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

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES

Members: Regents Nahale-a (Chair), Westerman (Vice-Chair), Higaki, Lee, and Paloma

Date: Thursday, September 1, 2022

Time: 10:30 a.m.

Place: University of Hawai'i at Mānoa
Information Technology Building
1st Floor Conference Room 105A/B
2520 Correa Road
Honolulu, Hawai'i 96822

See the Board of Regents website to access the live broadcast of the meeting and related updates: www.hawaii.edu/bor

AGENDA

I. Call Meeting to Order

II. Public Comment Period for Agenda Items:

Individuals who are unable to provide testimony at this time will be allowed an opportunity to testify when specific agenda items are called.

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.

Those wishing to provide oral testimony virtually may register [here](#). Given the constraints with the format of hybrid meetings, individuals wishing to orally testify virtually must register no later than 7:30 a.m. on the day of the meeting in order to be accommodated. Registration for in-person oral testimony on agenda items will also be provided at the meeting location 15 minutes prior to the meeting and closed at the posted meeting time. 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.

All written testimony submitted are public documents. Therefore, any testimony that is submitted orally or in writing, electronically or in person, for use in the public meeting process is public information and will be posted on the board's website.

III. Agenda Items

For disability accommodations, contact the Board Office at (808) 956-8213 or bor@hawaii.edu. Advance notice requested five (5) days in advance of the meeting.

- A. Recommend Board Approval of the Fiscal Year 2022-2023 Supplemental Capital Improvement Project (CIP) Expenditure Plan
- B. Fiscal Year (FY) 2021-2022 Fourth Quarter CIP Status Report as of June 30, 2022
- C. Recommend Board Approval for the University of Hawai'i to Accept from the State of Hawai'i (Grantor) Conveyance of Fee Simple Title (via Quitclaim Deed) to Real Property Consisting of a 15.855 acre parcel of land Designated as Tax Map Key No. (3) 6-6-003:006 and Located at Lalamilo, Waimea, South Kohala, Island and County of Hawaii
- D. University Land-Related Strategic Initiatives and Partnerships Program FY 2021-2022 Fourth Quarter Update
- E. Annual Report on Real Property Actions Delegated Pursuant to Regents Policy 10.201, for FY 2021-2022
- F. Committee Work Plan

IV. Adjournment



**UNIVERSITY
of HAWAI'I**
SYSTEM

UNIVERSITY OF HAWAII
BOARD OF REGENTS

Jan S. Gouveia
Vice President for Administration

DTS 22746A

'22 AUG 26 P1:32

September 1, 2022

TO: RANDOLPH MOORE
Chairperson, Board of Regents

VIA: DAVID LASSNER
President

FROM: JAN GOUVEIA
Vice President for Administration

SUBJECT: Approval of the Fiscal Year 2023 Supplemental CIP Expenditure Plan

SPECIFIC ACTION REQUESTED:

In accordance with Regent Policy ("RP") 8.201 and 8.204, it is recommended that the Board of Regents of the University of Hawai'i ("Board") approve the proposed FY 2023 Supplemental Capital Improvement Project ("CIP") Expenditure Plan set forth herein, which incorporates the most recent legislative appropriations and actions. It is further recommended that the Board authorize the President or his designee to make amendments to the expenditure plan in accordance with State laws, rules, policies and procedures.

RECOMMENDED EFFECTIVE DATE:

Upon board approval.

PROCEDURAL BACKGROUND:

At the conclusion of the 2021 legislative session, the University of Hawai'i ("University") was appropriated a total of \$212.05 million and \$102.64 million for FY 2022 and FY 2023, respectively, as follows:

Fiscal Year	BOR Request	Legislative Appropriation – G.O. Bonds	Legislative Appropriation – American Rescue Plan Act Funds
2022	\$288,000,000	\$203,350,000	\$8,700,000
2023	\$232,500,000	\$102,640,000	\$0

On September 16, 2021, the Board approved the Fiscal Biennium 2021-2023 CIP Expenditure Plan for the above appropriation (Attachment A).

On November 18, 2021, the Board approved the Supplemental CIP Budget Request for FY 2023 as follows:

Campus	Project	MOF	FY23 Supplemental Budget Request
M	RIM Projects	C	\$33,500,000
M	Waikīkī Aquarium	C	\$11,500,000
M	Assessment and Feasibility of Hamilton Library	C	\$6,000,000
M	Central Administration Facility with Parking	C	\$4,000,000
WO	RIM Projects	C	\$2,500,000
CC	Capital Renewal & Deferred Maintenance	C	\$25,000,000
CC	Leeward CC Fascias	C	\$6,500,000
	TOTAL		\$89,000,000

At the conclusion of the 2022 legislative session, the University experienced an increase of \$59.56 million to its FY 2023 CIP appropriation, as follows:

Campus	Project	MOF	FY23 Supplemental Budget Legislative Appropriation
SW	Research and Innovation Infrastructure	E	\$1,800,000
M	RIM Projects	C	\$2,360,000
M	Waikīkī Aquarium	C	\$11,500,000
M	Waiakea Research Station	C	\$6,900,000
M	Makai Research Pier	C	\$750,000
M	Athletics Department	C	\$750,000
CC	Leeward CC Fascias	C	\$6,500,000
CC	Capital Renewal & Deferred Maintenance	C	\$25,000,000
CC	Maui College Vocational Technology Center	C	\$4,000,000
	TOTAL	C	\$57,760,000
		E	\$1,800,000

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

SYSTEM APPROPRIATION

Campus	Title/Description	MOF	FY23 Supplemental Budget Legislative Appropriation
System	Research and Innovation Infrastructure	E	\$1,800,000

The Legislature authorized \$1.8 million in FY23 in revenue bonds for plans, design, construction, and equipment for research and innovation-related investments statewide. The project is pending bond compliance review.

MĀNOA APPROPRIATION

Campus	Title/Description	MOF	FY23 Supplemental Budget Legislative Appropriation
Mānoa	Waikīkī Aquarium	C	\$11,500,000
Mānoa ¹	Makai Research Pier	C	\$750,000
Mānoa ¹	Athletics Department	C	\$750,000
Mānoa ¹	Waiakea Research Station	C	\$6,900,000
Mānoa ¹	Renew, Improve, Modernize (RIM) Projects	C	\$2,360,000
	Total	C	\$22,260,000

Manoa was appropriated the following “line-item” projects for FY23:

- Waikīkī Aquarium Discharge System Upgrade: \$11.5 million was appropriated in FY23 for plans, design, construction and equipment for various repairs and improvements to the Waikīkī Aquarium; ground and site improvements; and equipment and appurtenances. The project scope includes the design of repairs to the Waikīkī Aquarium and a new wastewater discharge system to comply with NPDES and City Industrial Wastewater Discharge permits and applicable laws and regulations. These funds supplement \$600,000 and \$1,500,000 appropriated by the Legislature in FY21 and FY22, respectively, for this project. The current effluent disposal system must be upgraded to comply with Department of Health discharge permits and City and County of Honolulu regulations for discharge into the city sewer system and to avoid daily fines.
- Makai Research Pier: \$750,000 was appropriated in FY23 for plans, designs, construction, and equipment for the repair, renovation, refurbishment, and/or new construction of the makai research pier and all related structures; Makai Pier structural repairs and all related work; ground and site improvements; equipment and appurtenances. These funds supplement a previous appropriation of

¹ \$10,760,000 in FY23 was appropriated by the Legislature in the 2022 legislative session to System (0900) for allocation to the University campuses. This information reflects the supplemental allocation to Mānoa.

\$5,550,000 in FY22. The pier is located in Waimanalo, near Makapu'u point. This project will include repairs to deteriorated piles and pile caps that support the pier, spalling concrete on the pier, and demolition of the Hawai'i Undersea Research Laboratory (HURL) building, which is located on the pier and was damaged by high winds in 2019.

- Athletics: \$750,000 was appropriated in FY23 for plans and design for a master plan for new athletic and academic facilities for lower campus and all project related costs. The creation of a lower campus master plan will maximize growth for existing and future occupants. The plan will include the expansion of athletics offices and practice venues; construction of a new ROTC building; planning for Kinesiology and Recreational Science classes, student recreation and intramural programs; conversion of portables to safe and healthy permanent facilities; and creation of a campus environment with well-lit pathways and walkways.
- Waiakea Research Station: \$6,900,000 was appropriated in FY23 for plans, designs, and construction, including repairs and/or demolition to existing structures, shelters, trailers, greenhouses, sheds, shops, and various other facilities; ground and site improvements; equipment and appurtenances; and all other project related costs. University extension and research personnel use this station and the other agriculture experiment stations to conduct research aimed at increasing and diversifying Hawai'i's agricultural productivity. The majority of the structures were built 50 to 60 years ago and are in various states of disrepair. A study from 2019 concluded that most of the buildings are in immediate need of repair to ensure the longevity of the facility and the safety of workers. Several structures within the station have reached the end of their useful life and should be demolished and replaced, and others are in need of repairs. The projects will be prioritized and these funds will be used to address the most pressing projects.

Mānoa was allocated a total of \$43 million in FY23 for RIM projects² (\$40.64 million in 2021 and \$2.36 million in 2022) that renew, improve, and modernize its facilities through small to medium-sized projects on the Mānoa campus that include the planning, design, construction, and equipment for renovations, replacements, and related improvements of new or existing facilities.

² System (0900) was appropriated \$50 million in total in FY 23 for RIM projects. The Fiscal Biennium 2021-2023 CIP Expenditure Plan approved by the Board on September 16, 2021 includes \$7 million allocated to the Hilo campus.

