

Notice of Meeting
UNIVERSITY OF HAWAI'I
BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES
Members: Regents Moore (Chair), Nahale-a (Vice-Chair), Bal, Higaki, and
Sullivan

Date: Thursday, March 5, 2020

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 December 5, 2019 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.testimony@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. Fiscal Year (FY) 2019-2020 2nd Quarter Capital Improvement Project Status Report as of December 31, 2019
 - B. Annual Report on Real Property Actions Delegated by the Board of Regents
 - C. University Land-Related Strategic Initiatives and Partnerships Program FY 2019-2020 2nd Quarter Update
 - D. NOAA Redevelopment Project Contract
 - E. Future Status of the Planning and Facilities Committee
- V. Adjournment**

DISCLAIMER - THE FOLLOWING ARE DRAFT MINUTES AND ARE SUBJECT TO FURTHER REVIEW AND CHANGE UPON APPROVAL BY THE COMMITTEE

MINUTES

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING

DECEMBER 5, 2019

I. CALL TO ORDER

Chair Moore called the meeting to order at 11:30 a.m. on Thursday, December 5, 2019, 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: Chair Randy Moore; Vice-Chair Alapaki Nahale-a; Regent Eugene Bal; Regent Wayne Higaki; and Regent Jan Sullivan.

Others in attendance: Board Chair Ben Kudo; Regent Simeon Acoba; Regent Kelli Acopan; Regent Michael McEnerney; Regent Robert Westerman; Regent Ernest Wilson Jr. (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; Interim VP for Community Colleges Erika Lacro; VP for Legal Affairs/University General Counsel Carrie Okinaga; VP for Academic Planning and Policy Donald Straney; VP for Research and Innovation Vassilis Syrmos; VP for Information Technology/Chief Information Officer Garret Yoshimi; VP for Budget and Finance/Chief Financial Officer Kalbert Young; UH-Mānoa (UHM) Provost Michael Bruno; UH-West O'ahu (UHWO) Chancellor Maenette Benham; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES OF THE SEPTEMBER 5, 2019 MEETING

Regent Sullivan moved to approve the minutes of the September 5, 2019, meeting, seconded by Regent Nahale-a, and the motion carried unanimously.

III. PUBLIC COMMENT PERIOD

Board Secretary Oishi announced that the Board Office did not receive any written testimony and that one individual signed up to provide oral testimony.

Rosie Alegado, representing Ho'ola Waiale'e (a UH faculty and community hui), commented on the Waiale'e property noting that Ho'ola Waiale'e was exploring the possibility of establishing an agreement with UH to allow access to the property so the organization could hold community work days for cleaning and clearing the property. She also noted that a UH faculty hui was actively working on proposals to generate revenues to fund appropriate research activities at Waiale'e.

IV. AGENDA ITEMS

A. Committee Goals and Objectives

Referencing materials provided to Committee members, Chair Moore discussed the Committee goals and objectives noting that he had reviewed Regent Policies and Board bylaws as they related to the Committee to begin determining whether the policies and bylaws were aligned with Committee goals, objectives, policies, functions, and activities. Chair Moore recommended that several amendments be made to Regent Policies and bylaws and briefly reviewed each recommended amendment. He also noted that there are a number of interrelationships between the Planning and Facilities Committee and the Budget and Finance Committee.

Regent Sullivan suggested that the Committee consider receiving detailed Capital Improvement Project (CIP) reports on a semi-annual basis instead of quarterly, and less detailed updates in-between. She also noted that CIP reporting requirements are not contained in Regent Policies and perhaps the Committee can have further discussion on this issue at a later meeting.

Chair Moore also disseminated and discussed the Committee work plan for Fiscal Year 2019-2020, remarking that the work plan was also reviewed by Vice-Chair Nahalea and VP Gouveia, and all agreed the work plan looks feasible.

B. Recommend Board Approval to Authorize the Administration to Support and Participate in a Public Utilities Commission-Approved Green Tariff Program

VP Gouveia provided an overview of the Green Tariff Program (Program) noting that the Program was a pilot program established by the Hawaiian Electric Company (HECO) and would be a means of addressing statutorily established goals that UH become net-zero with respect to energy use by January 1, 2035. She highlighted that under the Program, UH would be granted the ability to utilize remote real property under its control for a specified renewable energy facility and in turn experience the financial benefit associated with renewable energy rates at a distant site or campus.

VP Gouveia provided a brief explanation of a power purchase agreement (PPA) and expounded on the differences between a traditional PPA and the Program, noting that the Program contained unique characteristics and in industry terms would more appropriately be referred to as a sleeved PPA. VP Gouveia also discussed the financial impacts and cost savings contemplated by UH as a result of its participation in the Program by providing a specific example of how the Program would work using lands located on the Makai campus of UHWO for development of a renewable energy facility. She noted that if the Committee agreed to recommend Board authorization for the Administration to participate in the Program and the Program received approval from the Public Utilities Commission (PUC), the Administration is expecting to possibly realize energy cost-savings sometime around 2024-2025.

Board Chair Kudo inquired as to who the PPA developer would be under the Program. VP Gouveia replied that it would be a private developer selected by HECO.

Regent McEnerney questioned the ability of UH to back out of an agreement once one has been entered into with HECO. VP Gouveia replied that once an agreement

with HECO regarding the Program is entered into, UH cannot back out of the agreement without penalty. However, VP Gouveia stated that through negotiations, UH does have the ability to terminate the services agreement if the project becomes financially unfeasible but the PPA developer must continue to be allowed to use the parcel on which the energy facility was constructed without cost and the long-term land use agreement remains in effect.

Regent McEnerney queried whether UH or the developer of the renewable energy facility would be responsible for insurance, repair and maintenance, and other associated costs of the facility. VP Gouveia replied that those responsibilities and costs rested with the developer.

Regent Westerman asked about the saturation level of solar on O'ahu noting that this could affect energy cost savings. VP Gouveia responded that she was not aware of the saturation levels of solar on O'ahu. However, the structure of the Program mitigates the adverse impact of solar saturation because the fixed costs of HECO will continue to pass through to UH; the Program only supplants the ECAF energy rate line item component of the overall HECO rate structure/invoice, which ensures minimal adverse impact on the broader HECO rate-paying customer base.

Discussion occurred as to whether the Administration properly evaluated the parcel in question for alternative uses for other revenue generation for the University. VP Gouveia stated that, although no site has been finalized, the Administration's evaluation and analyses of the value for use of the proposed parcel in question in terms of a solar facility were that it will be economically advantageous to the University and that if other alternative uses for that parcel were more financially beneficial to the University, those alternatives would be evaluated and considered.

Regent McEnerney questioned whether the 11 cents renewable energy rate agreed to under the Program is fixed for the 20 year life of the Program. VP Gouveia clarified that the 11 cents renewable rate was a very conservative rate that was used in the presentation only for purposes of explaining the financial model. Miles Topping, Energy Manager, explained that in the example provided, the financial model of the Program fixes the rate at 11 cents for 20 years noting that the Administration worked with the University of Hawai'i Economic Research Organization (UHERO) to develop a model and that UHERO analyzed rates, rate trends, and factors affecting rates over the past several decades that informed the model. The 11 cents rate used in the example is on the higher end of the spectrum of the latest awarded HECO RFPs and thus was considered a conservative number. UHERO's initial analysis, done before the recent HECO rate structure change to the ECAF, indicated that a green tariff will remain beneficial to UH over the 20 year life of the Program. VP Gouveia reiterated that if unforeseen circumstances cause the Program to become financially unfeasible for UH, the Program still provided a means for UH to terminate the agreement. However, Miles Topping clarified that his office would still need to rerun the UHERO model before UH enters into contracts or agreements that reflect the final green tariff rate structure and the current HECO rate structure in effect at the time of decision making.

Regent Acoba inquired as to whether the 11 cent rate was guaranteed or subject to bids or proposals by the PPA developer. VP Gouveia replied that it was subject to the proposals by PPA developers. Regent Acoba questioned whether UH would have any control over the rate accepted by HECO from the PPA developer or would UH be committing itself to the Program without knowing the actual rate it would receive. VP Gouveia stated that UH would have one last opportunity to review all the agreements and rates with HECO before entering into any long-term land use agreements and before UH enters into a services agreement with HECO. If UH does not believe the final rates and terms to be favorable, then UH will not enter into a land agreement or services agreement. If UH does not proceed with a land agreement and/or service agreement, UH will be liable to HECO for a penalty of up to \$100,000, less any RFP fees submitted by the developers to HECO.

Discussions occurred as to the ability of the Program to be financially beneficial over the long term to UH if the 11 cent renewable energy rate is kept constant and other costs fluctuate. It was noted that the Program, as currently modeled, would only be beneficial to UH if costs for fuel, and therefore energy rates, continue to rise and that the assumption, after analyzing trends, was that they would.

Regent Westerman asked whether the Program included contingencies for a battery storage system. VP Gouveia replied in the affirmative.

Regent Nahale-a questioned whether the anticipated cost-savings from the Program would be limited to UHM or could other campuses on O'ahu also experience cost-saving benefits from the Program. VP Gouveia stated that the long-term plan is for all O'ahu campuses to benefit from the Program.

Clarifying that the lands proposed to be used for the Program were Makai lands located on the campus of UHWO, Regent Sullivan voiced her concerns as to how the Program could impact future use of these lands. VP Gouveia responded that the Administration has still not identified the specific parcels of land to be used for the Program and that, as currently modeled, it was anticipated that Program would only require the use of 50 out of the 500 acres of available land. Regent Sullivan stated that she had concerns about providing authority to the Administration to execute a long-term, 20-year, agreement with a PPA developer and HECO without having all the facts and information about the land and parcels in question.

Regent Sullivan asked if UH could qualify as a PPA developer. VP Gouveia replied that the Administration was still reviewing whether or not this was a possibility.

Regent Wilson left at 12:15 p.m.

Board Chair Kudo remarked that the Program has numerous unknowns and uncertainties regarding risk and benefit projections and questioned whether it would be more beneficial for UH to simply completely remove itself from the grid. VP Gouveia replied that that was unrealistic for UHM. The current focus of the Program is UHM, which has the highest utility costs (\$27 million in 2018), and there is not enough space on the UHM campus, even if all available rooftop and parking lot spaces are used for

photovoltaic solar power generation to generate enough energy to power all of campus operations, including high intensity research operations. Large parcels of land are needed to be able to generate the amount of grid-sized electrical energy needed by UHM, which in part can be provided by UHWO, and the Program was structured accordingly.

Regent Higaki remarked that he had concerns regarding the land that would be used for the Program and asked if the land would still be encumbered for 20 years should the Administration determine the Program to be financially unfeasible for UH and the agreement was terminated. VP Gouveia replied in the affirmative.

Chair Moore remarked that 20 years was not a long period of time with respect to utilities and that if UH were to delay these efforts in order to obtain a better deal from HECO, that a deal would never be reached. He noted that he would want to see if it were possible to do a bifurcation of this Program where some power would be generated on the UHM campus in addition to power generated through the Program at UHWO. Chair Moore posed a question to Committee members as to whether they want to forward this request to the Board or wait until more information is received from the Administration, noting that if the Committee waited, the Program might face further delays. VP Gouveia stated that if the Committee failed to act, HECO simply would not file their plan with the PUC. VP Gouveia mentioned the possibility of amending the Administration's request to only ask for authority to support the PUC filing by HECO and then return to the Committee at a later date with additional information about a particular site and firmer rates. VP Gouveia reiterated that the Program that will be filed with the PUC explicitly states that: (1) UH must commit to long-term use of land at no cost; and (2) if an RFP process is initiated and UH does not enter into either a long-term land use agreement and/or services agreement, then UH is obligated to pay HECO a penalty of up to \$100,000 less any RFP fees submitted by developers to HECO.

