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**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, March 3, 2022

Time: 10:45 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. See the Board of Regents website to access the live broadcast of the meeting via livestream: www.hawaii.edu/bor. Mahalo for your consideration.

AGENDA

- I. Call Meeting to Order**
- II. Approval of Minutes of the November 4, 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 at 2444 Dole Street, Bachman 209, Honolulu, HI 96822, 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. Fiscal Year (FY) 2021-2022 Second Quarter Capital Improvement Project (CIP) Status Report as of December 31, 2021
- B. Status Update on Board Resolution 21-03, Relating to the Pursuit of an Adjusted Rate Structure from the Hawaiian Electric Company, Inc.

- C. Recommend Board Approval of Extension of Lease between the University of Hawai'i and KF Downtown, LLC/Mo'owa'a, LLC for Office Space at 828 Fort Street, for use by Outreach College
- D. Recommend Board Approval of Extension of Sublease between the University of Hawai'i and University Clinical, Education & Research Associates dba University Health Partners of Hawai'i (UCERA), for Office Space at 677 Ala Moana Boulevard, for use by John A. Burns School of Medicine
- E. University Land-Related Strategic Initiatives and Partnerships Program FY 2021-2022 Second Quarter Update
- F. Status Update on the Waiale'e Research Station Property situated at Waiale'e, Ko'olauloa, O'ahu, City and County of Honolulu, (TMK: (1) 5-8-001:007, 013, and 055)
- G. Annual Report on Real Property Actions Delegated Pursuant to Regents Policy 10.201, for FY 2019-2020 and FY 2020-2021

V. Adjournment

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

MINUTES

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING

NOVEMBER 4, 2021

Note: On October 1, 2021, Governor David Y. Ige issued a proclamation related to the COVID-19 Delta Response that temporarily suspended Chapter 92, Hawai'i Revised Statutes, relating to public meetings and records, "only to the extent necessary to minimize the potential spread of COVID-19 and its variants".

I. CALL TO ORDER

Vice-Chair Paloma called the meeting to order at 10:08 a.m. on Thursday, November 4, 2021. The meeting was conducted virtually with regents participating from various locations.

Committee members in attendance: Vice-Chair Diane Paloma; Regent Benjamin Kudo; and Regent Robert Westerman.

Committee members excused: Chair Alapaki Nahale-a; Regent Wayne Higaki.

Others in attendance: Board Chair Randy Moore; Regent Simeon Acoba; Regent Eugene Bal; Regent William Haning; and Regent Ernest Wilson (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; VP for Community Colleges Erika Lacro; VP for Legal Affairs/University General Counsel Carrie Okinaga; VP for Information Technology/Chief Information Officer Garret Yoshimi; VP for Budget and Finance/Chief Financial Officer Kalbert Young; UH-Mānoa (UHM) Provost Michael Bruno; UH-West O'ahu (UHWO) Chancellor Maenette Benham; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES

Regent Westerman moved to approve the minutes of the October 7, 2021, meeting, seconded by Regent Kudo, and noting the excused absence of Chair Nahale-a and Regent Higaki, 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 the Fiscal Year (FY) 2022-2023 Capital Improvement Project (CIP) Supplemental Budget Request

B. 6-year CIP Plan Update

VP Gouveia reviewed the FY 2022-2023 CIP supplemental budget request which would be submitted to the Governor and Legislature for consideration stating that it was being presented within the context of the broader 6-year CIP plan which is updated annually based on legislative appropriations and university priorities. She explained that the State's CIP budget is established for a fiscal biennium and that the requests being made were supplemental to CIP funding already obtained.

It was noted that the university received \$212.05 million and \$102.64 million of the \$288 million and \$232.5 million in board-approved CIP funding requests made in FY 2022 and FY 2023 respectively. VP Gouveia stated that the supplemental CIP budget request for FY 2023 was for \$89 million and included \$55 million for UHM, \$2.5 million for UHWO, and \$31.5 million for the community colleges. She presented a summarized breakdown of the various projects comprising the request noting that a substantial amount was for renew, improve, and modernize (RIM) projects at UHM and UHWO, as well as capital renewal and deferred maintenance projects at the community colleges.

VP Gouveia noted that the end of the current 6-year CIP Plan is nearing and that the administration is developing a new plan that builds on what has already been accomplished and sets forth the university's CIP strategy for the next six years. She reported on anticipated future CIP budget needs and estimated that the university will request \$1.586 billion of CIP funding over the next six years and will be subjected to a deferred maintenance backlog of \$979 million in FY 2027.

Citing a \$6 million project to assess the feasibility of increasing and improving space utilization at Hamilton Library contained within UHM's supplemental budget request, Regent Wilson asked whether it included funding to evaluate the digitization of the library's collection as a means of increasing space. VP Gouveia responded in the affirmative. However, she stated that CIP funds cannot be used for the actual digitization of the collection which must be financed with operating funds. She also noted that Hamilton Library is the largest facility on the UHM campus and includes over 411,000 square feet of interior space, the majority of which is used for open stack book storage, and that a growing trend among institutions of higher education is to convert these areas into multi-purpose spaces. As such, the university believed it was prudent to assess Hamilton Library to determine the feasibility of converting library book storage spaces into shared, multi-use areas, which would also assist the university in its efforts to maximize utilization of space and reduce on-campus square footage.

Regent Wilson inquired as to whether RIM projects specific to classrooms would affect the provision of 5G technology thereby impacting student learning conducted through the university's technological network. VP Gouveia replied that the university has a sound technological network and that there has been no indication that RIM projects are causing any major issues or concerns with the delivery of 5G technology. VP Yoshimi echoed the comments made by VP Gouveia adding that the university currently has a robust wireless infrastructure to support students, faculty, and staff, and that investigations have been conducted on the potential for increasing cellular carrier

capacity on university campuses. The university continues to work with its cellular carrier partners to provide the most reasonable wireless services as possible to the campus community.

Referencing projects to improve the exteriors of campus buildings, Regent Wilson questioned whether the issue of spalling is being addressed by these projects. VP Gouveia replied that spalling is a problem affecting a number of facilities systemwide and that each campus has been prioritizing these projects. She also stated that consistent and reliable RIM funding is the best way to address this ongoing issue.

Regent Wilson asked whether a space utilization study has been done for Phase 2 and 3 of the Hale Olelo Complex in College of Hawaiian Language at the University of Hawai'i at Hilo. VP Gouveia replied that program assessment and planning to better understand the needs for this project are still ongoing. Once program needs are determined, a space utilization study for this project will be conducted, evaluated, and presented to regents as part of the university's CIP requests in future years.

Noting that the university's deferred maintenance backlog appears to be increasing despite funds being received for RIM projects, Regent Westerman requested clarification on the relationship between RIM project funding and the university's deferred maintenance backlog. VP Gouveia stated that the disparity between RIM project funding and the deferred maintenance backlog is due in part to deferred maintenance figures not being adjusted until a project is completed and the inclusion of preventative maintenance costs, which equate to tens-of-millions of dollars each year, in RIM project funding.

Vice-Chair Paloma asked whether the administration contemplated a strategy of balancing the amount of CIP funds requested over several fiscal years to avoid the perception that the university is asking for exorbitant amounts of CIP funds at any given time. VP Young replied that the university's foremost strategy is to put forth funding requests that are genuinely substantiated, thoughtful, logically rational, and can be justified through an articulate and cohesive plan.

Regent Kudo provided context to the rationale used to develop the board-approved CIP budgets explaining that in the past, each campus submitted a "wish list" of its desired projects which were then included in the budget request. An incident involving a fundraising concert which seriously impacted the credibility of the board and the university at the Legislature led to the board deciding that campuses should be asked to submit projects for review and inclusion in the CIP budget request based upon needs and not wants. VP Gouveia added that the fact that the university received \$102 million in CIP funding as part of its initial biennium budget request is unprecedented and seems to indicate that the current CIP strategy being used is working as intended. However, she cautioned that the last time the university received a large amount of its initial CIP request for the second year of a fiscal biennium, the Legislature subsequently reduced the figure in its final budget.

Regent Acoba asked whether the university was developing another 6-year CIP plan. VP Gouveia responded in the affirmative.

Referencing the board's establishment of a moratorium on new university construction projects as part of an effort to place a greater emphasis on addressing the university's deferred maintenance backlog, Regent Acoba expressed his belief that substantial renovations should be included in the moratorium, inquired as to whether this principle was being adhered to, and asked if repair and maintenance (R&M) needs are given due consideration when discussions take place on new construction or substantial renovations. VP Gouveia stated that university has already determined that limited finances will not allow it to maintain the current inventory of square footage on its campuses. As such, the administration is transforming the approach used for campus development and planning by refocusing efforts toward the efficient utilization of space in order to strategically reduce the overall inventory of square footage thereby decreasing R&M, as well as deferred maintenance costs.

Regent Acoba asked whether it would be possible to maintain funds in a reserve to address future R&M needs. VP Gouveia stated that bond funding provided for CIP projects lapse if they are not utilized but expressed her belief that it would be possible to set aside other funds for future R&M needs. She also noted that Legislature has been supportive of a new concept of RIM funding that provides appropriations on a regular and reliable basis which allows the university to plan for and address its deferred maintenance backlog in a more efficient and effective manner.

Regent Acoba solicited an opinion from VP Gouveia on the approach that should be used by the board to balance R&M needs with new construction or substantial building renovations. VP Gouveia stated that suggestions have been made to amend Regent Policies to allow for space utilization concepts that would increase the efficiency and functionality of existing facilities and place a greater emphasis on the creation of flexible, adaptable, and open spaces when considering new construction projects.

Regent Westerman moved to recommend board approval of the FY 2022-2023 CIP supplemental budget request, seconded by Regent Kudo, and noting the excused absence of Chair Nahale-a and Regent Higaki, the motion carried with all members present voting in the affirmative.

C. FY 2021-2022 First Quarter CIP Status Report as of September 30, 2021

VP Gouveia reported on the status of CIPs through the first quarter of FY 2021-2022 specifying that the report includes all design projects over \$1 million and all construction projects in excess of \$5 million. She drew attention to several projects contained within the report including the recently completed improvements to the Clarence T.C. Ching Athletic Complex; the Bachman Hall renovation project, which will be experiencing a change order of approximately \$1.5 – \$2.0 million to address the abatement of hazardous material discovered during demolition work; and the University Cancer Center's Early Phase Clinical Research Center (EPCRC) project, which received bids

that were all over budget and is currently in negotiations with the lowest bidder to reduce the project scope to lower costs.

D. University Land-Related Strategic Initiatives and Partnerships Program FY 2021-2022 First Quarter Update

Michael Shibata, Director of the Office of Strategic Development and Partnership, provided an update on the status of several university land-related strategic initiatives through the first quarter FY 2021-2022 highlighting the following:

- UHWO - University District Lands Project: Interest has been expressed, and formal discussions are ongoing, concerning the acquisition of portions of this land for a film studio. Additionally, the university is working with the State Department of Transportation on realigning and widening Farrington Highway as this initiative will encroach on UHWO property in the project area but could also elevate the development possibilities for these parcels.
- Atherton Project: This project, which focuses on innovation space and student housing, continues to move forward. The Honolulu City Council recently approved a request to modify the university's plan review use (PRU) permit to include the Atherton Project. Demolition work is currently occurring on the site. The university has also negotiated student housing affiliation and sublease agreements for its inclusion in the project, which were approved by the board in October 2021.
- NOAA Graduate Student Housing Project: This project, which is a family-oriented mixed-use rental housing project located near the East-West Center, continues to proceed forward. A PRU minor modification permit application for the project was submitted to the City and County of Honolulu's Department of Planning and Permitting (DPP) in July 2021. While the university is still awaiting a determination on its submittal from DPP, the project team has been in communication with DPP staff and is providing additional project information as requested. The university also executed a board-approved second amendment to a limited pre-construction agreement with Greystar Development Services, LLC (Greystar) which allowed for the additional reimbursement of up to \$1 million to Greystar for pre-construction costs to continue entitlement and design development efforts through April 2022.
- Kaimuki/Leahi Hospital Parcels Project: A Phase I environmental site assessment has been completed for three parcels of university-owned land in the Kaimuki area adjacent to Leahi Hospital and the university continues to evaluate the possible disposition of these lands.
- University Press Parcel Project: The university continues to evaluate the potential opportunities and disposition of university-owned land in Mānoa Valley should the University Press operations be relocated to the main UHM campus.
- Honolulu Authority for Rapid Transportation (HART) Projects: These projects involve coordination and partnership with HART for rail development utilizing university campuses or property for rail stations, transit-related facilities, or potential transit-oriented development. A master use and occupancy agreement (MUOA) has

been finalized and coordination efforts with HART on several aspects of the project are ongoing. A request from HART for an alternative UHWO property site to locate a 900-stall interim park-and-ride facility is currently being evaluated by the university.

