Notice of Meeting
UNIVERSITY OF HAWAI‘I
BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES
Members: Regents Nahale-a (Chair), Paloma (Vice-Chair), Higaki, Kudo, and Westerman

Date: Thursday, September 2, 2021
Time: 10:00 a.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 3, 2021 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 7:00 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 Fiscal Biennium 2021-2023 Capital Improvement Project (CIP) Expenditure Plan

For disability accommodations, contact the Board Office at (808) 956-8213 or bor@hawaii.edu. Advance notice requested five (5) days in advance of the meeting.
C. Fiscal Year (FY) 2020-2021 Fourth Quarter CIP Status Report as of June 30, 2021

D. University Land-Related Strategic Initiatives and Partnerships Program FY 2020-2021 Fourth Quarter Update

E. Review and Discussion on Continued Improvements in Planning and Managing Processes Relating to University of Hawai‘i Projects

V. Adjournment
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, Hawai‘i 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 Michelle Tagorda called the meeting to order at 11:49 a.m. on Thursday, June 3, 2021. The meeting was conducted virtually with regents participating from various locations.

Committee members in attendance: Chair Michelle Tagorda; Regent Kelli Acopan; Regent Alapaki Nahale-a; and Regent Jan Sullivan.

Committee members excused: Vice-Chair Wayne Higaki; Regent Simeon Acoba.

Others in attendance: Board Chair Benjamin Kudo; Regent Eugene Bal; Regent Randy Moore (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; VP for Legal Affairs/University General Counsel Carrie Okinaga; VP for Research and Innovation Vassilis Syrmos; VP for Information Technology/Chief Information Officer Garret Yoshimi; VP for Budget and Finance/Chief Financial Officer Kalbert Young; UH-Mānoa (UHM) Provost Michael Bruno; UH-Hilo Chancellor Bonnie Irwin; UH-West O‘ahu Chancellor Maenette Benham; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES

Regent Sullivan moved to approve the minutes of the May 6, 2021, meeting, seconded by Regent Acopan, and noting the excused absences of Vice-Chair Higaki and Regent Acoba, the motion carried with all members present voting in the affirmative.

III. PUBLIC COMMENT PERIOD

Board Secretary Oishi announced that the Board Office did not receive any written testimony, and that no individuals signed up to provide oral testimony.
IV. AGENDA ITEMS

A. **Recommend Board Approval of Lease Between the University of Hawai‘i and Las Cumbres Observatory Global Telescope Network, Inc. (LCO) to Allow the Continued Use of Existing Observatory Facilities for Education and Research at Waiakea, Papa‘anui, Makawao (Honua‘lua), Maui, Hawai‘i, covering approximately 0.5 Acres at the Haleakalā High Altitude Observatory Site (HHAOS)**

VP Young stated that the administration was seeking board approval of a long-term lease agreement between the university and LCO for the continued use of existing observatory facilities located on approximately 0.5 acres of land at HHAOS. He provided the historical background and parameters of the initial lease agreement, as well as operating and site development agreements, that the university entered into with Faulkes Telescope Corporation (Faulkes) in 2002. In 2005, LCO acquired the controlling interest in Faulkes and the board subsequently approved the transfer of the agreements to LCO. Although the initial lease expired in 2011, the parties have continued to honor the terms of the original agreements. If the lease agreement is approved by the board, the term of this lease will be retroactive to 2011 and expire in 2031.

The proposed lease-agreement combines the terms of the original agreements entered into with Faulkes and updates standard terms and conditions to contemporary university standards. Approval of the lease agreement will allow LCO to manage, operate, maintain, and repair existing telescopes, enclosures, and all handling and operating equipment currently installed within the lease area, including the fully robotic 2-meter class telescope, known as the Faulkes Telescope North (FTN) and two 0.4-meter telescopes located within FTN, at no cost to the university. Although LCO will not be charged lease-rent, provisions contained within the lease provide for the university to receive telescope viewing time; LCO’s funding of astronomical research and educational outreach with the university and the Institute for Astronomy (IfA) at UHM; university representation on the telescope board that approves projects for telescope time; mutually-supported educational and research activities and collaborations; and the continued management and control of the overall site by the university through the Director of IfA. In addition, LCO will be responsible for compliance with all requirements contained within the site management plan and long-range development plan for the HHAOS; any permits or approvals necessary for construction or improvements; and indemnity obligations.

Michael Maberry, Assistant Director for External Relations for IfA, gave a presentation on the environmental conditions that make HHAOS an ideal location for astronomy and associated astronomical research. He also provided an overview of the establishment of HHAOS; reviewed the layout of the HHAOS and site plans; noted actions taken to protect and care for cultural sites in a manner that respects the cultural and religious practices of Native Hawaiians and accommodates access; shared the personal history of the FTN’s namesake; explained the concepts and reasoning for the establishment of the FTN at HHAOS; and presented the background and rationale behind LCO’s acquisition of FTN and its inclusion in a worldwide telescope network that
provided continuous, 24-hour per day viewing of the night sky. The university has been successful in using LCO and the LCO network to further astronomical research and education through programs such as HI Starr, Akamai Workforce Initiative, and Maunakea Scholars, and several of the successful endeavors associated with these programs were highlighted.

Citing cultural and other concerns raised by individuals opposed to the use of Hawai‘i’s mountains for the placement of observatories, Regent Nahale-a asked if this is taken into consideration when observatory leases are requested and whether thought has been given to addressing these issues and concerns through lease provisions. Mr. Maberry replied that, with respect to the use of HHAOS, the university has endeavored to communicate with various stakeholders interested in the protection and preservation of Haleakalā and has consulted regularly over the years with several kahu and other cultural practitioners. The construction of the Daniel K. Inouye Solar Telescope (DKIST) faced a number of cultural challenges and resulted in the formation of a DKIST Native Hawaiian working group that conducted extensive discussions and facilitated dialogue between the various stakeholders. A number of actions have also been taken by the university to provide access to, and accommodate, cultural practitioners in a manner that respects the cultural and religious practices of Native Hawaiians. While the university continues to remain cognizant of this issue, the loss of Native Hawaiian elders has increased the difficulties in addressing this matter.

Regent Nahale-a acknowledged the efforts of the university regarding Haleakalā stating that this is a complex and difficult topic to address and highlighted that this lease situation differs from other observatory lease requests in that it pertains to facilities already in existence on Haleakalā. It was his belief that, if this were a request to initiate a new project on Haleakalā that ventured into areas of the mountain that have not been previously utilized for astronomy, further conversation of this issue would be warranted.

President Lassner announced that Mr. Maberry will be retiring at the end of June and recognized and underscored with deepest appreciation his service to the university as the Assistant Director of IfA, as well as his efforts in leading the Maui High Performance Computing Center. He stated that Mr. Maberry has established a strong legacy for the university on Maui and will be sorely missed.

Regent Sullivan moved to recommend board approval of the lease agreement between the university and LCO, seconded by Regent Nahale-a, and noting the excused absences of Vice-Chair Higaki and Regent Acoba, the motion carried with all members present voting in the affirmative.

B. **Recommend Board Approval of Extension of Lease Between the University of Hawai‘i and the U.S. General Services Administration dba National Oceanic and Atmospheric Administration Agency (National Weather Service) for Office Space on the UHM Campus**

VP Young explained that the administration was requesting board approval for a three-year extension of an existing lease between the university and the National Weather Service (NWS) for the use of approximately 10,427 square feet of space within
and adjacent to the Hawai‘i Institute of Geophysics (HIG) building on the UHM campus that consists of office space, generator pad space, and a pad area for a rooftop antenna. He noted that the terms of the lease will allow NWS to continue to use the noted space at HIG until March 2024. The lease terms also include a mutual option term which, if exercised, would further extend the lease term for three additional years; the establishment of lease rent amounts of approximately $267,763.70 per year, or about $22,313.64 per month; and authorization for NWS to make specific capital improvements to existing facilities at no cost to the university.

Dr. Brian Taylor, Dean of the School of Ocean and Earth Science and Technology (SOEST), provided historical background regarding the existing lease agreement with NWS, stating that the initial agreement was entered into on February 1, 1994, and included a memorandum of understanding through which NWS agreed to help fund the university’s Joint Institute for Marine and Atmospheric Research (JIMAR) for the term of the lease. He also spoke about the programmatic benefits of the university’s partnership with NWS established via the lease agreement which co-locates the offices of NWS on the UHM campus and provides the opportunity for collaboration between NWS and UHM’s Atmospheric Sciences Department (ASD), Oceanography Department (OD), and the Earth Sciences Department (ESD), through JIMAR. Recent announcements regarding awards and accolades received by SOEST, including the receipt of up to $210 million in awarded research funding over the course of five years to carry on the work of JIMAR through a new Cooperative Institute for Marine and Atmospheric Research and the selection of ASD, OD, and ESD as the 15th, 16th, and 51st best programs in the Shanghai rankings of academic programs worldwide, respectively, were also reported on. Through JIMAR and the lease with NWS, the university has been able to provide funding to support the work of these departments, as well as educational and research opportunities for students. The impacts and benefits the new lease agreement will have on both SOEST programs and the NWS were also presented and discussed.