A revised summary of RIM projects is listed below:

Project Type	FY23	
	# of Projects	Total
Building Envelope	5	\$9,400,000
Building Interior	3	\$4,500,000
Interior Mechanical	3	\$11,500,000
Electrical	2	\$2,250,000
Site/Infrastructure	3	\$7,800,000
Central Plant Systems	1	\$250,000- \$1,000,000
Roofing	1	\$1,000,000- \$5,000,000
Contingency		\$1,000,000- \$5,000,000
Total	18	\$43,000,000

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

COMMUNITY COLLEGE (CC) APPROPRIATION

Campus	Title/Description	MOF	FY23 Supplemental Budget Legislative Appropriation
CC	Leeward CC Fascias	C	\$6,500,000
CC	Maui College Vocational Technology Center	C	\$4,000,000
CC	Capital Renewal & Deferred Maintenance	C	\$25,000,000
	TOTAL	C	\$35,500,000

The Community Colleges (CCs) were appropriated the following “line item” projects:

- Leeward CC Fascias: \$6.5 million in FY23 was appropriated for new building fascias on the Leeward CC campus. Previously, all of the original buildings on campus possessed coral-based fascia panels, almost all of which needed repairs. Pieces of the panels were spalling off of the building façades, causing a health and safety issue. While the UHCC attempted to repair the cracked fascias using a previous CRDM allocation, they were determined irreparable and, as such, all fascias with this issue were removed to eliminate the health and safety risk. However, the UHCC was unable to fund new fascias with the original CRDM allocation due to budget constraints. The new fascias are required to protect the structural integrity of the building roof parapet and will greatly enhance the appearance of the campus.

- Maui College Vocational Technology Center: \$4 million in FY23 was appropriated to design a Vocational Technology Center at Maui College. This renovation and expansion of the existing facility is into a CTE Super Center will modernize and consolidate four existing buildings that currently comprise the Maui Vocational Technology school and which are over 70 years old and will also replace all aged infrastructure. Currently, the buildings cannot support the installation of current industry standard CTE equipment for teaching purposes. The modernization and expansion of the facility will also allow the program to accommodate new technologies and current state of the art equipment. Since the school was originally built, the program has evolved from traditional welding, carpentry and automotive training to sustainable construction, photovoltaics, electric and hybrid vehicles and has also incorporated online learning in some areas.

Additionally, the CCs were appropriated \$25 million for plans, design, construction, and equipment for Capital Renewal and Deferred Maintenance projects. Projects include capital renewal, reduction of maintenance backlog, major and minor renovations, modernization of facilities, re-roofing, mechanical and electrical systems, resurfacing, infrastructure, demolition of existing facilities, and other repairs and project costs to upgrade. A detailed list of projects is set forth in Attachment C.

ACTION RECOMMENDED:

In accordance with Regents Policy 8.201 and 8.204, it is recommended that the Board approve the FY 2023 Supplemental CIP Expenditure Plan set forth above, which incorporates the most recent legislative appropriations and actions. It is further recommended that the Board authorize the President or his designee to make minor changes to the project plan in accordance with State laws, rules, policies, and procedures.

Attachments A – C

Attachment A
Fiscal Biennium 2021-2023 CIP Expenditure Plan approved September 26, 2021

Campus	Title/Description	MOF	FY22 Leg Appropriation	FY23 Leg Appropriation
Mānoa ¹	Renew, Improve, Modernize (RIM) Projects	C	\$51,800,000	\$40,640,000
Mānoa	Mini Master Plan Phase 2	C	\$35,000,000	\$35,000,000
Mānoa	CTAHR – Waiale‘e Research Station	C	\$1,600,000	\$0
Mānoa	Waikīkī Aquarium Discharge System Upgrade	C	\$1,500,000	\$0
Mānoa	Lyon Arboretum	C	\$1,200,000	\$0
Mānoa ²	Makai Research Pier	C	\$5,550,000	\$0
Hilo ²	Renew, Improve, Modernize (RIM) Projects	C	\$1,300,000	\$7,000,000
Hilo	Renew, Improve, Modernize (RIM) Projects	V	\$8,700,000	\$0
Hilo	Mauna Kea Telescope Removal	C	\$900,000	\$0
West O‘ahu	Renew, Improve, Modernize (RIM) Projects	C	\$3,500,000	\$0
CC	Minor CIP, Statewide	C	\$15,000,000	\$20,000,000
CC	Capital Renewal & Deferred Maintenance, Statewide	C	\$25,000,000	\$0
CC	Honolulu CC Technology Renovations, Phase I	C	\$15,000,000	\$0
CC	Windward CC Agripharmatech Bioprocessing Facility	C	\$3,000,000	\$0
CC	Resource and Education Center ³	C	\$42,500,000	\$0
CC	Proof of Concept for Maui Health System ³	C	\$500,000	\$0
	Total	C	\$203,350,000	\$102,640,000
		V	\$8,700,000	

¹ \$57,350,000 in FY22 and \$47,640,000 in FY23 was appropriated by the Legislature to System (0900) for allocation to the University campuses. This information reflects the allocation to Mānoa.

² \$57,350,000 in FY22 and \$47,640,000 in FY23 was appropriated by the Legislature to System (0900) for allocation to the University campuses. This information reflects the allocation to Hilo.

³ While the Community Colleges received these appropriations, there were no plans to request the release of these funds at that time.

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

PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING BUILDING ENVELOPES AND RELATED IMPROVEMENTS		
Building Envelope	Kona Research Station CTAHR	\$1M-\$5M
Building Envelope	Stan Sheriff Center Design for Repair Projects (including Dome Repair)	\$1M-\$5M
Building Envelope	Mealani Research Station Bldg Repairs (Reprogramming)	\$1M-\$5M
Building Envelope	Exterior Painting and General Repairs (continuous)	\$1M-\$5M
Building Envelope	Lower Campus Facilities (Athletics/HPER)	\$250K-\$1M
	Subtotal	\$9,400,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING BUILDING INTERIOR AND RELATED IMPROVEMENTS		
Building Interior	General Classrooms and Teaching Labs Interior Repairs (painting, cabinets, flooring, etc.)(continuous)	\$1M-\$5M
Building Interior	Holmes Hall Water Resource Project	\$1M-\$5M
Building Interior	Keller Computer Lab	\$250K-\$1M
	Subtotal	\$4,500,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING CENTRAL PLANT SYSTEMS AND RELATED IMPROVEMENTS		
Central Plant	Holmes Hall/Loop A, Upgrade Central Chiller Plant Cooling Tower, HVAC Equipment and Controls	\$250K-\$1M
	Subtotal	\$250K-\$1M
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING INTERIOR MECHANICAL SYSTEMS AND RELATED IMPROVEMENTS		
Interior Mechanical	Hawaii Hall / Crawford Hall / George Hall Replace Air Handler Units and Upgrade Controls	\$1M-\$5M
Interior Mechanical	Biomedical Sciences Building Court B and IBR Replace/Upgrade Variable Air Volume Units, HVAC and Control Systems	\$1M-\$5M
Interior Mechanical	Webster HVAC/controls upgrade	\$1M-\$5M
	Subtotal	\$11,500,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING ROOF AND RELATED IMPROVEMENTS		
Roof	Various Roof Repairs	\$1M-\$5M
	Subtotal	\$1M-\$5M
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING ELECTRICAL SYSTEMS AND RELATED IMPROVEMENTS		
Electrical	Various Buildings Replace/Upgrade Electrical Service Equipment	\$1M-\$5M
Electrical	Various Buildings Replace/Upgrade Fire Alarm Systems (Continuous)	\$250K-\$1M
	Subtotal	\$2,250,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING SITE/INFRASTRUCTURE AND RELATED IMPROVEMENTS		
Site/Infrastructure	Long Range Planning (LRDP/PRU, Space Utilization and OneMap)	\$1M-\$5M
Site/Infrastructure	Demolition	\$1M-\$5M
Site/Infrastructure	Upgrade/Replace Mechanical Fire Protection Systems	\$1M-\$5M
	Subtotal	\$7,800,000
PLANS, DESIGN, CONSTRUCTION, AND EQUIPMENT FOR CONTINGENCY FOR RENOVATIONS, REPLACEMENTS, IMPROVEMENTS OF NEW OR EXISTING FACILITIES AND RELATED IMPROVEMENTS		
Contingency	Contingency	\$1M-\$5M
	Subtotal	\$1M-\$5M
TOTAL - ALL PROJECTS		\$43,000,000

Attachment C
Community Colleges - Capital Renewal & Deferred Maintenance Projects

Campus	Project Description	FY23
CCS	CCS Systemwide Various Repairs	\$1M-\$5M
HAW	Various Exterior Repairs, Campuswide	\$1M-\$5M
HAW	3383 Hale Aloha Water Damage and Roof Replacement	\$250K-\$1M
HON	8802 Campus Center/Classrooms Telecommunications Infrastructure Upgrade	\$1M-\$5M
HON	8872A & 8872B Reroof and Water/Sewer Connections (Temporary Classrooms and Offices)	\$1M-\$5M
HON	Computing, Electronics, and Networking Technology (CENT) Renovations and Upgrades	<\$250K
KAP	6930 Ohelo Replace AC System	\$250K-\$1M
KAP	6928 Ohia, 6930 Ohelo: Replace/Upgrade Hot Water Heating Systems	<\$250K
KAP	6920 Kokio - Various repairs	\$250K-\$1M
KAU	Upgrade Fire Alarm and PA System, Campuswide	\$1M-\$5M
KAU	4453 NS Fume Hood Replacement	\$250K-\$1M
KAU	Repair/Replace Light Poles, Campuswide	\$1M-\$5M
LEE	Flood Mitigation, South End (Phased)	\$250K-\$1M
MAU	Campus Wide Data Card Upgrade	\$1M-\$5M
MAU	Campuswide Irrigation Repair - Phase 2	\$1M-\$5M
MAU	2224 Library, Reroof flat roof and repair building roof drains and exterior wall spalling	\$250K-\$1M
WIN	5982 Alakai, Upgrade Electrical System	\$250K-\$1M
WIN	Campuswide Electronic Keying System Upgrade	\$1M-\$5M
	Total	\$25,000,000