Regent Kudo asked about the status of negotiations between the university and HART with respect to the university parcel located at Honolulu Community College (HonCC). Mr. Shibata replied that the rail alignment continues to be evaluated but indications from HART thus far are that it is still planning to locate the rail station at the HonCC parcel.

V. ADJOURNMENT

There being no further business, Regent Westerman moved to adjourn, seconded by Regent Kudo, and noting the excused absence Chair Nahale-a and Regent Higaki, and with all members present voting in the affirmative, the meeting was adjourned at 11:05 a.m.

Respectfully Submitted,

Kendra Oishi
Executive Administrator and Secretary
of the Board of Regents

FY 2021-2022 Second Quarter CIP Status Report (as of 12/31/21)

*Denotes Design-Build Projects

Planning and Facilities Committee

March 3, 2022

Mānoa

COCONUT ISLAND INTERIOR RENOVATION AND GENERAL REPAIRS – MARINE LAB BUILDINGS 1 & 2

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

12/31/15 – construction cost estimated \$14 million, bid Feb 2016.

3/31/16 – pending contract execution \$21.0 million.

6/30/16 – no change.

9/30/16 – contract executed with Frank Coluccio Construction Co., completion Feb 2018.

12/31/16 – no change.

3/31/17 – minor cost increase, completion extended to March 2018 due to replacement of a subcontractor.

6/30/17 – 23% complete.

9/30/17 – 35% complete.

12/31/17 – 50% complete.

3/31/18 – completion extended to July 2018 and cost increased to \$21.0 million due to upgrades. 57% complete.

6/30/18 – completion extended to July 2019 due to existing conditions. 65% complete.

9/30/18 – completion extended to Nov 2019 due to additional work. 71% complete.

12/31/18 – minor cost increase, completion extended to June 2020 due to lead time for chiller lead time and testing and water savers. 74% complete.

3/31/19 – cost 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.

9/30/21 – no change.

12/31/21 – building is occupied and in use. Contract extended to May 2022 to provide additional time to complete redundancy work on the air conditioning system.

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.

9/30/21 – no change.

12/31/21 – completion extended to August 2022 due to change in railing paint specification.

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.

9/30/21 – no change.

12/31/21 – on-site work began in October at Shidler Tower A, Music Complex, and Law School. 26% complete.

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 \$6.8 million to conduct geotechnical study for new classroom building and for additional EA and PRU services to address parking requirements. 65% complete.

9/30/21 – no change.

12/31/21 – no change.

Construction (N/A)

BACHMAN HALL RENOVATION*

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

Design

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

Construction

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

- 12/31/19 – RFP part 2 issued on 1/9/20; planning to select Design-Build contractor by Summer 2020.
- 3/31/20 – RFP Part 2 pending award in May 2020.
- 6/30/20 – \$20.9 million contract executed with Nan Inc.; estimated substantial completion is July 2022.
- 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.
- 9/30/21 – completion extended to Aug 2022 due to discovery of additional hazardous material embedded in the ceiling slab. 98% design documents have been submitted and reviewed. Abatement of hazardous ceiling material is ongoing. 19% complete.
- 12/31/21 – cost increase to \$23.3 million and completion extended to Dec 2022 due to additional abatement of asbestos-containing material. 100% design documents were received. 22% complete.**

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.
- 9/30/21 – completion extended to Jan 2022 due to additional time needed to complete data collection at the Community Colleges. 94% complete.
- 12/31/21 – completion extended to Mar 2022 due to additional time needed for consultant to coordinate and complete data collection at Community Colleges. 94% 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.
- 9/30/21 – no change. 90% complete.
- 12/31/21 – cost increase to \$7.1 million to dispose of abated soil off site. The project is substantially complete and the Design-Builder is working on punch list items. 100% complete. This is the last update for this project and it will be removed from the next report.**

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.
- 9/30/21 – cost increase to \$5.3 million and completion extended to Feb 2022 for abatement of asbestos-containing materials and work to address deterioration of existing HVAC ducts and housing. 86% complete.
- 12/31/21 – cost increase to \$5.4 million and completion extended to April 2022 for additional abatement of asbestos-containing material. 89% 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 Dec 2021.
9/30/21 – received RFP Part 1 proposals; expecting to shortlist three of the most qualified Design-Build teams by Nov 2021. RFP Part 2 is still expected to be issued by Dec 2021.

12/31/21 – selection of 3 shortlist Design-Build teams completed. RFP Part 2 issued in Feb 2022; final selection and award expected May 2022. Design will proceed following award, with construction expected to start in early 2023.

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.

9/30/21 – 40% complete.

12/31/21 – cost increase to \$7.7 million due to additional spall and crack repairs and guardrail modifications. 70% complete.

RAINBOW WAHINE SOFTBALL STADIUM, PHASE 2A & 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.

Design (2A & 2B)

3/31/14 – 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.

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 construction administration, inspection work, and revised drawings. 90% complete.

9/30/21 – 95% complete; completion expected Dec 2021.

12/31/21 – 99% complete; substantially completed in Jan 2022.

Construction (2B)

6/16/20 – Phase 2B construction contract awarded to Ralph S. Inouye for \$4 million; estimated completion is Sept 2022.

9/30/21 – Phase 2B construction work is ongoing.

12/31/21 – Phase 2B 96% complete; cost increased to \$4.4 million to add fire alarm system, walkways, roof and wall coatings and locker improvements and revise underground drainage systems.

KOMO HANA 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 \$3.4 million 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 \$5.3 million 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.

9/30/21 – still pending FEMA grant approval. Start/completion date and final design pending FEMA approval.

12/31/21 – design portion of FEMA grant approved. Construction expected to start by Dec 2022, pending FEMA approval of construction portion of grant.

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 tenant 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.

9/30/21 – 99% complete. Working with HELCO's final system approval process before energy storage system is live.

12/31/21 – completion extended to April 2022 due to additional time to activate and install monitoring system. 99% 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.

9/30/21 – completion extended to July 2022 due to microchip shortage for the exterior air units. 69% complete.

12/31/21 – completion extended to Sept 2022 due to microchip shortage causing fabrication delays for outside air units. 71% complete.

West O‘ahu

No projects.

Honolulu Community College

No projects.

Kapi‘olani 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

12/31/19 – CIP funds released by Governor to UH on 12/6/19. Design-Build RFP Part 1 issued 12/20/19. Planning to award by June 2020.

3/31/20 – RFP Part 2 issued 3/16/20.

6/30/20 – Contract executed on 6/8/2020 to Ralph S. Inouye Co., Ltd. for \$25.7 million.

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.

3/31/21 – design at 95% review stage. Permit set at DPP for comments. Construction 15% complete. Overall contract 20% 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.

9/30/21 – designer making final edits to design submittal to address DPP comments. Construction 26% complete. Overall design-build project 32% complete.

12/31/21 – cost increase to \$26.6 million and completion extended to May 2023 due to additional soil remediation work. Construction 30% complete. Overall project is 35% 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.

6/30/20 – \$14.3 million contract awarded to Ralph S. Inouye, Co. Ltd on June 2, 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.
- 9/30/21 – 22% complete.
- 12/31/21 – completion extended to July 2022 due to permitting delays. 39% 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.
- 9/30/21 – 95% complete.

12/31/21 – completion extended to May 2022 due to additional time needed to resolve electrical, fire protection and miscellaneous equipment issues. 96% complete.

Hawai‘i Community College

No projects.

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.

9/30/21 – 15% complete.

12/31/21 – 38% complete.

Cancer Center at Kaka‘ako

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.
- 9/30/21 – received bids from qualified contractors, but all bids exceeded available funds. Currently negotiating reduced scope of work with lowest bidder. Final selection and award still expected December 2021.
- 12/31/21 – currently modifying design to meet project budget and allow re-pricing with lowest bidder. Final selection and award has been delayed to May 2022. Project is still on schedule to be finished by Summer 2024 as required by the NIH grant.**

Item IV.B

Status Update on Board
Resolution 21-03, Relating to
the Pursuit of an Adjusted
Rate Structure from the
Hawaiian Electric Company,
Inc.

**NO MATERIALS
ORAL REPORT**



'22 FEB 25 P12:58

DTS 22258C

February 24, 2022

MEMORANDUM

TO: Randy Moore
Chair, Board of Regents

Alapaki Nahale-a
Chair, Committee on Planning and Facilities
Board of Regents

VIA: David Lassner 
President

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

VIA: Michael Bruno **Michael Bruno** 
Provost
University of Hawai'i at Mānoa
Digitally signed by Michael Bruno
Date: 2022.02.24 07:54:02 -10'00'

VIA: Alexandra French **Alexandra French** 
Chief Business Officer
University of Hawai'i at Mānoa
Digitally signed by Alexandra French
Date: 2022.02.23 16:23:10 -10'00'

FROM: William G. Chismar **William Chismar** 
Dean, Outreach College
University of Hawai'i at Mānoa
Digitally signed by William Chismar
Date: 2022.02.23 15:42:35 -10'00'

SUBJECT: Request for Board of Regents Approval of Extension of Lease between the University of Hawai'i and KF Downtown, LLC/Mo'owa'a, LLC for Office Space at 828 Fort Street

SPECIFIC ACTION REQUESTED:

We request the following as further discussed herein:

- 1. Committee on Planning and Facilities:** Recommend to the Board of Regents the approval of the extension of the Lease ("Lease") between the University of Hawai'i ("University") and KF Downtown, LLC/Mo'owa'a, LLC ("Lessor") for Office Space ("Premises") at 828 Fort Street, more commonly known as the Oceanit Center ("Lease Extension").

2. **Board of Regents:** If the Committee on Planning and Facilities approves the above recommendation, approval of the Lease Extension.

RECOMMENDED EFFECTIVE DATE:

Upon approval of the Board of Regents (BOR), the Lease Extension will extend the term of the Lease for two (2) years, effective from December 15, 2021, to December 31, 2023.

ADDITIONAL COST:

The Lease Extension is not anticipated to increase costs to the University other than the existing lease rent, common area maintenance fee ("CAM"), parking fees, and other charges payable under the Lease. The lease rent, the CAM, and the parking rates have not been increased since December 2015.

BACKGROUND:

On December 3, 2009, the University entered into the Lease for approximately 7,252 square feet of office space on the 4th floor of 828 Fort Street, Honolulu, Hawai'i, more commonly known as the Oceanit Center. Outreach College moved into the Premises due to the closure of Gartley Hall and lack of space on the UH Mānoa campus. The initial three-year Lease was approved by the BOR at its meeting held on October 15, 2009, and has already been extended three times at the same initial lease rent amount. This two-year Lease Extension is the 4th Amendment to the Lease, and again, no change to lease rent or other terms and conditions have been made.

The 1st Amendment (2013), the 2nd Amendment (2016), and the 3rd Amendment (2018) were approved by the University President. In April 2016, revisions to Regents Policy (RP) 10.201 were made requiring BOR approval for lease terms totaling more than five years, including amendments. None of the terms of these Amendments exceeded five years, including the proposed term of the 4th Amendment. However, since the 4th Amendment will result in a cumulative lease term exceeding five years since RP 10.201 was revised, we are seeking BOR approval.

The current Lease term was scheduled to expire on December 14, 2021, unless it is further extended. Outreach College has been unable to secure space on the UH Mānoa campus to replace the Premises at this time, and consequently requires a two-year extension to the Lease term in order to continue its operations. Outreach College is in discussions with the Office of the Vice President for Research and Innovation ("OVPRI") to use space within the new Atherton RISE project when such space becomes available for occupancy. Outreach College is therefore reserving the right to terminate the Lease early should space be available within the new Atherton RISE project. Construction of the Atherton RISE project could be completed prior

to the end of the scheduled Lease term (December 14, 2023). If the space becomes available before the end of the extended Lease term, Outreach College, under the 4th Amendment, would have the right to terminate the Lease early without penalty and move into the designated Atherton RISE space. The 4th Amendment does not modify any other Lease terms and conditions.

