

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

Date: Thursday, September 3, 2020

Time: 1:00 p.m.

Place: **Virtual Meeting**

In light of the evolving COVID-19 situation, protecting the health and welfare of the community is of utmost concern. As such, this will be a virtual meeting and written testimony and oral testimony will be accepted in lieu of in-person testimony. Meetings may be monitored remotely via the livestream pilot project. See the Board of Regents website for information on accessing the livestream: www.hawaii.edu/bor. Mahalo for your consideration.

AGENDA

- I. Call Meeting to Order**
- II. Approval of Minutes of the June 4, 2020 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 the board's website through the testimony link provided on the [Meeting Agendas, Minutes and Materials](#) page. Testimony may also be submitted via email at bor.testimony@hawaii.edu, U.S. mail, or facsimile at (808) 956-5156. All written testimony submitted are public documents. Therefore, any testimony that is submitted for use in the public meeting process is public information and will be posted on the board's website.

Those wishing to provide oral testimony for the virtual meeting may register [here](#). Given constraints with the online format of our meetings, individuals wishing to orally testify must register no later than 8:00 a.m. on the day of the meeting in order to be accommodated. It is highly recommended that written testimony be submitted in addition to registering to provide oral testimony. Oral testimony will be limited to three (3) minutes per testifier.

- IV. Agenda Items**
 - A. Committee Work Plan
 - B. Recommend Board Approval of the FY 2020-2021 Supplemental Capital Improvement Project (CIP) Expenditure Plan

- C. Recommend Board Approval of Authorization to Amend Pre-Closing Agreement with Greystar Development Services, LLC for Development of a Multi-Family Rental Housing Facility at the Former NOAA Site
- D. Recommend Board Approval of Service Order to the Research Corporation of the University of Hawaii for the University of Hawaii Cancer Center Ho'ōla: Early Phase Clinical Research Center
- E. Recommend Board Approval of Amendments to RP 11.203, Naming of Campus Improvements and Academic Programs
- F. Fiscal Year (FY) 2019-2020 4th Quarter CIP Status Report as of June 30, 2020
- G. University Land-Related Strategic Initiatives and Partnerships Program FY 2019-2020 4th Quarter Update

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

JUNE 4, 2020

Note: On January 30, 2020, the World Health Organization declared the outbreak of COVID-19 a public health emergency of international concern, subsequently declaring it a pandemic on March 11, 2020. On March 16, 2020, Governor David Y. Ige issued a supplementary proclamation that temporarily suspended Chapter 92, Hawaii Revised Statutes, relating to public meetings and records, “to the extent necessary to enable boards to conduct business in person or through remote technology without holding meetings open to the public.”

I. CALL TO ORDER

Chair Moore called the meeting to order at 2:10 p.m. on Thursday, June 4, 2020. The meeting was conducted virtually with regents participating from various locations.

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: Regent Simeon Acoba; Regent Kelli Acopan; Regent Michael McEnerney; Michelle Tagorda; Regent Robert Westerman; Regent Ernest Wilson (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; 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 Budget and Finance/Chief Financial Officer Kalbert Young; UH Mānoa (UHM) Provost Michael Bruno; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES OF THE MARCH 5, 2020 MEETING

Regent Bal moved to approve the minutes of the March 5, 2020, meeting, seconded by Regent Sullivan, and the motion carried, with all members present voting in the affirmative.

III. PUBLIC COMMENT PERIOD

Board Secretary Oishi announced that the Board Office received written testimony from Mr. Adam Borrello on behalf of the North Shore Community Land Trust in support of preserving and restoring the Waiale‘e property currently owned by the university and referenced in the real property transactions update.

Board Secretary Oishi also stated that one individual, Mr. Peter Forman, had registered to provide oral testimony. Mr. Forman stated that he was in opposition to the recommendation for approval of the resolution authorizing the Hangar 111 abrogation. He remarked that the university could not afford the \$11 million necessary to abrogate the deed and that it would be better served by using the property for its intended purpose of operating a flight training program.

IV. AGENDA ITEMS

A. Recommend Adoption of Board of Regents Resolution 20-01 Authorizing Hangar 111 Abrogation, Kalaeloa Airport, Barbers Point, O'ahu, Hawai'i

VP Young provided background information on the methodology by which the university acquired 4.5 acres of surplus federal property located at the former Barbers Point Naval Air Station. This parcel, referred to as Hangar 111, contains a hangar facility consisting of 105,000 square feet of space that includes office space, a small ramp area, and an adjacent parking lot. He noted that the university acquired the property in 2000 from the United States Department of Education (USDOE) through quitclaim deed for the purposes of operating a flight training program through Honolulu Community College (HonCC) that allowed students to earn an Associate of Science in Commercial Aviation degree but that this program was suspended in 2016. While the university has determined that having the flexibility to use the property for other purposes or lease the property to third-party, commercial operators would serve in its best interest, the deed contains restrictive covenants with educational requirements that limit the university's options for these potential uses. As such, the university is requesting authority from the board to abrogate the effectiveness of the restrictive covenants in accordance with terms contained in the deed, including a payment to the USDOE of \$11,173,500 using capital improvement project (CIP) funding already appropriated by the Legislature specifically for this purpose.

VP Lacro added that the restrictive covenants on Hangar 111 make it difficult to use the parcel for any purpose other than aviation training or applied research. The absence of these restrictions would allow the university to use the facilities for non-educational programs or other functions of the university, or offer commercial leases to interested third parties. She stated that adoption of the resolution would not preclude the university from continuing aviation training in some capacity but that it simply would provide the university with more opportunities to effectively utilize the parcel.

President Lassner confirmed that Hangar 111 could still potentially be used for aviation training as was done with the flight training program. If the university were to pursue that option, it would be preferable to lease the facilities to a third-party commercial flight training provider which it is currently prohibited from doing under the current deed. This would reduce the potential risks for the university that are associated with operating such a program directly as the university.

Given the location of the parcel and the cost of abrogation as proposed by the administration, Regent McEnerney inquired about the revenue-generating potential of the property, whether the university will be seeking a request for proposals for the

parcel, and the estimated amount of revenue the university is anticipating it will generate through leasing of the property. Michael Unebasami, Associate Vice President (AVP) for Administrative Affairs for Community Colleges, replied that the university has received inquiries from interested parties about potentially leasing the parcel. However, as a decision has not yet been made on plans for the parcel and the board has not yet provided authority to abrogate, the university did not want to commit to any action on the parcel. Based upon the inquiries received, there is a potential to generate over \$1 million per year in revenue.

In view of the estimated revenue amount and the cost of abrogation, Regent McEnerney expressed his concern that the university will experience revenue loss by this action and inquired as to what would happen if the university would simply walk away from the property. VP Lacro replied that the university would face millions of dollars in fines because it was not compliant with the use of the property as contained in the deed. President Lassner clarified that the \$11.2 million being paid to USDOE is CIP money that has already been appropriated by the Legislature for this specific purpose and is not university money. However, abrogation of the restrictive covenants in the deed would allow the university to monetize the parcel.

Regent Acoba asked if the university will own the Hangar 111 property in fee; whether the hangar facility would remain; if the university was certain that the \$11.2 million in CIP funding for the abrogation would be available; what the \$19.5 million appraisal of the property as noted in the media was based upon; and how comfortable the university was in recovering the \$11.2 million in costs in a reasonable amount of time. AVP Unebasami replied that the Hangar 111 property will become the property of the university in fee and that the property was appraised at \$19.5 million based upon work performed by the General Services Administration (GSA). He reiterated that the \$11.2 million being used for the abrogation of the deed is not university funds but rather CIP funds that have already been appropriated by the Legislature and as such, there are no funds to recover.

Regent Acoba questioned why the property was valued at \$19.5 million. AVP Unebasami responded that, to his recollection, GSA valued the parcel at \$19.5 million based upon the potential commercial use of the property.

Following-up on Regent Acoba's question, Regent McEnerney asked what the appraisal estimated the income generated by the property would be if it was commercially leased by the university. AVP Unebasami responded that he did not have that information readily available.

Assuming the abrogation is completed, Regent McEnerney inquired if the university had given any thought to using the Hangar 111 parcel for housing purposes. VP Lacro responded that the university has thought about different uses for the property but had not considered the parcel for potential housing. President Lassner added that Hangar 111 was a hangar located on an airfield and probably would not be suitable for housing.

Regent Sullivan asked if the \$11.2 million in CIP funding was in the board's CIP budget request. VP Young stated that it was an appropriation request that was initiated by legislators and not by the board.

Regent Sullivan continued by requesting clarification on the university's leasing plans for Hangar 111 stating that the commercial leasing market has been severely impacted by COVID-19 which could affect the parcel's revenue-generating potential. VP Young responded that the university views this as an opportunity since the Legislature provided the funds for the university to acquire the parcel through the abrogation process. Indications are that interest in the parcel remains strong as a number of inquiries for use of the parcel that would not be in compliance with the covenant restrictions have been received by the university over the last few years. While the parcel is a university asset, the university has not finalized plans for its use at this time. In addition to commercialization of the property, the university also has a number of burgeoning programs that could potentially utilize the facility if not for the restrictive covenants being in place. He also mentioned that Hangar 111 could still be used for a flight training program and that the university attempted to do so but could not achieve this because use of a third party to provide educational and training services for the flight training program was prohibited under the deed.

Chair Moore stated that he believed there were three options that could be taken with regard to Hangar 111. First, the university could continue to maintain the parcel as is without abrogating the deed and incur expenses. Second, the university could return the parcel to the federal government. Finally, the university could proceed with the abrogation process with funds that have already been provided by the Legislature and possibly generate revenues.

Regent Sullivan commented that while the CIP funding was not university money, it was State money, and the board still needed to exercise caution and remain fiscally prudent when determining the proper course of action for this parcel. She stated that she would be voting in favor of recommending board adoption of the resolution, should the committee decide to do so, but that her vote at the board meeting would be subject to more information being provided by the administration.

Regent McEnerney requested that the administration provide a map of the location of Hangar 111, information on the zoning for the parcel, and if possible, the appraisal report for the parcel when this issue is brought before the board in June. VP Young stated that the administration can provide available materials to the board for its June meeting.

Regent Bal moved to recommend board adoption of the resolution authorizing the abrogation of Hangar 111, seconded by Vice-Chair Nahale-a, and the motion carried with all members present voting in the affirmative.

B. Impact of COVID-19 on CIP and Repair and Maintenance (R&M) Projects

VP Gouveia reported that, in general, there has been little to no impact on the budgets or schedules of current CIPs as a result of the COVID-19 pandemic although

there have been isolated incidents where items such as furniture, fixtures, and equipment experienced delays in delivery or contractors faced travel quarantine issues which caused minor project delays. However, two major CIPs have been affected by COVID-19. The Creative Media project and the PBS relocation project will experience delays of five weeks and six weeks respectively, due to COVID-19-related delays in the manufacturing of equipment necessary for project completion. She noted that the COVID-19 pandemic has resulted in R&M projects, such as fire alarm and repaving projects, experiencing accelerated project schedules due to minimal campus activity over the past several months. However, a majority of the bids being received for upcoming projects are higher than expected and CIP funds for the current fiscal year have only been partially released due in part to the negative economic impacts of COVID-19.