UNIVERSITY *of* HAWAII®

FY 2023 Supplemental CIP Expenditure Plan

September 1, 2022

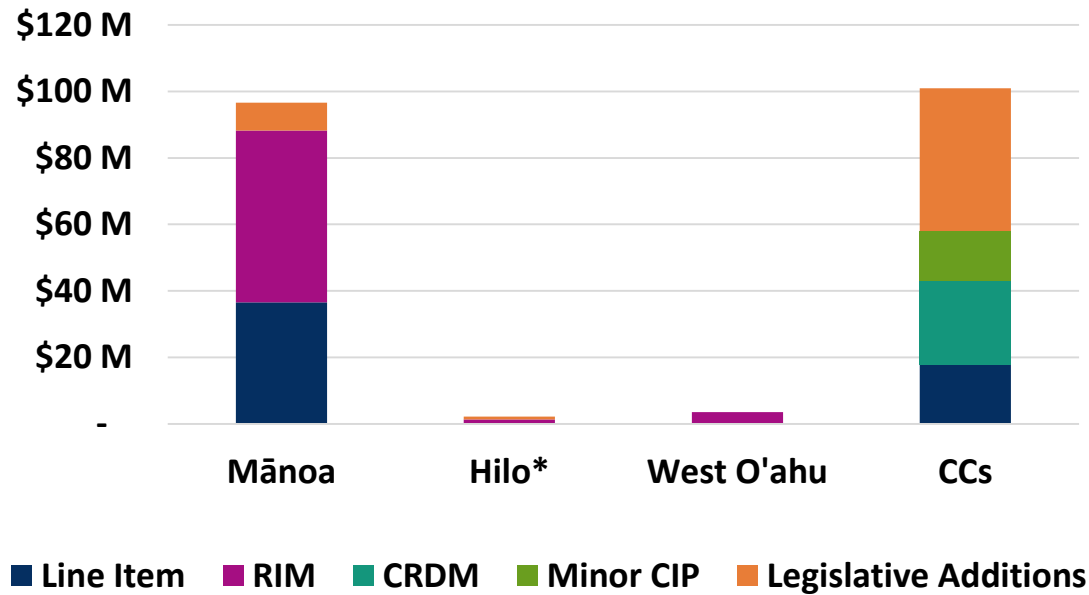


2021 Legislative Session

Board-Approved September 16, 2021

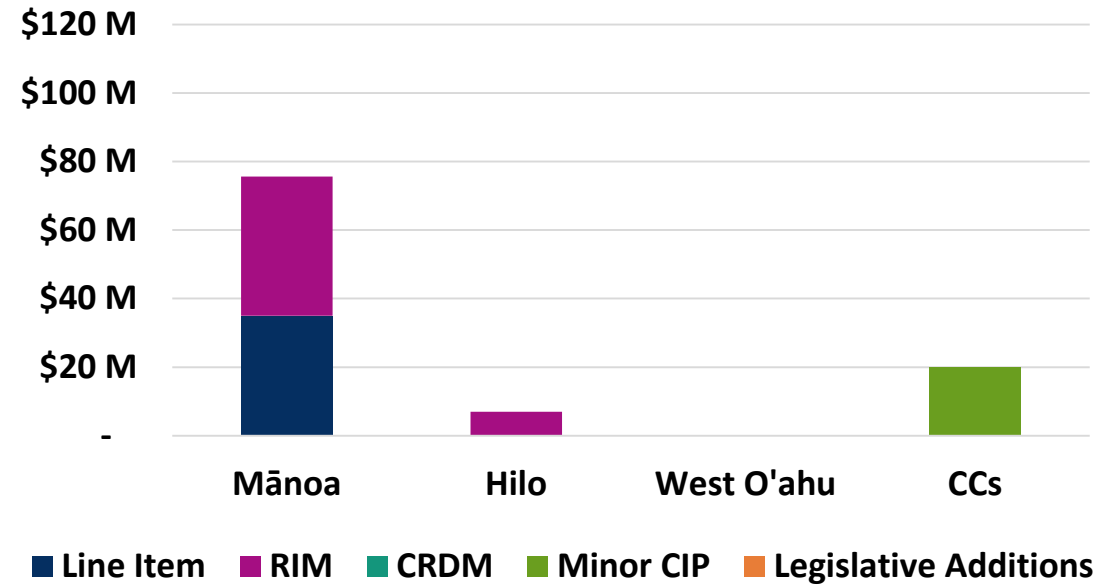
FY 2022

Total Appropriation: \$203.35 million



FY 2023

Total Appropriation: \$102.64 million

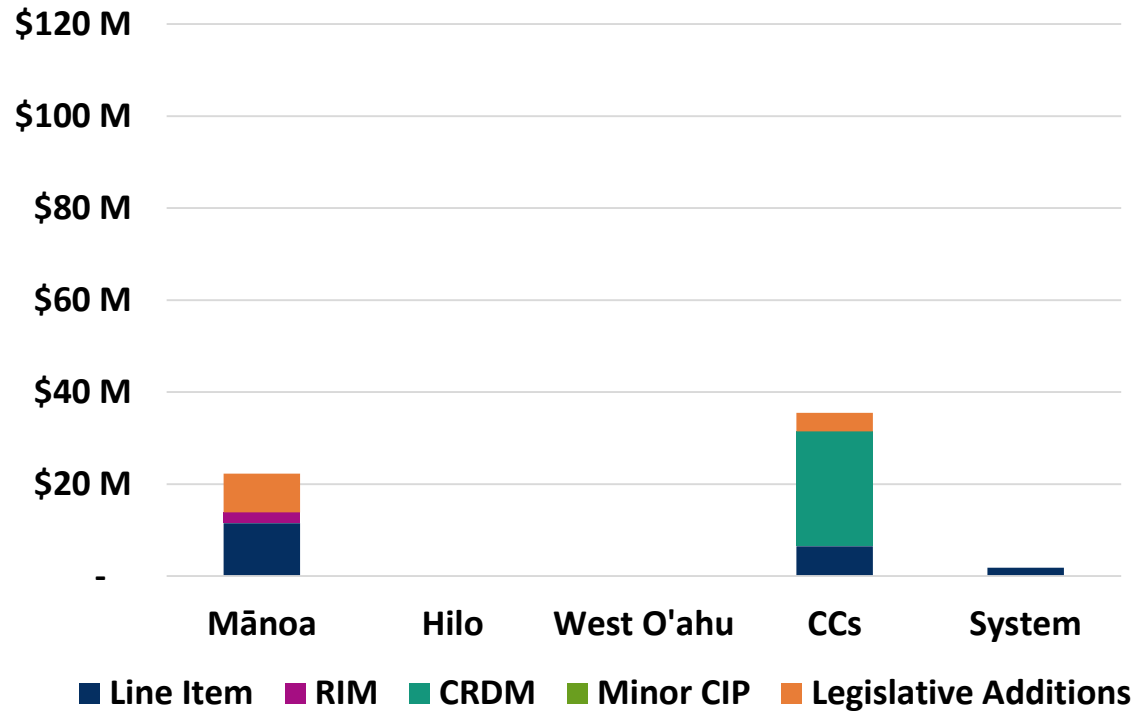


*Not shown - \$8.7 million in V funds (American Rescue Plan Act funds) was not released

2022 Legislative Session

Recommend Board Approval of \$57,760,000 Expenditure Plan

FY 2023 (Supplemental)



Campus	Project	MOF	Legislative Appropriation
SW	Research and Innovation Infrastructure	E	\$1,800,000
M	RIM Projects	C	\$2,360,000
M	Waikīkī Aquarium	C	\$11,500,000
M	Waiakea Research Station	C	\$6,900,000
M	Makai Research Pier	C	\$750,000
M	Athletics Department	C	\$750,000
CC	Leeward CC Fascias	C	\$6,500,000
CC	Capital Renewal & Deferred Maintenance	C	\$25,000,000
CC	Maui College Vocational Technology Center	C	\$4,000,000
	TOTAL	C	\$57,760,000
		E	\$1,800,000

FY 2021-2022 Fourth Quarter CIP Status Report (as of 6/30/22)

*Denotes Design-Build Projects

Planning and Facilities Committee

September 1, 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.
- 3/31/22 – project was conditionally accepted on 1/20/2022. In addition to typical punchlist items and closeout documents, there are issues with the HVAC system. This project will remain open until the HVAC issues are resolved.
- 6/30/22 – no change.**

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 Aug 2022 due to change in railing paint specification.
- 3/31/22 – no change.
- 6/30/22 – cost increase to \$6.2 million and completion extended to Nov 2022 due to manufacturing delay for the materials needed to make the specified primer. 97% complete.**

ELEVATOR MODERNIZATION, PHASE IV (11 ELEVATORS INITIALLY)

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

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 Aug 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 Oct.
- 9/30/21 – no change.

- 12/31/21 – on-site work began in Oct at Shidler Tower A, Music Complex, and Law School. 26% complete.
- 3/31/22 – 34% complete.
- 6/30/22 – minor cost increase to \$8.7 million due to various code, elevator inspector, and IT requirements, and concrete pad revisions. 49% 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.
- 3/31/22 – 69% complete.
- 6/30/22 – cost increase to \$6.9 million due to additional design services to address utility relocation. 90% complete.**

Construction N/A

MINI MASTER PLAN, PHASE 2 – DESIGN SERVICES

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

6/30/22 – design contract for \$5.2 million for design-bid-build awarded to Benjamin Woo Architects in June 2022. Currently revising design contract to change delivery method to design-build and negotiating a credit. 1% complete.

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 to be submitted shortly along with the 60% design documents to be issued in Oct.

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.

3/31/22 – cost increase to \$23.6 million and completion extended to Jan 2023 due to additional PV work and delay in roofing insulation manufacturing preventing dry in of building. 29% complete.

6/30/22 – completion extended to Aug 2023 due to extended manufacturing times for mechanical equipment. 35% 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.
- 3/31/22 – no change. Pending change order to add space utilization study for UH Hilo and additional work for Mānoa campus.
- 6/30/22 – cost increase to \$1.9 million and completion extended to Jan 2023 due to additional Mānoa space utilization planning services and addition of space utilization study for UH Hilo. 87% complete.**

BILGER HALL AND BILGER ADDITION, REROOF

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

- 3/31/20 – bids received; estimated construction cost is approx. \$5 million.
- 6/30/20 – construction contract awarded to F&H Construction, Inc. on May 15, 2020 for \$4,844,000.
- 9/30/20 – estimated completion Sept 2021. Construction has begun; 18% complete.
- 12/31/20 – minor cost increase due to additional asbestos-containing materials discovered; 31% complete.
- 3/31/21 – 52% complete.
- 6/30/21 – cost increase to \$5.1 million and completion extended to Dec 2021 due to retrofit drain installation and more extensive roof repair work. 80% complete.
- 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.
- 3/31/22 – cost increase to \$5.5 million and completion extended to May 2022 for

additional roof coating and mechanical duct repairs. 83% complete.

6/30/22 – minor cost increase to \$5.6 million due to penthouse repairs needed to install new roof and additional work to reduce vibration in lab below. Pending change orders to increase the project cost to \$5.7 million and extend the project completion date to Oct 2022 to install overflow drains and drain piping. 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 Aug 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.