The lease rent will remain at its current level of \$1.17 per square foot per month or \$8,484.84 per month and the Lessor has agreed not to increase the lease rent during the extended Lease term under the 4th Amendment. The Lessor has also agreed to not to increase any other charges payable by Outreach College, under the 4th Amendment, including maintaining the CAM charge and the parking fees at their current levels, which are \$1.46 per square foot per month for CAM (or a total of \$10,587.92) and \$195 per unreserved parking stall per month and \$260 per reserved parking per month (or a total of \$4,550.00 per month). The lease rent, the CAM and the parking rates have not been increased since December 2015 when the 2nd Amendment was fully executed.

APPLICABLE REGENTS POLICY

Under BOR Policy RP 10.201, the BOR's approval is required for this real property transaction because it is a lease interest with a term exceeding five years. The six decision-making considerations enumerated under BOR Policy RP 10.201.III.A are addressed in turn as follows.

1. *Promote and support the mission and goals of the university in education, research, service, and economic development.*

Outreach College provides diverse educational opportunities to individuals whose personal and professional lives require convenience and flexibility. Outreach College extends the resources of the University beyond the traditional campus, making higher education accessible to a broader community. Students are able to complete their degrees while managing full time work and families by taking classes on campus or online. Outreach College primarily serves Hawai'i residents on all islands but also serves international students, lifelong learners and professionals from around the world seeking career advancement and personal enrichment opportunities. Outreach College partners with other UHM schools and colleges to offer a very wide range of programs.

In 2009, there was a need to relocate Outreach College off campus due to renovation work at Gartley Hall. Being in the downtown area has facilitated connecting and working with businesses, professionals and others in the central business district seeking higher education opportunities. However, being off campus has made it more difficult and expensive for Outreach College to manage its partnerships with other UHM schools and colleges. Outreach College is hopeful of relocating back to the UHM campus in the near future by moving into the new Atherton RISE project when it is completed and ready for occupancy. We anticipate that such a move will help further improve the Outreach College educational experience for our students and further improve our operational

efficiencies. Having a healthy and vibrant Outreach College aligns with and supports the University's mission and goals in education, research, community service and economic development, particularly in serving the non-traditional students.

2. *Advance principles and practices of sound environmental stewardship and sustainability.*

Outreach College committed to environment stewardship and sustainability. A number of its programs, such as the Building Operator Certification set of courses, aim to help professionals in Hawai'i work toward a more sustainable future. In its own operations and offices, Outreach College strives for the most energy efficient and sustainable equipment, furniture, lighting, and procedures.

3. *Ensure that alternative actions are considered, investigated and analyzed.*

Alternatives were considered but none were deemed feasible. Over the years, Outreach College has explored opportunities to move back onto campus or at least closer to campus. Sufficient space on campus has not been available and other off-campus locations (even closer to campus) were not feasible as they were significantly more costly than the lease rent and terms offered at our present location. A closer to campus opportunity on terms that may be the same or better than Outreach College's present location would be attractive. The new Atherton RISE project could present such an opportunity.

4. *Be fairly priced in the context of applicable fair market values and other relevant factors.*

Under the proposed rent terms of the 4th Amendment, the University will be paying a total monthly lease rent of \$2.63 per square foot, with \$1.17 per square foot as base rent and an estimated \$1.46 per square foot as CAM charges. Parking rates are \$195 per unreserved parking stall per month and \$260 per reserved parking per month. The Lessor has not increased the lease rent, the CAM, and/or the parking rates since 2015 (when the 2nd Amendment was fully executed). With the Lease term extension under the 4th Amendment until December 2023, this would mean the Lessor would not have increased the lease rent, CAM or parking rates charged to Outreach College for eight years. On this basis alone, the amounts payable by Outreach College under the Lease compare very favorably to Class B Office Space lease rents in the downtown Honolulu area.

5. *Generate revenue from real property not critical to long range plans for the university to support the university's core mission.*

Outreach College is leasing space at the Oceanit Center from the Lessor. The Lease does not involve any University real property.

6. *Be consistent with and support long range plans that have been approved by the BOR.*

The continued leasing of the Premises for Outreach College operations in the short term with the eventual plan to return to the UH Mānoa campus upon space being made available is consistent with UH Mānoa's Long-Range Development Plan ("LRDP"), which was approved by the BOR in September 26, 2019. It is also consistent with UH System's Integrated Academic Facilities Plan which was approved by the BOR in April 20, 2017.

ACTION RECOMMENDED:

We recommend the Committee on Planning and Facilities and BOR approve the Lease Extension. Once approved, the President and the Vice President for Budget and Finance/Chief Financial Officer will conclude negotiations for and finalize and execute the Lease Extension and take such other action and execute such other documents as they determine necessary to implement the Lease Extension.

c: Executive Administrator and Secretary to the Board Kendra Oishi

Attachment: Major Term Sheet

**4th Amendment To Lease Between
KF Downtown, LLC/Mo‘owa‘a LLC and
UH Mānoa Outreach College
Oceanit Center**

Major Term Sheet

1. **Parties.**
 - a. KF Downtown, LLC, a Hawai‘i limited liability company and Mo‘owa‘a, LLC, a Hawai‘i limited liability company (collectively the “Lessor”).
 - b. University of Hawai‘i (“University”), for the benefit of the University of Hawai‘i at Mānoa Outreach College (“Outreach College”).
2. **Term of Lease.** The term of the existing lease between Lessor and the University for office space (“Premises”) of approximately 7,252 square feet at the Oceanit Center located at 828 Fort Street Mall, Honolulu, Hawai‘i 96813 (“Lease”) is being extended, effective from December 15, 2021 and expiring on December 31, 2023 (unless sooner terminated pursuant to the terms of the Lease).
3. **Rent.** The lease rent payable by the University to Lessor for the use of the Premises during the extended Lease term will continue to remain at its current level of \$1.17 per square foot per month or \$8,484.84 per month and the Lessor has agreed not to increase the lease rent during the extended Lease term.
4. **Common Area Maintenance cost.** During the extended Lease term, the University will continue to pay the University’s share of Lessor’s actual monthly costs to maintain and operate the common areas of the Oceanit Center (“CAM”) in the amount of \$1.46 per square foot per month or a total of \$10,587.92 per month. Lessor has also agreed to not to increase the CAM charge payable by the University during the extended Lease term.
5. **Parking:** During the extended Lease term, the University will continue to pay to Lessor parking charges in the amount of \$195 per unreserved parking stall per month and \$260 per reserved parking per month or a total of \$4,550.00 per month. Lessor has also agreed to not to increase the parking rates payable by the University during the extended Lease term.
6. **Early Lease Termination.** Outreach College is in discussions to possibly move into space within the new Atherton RISE project. Lessor has tentatively agreed to allow the University to terminate the Lease early should such space become available within the new Atherton RISE project. Construction of the Atherton RISE project could be completed prior to the end of the scheduled Lease term (December 31, 2023). If such space does become available at that time, the University could terminate the Lease early without penalty and move into the designated Atherton RISE space.



**UNIVERSITY
of HAWAII**
MĀNOA

UNIVERSITY OF HAWAII
BOARD OF REGENTS

John A. Burns School of Medicine
Office of the Dean

'22 FEB 25 AM 10:21

DTS 22258D

February 24, 2022

MEMORANDUM

TO: Randy Moore
Chair, Board of Regents

Alapaki Nahale-a
Chair, Committee on Planning and Facilities Committee
Board of Regents

VIA: David Lassner 
President

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

VIA: Michael Bruno **Michael Bruno** 
Provost
University of Hawai'i at Mānoa
Digitally signed by Michael Bruno
Date: 2022.02.24 12:45:58 -10'00'

VIA: Alexandra French 
Chief Business Officer
University of Hawai'i at Mānoa

FROM: Jerris R. Hedges 
Dean, John A. Burns School of Medicine
University of Hawai'i at Mānoa

SUBJECT: Request for Board of Regents Approval of Extension of Sublease between the University of Hawai'i and University Clinical, Education & Research Associates dba University Health Partners of Hawai'i (UCERA) for Office Space at 677 Ala Moana Boulevard

SPECIFIC ACTION REQUESTED:

We request the following as further discussed herein:

- 1. Committee on Planning and Facilities: Recommend to the Board of Regents the approval of the extension of the Sublease ("Sublease") between the University of Hawai'i ("University") and the University Clinical, Education & Research Associates dba University Health Partners of Hawai'i ("UCERA") for**

951 Iki Street
Medical Education Building
Honolulu, Hawai'i 96813
A Formal Document. Attach to e-mail only if necessary.

Office Space (“Premises”) at 677 Ala Moana Boulevard, more commonly known as the Gold Bond Building (“Sublease Extension”).

2. **Board of Regents:** If the Committee on Planning and Facilities approves the above recommendation, approval of the Sublease Extension.

RECOMMENDED EFFECTIVE DATE:

Upon approval of the Board of Regents, the Sublease Extension will be effective for a term beginning on January 1, 2020, and expiring on July 31, 2027, a period of seven (7) years and seven (7) months.

ADDITIONAL COST:

The Sublease Extension will decrease rent, common area maintenance (“CAM”) payments, and other related charges payable under the Sublease, due to the decrease in square footage in the Premises subleased by the University.

PURPOSE:

The purpose of the Sublease Extension is to allow John A. Burns School of Medicine (JABSOM) to continue to operate certain research and educational programs at the Gold Bond Building. The University and UCERA have negotiated and tentatively agreed on the terms of a Third Amendment to the Sublease (“3rd Amendment”), the major terms of which are as follows:

- (1) **Reduced Space.** Decreasing the total amount of space comprising the Premises in the Gold Bond Building (from 25,469 square feet to 18,968 square feet) that are subleased by the University under the Sublease by:
 - (a) Relinquishing and vacating Suite 301 (about 4,094 square feet), and
 - (b) Relinquishing and vacating a portion of Suite 1016 (about 2,407 square feet).
- (2) **New Rent and CAM Schedules.** Setting new Sublease rent and CAM schedules for the extended Sublease Term.

- (3) Extended Sublease Term. Extending the Sublease Term from January 1, 2020 through and including July 31, 2027.
- (4) Reduced Parking. Decreasing the total number of parking spaces (non-reserved) from 48 parking spaces to 30 parking spaces.
- (5) Improvement Allowance. Granting to the University a tenant improvement allowance of \$414,414.00 to use to improve a portion of the Premises.

BACKGROUND:

This request is submitted in accordance with Board of Regents Policy RP 10.201.

A. JABSOM Kaka'ako Campus

JABSOM's Kaka'ako campus does not currently provide for all of JABSOM's needs for classroom space, faculty offices, and clinical research space. The Premises' proximity to JABSOM make them ideal to accommodate the extra space and highly specific requirements that JABSOM currently has of the departments that use the space.

B. Prior JABSOM Lease and UCERA Lease

The University previously leased Gold Bond Building space directly from Ala Moana Property Owner LLC (the "Landlord") for the period June 1, 2003, through and including May 31, 2008, which included Suites 1015, 1016, and 1025 ("JABSOM Lease").

UCERA is the faculty practice organization created to support the clinical, academic, and research activities of the JABSOM faculty. Before the JABSOM Lease expired, UCERA had been directly leasing space from the Landlord, namely Suite 1003 (as of February 2007) and Suite 620 (as of March 14, 2008) ("UCERA Lease").

For some time, JABSOM was utilizing Suite 1003 under the UCERA Lease for the administrative operations of JABSOM's Department of Obstetrics & Gynecology ("OB-GYN Department"). At the same time, UCERA was utilizing Suite 1025 under the JABSOM Lease for UCERA's central administration offices. Because of this "mixed usage" of space, the parties decided that it would make sense to physically switch offices or rearrange the leasing of spaces under their respective leases so

that UCERA would physically occupy Suite 1003 as their central administrative offices and JABSOM's OB-GYN Department would occupy Suite 1025.

Additionally, there were plans for a clinic to be built within Suite 1016, which meant that UCERA was the appropriate party to be leasing out the clinic portion of Suite 1016 (as UCERA would be billing for the clinical services provided within the clinic space). Moreover, during a space survey, it was discovered that one of JABSOM's faculty members was using a portion of Suite 1016 for a mix of clinical services and clinical research.