Regent Higaki left at 12:55 p.m.

Chair Moore asked why the Administration picked 11 cents as the figure to use for the renewable energy rate. VP Gouveia responded that the Administration took a conservative approach and determined that 11 cents was the highest feasible rate.

President Lassner commented that the core question that needed to be answered was whether the Board was willing to support the Administration in moving forward with the best negotiated deal it could make with HECO. He noted that HECO only needed assurances that the Board will support this program and reiterated the comments by VP Gouveia that the request can be modified to only seek authority to support the PUC filing by HECO and the Administration can return and seek participatory authority at a later date. President Lassner also stated that it may be possible to use other land owned by UH for the Program to address concerns mentioned about the UHWO land.

Regent Sullivan moved to approve the request in part allowing the Administration to support the PUC docket filing of the Program and requiring the Administration to evaluate the option of UH being a PPA developer and return to the Committee with

more information on the specifics of the Program and seek Board approval before entering into a tariff or land agreement.

VP Gouveia requested clarification on the motion asking if the Committee was okay with the Administration supporting the PUC filing if the filing specifically noted that UH will be making land available to a PPA developer at no cost for 20 years. Discussions occurred on this matter.

Regent Sullivan withdrew her motion to conditionally approve the Administration's request and noted she would be voting no.

Regent Bal moved to approve the request in part allowing the Administration to support the PUC docket filing of the Program, seconded by Vice-Chair Nahalea, and the motion carried with Regent Sullivan voting no and Regent Higaki excused.

C. Fiscal Year (FY) 2019-2020 1st Quarter Capital Improvement Project (CIP) Status Report as of September 30, 2019

VP Gouveia provided a brief report on the status of CIPs through the first quarter of FY 2019-2020 highlighting that the anticipated change order for the Life Sciences Building involving improvements to the HVAC, elevator and photovoltaic installation, and other facility related renovations was almost completely reduced from \$15 million to \$7 million, with the probability of smaller change orders still coming through in a total amount not to exceed \$1 million; that the \$21 million project for lab facilities on Coconut Island was proceeding as planned; and that there were no significant issues regarding CIPs, with all projects remaining on schedule.

An alternative CIP quarterly report format was presented to the Committee for determining whether such a format was preferred over the current format. All Committee members present preferred the alternative format. However, Regent McEnerney expressed a desire to have pictures to provide a better orientation of the scope of the project. VP Gouveia agreed to use the alternative format every quarter and add pictures once a year as part of the first quarter report.

D. Waiale'e Property Transfer to the Agribusiness Development Corporation Status Update

VP Young provided an update on the status of the transfer of the Waiale'e property to the Agribusiness Development Corporation (ADC), which was previously authorized by the Board. He noted that ADC was no longer interested in the property and that the Administration considered this matter closed with regard to Board action. The Administration has been approached by other organizations on possible uses of the land but to date no action has been taken and the Administration will be re-evaluating the disposition of the property and considering potential alternatives.

Regent Westerman left at 1:23 p.m.

E. Public-Private Partnerships (P3) Update

VP Young introduced Christopher Woodard, the Director of the Office of Strategic Planning and Development, who will be working on P3 projects. VP Young presented updates on the Atherton, NOAA Graduate Housing, and UHWO University District P3 projects. He noted the following:

Atherton Project: This project, which focuses on innovation space and student housing and is being undertaken under a partnership with the UH Foundation, has already started. The Hunt Development Group has begun the entitlement process and community outreach and project completion is slated for 2022.

NOAA Graduate Housing Project: This project, which is a housing project located near the East-West Center, is just beginning. The Administration has signed an exclusive negotiation agreement for the project with Greystar Real Estate Development Services and pre-development negotiations are currently taking place. It is anticipated that a pre-development agreement will be signed by the end of 2019 and preliminary work on the entitlement process will occur by March 2020.

UHWO University District Project: This project, which is a project that seeks to develop a university village on lands adjacent to the UHWO campus, is currently in limbo. An exclusive negotiations agreement that was signed with Hunt Development Group and Stanford Carr Development expired on August 15, 2019, with negotiations reaching an impasse over terms of a master development agreement. The Administration is reevaluating this project and determining how to proceed on a restart of the project.

V. ADJOURNMENT

There being no further business, Regent Sullivan moved to adjourn, Vice-Chair Nahale-a seconded the motion, and noting the excused absence of Regent Higaki, with unanimous approval, the meeting was adjourned at 1:29 p.m.

Respectfully Submitted,

Kendra Oishi
Executive Administrator and Secretary
of the Board of Regents

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FY 2019-2020 Second Quarter CIP Status Report (as of 12/31/19)

Planning and Facilities Committee

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March 5, 2020

Mānoa

UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

Coconut Island Utility Rehab/Replacement

Scope: drill bore 40' below Kāne'ohe Bay for new sewer and telecommunication lines and replace existing sewer pump station and selected sewer pipes on Coconut Island.

- 6/30/16 – \$6.4 million contract executed 10/27/15 with Frank Coluccio Construction Co., Nov 2016 completion extended to Feb 2017. 25% complete.
- 9/30/16 – cost increased to \$6.6 million due to additional trenching and pull boxes, completion extended to March 2017 due to unanticipated drilling conditions. 54% complete.
- 12/31/16 – completion extended to Oct 2017 due to additional work to install the telecom system. 54% complete.
- 3/31/17 – no change.
- 6/30/17 – 81% complete.
- 9/30/17 – cost increased to \$9.4 million due to adding a second bore for the waterline. 81% complete.
- 12/31/17 – completion extended to April 2018 for the second bore and an air release valve and pressure gauge for the sewer line. 58% complete (with addition of second bore to scope).
- 3/31/18 – cost increased to \$9.9 million and completion extended to June 2018 due to installation of a temporary sewer line and air replacement valve and upsizing the waterline to correspond with the new 8" waterline installation. 84% complete.
- 6/30/18 – cost increased to \$10.0 million and completion extended to Sept 2018 due to emergency waterline repair. Changes to the Hawaiian Telcom duct-bank and manhole, erection of a retaining wall, grass paver parking lot at Lilipuna pier, new fiber optic conductors, and tie-in of waterline. 86% complete.
- 9/30/18 – completion extended to May 2019 due to installation of a backflow preventer and additional waterline. 88% complete.
- 12/31/18 – completion extended to Aug 2019 because rain caused a retaining wall to cave in. 92% complete.
- 3/31/19 – 97% complete.
- 6/30/19 – 98% complete.
- 9/30/19 – cost increased to \$10.2 million, completion extended to Jan 2020 due to unforeseen underground work to tie-in the new waterline to the existing distribution system. 99% complete.
- 12/31/19 – completion extended to Summer 2020 due to delay of installation of fiber optic cable from O'ahu to Coconut Island by Hawaiian Telcom.**

Coconut Island Interior Renovation And General Repairs – Marine Lab Buildings 1 & 2

Scope: renovate marine lab buildings with new research and teaching laboratories, general repairs (includes replacing and upgrading mechanical, electrical and architectural systems and structures), and significant structural retrofitting.

12/31/15 – construction cost estimated \$14.2 million, bid Feb 2016
 3/31/16 – pending contract execution \$21.0 million.
 6/30/16 – no change.
 9/30/16 – contract executed with Frank Coluccio Construction Co., completion Feb 2018.
 12/31/16 – no change.
 3/31/17 – minor cost increase, completion extended to March 2018 due to replacement of a subcontractor.
 6/30/17 – 23% complete.
 9/30/17 – 35% complete.
 12/31/17 – 50% complete.
 3/31/18 – completion extended to July 2018 and cost increased to \$21.1 million due to upgrades. 57% complete.
 6/30/18 – completion extended to July 2019 due to existing conditions. 65% complete.
 9/30/18 – completion extended to Nov 2019 due to additional work. 71% complete.
 12/31/18 – minor cost increase, completion extended to June 2020 due to lead time for chiller lead time and testing and water savers. 74% complete.
 3/31/19 – cost increased to \$21.5 million due to new concrete flooring required for 3 rooms, floor leveling, additional power receptacles, rust demo, relocation of exterior lights, HECO transformer infrastructure. 75% complete.
 6/30/19 – completion extended to Dec 2020 because work was suspended for contractor lacking a specialty license. 75% complete.
 9/30/19 – no change.
12/31/19 – work has resumed; chillers are being installed and interior work is on-going. 87% complete.

Law School Community Legal Outreach Center

Scope: construction of 6,000 sq.ft., 2-story building in the parking lot on the University Ave side of the law school and a connecting bridge to the law school.

6/30/16 – pending contract execution \$7.4 million.
 9/30/16 – contract executed with F&H Construction, completion Nov 2017.
 12/31/16 – 3% complete.
 3/31/17 – 18% complete.
 6/30/17 – 53% complete.
 9/30/17 – 68% complete.
 12/31/17 – cost increased to \$7.5 million, completion extended to March 2018 due to installation of card access system, addition of PV panels, details for a gate and bollards, parking lot revisions, and additional rebar. 78% complete.
 3/31/18 – cost increased to \$7.6 million, completion extended to Oct 2018 due to lengthy procurement process for the revision of the interior wall system. 85% complete.
 6/30/18 – cost increased to \$7.8 million due to special inspections and ADA requirements. 90% complete.
 9/30/18 – cost increased to \$7.9 million. completion extended to Aug 2019 due to lengthy procurement process for the revision of the interior wall system and doors. 94% complete.

- 12/31/18 – cost increased to \$8.5 million due to incorporation of owner-furnished wall system into the construction contract. 94% complete.
- 3/31/19 – Minor cost increase due to installation of marker boards and extension of landscape maintenance period. 95% complete.
- 6/30/19 – cost increased to \$9.0 million due to installation of aluminum louvers along the roof line and security cameras, substitution of LED lamps in the streetlights, replacement of compromised high voltage cables and two existing doors. 98% complete.
- 9/30/19 – minor cost increase, completion extended to Dec 2019 due to landscape maintenance, additional door stops and locksets. Pending closeout. 99% complete.
- 12/31/19 – Notice of Beneficial Occupancy issued on 11/15/2019. Pending close out process and final project acceptance.**

Life Sciences Building

Scope: first of three phases of “Mānoa mini master plan” – a new building on the site of Henke Hall. Phases 2 and 3 are the redevelopment of Snyder and Kuykendall Halls.

- 6/30/16 – advertised for design-build (funds not yet released).
- 9/30/16 – completion expected Spring 2019.
- 12/31/16 – cost \$49.5 million, design-build contract with Layton Construction.
- 3/31/17 – Notice to proceed given 3/7/17.
- 6/30/17 – 5% complete.
- 9/30/17 – 6% complete.
- 12/31/17 – cost increased to \$49.8 million, completion extended to Summer 2019 due to environmental issues discovered in the soil below Henke Hall and the addition of a second elevator to the project. 6% complete.
- 3/31/18 – cost increased to \$50.1 million due to chlordane in soil and design enhancements. 11% complete.
- 6/30/18 – cost increased to \$54.1 million, completion extended to Feb 2020 due to increased scope of chlordane soil mitigation. 17% complete.
- 9/30/18 – cost increased to \$54.2 million due to additional mechanical and electrical provisions to the 3rd floor shell space to accommodate a future virtual lab. 25% complete.
- 12/31/18 – negligible change in cost resulting from additional cost to provide additional electrical metering and lab casework design offset by credit for unperformed work during the soil interment. 47% complete.
- 3/31/19 – 49% complete.
- 6/30/19 – cost increase to \$57.7 million due to additional lab casework and soil testing. 70% complete.
- 9/30/19 – cost increase to \$64.7 million due to improvements to building infrastructure (mechanical, electrical, building envelope, sustainability, etc.) to support faculty moving into LSB and to procure networking equipment. 71% complete.
- 12/31/19 – substantial completion extended to June 2020 due to added lab casework. 83% complete.**

Kennedy Theater General Repairs and Code Compliance

Scope: general repairs and code compliance work to include replacing the existing sand bag rigging system, theatrical dimming system, main stage curtains, catwalk system and dance flooring and installing a pre-manufactured dust collection booth at the scene shop and a safety cage around the 80-foot spiral staircase.