Regent Acopan arrived at 2:53 p.m.

C. Fiscal Year (FY) 2019-2020 Third Quarter CIP Status Report as of March 31, 2020

VP Gouveia provided a brief report on the status of CIPs through the third quarter of FY 2019-2020 stating that there are currently 27 active construction projects occurring across all ten campuses and that all projects are progressing as planned with no significant issues being experienced. Two projects – the Coconut Island utilities rehabilitation and replacement and the Leeward Community College theater repair and refurbishment – have been completed pending finalization. She highlighted several significant CIP projects that were currently in progress, including the Life Sciences building project which is 99 percent complete with final inspection slated for the end of June. She also spoke on four new CIP projects that have been added to the CIP report including the demolition of Snyder Hall at UHM, with abatement work scheduled to begin this fall and demolition to begin in the summer of 2021; re-roofing and other improvements at Bilger Hall at UHM with bids for this project recently being received; the facilities space utilization study project, which recently surpassed the \$1 million threshold for design projects to be included in the CIP quarterly report but is scheduled to be completed for UHM and UHWO in July and for UHH and the community colleges by December 2021; and the renovation of modular buildings at the School of Pharmacy at UHH with a \$7 million contract recently being awarded for this project.

VP Gouveia stated that the Campus Center renovation project is not on the quarterly report to date but will be added shortly as it has surpassed the \$5 million threshold for inclusion in the report. She noted that this project has been on the administration's CIP list since 2012 and construction on phase 1, with a cost of \$3 million, began last year. Recently, the Campus Center Board voted to proceed on an additional phase of the project which includes renovations to update and improve the Campus Center ballrooms and other units in the Campus Center complex using \$7 million in student fees and revolving fund monies.

D. University Land-Related Strategic Initiatives and Partnerships Program FY 2019-2020 Third Quarter Update

VP Young presented updates on the UHWO University District, Atherton, NOAA Graduate Housing, and Kaimuki/Leahi Hospital Parcel P3 projects. He noted the following:

- **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.
- **Atherton Project:** This project, which focuses on innovation space and student housing and is being undertaken under a partnership with the UH Foundation (UHF), is currently in the value-engineering design phase which will scale the project to a budget plan and is moving forward as projected with a target financing date of the end of 2020. The City and County of Honolulu has made a determination that this project is considered a major modification of the entitlement process and the university is working in collaboration with UHF and Hunt Development Group to establish a master development agreement for the property. The university has recently issued an environmental assessment with a finding of no significant impact. While the financing date for this project may be slightly delayed, project completion is still expected to be August 2023.
- **NOAA Graduate Student Housing Project:** This project, which is a housing project located near the East-West Center, is just beginning. The board approved a limited pre-construction agreement (PCA) with Greystar Development Services, LLC (Greystar) in March 2020, under which the university would agree to reimburse Greystar for pre-construction costs of up to \$1.5 million it incurred for architectural, engineering, and other services for the project, if the project failed to proceed. The PCA has been finalized and pre-construction work is anticipated to continue through 2020. A market demand survey is currently being conducted and the results of this survey should become available in a few weeks. The market demand survey will allow the administration to evaluate the feasibility of the project and determine whether it should proceed.
- **Kaimuki/Leahi Hospital Parcels Project –** This project is currently evaluating the possible disposition of three parcels of university-owned land (6.56 acres) in the Kaimuki area adjacent to Leahi Hospital. Disposition may take the form of a fee-simple sale or long-term ground lease with a developer. The administration contracted CBRE, Inc. to prepare real property appraisals of the fair market value of the fee-simple interests in the parcels which has been determined to be \$15 million in the aggregate. The administration will return to the board once a determination has been made regarding the recommended disposition of these three parcels.

Regent Tagorda left at 3:01 p.m.

Regent Higaki left at 3:03 p.m.

E. Real Property Transactions Update

VP Young provided an update on the status of several real property transactions noting the following:

- The Waiale‘e property transfer to the Agribusiness Development Corporation (ADC), which was previously authorized by the board, did not occur as ADC expressed that it was no longer interested in acquiring the property. The administration has been approached by other organizations and community groups on possible uses of the land and is reevaluating the disposition of the property and considering potential alternatives.
- The Kaua‘i Fruit Disinfestation Facility (Facility) property transfer was a conditional requirement of the Legislature for the release of funding to support the College of Tropical Agriculture and Human Resources. Due to the lapse of funding, transfer of the property did not occur. The university has been attempting to transfer the Facility to the Airports Division of the State Department of Transportation which is interested in the property. However, issues with restrictive covenants continue to hamper this transfer. Negotiations to obtain a release from the restrictive covenants are ongoing.
- The St. Francis School property, which is comprised of approximately 11 acres near the UHM campus, has been placed on the real estate market. The university procured an independent appraisal of the property and submitted a letter of intent as an offer to purchase the property. The seller has since requested best and final offers from all interested parties. The university submitted its best and final offer and is awaiting a response from the seller.
- Honolulu Authority for Rapid Transportation (HART) property issues dealing with four rail stations on three university campuses encompass a number of real estate transactions that need to occur between the university and HART including construction rights of entry, grants of easements, relocation of university assets, use and occupancy agreements, and the negotiation of a master use and development agreement. Many of these issues are currently being addressed and negotiations have already begun on a master use and development agreement.

VP Gouveia provided an update on the Green Tariff Program (Program) noting that the board authorized the administration to participate in a Hawaiian Electric Company (HECO) initiated docket with the Public Utilities Commission (PUC) regarding implementation of the Program. Negotiations on the terms of the tariff as well as the terms and conditions of a master service agreement are ongoing and the administration anticipates completion on the agreements in the next two months. It is also expected that HECO will file its docket with the PUC by the end of 2020. She also provided an update on the AES Solar Project at UHWO which is moving forward with no significant

issues. AES has issued an EA and is performing its due diligence. Construction on this project is scheduled to begin at the end of 2021.

Regent McEnerney requested that HART be invited to provide a presentation on the anticipated effects of the entire HART system from West O'ahu to Ala Moana Center, including the effects on the university. VP Young responded that the administration can solicit a presentation from HART.

F. Committee Annual Review

Chair Moore referred members to the committee annual review matrix provided in the materials packet. It was suggested that amendments to better align committee activities with the bylaws and Regent Policies be considered next year. Comments and suggestions were solicited on the committee annual review but no further discussion occurred on this item.

V. ADJOURNMENT

There being no further business, Regent Sullivan moved to adjourn, seconded by Regent Bal, and with all members present voting in the affirmative, the meeting was adjourned at 3:30 p.m.

Respectfully Submitted,

Kendra Oishi
Executive Administrator and Secretary
of the Board of Regents

Committee on Planning and Facilities
 Work Plan for the 2020-2021 Academic Year

	Committee duties per bylaws	2020-2021 Committee Goals and Objectives	Projected Timeline			
			1 st Q	2 nd Q	3 rd Q	4 th Q
1	Review, study, and make recommendations to the Board relative to the long-range plans for the development of the University, considering academic needs, priorities, and fiscal capabilities of the State.					
2	Review, study, and make recommendations to the Board relative to the physical facilities master plans for each campus in the University system and to periodically review approved campus master plans in order to recommend revisions, if necessary, to meet the needs of the University.					
3	Review proposals relative to naming of University improvements and facilities and make its recommendations to the Board.	Recommend Board Approval of Amendments to RP 11.203, Naming of Campus Improvements and Academic Programs	X			
4	Review policies and make recommendations to the Board on matters pertaining to the use of University facilities and ensure an environment that is complementary to the educational mission of this institution.					
5	Work in concert with the university administration relating to the capital improvement budget.	Propose bylaw revision: "Provide general oversight of the University's CIP program to include review and approval of CIP	X			

	Committee duties per bylaws	2020-2021 Committee Goals and Objectives	Projected Timeline			
			1 st Q	2 nd Q	3 rd Q	4 th Q
		plans and budget requests and review of deferred maintenance and plans to reduce it.”				
		Review and recommend approval of FY21 Supplemental CIP expenditure plan.	X			
		Review and recommend approval of biennium CIP request for FYs 22-23, presented in the context of a rolling 6-year CIP plan and budget		X		
		Quarterly CIP/Major Projects Update	X	X	X	X
6	Provide general oversight of the University’s land-related strategic initiatives and partnerships program.	Quarterly P3 Update <i>(specific projects: Atherton, NOAA, UHWO, Kaimuki parcels)</i>	X	X	X	X
7	Proposed: “Review and approve all real property transactions for the disposition or acquisition of real property in fee simple or by lease or equivalent interest with a term exceeding five years, including amendments and extensions thereof, and review the annual list and description of all real property transactions, the authority for which has been delegated to the president.” (see RP 10.201)	Green Tariff		X		
8	Proposed: “Review and approve fees for parking permits and parking fees per day, per hour, or fraction thereof on roadways and in the parking areas under the jurisdiction of the university.” (see RP 10.207)					
9	<i>Committee Governance</i>	Review and adopt commipttee work plan	X			

	Committee duties per bylaws	2020-2021 Committee Goals and Objectives	Projected Timeline			
			1 st Q	2 nd Q	3 rd Q	4 th Q
		Review committee's work for the year				X



UNIVERSITY
of HAWAII
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UNIVERSITY OF HAWAII
BOARD OF REGENTS
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Jan S. Gouveia
Vice President for Administration

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September 3, 2020

UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

TO: BENJAMIN KUDO
Chairperson, Board of Regents

VIA: DAVID LASSNER
President

FROM: JAN GOUVEIA 
Vice President for Administration

SUBJECT: Approval of the Fiscal Year 2021 Supplemental CIP Expenditure Plan

SPECIFIC ACTION REQUESTED:

In accordance with Regent Policy (RP) 8.201 and 8.204, it is recommended that the Board of Regents of the University of Hawai'i (Board) approve the proposed FY 2021 Supplemental Capital Improvement Project Expenditure Plan set forth herein, which incorporates the most recent legislative appropriations and actions. It is further recommended that the Board authorize the President or his designee to make amendments to the expenditure plan in accordance with State laws, rules, policies and procedures.

RECOMMENDED EFFECTIVE DATE:

Upon board approval.