In an effort to address the complexities and confusion arising from the continuing mix of space usage under the two separate leases, namely the JABSOM Lease and the UCERA Lease, JABSOM considered two options: (1) renew the JABSOM Lease with the Landlord for only the space JABSOM needed and try to separate out JABSOM usage from UCERA usage; or (2) work out an arrangement whereby UCERA would directly lease all of the space needed for the UCERA and JABSOM operations at the Gold Bond Building, with JABSOM subleasing from UCERA all of the space that JABSOM required for JABSOM's operations, including the administration of JABSOM's research and educational programs. The latter option became the more feasible of the two because at the time JABSOM believed that it afforded the parties the ability to more clearly separate out the spaces that each was to use and would result in a better, more accurate accounting of JABSOM's actual space usage, including any shared space.

C. UCERA Master Lease and JABSOM Sublease

The Landlord agreed with the UCERA/JABSOM sublease concept and proposed rent terms on that basis to UCERA around March 24, 2008. JABSOM obtained an appraisal covering the subleased area and provided this information to UCERA. With this and other input from JABSOM, UCERA concluded negotiations for its direct lease with the Landlord ("Master Lease"), including terms such as base rent, rent increase schedules, CAM charges, parking, and lease term period. The Master Lease was executed on or about August 7, 2008.

Once the Master Lease was finalized, UCERA and JABSOM agreed upon and finalized the terms of the Sublease, which was approved by the Board of Regents and subsequently executed on August 14, 2009 (but effective from June 1, 2008).

D. Amendment No. 1 to JABSOM Sublease

Subsequent to the execution of the Sublease, UCERA made the decision to relocate UCERA's administrative offices to Suite 1001, simultaneously

relinquishing Suite 620 (effective April 6, 2011). Because JABSOM's OB-GYN Department needed a larger space to house its National Children's Study ("NCS project"), JABSOM agreed to take over Suite 620 (vacated by UCERA) for JABSOM's NCS project, where it could have a fully self-contained and secured environment for its highly sensitive research and data. Additionally, JABSOM decided to take over leasing Suite 625 to accommodate JABSOM's Department of Communication Sciences and Disorders ("CSD") which had been required to relocate to Kaka'ako and centralize its operations (both administrative and clinical functions).

To implement these changes, the Landlord and UCERA amended the Master Lease and UCERA and the University amended the Sublease (see the 1st Amendment). Such changes also included adjusting the sublease rent schedule to be paid by UCERA and the University, respectively, and extending the terms of both the Master Lease and the UCERA Lease through and including December 31, 2019.

E. Amendment No. 2 to JABSOM Sublease

Subsequent to the 1st Amendment, further changes became necessary. In 2013, JABSOM's NCS project prematurely ended, so the NCS project vacated Suite 620. It was determined that JABSOM's Department of Psychiatry needed additional space, and that Suite 301 (rather than Suite 620) better met these needs (as Suite 301 contained more individual office space than Suite 620). It was also determined that JABSOM's Department of Family Medicine needed additional space, and that Suite 607 better met these needs. It was further determined that a server room (approximately 205 square feet) that was a part of Suite 620 and which supported JABSOM's CSD operations needed to be retained. As a result, the portion of Suite 620 occupied by JABSOM's server room was to be incorporated into Suite 625.

To effectuate these further changes, UCERA and the Landlord entered into another amendment to the Master Lease and UCERA and the University amended the Sublease (see 2nd Amendment). Such changes also included adjusting the sublease rent and CAM schedules to be paid by the University and granting the University a rent credit for UCERA's shared usage of certain portions of the Premises.

F. Amendment No. 3 to JABSOM Sublease

1. Space Adjustments

JABSOM now requires less space in the Gold Bond Building. Specifically, JABSOM plans to relinquish and vacate Suite 301 (about 4,094 square feet) and a portion of Suite 1016 (about 2,407 square feet).

2. Rent and CAM Adjustments

Such space adjustments will in turn require adjustments to the sublease rent and CAM charges payable under the Sublease. According to the revised sublease rent and CAM charge schedules, the amount of Sublease rent and CAM charges payable for the extended Sublease Term are lower than what the University is obligated to pay under the present Sublease, due to the decrease in the square footage of the Premises.

3. Extended Sublease Term

After discussions between JABSOM and UCERA, UCERA negotiated a further extension of its Master Lease with the Landlord. The proposed extension of the Sublease Term coincides and is consistent with UCERA's extension of the Master Lease term. The extended Sublease Term is to run from January 1, 2020 to July 31, 2027.

4. Reduced Parking

Due to the decrease in square footage of the Premises, the number of parking stalls (non-reserved) will also decrease, from 48 parking stalls to 30 parking stalls.

5. Improvement Allowance

UCERA will be granting the University a tenant improvement allowance of \$414,414.00 to be used to construct tenant improvements to the Premises.

APPLICABLE REGENTS POLICY:

Under Board of Regents Policy 10.201, the Board of Regents' approval is required for this real property transaction because it is a lease interest with a term exceeding five years. The six decision-making considerations, enumerated under Board of Regents Policy 10.201.III.A, are addressed in turn as follows.

1. *Promote and support the mission and goals of the university in education, research, service, and economic development.*

Through the research being conducted within the Premises, JABSOM is supporting the University's research mission. JABSOM has been conducting and plans to continue conducting the following research programs within the Premises under the Sublease (collectively the "Research Programs"):

- (a) The Center for **P**acific Innovations, **K**nowledge, and **O**pportunities (PIKO), Departments of Native Hawaiian Health and Psychiatry, funded by the National Institutes of Health, Institutional Development Award (IDeA) program. PIKO addresses several issues of central importance to building a robust clinical and translational research infrastructure that directly improves the health and well-being of indigenous Pacific People;
- (b) Hawai'i's Caring Systems Initiative to Prevent Youth Suicide, Department of Psychiatry, funded by Department of Health and Human Services;
- (c) Hawai'i Student Alcohol, Tobacco, and Other Drug Use Survey, Department of Psychiatry, funded by the Hawai'i Department of Health (DOH);
- (d) Services to Revise the State Plan for Substance Abuse to Develop a Data-Driven System of Care, Department of Psychiatry, funded by the Hawai'i DOH;
- (e) Services to Conduct a Needs Assessment for Substance Use Prevention and Treatment Services Among Special Youth Populations, Department of Psychiatry, funded by the Hawai'i DOH;
- (f) Capacity Building for Multi-Site Implementation, Adoption, and Sustainability of PIKO, funded by Papa Ola Lokahi;
- (g) The Implementation, Adoption, and Sustainability of Ho'ouna Pono, Department of Psychiatry, funded by Hawai'i Pacific University

JABSOM also uses the Premises for problem-based learning classroom space for its medical students. CSD conducts clinical educational classes in rooms

that are set up to meet its highly specific technical needs. The Department of Native Hawaiian Health uses the Premises to provide outreach and clinical services for the community, in addition to conducting its research.

2. *Advance principles and practices of sound environmental stewardship and sustainability.*

In conducting the Research Programs, JABSOM is required to comply with a number of different requirements, including complying with the conditions contained in the federal grants and all applicable UH, UH Mānoa and JABSOM research guidelines. This includes an NIH requirement that JABSOM conduct its research operations in a manner that will not individually or cumulatively have a significant effect on the environment.

A great deal of time, effort, and resources have already gone into establishing clinical and research spaces within the Premises that are specifically suited to meet the needs of the departments using them and the applicable grant conditions, such as minimizing any adverse environmental impacts. Further, even if JABSOM's Kakaako campus had the capacity to support the JABSOM programs occupying the Premises, which it does not, it would not be consistent with the principles and practices of sound environmental stewardship and sustainability to expend the resources required to retrofit the JABSOM Kaka'ako spaces to match what is already in place in the Premises. Such retrofitting could result in less funding being available for the primary grant purposes and could also subject the impacted research to federal requirements regarding construction and renovation activities in research facilities.

3. *Ensure that alternative actions are considered, investigated and analyzed.*

Alternatives were considered but none were deemed feasible. JABSOM continues to need the Premises for classroom space for its medical students. JABSOM's Kaka'ako campus does not provide all the necessary classroom space for the medical school, and the Premises' proximity to JABSOM make them ideal for extra classroom space. JABSOM has also long needed and used the Premises for clinical research and education, and those spaces have been designed to meet the highly specific needs of the departments that use them. Such space does not exist in JABSOM's Kakaako campus and would require costly renovations even if it did. The Premises are also designed for commercial office use that is better suited to the clinical activities that take place there.

However, in evaluating its use of the Premises, JABSOM was able to greatly reduce its square footage in the Premises with the 3rd Amendment. JABSOM consolidated the Departments of Psychiatry and Native Hawaiian Health in

currently-leased space while relinquishing and vacating Suite 301 and a part of Suite 1016, thus decreasing the total amount of space comprising the Premises from 25,469 square feet to 18,968 square feet. JABSOM anticipates that with careful space planning, including the sharing of space, this reduced square footage will be sufficient to accommodate the increased staffing that will be required for the Departments of Psychiatry and Native Hawaiian Health to fulfill JABSOM's obligations under the PIKO grant from NIH and other new JABSOM grants.

4. *Be fairly priced in the context of applicable fair market values and other relevant factors.*

Under the proposed rent terms of the 3rd Amendment, the University will be paying a total monthly lease rent of \$3.17 per square foot, with \$1.49 per square foot as base rent and an estimated \$1.68 per square foot as CAM charges. This compares favorably to Class A Office Space lease rents in the downtown Honolulu area which generally range from a total monthly lease rent of \$2.80 to \$3.30 per square foot (including base rent and CAM charges).

5. *Generate revenue from real property not critical to long range plans for the university to support the university's core mission.*

JABSOM is leasing space at the Gold Bond Building from the Sublessor. The leased space is critical to the University and JABSOM's short- and long-term plans. The Sublease does not involve University real property.

6. *Be consistent with and support long range plans that have been approved by the BOR.*

The continued subleasing of the Premises for medical education and research is consistent with JABSOM's short- and longer-term plans. It is also consistent with the UH Systems Integrated Academic and Facilities Plan, which was approved by the Board on April 20, 2017.

ACTION RECOMMENDED:

We recommend the Committee on Planning and Facilities and Board of Regents approve the Sublease Extension. Once approved, the President and the Vice President for Budget and Finance/Chief Financial Officer will conclude negotiations for and finalize and execute the Sublease Extension and take such other action and execute such other documents as they determine necessary to implement the Sublease Extension.

c: Executive Administrator and Secretary to the Board Kendra Oishi

Attachment: Major Term Sheet

**3rd Amendment to
UCERA UH JABSOM Sublease
Gold Bond Building**

Major Term Sheet

1. **Parties.**

- a. University Clinical, Education & Research Associates, a Hawai‘i nonprofit corporation (“UCERA”) dba University Health Partners of Hawai‘i.
- b. University of Hawai‘i (“University”), for the benefit of the John A. Burns School of Medicine (“JABSOM”).

2. **Premises.** The total square footage of the Premises that the University is subleasing for JABSOM from UCERA in the Gold Bond Building is being decreased from 25,469 square feet to 18,968 square feet:

- (a) Relinquishing and vacating Suite 301 (about 4,094 square feet), and
- (b) Relinquishing and vacating a portion of Suite 1016 (about 2,407 square feet).

3. **Term of Sublease.** The term of the existing Sublease is being extended, effective from January 1, 2020 and expiring on June 30, 2027 (unless sooner terminated pursuant to the terms of the Sublease).

4. **Rent.** The schedule of lease rent payable by the University to UCERA for the use of the Premises during the extended Sublease term shall be as follows:

Date	Total Monthly Base Rent	Total Base Rent for the Period
1/1/20 – 12/31/20	\$28,190.37	\$ 338,284.46
1/1/21 – 12/31/21	\$28,890.28	\$ 346,683.40
1/1/22 – 12/31/22	\$29,607.69	\$ 355,292.32
1/1/23 – 12/31/23	\$30,343.04	\$ 364,116.47
1/1/24 – 12/31/24	\$31,096.77	\$ 373,161.22
1/1/25 – 12/31/25	\$31,869.34	\$ 382,432.08
1/1/26 – 12/31/26	\$32,661.23	\$ 391,934.72
1/1/27 – 7/31/27	\$33,472.91	\$ 234,310.37
	Aggregate	\$2,786,215.04

5. **Common Area Maintenance Cost.** During the extended Sublease term, the University will continue to pay the University’s share of UCERA’s actual monthly costs to maintain and operate the common areas of the Gold Bond Building (“CAM”). By reducing the square footage of the Premises that the University is subleasing from UCERA, the University is decreasing its share of the Gold Bond Building common area operating costs

or CAM charge from 9.3089% to 6.962%. For the first three (3) years of the extended Sublease term, the University will be paying about \$31,866.24 per month (\$1.68 per square foot per month) for the 1st year, about \$29,021.04 per month (\$1.53 per square foot per month) for the 2nd year, and the 3rd year.