3/31/22 – RFP part 2 has been issued. Proprietary meetings have been held with the 3 shortlisted teams and all have indicated that the project budget is short \$10-15 million due to current pricing from material suppliers and subcontractors. Cost reduction items have been issued as priced options to try to get the project back within budget. Award expected May 2022.

6/30/22 – contract awarded to Swinerton Builders/G70 for \$56 million. Design phase is currently underway. Anticipated construction start is June 2023 with estimated completion by Aug 2024. 0% complete.

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.

3/31/22 – cost increase to \$7.8 million due to additional spall and crack repairs, guardrail modifications, and drain pipe replacement. 93% complete.

6/30/22 – cost increase to \$7.9 million due to additional spall and crack repairs, guardrail modifications, and replacement of a damaged section of railing. 96% 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)

- 3/3/14 – design contract awarded to Architects Hawaii Ltd. for \$365,000 to assess existing stadium condition and determine scope of renovations to meet program needs. Additional phases will be added to the project once an Assessment Report is complete and funding is identified.
- 12/13/16 – cost increase to \$773,000 to incorporate Phase 2A design work: Repair outfield low spots; regrade to redesigned elevation; install artificial turf to outfield and foul ball areas; install fencing with padded areas; provide safety netting where needed; and repaint stadium.
- 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.
- 3/31/22 – no change.
- 6/30/22 – no change.**

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.
- 3/31/22 – Phase 2B 98% complete; cost increased to \$4.5 million for additional waterproof coatings for exterior walls, adjustment to telecom cabling allowance for actual costs, and locker upgrades.
- 6/30/22 – cost increase to \$4.7 million and completion extended to Nov 2022 for additional electrical and stormwater drainage work, and door hardware and ADA ramp modifications due to differing site conditions. Pending change order to extend completion to Dec 2022 due to long lead time for door hardware. 98% complete.**

KOMOHANA RESEARCH & EXTENSION CENTER, PHASE B

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

- 6/23/20 – contract awarded to Isemoto Contracting Co., Ltd. for \$3.4 million to reroof Buildings A and B only (due to budget constraints); estimated completion Sept 2023. Construction expected to begin in Jan 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 – project plan for FEMA grant approved. Construction expected to start by Dec 2022, pending FEMA approval of design and construction portion of grant.
- 3/31/22 – design in progress; 1% complete.
- 6/30/22 – minor cost increase to \$5.4 million for design of additional structural supports for hurricane-rated doors and windows and design completion extended to Oct 2022 due to additional time needed to complete structural wind retrofits. Construction start date extended to April 2023. 1% complete.**

LAW SCHOOL AND LAW LIBRARY ROOF IMPROVEMENT

Scope: the project includes removing and disposing of the existing low-slope built-up roofing, flashings, and roofing accessories. This also includes the installation of a new SBS modified bitumen membrane roofing system, flashings, roofing accessories, concrete pedestals for future PV system (PV system installation is not part of this contract), and life safety systems.

- 6/30/22 – contract awarded to Index Builders for \$5.2 million in June 2022. Tentative start date planned for Summer 2023 with project completion expected Dec 2023. 0% complete.**

LANDSCAPE BUILDING IMPROVEMENTS AND RENOVATIONS*

Scope: design and construct new pre-engineered structure for Buildings and Grounds Management (BGM) activities and operations on current Transportation Services parking lot site (at end of East-West Road near walkway to Pamoia Road) and demolish old, deteriorated BGM structures, including nursery. Construct new nursery to replace current nursery across from old Thrift Shop location and new paved parking area at the location of the existing BGM structures once structures are demolished to replace stalls lost to new BGM structure.

- 6/30/22 – contract awarded to Diede Construction for \$7.9 million in May 2022. Construction tentatively scheduled to start in Feb 2023 with expected completion in Dec 2023. NTP issued June 20, 2022. 0% complete.**

POST BUILDING EXTERIOR ENVELOPE IMPROVEMENT & RE-ROOF SUB-PHASE 1.1 REROOF

Scope: replace the entire mechanical roof enclosure, repair the roof cantilever structural supports and re-roof. The existing roof is original to the building and leaking. Replacement (instead of continual patching) is necessary due to the sensitive research that takes place in the building. This building is home to the School of Ocean and Earth Science and Technology.

6/30/22 – contract awarded to Nan, Inc. for \$9.1 million in June 2022. Construction scheduled to start Sept 2022 to minimize noise disturbance to occupants. Estimated completion Aug 2023. 0% complete.

POST BUILDING, REPAIR/REPLACE CENTRAL PLANT HVAC EQUIPMENT AND CONTROLS

Scope: replace current equipment which is original to the building and requires frequent repairs with new, more efficient equipment in the central chilled water plant including all related appurtenances and digital controls.

6/30/22 – contract awarded to Economy Plumbing and Sheet Metal, Inc. for \$6.5 million in April 2022. Construction scheduled to start in Oct 2022 with expected completion by Oct 2023. 0% complete.

WAIKĪKĪ AQUARIUM DISCHARGE SYSTEM UPGRADE

Scope: design an upgraded water discharge system (800,000 gallons per day capacity) to dispose of saltwater effluent from both the native and non-native exhibits. The effluent will be disposed of via two injection wells, routed to a sump, pumped and filtered. Water will then dissipate into the saltwater aquifer.

Design

- 11/2019 – contract awarded to Oceanit Laboratories, Inc. for \$230,000 to review aquarium operations, develop compliance monitoring plans and upgrade options, determine necessary permits and meet with involved agencies to discuss options and address concerns.**
- 4/2021 – cost increase to \$680,000 to provide detailed assessments, conceptual designs, and cost estimates for three best options determined under original contract scope, and develop a constructible design.**
- 6/30/22 – cost increase to \$2.1 million and completion extended to May 2023 to obtain permitting and major shoreline management area approvals, complete an environmental assessment, complete the design, and perform design services during and post construction for the wastewater system upgrades and Environmental Beneficial Project (EBP). 34% complete.**

Construction

N/A – Anticipate awarding construction contract in March 2024, with construction to begin in June 2024

Hilo

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 Jan 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.

3/31/22 – no change. 81% complete.

6/30/22 – pending completion extension to Dec 2022 due to delivery delay for last outside air unit. 82% 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.
- 3/31/22 – cost increased to \$28.1 million due to soil remediation work, addition of bid alternate for auditorium ceiling rigging and AV system, and a few small site design changes. Construction 31% complete. Overall project 35% complete.
- 6/30/22 – completion extended to June 2023 due to additional hazmat soil mitigation. Construction 32% complete. Overall project 38% 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.
- 3/31/22 – 45% complete.
- 6/30/22 – cost increase to \$15.7 million and completion extended to Feb 2023 due to addition of high-pressure processing machine and resulting floor plan revisions. 53% 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.
3/31/22 – no change.
6/30/22 – cost increase to \$8.4 million due to additional electrical and IT work and equipment changes, and completion extended to Oct 2022 due to delay in delivery of food processing equipment. 94% complete.

2215 MULTI-PURPOSE BUILDING HOSPITALITY RENOVATION

Scope: renovate an existing multi-purpose building into a Hospitality Academy Training Center with mock-up hotel rooms for students to get hands-on training and instruction in a typical hotel room setting.

- 6/30/22 – contract awarded to Index Builders for \$5.8 million in June 2022. Construction expected to start in Jan 2023 upon receipt of the building permit. 0% 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.
3/31/22 – cost increase to \$5.3 million and completion extended to Sept 2022 primarily due to additional electrical and duct work, and manufacturer delays for all interior doors and AC units. 57% complete.
6/30/22 – cost increase to \$5.4 million and completion extended to Dec 2022 due to unanticipated work including leveling of the existing floor slab and refinishing the CMU walls, and ongoing delays with the manufacturing and shipping of lockers, exterior doors, AC units, and restroom partitions. 69% complete.

Community Colleges Systemwide

SYSTEMWIDE ACCESSIBILITY ASSESSMENT

Scope: assess all 7 campuses for ADA accessibility compliance and prepare construction documents from Preliminary Design through Final Design.

- 10/2017 – contract awarded to Danilo D Lopez Associates, Inc. for \$370,000 to complete ADA assessment reports for all seven campuses.**
- 2/2021 – ADA assessment reports completed for all campuses.**
- 5/2021 – cost increased to \$920,000 for additional services to prepare bid documents following CC System review of assessments, prioritization of projects and determination of scope of work for ADA upgrades.**
- 6/30/22 – cost increased to \$1.006 million for bidding and construction administration services. 91% 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 Sept 17, 2020.
- 12/31/20 – 100% Construction Documents (CD) complete and submitted to NIH for review on Nov 18, 2020. UH/RCUH MOU for Service Order of State GO Bond Funds (\$6.5M) executed on Dec 8, 2020. PM/CM and CxA contract executed on Dec 29 and Dec 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 Aug 9, 2021. Final selection and award expected Dec 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 Dec 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.
- 3/31/22 – final drawings of a scaled-down design will be completed upon NIH approval; final pricing will be negotiated with lowest bidder; and an award will be made if the final price is within budget. Award anticipated Sept 2022.
- 6/30/22 – no change.**




August 24, 2022

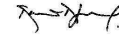
MEMORANDUM

TO: Randolph G. Moore
Chair, Board of Regents
University of Hawai'i

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


Digitally signed by Kalbert Young
DN: cn=Kalbert Young, ou=University of
Hawaii System, o=Vice President -
Budget & Finance / Chief Financial
Officer, email=kalbert@hawaii.edu, c=US
Date: 2022.08.25 15:26:09 -10'00'

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

Michael Bruno
Digitally signed by
Michael Bruno
Date: 2022.08.25
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VIA: Alexandra French
Chief Business Officer
University of Hawai'i at Mānoa


Digitally signed by
Alexandra French
Date: 2022.08.25
10:25:46 -10'00'

FROM: Ania Wieczorek
Interim Dean and Director of Research and Cooperative Extension
College of Tropical Agriculture and Human Resources
University of Hawai'i at Mānoa

Dr. Ania Wieczorek
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Dr. Ania Wieczorek
Date: 2022.08.24
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SUBJECT: Request for Board of Regents Approval for the University of Hawai'i to Accept from the State of Hawai'i (Grantor) Conveyance of Fee Simple Title (via Quitclaim Deed) to Real Property Consisting of a 15.855 acre parcel of land Designated as Tax Map Key No. (3) 6-6-003:006 and Located at Lalamilo, Waimea, South Kohala, Island and County of Hawai'i

SPECIFIC ACTION REQUESTED:

We request the following as further discussed herein:

1. **Committee on Planning and Facilities:** Recommend to the Board of Regents to approve and accept the conveyance via quitclaim deed of fee simple title to real property from the State of Hawai'i ("State"), by the Board of Land and Natural Resources ("BLNR"), as Grantor, consistent with the terms contained in the attached major term sheet; the real property consists of a 15.855 acre parcel of land designated as Tax Map Key No. (3) 6-6-003:006, situate at 66-1170 Opelo Road and located at Lalamilo, Waimea, South Kohala, Island and County of Hawai'i ("Property") and comprising the University of Hawai'i at Mānoa, College of Tropical Agriculture and Human Resources ("CTAHR"), Lalamilo Agricultural Experimental Station ("Lalamilo Station").
2. **Board of Regents:** Upon receiving the recommendation from the Committee on Planning and Facilities, approve and accept the conveyance of fee simple title to the Property from the State, consistent with the terms contained in the attached major term sheet (including conveyance via quitclaim deed).