PROCEDURAL BACKGROUND:

The 2019 legislative session yielded the University of Hawai'i one of the strongest CIP appropriations in recent history. A total of \$236.521 million and \$93.3 million was appropriated for FY 2020 and FY 2021, respectively, as follows:

Fiscal Year	BOR Request	Legislative Appropriation – G.O. Bonds	Legislative Appropriation – Revenue Bonds	Legislative Appropriation – G.O. Bonds with Debt Service Paid from Special Funds
2020	\$295,000,000	\$189,721,000	\$42,800,000	\$4,000,000
2021	\$319,500,000	\$88,500,000	\$4,800,000	\$0

On September 26, 2019, the Board approved the FY 2020 and FY 2021 CIP Expenditure Plan for the above appropriation (Attachment A).

At the same meeting, the Board also approved the Supplemental CIP budget request for FY 2021 as follows:

Campus	Project	MOF	FY21 Supplemental Budget Request
M	RIM Projects	C	\$60.5M
M	Mini Master Plan Phase 2	C	\$66M
M	Kuykendall Hall	C	\$4M
M	Homes Hall	C	\$1M
M	Central Admin Facility with Parking	C	\$4M
H	RIM Projects	C	\$6M
WO	Planning Projects	C	\$0.5M
WO	Campus Center Phase 2	C	\$35M
CC	Capital Renewal & Deferred Maintenance	C	\$10.5M
CC	Honolulu CC Science Building	C	\$46M
CC	Windward CC Agripharmatech Bioprocessing Facility	C	\$3M
	TOTAL		\$236.5M

At the conclusion of the 2020 legislative session, however, the University experienced only a net increase of \$16.596 million to its FY 2021 CIP appropriation, as follows:

Campus	Project	MOF	FY21 Supplemental Budget Legislative Appropriation
CC	Minor CIP Various, Statewide	C	\$13.248M
M	Athletics Department	C	\$4.5M
M	Waikīkī Aquarium	C	\$0.6M
M	RIM Projects	C	– \$1.752M
	TOTAL (NET)		\$16.596M

The expenditure plan set forth below is consistent with a vision of a physical environment that supports and augments the high-quality education and research that takes place at our University. It (1) prioritizes classrooms, laboratories, and student spaces with a focus on improving the learning and research environment, (2) targets those facilities with the highest utility and poorest conditions through upgrades to the interior/exterior structures, building roofs, mechanical and electrical systems, pedestrian pathways, and roadways, and (3) changes the paradigm on how the University manages its space.

COMMUNITY COLLEGE (CC) APPROPRIATION

Campus	Title/Description	MOF	FY21 Supplemental Budget Legislative Appropriation
CC	Minor CIP Various, Statewide	C	\$13,248,000

The Community Colleges (CCs) were appropriated \$13,248,000 for Minor CIP projects to supplement a \$10,000,000 appropriation in FY21 from the 2019 legislative session. In total, for FY21, the CCs were appropriated \$23,248,000 for the plans, design, construction, and equipment for Minor Capital Improvements Program projects for campus facilities within the CC System, statewide. The projects may include renovations for the modernization of facilities, additions, demolition of existing facilities, and other improvements and project costs to upgrade and improve facilities of the CC System. A detailed list of projects is set forth in Attachment B.

MĀNOA APPROPRIATION

Campus	Title/Description	MOF	FY21 Supplemental Budget Legislative Appropriation
Mānoa	Waikīkī Aquarium	C	\$600,000
Mānoa ¹	Athletics Department	C	\$4,500,000
Mānoa ¹	Renew, Improve, Modernize (RIM) Projects	C	-\$1,752,000
	Total (Net)	C	\$3,348,000

Manoa is appropriated the following “line-item” projects:

- \$600,000 for the plans, designs, construction, and equipment for various repairs and improvements to the Waikīkī Aquarium. The repairs and improvements will include a new wastewater discharge system to comply with Department of Health discharge permits and the Department of Environmental Services regulations for discharge into the city sewer system.
- \$4,500,000 for the plans, designs, construction and equipment for renovations, new facilities, refurbishment, repair, expansion, and/or new construction for the Waterhouse Strength and Conditioning Facility located in the Stan Sheriff Center, Rainbow Wahine Softball Stadium, and Golf Strength and Conditioning Facility.

Additionally, Mānoa is allocated a total of \$47.248 million in FY21 to renew, improve, and modernize its facilities through small to medium-sized projects on the Mānoa campus that include the planning, design, construction, and equipment for renovations, replacements, and related improvements of new or existing facilities. While Manoa was previously

¹ \$54,800,000 in FY21 was appropriated by the Legislature in the 2019 legislative session, the amount of which was adjusted to a net total of \$57,548,000 to System (0900) in the 2020 legislative session for allocation to the University campuses. This information reflects the supplemental allocation to Mānoa.

allocated a total of \$49 million in FY21 in the 2019 legislative session, the total appropriation was subsequently reduced by \$1.752 million in the 2020 legislative session. A revised summary of RIM projects is listed below:

Project Type	FY21	
	# of Projects	Total
Building Envelope	4	\$12,900,000
Building Interior	2	\$11,800,000
Central Plant Systems	2	\$7,000,000
Roofing	2	\$5,625,000
Interior Mechanical	2	\$5,625,000
Electrical	1	\$4,298,000
Site/Infrastructure	1	
Energy Savings	1	
Total	15	\$47,248,000

A detailed list of RIM projects is set forth in Attachment C.

ACTION RECOMMENDED:

In accordance with Regents Policy 8.201 and 8.204, it is recommended that the Board approve the FY 2021 Supplemental Capital Improvement Project Expenditure Plan set forth above, which incorporates the most recent legislative appropriations and actions. It is further recommended that the Board authorize the President or his designee to make minor changes to the project plan in accordance with State laws, rules, policies and procedures.

Attachments A – C

Attachment A
FY 2020 and FY 2021 CIP Expenditure Plan approved September 26, 2019

Campus	Title/Description	MOF	FY20 Leg Appropriation	FY21 Leg Appropriation
Mānoa ¹	Renew, Improve, Modernize (RIM) Projects	C	\$79,000,000	\$49,000,000
Mānoa	Student Success Center	C	\$41,000,000	
Mānoa	Mini Master Plan Phase 2	C		\$6,000,000
Mānoa ¹	Athletics – Master Plan for new Athletic and Academic Facilities	C	\$750,000	
Mānoa ¹	Athletics – Clarence T.C. Ching Athletics Complex Field	C	\$2,000,000	
Mānoa ¹	Cancer Center – Early Phase Clinical Research Center	C	\$6,500,000	
Mānoa	CTAHR Kula Agricultural Station, Maui	C	\$500,000	
Mānoa	Parking Structure Improvements	E	\$38,000,000	
Mānoa ¹	Land Acquisition	E	\$4,800,000	\$4,800,000
Hilo	Renew, Improve, Modernize (RIM) Projects	C	\$5,000,000	\$8,000,000
Hilo	Pharmacy Laboratory Improvements	C	\$3,000,000	
Hilo	Aeronautical Science Program	C	\$321,000	
West O'ahu ²	Renew, Improve, Modernize (RIM) Projects	C	\$1,000,000	\$1,000,000
CCs	Minor CIP Various, Statewide	C	\$14,000,000	\$10,000,000
CCs	Capital Renewal & Deferred Maintenance, Statewide	C	\$25,000,000	\$14,500,000
CCs	Honolulu CC Hangar 111 Acquisition	C	\$11,650,000	
CCs	Buyout of Power Purchase Agreement Photovoltaic Systems	D	\$4,000,000	
	TOTAL		\$236,251,000	\$93,300,000

¹ \$94,050,000 in FY20 and \$54,800,000 in FY21 was appropriated by the Legislature in the 2019 legislative session to System (0900) for allocation to the University campuses. This information reflects the allocation to Mānoa.

² \$94,050,000 in FY20 and \$54,800,000 in FY21 was appropriated by the Legislature in the 2019 legislative session to System (0900) for allocation to the University campuses. This information reflects the allocation to West O'ahu.

Attachment B
Minor CIP Various, Statewide – Breakdown

Campus	Project Description	FY21
CCS	Contingency for Appropriated Projects	\$1M-\$5M
HON	8820 - Renovate and Repurpose	\$1M-\$5M
KAP	6931 Olopuu Renovation/Modernization	\$1M-\$5M
KAU	Business/Health Sciences Modernization	\$1M-\$5M
LEE	Product Development Center - Built-in Equipment	\$1M-\$5M
LEE	Fine Arts Building - Modernization of Existing Space	\$250K-\$1M
MAU	2215 Multi-Purpose Building – Repurpose to Hospitality Academy training center	\$250K-\$1M
MAU	5015 Moloka'i Ed Center – Expansion and retrofit of facilities	\$1M-\$5M
WIN	5985 Operations and Maintenance Building Improvements, Partial Repurpose for Academic Program	\$1M-\$5M
	Total	\$23,248,000

Attachment C
Mānoa Renew, Improve, Modernize (RIM) Projects

PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING BUILDING ENVELOPES AND RELATED IMPROVEMENTS		
Building Envelope	Various Building Envelope Improvements and Renovations	\$1M-\$5M
Building Envelope	POST Building Envelope (including reroof)	\$5M-\$10M
Building Envelope	Miller Hall Window Replacement and Exterior Improvements and Renovations	\$1M-\$5M
Building Envelope	Bilger Annex Exterior Improvements and Renovations	\$250K-\$1M
	Subtotal	\$12,900,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING BUILDING INTERIOR AND RELATED IMPROVEMENTS		
Building Interior	General Classrooms and Teaching Labs Interior Improvements and Renovations	\$1M-\$5M
Building Interior	Elevator Modernization, Phase IV	\$10M+
	Subtotal	\$11,800,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING CENTRAL PLANT SYSTEMS AND RELATED IMPROVEMENTS		
Central Plant	Physical Education Athletic Complex, Repair/Replace Chiller Plant and Controls	\$1M-\$5M
Central Plant	POST Building, Repair/replace Central Plant HVAC Equipment and Controls	\$1M-\$5M
	Subtotal	\$7,000,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING INTERIOR MECHANICAL SYSTEMS AND RELATED IMPROVEMENTS		
Interior Mechanical	Various Buildings, Repair/Upgrade HVAC Control Systems	\$1M-\$5M
Interior Mechanical	School of Architecture, Repair/Replace Air Distribution System, Equipment and Controls	\$1M-\$5M
	Subtotal	\$5,625,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING ROOF AND RELATED IMPROVEMENTS		
Roof	Various Roof Improvements	\$1M-\$5M
Roof	Administrative Services Buildings No. 1 & No. 2 Reroof	\$1M-\$5M
	Subtotal	\$5,625,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING ELECTRICAL SYSTEMS AND RELATED IMPROVEMENTS		
Electrical	Arc Flash Study, UHM Manoa Campus - Phase 2	\$250K-\$1M
	Subtotal	\$250K-\$1M
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING SITE/INFRASTRUCTURE AND RELATED IMPROVEMENTS		
Site/Infrastructure	Demolition of Portables	\$1M-\$5M
	Subtotal	\$1M-\$5M
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR ENERGY SAVINGS PROJECTS AND RELATED IMPROVEMENTS OF VARIOUS FACILITIES		
Energy Savings	Phase 4 Meters	\$1M-\$5M
	Subtotal	\$1M-\$5M
TOTAL - ALL PROJECTS		\$47,248,000



UNIVERSITY
of HAWAII
SYSTEM

20909D

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

August 27, 2020

RECEIVED

TO: Benjamin A. Kudo
Chairperson, Board of Regents

'20 AUG 28 P3 : 12

Michelle Tagorda
Chair, Committee on Planning and Facilities
Board of Regents

UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

VIA: David Lassner *David Lassner*
President

Jan S. Gouveia *Jan S. Gouveia*
Vice President for Administration

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

SUBJECT: Approval of Authorization to Amend Pre-Closing Agreement with Greystar Development Services, LLC for Development of a Multi-Family Rental Housing Facility at the Former NOAA Site

SPECIFIC ACTION REQUESTED:

Pursuant to 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. As provided by Regent Policy 8.201, the Board of Regents authorized the President of the University of Hawai'i ("UH") and its Chief Financial Officer to negotiate a pre-closing (pre-construction) agreement ("PCA") with Greystar Development Services, LLC ("Greystar") at its March 19, 2020 meeting.