The CAM charge is subject to annual adjustment in accordance with the Sublease based on UCERA's receipt of operating expense settlement report from Landlord and the annual CAM adjustment under the Landlord/UCERA lease ("Master Lease").

6. **Parking:** Under the 3rd Amendment, the number of unreserved parking stalls that UCERA will be making available to the University will be decreased from 48 to 30, based primarily on the reduced square footage of the Premises. The University's use of the parking stalls will be at and upon the same rates, amounts, terms, and conditions that Landlord made parking stalls available to UCERA.
7. **Tenant Improvement Allowance.** UCERA received a tenant improvement allowance from the Landlord under the Master Lease. UCERA passed on to the University a portion of the tenant improvement allowance in the amount of \$414,414.00. JABSOM used the tenant improvement allowance to make improvements to the tenth-floor office space that comprises a portion of the Premises in order to better accommodate JABSOM's Department of Native Hawaiian Health and Department of Psychiatry. JABSOM incurred costs above the tenant improvement allowance in the amount of about \$240,274.00 and JABSOM will reimburse UCERA for such excess costs.
8. **Holding Over.** UCERA and the University clarify that the University may hold over in the Premises after the expiration of the extended Sublease term as a holdover tenant. Such holdover tenancy may be terminated upon thirty (30) days prior written notice to the other party.

University Land-Related Strategic Initiatives and Partnerships Program

FY 2021-2022 Second Quarter Update

Committee on Planning and Facilities

March 3, 2022

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 Kualaka'i Parkway (Diamond Head side).

Second Quarter (FY 2021-2022) Update:

- Discussions continuing with parties inquiring of interest to acquire a parcel for development of a (private) 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.
- Coordination with the Governor's Office and other State agencies regarding CIP funding for the University Village project.

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.
- Environmental Assessment posted with Office of Environmental Quality Control (OEQC) on March 8, 2020. Determination of Finding of No Significant Impact (FONSI) published May 2020.
- 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.

Second Quarter (FY 2021-2022) Update:

- Obtained approval by the BOR on the Affiliation Agreement and Sublease Agreement on October 21, 2021. Affiliation Agreement and Sublease Agreement executed on November 24, 2021.
- Bond financial closing on November 30, 2021. \$93,240,000 transaction.

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.
- Initial Pre-Construction Agreement (PCA) authorized by the Board of Regents March 2020. PCA agreed to by UH and Greystar April 30, 2020.
- 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.
- PCA-Second Amendment signed by UH and Greystar, September 2021. Provides for additional \$1,000,000 to PCA (\$3,500,000 in total); to complete entitlements, and continue design and costs analysis through June 2022.
- The Final Environmental Assessment/Finding of No Significant Impact posted with OEQC on March 23, 2021.
- Market demand survey completed, September 2020.

Second Quarter (FY 2021-2022) Update:

- Project design analysis, site evaluation, environmental site assessment, project cost analysis, and overall financial analysis ongoing. The Design Development phase completed in December 2021, and starting Construction Documents estimated to be completed in September 2022.
- Childcare facility to be included in the Project.
- PRU Minor Modification application submitted to C&C DPP on July 23, 2021.

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 Kaka‘ako.
- 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.

Second Quarter (FY 2021-2022) Update:

- Phase I environmental site assessments have been completed.
- Administration continues to consider potential options for disposition of the parcels.
- Preparation of an Invitation to Submit Proposals to develop the vacant Leahi Parcels.
- Targeted Board of Regent approval for use or disposition in mid-2022.

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.

Second Quarter (FY 2021-2022) Update:

- Evaluation and review of relocating UH Press operations.
- Project is designated as land-related strategic initiative.
- Obtained a market value appraisal.
- Administration continues to consider potential options for disposition of the parcels.

Honolulu Authority for Rapid Transportation 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.
- MUOA signed by UH, C&C, and HART on September 2021.

Second Quarter (FY 2021-2022) Update:

- HART has requested an alternative UHWO site for a 900-stall interim park and ride site. Background studies are being conducted by HART and a separate agreement (i.e., long-term lease) is proposed for this specific interim use.
- HCC proposed rail improvements and station location are being refined before a Construction Right-of-Entry (CROE) can be issued.

Waiale'e Research Station

- Previous College of Tropical Agriculture and Human Resources (CTAHR) research station.
- Approximately >130 acres.
- UH acquired property via Executive Order, 1958.
- Active research slowly reduced after 2010, concluding in 2019-20.
- Property was challenged for community complaints, squatters, unauthorized activity, dumping, and facility upkeep.
- Previous Board of Regents updates and actions have been deliberated.



Photo: John Bilderback

Courtesy: North Shore Community Land Trust, [Malama Waiale'e Community Vision](#), July 2019.

Waiale'e Research Station



TMK (1) 5-8-001: 007

Parcel Size: 87.43 Acres

User: Double J Livestock Ranch

TMK (1) 5-8-001: 013

Parcel Size: 12.54 Acres

User: Double J Livestock Ranch

TMK (1) 5-8-001: 055

Parcel Size: 30.88 Acres

User: North Shore Community
Land Trust

North Shore Community Land Trust

- Founded in 1997 as a non-profit organization concerned with protecting and restoring the scenic beauty of the North Shore. Strives to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku Point to Ka'ena on the North Shore of O'ahu.
- North Shore Community Land Trust (NSCLT) and its partners have raised over \$75 million towards the perpetual protection of over 4,000 acres of North Shore lands.
- Short Term Use & Occupancy Agreement was entered into in August 2020 to allow NSCLT to use the property for cultural and agricultural uses, including community clean-up days, wetlands restoration, lo'i kalo (wetland taro farm) restoration, and loko i'a (fishpond) restoration.

Double J Livestock Ranch

- Operating since 2007 in Hawai'i's local agriculture and livestock production industries.
- Short Term Use & Occupancy Agreement was entered into in March 2021 to allow Double J Livestock Ranch to use the property for raising cattle and livestock, and to secure/manage the properties.

UH Priorities and Upcoming Actions

Negotiating long-term agreements with North Shore Community Land Trust and Double J Livestock Ranch.

- NSCLT is cleaning and stewarding the makai habitat and wetlands areas.
- Double J Livestock Ranch is engaging in active agriculture in the formerly agriculture intensive areas, while also cleaning up the property, maintaining a presence, and addressing security.

Removal of abandoned vehicles and clearing property of illegal trespassers.

- Extensive multi-agency exercise.
- Maintain security and upkeep.

\$1.6M CIP for Waialeʻe released by Governor in October 2021.

CTAHR currently prioritizing projects including, but not limited to:

- Decommissioning of existing oxidation pond and wastewater system.
- Demolition of existing jailhouse.
- Demolition of existing structures.
- Repair of fencing and security measures.



**UNIVERSITY
of HAWAII**
SYSTEM

UNIVERSITY OF HAWAII
BOARD OF REGENTS

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

'22 FEB 25 10:22

DTS 22258G

February 24, 2022

TO: Randy Moore
Chair, Board of Regents

Alapaki Nahale-a
Chair, Committee on Planning and Facilities
Board of Regents

VIA: David Lassner
President

FROM: Kalbert K. Young
Vice President for B&F/CFO

**SUBJECT: Annual Report on Real Property Actions Delegated Pursuant to Regents
Policy 10.201, for FY 2019-2020 and FY 2020-2021**

Pursuant to Regents Policy 10.201 III.D., attached are the FY20 and FY21 Annual Reports and description of Real Property actions that have taken place under the President and his/her designees signing authority.

Attachments

c: Michael Shibata, Director of Strategic Development and Partnership

ANNUAL REPORT ON REAL PROPERTY ACTIONS DELEGATED PURSUANT TO REGENTS POLICY 10.201(D)
 FISCAL YEAR 2020
 COMMITTEE ON PLANNING AND FACILITIES

DESCRIPTION	CONTRACTOR NAME	AMOUNT	CAMPUS/DEPARTMENT	DATE SIGNED	TERM
3D INNOVATIONS LLC - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 288	3D INNOVATIONS LLC	\$155.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
ADNOVIVI INC. - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 297	ADNOVIV, INC.	\$447.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
AMEL TECHNOLOGIES INC - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 251	AMEL TECHNOLOGIES INC.	\$1,389.20/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
APPLIED RESEARCH LABORATORY - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 261, 262, 263, 265, 266, 271 AND 2D CORRIDOR	APPLIED RESEARCH LABORATORY	\$6,300.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
BLACKHAWK SECURITY - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 132 AND 134	BLACKHAWK SECURITY	\$870.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
CARDAX PHARMACEUTICALS - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 125 AND 129	CARDAX PHARMACEUTICALS	\$1,697.40/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
CORNING INCORPORATE - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 197 AND 198	CORNING INCORPORATD	\$1,247.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
DIAGENTIX INC - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 175 TERM EXTENSION	DIAGENTIX INC.	\$607.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
GLOBETCK - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 192 TERM EXTENSION	GLOBETCK GROUP	\$1,130.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
JUN INNOVATIONS INC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 298 TERM EXTENSION	JUN INNOVATIONS, INC.	\$232.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
KALVIO ENGINEERING - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 242	KALVIO ENGINEERING	\$592.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
KUEHNLE AGROSYSTEMS - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 210, 249, 250, 281, AND 282	KUEHNLE AGROSYSTEMS	\$3,029.10/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
NALU SCIENTIFIC - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 240 AND 245	NALU SCIENTIFIC LLC.	\$1,112.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
PV TECH - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 296	PV TECH	\$462.30/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
REAL ESTATE STRATEGIES - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 131	REAL ESTATE STRATEGIES	\$581.90/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
RCUH - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 200 AND 201	RCUH	\$8,031.60/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
SERESS - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 295	SERESS LLC	\$418.60/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
SUN GLOBAL BROADBAND - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 147, 149, AND 150	SUN GLOBAL BROADBAND	\$1,278.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
VETERANS BUSINESS OUTREACH CENTER OF THE PACIFIC - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 146	VETERANS BUSINESS OUTREACH CENTER OF THE PACIFIC	\$496.25/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
DRAFTECHHI - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 248	DRAFTECHHI, LLC	\$897.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2019	≤1 YEAR
THIRD AMENDMENT TO CONSTRUCTION RIGHT OF ENTRY TO ENABLE HART TO ALLOW HECO TO INSTALL LINES AND FACILITIES NECESSARY TO FURNISH POWER TO OPERATE THE HART IMPROVEMENTS, INCLUDING THE HART STATION IMPROVEMENTS AND THE HART UHWO IMPROVEMENTS	HONOLULU AUTHORITY FOR RAPID TRANSPORTATION	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	7/11/2019	≤5 YEARS
FIRST AMENDMENT TO NON-EXCLUSIVE LICENSE AGREEMENT FOR THE CELL TOWER AT MOLOKAI EDUCATION CENTER - AMENDED TO EXTEND TERM UNTIL 2/28/2022 AND UPDATE LICENSE FEE SECTION	CELLCO PARTNERSHIP DBA VERIZON WIRELESS	\$2,813.77/MONTH	UH MAUI COLLEGE	7/25/2019	≤5 YEARS
MEMORANDUM OF UNDERSTANDING ESTABLISHING A JOINT PROJECT AGREEMENT BETWEEN U.S. DEPARTMENT OF COMMERCE, NOAA, NATIONAL OCEAN SERVICE OFFICE FOR COASTAL MANAGEMENT AND UH ON BEHALF OF THE NATIONAL DISASTER PREPAREDNESS TRAINING CENTER TO PROVIDE A COOPERATIVE FRAMEWORK TO FURTHER THE COLLABORATIVE RELATIONSHIP BETWEEN THE PARTIES (EXPLORING PARTNERSHIPS BETWEEN PROJECT INCLUDING SHARING STAFF, FACILITIES AND EXPERTISE)	U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION, NATIONAL OCEAN SERVICE OFFICE FOR COASTAL MANAGEMENT	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	7/25/2019	≤5 YEARS
TEMPORARY USE AGREEMENT CENTER TO ALLOW UH TO OCCUPY AND USE OFFICE SPACE IN JOHN A. BURNS HALL 4TH FLOOR - OFFICES 4016, 4017, 4018, AND 4020 TO OPERATE UH'S COMMUNITY COLLEGE'S FACILITIES AND ENVIRONMENTAL HEALTH OFFICE	CENTER FOR CULTURAL AND TECHNICAL INTERCHANGE BETWEEN EAST AND WEST, INC.	\$3,226.64/MONTH	UH COMMUNITY COLLEGES	7/29/2019	≤5 YEARS
TEMPORARY USE AGREEMENT TO PERMIT UH CANCER CENTER TO USE A PORTION OF BUILDING 677 ALA MOANA, SUITE S2C CONTAINING 1,195 SF FOR STORAGE	ALA MOANA PROPERTY OWNER, LLC	\$1,632.26/MONTH; ELECTRICITY CHARGES	UH MANOA CANCER CENTER	7/30/2019	≤5 YEARS
FIRST AMENDMENT TO EXTEND TERMS OF USE AND OCCUPANCY AGREEMENT TO ALLOW OCEANIT LABORATORIES, INC. TO CONTINUE TO USE WET LABORATORY SPACE LOCATED IN ROOM 207 CONSISTING OF APPROX. 795 SF FOR ADDITIONAL 5 MONTHS	OCEANIT LABORATORIES, INC.	\$1,510.50/MONTH	UH MANOA COLLEGE OF NATURAL SCIENCES, DEPARTMENT OF CHEMISTRY	8/1/2019	≤6 MONTHS