Provost Bruno added that this collaborative partnership between the university and NWS is unique and is something that should be preserved by the approval of a lease extension.

Regent Sullivan moved to recommend board approval of the extension of a lease agreement between the university and NWS, seconded by Regent Acopan, and noting the excused absences of Vice-Chair Higaki and Regent Acoba, the motion carried with all members present voting in the affirmative.

C. Committee Annual Review

Chair Tagorda referenced the committee annual review matrix provided in the materials packet stating that it sets forth the actions carried out by the committee throughout the year and asked for comments from committee members. Hearing none, Chair Tagorda stated that it was a very productive year for the committee and thanked the committee members, administration, Board Office staff, and university staff for all of their efforts that allowed the committee to complete the tasks set-forth in the committee work plan.
President Lassner offered his thanks to Regent Tagorda for her service and commitment to the university and outstanding work as a member of the board. He praised her for her consummate student advocacy; calm and gracious demeanor; youthful outlook on issues; ever-present positive attitude; dedication to public health issues; and thoughtful contemplation on, and knowledge of, issues that were brought before the board. It was noted that her presence on the board will be missed.

Chair Tagorda thanked President Lassner for his kind words, thanked board leadership and the Regents for their support over the years, reflected on her time on the board, and announced that she will begin pursuing a doctoral degree in the fall.

V. ADJOURNMENT

There being no further business, Regent Sullivan moved to adjourn, seconded by Regent Acopan, and noting the excused absences of Vice-Chair Higaki and Regent Acoba, and with all members present voting in the affirmative, the meeting was adjourned at 12:39 p.m.

Respectfully Submitted,

Kendra Oishi
Executive Administrator and Secretary of the Board of Regents
### Committee on Planning and Facilities

**Work Plan for the 2021-2022 Academic Year**

<table>
<thead>
<tr>
<th>Committee duties per bylaws</th>
<th>2021-2022 Committee Goals and Objectives</th>
<th>Projected Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>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.</td>
<td>Annual report on sustainability</td>
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<td></td>
<td>Review of Regents Policies related to planning and facilities</td>
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<tr>
<td>2</td>
<td>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.</td>
<td>Mānoa Long-Range Development Plan update</td>
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<tr>
<td>3</td>
<td>Review proposals relative to naming of University improvements and facilities and make its recommendations to the Board.</td>
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<tr>
<td>4</td>
<td>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.</td>
<td>Space Utilization Update</td>
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<td></td>
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<td>Square Footage Moratorium Update</td>
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<td></td>
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<td>Honolulu Rail Transit Project Update</td>
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<tr>
<td>Committee duties per bylaws</td>
<td>2021-2022 Committee Goals and Objectives</td>
<td>Projected Timeline</td>
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<td></td>
<td>Status update on Board Resolution 21-03, requesting pursuit of an adjusted utility rate structure for institutions of higher education from HECO</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Q Jul-Sept 2&lt;sup&gt;nd&lt;/sup&gt; Q Oct-Dec 3&lt;sup&gt;rd&lt;/sup&gt; Q Jan-Mar 4&lt;sup&gt;th&lt;/sup&gt; Q Apr-Jun</td>
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<tr>
<td></td>
<td>Review and discussion on continued improvements in planning and managing processes relating to UH projects</td>
<td>X</td>
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<tr>
<td>5</td>
<td>Review and recommend approval of FY2021-2022 CIP expenditure plan</td>
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<td></td>
<td>Review and recommend approval of CIP request for fiscal biennium 2022 - 2024, presented in the context of a rolling 6-year CIP plan and budget</td>
<td></td>
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<tr>
<td></td>
<td>Quarterly CIP/Major Projects Update</td>
<td>X X X X X</td>
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<tr>
<td>6</td>
<td>Provide general oversight of the University’s land-related strategic initiatives and partnerships program.</td>
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<tr>
<td></td>
<td>Quarterly land-related strategic initiatives and partnerships update</td>
<td>X X X X X</td>
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<tr>
<td></td>
<td>Lease Agreements</td>
<td>X X</td>
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<tr>
<td>9</td>
<td>Committee Governance</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Review committee work plan</td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>Review committee’s work for the year</td>
<td>X</td>
</tr>
</tbody>
</table>
September 2, 2021

TO: RANDOLPH MOORE
   Chairperson, Board of Regents

VIA: DAVID LASSNER
     President

FROM: JAN GOUVEIA
      Vice President for Administration

SUBJECT: Recommend Board Approval of the Fiscal Biennium 2021-2023 Capital Improvement Project (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 Fiscal Biennium 2021-2023 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.

BACKGROUND:

Improvement and modernization of the University’s physical assets is key to delivering the University of Hawai‘i’s Strategic Direction that strives for 21st century facilities for learning, teaching and research. In FY21, the Board approved an updated 6-Year Capital Improvement Program (CIP) Plan for Fiscal Years 2022 – 2027 (6-Year CIP Plan) that sets forth a vision of a physical environment that supports and augments the high quality education and research that takes place at our University. It also presents a coordinated, long-term strategy that (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.

The University’s CIP program is categorized into the following areas:

<table>
<thead>
<tr>
<th>Project Categories</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Major Capital Improvement Projects (Major Projects)</strong></td>
</tr>
<tr>
<td><strong>Renew, Improve, &amp; Modernize Projects (RIM Projects)</strong></td>
</tr>
<tr>
<td><strong>Minor Capital Improvement Projects (Minor Projects) – UHCC Only</strong></td>
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<tr>
<td><strong>Planning Projects</strong></td>
</tr>
</tbody>
</table>
At its November 2020 meeting, the Board approved a CIP biennium budget request for FY 2022 and FY 2023, in amounts totaling $288 million and $232.5 million of general obligation bond funds, respectively. In his CIP Budget request to the Legislature, the Governor included $165 million in FY22 and $150 million in FY23 for the University of Hawai‘i. At the conclusion of the 2021 Legislative Session, the University of Hawai‘i was appropriated the following:

<table>
<thead>
<tr>
<th>Campus</th>
<th>Project Title</th>
<th>BOR Request FY22 ($)</th>
<th>BOR Request FY23 ($)</th>
<th>FY22 Appropriation ($)</th>
<th>MOF¹</th>
<th>FY23 Appropriation ($)</th>
<th>MOF¹</th>
</tr>
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<tbody>
<tr>
<td>MA/SW</td>
<td>Renew, Improve, and Modernize</td>
<td>110,500,000</td>
<td>110,500,000</td>
<td>51,800,000</td>
<td>C</td>
<td>47,640,000</td>
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<tr>
<td>MA/SW</td>
<td>Manoa Mini Master Plan Phase 2</td>
<td>60,000,000</td>
<td>-</td>
<td>35,000,000</td>
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<td>35,000,000</td>
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<tr>
<td>MA/SW</td>
<td>CTAHR-Waiale‘e Research Station</td>
<td>-</td>
<td>-</td>
<td>1,600,000</td>
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<tr>
<td>MA/SW</td>
<td>Waikīkī Aquarium Discharge System Upgrade</td>
<td>1,500,000</td>
<td>9,000,000</td>
<td>1,500,000</td>
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<tr>
<td>MA/SW</td>
<td>Lyon Arboretum</td>
<td>-</td>
<td>-</td>
<td>1,200,000</td>
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<tr>
<td>MA/SW</td>
<td>Makai Research Pier</td>
<td>-</td>
<td>-</td>
<td>5,550,000</td>
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<tr>
<td>Hilo</td>
<td>Renew, Improve, and Modernize</td>
<td>24,000,000</td>
<td>13,500,000</td>
<td>1,300,000</td>
<td>C</td>
<td>-</td>
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<tr>
<td>Hilo</td>
<td>Renew, Improve, and Modernize</td>
<td>-</td>
<td>-</td>
<td>8,700,000</td>
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<tr>
<td>Hilo</td>
<td>Mauna Kea Telescope Removal</td>
<td>-</td>
<td>-</td>
<td>900,000</td>
<td>C</td>
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<tr>
<td>WO</td>
<td>Renew, Improve, and Modernize</td>
<td>3,000,000</td>
<td>3,000,000</td>
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<td>C</td>
<td>-</td>
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<tr>
<td>CC</td>
<td>Resource and Education Center</td>
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<td>42,500,000</td>
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<td>Capital Renewal &amp; Deferred Maintenance, Statewide</td>
<td>25,000,000</td>
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<tr>
<td>CC</td>
<td>Minor CIP, Statewide</td>
<td>25,000,000</td>
<td>25,000,000</td>
<td>15,000,000</td>
<td>C</td>
<td>20,000,000</td>
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<tr>
<td>CC</td>
<td>Honolulu CC Technology Renovations, Phase I</td>
<td>15,000,000</td>
<td>-</td>
<td>15,000,000</td>
<td>C</td>
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<td>CC</td>
<td>Windward CC Agripharmatech Bioprocessing Facility</td>
<td>3,000,000</td>
<td>-</td>
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<tr>
<td>CCs</td>
<td>Proof of Concept for Maui Health System</td>
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<td>500,000</td>
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<tr>
<td>MA/SW</td>
<td>Central Admin Facility with Parking</td>
<td>4,000,000</td>
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<tr>
<td>WO</td>
<td>Planning Projects</td>
<td>500,000</td>
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<tr>
<td>CC</td>
<td>ADA Upgrades</td>
<td>14,000,000</td>
<td>14,000,000</td>
<td>-</td>
<td>-</td>
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<td></td>
</tr>
<tr>
<td>CC</td>
<td>Kapiolani CC - Koki‘o</td>
<td>2,500,000</td>
<td>30,000,000</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
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<tr>
<td>CC</td>
<td>Maui College Vocational Tech</td>
<td>-</td>
<td>2,000,000</td>
<td>-</td>
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<td>-</td>
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<tr>
<td>Total</td>
<td></td>
<td>288,000,000</td>
<td>232,500,000</td>
<td>203,350,000</td>
<td>C</td>
<td>102,640,000</td>
<td>C</td>
</tr>
</tbody>
</table>