- 6/30/16 – \$7.8 million contract pending execution.
- 9/30/16 – out to bid, estimated cost \$5 to \$10 million.
- 12/31/16 – cost \$5.5 million, completion July 2017.
- 3/31/17 – minor change in cost due to storage container for theater items during construction. 33% complete.
- 6/30/17 – 76% complete.
- 9/30/17 – cost increase to \$6.0 million, completion extended to Nov 2017 due to 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 and dye vat work. 97% complete.
- 12/31/17 – minor cost increase, completion extended to June 2018 due to providing user storage to remove items from work area and added changes for safety, reroof and mold remediation of costumes and storage area. 97% complete.
- 3/31/18 – minor cost increase, completion extended to October 2018 due to lighting repairs/replacement, and repairs to the communication system and outside storage containers. 97% complete.
- 6/30/18 – cost increase to \$6.1 million due to communication system upgrades for the safety/coordination of students/staff and moving stage/overhead equipment during classes, rehearsals, and performances. 99% complete.
- 9/30/18 – minor cost increase, completion extended to May 2019 due to scheduling of roof work and additional exit signs, fall protection, and communication conduits, replacing the costume storage container A/C unit, replacing lighting/switches and adding an outlet at the welding station. 99% complete.
- 12/31/18 – minor cost increase due to rigging system safety upgrades, data service to the new mezzanine offices and wireless access point location for the scene shop, completion extended to Oct 2019 due to scheduling of work after the spring performance season ends. 99% complete.
- 3/31/19 – minor cost increase due to fire safety request to install an exit sign in the Ernst Lab Theater back of the main stage vestibule. 99% complete.
- 6/30/19 – cost increase to \$6.7 million to reroof the 2nd floor to prevent water leakage onto the newly renovated area and adding a return air duct from the main return air duct on the roof to the ceiling of the Ernst Lab Theater. 99% complete.
- 9/30/19 – cost increase to \$6.9 million, completion extended to Feb 2020 due to replacement of stage fall protection and retrofitting roof drains. 99% complete.
- 12/31/19 – completion extended to Summer 2020 due to re-roofing in progress. 99.5% complete.**

Saunders Hall Exterior Repairs And Reroof

Scope: repair all concrete delaminations, spalls and cracks and reseal entire building (to include reroofing, new traffic coating, glazing and interior renovation work).

- 12/31/16 – out to bid, estimated cost \$5 million to \$10 million.
- 3/31/17 – \$5.2 million contract for new project, completion Aug 2018. 3% complete.
- 6/30/17 – minor cost increase to remove existing PV system. 12% complete.
- 9/30/17 – 20% complete.
- 12/31/17 – cost increase to \$5.4 million due to repair of additional unforeseen spalls and cracks on the north and east exteriors of the building. 39% complete.
- 3/31/18 – minor cost increase to relocate classroom furniture. 42% complete.
- 6/30/18 – cost increase to \$5.5 million, completion extended to Dec 2018 due to additional unforeseen spalls and cracks, asbestos abatement, new access control system installation, and hearing protection for building occupants. 53% complete.
- 9/30/18 – cost increase to \$5.6 million, completion extended to April 2019 due to additional unforeseen spalls and cracks on the exterior of the building and replacement of cracked windows. 68% complete.
- 12/31/18 – cost increase to \$5.8 million, completion extended to May 2019 due to additional unforeseen spall repairs and replacement of a rusted door and frame. 82% complete.
- 3/31/19 – minor cost increase, completion extended to Aug 2019 due to addition of a power over ethernet access control system and possibility that fiberglass reinforced plastic doors do not pass inspection. 85% complete.
- 6/30/19 – completion extended to Dec 2019 due to unforeseen spall repairs on the east and southwest side of the building. 87.5% complete.
- 9/30/19 – cost increase to \$5.9 million, completion extended to Feb 2020 due to replacement of cracked windows in eight offices, additional elevator inspection due to change in elevator service provider and weekend installation of exterior floor coating. 90% complete.
- 12/31/19 – minor cost increase, completion extended to Summer 2020 to repair a cracked drain pipe below the roof and due to weather delays affecting floor coating installation. 93% complete.**

Athletic Gym 1 and 2 – Renovation

Scope: renovate both gymnasiums for intramural sports/activities, educational instruction, and intercollegiate activities; project includes eliminating floor condensation, dust, noise and debris and providing thermal comfort for occupants.

- 6/30/18 – \$8 million contract with Layton Construction Co., Inc. increased to \$8.3 million due to maintaining the new wood floors during the warranty period and design fees to repave the staging lot; completion March 2019. 6% complete.
- 9/30/18 – cost increase to \$8.7 million, completion extended to June 2019 due to delay in issuance of notice to proceed; additional items added during design development including additional athletic equipment and upgraded bldg. insulation. 39% complete.
- 12/31/18 – cost increase to \$9.3 million due to removal of asbestos discovered after construction started, additional basketball/volleyball fixtures, equipment, court

- striping, paving the gravel parking lot, PV system size increase, and added logos. 62% complete.
- 3/30/19 – completion extension to March 2020 due to installation of PV system on new roofs. 82% complete.
- 6/30/19 – cost increase to \$9.5 million due to insulation added to increase energy efficiency and added monitors. 90% complete.
- 9/30/19 – cost increase to \$9.9 million due to replacement of Gym 1 concrete stoop for ADA compliance, installation of camera system indicator lights and kill switches, and addition of wall graphics in both gyms. 99% complete.
- 12/31/19 – cost increase to \$9.99 million to address sidewalk access, access control installation, and added wall insulation to comply with the new energy code.**

Holmes Hall Renovation

Scope: renovate Holmes Hall (133,350 gross sq.ft.) to accommodate instructional, research, student and administrative workspaces for the College of Engineering and the related UHM engineering community.

- 6/30/16 – \$1.5 million design contract with John Hara Associates executed 3/17/16, completion Feb 2017. 50% complete.
- 9/30/16 – no change.
- 12/31/16 – no change.
- 3/31/17 – completion extended to Aug 2017; estimated construction cost for the conceptual design exceeded the justifiable benefit and the proposed renovation would not meet academic facilities needs for growth, so the scope of pre-design work is being modified to analyze current and future academic program and facilities space need, and develop a programming document for the renovation of Holmes Hall and the use of other existing facilities. 50% complete.
- 6/30/17 – cost increase to \$1.8 million, completion extension to Sept 2017 due to the modification of the scope of pre-design work. 50% complete.
- 9/30/17 – completion extended to Nov 2017 due to deferred CIP budget request allowing more time to fully develop the requirements analysis report. 50% complete.
- 12/31/17 – completion extended to March 2018 due to infrastructure requirements for teaching and research labs. 75% complete.
- 3/31/18 – completion extended to June 2018: more time needed. 75% complete.
- 6/30/18 – completion extended to Sept 2018 due to more time needed to respond to comments on the executive committee final report. 75% complete.
- 9/30/18 – completion date suspended pending request for additional design and construction funds. All awarded funds expended. 100% complete to gut and replace the entire Holmes Hall building in 3 phases.
- 12/31/18 – no change.
- 3/31/19 – no change.
- 6/30/19 – no change.
- 9/30/19 – cost increase to \$1.9 million to refine design scope to focus on targeted and strategic spaces as prioritized by the dean.
- 12/31/19 – no change.**

CTAHR Due Diligence for Various Deferred Maintenance Improvements

Scope: document property information, code requirements and conditions at each of CTAHR's 27 sites statewide; provide recommendations for future work.

- 9/30/15 – \$1.2 million design contract with INK Architects executed 8/25/15, completion Sept 2017.
- 12/31/15 – design 20% complete.
- 3/31/16 – no change.
- 6/30/16 – design 38% complete.
- 9/30/16 – design 42% complete.
- 12/31/16 – no change.
- 3/31/17 – no change.
- 6/30/17 – completion extended to June 2018 due to the requirement that additional information be included in the documents to provide for facilities planning of future projects for the various sites. 42% complete.
- 9/30/17 – completion extended to Dec 2018 due to revisions and changes to the site assessment reports. 42% complete.
- 12/31/17 – 48% complete.
- 3/31/18 – no change.
- 6/30/18 – no change.
- 9/30/18 – completion extended to March 2019 due to additional time required to fully assess the existing conditions of the six remaining sites. 48% complete.
- 12/31/18 – completion extended to Sept 2019 due to additional time needed. 48% complete.
- 3/31/19 – 63% complete.
- 6/30/19 – no change.
- 9/30/19 – completion extended to Dec 2019 due to additional time required to fully assess the condition of the facilities. 63% complete.
- 12/31/19 – completion extended to Summer 2020 to incorporate review comments. 95% complete.**

Elevator Modernization, Phase IV (11 elevators initially)

Scope: modernize existing elevator systems and machine rooms, replace elevator cabs where feasible, and install access card readers and CCTV cameras.

- 12/31/17 – \$1.1 million new design contract with Design Partners, Inc., completion Dec 2018. 5% complete.
- 3/31/18 – no change.
- 6/30/18 – completion extended to Dec 2019 due to additional time needed for the design consultant to complete construction documents. 5% complete.
- 9/30/18 – cost increase to \$1.2 million due to installation of new card readers and associated equipment in elevator cabs. 12% complete.
- 12/31/18 – cost increase to \$1.5 million due to addition of parking structures phases I and II-A modernization; access of machine rooms for survey work/inspections, and the astronomy topo survey. 40% complete.
- 3/31/19 – 65% complete.
- 6/30/19 – 75% complete.

9/30/19 – completion extended to May 2020 due to extensive internal review of access controls and security. St. Johns elevators (2) removed from project scope (added to phase V) per facilities' request. 95% complete.

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

Mini Master Plan, Phase 2 (formerly new classroom building)

Scope: new facility with classrooms and offices, parking improvements and hardscaping.

12/31/17 – \$3 million new project for (i) design of a new classroom bldg. approved by the BOR in 2008 and (ii) an updated PRU/LRDP/master plan and EA, completion June 2020. Design consultant is Ushijma Architects, Inc

3/31/18 – design is 1% complete.

6/30/18 – design is 5% complete.

9/30/18 – design is 35% complete.

12/31/18 – no change.

3/31/19 – cost increase to \$4.0 million to add architectural, mechanical, electrical and LEED research of existing site conditions and complete charrettes for future scope, site selection evaluation and analysis, programming communication and outreach through in-person and website updates; and space planning analysis. Design is 35% complete.

6/30/19 – cost increase to \$4.2 million to design the demolition of Snyder Hall for preparation of site for the new classroom building; design includes contract documents and permit application. Design is 35% complete.

9/30/19 – cost increase to \$4.4 million to prepare criteria for mini master plan, phase 2, Varney Circle, and parking structure and project-specific EA. 47% complete.

12/31/19 – no change.

Bachman Hall Renovation

Scope: renovate building including new central HVAC system and roofing system; exterior painting; window, floor, ceiling, restroom and partition wall replacement; and mechanical, electrical, plumbing, telecom and life safety system replacement.

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

9/30/19 – part 1 of RFP was issued; part 2 expected to be issued in Dec 2019.

12/31/19 – RFP part 2 issued on 1/9/20; planning to select Design-Build contractor by Summer 2020.