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HOLATRON SYSTEM, LLC - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 138	HOLATRON SYSTEM	\$752.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	8/1/2019	≤1 YEAR
UH HILO'S USE OF THE OAHU VETERANS CENTER ON APRIL 5, 2020 TO HOLD A WORKSHOP FOR STUDENTS ADMITTED TO UH HILO FOR THE FALL 2020 SEMESTER	THE OAHU VETERANS CENTER	\$ 728.27	UH HILO	9/3/2019	≤1 MONTH
NALU SCIENTIFIC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER AMEND TO SUITES 233, 234, AND 240	NALU SCIENTIFIC LLC.	\$1,568.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	9/4/2019	≤1 YEAR
RCUH - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER AMENDMENT TO SUITES 200, 201, 284, AND 284A	RCUH	\$8,411.1/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	9/16/2019	≤1 YEAR
USE OF WAIPIO PENINSULA SOCCER PARK FOR UH WAHINE SOCCER SEASON 2019 GAMES	CITY AND COUNTY OF HONOLULU	\$ 965.45	UH MANOA ATHLETICS DEPARTMENT	9/17/2019	≤1 MONTH
USE AND OCCUPANCY AGREEMENT TO ALLOW TOHOKU UNIVERSITY TO ACCESS THE HALEAKALA HIGH ALTITUDE OBSERVATORY SITE TO CONTINUE TO OPERATE A 60 CM CASSEGRAIN-COUDE TELESCOPE AND ASSOCIATED CONTROL EQUIPMENT AND CONDUCT ASTRONOMICAL OBSERVATION AND RESEARCH	TOHOKU UNIVERSITY	MAINTENANCE FEE: \$3,320.66/QUARTERLY; INTERNET SERVICE: \$225/QUARTERLY	UH MANOA INSTITUTE FOR ASTRONOMY	9/18/2019	≤5 YEARS
NALU SCIENTIFIC - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER AMENDMENT TO SUITES 233, 234, 240, AND 243	NALU SCIENTIFIC LLC.	\$2,011.25/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	10/2/2019	≤1 YEAR
THIRD AMENDMENT TO CONSTRUCTION RIGHT OF ENTRY TO AMEND TERM FOR HART TO COMPLETE HART IMPROVEMENTS ON PEARL CITY URBAN GARDENS PROPERTY	HONOLULU AUTHORITY FOR RAPID TRANSPORTATION	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	10/7/2019	≤5 YEARS
THIRD AMENDMENT TO LIMITED CONSTRUCTION RIGHT OF ENTRY AGREEMENT (HONOLULU COMMUNITY COLLEGE) TO EXTEND TERM FOR ROYAL CONTRACTING TO COMPLETE CONSTRUCTION WORK FOR HART PROJECT AT HONOLULU COMMUNITY COLLEGE	ROYAL CONTRACTING CO., LTD	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	10/7/2019	≤1 YEAR
FIRST AMENDMENT TO GRANT OF FIRST WATERLINE EASEMENT PEARL CITY URBAN GARDEN TO ALLOW THE NAVY TO RECORD THE FIRST EASEMENT AND 1ST AMENDMENT WITH THE BUREAU OF CONVEYANCES OF THE STATE OF HAWAII	UNITED STATE OF AMERICA, UNITED STATES NAVY	N/A	UH MANOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	10/17/2019	>5 YEARS
NONEXCLUSIVE REVOCABLE RIGHT OF ENTRY (ROE 20-19) HCDA ALLOWING UH SOEST TO ACCESS PORTIONS OF KAKAAKO WATERFRONT PARK (TMK: (1) 2-1-060:008 TO OPERATE AND MAINTAIN UH SOEST OFFSHORE OCEAN OBSERVING SYSTEM CONSISTING OF A HFR OCEAN SURVEILLANCE SYSTEM AND KILO NALU OBSERVATORY	HAWAII COMMUNITY DEVELOPMENT AUTHORITY	N/A	UH MANOA SCHOOL OF OCEAN AND EARTH SCIENCE TECHNOLOGY	10/28/2019	≤1 YEAR
USE OF WAIPIO PENINSULA SOCCER PARK FOR UH WAHINE SOCCER BIG WEST SOCCER CHAMPIONSHIP ON 11/07/2019 AND 11/10/2019	CITY AND COUNTY OF HONOLULU	\$ 685.00	UH MANOA ATHLETICS DEPARTMENT	10/28/2019	≤1 MONTH
USE OF EAST WEST CENTER FOR EWC IMIN CONFERENCE CENTER FOR COLLEGE OF SOCIAL SCIENCES, DEPARTMENT OF ECONOMICS, ECONOMICS OF RISKY BEHAVIORS ON JUNE 27-28, 2020	EAST-WEST CENTER	\$ 2,962.50	UH MANOA COLLEGE OF SOCIAL SCIENCES	10/29/2019	≤1 MONTH
NEW MULTI-FAMILY MIXED-USE RENTAL PROJECT DEVELOPMENT EXCLUSIVE NEGOTIATIONS AGREEMENT TO SET FORTH TERMS AND CONDITIONS UNDER WHICH UH AND GREYSTAR ARE TO CONDUCT NEGOTIATIONS FOR THE MIXED-USE RENTAL HOUSING PROJECT	GREYSTAR DEVELOPMENT SERVICES, LLC	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	11/4/2019	≤1 YEAR
AGREEMENT FOR UH MAUI COLLEGE, MOLOKAI TO USE MOLOKAI ARTS CENTER FOR FALL 2019 AND SPRING 2020 ART CERAMICS CLASSES	MOLOKAI ARTS CENTER	\$ 400.00	UH MAUI COLLEGE	11/8/2019	≤6 MONTHS
AMEL TECHNOLOGIES INC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER ADD SUITES 253 AND 254	AMEL TECHNOLOGIES INC.	\$2,663.40/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	12/31/2019	≤6 MONTHS
NON-EXCLUSIVE LICENSE AGREEMENT FOR CINGULAR TO ACCESS BILGER HALL ADDITION FOR CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF ANTENNA FACILITIES	NEW CINGULAR WIRELESS PCS, LLC	\$4,000.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	1/17/2020	≤5 YEARS
SHORT-TERM USE AGREEMENT FOR UH HILO CENTER FOR COMMUNITY ENGAGEMENT TO USE KONAWAENA MIDDLE SCHOOL FOR STEM NIGHT FOR KONAWAENA MIDDLE SCHOOL STUDENTS & FAMILIES ON JANUARY 24, 2019	KONAWAENA MIDDLE SCHOOL	N/A	UH HILO	1/23/2020	≤1 MONTH
SHORT-TERM USE AGREEMENT FOR UH HILO CENTER FOR COMMUNITY ENGAGEMENT TO USE KAMEHAMEHA SCHOOLS HAWAII CAMPUS FOR STEM NIGHT FOR KAMEHAMEHA SCHOOLS STUDENTS & FAMILIES ON FEBRUARY 28, 2020	KAMEHAMEHA SCHOOLS HAWAII CAMPUS	N/A	UH HILO	1/31/2020	≤1 MONTH
SHORT-TERM USE AGREEMENT FOR UH HILO CENTER FOR COMMUNITY ENGAGEMENT TO USE 196 HOONANEA STREET HILO, HI FOR FILMING FOR A COMMUNITY ENGAGED TEACHING PROJECT ON FEBRUARY 21 & 23, 2020	DAVID FREEDMAN AND JACK GAW	N/A	UH HILO	2/12/2020	≤1 MONTH
NON-EXCLUSIVE LICENSE AGREEMENT FOR CELLCO PARTNERSHIP TO USE A PORTION OF ROOFTOP OF MOORE HALL FOR CONSTRUCTION, INSTALLATION, OPERATION, AND MAINTENANCE OF ANTENNA FACILITIES	CELLCO PARTNERSHIP	\$4,000.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	2/20/2020	≤5 YEARS
UH ATHLETICS' USE OF ALOHA STADIUM FOR UH VS. ARMY FOOTBALL GAME ON 11/30/2019	STATE OF HAWAII STADIUM AUTHORITY	\$ 71,809.77	UH MANOA ATHLETICS DEPARTMENT	2/27/2020	≤1 MONTH
SUN GLOBAL BROADBAND - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER AMEND TO SUITE 147 AND 149	SUN GLOBAL BROADBAND	\$787.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	3/1/2020	≤1 YEAR
DRAFTECHHI - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER AMENDMENT TO SUITE 251	DRAFTECHHI, LLC	\$492.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	3/1/2020	≤1 YEAR
USE OF WAIAKEA HIGH SCHOOL FOR UH HILO SOCCER TEAM ALUMNI GAME ON 04/25/2020	WAIAKEA HIGH SCHOOL	N/A	UH HILO	3/4/2020	≤1 MONTH

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USE OF WAIWAI COLLECTIVE ON MARCH 6, 2020 FOR JABSOM DEPARTMENT OF NATIVE HAWAIIAN HEALTH TO HOLD A WORK MEETING	WAIWAI COLLECTIVE	\$ 73.30	UH MANOA JOHN A. BURNS SCHOOL OF MEDICINE	3/18/2020	≤1 MONTH
PRE-CONSTRUCTION RIGHT OF ENTRY AGREEMENT NOAA LOT - MULTI-FAMILY MIXED-USE RENTAL PROJECT FOR GREYSTAR TO ENTER PROPERTY FOR SITE ACCESS AND CONDUCTING PRE-CONSTRUCTION WORK	GREYSTAR DEVELOPMENT SERVICES, LLC	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	4/30/2020	≤5 YEARS
NEW MULTI-FAMILY MIXED-USE RENTAL (537-BED FACILITY HOUSING UNIVERSITY-AFFILIATED PERSONS AND CHILDCARE CENTER) PROJECT DEVELOPMENT PRE-CLOSING AGREEMENT TO ALLOW GREYSTAR TO ENGAGE IN PRE-CLOSING ACTIVITIES	GREYSTAR DEVELOPMENT SERVICES, LLC	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	4/30/2020	≤1 YEAR
RIGHT-OF-ENTRY AGREEMENT FOR UH SOEST TO CONDUCT A HYDROLOGICAL INVESTIGATION TO UNDERSTAND DRAINAGE CONDITIONS AND RECOMMEND MITIGATION ACTIONS AT THE HANAPEPE SALT POND ON DOT'S PROPERTY	STATE OF HAWAII DIRECTOR OF TRANSPORTATION	N/A	UH MANOA SCHOOL OF OCEAN AND EARTH SCIENCE TECHNOLOGY	5/6/2020	≤5 YEARS
MUTUAL TERMINATION AGREEMENT COVERING GROUND LEASE, LEASE AND SUBLEASE AGREEMENT, DEVELOPMENT AGREEMENT AND MEMORANDUM OF UNDERSTANDING FOR HHFDC TO CONVEY TO UH OWNERSHIP OF THE COMPLETED IMPROVEMENTS TO UH (WOODLAWN FACULTY HOUSING PROPERTY)	HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	5/6/2020	≤1 MONTH
AMENDMENT NO. 1 TO OPTION AGREEMENT TO GRANT SYSTEM EASEMENT TO INCREASE AREA OF PREMISES TO DEVELOP, INSTALL, MAINTAIN, OPERATE AN ELECTRICITY GENERATION PROJECT ON UH WEST OAHU MAUKA LANDS TO 97 ACRES AND TO ADJUST RENTAL AMOUNT	AES WEST OAHU SOLAR, LLC	\$3,638/MONTH IN 3RD YEAR OF DUE DILIGENCE ACTIVITIES; UNDER SYSTEM EASEMENT EFFECTIVE DATE TO COMMERCIAL DATE \$97,000 PER YEAR; FROM COMMERCIAL OPERATION DATE \$388,000/YEAR	UH WEST OAHU; OFFICE OF THE VICE PRESIDENT FOR ADMINISTRATION	5/12/2020	≤5 YEARS
PROJECT RIGHT OF ENTRY AGREEMENT TO ALLOW ERSKINE ARCHITECTS, INC ACCESS TO CONDUCT INVESTIGATIVE STUDIES INCLUDING VISUAL AND TOPO SURVEYS AT KOMOHANA RESEARCH STATION FOR A DLNR PROJECT CONSIDERING THE BUILDING OF A NEW OFFICE FOR ITS STATE HISTORIC PRESERVATION DIVISION	ERSKINE ARCHITECTS, INC	N/A	UH MANOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	6/10/2020	≤5 YEARS
USE AND OCCUPANCY AGREEMENT TO ALLOW DBEDT AND STATE OF HAWAII FILM OFFICE TO USE THE 2ND DRIVEWAY ACCESS OF WHICH A PORTION IS ON UNIVERSITY PROPERTY FOR ENTRY AND EXIT FROM THE HFS PROPERTY. ALTERNATIVE TEMPORARY ACCESS/ENTRY TO DRIVEWAY TO AND FROM 18TH AVENUE ACTS AS A SECONDARY EMERGENCY ACCESS TO THE HFS PROPERTY.	STATE OF HAWAII DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM	N/A	KAPIOLANI COMMUNITY COLLEGE	6/18/2020	MUTUAL TERMINATION