RECOMMENDED EFFECTIVE DATE:

Upon approval of the Board of Regents.

ADDITIONAL COST:

The acquisition is not anticipated to increase costs to the University beyond the existing operational expenses at the University's Lalamilo Station. Approximately \$31,000 is expended annually at the Lalamilo Station, consisting mostly of labor costs for upkeep and maintenance and ongoing research projects.

BACKGROUND:

Governor's Executive Orders and BLNR approvals

On April 16, 1962, the Property was set aside by the State to the University for its Kamuela Agricultural Experiment Station (also known as the Lalamilo Agricultural Experiment Station), via Governor's Executive Order No. 2024 ("EO 2024"). EO 2024 was issued subject to the condition that the Property only be used for agricultural experiment station purposes and if it was used for any other purposes, EO 2024 would automatically terminate and the Property would revert back to the State.

On July 12, 2000, the University notified the State Department of Land and Natural Resources ("DLNR") that it was evaluating the Kanu o ka Aina New Century Public Charter School request to use a portion of the Property for its charter school, which consisted of a cottage and two rooms within a warehouse. To avoid jeopardizing the University's occupancy and use of the Property under EO 2024, the University requested and the DLNR supported the cancellation of EO 2024 and issuance of a quitclaim deed conveying the Property to the University. The

BLNR, at its July 28, 2000 meeting, approved the University's request to cancel EO 2024 and convey the Property in fee simple via quitclaim deed, to the University. The BLNR approved the request subject to the quitclaim deed containing a condition requiring the University to submit for BLNR approval, a long-range plan for the use of the Property ("L/R Plan"). If the L/R Plan was not submitted or approved by the BLNR within three (3) years from BLNR's July 28, 2000 meeting, the Property would revert back to the State. The University initially submitted the L/R Plan to BLNR on April 8, 2002 and supplemented it on October 16, 2006. BLNR approved the L/R Plan at its January 11, 2008 meeting.

The Governor issued Executive Order No. 4115 on June 29, 2005, that cancelled EO 2024, in anticipation of the execution of the quitclaim deed. Recently, in exploring possible solar projects on the site, the Office of Strategic Development and Partnership identified the need for the actual execution of the quitclaim deed. The State has prepared the Quitclaim Deed conveying to the University and it has been approved by the State Attorney General's Office. Upon approval by the Board of Regents, the University will execute the Quitclaim Deed and return it to BLNR for signature.

Current Agricultural Activities

The Lalamilo Station is currently being used for the evaluation of various crops and growing and production practices, all with the goal of reducing environmental impact and dependence on imported food products. The Lalamilo Station has approximately 5,700 square feet of existing improvements situated within the Property, including: an office/workshop, garage and storeroom, cottage, and a greenhouse. Ongoing trials at the station include the evaluation of various species of garlic, olives, mountain papayas, and legumes, including chickpeas, cowpeas, adzuki, soy and green beans.

A number of varieties of each of these crops are evaluated; for example CTAHR is currently evaluating 13 soybean varieties and 19 green bean varieties. Many of these crop trials have shown promise, and CTAHR plans to acquire a thresher in the near future to assist with harvesting. One recent legume trial that has shown early potential is the Peruvian popping bean, which can be popped like popcorn and consumed as a snack food. CTAHR is also evaluating a production trial of 13 garlic varieties for potential as commercial crops. The first harvest was just completed and early evaluations are expected to be completed in the near future.

These trials are and have been a collaborative effort between CTAHR agents and personnel from O'ahu, Hilo and Kamuela. Workshops have been held on these crop trials to share results with stakeholders. These garlic cultivation trials have earned financial support from the County of Hawai'i.

A collection of olive trees is also being cultivated at the Lalamilo Station, including varieties for both oil and food production. This planting is over ten years old and there has been some interest in commercial olive production on Hawai'i island. At least one grower on the island has planted a small orchard and purchased olive oil extracting equipment.

There is also an extensive protea collection at the Lalamilo Station. Similar to the olive trees, cuttings can be taken for evaluation by government researchers and commercial growers. The U.S. Department of Agriculture has been supportive of the Lalamilo Station operations and is currently conducting a trial evaluating the potential of mountain papaya as a commercial crop.

The Lalamilo Station is critical to CTAHR's efforts to increase Hawai'i's food security. Its close proximity to the Lalamilo Agricultural Park, which is arguably the most productive vegetable-growing area in the State, provides ready access to many producers of diversified crops. In addition, the cool, dry climate and deep soil make it a unique, irreplaceable and invaluable agricultural research facility. Lalamilo represents a unique environment and has enormous value as a test bed to evaluate crops that could thrive in Hawai'i and more efficient and effective growing and cultivation practices.

APPLICABLE REGENTS POLICY

Under Board of Regents Policy RP 10.201, the Board of Regents' approval is required for this real property transaction because it involves the acquisition of real property. The six decision-making considerations enumerated under Board of Regents 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.*

The crops and agricultural practices being evaluated at the Lalamilo Station are central to the mission of the University. Through their research, CTAHR personnel are evaluating crops and practices aimed at optimizing food production in Hawai'i and improving food security. After arriving at best practices for Hawai'i, CTAHR shares the results and educates the public by disseminating this information widely through publications, workshops, and personal contact with producers and other stakeholders. CTAHR researchers also evaluate the economic potential of raising crops commercially. Every new commercialization event is an added facet to the local agricultural industry. These efforts are squarely aimed at encouraging growth in agriculture, increasing food security (decreasing dependence on food imports) and diversifying Hawai'i's economy.

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

Sound environmental stewardship and sustainability are considered at every step of CTAHR's project planning and implementation process. The recent push for legume evaluation at the Lalamilo Station is an effort to add a profitable crop to Hawai'i's agricultural industry, increase food security, and confirm that these legumes also greatly reduce the need for nitrogen fertilizers. Any reduction of fertilizer input increases sustainability and is environmentally beneficial. The garlic and olive trials are likewise efforts to identify viable crops for Hawai'i. These and similar projects will continue into the future and are anticipated to spin off viable crops and practices as they are discovered.

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

Alternatives were considered but not deemed acceptable. The Lalamilo Station has been a functioning CTAHR research station for decades with infrastructure and utilities in place. It is also located in the midst of some of the most productive agricultural land in the State. Further, partly due to the relative low rainfall in the area, the Lalamilo Station is CTAHR's only research station where irrigation trials can be performed. These trials help reveal the best specific irrigation practices for specific crops. This information is crucial for optimizing agricultural production and food security.

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

The State, by its BLNR, is conveying the Property to the University via the Quitclaim Deed at no cost to the University.

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

Most of the Property is critical to fulfilling CTAHR's L/R Plan and the University's core mission, except for a portion that is effectively unusable due to its proximity to Waikoloa Stream. For the portions of the Property that have proven to be comparatively unproductive, CTAHR is exploring the feasibility of a solar photovoltaic project ("PV Project") at the Lalamilo Station. This would include semi-transparent (50% transmission) solar panels to generate electricity, under which shade-tolerant crops can be evaluated. This would be a demonstration and experimental installation which would supply electricity to the Lalamilo Station, with the excess sold to HELCO. A PV Project and the impending shift to electric fleet vehicles will reduce utility and fuel costs. The sale of crops grown within the Lalamilo Station and any agricultural products produced and/or processed therefrom (including garlic and olives) may generate some additional revenue.

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

The continued operations of the Lalamilo Station are critical to CTAHR's L/R Plan on Hawai'i Island. It is also consistent with UH System's Integrated Academic Facilities Plan which was approved by the Board in April 20, 2017.

ACTION REQUESTED:

We respectfully request that the Committee on Planning and Facilities recommend that the Board of Regents approve and accept, and that the Board of Regents approve and accept, the conveyance via quitclaim deed of fee simple title to the Property from the State, consistent with the terms contained in the attached major term sheet. Once approved, the President and the Vice President for Budget and Finance/Chief Financial Officer will finalize and execute the

Board Chair Randolph G. Moore
Committee Chair Alapaki Nahale-a
Board of Regents
August 24, 2022
Page 6

quitclaim deed, with terms consistent with the attached major term sheet and take such other action and execute such other documents as they determine necessary to implement this transaction.

c: Executive Administrator and Secretary to the Board Kendra Oishi

Attachment: Major Term Sheet

Quitclaim Deed
State of Hawai'i (Grantor)/University of Hawai'i (Grantee)
UH Mānoa College of Tropical Agriculture and Human Resources
Lalamilo Agricultural Experimental Station

Major Term Sheet

1. **Parties.**
 - a. State of Hawai'i ("State"), by its Board of Land and Natural Resources ("BLNR").
 - b. University of Hawai'i ("University") for the benefit of the University of Hawai'i at Mānoa, College of Tropical Agriculture and Human Resources ("CTAHR") and its Lalamilo Agricultural Experimental Station ("Lalamilo Station").
2. **Property.** A 15.855 acre parcel of land situate at Lalamilo, Waimea, South Kohala, Island of Hawai'i, Hawai'i, designated as Tax Map Key No. (3) 6-6-003:006, located at 66-1170 Opelo Road, and comprising the CTAHR Lalamilo Station (the "Property").
3. **Type of Conveyance.** Quitclaim Deed by the State to the University.
4. **Purchase Price.** The State is conveying the Property to the University gratis and without cost to the University.
5. **Encumbrances and Reserved Rights:** The Property conveyance is subject to the following:
 - a. **County of Hawai'i recreational trail easement.** Grant of Non-Exclusive Easement to the County of Hawai'i (dated June 26, 2007), granting non-exclusive and perpetual easement rights to construct use, repair and maintain a recreational non-vehicular trail over a 1.063 easement area in, over, under and across the Property.
 - b. **State's reserved rights to water flowage, roads and native tenant rights.** The State's reserved rights to: (1) free flowage of water and all riparian rights and other rights in and to Waikoloa Stream; (2) existing roads, trails and other rights-of-ways that may be required for public purposes; and (3) rights of native tenants and regulatory rights and ownership rights (if any) of the State of Hawai'i, including Chapter 6E, Hawai'i Revised Statutes, over prehistoric or historic remains found in, on or under the Property.