At that meeting, Vice President Young requested a contract amount for the PCA of \$2,407,199. According to the Board of Regents March 19, 2020 Minutes, Vice-Chair Sullivan made a motion "to approve the administration's request to enter into a PCA with Greystar with an amendment [for] \$1,500,000, seconded by Vice-Chair Higaki, and the motion carried with all members present voting in the affirmative."

We now request that the Board of Regents approve an amendment to the approved PCA. This amendment will add up to \$1,000,000 to the previous PCA amount of \$1,500,000 (for a total of \$2,500,000), and it will allow Greystar to continue entitlement and design work on the project to develop a multi-family rental housing facility located at 2570 Dole Street on the University of Hawai'i at Mānoa ("UHM") campus, tax map key number (1) 2-8-023:009 (the "NOAA Site").

2444 Dole Street, Bachman Hall
Honolulu, Hawai'i 96822
Telephone: (808) 956-8903
Fax: (808) 956-5288

An Equal Opportunity/Affirmative Action Institution

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 NOAA Site. On November 7, 2018, the University issued a 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 who were interested in entering into a public-private partnership with the University to design, build, finance, operate, and maintain a family-oriented mixed-use rental housing project at the NOAA Site (the "Project").

In September 2019, 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, under which the parties agreed to use commercially reasonable efforts to negotiate the terms of a PCA and a development agreement within one (1) year. At its meeting on March 19, 2020, the Board of Regents authorized the President of the University and its Chief Financial Officer to negotiate a PCA with Greystar for up to \$1,500,000 in pre-project expenses to be advanced by Greystar. A PCA was signed by parties on April 30, 2020. By the terms of the PCA, a definitive development agreement for the Project will be negotiated and effective at the closing for the delivery of services to complete the design, construction, and delivery of the Project, which shall be approved by its Board of Regents.

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 recent updates by Greystar, the completed Project is estimated at \$130,957,770. Based on preliminary

project design and refinement costs is trying to be decreased and is to be determined in the next phase.

As required by Executive Policy 10.204.III.C.4, an Executive Committee ("EC") was established with responsibility for reviewing and approving all major decisions relating to the Project. The PCA between the University and Greystar provides for Greystar to work on development of the Project and to advance (at Greystar's expense) agreed to expenses up to an agreed to ceiling threshold of expenses. The initial PCA authorized up to \$1,500,000 in advance expenses before January 31, 2021. The PCA also contemplates additional amendments as the Project progresses and subject to Board of Regents approval. The EC has been working with Greystar on the Project as it has progressed. Thus far, the first phase of the Project covered by the initial PCA, has included work by Greystar on the following:

- Contracting with sub-contractors to produce work on design drawing, preliminary construction materials, etc.
- Conducting a market study, engineering studies, environmental review, and title investigations.
- Starting necessary entitlement approvals.
- Engaging in outreach with community and University stakeholders.

This requested amendment to the PCA will grant additional authority to fund (\$1,000,000) the next phase of project work. Based on the proposed terms and anticipated project milestones planned, as shown in Attachment 2 to the PCA, this amendment will fund the Project through April 30, 2021.

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 an amendment to the approved PCA for up to an additional \$1,000,000 (bringing the total approved via the PCA to \$2,500,000).

PCA FUNDING APPROACH:

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 currently estimated at approximately \$5,080,306. The timeline for completion of all the pre-construction work is estimated through May 2023. The Administration is seeking funding of the PCA in tranches, and it intends to return to the Board to seek additional funding approval to allow for additional work under the PCA according to the schedule attached to the PCA. By seeking funding for the PCA in tranches, it allows the

Administration and the Board to assess pre-construction progress and due diligence work products and milestones before determining if the Project should continue.

PCA STATUS—FIRST TRANCHE OF FUNDING:

Under the conditions of the PCA, Greystar will be advancing the costs and expenses for all work that is required. Greystar has thus far advanced funding for ongoing expenses that have included a market study, architectural design, environmental site surveys, cultural studies, and other work necessary for entitlements.

As provided in the approved PCA, 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 PCA expense ceiling as the Project progresses. This authorization and approval for the initial phase of the Project will allow Greystar to

continue with 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 recommends to the full Board of Regents that the University President and its Chief Financial Officer are authorized and approved to amend the PCA for development of a multi-family rental housing facility, Greystar/NOAA site.
2. **Committee approval recommendation.** The Committee on Planning and Facilities recommends to the full Board of Regents the approval of the PCA with the following amendments:
 - a. Adding an additional \$1,000,000 (one million dollars), for a total authorization of up to \$2,500,000; and
 - b. Amending the Outside Closing Date from January 31, 2021, to April 30, 2021.

The terms and conditions in the Major Term Sheet previously approved and submitted the Board for its meeting of March 19, 2020, remain the same except for the above two changes shown in the attached Major Term Sheet Amended (Attachment 1).

3. **Board of Regents approval.** The Board of Regents accepts and approves the Committee on Planning and Facilities recommendations (1) and (2), above.

Attachments:

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

MAJOR TERM SHEET AMENDED
(amendments shown in red)

**UNIVERSITY OF HAWAI'I AT MANOA NEW MULTI-FAMILY MIXED-USE RENTAL
PROJECT
DEVELOPMENT PRE-CLOSING AGREEMENT
(Including Amendment 1, September 2020)**

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 \$2,500,000.00¹.
- Initial Pre-Closing Agreement, April 2020, budget authorization \$1,500,000.
 - Amendment 1, TBD, additional budget authorization \$1,000,000.
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 Fee².
 - 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%)

¹ At its meeting on March 19, 2020, the Administration requested \$2,407,199.00, but the Board of Regents approved \$1,500,000.00. The Administration is now requesting \$1,000,000.00 for a total of \$2,500,000.00.

² The Development Fee is equal to 4% of total Project costs.

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 **April 30, 2021**³ (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.

³ Under Pre-Closing Agreement, this date would be amended each time that the Board Approves an increase to the Pre-Closing Budget.

ATTACHMENT 2: PCA Budget Schedule (pro-forma) Amended

Item	2023							Financial Close Total
	November	December	January	February	March	April	May	
Specialty Consultants-Greystar								
Market Study								67,000
Traffic Study								-
Archaeological Field Inspection (EA)								-
Architectural Historian (EA)								-
Biology (assumes studies available) EA								-
Belt Collin/CDS (EA)								182,978
Geotechnical - GEI (*)								40,000
Environ Site Assessment - Enpro								47,000
Hazmat Assessment - Enpro								-
Contaminated Soil Test - Enpro								-
Environmental Work Plans - Enpro								40,000
ALTA Survey - Control Point/UH								-
PRU - Belt Collins/CDS								24,000
Cultural - Ku'iwalu/CDS								85,176
Third Party Review -Permit - Palekana								81,666
Building Envelope/ADA Consultant								48,000
Interior Design - NAC/CDS								78,468
Interior Design FF&E								23,438
Childcare Consultant - NAC/CDS								65,112
LEED Equivalency - NAC								37,450
LEED Energy Model - NAC								13,556
Fire Protection								11,731
Telcom/Security - CCSI (*)								33,875
Special Inspection Fire - Notkin								-
Special Inspection-Structural - Base								10,000
Commissioning (Insynergy) (*)								-
Restaurant - Tenant Improvement TBD (*)								-
SUBTOTAL SPECIALTY CONSULT	-	-	-	-	-	-	-	889,449
A&E Fees (Design and Basic Subconsultants)								
PRE-DESIGN / PRU & EA								-
SD								867,444
DD	-	-	-	-	-	-	-	695,771
CD	13,445	13,446	13,446	13,446	-	-	-	895,654
A&E Reimbursables	570	570	570	570	-	-	-	23,980
SUBTOTAL	14,015	14,016	14,016	14,016	-	-	-	2,482,848
Basic A&E Fees (Less 25%) Excl Specialty Subs	3,361	3,362	3,362	3,362	-	-	-	614,717
TOTAL: BASIC A-E - 25% (SD - CD)	10,654	10,655	10,655	10,655	-	-	-	1,868,131
Misc.								
GC Pre-construction services								-
Legal	5,625	5,625	5,625	5,625	-	-	-	160,228
Team Travel & Related	3,125	3,125	3,125	3,125	-	-	-	128,252
Interest on Predevelopment Advances	20,128	20,380	20,633	20,889	21,145	21,269	21,393	492,145
Other/Contingency	3,700	3,700	3,700	3,700	-	-	-	150,495
Total	32,578	32,830	33,083	33,339	21,145	21,269	21,393	931,119
Monthly Spend	43,231	43,484	43,738	43,993	21,145	21,269	21,393	3,688,700
Total Cumulative Spend	3,493,678	3,537,162	3,580,900	3,624,893	3,646,039	3,667,307	3,688,700	3,688,700
Termination Payment Option A*	3,493,678	3,537,162	3,580,900	3,624,893	3,646,039	3,667,307	3,688,700	3,688,700
Normal Development Fee Accrual	53,938	53,938	53,938	53,938	53,938	53,938	53,938	2,265,405
Discounted Development Fee Accrual For Termination Fee @ 30%	32,363	32,363	32,363	32,363	32,363	32,363	32,363	1,391,606
Cumulative Discount Dev Fee Accrual	1,197,429	1,229,791	1,262,154	1,294,517	1,326,880	1,359,243	1,391,606	1,391,606
Termination Payment Option B*	4,691,107	4,766,954	4,843,055	4,919,411	4,972,919	5,026,550	5,080,306	5,080,306
Milestone								
Programming & Site Studies								
100% Schematic Design & Cost Update								
100% Design Development and Cost Update								
80% Construction Documents and Permit Applications								
GMP at 95% CD								
100% Construction Documents								
Financial Close								