The following sections will set forth the allocation of the above CIP appropriation to the respective campuses.

¹ C denotes General Obligation Bond funds; V denotes American Rescue Plan Act funds.
Mānoa is allocated $51.8 million in FY22 and $40.64 million in FY23 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.

Mānoa RIM Breakdown:

<table>
<thead>
<tr>
<th>Project Type</th>
<th>FY22</th>
<th>FY23</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Envelope</td>
<td>10, $8,100,000</td>
<td>6, $13,600,000</td>
</tr>
<tr>
<td>Building Interior</td>
<td>4, $7,250,000</td>
<td>1, $1,000,000- $5,000,000</td>
</tr>
<tr>
<td>Central Plant Systems</td>
<td>2, $3,400,000</td>
<td>1, $250,000- $1,000,000</td>
</tr>
<tr>
<td>Electrical</td>
<td>5, $5,650,000</td>
<td>3, $3,750,000</td>
</tr>
<tr>
<td>Interior Mechanical</td>
<td>4, $5,450,000</td>
<td>4, $13,000,000</td>
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<tr>
<td>Roof</td>
<td>1, $1,000,000- $5,000,000</td>
<td>1, $1,000,000- $5,000,000</td>
</tr>
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<td>Site/Infrastructure</td>
<td>5, $11,000,000</td>
<td>1, $250,000- $1,000,000</td>
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<td>Energy Savings</td>
<td>1, $1,000,000- $5,000,000</td>
<td>1, $1,000,000- $5,000,000</td>
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<td>Contingency</td>
<td>$1,000,000- $5,000,000</td>
<td>$1,000,000- $5,000,000</td>
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<td><strong>Total</strong></td>
<td><strong>32, $51,800,000</strong></td>
<td><strong>18, $40,640,000</strong></td>
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</table>

2 $57,350,000 in FY22 and $47,640,000 in FY23 was appropriated by the Legislature to System (0900) for allocation to the University campuses. This information reflects the allocation to Mānoa.
A detailed list of RIM projects are set forth in Attachment A. Of the $51.8 million appropriation in FY22 and the $40.64 million appropriation in FY23, the plan anticipates addressing $46 million in deferred maintenance and expends $9 million on energy efficiency projects.

Mānoa is also appropriated the following “line-item” projects:

**Mānoa Mini Master Plan Phase 2:** $35,000,000 in FY22 and $35,000,000 in FY23 was appropriated for plans, design, construction, and equipment for the Mānoa Mini Master Plan Phase 2, including site preparations for a Snyder Hall Replacement.

In August 2015, the Board approved the Mānoa Mini Master Plan that decreases the overall square footage on the campus:

- Phase 1: Demolish Henke Hall and Snyder Hall & construct Life Sciences Building
- Phase 2: Construct Snyder Hall replacement building
- Phase 3: Demolish and replace Kuykendall Hall

Currently, Phase 1 of the 3-Phase Mini Master Plan is complete. Henke Hall was demolished and the new Life Sciences building was completed in June 2020.

Phase 2 of the Mini Master Plan is now underway. Snyder Hall occupants were relocated to the new Life Sciences building and Snyder Hall was demolished in Summer 2021. In 2019, $6 million in FY21 was appropriated for this project to commence the civil, soil remediation, geotechnical, and utility-related design work. Any unused funding will go toward the construction of the Snyder Hall replacement building.

The additional $35 million in FY22 and $35 million in FY23 will be used for plans, design, construction and equipment for the Snyder Hall replacement building. The 54,000 gsf, five-story building will provide a modern facility with offices and other faculty resources. The funds may also be used to improve walkways, if it is feasible to eliminate approximately 100 parking stalls in Varney Circle and connected roadways (Farrington Road and Campus Road) and to hardscape a pedestrian-friendly pathway on Campus Road from Metcalf Street to Varney Circle.

**CTAHR – Waiale’e Research Station:** $1.6 million in FY22 was appropriated for plans, design, construction, and equipment for safety and security improvements, demolition of existing facilities and infrastructure, and all other project-related costs; ground and site improvements; equipment and appurtenances. The Waiale’e Research Station is located on the north shore of O'ahu. While it was previously used for experimental farming and agricultural operations, usage declined in the 1980s. In recent years, the University has undertaken significant measures to clean up the property, keep unauthorized occupants out and prevent illegal and/or dangerous activity from occurring on the property.

This project aims to improve the Research Station’s general conditions and the surrounding community by addressing Department of Health concerns and compliance
with waste water system regulations pertaining to the oxidation pond; removing structural liabilities that are a safety concern for the neighborhood; and demolishing structures used by squatters and the homeless. These improvements will mitigate community disruption, crime, and vandalism, while simultaneously supporting legitimate use and occupancy of the research station. The project scope includes decommissioning the oxidation pool, installing a waste water system, potable water and Board of Water Supply metering, and demolishing the jailhouse, swine barn, swine nursery, concrete silage pit walls, and makai sheep and cattle sheds.

**Waikīkī Aquarium Discharge System Upgrade:** $1.5 million in FY22 was appropriated for plans and design for various repairs and improvements to the Waikīkī Aquarium. The project scope includes the design of repairs to the Waikīkī Aquarium and a new wastewater discharge system to comply with NPDES and City Industrial Wastewater Discharge permits and applicable laws and regulations. These funds supplement $600,000 appropriated by the Legislature in FY21 for this project. The current effluent disposal system must be upgraded to comply with Department of Health discharge permits and City and County of Honolulu regulations for discharge into the city sewer system. Deferral of this project may expose the University to daily fines and could result in the indefinite closure of the aquarium. An additional $9 million in construction funds are needed to complete this project.

**Lyon Arboretum:** $1.2 million in FY22 was appropriated for plans, design, construction, and equipment for renovation, refurbishment, improvement, and/or new construction for a seed bank facility on O'ahu; ground and site improvements; equipment and appurtenances, and all project related costs. Renovations are needed to rebuild electric systems to provide adequate power and install a back-up generator. Plumbing and general construction is needed to repair structural beams and replace siding. These repairs will help to harden the building and provide emergency power in case of natural disasters.

**Makai Research Pier:** $5.55 million in FY22 for plans, designs, construction, and equipment for the repair, renovation, refurbishment, and/or new construction of the makai research pier and all related structures; Makai Pier structural repairs and all related work; ground and site improvements; equipment and appurtenances. The pier is located in Waimanalo, near Makapu'u point. This project will include repairs to deteriorated piles and pile caps which support the pier, spalling concrete on the pier, and the Hawai'i Undersea Research Laboratory (HURL) building, which is located on the pier and was damaged by high winds in 2019.
Hilo is allocated $10 million in FY22 and $7 million in FY23 to renew, improve, and modernize its facilities through small to medium-sized projects on the Hilo campus that include the planning, design, construction, and equipment for renovations, replacements, and related improvements of new or existing facilities:

- 8 projects in FY22 totaling $10 million, including:
  - 5 projects totaling $8.7 million (V funds); includes building interior, interior mechanical, energy savings and contingency projects
  - 3 projects totaling $1.3 million (C funds); includes building interior and contingency projects

- 5 projects in FY23 totaling $7 million (C funds); includes building interior, building envelope, interior mechanical and contingency projects.

See Attachment B for a detailed list of projects.

Hilo was also appropriated $900,000 in FY22 for the Mauna Kea Telescope Removal for plans, design, construction and equipment for the removal of the Hōkū Ke'a telescope observatory structure, generator building and associated telecommunications and electrical infrastructure, site restoration and all related project costs.