- c. State's reserved rights to minerals and surface/ground waters. The State's reserved rights to: (1) minerals in, on or under the Property and the right to prospect for, mine and remove the minerals and to occupy and use so much of the surface of the ground as may be required for mining and removal; and (2) all surface and ground waters appurtenant to the Property and the right to capture, divert, or impound, and to occupy and use so much of the Property as may be required; provided that the State must pay just compensation to the University for any of the University's improvements taken in connection with the State's exercise of its rights to mine and remove minerals or capture, divert or impound surface and ground waters.
 - d. Approval of UH long-range plan for the Property. The State required that the University submit to BLNR for approval a long-range plan for the use of the Property within three (3) years of the date of the BLNR's meeting on July 28, 2000, at which the Property conveyance was conditionally approved. The State confirmed that the University satisfied this condition and obtained BLNR approval of the CTAHR long-range plan in January 2008.
6. **Restrictions.** The conveyance is also subject to the following restrictions:
- a. No unlawful discrimination. The use of the Property shall not be in support of any policy which discriminates against anyone based upon race, creed, sex, color, national origin, religion, marital status, familial status, ancestry, physical handicap, disability, age, or HIV infection.
 - b. Use to be combined with University lands and comply with County ordinances. Use of the Property shall be in combination, consolidation, or otherwise with other abutting lands owned by the University, if any, and in accordance with County zoning and subdivision ordinances.
 - c. University waiver of claims relating to Quitclaim Deed issuance. The University and its successors and assigns forever waive any and all claims or causes of actions it may have against the United States, the State of Hawai'i, or any agent or political subdivision of either, regarding the issuance of the Quitclaim Deed to the University.

University Land-Related Strategic Initiatives and Partnerships Program

FY 2021-2022 Fourth Quarter Update

Committee on Planning and Facilities

September 1, 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).

Fourth 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, through executive branch supplemental budget request.

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.
- 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.

Fourth Quarter (FY 2021-2022) Update:

- Project construction is on-going with target completion of Summer 2023.

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.
- PRU Minor Modification approved by DPP on January 28, 2022.
- Market demand study completed on September 2020.

Fourth Quarter (FY 2021-2022) Update:

- Project design analysis, site evaluation, environmental site assessment, project cost analysis, and overall financial analysis ongoing. Construction Documents started in January 2022 and estimated to be completed in September 2022.
- Childcare facility to be included in the Project.
- Market demand study updated in April 2022.
- Demolition, rough grading, and utility improvement plans submitted to DPP for first plan check in April 2022.
- PCA-Third Amendment approved by the Board of Regents on June 2, 2022. Provides for the last remaining tranche of pre-construction activity of \$1,540,936 under the PCA (\$5,040,936 in total) to complete Project design and the proposed transaction structure to finance the Project.

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.
- Phase I environmental site assessments have been completed.

Fourth Quarter (FY 2021-2022) Update:

- Administration continues to consider potential options for disposition of the parcels.
- House Bill No. 2288 HD2 SD2 CD1 was signed by the Governor’s Office, the bill allows the Department of Hawaiian Homelands to negotiate with the University for the transfer of the vacant Leahi Parcel.
- Preparation of an Invitation to Submit Proposals to develop the vacant Leahi Parcel, and target solicitation in September 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.
- Market value appraisal completed (CBRE, Inc.). Approximate value for the parcel is \$4.16 million.

Fourth Quarter (FY 2021-2022) Update:

- Evaluation and review of relocating UH Press operations.
- 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.

Fourth 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.
- Road B at UHWO has been completed by HART and coordinating turnover the improvements to UH.
- HCC proposed rail improvements and station location are being refined before a Construction Right-of-Entry (CROE) can be issued.



**UNIVERSITY
of HAWAII**
SYSTEM

UNIVERSITY OF HAWAII
BOARD OF REGENTS

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

'22 AUG 26 P1:41

22746E

August 25, 2022

TO: Randolph G. 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 2021-2022**

Pursuant to Regents Policy (RP) 10.201 III.D., attached is the FY22 Annual Report of real property transactions that have been approved by the administration via authority granted to the University President and his designee in accordance with the RP.

The report is being provided to the Board of Regents as directed in RP 10.201, III.D. The Administration is prepared to discuss the report at the Committee on Planning and Facilities on September 1, 2022.

Attachment

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 2022

COMMITTEE ON PLANNING AND FACILITIES

22746E

#	DESCRIPTION	CONTRACTOR NAME	AMOUNT	CAMPUS/DEPARTMENT	DATE SIGNED	CURRENT TERM	INITIAL AGREEMENT DATE	NUMBER OF EXTENSIONS	PROJECTED TERM END
1	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite Nos 251, 253 & 254. Term Extension	AMEL Technologies, Inc.	\$2,663.40/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
2	Amendment No. 2 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 132 and 134. Term Extension	Blackhawk Security, LLC	\$870.00/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
3	Amendment No. 2 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suites No. 125 & 129. Term Extension	Cardax Pharmaceuticals, Inc.	\$1,697.40/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
4	Amendment No. 2 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite No. 197 & 198. Term Extension	Corning Incorporated	\$1,247.50/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
5	Amendment No. 2 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 175. Term Extension	Diagenetix, Inc.	\$607.50/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
6	Amendment No. 4 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 286. Term Extension	DraftecHI, LLC	\$344.25/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
7	Amendment No. 2 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 192. Term Extension	Globeteck Group, Inc.	\$1,130.00/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
8	Amendment No. 2 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 298. Term Extension	Jun Innovations, Inc.	\$239.94/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
9	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 299. Term Extension	Kalvio, Inc.	\$297.00/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
10	Amendment No. 2 Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 210, 249, 250, 281, 282. Term Extension	Kuehne Agrosystems, Inc.	\$3,029.10/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
11	Amendment No. 5 Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suites 127, 233, 234, 240, & 243. Term Extension	Nalu Scientific, LLC	\$2,251.25/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
12	Amendment No. 1 Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 155. Term Extension	National Disaster Preparedness	\$445.00/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/20	1	Short Term
13	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 156. Term Extension	PV Tech	\$1,005.10/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
14	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 200, 201, 284 & 284A. Term Extension	RCUH	\$8,411.10/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
15	Amendment No. 2 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 131. Term Extension	Real Estate Strategies, LLC	\$581.90/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
16	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 295 & 296. Term Extension	Seress, LLC	\$880.90/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
17	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 147 & 149. Term Extension	Sun Global Broadband, LLC	\$976.50/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
18	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 292, 293, & 294. Term Extension	Veterans Business Outreach Center of the Pacific	\$765.00/Month	Office of the Vice President for Research & Innovation	7/1/21	≤1 Year	7/1/19	2	Short Term
19	Cancellation of Lease Agreement between UH and UHF Atherton Student Housing LLC for the Charles Atherton House and the Mary Atherton Richards House.	UHF Atherton Student Housing LLC	N/A	Office of the Vice President for Budget & Finance	7/19/21	>5 Years	4/21/17	0	Cancellation
20	Cancellation of Sublease Agreement between UH and YMCA of Honolulu for the Charles Atherton House and the Mary Atherton Richards House.	Young Men's Christian Association of Honolulu	N/A	Office of the Vice President for Budget & Finance	7/19/21	≤5 Years	4/21/17	0	Cancellation
21	Charlot House- School of Architecture Student Caretaker Agreement (Branden Annino)	Branden Annino	\$700.00/Month	UH Mānoa School of Architecture	8/1/21	≤6 Months	8/1/21	0	Short Term
22	Amendment No. 5 to Use and Occupancy Agreement. Mānoa Innovation Center - MIC Suite 286. Amendment to define premises.	DraftecHI, LLC	\$411.75/Month	Office of the Vice President for Research & Innovation	8/1/21	≤5 Years	7/1/19	4	Short Term
23	Amendment No. 2 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 138. Term Extension	Holatron Systems, LLC	\$776.58/Month	Office of the Vice President for Research & Innovation	8/1/21	≤1 Year	8/1/19	2	Short Term
24	First Amendment to Non-Exclusive License Agreement Bilger Hall Addition	Cingular Wireless PCS	\$6,000/Month	Office of the Vice President for Budget & Finance	8/13/21	≤5 Years	8/10/19	1	Short Term
25	Facility Permit for UH Athletics Department's use of the City & County of Honolulu Waipi'o Soccer Peninsula for games for the Women's Soccer Season games	City & County of Honolulu	\$2,174.50	UH Mānoa Athletics Department	8/17/21	≤1 Month	8/17/21	0	Short Term
26	Use and Occupancy Agreement. Mānoa Innovation Center- MIC Suite 286.	L2 Consulting Solutions, LLC	\$197.37/Month	Office of the Vice President for Research & Innovation	9/1/21	≤1 Year	9/1/21	0	Short Term
27	Amendment No. 1 to Lease agreement No. C050165. First Amendment to establish shared use of the premises by both Lessee and Lessor	Queen's Medical Center	\$38,080.90/Month	UH Mānoa John A. Burns School of Medicine	9/1/21	≤5 Years	7/1/18	1	Short Term

ANNUAL REPORT ON REAL PROPERTY ACTIONS DELEGATED PURSUANT TO REGENTS POLICY 10.201(D)