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SERESS - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. CHANGE TO MANOA INNOVATION CENTER SUITE 295 AND 296	SERESS LLC	\$880.90/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	2/1/2020	≤6 MONTHS
PRONK TECHNOLOGIES - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 160, 163, AND 164	PRONK TECHNOLOGIES	\$2,861.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	2/15/2020	≤1 YEAR
HOHONU - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 139 TERM EXTENSION	HOHONU	\$675.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	3/1/2020	≤1 YEAR
RCUH - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 200, 201, 284 & 284A TERM EXTENSION	RCUH	\$8,411.10/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
3D INNOVATIONS LLC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 288 TERM EXTENSION	3D INNOVATIONS LLC	\$155.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
ADNOVIV, INC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 297 TERM EXTENSION	ADNOVIV, INC.	\$447.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
AMEL TECHNOLOGIES INC - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 251, 253, & 254 TERM EXTENSION	AMEL TECHNOLOGIES INC.	\$2,663.40/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
APPLIED RESEARCH LABORATORY - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER ADDING SUITE 126	APPLIED RESEARCH LABORATORY	\$6,550.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤5 YEARS
BLACKHAWK SECURITY- AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 132 AND 134 TERM EXTENSION	BLACKHAWK SECURITY	\$870.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
CARDAX PHARMACEUTICALS - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 125 & 129 TERM EXTENSION	CARDAX PHARMACEUTICALS	\$1,697.40/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
CORNING INCORPORATE - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 197 AND 198 TERM EXTENSION	CORNING INCORPORATD	\$1,247.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
DIAGENTIX INC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 175 TERM EXTENSION	DIAGENETIX INC.	\$607.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
GLOBETECK - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 192 TERM EXTENSION	GLOBETECK GROUP, INC.	\$1,130.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
JUN INNOVATIONS INC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 298 TERM EXTENSION	JUN INNOVATIONS, INC	\$239.94/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
KALVIO ENGINEERING - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 242 TERM EXTENSION	KALVIO ENGINEERING	\$592.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
KUEHNLE AGROSYSTEMS - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 210, 249, 250, 281 AND 282 TERM EXTENSION	KUEHNLE AGROSYSTEMS	\$3,029.10/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
NALU SCIENTIFIC - AMENDMENT NO. 3 USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITES 233, 234, 240 AND 243 TERM EXTENSION	NALU SCIENTIFIC LLC.	\$2,011.25/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
NATIONAL DISASTER PREPAREDNESS TRAINING CENTER - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 155	NATIONAL DISASTER PREPAREDNESS TRAINING CENTER	\$455.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
PV TECH - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 156 TERM EXTENSION	PV TECH	\$10,051.10/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
REAL ESTATE STRATEGIES - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 131 TERM EXTENSION	REAL ESTATE STRATEGIES	\$581.90/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
SERESS - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 295 AND 296 TERM EXTENSION	SERESS LLC	\$880.90/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
SUN GLOBAL BROADBAND - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 147 AND 149 TERM EXTENSION	SUN GLOBAL BROADBAND	\$787.50/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
VETERANS BUSINESS OUTREACH CENTER OF THE PACIFIC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 292, 293, and 294	VETERANS BUSINESS OUTREACH CENTER OF THE PACIFIC	\$496.25/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
DRAFTECHHI - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. CHANGE TO MANOA INNOVATION CENTER SUITE 286	DRAFTECHHI, LLC	\$492.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	7/1/2020	≤1 YEAR
AMENDMENT OF GENERAL LEASE NO. 5630 (MAKAI PIER) FOR PURPOSES OF CHANGING RENTAL PROVISION TO GRATIS, AND REMOVING ALL REFERENCES FOR APPRAISAL AND RENTAL CREDIT	STATE OF HAWAII, BOARD OF LAND AND NATURAL RESOURCES	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE & OFFICE OF THE VICE PRESIDENT FOR ADMINISTRATION	7/13/2020	>5 YEARS
HOLATRON SYSTEM, LLC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 138 TERM EXTENSION	HOLATRON SYSTEM	\$776.58/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	8/1/2020	≤1 YEAR

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VETERANS BUSINESS OUTREACH CENTER OF THE PACIFIC - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. CHANGING TO MANOA INNOVATION CENTER SUITE 292, 293 AND 294	VETERANS BUSINESS OUTREACH CENTER OF THE PACIFIC	\$765/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	8/1/2020	≤1 YEAR
DRAFTECHHI - AMENDMENT NO. 3 TO USE AND OCCUPANCY AGREEMENT. EXTEND TERM MANOA INNOVATION CENTER SUITE 286	DRAFTECHHI, LLC	\$344.25/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	8/1/2020	≤1 YEAR
THIRD AMENDMENT OF RIGHT OF ENTRY AGREEMENT FOR HECO TO TEMPORARILY LOCATE OVERHEAD POWER LINES AND POLES ON UHWO LAND TO PROVIDE ELECTRICAL SERVICE TO THE KROC CENTER	HAWAIIAN ELECTRIC COMPANY, INC.	N/A	UH WEST OAHU	8/3/2020	≤5 YEARS
AGREEMENT TO TERMINATE LEASE DATED DECEMBER 15, 1980 FOR A PARCEL OF LAND ON KAHULUI, WAILUKU, MAUI FOR COUNTY OF MAUI TO USE LAND FOR TRANSITIONAL HOUSING FOR THE HOMELESS (UNDER THE GOVERNOR'S EMERGENCY PROCLAMATION DATED 12/14/2018 TO ADDRESS HOMELESS CRISIS)	COUNTY OF MAUI	N/A	UH MAUI COLLEGE	8/3/2020	≤1 MONTH
FIRST AMENDMENT TO NONEXCLUSIVE REVOCABLE RIGHT OF ENTRY (ROE 20-19) TO EXTEND ROE FOR SOEST TO EVALUATE THE FEASIBILITY OF THE RELOCATING THE EXISTING HIGH FREQUENCY RADIO SYSTEM TO ALTERNATE SITE WITHIN THE PROPERTY	CITY AND COUNTY OF HONOLULU	N/A	UH MANOA SCHOOL OF OCEAN AND EARTH SCIENCE TECHNOLOGY	8/4/2020	≤5 YEARS
REVOCABLE LICENSE AGREEMENT FOR CTAHR TO USE FOUR KENNEL FACILITIES AT THE FORMER ANIMAL QUARANTINE FACILITIES WITHIN HDOA'S ANIMAL QUARANTINE STATION TMK: (1)9-9-010:057 FOR A PROJECT INVOLVING DOGS TRAINED TO DETECT PESTS AND INVASIVE SPECIES	STATE OF HAWAII DEPARTMENT OF AGRICULTURE	N/A	UH MANOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	8/7/2020	≤5 YEARS
PRECONSTRUCTION RIGHT OF ENTRY AGREEMENT TO ALLOW GEOLABS TO ENTER UHWO PROPERTY TO CONDUCT SUBSURFACE SOIL TEST BORING AND SAMPLING RELATED TO THE DOT FARRINGTON HIGHWAY WIDENING PROJECT	GEOLABS, INC.	N/A	UH WEST OAHU	8/8/2020	≤1 YEAR
REVOCABLE RIGHT OF ENTRY AGREEMENT NO. 500461RO FOR UH MANOA WATER RESOURCES AND RESEARCH CENTER TO ENTER INTO PROPERTY IN MAUKA KONA TO CONDUCT GEOPHYSICAL IMAGING AND CHARACTERIZATION OF WATERFLOW	TRUSTEES OF THE ESTATE OF BERNICE PAUJAH BISHOP	N/A	UH MANOA WATER RESOURCES AND RESEARCH CENTER	8/25/2020	≤5 YEARS
WARD FINANCIAL - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 287	WARD FINANCIAL	\$167.70/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	9/1/2020	≤1 YEAR
RIGHT OF ENTRY AGREEMENT TO ALLOW UH TO DEPLOY FIVE GEOPHYSICAL METHODS THAT MAKE USE OF DIFFERENT PHYSICS TO PROVIDE DIFFERENT TYPES OF SUBSURFACES	STATE OF HAWAII, AGRIBUSINESS DEVELOPMENT CORPORATION	N/A	UH MANOA WATER RESOURCES RESEARCH CENTER	9/4/2020	≤5 YEARS
USE AND OCCUPANCY AGREEMENT TO ALLOW TOHOKU UNIVERSITY TO ACCESS THE HALEAKALA HIGH ALTITUDE OBSERVATORY SITE TO CONTINUE TO OPERATE A 2.6-METER ASTRONOMICAL DOME CONTAINING A 16-INCH SCHMIDT CASSEGRAIN TELESCOPE	TOHOKU UNIVERSITY	\$2,216.85/YEAR	UH MANOA INSTITUTE FOR ASTRONOMY	9/4/2020	≤5 YEARS
USE AND OCCUPANCY AGREEMENT TO ALLOW TOHOKU UNIVERSITY TO ACCESS THE HALEAKALA HIGH ALTITUDE OBSERVATORY SITE TO CONTINUE TO OPERATE A 2.6 METER ASTRONOMICAL DOME CONTAINING A 16-INCH SCHMIDT CASSEGRAIN TELESCOPE AND CONDUCT ASTRONOMICAL OBSERVATIONS AND RESEARCH	TOHOKU UNIVERSITY	MAINTENANCE FEE: \$2,216.85/QUARTERLY; INTERNET SERVICE: \$225/QUARTERLY	UH MANOA INSTITUTE FOR ASTRONOMY	9/4/2020	≤5 YEARS
RIGHT OF ENTRY AGREEMENT TO ALLOW UH TO CONDUCT SITE ASSESSMENTS AND BUILDING DESIGN PLANNING AT THE OLD TAMURA WAREHOUSE IN WAHIAWA	STATE OF HAWAII, AGRIBUSINESS DEVELOPMENT CORPORATION	N/A	LEEWARD COMMUNITY COLLEGE	9/4/2020	≤1 YEAR
NONEXCLUSIVE REVOCABLE RIGHT OF ENTRY FOR UH HILO TO ENTER PROPERTY LOCATED AT KEAHOLE, NORTH KONA, HAWAII TO INSTALL, OPERATE, AND MAINTAIN A STREAMING CAMERA TO CREATE A VISUAL OBSERVATION SYSTEM OF THE CORAL REEF ECOSYSTEM ON KEAHOLE POINT	NATURAL ENERGY LABORATORY OF HAWAII	N/A	UH HILO	9/12/2020	≤1 YEAR
HANASPRINGS, LLC - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 248	HANASPRINGS, LLC	\$498.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	9/15/2020	≤6 MONTHS
HILLS23 CONSULTING - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 133	HILLS23 CONSULTING	\$468.27/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	10/1/2020	≤1 YEAR
NALU SCIENTIFIC - AMENDMENT NO. 4 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER ADDITION OF SUITE 127	NALU SCIENTIFIC LLC.	\$2,251.25/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	10/1/2020	≤1 YEAR
HAWAII INTEGRATED ANALYTICS - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 141	HAWAII INTEGRATED ANALYTICS	\$713.37/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	10/15/2020	≤1 YEAR
SECOND AMENDMENT TO CONSTRUCTION RIGHT OF ENTRY FOR HART TO COMPLETE HART IMPROVEMENTS AT OR AROUND THE LEEWARD COMMUNITY COLLEGE AS A PART OF THE HONOLULU RAIL TRANSIT PROJECT	HONOLULU AUTHORITY FOR RAPID TRANSPORTATION	N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	10/20/2020	≤5 YEARS
USE AND OCCUPANCY AGREEMENT TO ALLOW NSCLT TO MANAGE A PORTION OF THE WAIALEE EXPERIMENTAL FARM IN A WAY THAT BALANCES CULTURAL AND AGRICULTURAL USES	NORTH SHORT COMMUNITY LAND TRUST	\$ 1.00	UH MANOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	11/6/2020	≤5 YEARS
SURRENDER AND CANCELLATION OF EASEMENT AND AGREEMENT TO CONVEY AS STATE NO LONGER NEEDED EASEMENTS RIGHT FOR INTERSTATE HIGHWAY, FEDERAL AID PROJECT NO. I-H1-1(14), WAIAWA INTERCHANGE PROJECT	STATE OF HAWAII DEPARTMENT OF TRANSPORTATION	\$ 10.00	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	11/13/2020	≤1 MONTH