In May 2015, Governor Ige presented his 10 point action plan for the stewardship of Maunakea, which stated that the University must decommission as many telescopes as possible with at least 25% of all telescopes gone by the time the Thirty Meter Telescope is ready for operation. In September 2015, the Office of Mauna Kea Management issued a Notice of Intent to Decommission Hōkū Ke'a Telescope in compliance with the 2010 Decommissioning Plan for Mauna Kea. The November 2019 BOR Resolution 19-03 also directed that the Hōkū Ke'a Telescope be decommissioned.

This project will remove the Hōkū Ke'a Observatory Building and Generator Building including the foundations of both buildings. All utilities between the Observatory Building

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3 $57,350,000 in FY22 and $47,640,000 in FY23 was appropriated by the Legislature to System (0900) for allocation to the University campuses. This information reflects the allocation to Hilo.
and the Generator Building up to the Lunch Building will be removed. The voids remaining from the removal of the buildings and foundations would be backfilled with native cinder to the existing grade. Barriers will be erected to prevent off-road vehicle use and to demarcate the area.

**0700 (WEST O'AHU) APPROPRIATION:**

<table>
<thead>
<tr>
<th>Campus</th>
<th>Title/Description</th>
<th>MOF</th>
<th>FY22 Leg Appropriation</th>
<th>FY23 Leg Appropriation</th>
</tr>
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<tbody>
<tr>
<td>West O'ahu</td>
<td>Renew, Improve, Modernize (RIM) Projects</td>
<td>C</td>
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<td></td>
<td><strong>Total</strong></td>
<td>C</td>
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<td><strong>$0</strong></td>
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</table>

West O'ahu is allocated $3.5 million in FY22 to renew, improve, and modernize its facilities through small to medium-sized projects on the West O'ahu campus that include the planning, design, construction, and equipment for renovations, replacements, and related improvements of new or existing facilities:

- Entry Plaza at Road B Site/Infrastructure Work – <$250,000
- Building Exterior Wall Reseal – <$250,000
- Library Tower Curtain Wall Repair, CMU Repoint Grout Joints - $1-5 million
- Library Tower CMU Coating/Reseal – $250,000-$1 million
- Chiller Plant and Various HVAC/Utility Improvements - $250,000-$1 million
- Road/Parking Lot Reseal and Various Improvements - $250,000-$1 million
- Interior Renovations for Testing Center - $250,000-$1 million
### 0800 (COMMUNITY COLLEGE (CC)) APPROPRIATION:

<table>
<thead>
<tr>
<th>Campus</th>
<th>Title/Description</th>
<th>MOF</th>
<th>FY22 Leg Appropriation</th>
<th>FY23 Leg Appropriation</th>
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<tr>
<td>CC</td>
<td>Minor CIP, Statewide</td>
<td>C</td>
<td>$15,000,000</td>
<td>$20,000,000</td>
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<tr>
<td>CC</td>
<td>Capital Renewal &amp; Deferred Maintenance, Statewide</td>
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<td>$25,000,000</td>
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<tr>
<td>CC</td>
<td>Honolulu CC Technology Renovations, Phase I</td>
<td>C</td>
<td>$15,000,000</td>
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<tr>
<td>CC</td>
<td>Windward CC Agripharmatech Bioprocessing Facility</td>
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<td>CC</td>
<td>Resource and Education Center 4</td>
<td>C</td>
<td>$42,500,000</td>
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<td>CC</td>
<td>Proof of Concept for Maui Health System 4</td>
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<td><strong>Total</strong></td>
<td></td>
<td>C</td>
<td><strong>$101,000,000</strong></td>
<td><strong>$20,000,000</strong></td>
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</tbody>
</table>

The Community Colleges' (CC) expenditure plan includes the following projects appropriated by the 2021 Legislature:

- $15,000,000 in FY22 and $20,000,000 in FY23 was appropriated for the plans, design, construction, and equipment for Minor Capital Improvements Program projects for campus facilities within the CC System. The projects include renovations for the modernization of facilities, additions, demolition of existing facilities, and other improvements and project costs to upgrade and/or improve facilities of the CC System, as follows:
  - 2 building envelope projects in FY22 ($5.5 million)
  - 13 building interior projects in FY22 ($9.2 million) and FY23 ($16.17 million)
  - 2 site and infrastructure projects in FY22 ($250,000-$1 million) and FY23 ($2.55 million)
  - Contingency in FY23 ($1-5 million)

See Attachment C for a detailed list of projects.

- $25,000,000 in FY22 was appropriated for the planning, design, construction, and equipment for improvements to CC System facilities. The projects include capital renewal, reduction of maintenance backlog, major and minor renovations, modernization of facilities, re-roofing, mechanical and electrical systems, resurfacing, repainting, infrastructure, demolition of existing facilities, and/or other repairs and project costs to upgrade facilities at CC System campuses, as follows:
  - 1 building envelope project ($1-5 million)
  - 1 building interior project ($250,000-$1 million)
  - 3 electrical projects ($5.08 million)
  - 4 interior mechanical projects ($13.85 million)

While the Community Colleges received these appropriations, there are no plans to request the release of these funds at this time.
1 roof project ($250,000-$1 million)
3 site and infrastructure projects ($2.9 million)
Contingency ($250,000-$1 million)
See Attachment D for a detailed list of projects.

- $15,000,000 in FY22 was appropriated for the Honolulu CC Technology Renovations, Phase I design, construction, and equipment for the renovation of building 8802, 8803, 8805, 8813 and 8820. Honolulu CC will be streamlining and focusing its resources on technology-based programs, which are already established pathways into bachelor degree programs. The renovations will advance technical degrees in cybersecurity, networks and STEM, and enhance student services.

- $3,000,000 in FY22 was appropriated for the Windward CC Agripharmatech Bioprocessing Facility design and construction. Project to include ground and site improvements, new modular facility, infrastructure, equipment and appurtenances, and all project related costs. This will be a new, temporary facility to provide a dedicated classroom and wet/dry lab space for the Agripharmatech program (plant biotechnology and ethnopharmacognosy). This program is part of Windward Community College’s STEM program that is currently operating in an old, obsolete shipping container.