Hilo

Daniel K. Inouye College of Pharmacy

Scope: 2-level facility with lecture rooms, student spaces, an administration suite, offices, labs, medication therapy management suite and mock pharmacy. Also includes new surface parking lot, landscaping and site lighting.

9/30/15 – \$30.0 million construction cost estimate; bids due 10/6/15.

12/31/15 – design contract signed 8/30/10; current design contract amount = \$5.3 million.

- 3/31/16 – contract award in progress.
- 6/30/16 – \$32.7 million construction contract pending execution.
- 9/30/16 – \$31.3 million contract with Isemoto Contracting Co., Ltd., completion May 2018. 5% complete.
- 12/31/16 – 7% complete.
- 3/31/17 – 20% complete.
- 6/31/17 – 24% complete.
- 9/30/17 – cost increase to \$31.4 million due to structural steel changes, underground electrical line extension and pole relocation, and extension of paved area for emergency site access due to county fire department’s comments. 42% complete.
- 12/31/17 – completion extended to Oct 2018 due to additional 2’ of excavation and backfill under the building foundation. 49% complete.
- 3/31/18 – 56% complete.
- 6/30/18 – cost increase to \$31.6 million due to audio visual rough-in work. 65% complete.
- 9/30/18 – completion extended to May 2019 due to reinstatement of the AV system and additional foundation excavation required to address cinder pockets. 80% complete.
- 12/31/18 – cost increase to \$33.6 million and completion extended to July 2019 due to purchase, rough-in work and installation of AV system and equipment. 82% complete.
- 3/31/19 – cost increase to \$33.7 million and completion extended to Dec 2019 due to change order to install a temporary handicap stall at the pharmacy modular building and install network switches for AV equipment. 86% complete.
- 6/30/19 – no change.
- 9/30/19 – pending closeout. 98% complete.
- 12/31/19 – Certificate of Occupancy received on 12/4/19. Contractor addressing minor punchlist items and preparing close-out documents. 99% complete.**

Hale ‘Alahonua Air Conditioning Improvements

Scope: install air conditioning for 152 apartment units and PV system.

- 9/30/18 – executing consultant contract; estimated construction cost is \$5 to \$10 million.
- 12/31/19 – consultant contract executed, finalizing project documents.
- 3/31/19 – no change.
- 6/30/19 – \$4.6 million contract awarded to Isemoto Contracting Co., Ltd. to install A/C units at the tenat units and lounges 1 and 4, with panel-mounted PV system to achieve an overall design of net zero, completion date Aug 2020. Awaiting building permits before starting construction.
- 9/30/19 – no change.
- 12/31/19 – no change.**

West O’ahu

Administration and Allied Health Facility

Scope: 43,000 sq. ft. building with offices, classrooms, laboratories and other related spaces.

- 9/30/15 – design contract executed 6/27/14, completion originally Oct 2014 extended to Feb 2016 @ \$2.6 million. Design 45% complete.
- 12/31/15 – no report.
- 3/31/16 – bidding in progress, bids due 5/17/16.
- 6/30/16 – \$29.9 million contract pending execution.
- 9/30/16 – \$29.9 million contract, completion July 2018.
- 12/31/16 – completion extended to Sept 2018 due to bid protest.
- 3/31/17 – completion extended to Oct 2018 due to changes in roof drainage design, which affected coordination with underground utilities. Interior roof drains were replaced with exterior downspouts to address campus concerns for long-term maintenance. 8% complete.
- 6/30/17 – 22% complete.
- 9/30/17 – cost increase to \$30.1 million due to demolition of existing site electrical, replacing valves on chilled water loop, adjusting the location of the emergency power electrical duct, and cutting and plugging existing utility lines. 34% complete.
- 12/31/17 – cost increase to \$30.4 million due to furniture revisions, evisions due to unavailability of specified products, and replacing inoperable existing underground valves. 48% complete.
- 3/31/18 – cost increase to \$30.9 million due to underground site conditions, re-routing existing electrical ducts, changes in the AV equipment and room layout, and increasing the depth of the underground utilities. 70% complete.
- 6/30/18 – cost increase to \$31.0 million, completion date extension to Dec 2018 due to adding a rooftop PV system, revisions to roof drainage system exterior downspouts, extending the creative media facility sidewalk, drainage connections to emergency eyewash stations in labs, and temporary electrical service for construction power. 85% complete.
- 9/30/18 – cost increase to \$31.1 million, completion extended to March 2019 due to additional building identification signs and an unforeseen need to close off non-functioning chilled water loop valves. 98% complete.
- 12/31/18 – cost increase to \$31.6 million, completion extended to Sept 2019 due to exterior CMU water repellent, interior revisions to meet updated campus requirements, and landscape irrigation revisions. 99% complete.
- 3/31/19 – minor cost increase due to adjustments to rainwater recycling system, architectural revisions, additional AV system network monitoring, lab AC improvements, and elevator inspection requirements. 99% complete.
- 6/30/19 – cost increase to \$32.0 million, completion extended to March 2020 due to modification of utilities for laboratory equipment to resolve field conditions and various electrical details to resolve field conditions, user requests, and regulatory changes. 99% complete.
- 9/30/19 – cost increase to \$32.6 million, completion extended to April 2020 due to added rooftop PV system and extended builder's risk insurance coverage. Pending closeout. 98% complete.
- 12/31/19 – cost increase to \$32.8 million, completion extended to Dec 2020 due to additional design and permit processing time for rooftop PV system. 99% complete.**

Creative Media

Scope: 33,000 sq.ft. building for Academy of Creative Media program.

- 9/30/15 – design contract for science technology and creative media building executed 6/30/14, completion originally Oct 2014 extended to June 2016 @ \$2.5 million. Design 20% complete.
- 12/31/15 – no report.
- 3/31/16 – no report.
- 6/30/16 – no report.
- 9/30/16 – no report.
- 12/31/16 – no report.
- 3/31/17 – no report.
- 6/30/17 – currently in design, estimated construction cost is \$30 to \$40 million.
- 9/30/17 – currently in procurement, estimated construction cost \$32 million, completion June 2020.
- 12/31/17 – determining final design-build team; notice of award planned for Feb 2018; anticipated construction contract \$33.3 million.
- 3/31/18 – \$33.3 million design-build contract awarded to Kiewit Building Group on 3/29/18. Contract execution expected May 2018. Design development process May to Dec 2018.
- 6/30/18 – design-build drawings are 30% complete.
- 9/30/18 – design-build drawings are 80% complete.
- 12/31/18 – 100% of design, 0% of construction complete.
- 3/31/19 – construction 5% complete.
- 6/30/19 – cost increase to \$33.7 million, completion extended to Aug 2020 due to grading permit delays and to upgrade below-grade CMU stem walls to cast-in-place concrete; install large recessed-type electrical floor boxes in labs, classroom, meeting and other spaces to reduce tripping hazards; and for new storm drain catchment system. 25% complete.
- 9/30/19 – cost increase to \$34.3 million to add seating riser in the lobby area and power/telecom infrastructure for the outdoor screening area. 46% complete.
- 12/31/19 – 60% complete.**

Honolulu Community College

No projects

Kapi‘olani Community College

Culinary Institute of the Pacific. Phase 2

Scope: 3 phases as funds are made available: 8,000 sq.ft. restaurant, 3,000 sq.ft innovation lab, 3,500 sq.ft. auditorium, site work, utilities, and parking.

- 6/30/19 – planning phase in progress, \$30 million estimated construction cost.
- 9/30/19 – no change, awaiting release of funds.

12/31/19 – CIP funds released by Governor to UH on 12/6/19. Planning to award by June 2020.

Leeward Community College

Repair and Refurbish Theater

Scope: upgrade and update areas throughout the theater including the seating and stage area and stage equipment, renovate entry area, restrooms and concession, and improve exterior drainage and landscaping.

- 9/30/16 – \$10.3 million contract, completion Sept 2017. 1% complete.
- 12/31/16 – completion extended to Oct 2017 due to unforeseen site and interior conditions, additional abatement work, and extended campus relocation. 20% complete.
- 3/31/17 – completion extended to Nov 2017. 38% complete.
- 6/30/17 – 52% complete.
- 9/30/17 – cost increase to \$10.6 million, completion extended to Jan 2018 due to additional labor to remove and relocate items left behind by LCC staff; asbestos abatement, and additional concrete seal, spall and crack repairs. 65% complete.
- 12/31/17 – completion extended to April 2018 due to installation of a new waterproof coating and relocation and redesign of auditorium accessibility-related items. 87% complete.
- 3/31/18 – completion extended to July 2018 due to replacement of chilled water lines due to a newly-discovered leak. 95% complete.
- 6/30/18 – cost increased to \$11.2 million, completion extended to Oct 2018 due to repairs to exterior brick face walls/spalling/rebar, new canopy structural conditions, and waterproof coating the exterior 2nd floor concrete deck to resolve ongoing leaks. 95% complete.
- 9/30/18 – completion extended to May 2019 due to contractor repairing leaks on decks and completing punchlist items. 98% complete.
- 12/31/18 – cost increased to \$11.9 million due to additional electrical work, waterproofing due to additional leaks, modification to exterior canopies and existing mechanical units due to balancing requirements, new exhaust for dryer at basement, extension of 4" data conduit, and new AC UV lights. 98% complete.
- 3/31/19 – completion extended to July 2019 due to reorder/replacement of defective materials for the lighting system (long lead), extended testing and balancing of the HVAC system, replacement of the flooring transition cover piece at the practice dance room and repairs to the stage lift gear/shaft. 99% complete.
- 6/30/19 – completion extended to Sept 2019 due to extended testing and balancing of the auditorium and basement level to maintain a level temperature during full capacity events; and additional aisle lights, transformers, stair nosing at accessible seating areas (long lead), and lighting at the backstage area (long lead).
- 9/30/19 – completion extended to Jan 2020 to investigate and resolve new low water pressure issue affecting lavatories and fire hose system. Pending closeout. 99% complete.
- 12/31/19 – final inspection and project acceptance received 11/27/19. Contractor finalizing close-out documents.**

Building 7881 DA Native Hawaiian Center for Excellence

Scope: renovate building (includes offices, classrooms, social and study areas) and add a dance studio.

6/30/18 – construction contract awarded to Nan, Inc. on 5/29/18 for \$6.4 million, completion Oct 2019.

9/30/18 – 2% complete.

12/31/18 – 15% complete.

3/31/19 – 30% complete.

6/30/19 – cost increase to \$6.9 million, completion extended to Feb 2020 due to additional 3,000 sq.ft. of hazardous material abatement at the 2nd floor exterior deck, third party air monitoring, temporary deck protection, ramp/handrail fabrication, alternate access gate for preschool, spalled concrete/corroded reinforcement repairs, crumbling telecom hand hole replacement, and fire-rated window system installation. 45% complete.

9/30/19 – cost increase to \$7.2 million, completion extended to April 2020 due to work to address Hawai'i Fire Department comments, unforeseen interior/exterior slab conditions, additional power required for HVAC units, correction of water/drain pipe for ADA compliance, and addition of new electronic access locks for exterior doors. 60% complete.

12/31/19 – cost increase to \$7.4 million, completion extended to May 2020 due to alterations to design/layout affecting structural, mechanical and electrical work. 85% complete.

Product Development Center Renovation

Scope: repurpose a metal warehouse on California Avenue in Wahiawā into a facility that will be jointly managed by the UH community colleges and the Agribusiness Development Corporation. The facility will include commercial-grade kitchen space, classroom space, processing and manufacturing rooms, testing labs, cold storage and a public meeting space.

3/31/19 – fee negotiation in progress, estimated construction \$5 to \$10 million.

6/30/19 – planning phase in progress.