UNIVERSITY OF HAWAII
CANCER CENTER

RECEIVED

'20 AUG 28 AM 11:15

September 3, 2020

UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

TO: Benjamin Asa Kudo
Chair, Board of Regents
University of Hawai'i

VIA: David Lassner
President
University of Hawai'i

VIA: Nelson Lee
Director
Office of Project Delivery
University of Hawai'i

VIA: Michael Bruno
Provost
University of Hawai'i at Mānoa

VIA: Randall Holcombe
Director
University of Hawai'i Cancer Center
University of Hawai'i at Mānoa

Randall Holcombe, MD, MBA

FROM: Clifford Martin
Associate Director for Administration
University of Hawai'i Cancer Center
University of Hawai'i at Mānoa

SUBJECT: APPROVAL OF SERVICE ORDER TO THE RESEARCH CORPORATION OF THE UNIVERSITY OF HAWAII (RCUH) FOR THE DESIGN AND CONSTRUCTION PROCUREMENT OF THE UNIVERSITY OF HAWAII CANCER CENTER HO'OLA: EARLY PHASE CLINICAL RESEARCH CENTER PROJECT

SPECIFIC ACTION REQUESTED

The Board of Regents for the University of Hawai'i ("Board") is requested to approve a Service Order of \$6,500,000 to RCUH for the design and construction of the Ho'ola: Early Phase Clinical Research Center (the "Project"), in accordance with Regents Policy

20 AUG 28 PM 2:43

UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

("RP") 12.207¹. These funds will supplement approximately \$6,500,000 in grant funds from the National Institutes of Health ("NIH") to complete the design and construction of the Project.

RECOMMENDED EFFECTIVE DATE

Upon Board of Regents approval

ADDITIONAL COST

None.

BACKGROUND

The University of Hawai'i ("UH") Cancer Center building was completed in 2012 with a total of 180,000 square feet (sf) of space. Within this space, a four-story "annex" portion of the building consisting of 37,000 sf of "shell" space was simultaneously constructed in expectation of growth of the research center (the "Annex"). Upon joining UH as Cancer Center Director in 2016, Dr. Randall Holcombe was tasked with developing a vision for the annex space and to seek funding opportunities for such a vision.

The Cancer Center worked with the UH Community Design Center ("CDC") whose students produced a comprehensive proof-of-concept vision for the Annex. With the consensus of Cancer Center faculty, UH leadership and our clinical partners, through the Hawai'i Cancer Consortium, the Project was approved as the first phase of the plans to complete the Annex. Once complete, the Project will be the sole facility of its kind in the State of Hawai'i ("State"), providing access to clinical research for patients across multiple disciplines, and expanding the research capabilities of UH Mānoa, the only research university in the State.

NIH GRANT AND STATE OF HAWAII CIP FUNDS

To secure funding for the Project, in March 2019, the Cancer Center applied for a NIH grant to partially fund a \$13 million² project to build out over 16,500 sf of the Annex on Floors 1 and 2 and a portion of Floor 3 (the "Grant"). At the time of the Grant application, the Cancer Center intended to fund the remaining portion of the project using its reserve funds.

¹ RP 12.207 Section III.C.1.a. states, "Except for mandatory cost sharing or matching, prior board approval is required for service order of intramural funds for: Major construction (CIP) and repair and maintenance (R&M) projects in accordance with the threshold delineated in RP 8.201, Section B.1" RP 8.201 Section III.B. provides that, "Construction projects . . . in excess of and/or totaling more than \$5,000,000 shall require the board's prior approval."

² The total budget for the Project as stated in the Grant was originally estimated at \$14.5 million and included a CT Scanner, which was later removed from the scope of the Project due to budgetary reasons.

On Floor 1, the Cancer Center proposed to include a research clinic space for physicians seeing patients enrolled in early phase trials, a clinical lab, and imaging capabilities to support translational research. On Floor 2, the Cancer Center proposed to house nine clinical trial infusion suites, a nursing station and a research pharmacy. On Floor 3, the Cancer Center proposed to construct an Organoid Generation Facility (“OGF”) on one quarter of the available floor space. The OGF, including wet and dry lab benches and two biosafety cabinets, will occupy approximately 1,500 sf on Floor 3 with direct access to laboratory space currently on Floor 3 of the main Cancer Center.

On September 19, 2019, NIH issued its Federal Notice of Award for a Grant in the amount of \$6,478,224 to the Cancer Center for the design and construction of the Project. As a requirement of the Grant funding, the following Project timeline must be strictly adhered to:

- By January 23, 2020: Schematic Design 35% complete
- By July 23, 2020: Design Development 65% complete
- By January 23, 2021: Construction Document 95-100% complete
- By May 23, 2024: All funds expended

In the 2019 legislative session, the State of Hawai'i Legislature appropriated \$6.5 million in G.O. Bond funds to supplement the Grant funds for the Project. At its September 26, 2019 meeting, the Board authorized the expenditure of the CIP appropriation for the Project. Following this, the administration submitted a request to the Department of Budget and Finance to release the CIP appropriation, which was approved by the Governor on June 9, 2020.

DISCUSSION

As the Grant required the Cancer Center to select and award the design of the Project and complete 35% of the schematic design no later than January 23, 2020 and the CIP appropriation had not yet been released by the Governor, the Cancer Center processed the consultant contract for the Project through RCUH as a direct funded federal project and awarded the design contract on December 11, 2019.

The budget and funding breakdown for the Project is as follows:

Project Element	NIH Grant Funds	State G.O. Bond Funds	Total
Design	\$ 1,793,463.75	\$ 50,000.00	\$ 1,843,463.75
Construction	\$ 4,459,758.25	\$ 6,250,000.00	\$ 10,709,758.25
Equipment	\$ 225,002.00	\$ 200,000.00	\$ 425,002.00
Total	\$ 6,478,224.00	\$ 6,500,000.00	\$ 12,978,224.00

Because of the tight deadlines and its experience with federal procurement requirements, the administration believes it is in the best interest of the Project for the CIP appropriation to be Service Ordered to RCUH so that it may jointly fund the Project with Grant funds. Additionally, because the consultant contract was issued by RCUH, the construction contract should likewise be issued by RCUH to ensure continuity and compatibility within the Project.

While the contracts will be executed by RCUH and RCUH is responsible for the procurement and fiscal administration of the Project, UH remains responsible for overall project management, all work relating to planning, programming and entitlement, coordinating all design services, oversight of the project manager and construction manager's management of the construction phase and project completion and turnover. A Memorandum of Understanding or a Project Management Plan between UH and RCUH will be executed detailing the respective roles and responsibilities of the parties.

ACTION RECOMMENDED

RP 12.207 Section III.C.1.a. requires the Board to approve the service order of intramural funds to RCUH for major CIP construction, except for mandatory cost sharing or matching. Based on the above, the Board is requested to approve the Service Order of \$6,500,000 funds allocated by the state legislature for the purpose of design and construction of the Ho'ōla Early Phase Clinical Research Center Project, the remaining costs for which, will be borne by the recently awarded grant from the National Institutes of Health.

C: Leonard R. Gouveia, Jr., Executive Director, Research Corporation of the University of Hawai'i



UNIVERSITY OF HAWAI'I

CANCER CENTER

Early Phase Clinical Research Center

Randall F. Holcombe, MD, MBA

Director, University of Hawai'i Cancer Center

9/3/2020



A Cancer Center Designated by the
National Cancer Institute



Rationale

- Creation of an EPCRC at UH Cancer Center will provide patients in Hawai'i access to the most advanced and innovative cancer treatments, currently not available in the state.
- The EPCRC will support the mission of the UH Cancer Center to reduce the burden of cancer for the unique population of Hawai'i
- The EPCRC will facilitate economic diversification, promote acquisition of additional extramural/federal funding and have a substantial, positive economic impact.



EPCRC Location





EPCRC renderings





Prior EPCRC presentations to BOR & legislature

- BOR

- 11/1/2017 – Committee on Research and Innovation – UH Cancer Center update
- 9/5/2019 - Planning and Facilities Committee – Approval of UH CIP plan
- 9/26/2019 – Full Board Meeting – Approval of Committee Recommendation of UH CIP plan

- Legislature

- Multiple tours of EPCRC space for Senate WAM, Senate Commerce, Consumer Protection & Health, Senate Education, House Finance, House Health, House Lower & Higher Education committee members 2018-2020.
- WAM committee visit to UHCC – 8/3/2018
- Written summary for legislature – 1/14/2019
- Legislature site visit to UHCC (multiple committees represented) – 7/31/2019
- Written summary for legislature – 10/2019
- Meeting at legislature with Chair senate CCPH – 11/4/2019
- Senate WAM and senate CHE – 12/2019
- Update for senate Committee on Health – 1/22/2020



EPCRC community stakeholders

- Hawai'i Cancer Consortium
 - Queens Health System
 - Hawai'i Pacific Health
 - Kuakini Medical Center
 - Adventist Health Castle
 - JABSOM
 - HMSA
- Other UHCC clinical research network sites
 - Hawaii Cancer Care
 - TCCOH
 - Tripler Army Medical Center
- Native Hawaiian Community Advisory Board
- Friends of the Cancer Center
- UH Foundation



Funding

- State CIP allocation - \$6.5M
 - Approved 2018-2019 legislative session
 - Senator Breene Harimoto legislative champion
 - Funds released by Governor Ige on June 9, 2020
- Competitive NIH construction grant - \$6.48M
 - Awarded 9/19/2019
- Philanthropy to date
 - \$2M Norma Nichols endowment
 - Joanna Lau Sullivan distinguished endowed professorship
 - Numerous other 5 and 6 figure gifts



UH & RCUH collaboration

- Meetings to delineate responsibilities for management of state and federal funding sources
 - DATE: 11/8/2019
 - DATE: 7/29/2020
- Authorization from BOR to service order: [this request](#)



Timeline and Budget

- 35% architectural designs – submitted to NIH 1/23/2020
- 65% architectural designs – submitted to NIH 7/23/2020
- 95% architectural designs – to be submitted to NIH by 1/23/2021
- Permitting process to begin early 2021
- Must expend all funds by 5/23/2024

Project Element	NIH Grant Funds	State G.O. Bond Funds	Total
Design	\$ 1,793,463.75	\$ 50,000.00	\$ 1,843,463.75
Construction	\$ 4,459,758.25	\$ 6,250,000.00	\$ 10,709,758.25
Equipment	\$ 225,002.00	\$ 200,000.00	\$ 425,002.00
Total	\$ 6,478,224.00	\$ 6,500,000.00	\$ 12,978,224.00