**ACTION RECOMMENDED:**

In accordance with Regents Policy 8.201 and 8.204, it is recommended that the Board approve the Fiscal Biennium 2021-2023 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 - D
<table>
<thead>
<tr>
<th>Campus</th>
<th>CIP Category</th>
<th>Project Description</th>
<th>FY22 $</th>
<th>FY23 $</th>
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<tr>
<td></td>
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<td>PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING BUILDING ENVELOPES AND RELATED IMPROVEMENTS</td>
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<tr>
<td>UHM</td>
<td>Building Envelope</td>
<td>Exterior Painting and General Repairs (continuous)</td>
<td>$1-$5M</td>
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<tr>
<td>UHM</td>
<td>Building Envelope</td>
<td>Lower Campus Facilities (Athletics/HPER)</td>
<td>$1-$5M</td>
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<tr>
<td>UHM</td>
<td>Building Envelope</td>
<td>Off-Site Facilities - Various Locations</td>
<td>$250K-$1M</td>
<td>$1-$5M</td>
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<td>UHM</td>
<td>Building Envelope</td>
<td>HIG Cooling Tower Building, Structural and Spall Repairs</td>
<td>$250K-$1M</td>
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<td>UHM</td>
<td>Building Envelope</td>
<td>Krause Hall Re-roof asbestos roof (reprogramming)</td>
<td>$250K-$1M</td>
<td>$1-$5M</td>
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<td>UHM</td>
<td>Building Envelope</td>
<td>Miller Hall Replace Windows and A/C system</td>
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<td>UHM</td>
<td>Building Envelope</td>
<td>Repair 12 Magoon Greenhouse (Reprogramming)</td>
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<td>Building Envelope</td>
<td>Repair 6 Pope Greenhouses (Reprogramming)</td>
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<td>UHM</td>
<td>Building Envelope</td>
<td>Various Building Envelope Assessments</td>
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<td>UHM</td>
<td>Building Envelope</td>
<td>Kuykendall Spall and Louver Repairs</td>
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<td>UHM</td>
<td>Building Envelope</td>
<td>Agricultural Engineering Building Reroofing and Misc. Repairs (reprogramming)</td>
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<td>UHM</td>
<td>Building Envelope</td>
<td>Waiale’e Demolition</td>
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<td>Kona Research Station (CTAHR Priority)</td>
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<tr>
<td>UHM</td>
<td>Building Interior</td>
<td>General Classrooms and Teaching Labs Interior Repairs - (painting, cabinets, flooring, etc.)(continuous)</td>
<td>$1-$5M</td>
<td>$1-$5M</td>
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<td>UHM</td>
<td>Building Interior</td>
<td>Minor/ Urgent Repairs (under $250,000)</td>
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<td>UHM</td>
<td>Building Interior</td>
<td>Upgrade/replace building access/keying system</td>
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<td>UHM</td>
<td>Building Interior</td>
<td>Various Relocation Projects</td>
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<td>UHM</td>
<td>Central Plant</td>
<td>Krauss Replace/Upgrade Central Plant and HVAC Systems</td>
<td>$1-$5M</td>
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<tr>
<td>UHM</td>
<td>Central Plant</td>
<td>Biomedical Science Building Repair/Replace/Upgrade Central Plant/Cooling Tower/HVAC Systems</td>
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<tr>
<td>UHM</td>
<td>Central Plant</td>
<td>Holmes Hall/Loop A, Upgrade Central Chiller Plant Cooling Tower, HVAC Equipment and Controls</td>
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<tr>
<td>UHM</td>
<td>Electrical</td>
<td>General Electrical System Repairs (continuous)</td>
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<td>UHM</td>
<td>Electrical</td>
<td>Replace/Upgrade Padmounted Transformers and Switches, Various Locations</td>
<td>&lt;$250K</td>
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<td>UHM</td>
<td>Electrical</td>
<td>Various Buildings Replace/Upgrade Electrical Service Equipment</td>
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<td>UHM</td>
<td>Electrical</td>
<td>Various Buildings Replace/Upgrade Fire Alarm Systems (Continuous)</td>
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<td>UHM</td>
<td>Electrical</td>
<td>Replace 12KV Lead Cables Phase 2</td>
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<td>PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING INTERIOR MECHANICAL SYSTEMS AND RELATED IMPROVEMENTS</td>
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<td>UHM</td>
<td>Interior Mechanical</td>
<td>General Mechanical System Repairs (continuous)</td>
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<td>UHM</td>
<td>Interior Mechanical</td>
<td>Stan Sheriff Center Replace Grease Interceptors</td>
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<td>UHM</td>
<td>Interior Mechanical</td>
<td>Hawaii Hall / Crawford Hall / George Hall Replace Air Handler Units and Upgrade Controls</td>
<td>$250K-$1M</td>
<td>$1-$5M</td>
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<td>UHM</td>
<td>Interior Mechanical</td>
<td>Law School Complex Replace AHUs and Upgrade Controls</td>
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<tr>
<td>UHM</td>
<td>Interior Mechanical</td>
<td>Retro-commissioning of various system operations and controls</td>
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<tr>
<td>UHM</td>
<td>Interior Mechanical</td>
<td>Biomedical Sciences Building Court B and IBR Replace/Upgrade Variable Air Volume Units, HVAC and Control Systems</td>
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<td>$1-$5M</td>
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<tr>
<td>UHM</td>
<td>Interior Mechanical</td>
<td>Various Building Water Conservation Upgrades - Replace Plumbing Fixtures Phase III</td>
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<td>5,450</td>
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### Attachment A - UH Mānoa FY22 FY23 RIM Project Breakdown

<table>
<thead>
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<th>Campus</th>
<th>CIP Category</th>
<th>Project Description</th>
<th>FY22 $ (In Thousands)</th>
<th>FY23 $ (In Thousands)</th>
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<td><strong>PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING ROOF AND RELATED IMPROVEMENTS</strong></td>
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<tr>
<td>UHM</td>
<td>Roof</td>
<td>Various Roof Repairs</td>
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<td>UHM</td>
<td>Site/Infrastructure</td>
<td>Various Irrigation Systems Upgrade</td>
<td>$1-$5M</td>
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<tr>
<td>UHM</td>
<td>Site/Infrastructure</td>
<td>Long Range Planning (LRDP/PRU, Space Utilization and OneMap)</td>
<td>$1-$5M</td>
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<tr>
<td>UHM</td>
<td>Site/Infrastructure</td>
<td>Upgrade/Replace Mechanical Fire Protection Systems</td>
<td>$1-$5M</td>
<td>$250K-$1M</td>
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<tr>
<td>UHM</td>
<td>Site/Infrastructure</td>
<td>Demolition of Portable Structures</td>
<td>$1-$5M</td>
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<td>UHM</td>
<td>Site/Infrastructure</td>
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<td><strong>TOTAL</strong></td>
<td></td>
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<td>11,000</td>
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**PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING SITE/INFRASTRUCTURE AND RELATED IMPROVEMENTS**

| UHM    | Energy Savings | Solar PV (100 KW/Roof, $500 K/100KW PV) | $1-$5M | $1-$5M |
| **TOTAL** |  |  |  |  |

**PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT CONTINGENCY FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING FACILITIES**

| UHM    | Contingency | Various Sites, Contingency | $1-$5M | $1-$5M |
| **TOTAL** |  |  |  |  |

**TOTAL - ALL PROJECTS**

|  |  |  | 51,800 | 40,640 |
## Attachment B - UH Hilo FY22 FY23 RIM Project Breakdown

<table>
<thead>
<tr>
<th>Campus</th>
<th>CIP Category</th>
<th>Project Description</th>
<th>FY22 $ (In Thousands)</th>
<th>FY23 $ (In Thousands)</th>
<th>MOF</th>
</tr>
</thead>
<tbody>
<tr>
<td>UHH</td>
<td>Building Envelope</td>
<td>Athletics, Phase 2</td>
<td>-</td>
<td>$1-$5M</td>
<td>C</td>
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<td>Building Interior</td>
<td>Nurse Laboratory Renovations</td>
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<td>UHH</td>
<td>Building Interior</td>
<td>CNHN Psychology Laboratory Renovations</td>
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<td>UHH</td>
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<td>Athletics Repair, CRDM Removal</td>
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<td>University Classroom Building (UCB) CRDM Removal</td>
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<td>Library AC Improvements</td>
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<td><strong>PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR ENERGY SAVINGS PROJECTS AND RELATED IMPROVEMENTS OF VARIOUS</strong></td>
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<td>UHH</td>
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<td>Various Sites, Contingency</td>
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<td>8,700</td>
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## Attachment C - Community Colleges FY22 FY23 Minor CIP Project Breakdown

<table>
<thead>
<tr>
<th>Campus</th>
<th>CIP Category</th>
<th>Project Description</th>
<th>FY22 $ (In Thousands)</th>
<th>FY23 $ (In Thousands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAU</td>
<td>Building Envelope</td>
<td>5015 Molokai Education Center Expansion</td>
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<tr>
<td>KAP</td>
<td>Building Envelope</td>
<td>6938 Manono, 6937 Manele - Outdoor Learning Space</td>
<td>$250K-$1M</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td></td>
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<tr>
<td>HAW</td>
<td>Building Interior</td>
<td>379 Renovate/Modernize</td>
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<tr>
<td>HON</td>
<td>Building Interior</td>
<td>8806 Administration 2nd Floor Restrooms</td>
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<td>KAP</td>
<td>Building Interior</td>
<td>6931 Olopua Renovation</td>
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<tr>
<td>KAU</td>
<td>Building Interior</td>
<td>4459B Fall Modernization</td>
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<td>LEE</td>
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<td>7875 Learning Commons Building - Phase III</td>
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<td>Building Interior</td>
<td>5979 Manaopono Classroom Renovation</td>
<td>&lt;$250K</td>
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<tr>
<td>HAW</td>
<td>Building Interior</td>
<td>321-324 Renovate/Modernize</td>
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<tr>
<td>LEE</td>
<td>Building Interior</td>
<td>7884 FA Lab Repurpose and Renovation - 2nd Floor Room 215</td>
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<tr>
<td>MAU</td>
<td>Building Interior</td>
<td>2216 Classroom 1, 2217 Classroom 2, 2218 Classroom 3, 2219 Classroom 4, 2222 Pavilion, 2227 Hale Restroom Renovation</td>
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<td>WIN</td>
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<td>592 Hale A’o Renovation (White House)</td>
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<td>KAP</td>
<td>Building Interior</td>
<td>Various Buildings Classroom Technology Upgrades</td>
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<tr>
<td>LEE</td>
<td>Building Interior</td>
<td>7884 FA Building - Model Classroom Project</td>
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<td>MAU</td>
<td>Building Interior</td>
<td>2201 Auto Body Shop - Assessment Study of Renovation</td>
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<td><strong>16,170</strong></td>
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<td>KAP</td>
<td>Site/Infrastructure</td>
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<td>Site/Infrastructure</td>
<td>5991 Hale Palanakila - Theater Entry/Courtyard Renovation and Amphitheater Addition</td>
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<tr>
<td><strong>TOTAL - ALL PROJECTS</strong></td>
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<td><strong>15,000</strong></td>
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**PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING BUILDING ENVELOPES AND RELATED IMPROVEMENTS**

**PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING BUILDING INTERIOR AND RELATED IMPROVEMENTS**

**PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING SITE/INFRASTRUCTURE AND RELATED IMPROVEMENTS**

**PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT CONTINGENCY FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING FACILITIES**
<table>
<thead>
<tr>
<th>Campus</th>
<th>CIP Category</th>
<th>Project Description</th>
<th>FY22 $ (In Thousands)</th>
<th>FY23 $ (In Thousands)</th>
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<td><strong>PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING BUILDING ENVELOPES AND RELATED IMPROVEMENTS</strong></td>
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<td>HAW</td>
<td>Building Envelope</td>
<td>380, 388 &amp; 389 - Repair Roofs and 382, 387 &amp; 388 - Replace Gutters; Repair Buildings Campuswide</td>
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<td></td>
<td>TOTAL</td>
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<td>WIN</td>
<td>Building Interior</td>
<td>5991 Palanakila Theater - Replace Elevator Fire Curtains</td>
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<td>KAU</td>
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<td>Upgrade Fire Alarm and PA System, Campuswide</td>
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<td></td>
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<tr>
<td></td>
<td>Electrical</td>
<td>Repair/Replace Light Poles, Campuswide</td>
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<td>HON</td>
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<td>8852 Airport Training Center - Chiller Replacement</td>
<td>$250K-$1M</td>
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<td>KAP</td>
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<td>6930 Ohelo - Replace AC System</td>
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<td>MAU</td>
<td>Interior Mechanical</td>
<td>2208 Hookipa, 2251 Laulima - HVAC Repair/Replacement</td>
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<td>4453 NS Chemistry Fume Hood Replacement</td>
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<td>HON</td>
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<td>8872A &amp; 8872B Reroof and Water/Sewer Connections (Temporary Classrooms and Offices)</td>
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<td>LEE</td>
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<td>Repair/Improve Walkways, Campus Wide</td>
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<td>8802 Campus Center/Classrooms - Telecommunications Infrastructure Upgrade</td>
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<td><strong>TOTAL - ALL PROJECTS</strong></td>
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</table>
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.

3/31/16 – pending contract execution $21.0 million.
6/30/16 – no change.
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 chiller lead time and testing and water savers. 74% complete.
3/31/19 – cost increase 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.
9/30/20 – cost increase to $21.6 million due to existing air conditioning system repairs. Base contract work is complete, but unforeseen repairs to existing air conditioning system are ongoing. 97% complete.
12/31/20 – completion extended to March 2021 due to additional work required on the existing New Pauley air conditioning system. 98% complete.
3/31/21 – completion extended to June 2021 due to long lead materials on order to address remaining 10% of punch list items.
6/30/21 – completion extended to Dec 2021 due to heat exchanger repairs and chiller issues. 99% complete.

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

12/31/16 – out to bid, estimated cost $5 million to $10 million.
3/31/17 – $5.2 million contract for new project, completion Aug 2018. 3% complete.
6/30/17 – minor cost increase to remove existing PV system. 12% complete.
9/30/17 – 20% complete.
12/31/17 – cost increase to $5.5 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.
9/30/20 – completion extended to Dec 2020; doors arrived onsite and are being painted and installed.
12/31/20 – completion extended to March 2021 due to replacement of roof access door locks and programming of power over ethernet card access system. 99% complete.
3/31/21 – completion extended to June 2021 to replace roof door locks and program power over ethernet card access system.
6/30/21 – completion extended to Oct 2021 due to long lead time for new roof access locks and programming of the Power over Ethernet (PoE) card access system. 99% 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.

6/30/18 – minor cost increase due to insulation added to increase energy efficiency and added monitors. 90% complete.

9/30/18 – 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.

9/30/20 – cost increase to $11.1 million due to re-roofing of both gyms.

12/31/20 – no change.

3/31/21 – expected completion in June 2021. Gym 1 roof work is ongoing and nearly complete. Work on Gym 2 is starting. 97% complete.

6/30/21 – Gym 1 & 2 new roof is substantially complete. This is the last update for this project 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.

9/30/20 – bids received; pending evaluation of lowest responsible bidder and award.

12/31/20 – contract awarded on 12/10/20 to All Maintenance & Repair for $6.7 million. Pending permit approval.

3/31/21 – expected completion date is Fall 2023. Permits have been received. Tentatively planning to start construction in August 2021 once materials arrive.

6/30/21 – cost increase to $8.6 million to include additive bid items in the parking structure. Consultants processing submittals and contractor performing site surveys. On site construction to begin in October.

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.
9/30/20 – completion extended to Dec 2022 due to EA and LRDP preparation. 65% complete.
12/31/20 – no change.
3/31/21 – no change.
6/30/21 – cost increase to $6.8M to conduct geotechnical study for new classroom building and for additional EA and PRU services to address parking requirements. 65% complete.

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.
6/30/20 – $20.9 million contract executed with Nan Inc.; estimated substantial completion is July 2022.
9/30/20 – 30% construction design completed. City permit applications be submitted shortly along with the 60% design documents to be issued in October.
12/31/20 – 60% design documents have been submitted and reviewed by the University. Building permits are currently being processed by the City.
3/31/21 – 90% design documents are in progress; submission expected by end of May. City permits are still in progress. Occupant move-out is scheduled for the last week of May.
6/30/21 – 90% design documents have been submitted and reviewed. Occupants have moved out and contractor has mobilized on site. 11% complete.

UHM CENTRAL ADMINISTRATIVE AND TRANSPORTATION CENTER (NEW PARKING STRUCTURE)*
Scope: design and construct a 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.
9/30/20 – no change. Design on hold pending funding for construction.
12/31/20 – no change.

3/31/21 – no change. 
6/30/21 – no change. This project will be removed from the next report due to lack of funding. It will be added back if and when the project becomes active.

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.
9/30/20 – cost increase to $1.6 million for Community Colleges space utilization study. 65% complete. Hilo space utilization study pending funding.
12/31/20 – 73% complete.
3/31/21 – 76% complete.
6/30/21 – 89% complete.

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.
9/30/20 – design 75% complete; estimated completion Dec 2021.
12/31/20 – 100% design submittal received; UH is reviewing. Major demolition activities are scheduled to occur during Summer 2021.
3/31/21 – abatement has started in preparation for demolition following graduation. 15% complete.
6/30/21 – cost increase to $6.4 million for repairs to clogged sewer line, light pole and emergency call box. The abatement has been completed and the superstructure has been taken down. 60% complete.
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.
9/30/20 – estimated completion Sept 2021. Construction has begun; 18% complete.
12/31/20 – minor cost increase due to additional asbestos-containing materials discovered; 31%
complete.
3/31/21 – 52% complete.
6/30/21 – cost increase to $5.1 million and completion extended to Dec 2021 due to
retrofit drain installation and more extensive roof repair work. 80% complete.

STUDENT SUCCESS CENTER*
Scope: renovate areas of Sinclair to relocate PBS tenants then fully renovate Sinclair to become
the new Student Success Center.
3/31/21 – development of the RFP criteria and project program is progressing. Issuance of the
RFP Part 1 is expected in June 2021.
6/30/21 – RFP Part 1 issued August 9, 2021. RFP Part 2 expected to be issued by
December 2021.

PHASE I & II PARKING STRUCTURE
Scope: repairs to the fire protection system, guardrails, and spalls/cracks of the main parking
structure.
3/31/21 – $6.0 million contract awarded to Nan, Inc. in Feb 2021. Estimated completion is
Summer 2023. On-site construction is scheduled to begin in May 2021.
6/30/21 – cost increase to $7.5 million to include additive bid items for spall repairs. On-
site construction started May 25, 2021. 15% complete.

CLARENCE T.C. CHING COMPLEX IMPROVEMENT PROJECTS
In January 2021, the Office of Project Delivery learned of the decision to utilize the Clarence
T.C. Ching Complex (Ching Complex) to host UHM football games starting Fall 2021. To meet
the aggressive time schedule, two existing construction contracts were modified to support all
improvements necessary to host UHM football games in accordance with NCAA Division I
standards. Combined, these contract amounts are expected to exceed $10 million.

The following updates are made as of the time of submission of this report and not the quarter-
end date. These projects are expected to be completed by September 2021 and the
Administration believes it is most helpful to provide the most current updates.

RMY Construction Contract:
3/3/21 – awarded for $1,002,089; original scope to replace Ching Complex turf.
4/28/21 – contract modified to install new score board, grandstands, press boxes, hospitality units and all related appurtenances; cost increase to $3.2 million for down payment and score board. Anticipated cost increase to $8.5 million by June 2021.

8/24/21 – Field turf and goal netting; press boxes; scoreboard, footings and speaker; hospitality structure; below-grade electrical/telecom infrastructure; and civil work completed. Remaining work includes media trailer and game clock electrical work; gate and grandstand installation; anchoring of grandstands and structures; and scoreboard, clock and instant replay programming. Anticipated completion early September. The forecasted final budget to be game-ready is approximately $8.9M.