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UAV RIGHT OF ENTRY ALLOWS DRONE SERVICES HAWAII, LLC TO CONDUCT DRONE OR UAV OVERFLIGHTS ALONG FLIGHTPATHS OVER UHM CAMPUS - PART OF A STUDY REQUIRED UNDER CELL LICENSE AGREEMENTS	DRONE SERVICES HAWAII, LLC		N/A	UH SYSTEM ADMINISTRATIVE SERVICES	12/11/2020	≤1 YEAR
CONSTRUCTION RIGHT OF ENTRY FOR PAR HAWAII REFINING, INC TO INSTALL A NEW CATHODIC PROTECTION GROUND BED SYSTEM FOR PROTECTION OF AN EXISTING PIPELINE LOCATED IN EASEMENT AREA LEASED BY UH FROM THE STATE OF HAWAII UNDER GENERAL LEASE NO. S-5644	PAR HAWAII REFINING, LLC		N/A	HONOLULU COMMUNITY COLLEGE; UH MANOA SCHOOL OF OCEAN AND EARTH SCIENCE TECHNOLOGY	12/21/2020	≤6 MONTHS
PERMIT OF USAGE FOR UH FOOTBALL'S USE OF THE SOUTH SUBURBAN SPORTS DOME	SOUTH SUBURBAN PARKS & RECREATION	\$	630.00	UH MANOA INTERCOLLEGIATE ATHLETICS	12/29/2020	≤1 YEAR
NON-EXCLUSIVE RIGHT-OF-ENTRY TO CONDUCT SOIL AMENDMENT TRIAL AIMED AT EXAMINING THE FEASIBILITY AND COSTS OF SOIL REMEDIATION FOR AGRICULTURAL PRODUCTION ON THE PROPERTY NEAR KAMANANUI ROAD AND KAM HWY IN WAHIAWA	OFFICE OF HAWAIIAN AFFAIRS		N/A	UH MANOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	1/14/2021	≤5 YEARS
AMENDMENT NO. 2 REVOCABLE LICENSE AGREEMENT TO AMEND LICENSE FEE. CANCER CENTER'S USE OF FIVE PARKING STALLS AT QMC	THE QUEEN'S MEDICAL CENTER		\$625.00/MONTH	UH MANOA CANCER CENTER	1/28/2021	≤1 YEAR
REVOCABLE LICENSE AGREEMENT CONTRACT NO. R210002 TO ALLOW ALOUN FARMS TO RAISE CROPS AND CONDUCT AGRICULTURAL ACTIVITIES AT THE UH WEST OAHU PROPERTY	A.M. ENTERPRISE AKA ALOUN FARMS		\$3,632.65/MONTH	UH WEST OAHU	1/29/2021	≤5 YEARS
KALVIO ENGINEERING - AMENDMENT NO. 2 TO USE AND OCCUPANCY AGREEMENT. CHANGED MANOA INNOVATION CENTER SUITE 242 TO SUITE 299	KALVIO ENGINEERING		\$297.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	2/1/2021	≤6 MONTHS
NON-EXCLUSIVE LICENSE AGREEMENT CONTRACT NO. R210003 TO ALLOW T-MOBILE TO CONSTRUCT, INSTALL, OPERATE, AND MAINTAIN A CELL TOWER AT SAUNDERS HALL ROOFTOP	T-MOBILE WEST, LLC		\$4,000.00/MONTH	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	2/11/2021	≤5 YEARS
RENTAL CONTRACT FOR JABSOM'S IMI HO'OLA PROGRAM'S USE OF THE CAMP MOKULE'IA SERVICE TRAINING CAMP HELD MARCH 17-19, 2021	CAMP MOKULE'IA	\$	2,972.00	UH MANOA JOHN A. BURNS SCHOOL OF MEDICINE	2/19/2021	≤1 YEAR
FIRST AMENDMENT TO USE AND OCCUPANCY AGREEMENT TO ALLOW ENGIE TO OPERATE BATTERY ENERGY STORAGE SYSTEMS TO TEST EFFECTIVENESS IN REDUCING THE COSTS OF UH'S POWER	ENGIE STORAGE SERVICES NA LLC		N/A	UH MANOA JOHN A. BURNS SCHOOL OF MEDICINE; UH MANOA CANCER CENTER	2/19/2021	≤5 YEARS
PACIFIC IMPACT ZONE - MEMORANDUM OF AGREEMENT. MANOA INNOVATION CENTER SUITE 155	PACIFIC IMPACT ZONE		N/A	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	3/1/2021	≤6 MONTHS
RIGHT OF ENTRY AGREEMENT TO ALLOW MID-PACIFIC INSTITUTE TO ACCESS USE AREA NEAR UH MANOA SHIDLER COLLEGE OF BUSINESS FOR TREE TRIMMING AND YARD MAINTENANCE ACTIVITIES	MID-PACIFIC INSTITUTE		N/A	UH SYSTEM ADMINISTRATIVE SERVICES	3/3/2021	≤6 MONTHS
HANASPRINGS, LLC - AMENDMENT NO. 1 TO USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 248 TERM EXTENSION	HANASPRINGS, LLC		\$498.75/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	3/15/2021	≤6 MONTHS
USE AND OCCUPANCY AGREEMENT ALLOWING DOUBLE J RANCH TO USE OF APPROX. 88 ACRES (PARCELS A, B, AND C) THAT ARE A PART OF UH-CTAHR WAIALE'E AGRICULTURAL RESEARCH STATION FOR USER'S ACTIVITIES INCLUDING PLACEMENT OF FENCING, REMOVING TREES, IMPROVING PASTURE, GRAZING CATTLE AND LIVESTOCK AND ANCILLARY ACTIVITIES RELATED TO RAISING CATTLE AND LIVESTOCK ON THE PROPERTY	DOUBLE J LIVESTOCK RANCH		\$750.00/MONTH	UH MANOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	3/18/2021	≤1 YEAR
CONSTRUCTION RIGHT OF ENTRY AGREEMENT TO ALLOW DOE TO USE CTAHR'S MAGOON RESEARCH STATION TO ACCESS NOELANI ELEMENTARY SCHOOL FOR PURPOSES OF MOVEMENT OF PERSONNEL, VEHICLES, EQUIPMENT, AND MATERIALS TO THE PROJECT SITE TO FACILITATE CONSTRUCTION OF THE NOELANI ELEMENTARY SCHOOL LIBRARY PROJECT	STATE OF HAWAII, DEPARTMENT OF EDUCATION		N/A	UH MANOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	3/24/2021	≤5 YEARS
CONSTRUCTION RIGHT OF ENTRY AGREEMENT TO ALLOW RALPH S. INOUE CO, LTD. TO USE CTAHR'S MAGOON RESEARCH STATION TO ACCESS NOELANI FOR PURPOSES OF MOVEMENT OF PERSONNEL, VEHICLES, EQUIPMENT, AND MATERIALS TO THE PROJECT SITE TO FACILITATE CONSTRUCTION OF THE NOELANI ELEMENTARY SCHOOL LIBRARY PROJECT	RALPH S. INOUE CO, LTD.		N/A	UH MANOA COLLEGE OF TROPICAL AGRICULTURE AND HUMAN RESOURCES	3/24/2021	≤5 YEARS
FIRST AMENDMENT TO LEASE AGREEMENT TO AMEND LEASE IMPROVEMENTS RELATED LANGUAGE (YMCA USE OF THE QUEEN LIL'UOKALANI CENTER FOR STUDENT SERVICES BUILDING OFFICES); TERM OF AMENDMENT	YOUNG MEN'S CHRISTIAN ASSOCIATION OF HONOLULU		N/A	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	4/13/2021	>5 YEARS
SECOND AMENDMENT TO REVOCABLE PERMIT AGREEMENT FOR UHWO TO ALLOW DAITO US, INC. TO USE UHWO LANDS FOR OVERFLOW PARKING FOR THE LPGA TOURNAMENT	DAITO US, INC.		N/A	UH WEST OAHU	5/19/2021	≤1 YEAR
USE AND OCCUPANCY AGREEMENT FOR USER TO USE AN AREA OF HONOLULU CC CAMPUS TO FACILITATE CONSTRUCTION OF A NEW SIREN WARNING SYSTEM AS PART OF THE HAWAII EMERGENCY MANAGEMENT AGENCY OUTDOOR WARNING SIRENS FOR PUBLIC SAFETY, STATEWIDE, DAGS JOB NO. 16-14-7683 PROJECT	TED'S WIRING SERVICE, LTD.		N/A	HONOLULU COMMUNITY COLLEGE	5/28/2021	≤1 YEAR
RENTAL OF THE HALE HOOMANA VAREZ HALL NIAULANI CAMPUS, VOLCANO ART CENTER FOR THE UHH ART EXHIBITION HELD ON SEPTEMBER 10-OCTOBER 1, 2021, FOR FACULTY AND STUDENTS TO SHOWCASE THEIR ARTWORK	VOLCANO ART CENTER	\$	2,000.00	UH HILO	5/28/2021	≤1 YEAR
KWME - USE AND OCCUPANCY AGREEMENT. MANOA INNOVATION CENTER SUITE 291	KWME		\$406.35/MONTH	OFFICE OF THE VICE PRESIDENT FOR RESEARCH & INNOVATION	6/1/2021	≤1 YEAR

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THIRD AMENDMENT TO POWER PURCHASE AND USE AND OCCUPANCY AGREEMENT TO AMEND TERMS TO ADJUST COMPONENTS AND COMPONENT SITES AND RE-ESTABLISH A SCHEDULE WITH LNTP	VS GP HI SOLAR I LLC	N/A	OFFICE OF THE VICE PRESIDENT FOR ADMINISTRATION	6/17/2021	>5 YEARS
LICENSE AGREEMENT TO ALLOW HUGS FOR HAWAII'S SERIOUSLY ILL CHILDREN AND THEIR FAMILIES TO USE AND OCCUPY USE AREA TO PROVIDE ADMINISTRATIVE AND OFFICE SUPPORT FOR HUGS AND ACTIVITIES IN ACCORDANCE WITH USER'S MISSION	HUGS FOR HAWAII'S SERIOUSLY ILL CHILDREN AND THEIR FAMILIES	\$1.00/TERM	OFFICE OF THE VICE PRESIDENT FOR BUDGET & FINANCE	6/23/2021	≤5 YEARS