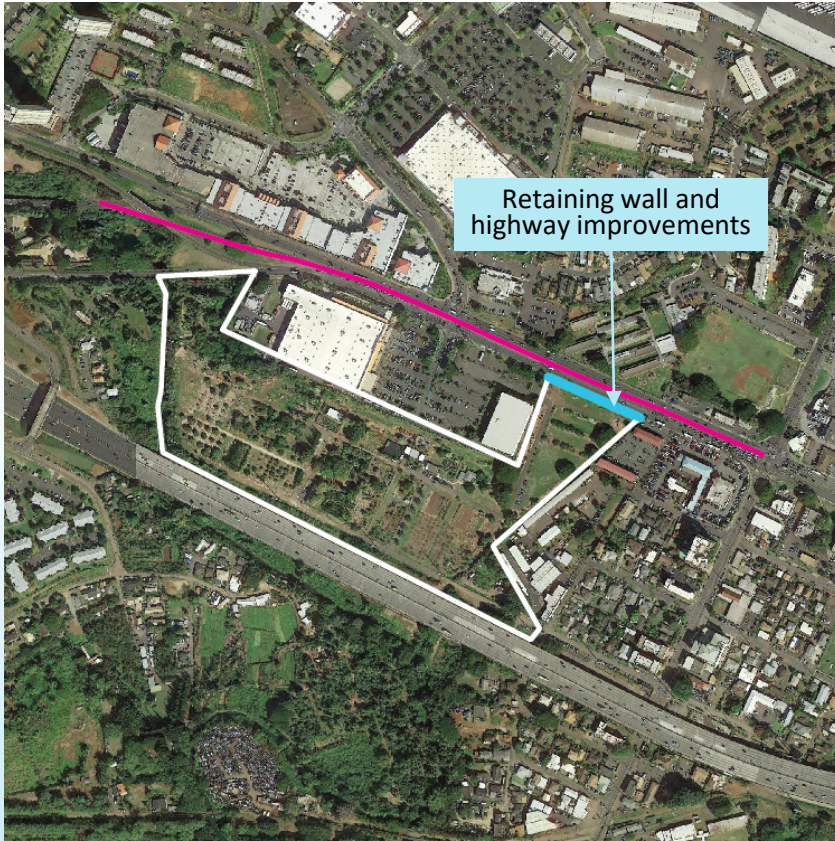
HART-provided infrastructure

- 1** Modular buildings and deck
\$1,011,000
- 2** CDL and motorcycle training areas
\$2,178,000
- 3** Auxiliary/overflow parking lot
\$588,300
- 4** Ala Ike and campus access road improvements
\$330,000
- 5** Middle Loch Connector (bike/ped path, makai gate)
\$167,000

Area needed for long-term rail use is approx.
174,816 square feet (4.01 acre)

Appraised relinquishment value: \$213,000 as of
June 7, 2018 and AG-2 zoning

Pearl City Urban Garden



HART-provided infrastructure

- 1 Retaining wall and new fence along Kamehameha Highway
\$620,000
- 2 Drainage improvements
\$50,000

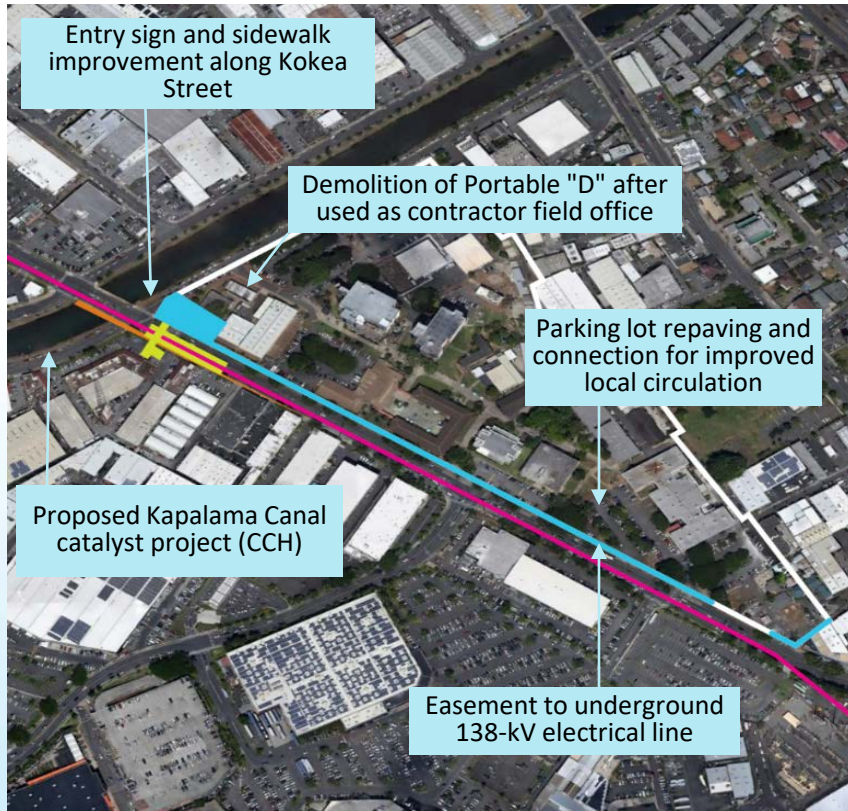
Area needed for long-term rail use is approx.
6,976 square feet (0.16 acre)

Appraised relinquishment value: \$6,000 as of June 7, 2018
and AG-1 zoning




Key

- Hart Guideway
- HART Easement

Honolulu Community College



Key

-  Hart Guideway
-  Station Footprint
-  HART Easement

HART-provided infrastructure

- 1** Improvements to parking lots along Dillingham Blvd
\$220,000
- 2** Robello Lane improvements (security fence, drainage and driveway)
\$167,000
- 3** Removal of Building 8871-D
\$158,000
- 4** Sidewalk on Kokea St., sidewalk to Autobody Bldg. and campus signage
\$44,000

Area needed for long-term rail use is approx.
34,793 square feet (0.80 acre)

Appraised relinquishment value: \$2,995,000 as of
June 15, 2018 and IMX-1 zoning

Overview of HART Land Requirements and Mitigations

	Land Required (Long-term Use)		Appraised Relinquishment Value ^a	HART- Provided Infrastructure
	Square Feet	Acres		
UH-West O‘ahu				
Kualaka‘i Station	522,720	12.0 ^b	--	--
Keone‘ae Station	20,200	0.5	\$1,248,000	\$9,629,700
Leeward Community College	174,816	4.0	\$213,000	\$4,274,300
Pearl City Urban Garden	6,976	0.2	\$6,000	\$670,000
Honolulu Community College	34,793	0.8	\$2,995,000	\$589,000
Total	759,505	17.5	\$4,462,000	\$15,163,000

a Determination of relinquishment value followed *The Uniform Standards for Federal Land Acquisition* (Yellow Book)

b Short-term use agreement needed for temporary park-and-ride, as identified in Final Environmental Impact Statement.

Mahalo!



V.A.1.

Executive Session

HART Use & Occupancy of
University of Hawai'i Lands

**ITEM TO BE
DISCUSSED IN
EXECUTIVE
SESSION**