9/30/19 – no change.

12/31/19 – final design phase in progress, estimated construction cost increased to \$16.6 million.

Windward Community College

No projects.

Maui College

Renovate Kitchen & Accessory Spaces in Pilina Building

Scope: renovate existing commercial kitchen space on second floor and loading dock on first floor for Food Manufacturing Facility.

3/31/17 – in design phase, estimated construction cost \$5 to \$10 million.

6/30/17 – no change.

9/30/17 – no change.

12/31/17 – no change.

3/31/18 – in bidding phase.

6/30/18 – \$7.2 million construction contract awarded to Hawaiian Dredging Construction Co., Inc on 6/15/18, completion June 2019.

9/30/18 – 16% complete.

12/31/18 – 32% complete.

3/31/19 – completion extended to Aug 2019 due to unforeseen field conditions within ceilings/walls prior to demolition and obstructed access to the locations of the new drains, sewer pipes and steel beams. 40% complete.

6/30/19 – completion extended to Dec 2019 due to additional unforeseen field conditions within plenum spaces and 2nd floor structural slab conditions. 45% complete.

9/30/19 – minor cost increase and completion extended to April 2020 due to unforeseen conditions in walls, beam obstructions, structural restrictions for ceiling height, sump pit work, relocation of mechanical/electrical infrastructure, and user-requested kitchen equipment changes. 50% complete.

12/31/19 – no change.

Hawai'i Community College

Hale Aloha Renovation

6/30/19 – \$7.9 million project has been in litigation since completion in 2016. Mediation scheduled for Sept 26-27, 2019.

9/30/19 – no immediate results from Sept 2019 mediation. Pending closeout. Lawsuit still pending.

12/31/19 – no change.

Kaua'i Community College

No projects.

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UNIVERSITY OF HAWAII
BOARD OF REGENTS

ANNUAL REPORT ON REAL PROPERTY ACTIONS DELEGATED BY THE BOARD OF REGENTS

FISCAL YEAR 2019

PLANNING AND FACILITIES COMMITTEE

MARCH 5, 2020

UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

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DESCRIPTION	CONTRACTOR NAME	AMOUNT	CAMPUS/DEPARTMENT	DATE SIGNED	TERM
USE OF WAIPIO SOCCER PENINSULA FOR FALL 2018 SOCCER SEASON	CITY & COUNTY OF HONOLULU	\$ 592.00	UH MANOA INTERCOLLEGIATE ATHLETICS	7/23/2018	≤6 MONTHS
USE AND OCCUPANCY AGREEMENT, COLLEGE OF NATURAL SCIENCE - DEPARTMENT OF CHEMISTRY - BILGER HALL	OCEANIT LABORATORIES INC	N/A	MANOA COLLEGE OF NATURAL SCIENCES	8/1/2018	≤6 MONTHS
SPRING 2019 COMMENCEMENT CEREMONY ON MAY 9, 2019 - MAY 10, 2019	VINDINHA STADIUM	N/A	KAUA'I COMMUNITY COLLEGE	8/6/2018	≤1 MONTH
LIMITED CONSTRUCTION RIGHT OF ENTRY AGREEMENT FOR HONOLULU COMMUNITY COLLEGE	ROYAL CONTRACTING CO LTD	N/A	HONOLULU COMMUNITY COLLEGE	8/9/2018	≤2 YEARS
USE OF WAIPIO SOCCER PENINSULA FOR FALL 2018 SOCCER SEASON	CITY & COUNTY OF HONOLULU	\$ 576.50	UH MANOA INTERCOLLEGIATE ATHLETICS	8/10/2018	≤6 MONTHS
2018 NCAA DIVISION 1A FOOTBALL AT ALOHA STADIUM, LICENSE AGREEMENT NO. 18-37	STADIUM AUTHORITY STATE OF HI	N/A	UH MANOA INTERCOLLEGIATE ATHLETICS	8/21/2018	≤1 YEAR (RENEWS ANNUALLY)
USE OF UNIVERSITY OF NORTHERN COLORADO FACILITIES ON AUGUST 23, 2018 FOR FOOTBALL PRACTICE	UNIVERSITY OF NORTHERN COLORADO	\$ 90.00	UH MANOA INTERCOLLEGIATE ATHLETICS	8/22/2018	≤1 MONTH
FACILITY USE FOR ART CERAMIC CLASSES, UNIVERSITY OF HAWAII MAUI COLLEGE	MOLOKAI ARTS CENTER	\$ 400.00	MAUI COLLEGE	8/22/2018	≤1 YEAR
UNIVERSITY OF HAWAII DIVING TEAM PRACTICES FROM 08/29/18 TO 09/07/18	PUNAHOU SCHOOL	N/A	UH MANOA INTERCOLLEGIATE ATHLETICS	8/28/2018	≤1 MONTH
UNIVERSITY OF HAWAII DIVING TEAM PRACTICES FROM 09/10-19/18 WEEKDAYS ONLY	PUNAHOU SCHOOL	N/A	UH MANOA INTERCOLLEGIATE ATHLETICS	9/6/2018	≤1 MONTH
RENTAL OF PAIEA STADIUM FOR WOMEN'S SOCCER GAMES FY 2019	KAMEHAMEHA ELEMENTARY SCHOOL KEAAU	\$ 1,200.00	UH HILO	9/7/2018	≤1 YEAR
RENTAL OF PAIEA STADIUM FOR WOMEN'S AND MEN'S SOCCER GAMES FY 2019	KAMEHAMEHA ELEMENTARY SCHOOL KEAAU	\$ 1,200.00	UH HILO	9/7/2018	≤1 YEAR
WOMEN'S GOLF FACILITY ACCOUNT AGREEMENT WITH HAWAII KAI GOLF COURSE FOR 2018-2019 SEASON	HAWAII KAI GOLF COURSE	N/A	UH MANOA INTERCOLLEGIATE ATHLETICS	9/14/2018	≤1 YEAR
USE OF EAST WEST CENTER (IMIN) CONFERENCE CENTER FOR IT ALL CAMPUS WORKSHOP ON 07/26/2019	EAST WEST CENTER	\$ 3,936.25	UH SYSTEM - INFORMATION TECHNOLOGY SERVICES	9/19/2018	≤1 MONTH
FACILITIES USE, GAVILAN COLLEGE FOOTBALL FIELD AND LOCKER ROOM ON OCTOBER 26, 2018	GAVILAN JOINT COMMUNITY COLLEGE	\$ 329.00	UH MANOA INTERCOLLEGIATE ATHLETICS	10/22/2018	≤1 MONTH
RENTAL OF THE SANCTUARY AT CENTRAL UNION CHURCH FOR THE UH CHOIRS CONCERT ON NOVEMBER 16, 2018, COLLEGE OF ARTS AND HUMANITIES	CENTRAL UNION CHURCH	\$ 2,700.00	MANOA COLLEGE OF ARTS & HUMANITIES	10/24/2018	≤1 MONTH
FACILITY RENTAL, FOR PERFORMANCE BY RONALD KEATON'S "CHURCHILL", OUTREACH COLLEGE	HAWAII ACADEMY OF PERFORMING ARTS	\$ 1,000.00	UH MANOA OUTREACH COLLEGE	10/24/2018	≤1 MONTH
USE OF SAN DIEGO MESA COLLEGE MERRILL DOUGLAS STADIUM - FIELD ON 11/23/2018 FOR FOOTBALL PRACTICE	SAN DIEGO MESA COLLEGE	N/A	UH MANOA INTERCOLLEGIATE ATHLETICS	11/9/2018	≤1 MONTH
2019 HAWAII INTRANET CONSORTIUM MEETING, 01/15/2019 - 01/17/2019	EAST WEST CENTER	\$ 1,442.50	UH SYSTEM - INFORMATION TECHNOLOGY SERVICES	11/23/2018	≤1 MONTH
USE OF MCKINLEY HIGH SCHOOL AUDITORIUM FOR UH WIND ENSEMBLE REHEARSAL AND CONCERT	MCKINLEY HIGH SCHOOL	\$ 3,640.20	MANOA COLLEGE OF ARTS & HUMANITIES	12/3/2018	≤1 MONTH
USE OF MCKINLEY HIGH SCHOOL AUDITORIUM FOR UH SYMPHONY ORCHESTRA REHEARSAL AND CONCERT	MCKINLEY HIGH SCHOOL	\$ 4,499.76	MANOA COLLEGE OF ARTS & HUMANITIES	12/3/2018	≤1 MONTH
LEASE OF SPACE IN KUAKINI MEDICAL CENTER FOR THE HYPERBARIC TREATMENT CENTER (AMENDMENT NO 3)	KUAKINI MEDICAL CENTER	\$ 155,673.72	UH MANOA JOHN A. BURNS SCHOOL OF MEDICINE	12/11/2018	<5 YEARS
LEASE AGREEMENT FOR THE BENEFIT OF JABSOM, WITH THE QUEEN'S MEDICAL CENTER FOR UNIVERSITY TOWER - FLOORS 4, 6, 7	QUEEN'S MEDICAL CENTER	\$ 67,300.98	UH MANOA JOHN A. BURNS SCHOOL OF MEDICINE	12/11/2018	<5 YEARS
LEASE AGREEMENT FOR THE BENEFIT OF JABSOM, WITH THE QUEEN'S MEDICAL CENTER FOR UNIVERSITY TOWER - FLOORS 4, 6, 7	QUEEN'S MEDICAL CENTER	\$ 377,850.32	UH MANOA JOHN A. BURNS SCHOOL OF MEDICINE	12/11/2018	<5 YEARS
RENTAL FEE FOR 2019 KAPIOLANI COMMUNITY COLLEGE COMMENCEMENT EXERCISE, MAY 9-10, 2019	HAWAII CONVENTION CENTER	\$ 18,360.00	KAPIOLANI COMMUNITY COLLEGE	1/25/2019	≤1 MONTH
LICENSE AGREEMENT FOR HAWAII CONVENTION CENTER FACILITIES USE FOR THE UHCC 2019 HAWAII STUDENT SUCCESS INSTITUTE ON MARCH 1-2, 2019	HAWAII CONVENTION CENTER	\$ 16,805.00	OFFICE OF THE VICE PRESIDENT FOR COMMUNITY COLLEGES	1/25/2019	≤1 MONTH
RENTAL OF ROOM, EMALANI THEATRE 320, HAWAII CONVENTION CENTER FOR DENTAL HYGIENE SPRING 2019 RECOGNITION CEREMONY	HAWAII CONVENTION CENTER	\$ 1,138.00	UH MANOA SCHOOL OF NURSING & DENTAL HYGIENE	1/25/2019	≤6 MONTHS
RENTAL OF BALLROOMS FOR SPRING 2019 NURSING RECOGNITION CEREMONY 5/12/2019	HAWAII CONVENTION CENTER	\$ 4,778.00	UH MANOA SCHOOL OF NURSING & DENTAL HYGIENE	1/25/2019	≤6 MONTHS

ANNUAL REPORT ON REAL PROPERTY ACTIONS DELEGATED BY THE BOARD OF REGENTS
FISCAL YEAR 2019
PLANNING AND FACILITIES COMMITTEE
MARCH 5, 2020