\$5.9 million

Annual income added in the region (once stabilized)

OR

67

Jobs supported in the region every year

OR

5.8 years

Construction and operations costs completely recovered

OR

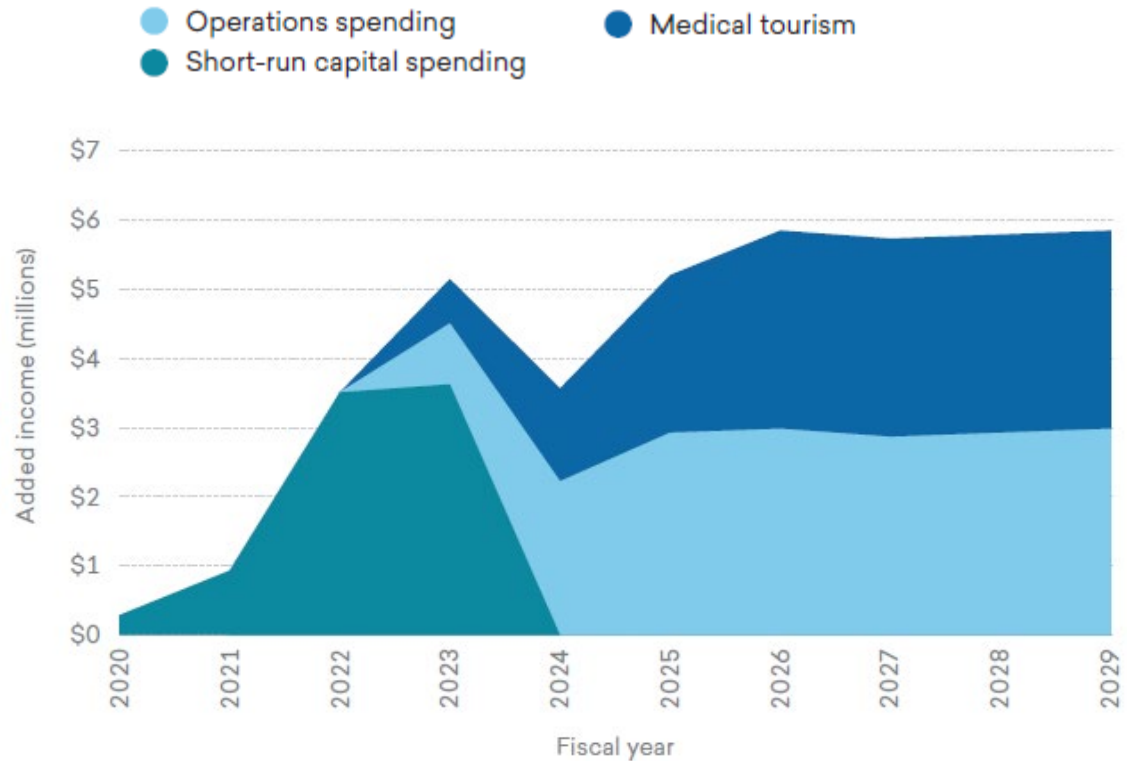
\$2.53

Created in added income from every \$1 in funding

\$38.5 million

in total income added in the region

HEPCRC Total Regional Impact from FY 2020 to FY 2029, Undiscounted





August 28, 2020

MEMORANDUM

TO: Benjamin Kudo
Chair, Board of Regents

Michelle Tagorda
Chair, Committee on Planning and Facilities

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

SUBJECT: Approval of Amendments to Board of Regents Policy 11.203, *Naming of University Facilities, Properties, and Programs*

SPECIFIC ACTION REQUESTED:

For the reasons set forth below, it is recommended that the Board of Regents (Board) approve the proposed amendments to Board of Regent Policy ("RP") 11.203, Naming of Facilities, Properties, and Programs.

RECOMMENDED EFFECTIVE DATE:

Upon Board approval.

CURRENT REGENTS POLICY 11.203:

The current RP 11.203 was last updated in 2005 and marginally recognizes philanthropy when naming a building or program.

Generally speaking, RP 11.203 primarily rests authority for the naming of buildings, facilities, roads, and academic programs on the campuses with the Board. It does not allow naming for living individuals and ordinarily not before five years following a person's death, except as specifically provided by law, or when approved by the Board in special and well-justified cases. If naming is after a person, such person must have been actively connected with the University, or must have established from Hawai'i a position of national or international reputation in public service, preferably in higher education.

RP 11.203 further provides that classrooms, laboratory buildings, and academic programs normally are be named for distinguished faculty members, administrators, board/emeritus members, and others who have been directly involved with the University for a substantial period of time or who have made a significant contribution to its academic and cultural life. Dormitories, residences, and roads, unless provided otherwise in the case of private donations or property, are customarily be designated with appropriate Hawaiian words. In appropriate circumstances, rooms or other

quarters in a building may be named to honor major donors to the University or to the University of Hawai'i Foundation.

PROPOSED AMENDMENTS TO REGENTS POLICY 11.203:

The proposed amendments incorporate philanthropic opportunities, while also addressing operational concerns. At the highest level, the Board retains the authority to name programs, buildings, structures, and other property based on substantial philanthropic contributions or honorifically. Persons for whom programs or properties are proposed to be name honorifically would normally have made a major positive impact on the University, programs housed within the property, or on Hawai'i. Such naming will not take place before five years following the person's death, except as specifically provided by law or in special and well-justified cases.

The amended policy proposes to the President the authority to name interior spaces (i.e. classrooms, laboratories, offices, conference rooms, etc.) in recognition of philanthropic contributions, major donors, or honorifically. Philanthropic naming may be permanent or for a specific period agreed to by the donor and University. Honorific naming normally recognizes a person or entity that has made a major positive impact on the University, generally with a connection to the particular program that occupies the space, or on Hawai'i. Routine, functional, and thematic naming that normally takes place at the time the facility, program, or property is conceived is also delegated to the President.

Property, facilities, and programs not named honorifically or philanthropically are customarily designated based on function, occupancy, a coordinated system (e.g., plant names, Hawaiian words), or numerical/alphabetical.

In conclusion, the proposed amendments would allow the Board to recognize the importance of philanthropy and honorary naming value of buildings, property, and programs, while authorizing the President to implement routine and functional naming that supports an organized approach to managing and administrating facilities on campuses.

ACTION RECOMMENDED:

Based on the foregoing, it is recommended that the Board of Regents of the University of Hawai'i approve the proposed amendments to Board of Regent Policy ("RP") 11.203, *Naming of Facilities, Properties, and Programs*.

Attachments:

RP 11.203 current
RP 11.203 redline
RP 11.203 clean



Regents Policy Chapter 11, Miscellaneous
Regents Policy RP 11.203, Naming of Campus Improvements and Academic Programs
Effective Date: Oct. 20, 2005
Prior Dates Amended: Oct. 11, 1962; Oct. 29, 1970; July 14, 1972; May 13, 1976; Oct.
20, 1978; Nov. 9, 1979; Oct. 18, 2002; Oct. 31, 2014 (recodified)
Review Date: August 2019

I. Purpose

To set forth policy on naming of campus improvements and academic programs.

II. Definitions:

No policy specific or unique definitions apply.

III. Policy:

- A. The authority for the naming of buildings, facilities, roads and academic programs on the campuses of the university shall reside with the board.
- B. Buildings, other facilities, roads and programs will not be named for living individuals and ordinarily not before five years following the person's death, except as specifically provided by law, or when approved by the board in special and well justified cases.
- C. Persons for whom facilities, or programs may be named must have been actively connected with the university, or must have established from Hawai'i a position of national or international reputation in public service, preferably in higher education.
- D. Classrooms, laboratory buildings and academic programs normally shall be named for distinguished faculty members, administrators, board/emergitus members, other public servants and others who have been directly involved with the university for a substantial period of time or who have made a significant contribution to its academic and cultural life. Description and functional titles may be given if so desired by the particular campus faculty, students and staff, as provided herein.

- E. Dormitories, residences, and roads, unless provided for otherwise in the case of private donations or property, shall customarily be designated with appropriate Hawaiian words.
- F. Other existing and contemplated miscellaneous structures and areas of campus, when names are necessary, may be given descriptive or functional titles.
- G. Each chancellor shall develop and announce procedures to be utilized in developing recommendations to be sent to the board when other than a functional name is to be recommended for a building, facility, or academic programs.
- H. In appropriate circumstances, rooms or other quarters in a building may be named to honor major donors to the university, or to the University of Hawai'i Foundation, in support of the university or its programs and activities.

IV. Delegation of Authority:

There is no policy specific delegation of authority.

V. Contact Information:

Office of the Board of Regents, 956-8213, bor@hawaii.edu

VI. References:

- <http://www.hawaii.edu>
- EP 11.203

Approved as to Form:

Cynthia Quinn
Executive Administrator and
Secretary of the Board of Regents

Date



Regents Policy Chapter 11, Miscellaneous
Regents Policy RP 11.203, Naming of Campus ~~Improvements~~ University Facilities,
Properties, and ~~Academic~~ Programs
Effective Date: ~~Oct. 20, 2005~~ _____, 2020
Prior Dates Amended: Oct. 11, 1962; Oct. 29, 1970; July 14, 1972; May 13, 1976; Oct.
20, 1978; Nov. 9, 1979; Oct. 18, 2002; Oct. 20, 2005; Oct. 31, 2014 (recodified)
Review Date: August ~~2019~~2023

I. Purpose

To set forth policy on naming of ~~campus improvements and academic~~ University
facilities, properties, and programs.

II. Definitions:

~~No policy specific or unique definitions apply.~~

“Facility” means any building, structure, or improvement that is owned or operated
by the University and is intended to remain for a reasonable multi-year life
expectancy or indefinitely.

“Honorific naming” is an act that purposefully designates a name or title for a facility,
property, or program in order to honor, memorialize, or recognize a person or entity,
of significance to the University.

“Interior spaces” means classrooms, laboratories, offices, conference rooms,
cafeterias, lounges, work spaces, locker rooms, competitive spaces, or external
space directly associated with a specific facility such as a lanai, courtyard, or
connecting walkways between facilities.

“Philanthropic naming” is an act that purposefully designates a name or title for a
facility, property, or program in order to honor or recognize a significant donor to the
university whether a person, family, or other entity.

“Program” means any academic, instructional, research, administrative, or public
service program or enterprise operated or supported by the University intended to
educate students, enhance the academic body of knowledge, support the overall
health or well-being of students, faculty, or staff, or advance the State of Hawai‘i.
This includes schools, colleges, divisions, departments, institutes, centers and other
such designations.

“Property” means any road or exterior physical campus element (e.g., campus mall or field) not directly associated with a specific building owned or operated by the University that is intended to remain indefinitely, or for a reasonable multi-year life expectancy.