F&H Construction Contract:
4/6/21 – awarded for $876,679; original scope to include interior improvements, cooling and ventilation, plumbing, electrical, telecom and structural infrastructure for existing press boxes, training areas, and concession areas in Ching Complex.
8/24/21 – Electrical infrastructure and data connections for press boxes, end zone clocks, and aluminum planks for seating for the existing complex completed. Remaining work includes power and data pathways to the hospitality suites and concession rooms in Ching Complex. Anticipated completion is mid-September. The forecasted final budget to be game-ready is approximately $2.1M, subject to additional City & County of Honolulu requirements.

Mitsunaga & Associates Design Consultant Contract:
6/16/10 - awarded for $699,949; original scope to provide a new structure at the north side of the existing Clarence T.C. Ching Field that contains bleacher seating for approximately 2,380, locker rooms, coaches offices, restrooms, concessions with kitchen/prep areas, storage areas and a beach volleyball sand court with bleacher seating.
11/28/17 - contract modified for additional architectural and engineering services, including re-packaging of documents to add concrete slab under stands, gas connection, sink in the Training Room, and an ice machine, to be bid as a separate project with Phase II, Loft and Miscellaneous Improvements project; cost increased to $1,331,183.
3/31/21 - Phase II design completed; bids received 3/16/21.
6/30/21 - Phase II project construction administration in progress. Civil site work and site electrical design issued.
8/24/21 - Phase II project construction administration in progress. The forecasted final budget to be game-ready is approximately $1.75 million.
RAINBOW WAHINE SOFTBALL STADIUM, PHASE 2 & 2B
Scope: This is a multi-phase project that makes various additions and improvements to the Softball Stadium such as: adding a new entry plaza, home team locker room, lounge, training room, coaches' offices, and new press box at level 2 for media; upgrading the existing sewer lift station serving the Softball Stadium; and other related infrastructure.

3/3/14 – Design contract awarded to Architects Hawaii Ltd. for $365,000 to assess existing stadium condition and determine scope of renovations to meet program needs. Additional phases will be added to the project once an Assessment Report is complete and funding is identified.

12/13/16 – Cost increase to $773,000 to incorporate Phase 2A design work: Repair outfield low spots; regrade to redesigned elevation; install artificial turf to outfield and foul ball areas; install fencing with padded areas; provide safety netting where needed; and repaint stadium. Phase 2A construction contract awarded to Paradigm Construction, LLC on June 23, 2017, for $2,629,100 and completed on October 8, 2020.

10/31/19 – Cost increase to $1.7 million to incorporate Phase 2B design work: Renovate restrooms and related infrastructure, renovate grandstands, including new upper concourse and elevator, renovate locker rooms, showers, clubhouse, lounge, training room, coaches’ offices, umpire locker room, dugout, storage and custodian space, and utilities.

6/30/21 – Cost increase to $2.1 million for preconstruction administration, inspection work, and revised drawings. 90% complete. Phase 2B construction contract awarded to Ralph S. Inouye on June 16, 2020, for $4 million (estimated completion 08/2022).

KOMOHANA RESEARCH & EXTENSION CENTER, PHASE B
Scope: the project covers reroofing the four buildings of the complex (Buildings A, B, C and D), repair of rooftop mechanical equipment, crack repairs and waterproof coatings at exterior concrete walls, interior work to repair storm-related water damage, installing wind resistant windows and doors, and miscellaneous related work.

6/23/20 - Contract awarded to Isemoto Contracting Co., Ltd. for $3.4M to reroof Buildings A and B only (due to budget constraints); estimated completion Sept 2023. Construction expected to begin in January 2022 pending FEMA approval of Hazard Mitigation Grant to partially fund this project.

6/30/21 - Cost increase to $5.3M to re-insert reroofing Buildings C and D into the project, which includes repairs to the building envelope and replacement of mechanical duct and piping insulation. 0% complete.
**Hilo**

**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.
9/30/20 – 45% complete.
12/31/20 – 62% complete.
3/31/21 – Completion extended to Dec 2021 due to long lead time of battery storage system. 70% complete.
6/30/21 – Cost increase to $6.8 million due to addition of battery storage system and additional PV panels. 80% 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 Nov 2021. Project scope is being reviewed to add in alternate bid items.
9/30/20 – onsite work began on Sept 8, 2020. 3% complete.
12/31/20 – 11% complete.
3/31/21 – 29% complete.
6/30/21 – Cost increased to $7.3 million for chain link fencing, roofing and sheet metal work; completion extended to January 2022 due to shortage of available parts for the 7 exterior packaged air conditioning units. Currently, there is no estimated arrival time for the parts. Interior renovation work is ongoing. 41% complete.
West O‘ahu

No projects.

Honolulu Community College

No projects.

Kapiʻolani Community College

CULINARY INSTITUTE OF THE PACIFIC, PHASE 2*
Scope: Design-Build contract for a new 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
9/30/20 – NTP issued 7/6/20; construction scheduled to start in Nov 2020. External CM contract procurement underway. Estimated completion is Dec 2022. 6% complete.
12/31/20 – construction started 11/2/2020, External CM contract awarded to HDR Inc. 60% design submittal reviewed. 10% complete. Overall contract 20% complete.
3/31/21 – design at 95% review stage. Permit set at DPP for comments. Construction 15% complete. Overall design-build project 25% complete.
6/30/21 – cost increased to $26.5 million due to soil remediation work. Final 100% design submittal scheduled for submission. Construction 20% complete. Overall design-build project 25% complete.

Leeward Community College

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.

Design
3/31/19 – fee negotiation in progress, estimated construction $5 to $10 million.
6/30/19 – planning phase in progress. Design awarded to Ushijima Architects Inc. for $1.5 million on June 7, 2019.
9/30/19 – no change.
12/31/19 – final design phase in progress, estimated construction cost increased to $16.5 million.

**Construction**

3/31/20 – IFB issued 2/27/20 and all bids have been received; planning to award by June 2020.


9/30/20 – construction on hold until July 2021 due to lease agreement between current property owner and tenant; transfer of facility lease to UH Community Colleges in progress. Estimated completion is May 2022.

12/31/20 – no change.

3/31/21 – no change.

6/30/21 – Lease executed with Agribusiness Development Corporation on July 1, 2021. On-site construction commenced on 7/1/21. 5% complete.

**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.
9/30/20 – completion date extended to July 2021 due to long-lead equipment (specialty food manufacturing equipment) manufacturing and shipment. 67% complete.
12/31/20 – no change; awaiting manufacturing and delivery of kitchen equipment.
3/31/21 – kitchen and food manufacturing equipment installation in progress. 68% complete.
6/30/21 – cost increase to $8.1 million and completion extended to Dec 2021 due to changes to food processing equipment and long lead equipment arrival. 94% 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.
12/31/19 – no change.
3/31/20 – no change.
6/30/20 – no change.
9/30/20 – no change.
12/31/20 – no change.
3/31/21 – no change.
6/30/21 – no change.

Kaua‘i Community College

4454 BUSINESS/HEALTH SCIENCES – MODERNIZATION
Scope: Installation of a new exterior concrete accessible walkway and pole lights, addition of two small mechanical enclosures attached to the exterior of the building to house new air handler units, interior renovation to classrooms, computer labs, learning lab, science lab, offices, conference room, storage rooms, entry lobbies and restrooms. Work also to include electrical, fire alarm, plumbing, AV and IT upgrades.
6/30/21 – $5.2 million contract awarded to The Core Group Construction. NTP date is May 4, 2021; completion expected June 2022. Contractor has mobilized on site and begun erecting barriers/signage and installing BMPs. 2% complete.

Cancer Center at Kakaʻako

HO‘OLA EARLY PHASE CLINICAL RESEARCH CENTER
Scope: Design-Bid-Build project to construct a new WELL/LEED-certified Early Phase Clinical Research Center (EPCRC) totaling 16,500 sf in the shell space of the annex of the existing UH Cancer Center Building in Kaka‘ako. Ground floor work includes site/entry modifications, a new covered entrance and interior improvements to include phlebotomy, exam rooms, clinical laboratory, CT scan and control room areas. The second floor includes Clinical Trial Infusion suites, nursing stations, and a research pharmacy. The third floor includes the Organoid Generation Facility that consists of dry and wet lab spaces and will house two dedicated biological safety cabinets. There will also be a fifth floor mechanical penthouse.
9/30/19 – NIH Notice of Award issued for $6,874,224 grant. Estimated completion Summer 2024.

12/31/19 – no change.

3/31/20 – schematic design 35% complete.

6/30/20 – no change.

9/30/20 – design development 65% complete (submitted by grant deadline on July 23, 2020). Total project cost is $13.0 million. Board of Regents approved the service order of $6.5 million in GO Bond funds to RCUH on September 17, 2020.

12/31/20 – 100% Construction Documents (CD) complete and submitted to NIH for review on November 18, 2020. UH/RCUH MOU for Service Order of State GO Bond Funds ($6.5M) executed on December 8, 2020. PM/CM and CxA contract executed on December 29 and December 30, 2020, respectively.