DESCRIPTION	CONTRACTOR NAME	AMOUNT	CAMPUS/DEPARTMENT	DATE SIGNED	TERM
USE OF LONG BEACH CITY COLLEGE GYMNASIUM ON FEBRUARY 7, 2019 FOR MEN'S BASKETBALL PRACTICE	LONG BEACH CITY COLLEGE DISTRICT	N/A	UH MĀNOA INTERCOLLEGIATE ATHLETICS	2/5/2019	≤1 MONTH
INDEMNIFICATION OF CITY & COUNTY OF HONOLULU UNDER HRS 46-71.5 FOR THE USE OF KAPIOLANI REGIONAL PARK - QUEEN'S BEACH SAND VOLLEYBALL COURTS ON 2/23/19, 3/16/19, 4/13/19	DEPARTMENT OF PARKS & RECREATION - HONOLULU COMPLEX	N/A	UH MĀNOA INTERCOLLEGIATE ATHLETICS	2/15/2019	≤6 MONTHS
GRADUATION LUNCHEON ON MAY 11, 2019	EAST WEST CENTER	\$ 600.00	UH MĀNOA SCHOOL OF OCEAN AND EARTH SCIENCE & TECHNOLOGY	2/26/2019	≤1 MONTH
GRADUATION LUNCHEON ON MAY 11, 2019	EAST WEST CENTER	\$ 319.50	UH MĀNOA SCHOOL OF OCEAN AND EARTH SCIENCE & TECHNOLOGY	2/26/2019	≤1 MONTH
MINI RETREAT TO BE HELD ON MARCH 15, 2019	WAIWAI COLLECTIVE LLC	\$ 1,151.83	UH MĀNOA SOCIAL SCIENCE RESEARCH INSTITUTE	3/13/2019	≤1 MONTH
VENUE RENTAL FOR SPRING AWARDS CEREMONY	COUNTY DIRECTOR OF FINANCE	\$ 600.00	UH HILO	3/13/2019	≤1 MONTH
RENTAL OF AUNTY SALLY KALEOHANO'S LU'AU HALE FOR STAGING AND RECEPTION ON MAY 10, 2019	COUNTY DIRECTOR OF FINANCE	\$ 200.00	HAWAII COMMUNITY COLLEGE	4/2/2019	≤1 MONTH
FACILITY RENTAL FOR MED FOR CURRIULUM STUDEIES STEMS 2 PROGRAM ON JUNE 13-JUNE 15, 2019	ALA KUKUI	\$ 4,000.00	UH MĀNOA OUTREACH COLLEGE	4/2/2019	≤1 MONTH
ROOM RENTAL FOR PHILIPPINE STUDIES CONFERENCE	EAST WEST CENTER	\$ 2,900.00	UH MĀNOA SCHOOL OF PACIFIC & ASIAN STUDIES	4/2/2019	≤1 MONTH
ROOM RENTAL FOR PHILIPPINE STUDIES CONFERENCE	EAST WEST CENTER	\$ 70.00	UH MĀNOA SCHOOL OF PACIFIC & ASIAN STUDIES	4/2/2019	≤1 MONTH
ROOM RENTAL FOR PHILIPPINE STUDIES CONFERENCE	EAST WEST CENTER	\$ 60.00	UH MANOA SCHOOL OF PACIFIC & ASIAN STUDIES	4/2/2019	≤1 MONTH
ROOM RENTAL FOR PHILIPPINE STUDIES CONFERENCE	EAST WEST CENTER	\$ 779.00	UH MĀNOA SCHOOL OF PACIFIC & ASIAN STUDIES	4/2/2019	≤1 MONTH
RENTAL SPACE FOR A YIELD EVENT IN HONOLULU OAHU FOR ACEPTEED STUDETNS. OFFICE OF ADMISSIONS	OAHU VETERANS CENTER	\$ 518.85	UH HILO	4/2/2019	≤1 MONTH
SPACE RENTAL TO CONDUCT 9 TRHT INSTITUTE SPRING 2019 CLASSES	WAIWAI COLLECTIVE LLC	\$ 1,500.00	OFFICE OF THE MANOA CHANCELLOR	4/16/2019	≤6 MONTHS
SPACE RENTAL TO CONDUCT 9 TRHT INSTITUTE SPRING 2019 CLASSES	WAIWAI COLLECTIVE LLC	\$ 3,392.67	OFFICE OF THE MANOA CHANCELLOR	4/16/2019	≤6 MONTHS
SPACE RENTAL TO CONDUCT 9 TRHT INSTITUTE SPRING 2019 CLASSES	WAIWAI COLLECTIVE LLC	\$ 300.00	OFFICE OF THE MANOA CHANCELLOR	4/16/2019	≤6 MONTHS
SPACE RENTAL TO CONDUCT 9 TRHT INSTITUTE SPRING 2019 CLASSES	WAIWAI COLLECTIVE LLC	\$ 84.81	OFFICE OF THE MANOA CHANCELLOR	4/16/2019	≤6 MONTHS
RENTAL OF STADIUM & LU'AU HALE FOR 2019 COMMENCEMENT	COUNTY DIRECTOR OF FINANCE	\$ 1,500.00	UH HILO	4/16/2019	≤6 MONTHS
FACILITY RENTAL FOR ANNUAL FASHION SHOW ON APRIL 28, 2019	HAWAII STATE ART MUSEUM	N/A	MĀNOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	4/17/2019	≤1 MONTH
FACILITY RENTAL FOR URASENKIE OF HAWAII SEMINAR ON JULY 10-21, 2019	EAST WEST CENTER	\$ 3,089.50	UH MĀNOA OUTREACH COLLEGE	4/17/2019	≤1 MONTH
FACILITY USE FOR NEW FACULTY ORIENTATION	EAST WEST CENTER	\$ 1,054.00	OFFICE OF THE MANOA CHANCELLOR	4/24/2019	≤1 MONTH
FACILITY RENTAL OF HALE MALUHIA FROM 5/10/19 - 5/25/2019 AND 5/25/2019 - 6/9/2019	KAMEHAMEHA SCHOOLS	N/A	UH HILO	4/25/2019	≤1 MONTH
USE OF EAST-WEST CENTER MAKAHA AND OHANA ROOM FOR THE PRESIDENT'S EMERGING LEADERS PROGRAM CEREMONY ON MAY 2, 2019, OFFICE OF THE VICE PRESIDENT FOR ACADEMIC PLANNING AND POLICY	EAST WEST CENTER	\$ 125.00	UH SYSTEM ADMINISTRATIVE SERVICES	4/29/2019	≤1 MONTH
USE OF EAST-WEST CENTER MAKAHA AND OHANA ROOM FOR THE PRESIDENT'S EMERGING LEADERS PROGRAM CEREMONY ON MAY 2, 2019, OFFICE OF THE VICE PRESIDENT FOR ACADEMIC PLANNING AND POLICY	EAST WEST CENTER	\$ 600.00	UH SYSTEM ADMINISTRATIVE SERVICES	4/29/2019	≤1 MONTH
USE OF EAST-WEST CENTER MAKAHA AND OHANA ROOM FOR THE PRESIDENT'S EMERGING LEADERS PROGRAM CEREMONY ON MAY 2, 2019, OFFICE OF THE VICE PRESIDENT FOR ACADEMIC PLANNING AND POLICY	EAST WEST CENTER	\$ 130.00	UH SYSTEM ADMINISTRATIVE SERVICES	4/29/2019	≤1 MONTH
USE OF EAST-WEST CENTER MAKAHA AND OHANA ROOM FOR THE PRESIDENT'S EMERGING LEADERS PROGRAM CEREMONY ON MAY 2, 2019, OFFICE OF THE VICE PRESIDENT FOR ACADEMIC PLANNING AND POLICY	EAST WEST CENTER	\$ 317.00	UH SYSTEM ADMINISTRATIVE SERVICES	4/29/2019	≤1 MONTH
USE OF EAST-WEST CENTER MAKAHA AND OHANA ROOM FOR THE PRESIDENT'S EMERGING LEADERS PROGRAM CEREMONY ON MAY 2, 2019, OFFICE OF THE VICE PRESIDENT FOR ACADEMIC PLANNING AND POLICY	EAST WEST CENTER	\$ 300.00	UH SYSTEM ADMINISTRATIVE SERVICES	4/29/2019	≤1 MONTH

ANNUAL REPORT ON REAL PROPERTY ACTIONS DELEGATED BY THE BOARD OF REGENTS
 FISCAL YEAR 2019
 PLANNING AND FACILITIES COMMITTEE
 MARCH 5, 2020

DESCRIPTION	CONTRACTOR NAME	AMOUNT	CAMPUS/DEPARTMENT	DATE SIGNED	TERM
RIGHT OF ENTRY NO. 14-19 FOR FIFTY PARKING STALLS LOCATED WITHIN THE KAKA'AKO WATERFRONT PARKING LOT, TAX MAP KEY NO. (1)-2-1-060:008	HAWAII COMMUN DEV AUTHORITY	\$ 30,000.00	UH MĀNOA JOHN A. BURNS SCHOOL OF MEDICINE	5/1/2019	<5 YEARS
RIGHT OF ENTRY NO. 14-19 FOR FIFTY PARKING STALLS LOCATED WITHIN THE KAKA'AKO WATERFRONT PARKING LOT, TAX MAP KEY NO. (1)-2-1-060:008	HAWAII COMMUN DEV AUTHORITY	\$ 30,000.00	UH MĀNOA JOHN A. BURNS SCHOOL OF MEDICINE	5/1/2019	<5 YEARS
RIGHT OF ENTRY NO. 3-19 FORTY-FIVE PARKING STALLS LOCATED AT 135 OHE STREET, TAX MAP KEY NO. (1)-2-1-060:030	HAWAII COMMUN DEV AUTHORITY	\$ 54,000.00	UH MĀNOA JOHN A. BURNS SCHOOL OF MEDICINE	5/1/2019	<5 YEARS
USE OF PUNAHOU SCHOOL WATERHOUSE POOL FACILITIES FOR SWIM TEAM PRACTICE	PUNAHOU SCHOOL	N/A	UH MĀNOA INTERCOLLEGIATE ATHLETICS	5/2/2019	≤6 MONTHS
USE OF EAST-WEST CENTER FACILITIES FOR THE MAKALAPUA NAAU'AO 2019 SUMMER SYMPOSIUM ON MAY 16, 2019, OFFICE OF THE PRESIDENT	EAST WEST CENTER	\$ 800.00	UH SYSTEM ADMINISTRATIVE SERVICES	5/9/2019	≤1 MONTH
USE OF EAST-WEST CENTER FACILITIES FOR THE MAKALAPUA NAAU'AO 2019 SUMMER SYMPOSIUM ON MAY 16, 2019, OFFICE OF THE PRESIDENT	EAST WEST CENTER	\$ 145.00	UH SYSTEM ADMINISTRATIVE SERVICES	5/9/2019	≤1 MONTH
USE OF EAST-WEST CENTER FACILITIES FOR THE MAKALAPUA NAAU'AO 2019 SUMMER SYMPOSIUM ON MAY 16, 2019, OFFICE OF THE PRESIDENT	EAST WEST CENTER	\$ 189.50	UH SYSTEM ADMINISTRATIVE SERVICES	5/9/2019	≤1 MONTH
USE OF EAST-WEST CENTER FACILITIES FOR THE MAKALAPUA NAAU'AO 2019 SUMMER SYMPOSIUM ON MAY 16, 2019, OFFICE OF THE PRESIDENT	EAST WEST CENTER	\$ 100.00	UH SYSTEM ADMINISTRATIVE SERVICES	5/9/2019	≤1 MONTH
2019 13TH SUMMIT LEADERSHIP CONFERENCE	CAMP HALE KOA ASSN	\$ 840.00	KAUAI COMMUNITY COLLEGE	6/12/2019	≤1 MONTH
USE OF SCHOOL FACILITIES AT WAI'AKEA HIGH SCHOOL	WAI'AKEA HIGH SCHOOL	N/A	UH HILO	6/14/2019	≤1 MONTH

20 FEB 28 P1:42

University Land-Related Strategic Initiatives and Partnerships Program
FY 2019-2020 Second Quarter Update
Planning and Facilities Committee
March 5, 2020

20 FEB 27 P10:31

UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

West O'ahu – University District Lands

Scope: This project seeks to partner with a Developer to develop approximately 180 acres of land on the perimeter of the West O'ahu campus with commercial, mixed-use facilities that complement the West O'ahu campus by creating a unique destination that also serves the broader community and takes advantage of Transit-Oriented Development (TOD) opportunities in and around the two rail stations on the campus. The vision is to create a vibrant, sustainable mixed-use university village community that will accommodate various residential options, retail/commercial activities, entertainment, and recreational and cultural venues.