“Thematic, functional, and routine naming” refers to the designation of a facility, property, or program based on function, occupancy, a coordinated system (e.g., plant names, Hawaiian words), or numbers/letters.

III. Policy:

- ~~A. The authority for the naming of buildings, facilities, roads and academic programs on the campuses of the university shall reside with the board.~~
- ~~B. Buildings, other facilities, roads and programs will not be named for living individuals and ordinarily not before five years following the person’s death, except as specifically provided by law, or when approved by the board in special and well justified cases.~~
- ~~C. Persons for whom facilities, or programs may be named must have been actively connected with the university, or must have established from Hawai’i a position of national or international reputation in public service, preferably in higher education.~~
- ~~D. Classrooms, laboratory buildings and academic programs normally shall be named for distinguished faculty members, administrators, board/emeritus members, other public servants and others who have been directly involved with the university for a substantial period of time or who have made a significant contribution to its academic and cultural life. Description and functional titles may be given if so desired by the particular campus faculty, students and staff, as provided herein.~~
- ~~E. Dormitories, residences, and roads, unless provided for otherwise in the case of private donations or property, shall customarily be designated with appropriate Hawaiian words.~~
- ~~F. Other existing and contemplated miscellaneous structures and areas of campus, when names are necessary, may be given descriptive or functional titles.~~
- ~~G. Each chancellor shall develop and announce procedures to be utilized in developing recommendations to be sent to the board when other than a functional name is to be recommended for a building, facility, or academic programs.~~

~~H. In appropriate circumstances, rooms or other quarters in a building may be named to honor major donors to the university, or to the University of Hawai'i Foundation, in support of the university or its programs and activities.~~

A. PURPOSES

This policy outlines the considerations and approving authority for naming of University facilities, properties, programs, and interior spaces within the University. Namings may be made on a basis that is thematic, functional, routine, honorific, or philanthropic.

B. GUIDELINES

1. Thematic, functional, and routine naming normally takes place at the time the facility, program, or property is conceived, and is delegated to the President.
2. University facilities or properties may also be named either through philanthropic naming or honorific naming. Persons for whom such facilities or properties are proposed to be named honorifically should have made a major positive impact on the University, on programs housed within the property, or on Hawai'i. Such honorific naming shall not take place before five years following the person's death, except as specifically provided by law, or in extraordinary and well-justified cases. Authority for naming of facilities or properties is retained by the Board of Regents.
3. Programs may also be named either through philanthropic naming or honorific naming. For honorific namings, similar criteria apply to the naming of facilities or properties as described above. Authority for honorific naming of programs is retained by the Board of Regents and authority for philanthropic naming of programs shall be delegated to the President.
4. Interior spaces may be named either through philanthropic naming or honorific naming. Philanthropic naming may be permanent or for a specific period agreed to by the donor and University. Honorific naming normally recognizes a person or entity for an undefined period of time. Naming of interior spaces is delegated to the President.

Property, facilities, programs, and interior spaces not named honorifically or philanthropically can be given thematic, functional, and routine naming, as delegated to the President.

IV. Delegation of Authority:

~~There is no policy specific delegation of authority. The Board of Regents delegates to the President authority to name University facilities, property, or programs for which such authority is not retained by the Board pursuant to this policy. Delegated naming shall take place in accordance with Executive Policy.~~

V. Contact Information:

Office of the Board of Regents, 956-8213, bor@hawaii.edu

VI. References:

- <http://www.hawaii.edu>
- EP 11.203

Approved as to Form:

~~Cynthia Quinn~~Kendra Oishi
Executive Administrator and
Secretary of the Board of Regents

Date



Regents Policy Chapter 11, Miscellaneous
Regents Policy RP 11.203, Naming of Campus University Facilities, Properties, and
Programs

Effective Date: _____, 2020

Prior Dates Amended: Oct. 11, 1962; Oct. 29, 1970; July 14, 1972; May 13, 1976; Oct.
20, 1978; Nov. 9, 1979; Oct. 18, 2002; Oct. 20, 2005; Oct. 31, 2014 (recodified)

Review Date: August 2023

I. Purpose

To set forth policy on naming of University facilities, properties, and programs.

II. Definitions:

“Facility” means any building, structure, or improvement that is owned or operated by the University and is intended to remain for a reasonable multi-year life expectancy or indefinitely.

“Honorific naming” is an act that purposefully designates a name or title for a facility, property, or program in order to honor, memorialize, or recognize a person or entity, of significance to the University.

“Interior spaces” means classrooms, laboratories, offices, conference rooms, cafeterias, lounges, work spaces, locker rooms, competitive spaces, or external space directly associated with a specific facility such as a lanai, courtyard, or connecting walkways between facilities.

“Philanthropic naming” is an act that purposefully designates a name or title for a facility, property, or program in order to honor or recognize a significant donor to the university whether a person, family, or other entity.

“Program” means any academic, instructional, research, administrative, or public service program or enterprise operated or supported by the University intended to educate students, enhance the academic body of knowledge, support the overall health or well-being of students, faculty, or staff, or advance the State of Hawai'i. This includes schools, colleges, divisions, departments, institutes, centers and other such designations.

“Property” means any road or exterior physical campus element (e.g., campus mall or field) not directly associated with a specific building owned or operated by the

University that is intended to remain indefinitely, or for a reasonable multi-year life expectancy.

“Thematic, functional, and routine naming” refers to the designation of a facility, property, or program based on function, occupancy, a coordinated system (e.g., plant names, Hawaiian words), or numbers/letters.

III. Policy:

A. PURPOSES

This policy outlines the considerations and approving authority for naming of University facilities, properties, programs, and interior spaces within the University. Namings may be made on a basis that is thematic, functional, routine, honorific, or philanthropic.

B. GUIDELINES

1. Thematic, functional, and routine naming normally takes place at the time the facility, program, or property is conceived, and is delegated to the President.
2. University facilities or properties may also be named either through philanthropic naming or honorific naming. Persons for whom such facilities or properties are proposed to be named honorifically should have made a major positive impact on the University, on programs housed within the property, or on Hawai'i. Such honorific naming shall not take place before five years following the person's death, except as specifically provided by law, or in extraordinary and well-justified cases. Authority for naming of facilities or properties is retained by the Board of Regents.
3. Programs may also be named either through philanthropic naming or honorific naming. For honorific namings, similar criteria apply to the naming of facilities or properties as described above. Authority for honorific naming of programs is retained by the Board of Regents and authority for philanthropic naming of programs shall be delegated to the President.
4. Interior spaces may be named either through philanthropic naming or honorific naming. Philanthropic naming may be permanent or for a specific period agreed to by the donor and University. Honorific naming normally recognizes a person or entity for an undefined period of time. Naming of interior spaces is delegated to the President.

Property, facilities, programs, and interior spaces not named honorifically or philanthropically can be given thematic, functional, and routine naming, as delegated to the President.

IV. Delegation of Authority:

The Board of Regents delegates to the President authority to name University facilities, property, or programs for which such authority is not retained by the Board pursuant to this policy. Delegated naming shall take place in accordance with Executive Policy.

V. Contact Information:

Office of the Board of Regents, 956-8213, bor@hawaii.edu

VI. References:

- <http://www.hawaii.edu>
- EP 11.203

Approved as to Form:

Kendra Oishi
Executive Administrator and
Secretary of the Board of Regents

Date

FY 2019-2020 Fourth Quarter CIP Status Report (as of 06/30/20)
Planning and Facilities Committee
 September 3, 2020

Mānoa**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 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 \$21.0 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.
 3/31/20 – no change. 95% complete.
6/30/20 – no change. 97% 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 – minor cost increase, 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 – minor cost increase, 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 \$8.0 million due to special inspections and ADA requirements. 90% complete.
- 9/30/18 – minor cost increase, 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.
- 3/31/20 – completion extended to June 2020 due to continuing review of close out documents.
- 6/30/20 – completion extended to September 2020. Conducting final review of close out documents. This is the last update for this project and it will be removed from the next update.**

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 \$50.0 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 – minor cost increase due to chlordane in soil and design enhancements. 11% complete.
- 6/30/18 – cost increased to \$54.0 million, completion extended to Feb 2020 due to increased scope of chlordane soil mitigation. 17% complete.

- 9/30/18 – minor cost increase 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 \$57.5 million due to additional lab casework and soil testing. 70% complete.
- 9/30/19 – cost increase to \$64.5 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.
- 3/31/20 – cost increase to \$65.5 million due to added equipment, furnishings, and mechanical maintenance improvements. 93% complete. Final inspection scheduled in June 2020.
- 6/30/20 – 99% complete. Substantial completion issued July 19, 2020 and building occupancy began on July 20, 2020. Project closeout ongoing.**

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.

- 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 Oct 2018 due to lighting repairs/replacement, and repairs to the communication system and outside storage containers. 97% complete.
- 6/30/18 – minor cost increase 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 \$6.5 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 \$7.0 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.
- 3/31/20 – no change.
- 6/30/20 – minor cost increase due to reroofing. This is the last update for this project and it will be removed from the next update.**

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 \$5.5 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 – minor cost increase, 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 – minor cost increase, 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 \$6.0 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 – minor cost increase, 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.
- 3/31/20 – minor cost increase for additional spall repairs. 97% complete.
- 6/30/20 – project is delayed due to delay in delivery of new doors from Texas manufacturing plant that has been shut down for COVID-19 related reasons. 98% 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 – \$8.0 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 \$8.5 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 \$9.5 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 – minor cost increase due to insulation added to increase energy efficiency and added monitors. 90% complete.
- 9/30/19 – cost increase to \$10.0 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 – minor cost increase to address sidewalk access, access control installation, and added wall insulation to comply with the new energy code.
- 3/31/20 – minor cost increase, completion extended to Sept 2020 to address support coatings at Packaged A/C Unit, downspout repair and Gym 1 door rain drips.
- 6/30/20 – no change. Modification is being processed to include re-roofing of both gyms with a time extension to summer 2021.**

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 \$2.0 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 – minor cost increase to refine design scope to focus on targeted and strategic spaces as prioritized by the dean.
- 12/31/19 – no change.
- 3/31/20 – no change.
- 6/30/20 – Finalization of design is pending availability of construction funds. Until construction funds become available, this is the last update for this project and it will be removed from the next update.**

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.
- 3/31/20 – no change. 98% complete.
- 6/30/20 – Due diligence study completed. This is the last update and it will be removed from the next update.**

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.

Design

- 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 – minor cost increase 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.

Construction

3/31/20 – construction project out to bid, pending release of funds.

6/30/20 – no change.

MINI MASTER PLAN, PHASE 2 (FORMERLY NEW CLASSROOM BUILDING)

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

Design

12/31/17 – \$3.0 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 – minor cost increase 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 \$4.5 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.