3/31/21 – NIH final approval of 100% CD pending.

6/30/21 – NIH approved the 100% CD on April 12, 2021; funds were released on April 22, 2021. RCUH RFP Part 1 was issued on April 19, 2021 and three qualified contractors were selected on June 16, 2021. RFP Part 2 was issued August 9, 2021. Final selection and award expected December 2021.
West O'ahu – University District Lands

Scope: This project previously sought 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, residential, and mixed-use facilities that complement the UHWO campus. The primary vision was to create a university village-like district that could serve the broader community and take advantage of Transit-Oriented Development (TOD) opportunities in and around the two rail stations next to the campus. Monetization of this UH asset has been a primary focus. Project delivery is evolving as a Master Land Developer partner has been suspended. Execution of this project is migrating to smaller parcel approaches with UH pursuing development opportunities on its own for the time being.

Historical Background (Major Milestones):
- See previous reports for milestones prior to 2019.
- Exclusive Negotiating Agreement with potential private partners 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.
- The University District project scope (to be) re-evaluated with a possible priority focus of TOD components on the University District lands in close proximity to the rail stations along the Kualakai Parkway (Diamond Head side).

Fourth Quarter (FY 2020-2021) Update:
- Discussions continuing with parties inquiring of interest to acquire a parcel for development of a (private) film studio.
- Obtained market value appraisals on parcel area for possible film studio.
- State Department of Transportation – Farrington Highway Widening Improvements will require portions of UHWO campus land along Farrington Highway; design and details are pending. Coordinating access points, utilities, and drainage improvements. Working on a Memorandum of Agreement that will require future Board of Regents (BOR) for approval.
- Evaluating solar photovoltaic opportunities through Hawaiian Electric Company’s Community-Based Renewable Energy (CBRE) and Green Tariff programs.
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):
- See previous reports for milestones prior to 2019.
- Hunt Development Group (HDG) selected as developer in April 2019. Project estimated at $70 million.
- Established University of Hawai‘i Foundation (UHF)/UH governance committee in April 2019; determining business structure and financial structure arrangements.
- UHF negotiated an 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.
- Plan Review Use (PRU) application for property and project submitted to City and County of Honolulu (C&C) Department of Planning and Permitting (DPP) review, September 2020.
- BOR authorized approval of Master Pre-Development Agreement with UHF, UH, and HDG in November 2020.

Fourth Quarter (FY 2020-2021) Update:
- Plan Review Use (PRU) Major Modification application awaiting to be scheduled on C&C Council calendar in June 2021.
- Commercial tenants notified to vacate effective mid-July in anticipation of demolition work on property.
- UH has notified UHF of intent to terminate existing lease of Atherton from UHF effective mid-July.
- Demolition permit for the Mary House building was approved in April 2021.
- UH review of Affiliation Agreement and Sublease Agreement that will require future BOR approval.
Mānoa – Graduate Student Housing (NOAA)

Scope: UH has selected 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 includes 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):
- See previous reports for milestones prior to 2019.
- 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.
- First phase PCA limit authorized up to $1,500,000, through November 2020.
- PCA-First Amendment signed by UH and Greystar, November 2020. Provides for additional $1,000,000 to PCA ($2,500,000 in total); to continue entitlement, design, and costs analysis through August 2021.

Fourth Quarter (FY 2020-2021) Update:
- Obtained PCA-Second Amendment approval from the Board of Regents in May 2021 allowing for an additional $1,000,000 release to PCA ($3,500,000 in total) to continue entitlements and design development efforts through April 2022.
- Project design analysis, site evaluation, environmental site assessment, project cost analysis, and overall financial analysis ongoing. The Schematic Design phase completed in June 2021 and moving on to Design Development.
- Childcare facility to be included in the Project.
- Pending submittal of the PRU Minor Modification application to C&C DPP.
**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. Parcels are currently either vacant or have aged wooden structures, and are unencumbered by any long-term use agreements. Disposition options may include property development - either by way of long-term ground lease to developer or with UH as a developer, or other options.

Historical Background (Major Milestones)
- 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 Kakaʻako.
- Market value appraisals completed April 2020 (CBRE, Inc.). Approximate value for three specific parcels, $15.3 million. Individual parcel values estimated between $4.5 million to $5.5 million.

Fourth Quarter (FY 2020-2021) Update:
- Phase I environmental site assessments have been completed.
- Administration continues to consider potential options for disposition of the parcels.

**UH Press Parcels**

Scope: This project seeks to explore development opportunities for a property parcel located on Woodlawn Drive in Mānoa – the site of UH Press, which will potentially be relocating to UHM campus proper. The parcel is approximately 1.6 acres. Disposition options may include leasing or lease-for-development for faculty housing.

Historical Background (Major Milestones)
- The subject parcel was acquired by UH in 1968 as part of a land assemblage for the expansion of the UHM campus.

Fourth Quarter (FY2020-2021) Update:
- Evaluation and review of relocating UH Press operations.
- Project is designated as land-related strategic initiative.
- Procuring for market value appraisal.
- Administration continues to consider potential options for disposition of the parcels.
Honolulu Rapid Transit Project (HART) Related Projects

Scope: Coordinate and partner for rail development utilizing UH campuses or property for stations, transit-related facilities, or potential transit-oriented development. This project is to formulate UH interest and involvement while ensuring protection of UH interests, especially as related to the HART’s potential impact to UHWO, Leeward Community College (LCC), Honolulu Community College (HCC), and College of Tropical Agriculture and Human Resources’ Pearl City Urban Garden lands.

Historical Background (Major Milestones)
- HART station development at UHWO, LCC, and HCC planned.
- Transit-related facilities being constructed on numerous UH sites, each have varying authorization agreements, i.e., right-of-entry, construction right-of-entry, grant of easements, etc.
- The BOR authorized UH/HART/C&C Master Use and Occupancy Agreement (MUOA) for rail stations on UHWO campus (in addition to other campus sites) in November 2019.

Fourth Quarter (FY2020-2021) Update:
- Finalizing mutual MUOA expected to continue into Q2 FY2021-22. Credit Office of General Counsel and impacted campus-facilities leadership for continuing to work out details.
- HART has requested an alternative UHWO site for a 900-stall interim park and ride site. Request is being evaluated. A separate agreement (i.e., long-term lease) is proposed for this specific interim use.
- HCC proposed rail improvements are being refined before a Construction Right-of-Entry (CROE) can be issued.
Review and Discussion on Continued Improvements in Planning and Managing Processes Relating to University of Hawai‘i Projects

Planning & Facilities Committee
September 2, 2021
PAST (Prior to 2015)

- Experienced lengthy delays in our projects
- Received complaints from contractors of “not getting paid”
- Fragmented organizational framework for executing CIP projects
  - Planning and Budget
  - Procurement
  - Project Management
  - Fiscal
  - Facilities/Maintenance
- Procurement was manually processed
  - Internal forms delivered via Campus Mail
  - In-Person bid opening
- Decentralized project management
  - Project manager is single-point of contact for status
  - All Requests for Information (RFIs), Change Order Proposals (COPs) and Change Orders (Cos) processed manually via email or hard copy
  - Only hard copy invoices processed
- Warranties, O&M Manuals, and other close out documents all delivered via hard copy
• Develop a comprehensive repair and preventive maintenance program
• Timely respond to work orders and minor facility upgrades

• Develop a strategic capital program that aligns with campus academic, student life, and facilities priorities and enhances the overall campus environment through modern facilities and infrastructure.

Office of the Vice President for Administration

- Deliver projects on time & on budget
- Industry standards and best practices
- Support all business requirements through
  - Fiscal
  - Procurement
  - Contract Administration
PRESENT: Electronic Procurement Process

- All procurement done online in Hawai‘i Electronic Procurement System (HePS)
- Subcontractors can electronically access bid documents
- Contractors no longer drive to UH for bid opening
- Immediate and transparent system
- Only final contract documents require paper & wet-signature
PRESENT: Electronic Project Management System

UH’s construction project management system on the internet

- Minimize paper through electronic workflow
- Timely project execution
- Complete record of project documents
- Accurate project tracking and reporting
- Management access to all projects
- Electronically passes through entire approval process
- “Ball in Court” visibility into status
Access electronic facilities documents stored in OnBase via Facilities OneMap

Life Sciences Building – 628 documents in OnBase

- Submittals – 502 documents
- O&M Manuals – 65 documents
- Warranties – 60 documents
- Specifications – 1 document
PRESENT: Deferred Maintenance Schedule

Actual Deferred Maintenance

2016: "Do-Nothing" Projection with Inflation (5% annually)

2021: $1.2B

2016: $830M (Green)

2021: $830M (Green)

Yearly maintenance projections with inflation.
• **Continuously improve process**
  • Planning and Budget
  • Procurement
  • Project Management
  • Fiscal
  • Facilities/Maintenance