Historical Background:

- RFQ Solicitation for Developer issued on September 23, 2015.
- RFBP Solicitation for Developer issued on February 29, 2016.
- RFQ/RFBP awarded to Hunt Development Group and Stanford Carr Development (HDG & SCD) on January 25, 2017.
- Exclusive Negotiations Agreement (ENA) entered into with HDG & SCD on August 15, 2017.
- ENA term retroactively extended by one year at HDG & SCD's request on November 20, 2018.
- ENA with HDG & SCD expired on August 15, 2019, with negotiations reaching an impasse over terms of a master development agreement; project scope to be re-evaluated with a possible focus on the development of lands immediately adjacent to the two rail stations.

Second Quarter Update: No change.

Atherton – Innovation Space/Student Housing

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

Historical Background:

- Regents approved UH Foundation (UHF)/University Master Lease of Atherton YMCA property in November 2016.

- UH Mānoa (UHM)/UHF project to renovate Atherton for UHM Student Housing (“Project 1.0”) started in 2017.
- Project 1.0 suspended early 2018.
- UH/UHF project restarted as “Atherton 2.0” in April 2018, which preserves 1.0 project objective as renovated student housing and enhances project deliverable to include innovation center; project consultant hired by UHF.
- Issued developer RFP in December 2018.
- RFP closed on March 5, 2019.
- Hunt Development Group (HDG) selected as developer in April 2019.
- Established UHF/UH governance committee in April 2019; determining business structure and financial structure arrangements.
- UHF negotiated ENA in September 2019.
- UHF & HDG collaborating under an ENA; preliminary design in value-engineering phase for construction; and community outreach started in October 2019.

Second Quarter Update:

- UHF refinancing mortgage loan on property. Conversion to interest-only loan, extending maturity of loan to 2023.
- UHF and UH negotiating conversion of existing lease in favor of UHM Housing to an equity-share arrangement between UHF and UH.
- Pre-construction site work started on property November 2019. Soil and environmental sampling being conducted on property.
- Notification by City Department of Planning and Permitting (DPP) that property will be treated as a “major” modification to the UHM Long-Range Development Plan (LRDP) and Plan Review Use (PRU) permit.
- February 2020, project design is in value-engineering phase to reduce estimated construction cost to planned project budget. Current major design evaluation is in regards to inclusion of innovation and office spaces in facility.
- Draft Environmental Assessment near completion and anticipated to be submitted to DPP early March 2020.
- Second presentation of status to Mānoa Neighborhood Board scheduled for early March 2020.
- Anticipated entitlement and permitting work by development partner through November 2020, including major modification to LRDP.
- Anticipated bond financing transaction after securing all entitlement requirements. Targeting November/December 2020.

Mānoa – Graduate Student Housing

Scope: This project seeks to partner with a Developer to develop family-oriented mixed-use rental housing at below-market rates for those University of Hawai‘i at Mānoa (UHM) graduate students and junior faculty who are unable to utilize existing subsidized UHM rental housing and are priced out of the neighborhoods surrounding UHM. Depending on market demand and unit availability, the project may also serve UHM

faculty, UHM staff and other parties affiliated with UHM. UHM has a strong preference that the project also include a child care facility (to be operated by UHM) to support the relocation of the UHM Children's Center currently operating at 2320 Dole Street. The property is approximately 2.21 acres located at 2750 Dole Street, Honolulu, Hawai'i 96822.

Historical Background:

- Two-Step RFP Solicitation for Developer issued at end of 2018.
- Project kick-off on August 22nd 2019; project estimated at \$117 million.
- Exclusive Negotiation Agreement (ENA) signed with Greystar Real Estate Development Services on November 1, 2019

Second Quarter Update: A Pre-Closing Agreement (PCA) has been negotiated with Greystar and is subject to Board of Regents' approval. Under the PCA, Greystar would advance funds to engage others on behalf of the University of Hawai'i (UH) to provide architectural, engineering, and other services.

Mānoa – Kaimukī Parcels

Scope: This project seeks to evaluate the possible disposition of three parcels of land totaling approximately 6.56 acres adjacent to Leahi Hospital. Disposition may take the form of a fee-simple sale or long-term ground lease with a developer.

Historical Background: The subject parcels were acquired by UH in 1977 as part of a land assemblage for the establishment of a School of Medicine, which was eventually located in Kaka'ako. The parcels are either vacant or improved with older wooden structures and are unencumbered by long-term use agreements.

Second Quarter Update:

- Contracted with CBRE, Inc. in January 2020 to prepare a real property appraisal report regarding the fair market value of the fee-simple interests in the parcels.
- Awarded contract to ENPRO Environmental in February 2020 to: 1) conduct a Phase I Environmental Site Assessment of each of the three parcels; 2) conduct a hazardous materials survey of eight structures located on two parcels; and 3) prepare preliminary cost estimates for the demolition (and any required hazardous materials abatement work) of the eight structures.



UNIVERSITY
of HAWAI'I®
SYSTEM

UNIVERSITY OF HAWAII
BOARD OF REGENTS

20 MAR -2 P3:23

201600D

KALBERT K. YOUNG
VICE PRESIDENT FOR BUDGET & FINANCE
CHIEF FINANCIAL OFFICER

March 2, 2020

RECEIVED

TO: Benjamin Asa Kudo
Chairperson, Board of Regents '20 FEB 31 P2:50

Randy Moore
Chair, Committee on Planning and Facilities
Board of Regents UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

VIA: David Lassner
President David Lassner
Jan S. Gouveia
Vice President for Administration Jan S. Gouveia

FROM: Kalbert K. Young
Vice President for Budget and Finance/Chief Financial Officer Kalbert K. Young

SUBJECT: Authorization and Approval to Enter into a Pre-Closing (Pre-Construction) Agreement (PCA) for Development of a Multi-Family Rental Housing Facility, Greystar/NOAA Site

SPECIFIC ACTION REQUESTED:

As provided in Regent Policy 8.201, the Board of Regents is required to approve the University contracting with consultants and/or contractors for consulting services and for construction services. Pursuant to Regent Policy 8.201, the Board of Regents is requested to authorize the President of the University of Hawai'i (UH) and its Chief Financial Officer to negotiate a pre-closing (pre-construction) agreement with Greystar Development Services, LLC ("Greystar"). The Board of Regents is also requested to approve a pre-closing (pre-construction) agreement for up to \$2,407,199 to begin such work on the project to develop a multi-family rental housing facility located at 2570 Dole Street on the UH at Mānoa (UHM) campus (on the site formerly known as the "NOAA site").

RECOMMENDED EFFECTIVE DATE:

Upon authorization and approval of the Board of Regents.

BACKGROUND:

The UH owns a parcel adjacent to the UHM campus, formerly known as the National Marine Fisheries Service ("NOAA") site. On November 7, 2018, the University issued a

2444 Dole Street, Bachman Hall
Honolulu, Hawai'i 96822
Telephone: (808) 956-8903
Fax: (808) 956-5286

Request for Proposals for the Development of a New Multi-Family Mixed-Use Rental Project (the "RFP"). The purpose of the RFP was to solicit proposals from qualified real estate developers and development teams that were interested to enter into a public-private partnership with the University to design, build, finance, operate, and maintain a family-oriented mixed-use rental housing project to be located at 2570 Dole Street on the UHM campus (the "Project"), tax map key no. (1) 2-8-023:009.

In September 2019, amongst a handful of proposers, the University selected Greystar to be its private partner as real estate developer and manager of the project. On November 4, 2019, the University and Greystar affiliate Greystar Real Estate Development Services, LLC, entered into an Exclusive Negotiations Agreement, pursuant to which the parties agreed to use commercially reasonable efforts to negotiate the terms of a Pre-Closing Agreement (the "PCA") and a Development Agreement within one (1) year.

The Project conceptualizes building family-oriented rental housing units in a multi-story facility intended primarily to serve UHM graduate students, but which may also serve UHM junior faculty to the extent Project units are available. Depending on market demand, the Project units may also be available for UHM staff and other parties affiliated with UHM or UH. The University has a strong preference that the Project includes a child care facility (to be operated by the University). This child care facility could either replace or supplement the existing UHM Children's Center (located at 2600 Campus Road, QLCSS #414B). The University child care program currently services approximately one hundred (100) young children of UHM students and employees between the ages of two and five years old. If feasible, the University also prefers that the Project include commercial components that provide goods and/or services to Project residents and the greater UHM community. The University believes that the components of the conceptual project will foster and create a live-, work-, play-environment in the areas surrounding the Property. According to Greystar, the completed Project is estimated at \$130,957,770

As required by Executive Policy ("EP") 10.204.III.C.4, an Executive Committee (the "EC") was established with responsibility for reviewing and approving all major decisions relating to the Project. The Administration has been negotiating with Greystar on terms and on points for various agreements for the Project. A PCA was always anticipated for the early stages of the Project as necessary for the private partner and the University to establish the parameters of a viable project and respective responsibilities for each party. Based on the proposed terms and points that have been negotiated thus far, as shown in Attachment 1, the arrangement is ready for authorization and approval by the Board in order to begin some of the early phases of pre-construction consulting work.

APPLICABLE REGENTS POLICY:

Board of Regents Policy RP 8.201 (Contracts and Official Documents) requires that the Board of Regents approve contracts for the use of consultants for services where the work to be done is in excess of \$1,000,000. This request for approval by the Board is to authorize a pre-closing (pre-construction) agreement for up to \$2,407,199.

AGREEMENT(S) ANTICIPATED:

RP 8.201 requires Board of Regents approval of consulting contracts over \$1,000,000, and the complete costs of pre-construction work anticipated for this Project are estimated at approximately \$4,994,297. The timeline for completion of all the pre-construction work is estimated through May 2022. The Administration is purposely seeking authority and approval of this PCA which contemplates the first \$2,407,199 to be spent on this pre-construction work. The Administration intends to return to the Board and seek additional authorization and approval at later date(s) to amend the PCA to allow for the additional work that would still need to occur.

This approach of securing Board authorization and approval in parts for phases of the complete pre-construction work accommodates for the Administration, and the Board, to assess pre-construction progress and due diligence work products before determining if the Project should continue.

FIRST PHASE AGREEMENT:

Under the conditions of the pre-closing (pre-construction) agreement, Greystar will be advancing the costs and expenses for all work that is required. This will include sub-contracting for a market study, architectural design, environmental site surveys, cultural studies and other work necessary for entitlements. All costs and expenses are anticipated to be reimbursed to Greystar (with interest) upon closing of bond financing for the entire Project. Bond financing will be considered the "closing" of the pre-closing (pre-construction) work.

The University will be assuming contingent risk for reimbursing Greystar for pre-closing expenses if the Project fails to secure bond financing. The University would incur contingent financial risk and would be obligated to reimburse Greystar for instances where the Project does not progress, as follows:

1. University termination of PCA. If the University terminates the PCA for reasons other than those described in the following Paragraph 2, then the University shall pay to Greystar: a) Pre-Closing Advances plus interest thereon; and b) an accrued Development Fee.