3/31/20 – cost increase to \$5.0 million to provide additional criteria for demolition of Snyder Hall, Varney Circle and Campus Road, which includes performing the Environmental Assessment for this project. 50% complete.

6/30/20 – no change.

Construction (N/A)

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.

Design

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

Construction

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.

3/31/20 – RFP Part 2 pending award in May 2020.

6/30/20 – \$20.9 million contract executed with Nan Inc.; estimated substantial completion is July 2022.

UHM CENTRAL ADMINISTRATIVE AND TRANSPORTATION CENTER (NEW PARKING STRUCTURE)

Scope: design and construct 6-story parking structure on Mānoa Campus with 1,000 stalls.

Design

3/31/20 – \$700,000 for design consultant for concept design, grant preparation, and Environmental Assessment preparation. 1% complete. Estimated design completion by RM Towill is June 2021. \$60 million estimated construction cost.

6/30/20 – no change.

Construction (N/A)

FACILITIES SPACE UTILIZATION STUDY

Scope: perform baseline analysis of current space utilization and create strategic space utilization strategies to align facilities with future program needs for all University of Hawai‘i campuses.

3/31/20 – \$950,000 for space utilization study of Mānoa campus (phase 1 - 80% complete) and West O'ahu campus (50% complete). Estimated completion date is July 2020. Project is pending negotiations and award for additional Mānoa campus updates and space utilization study for Hilo and Community College campuses with estimated completion date of Dec 2021.

6/30/20 – cost increase to \$1.35 million for updates to UHM databases (Revit, AiM, space utilization, and field data). Negotiations and award for Hilo and Community College campuses is still pending.

DEMOLITION AND ABATEMENT OF SNYDER HALL

Scope: complete demolition and abatement of the existing Snyder Hall, including the slab-on-grade, below grade utilities, and foundations.

3/31/20 – Design-Build project awarded April 2020 for \$6.2 million.

6/30/20 – Nordic PCL is currently working on the schematic design for submission to UH in August.

BILGER HALL AND BILGER ADDITION, REROOF

Scope: Remove existing TPO roofing and install new modified bitumen roofing. Replace all doors accessible from roof and equipment stands for HVAC equipment that do not meet maintenance clearance requirements.

3/31/20 – bids received; estimated construction cost is approx. \$5 million.

6/30/20 – construction contract awarded to F&H Construction, Inc. on May 15, 2020 for \$4,844,000.

Hilo

DANIEL K. INOUE 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 million construction cost estimate; bids due 10/6/15.
- 12/31/15 – design contract signed 8/30/10; current design contract amount = \$5.5 million.
- 3/31/16 – contract award in progress.
- 6/30/16 – 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 – minor cost increase 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 – minor cost increase 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 \$33.5 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 – minor cost increase 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.
- 3/31/20 – no change.
- 6/30/20 – no change. Punchlist items complete and awaiting landscaping to be approved.**

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.

3/31/20 – 10% complete. Pending release of funds to add PV panels and battery storage system (additional \$2 million).

6/30/20 – minor cost increase for furring of AC line enclosures and downspout relocation, construction completion extended to August 2021 due to permitting delays. 35% complete.

RENOVATE PHARMACY MODULAR BUILDINGS

Scope: renovate Building B, including revisions to the interior space, A/C system, structural components, and reroofing. A structure adjacent to Building B will be constructed for the Nuclear Magnetic Resonance machines. This project will also include the relocation of equipment from the Waiākea Research Station to the project site.

3/31/20 – \$7.0 million contract awarded April 2020 to Isemoto Contracting Co., Ltd.

6/30/20 – estimated completion November 2021. Project scope is being reviewed to add in alternate bid items.

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 – minor cost increase 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 \$30.5 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 \$31.0 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 – minor cost increase, 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 – minor cost increase, 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 \$31.5 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 \$32.5 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 \$33.0 million, completion extended to Dec 2020 due to additional design and permit processing time for rooftop PV system. 99% complete.
- 3/31/20 – no change.
- 6/30/20 – no change. PV installed but still pending PV permit approval.**

CREATIVE MEDIA

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

Design

- 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 \$33.5 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.

Construction

- 3/31/19 – construction 5% complete.
- 6/30/19 – cost increase to \$34.0 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 \$34.5 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.
- 3/31/20 – 75% complete.
- 6/30/20 – completion extended to September 2020 due to electrical switchgear manufacturing delay due to COVID-19 factory shutdown. 90% 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 center, 3,500 sq.ft. auditorium, site work, utilities, and parking.

Design

- 6/30/19 – planning phase in progress, \$2.0 million budget for design, \$30 million estimated construction cost.
- 9/30/19 – no change, awaiting release of funds.

Construction

- 12/31/19 – CIP funds released by Governor to UH on 12/6/19. RFP Part 1 issued 12/20/19. Planning to award by June 2020.
- 3/31/20 – RFP Part 2 issued 3/16/20.
- 6/30/20 – Contract executed on 6/8/2020 to Ralph S. Inouye Co., Ltd. for \$25.7 million.**

Leeward Community College

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 \$7.0 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 – minor cost increase, 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 \$7.5 million, completion extended to May 2020 due to alterations to design/layout affecting structural, mechanical and electrical work. 85% complete.
- 3/31/20 – minor cost increase, completion extended to July 2020 due to additional work to address cracks and spalling, deteriorated asphalt, contamination of existing sub-base materials, and alteration to window panels. 95% complete.
- 6/30/20 – minor cost increase, completion extended to August 2020 due to ongoing pre-final inspection punch list work. This is the last update for this project and it will be removed from the next update. 98% 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 \$16.5 million.
- 3/31/20 – IFB issued 2/27/20 and all bids have been received; planning to award by June 2020.
- 6/30/20 – \$14.3 million contract awarded to Ralph S. Inouye, Co. Ltd on June 2, 2020.**

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.

3/31/20 – completion extended to Dec 2020 due to long-lead kitchen equipment changes and revised infrastructure. 54% complete.

6/30/20 – 62% complete.

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.

3/31/20 – no change.

6/30/20 – no change.

Kaua'i Community College

No projects.

RECEIVED

University Land-Related Strategic Initiatives and Partnerships Program
FY2019-2020 Fourth Quarter Update
Planning and Facilities Committee
September 3, 2020

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AUG 28 A 7:44

UNIVERSITY OF HAWAII
PRESIDENT'S OFFICE

West O'ahu – University District Lands

Scope: This project seeks to partner with a Master Land Developer to master plan and develop approximately 180 acres of land on the perimeter of the University of Hawai'i West O'ahu (UHWO) campus with commercial, mixed-use facilities that complement the UHWO 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 next to 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 (Major Milestones):

- 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.
- The Final UHWO LRDP that covers both the UHWO campus (~300 acres) and the University District lands (~180 acres) is pending.
- Project scope (to be) re-evaluated with a possible priority focus of TOD on the University District lands in close proximity to the rail stations along the Kualakai Parkway (Diamond Head side).

Fourth 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 (Major Milestones):

- UH Foundation (UHF) acquired Atherton YMCA property in November 2016.
- Regents approved 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, due to insufficient budget for renovations after pre-construction estimates completed.
- 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.
- Project 2.0 contemplates P3 development model as approach.
- Issued developer RFP in December 2018. RFP closed on March 5, 2019.
- Hunt Development Group (HDG) selected as developer in April 2019. Project estimated at \$70 million.
- Established UHF/UH governance committee in April 2019; determining business structure and financial structure arrangements.
- UHF negotiated exclusive negotiating agreement (ENA) in September 2019.
- Preliminary design being refined by value-engineering phase for construction and community outreach started in October 2019.
- UHF refinanced mortgage on property May 2020. Conversion to interest-only loan, extended loan maturity to October 2023.

Fourth Quarter Update:

- UHF and UH continuing negotiations converting existing lease in favor of UHM Housing to an equity-share arrangement between UHF and UH.
- Pre-construction site work started at property in November 2019. Soil and environmental sampling began in Q2. Interior sampling and testing began in Q3.
- Master Development Agreement (MDA) being worked on between UHF/UH and HDG. Components contemplate some future responsibilities for UH.
- Draft Environmental Assessment posted with Office of Environmental Quality Control (OEQC) on March 8, 2020. Public and agency comment period through April 7, 2020.

- Determination (or not) if/of Finding of No Significant Impact (FONSI) published in May.
- Value engineering and design work continues for building(s), facility designs, room units, etc.
- Consultant work on “major” modification application to the UHM Long-Range Development Plan (LRDP) and Plan Review Use (PRU) permit process, entitlement, and other permitting, began in Q4. Application to for PRU amendment anticipated August-September.
- COVID impact on market, industry, and interest rates necessitating elevated and frequent evaluation.
- Project delivery schedule and anticipated bond financing transaction (after securing all entitlement requirements) still on course.
- As of end of Q4, imbedding 45-60 day slippage on milestone calendar. Targeting December 2020 or later date for bond transaction.

Mānoa – Graduate Student Housing (NOAA)

Scope: This project seeks to partner with a “P3” Developer to design , build, finance, operate and maintain (DBFOM) a family-oriented mixed-use rental housing at below-market rates for graduate students, junior faculty, and staff at University of Hawai’i at Mānoa (UHM). The project could also be developed to serve other UH faculty, staff, and other UH-affiliated persons at other UH campuses. UH 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 2570 Dole Street, Honolulu, Hawai’i 96822.

Historical Background (Major Milestones):

- RFP Solicitation for “P3” entities issued at end of 2018.
- Project kick-off on August 22, 2019; project estimated at \$117 million.
- Exclusive Negotiation Agreement (ENA) signed with Greystar Real Estate Development Services on November 1, 2019.
- Initial Pre-Construction Agreement (PCA) authorized by Board of Regents March 2020. PCA agreed to by UH and Greystar April 30, 2020.

Fourth Quarter Update:

- Initial Pre-Construction Agreement (PCA) authorized by Board of Regents March 2020. PCA agreed to by UH and Greystar April 30, 2020. Phase 1, up to \$1,500,000 authorized. Anticipated to cover pre-construction work through November 2020.

- Market demand survey conducted late-Q4.
- Consultant design and site evaluation work began in Q4.

Kaimukī Parcels (Leahi)

Scope: This project seeks to evaluate options for disposition of three parcels of land totaling approximately 6.56 acres adjacent to Leahi Hospital. Disposition options may include fee-simple sale, property development - either by way of long-term ground lease to developer or with UH as developer, - or other options.

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.
- Parcels are currently either vacant or have aged wooden structures, and are unencumbered by any long-term use agreements.

Fourth Quarter Update:

- CBRE, Inc., completed market value appraisal on the real property parcels in April 2020.
- CBRE, Inc., approximates market value for parcels in the aggregate at \$15.3 million, with individual parcels ranging in value between \$4.5 million to \$5.5 million.
- Administration continues to consider potential options for disposition of the parcels.