FISCAL YEAR 2022

COMMITTEE ON PLANNING AND FACILITIES

#	DESCRIPTION	CONTRACTOR NAME	AMOUNT	CAMPUS/DEPARTMENT	DATE SIGNED	CURRENT TERM	INITIAL AGREEMENT DATE	NUMBER OF EXTENSIONS	PROJECTED TERM END
28	Amendment No 1. to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite No. 287. Term Extension	Ward Financial	\$167.70/Month	Office of the Vice President for Research & Innovation	9/1/21	≤1 Year	9/1/20	1	Short Term
29	UH Athletics Department's use of Kahuku Golf Course for the Big Wave Cross Country Invitational on 09/04/2021	City & County of Honolulu	\$1,344.00	UH Mānoa Athletics Department	9/2/21	≤1 Month	9/2/21	0	Short Term
30	Kuakini Health System and the Queen's Medical Center - Facility Use Agreement. Kuakini allowing QMC to share occupancy w/ UH and use and have access to the 9th floor of the Hale Pulama Mau Bldg for office and administrative use related to the JABSOM Dept of Geriatric Medicine	Kuakini Health System	N/A	UH Mānoa John A. Burns School of Medicine	9/8/21	≤5 Years	9/8/21	0	Short Term
31	Third Amendment to construction right of entry agreement to complete improvement at LCC	Honolulu Authority for Rapid Transportation	N/A	Office of the Vice President for Budget & Finance	9/21/21	≤5 Years	9/21/21	0	Short Term
32	Second Amendment to the Non-Exclusive License Agreement with Cellco (dba) Verizon Wireless for the Cell Tower at Moloka'i Education Center. Amended to Term Extension until 2/28/2027 and update license fee section.	Cellco Partnership dba Verizon Wireless	\$2,813.77/Month	UH Maui College	9/27/21	≤5 Years	3/1/16	2	Short Term
33	Charlot House- School of Architecture Student Caretaker Agreement (Jaeho Choi)	Jaeho Choi	\$700.00/Month	UH Mānoa School of Architecture	10/1/21	≤6 Months	10/1/21	0	Short Term
34	Amendment No. 1 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 133. Term Extension	Hills23 Consulting, LLC	\$468.27/Month	Office of the Vice President for Research & Innovation	10/1/21	≤1 Year	10/1/20	1	Short Term
35	Amendment No. 4 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 299. Term Extension	Kalvio, Inc.	\$297.00/Month	Office of the Vice President for Research & Innovation	10/1/21	≤1 Year	7/1/19	3	Short Term
36	Amendment No. 4 to Use and Occupancy Agreement. Amend to occupy Mānoa Innovation Center-MIC Suites 294, 295, & 296	Seress, LLC	\$1,299.50/Month	Office of the Vice President for Research & Innovation	10/1/21	≤1 Year	7/1/19	2	Short Term
37	Facility Use Agreement for the UH Band's Rental of Kaimukī High School Auditorium for the UH Bands Winter Concert on December 4, 2021	Department of Education Kaimukī High School	\$1,190.13	UH Mānoa College of Arts, Languages & Letters	10/6/21	≤1 Month	10/6/21	0	Short Term
38	Amendment No.1 to Use and Occupancy Agreement. Mānoa Innovation Center-MIC Suite 141. Term Extend	Hawaii Integrated Analytics, LLC	\$713.37/Month	Office of the Vice President for Research & Innovation	10/15/21	≤1 Year	10/15/20	1	Short Term
39	Second Amendment to Lease Agreement QLC Room Nos. 102, 102B, 104 and 105A.	Young Men's Christian Association of Honolulu	\$1,120.00/Month	Office of the Vice President for Budget & Finance	10/25/21	>5 Years	4/21/17	0	Long Term
40	First Amendment to Power Purchase Agreement and Use and Occupancy. Permits provider to construct, install, operate, repair and maintain the System and sell resulting energy to UH. Permits Provider access to the Site and PV system.	Island Pacific Energy, LLC; UHA Energy, LLC	N/A	Office of the Vice President for Budget & Finance; Office of the Vice President for Administration	10/28/21	>5 Years	8/18/16	1	Long Term
41	Short Term Facility Use Agreement for Hawai'i inuiākea School of Hawaiian Knowledge Kawaihuelani Center use of Waiwai Collective for and event that celebrates accomplishment of Kawaihuelani Center for Hawaiian Language (set up on November 28, 2021 and event on November 29, 2021)	Waiwai Collective LLC	\$2,774.87	UH Mānoa Hawaiinuiākea School of Hawaiian Knowledge	11/22/21	≤1 Month	11/22/21	0	Short Term
42	Hawaii Wildlife Center-Use and Occupancy Agreement-CTAHR-Kaua'i. Agreement with HWC Save our Shearwaters Program SOS at Kaua'i Agricultural Research and Extension Station	Hawaii Wildlife Center	\$3,500.00/Month	UH Mānoa College of Tropical Agriculture and Human Resources	11/23/21	≤5 Years	11/23/21	0	Short Term
43	Amendment No. 4 to Use and Occupancy Agreement. Amendment to correct business name.	RCUH	\$8,411.10/Month	Office of the Vice President for Research & Innovation	11/23/21	≤1 Year	7/1/19	2	Short Term
44	Right of Entry Agreement to allow the U.S. Geological Survey (USGS) to conduct feasibility and planning studies for the replacement of USGS' former Hawaiian Volcano Observatory.	United States of America, Department of Interior, U.S. Geological Survey	N/A	UH Hilo	12/6/21	≤1 Year	12/6/21	0	Short Term
45	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center - MIC Suite 146 & 150. Change term end to June 30, 2022	Blackhawk Security, LLC	\$1,185.00/Month	Office of the Vice President for Research & Innovation	12/13/21	≤5 Years	7/1/19	3	Short Term
46	Amendment No. 2 to Option Agreement to Grant System Easement to continue to allow AES to access UHWO Mauka Lands to develop, install, maintain, and operate an electricity generation project. Amended to revise terms to address option construction, City Approval & Land court order, rent, and allows AES to Term Extension.	AES West Oahu Solar, LLC	\$3,638.00/Month	UH West O'ahu; Office of the Vice President for Administration	12/15/21	>5 Years	8/30/19	2	Long Term
47	Right of Entry Agreement to allow the U.S. Geological Survey's (USGS) consultant to conduct feasibility and planning studies for the replacement of USGS' former Hawaiian Volcano Observatory.	Architects Hawaii Ltd	N/A	UH Hilo	12/27/21	≤1 Year	12/27/21	0	Short Term
48	A.M. Enterprise, LLC dba Aloun Farms- Revocable License Agreement to access UHWO Lands for raising crops	Aloun Farms	\$4,038.08/Month	UH West O'ahu	1/1/22	>5 Years	1/1/22	0	Short Term
49	Charlot House- School of Architecture Student Caretaker Agreement 1 (Jaeho Choi)	Jaeho Choi	\$700.00/Month	UH Mānoa School of Architecture	1/1/22	≤6 Months	10/1/21	1	Short Term

ANNUAL REPORT ON REAL PROPERTY ACTIONS DELEGATED PURSUANT TO REGENTS POLICY 10.201(D)
 FISCAL YEAR 2022
 COMMITTEE ON PLANNING AND FACILITIES

#	DESCRIPTION	CONTRACTOR NAME	AMOUNT	CAMPUS/DEPARTMENT	DATE SIGNED	CURRENT TERM	INITIAL AGREEMENT DATE	NUMBER OF EXTENSIONS	PROJECTED TERM END
50	Facility Permit for UH Mānoa College of Natural Sciences to access Hanauma Bay to conduct visual SCUBA surveys of coral reef fishes and to deploy and recover benthic settlement plates every Monday and/or Tuesday between January 3 - December 27, 2022	City & County of Honolulu	N/A	UH Mānoa College of Natural Sciences	1/3/22	≤1 Month	1/3/22	0	Short Term
51	Fourth Amendment of Right of Entry Agreement. Right of Entry to allow HECO to temporarily locate overhead power lines and poles on UH West O'ahu lands for purposes of providing electrical service to the Kroc Center. Amendment to Term Extension until 05/31/2023.	Hawaiian Electric Company, Inc.	N/A	UH West O'ahu	1/3/22	≤5 Years	5/17/10	4	Short Term
52	License Agreement for the William S. Richardson School of Law to use Hawai'i Convention Center for the Mahalo Reception on March 22, 2022	Hawai'i Convention Center through AEG Management HCC LLC	\$8,528.95	UH Mānoa William S. Richardson School of Law	1/11/22	≤1 Month	1/11/22	0	Short Term
53	First Amendment to Right of Entry Agreement. Right of Entry to allow UH SOEST to conduct a hydrological investigation to understand drainage conditions and recommend mitigation and recommend mitigation action at the Hanapepe Salt Pond on DOT's property. Amendment to Term Extension until 04/30/2023.	Department of Transportation	N/A	UH Mānoa School of Ocean and Earth Science Technology	1/13/22	≤5 Years	5/6/20	1	Short Term
54	Use and Occupancy Agreement. University of Hawai'i. - Mānoa Innovation Center. MIC Suite No. 297.	ENCORED, INC.	\$256.71/Month	Office of the Vice President for Research & Innovation	1/15/22	≤5 Years	1/15/22	0	Short Term
55	Facility Permit for UH Athletics Department to use the Queen's Beach Sand Volleyball Courts on February 24, 25, 26 and March 9, 10, 11, and 12, 2022	City & County of Honolulu	\$100.00	UH Mānoa Athletics Department	1/26/22	≤1 Month	1/26/22	0	Short Term
56	Rental Agreement for CTAHR's Gene-ius Day program to use a storage space for storage of student activity materials from January 27 - July 26, 2022.	Hawai'i Self Storage	\$392.43/Month	UH Mānoa College of Tropical Agriculture and Human Resources	1/27/22	≤6 Months	1/27/22	0	Short Term
57	Rental Agreement for CTAHR's Office of Communication Services and Academic and Student Affairs to rent a storage space to store excess equipment, materials and furniture due to COVID-19 social distancing requirements from January 27 - July 26, 2022.	Hawai'i Self Storage	\$730.65/Month	UH Mānoa College of Tropical Agriculture and Human Resources	1/27/22	≤6 Months	1/27/22	0	Short Term
58	Amendment No. 3 to Use and Occupancy Agreement. Mānoa Innovation Center - MIC Suite 210, 245, 249, 250, 281, 282. Amendment to define premises.	Kuehne Agrosystems, Inc.	\$1,127.00/Month	Office of the Vice President for Research & Innovation	2/1/22	≤5 Years	7/1/19	2	Short Term
59	Facility Permit for SOEST Geology and Geophysics Department to access to Hanauma Bay Nature Preserve to conduct Field Mapping Exercises of Rock Layers for Earth Sciences 305 class on February 1, 5, 7, 8, 12, 14, 15, 19, 21, 22, 26 and 28, 2022	City & County of Honolulu	N/A	UH Mānoa School of Ocean and Earth Science Technology	2/4/22	≤1 Month	2/4/22	0	Short Term
60	Facility Use Agreement - Rental of the Moanalua High School Performing Arts Center for the UH Bands Spring rehearsal on February 26, 2022 and Spring Concert on February 27, 2022	Department of Education Moanalua High School	\$3,094.26	UH Mānoa College of Arts, Languages, and Letters	2/10/22	≤1 Month	2/10/22	0	Short Term
61	ROE to allow UH CTAHR access to areas around Ke'ehi Small Boat Harbor to conduct mosquito research - access allowed from 02/15/2022 - 08/14/2022	Department of Land & Natural Resources	N/A	UH Mānoa College of Tropical Agriculture and Human Resources	2/14/22	≤6 Months	2/14/22	0	Short Term
62	Application for Permit and Agreement for Property Access for JABSOM to access Pūlama Lāna'i Dole Park Square Lawn for a mini health fair for the Lāna'i Community on February 21, 2022	Pulama Lanai	N/A	UH Mānoa John A. Burns School of Medicine	2/16/22	≤1 Month	2/16/22	0	Short Term
63	Rental Agreement to allow SOEST Hawai'i Institute for Marine Biology (HIMB) Director to use the Lord Estate as a private dwelling for residential purposes	Eleanor Sterling, PhD	\$2,250.00/Month	UH Mānoa School of Ocean and Earth Science Technology	2/18/22	≤1 Year	2/18/22	0	Short Term
64	First Amendment to Construction Right of Entry (Leeward Community College). Amendment to Term Extension for Royal Contracting to complete construction work for the HART project at Leeward Community College.	Royal Contracting Co., Ltd.	N/A	Office of the Vice President for Budget & Finance	2/18/22	≤5 Years	10/23/15	1	Short Term
65	Facility Permit for Leeward Community College to use Hālawā Gym for Leeward Community College Intramural Basketball Sports games on February 23, March 2, 9, 23, 3, and April 6, 13, 20, 27, 2022	City & County of Honolulu	\$810.00	Leeward Community College	2/24/22	≤1 Month	2/24/22	0	Short Term
66	Facility Use Agreement - Rental of the Moanalua High School Performing Arts Center for the UH Symphony Orchestra Spring Concert on May 1, 2022	Department of Education Moanalua High School	\$4,131.59	UH Mānoa College of Arts, Languages, and Letters	2/25/22	≤1 Month	2/25/22	0	Short Term
67	Use and Occupancy Agreement. University of Hawai'i - Mānoa Innovation Center. MIC Suite No. 193.	GERICALL US LTD.	\$308.31/Month	Office of the Vice President for Research & Innovation	3/1/22	≤5 Years	3/1/22	0	Short Term