2. Failure of bond closing/Greystar default. If the University terminates the PCA due to: a) the failure of the tax-exempt bond financing for the Project; or b) as a result of Greystar's material default of the PCA, then the University shall pay to Greystar only the Pre-Closing Advances plus interest thereon.
3. Outside closing date. If the tax-exempt bond financing has not closed by a certain date, then the University shall pay to Greystar: a) the Pre-Closing Advances plus interest thereon; and b) an accrued Development Fee.

In each case summarized above, upon termination payment the University would own all of the Project design and contract documents prepared by Greystar and its third-party vendors. If the Project proceeds to closing (bond financing), the University will not have to outlay any funds and Greystar will be reimbursed from bond proceeds.

The Administration intends to seek additional Board of Regents' authorization and approval to amend the pre-closing (pre-construction) agreement expense ceiling as the Project progresses. This authorization and approval for the initial phase of the Project will allow Greystar to begin the entitlement process and proceed with design development of the facility.

ACTION RECOMMENDED:

It is recommended that the Board of Regents approve the following actions:

1. Committee approval recommendation. The Committee on Planning and Facilities review and recommend to the full Board of Regents the Board's authorizing the University President and its Chief Financial Officer to enter into a pre-closing (pre-construction) agreement with Greystar.
2. Committee approval recommendation. The Committee on Planning and Facilities recommend to the full Board of Regents the Board's approval of the pre-closing (pre-construction) agreement up to \$2,407,199 consistent with the terms and conditions contained in the attached Major Term Sheet.
3. Board of Regents approval. The Board of Regents authorize the University Administration to complete the pre-closing (pre-construction) agreement with Greystar and approve the agreement consistent with the terms and conditions contained in the attached Major Term Sheet.

Attachments:

1. Major Term Sheet.
2. PCA Budget Schedule (pro-forma).

MAJOR TERM SHEET

UNIVERSITY OF HAWAI'I AT MĀNOA NEW MULTI-FAMILY MIXED-USE RENTAL PROJECT
DEVELOPMENT PRE-CLOSING AGREEMENT

BETWEEN

UNIVERSITY OF HAWAI'I

and

GREYSTAR DEVELOPMENT SERVICES, LLC

1. Parties.
 - a. UH: University of Hawai'i
 - b. Greystar: Greystar Development Services, LLC, a Delaware limited liability company
2. Property. 2570 Dole Street, Honolulu, O'ahu, Hawai'i 96822 identified as Tax Map Key No. (1) 2-8-023:009.
3. Project. Development of a facility housing approximately 573 beds for UH-affiliated persons, with associated amenities (including a UH-affiliated childcare center), to be agreed upon by the parties and located on the Property, ground-leased by UH to a 501(c)(3) nonprofit corporation (the "Leaseholder"), to be developed for fall 2024 delivery and financed through the issuance of tax-exempt bonds issued by the Leaseholder.
4. Closing. The closing of the tax-exempt bond financing for the Project.
5. Pre-Closing Activities. Greystar and/or certain third parties engaged by Greystar, for the benefit of UH, will perform certain pre-Closing activities, including but not limited to site visits and meetings with UH representatives; engagement of certain professionals and consultants; coordination of the preparation of designs and plans; assessment of the Project site including feasibility and other studies; coordination of governmental approvals; and preparation of a detailed Project schedule.
6. Pre-Closing Advances. The Pre-Closing Activities shall be performed directly by Greystar or by third parties engaged by Greystar for the benefit of UH, and all third-party costs and expenses paid or incurred by Greystar or third parties engaged by Greystar in connection with the Pre-Closing Activities shall be advanced by Greystar as an accommodation to UH. The pre-Closing budget agreed upon by the parties (the "Pre-Closing Budget") sets forth Greystar's estimation of the monthly budget for pre-closing expenditures, and the initial Pre-Closing Budget is \$2,407,199.
7. Right-of-Entry Agreement. UH and Greystar to negotiate and enter into a separate Right-of-Entry Agreement.

8. Compensation and Repayment for Pre-Closing Advances.

- a. Payment of Pre-Closing Advances. At the Closing, UH shall cause to be paid to Greystar from the Closing proceeds: (a) the actual, reasonable and documented Pre-Closing Advances; plus (b) interest at a floating rate equal to the Wall Street Journal U.S. Prime Rate plus two percent (2%) compounded monthly (provided, however, such interest shall not be at a rate less than six percent (6%) per annum) on amounts advanced by Greystar; plus (c) the accrued Development Fee¹.
- b. Termination Payment. In the event of a termination of the agreement by UH, UH shall pay to Greystar: (i) the actual, reasonable and documented Pre-Closing Advances; plus (ii) interest at a floating rate equal to the Wall Street Journal U.S. Prime Rate as published in the plus two percent (2%) compounded monthly (provided, however, such interest shall not be at a rate less than six percent (6%) per annum) on amounts advanced by Greystar from the date advanced until the date repaid to Greystar; plus (iii) the accrued Development Fee. Notwithstanding the foregoing, if UH terminates the agreement due to the failure of the tax-exempt bond financing for the Project or as a result of Greystar's material default of the agreement, UH shall have no liability to pay Greystar any portion of the Development Fee unless UH wishes to proceed with the Project without engaging Greystar's continued development services.
- c. Termination Payment on Outside Closing Date. In the event that the Closing has not taken place on or before January 31, 2021² (the "Outside Closing Date") UH hereby agrees to repay Greystar: (i) the actual reasonable documented Pre-Closing Advances; plus (ii) interest at a floating rate equal to the Wall Street Journal U.S. Prime Rate plus two percent (2%) compounded monthly (provided, however, such interest shall not be at a rate less than six percent (6%) per annum) on amounts advanced by Greystar; plus (iii) the accrued Development Fee.

9. Ownership of Materials. Upon termination of the agreement for any reason, Greystar shall assign to UH all of Greystar's right, title, and interest in and to the design documents and the contract documents.

10. Development Agreement. UH will negotiate in good faith with Greystar a definitive development agreement for the Project to be effective at the Closing for the delivery of services set forth in the Development Agreement to complete the design, construction, and delivery of the Project, which shall be approved by its Board of Regents. The Development Agreement will require Greystar Real Estate Partners, LLC, a Delaware limited liability company, to guarantee completion of the Project for on-time and on-budget delivery by the agreed upon date of substantial completion and provide for a mechanism for damages to UH in the case of a late delay.

¹ The Development Fee is equal to 4% of total Project costs.

² Under Pre-Closing Agreement, this date would be amended each time that the Board Approves an increase to the Pre-Closing Budget.

Item	2019					2020														
	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March
Specialty Consultants-Greystar																				
Market Study				5,000	10,000	10,000	15,000													
Traffic Study	EA			15,400	15,400															
Archaeological Field Inspection (EA)				4,160	4,160															
Architectural Historian (EA)				2,750	2,750															
Biology (assumes studies available) EA																				
Belt Collin/CDS (EA)				69,050	69,050															
Geotechnical - GEI (*)						60,000	10,000													
Environ Site Assessment - Enpro						5,000														
Hazmat Assessment - Enpro						25,000														
Contaminated Soil Test - Enpro						10,000														
Environmental Work Plans - Enpro																				
ALTA Survey - Control Point/UH				20,000																
PRU - Belt Collins/CDS										8,900	8,900	8,900	8,900							
Cultural - Ku'iwalu/CDS										9,100	9,100	9,100	9,100							
Third Party Review -Permit - Palekana																				
Building Envelope/ADA Consultant															66,000					
Interior Design - NAC/CDS											5,000			5,000						
Childcare Consultant - NAC/CDS										3,000	3,000	3,000	3,000				3,000			
LEED Certification - NAC											4,166	834	3,400				3,400	3,400	3,400	
LEED Energy Model - NAC																				
Telcom/Security - CCSI (*)															5,000			5,000	5,000	5,000
Special Inspection Fire - Notkin																				
Special Inspection-Structural - Base																				
Commissioning (Insynergy) (*)																				
Restaurant - Tenant Improvement TBD (*)																				
SUBTOTAL SPECIALTY CONSULT	-	-	-	116,360	101,360	110,000	25,000	-	-	-	21,000	30,166	21,834	100,400	-	-	-	11,400	8,400	8,400
A&E Fees (Design and Basic Subconsultants)																				
PRE-DESIGN / PRU & EA																				
SD				94,000	94,000	94,000	94,000	94,000	94,000											
DD														271,610	271,609	171,523				
CD																	305,710	205,710	205,710	
A&E Reimbursables				2,400	2,400	-	2,000				2,000	2,000	2,000	2,000	2,000	10,000	2,000	2,000	10,000	
SUBTOTAL	-	-	-	96,400	96,400	94,000	96,000	94,000	94,000	-	-	2,000	2,000	273,610	273,609	173,523	10,000	307,710	207,710	215,710
Basic A&E Fees (Less 25%) Excl Specialty Subs	-	-	-	23,500	23,500	23,500	23,500	23,500	23,500	-	-	-	-	67,903	67,902	42,881	-	76,428	51,428	51,428
TOTAL: BASIC A-E - 25% (SD - CD)	-	-	-	72,900	72,900	70,500	72,500	70,500	70,500	-	-	2,000	2,000	205,708	205,707	130,642	10,000	231,283	156,283	164,283
Misc.																				
GC Pre-construction services																				
Legal				10,000	10,000		10,000	7,500	7,500			7,500	7,500	7,500	7,500			7,500	7,500	7,500
Team Travel & Related				10,000	5,000		5,000	5,000	5,000			5,000	5,000	5,000	5,000			5,000	5,000	5,000
Interest on Predevelopment Advances				-	1,250	2,390	3,486	4,192	4,730	5,271	5,331	5,513	5,835	6,111	8,034	9,383	10,229	10,376	11,954	13,087
Other/Contingency				5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Total	-	-	-	25,000	21,250	7,390	23,486	21,692	22,230	10,271	10,331	23,013	23,335	23,611	25,534	14,383	15,229	27,876	29,454	30,587
Monthly Spend	-	-	-	214,260	195,510	187,890	120,986	92,192	92,730	10,271	31,331	55,179	47,169	329,718	231,241	145,025	25,229	270,558	194,137	203,269
Total Cumulative Spend	-	-	-	214,260	409,770	597,660	718,647	810,839	903,569	913,839	945,170	1,000,350	1,047,519	1,377,237	1,608,478	1,753,503	1,778,731	2,049,290	2,243,427	2,446,696
Termination Payment Option A*	-	-	-	214,260	409,770	597,660	718,647	810,839	903,569	913,839	945,170	1,000,350	1,047,519	1,377,237	1,608,478	1,753,503	1,778,731	2,049,290	2,243,427	2,446,696
Normal Development Fee Accrual				74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818	74,818
Discounted Development Fee Accrual For Termination Fee @ 30%				44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891	44,891
Cumulative Discount Dev Fee Accrual	-	-	-	44,891	89,781	134,672	179,562	224,453	269,343	314,234	359,124	404,015	448,905	493,796	538,686	583,577	628,467	673,358	718,248	763,139
Termination Payment Option B*	-	-	-	259,151	499,551	732,332	898,209	1,035,291	1,172,912	1,228,073	1,304,294	1,404,364	1,496,424	1,871,033	2,147,164	2,337,079	2,407,199	2,722,648	2,961,675	3,209,835
Milestone	Min Cost (A)	Max Cost (B)																		
Programming & Site Studies	409,770	499,551																		
100% Schematic Design & Cost Update	903,569	1,172,912																		
100% Design Development and Cost Update	1,753,503	2,337,079																		
80% Construction Documents and Permit Applications	3,058,337	4,045,928																		
GMP at 95% CD	3,512,986	4,814,811																		
100% Construction Documents	3,564,389	4,911,104																		
Financial Close	3,602,681	4,994,287																		

Item IV.E.

Future Status of the Planning and Facilities Committee

NO MATERIALS