ANNUAL REPORT ON REAL PROPERTY ACTIONS DELEGATED PURSUANT TO REGENTS POLICY 10.201(D)

FISCAL YEAR 2022

COMMITTEE ON PLANNING AND FACILITIES

#	DESCRIPTION	CONTRACTOR NAME	AMOUNT	CAMPUS/DEPARTMENT	DATE SIGNED	CURRENT TERM	INITIAL AGREEMENT DATE	NUMBER OF EXTENSIONS	PROJECTED TERM END
68	DLNR-Right-of-Entry-Waiākea, Papa'ikaou Onomea South Hilo- Extension of ROE at Hilo Bay	Department of Land and Natural Resources	N/A	UH Hilo	3/3/22	≤5 Years	3/3/20	1	Short Term
69	Facility Permit for SOEST Pacific Biosciences Research Center to access Kuhio Beach Park to collect box jellyfish for research activities approximately 5 days per month during the term March 25 - December 19, 2022	City & County of Honolulu	N/A	UH Mānoa School of Ocean and Earth Science Technology	3/24/22	≤1 Month	3/24/22	0	Short Term
70	Facility Permit for SOEST Department of Earth Sciences to access Hanauma Bay Nature Preserve to conducting Field Mapping Exercises of for research on April 6, 8, and 9	City & County of Honolulu	N/A	UH Mānoa School of Ocean and Earth Science Technology	4/1/22	≤1 Month	4/1/22	0	Short Term
71	License Agreement for College of Engineering's use of Hawai'i Convention Center for annual banquet on 04/14/2022	Hawai'i Convention Center through AEG Management HCC LLC	\$92,670.79	UH Mānoa College of Engineering	4/8/22	≤1 Month	4/8/22	0	Short Term
72	Facility Contract Agreement for UH Hilo's use of the Oahu Veterans Center for UH Hilo New Student reception on O'ahu on April 27, 2022	Oahu Veterans Center	\$611.79	UH Hilo	4/11/22	≤1 Month	4/11/22	0	Short Term
73	Venue Rental Agreement for Department of Ethnic Studies' Use of Waiwai Collective for Retreat on April 29, 2022	Waiwai Collective LLC	\$2,219.89	UH Mānoa College of Social Sciences	4/11/22	≤1 Month	4/11/22	0	Short Term
74	Venue Rental Agreement for Department of Ethnic Studies' Use of Waiwai Collective for Retreat on May 6, 2022	Waiwai Collective LLC	\$2,219.89	UH Mānoa College of Social Sciences	4/11/22	≤1 Month	4/11/22	0	Short Term
75	Event Agreement for UH Band's Use of Ka Makana Ali'i for UH Concert Band Concert to provide a concert to the public on April 14, 2022 and July 21, 2022	Jones Lang LaSalle Americas, Inc for Kapolei Hawaii Property Company LLC	N/A	UH Mānoa College of Arts, Languages, and Letters	4/14/22	≤1 Month	4/14/22	0	Short Term
76	Facility Use Agreement for UH Band's use of McKinley High School for UH Bands Aloha Concert on April 23, 2022 and April 24, 2022	Department of Education McKinley High School	\$3,985.72	UH Mānoa College of Arts, Languages, and Letters	4/20/22	≤1 Month	4/20/22	0	Short Term
77	Rental Contract for JABSOM to use Camp Mokulē'ia for their Imi Ho'ola Post Baccalaureate Program service training trip on May 18-20, 2022	Camp Mokulē'ia	\$3,965.00	UH Mānoa John A. Burns School of Medicine	4/25/22	≤1 Month	4/25/22	0	Short Term
78	Licensed Use Agreement to allow the UH Center for Pacific and Asian Studies to use the East-West Center for the conference "Infusing Asia & the Pacific into Curriculum & Research" on April 29, 2022	East-West Center	\$927.00	UH Mānoa College of Arts, Languages & Letters	4/27/22	≤1 Month	4/27/22	0	Short Term
79	Rental Agreement for Honolulu Community College's use of Waikīkī Shell for set-up on May 12, 2022 and commencement on May 13, 2022	City & County of Honolulu	\$3,592.00	Honolulu Community College	5/12/22	≤1 Month	5/12/22	0	Short Term
80	Use Agreement to allow UH Athletics' to access Corner of Bishop and King Street for UH 2022 NCAA Men's Volleyball Championship team victory celebration on May 17, 2022	Association of Apartment Owners of the Financial Plaza of the Pacific	N/A	UH Mānoa Athletics Department	5/16/22	≤1 Month	5/16/22	0	Short Term
81	Rental Agreement for Hawai'i Community College and UH Hilo Commencement Ceremonies at Edith Kanaka'ole Multipurpose Stadium to be held on May 13, 2022 and May 14, 2022 (Prep on May 12, 2022 and clean-up on May 15, 2022)	County of Hawai'i Department of Parks & Recreation	\$1,380.00	UH Hilo and Hawai'i Community College	5/16/22	≤1 Month	5/16/22	0	Short Term
82	Licensed Use Agreement to allow College of Social Sciences to use East-West Center for the 11th Annual Workshop on Economics of Risky Behaviors on June 7-8, 2022	East-West Center	\$2,797.50	UH Mānoa College of Social Sciences	5/31/22	≤1 Month	5/31/22	0	Short Term
83	Charlot House- School of Architecture Student Caretaker Agreement Extension 2 (Jaeho Choi)	Jaeho Choi	\$700.00/Month	UH Mānoa School of Architecture	6/1/22	≤6 Months	10/1/21	2	Short Term
84	Amendment No. 1 to Use and Occupancy Agreement. Mānoa Innovation Center - MIC Suite 291. Amendment to term extension and adjust use fee.	KWME, Inc.	\$406.35/Month	Office of the Vice President for Research & Innovation	6/1/22	≤5 Years	6/1/21	1	Short Term
85	Moss & Associates, LLC- Use and Occupancy Agreement- UHWO. Contracted by AES to perform construction.	Moss & Associates	N/A	UH West O'ahu	6/6/22	≤1 Year	6/6/22	0	Short Term
86	Rental Agreement for CTAHR 4-H's use of Kawailoa Ranch for an O'ahu 4-H Livestock Show at Kawailoa Ranch on June 18, 2022	Kawailoa Ranch	N/A	UH Mānoa College of Tropical Agriculture and Human Resources	6/13/22	≤1 Month	6/13/22	0	Short Term
87	Charlot House- School of Architecture Student Caretaker Agreement Notice of Termination (Jaeho Choi)	Jaeho Choi	N/A	Office of the Vice President for Budget & Finance	6/27/22	≤6 Months	10/1/21	2	Cancellation
	Definitions:								
	Short Term - Agreements ending in less than five years.								
	Long Term - Agreements ending in five years or more.								

Committee on Planning and Facilities
Work Plan for the 2022-2023 Academic Year

	Committee duties per bylaws	2022-2023 Committee Goals and Objectives	Projected Timeline			
			1 st Q Jul-Sept	2 nd Q Oct-Dec	3 rd Q Jan-Mar	4 th Q Apr-Jun
1	Review, study, and make recommendations to the Board relative to the long-range plans for the development of the University, considering academic needs, priorities, and fiscal capabilities of the State.	Annual report on sustainability			X	
		Review of Regents Policies related to planning and facilities		X		
2	Review, study, and make recommendations to the Board relative to the physical facilities master plans for each campus in the University system and to periodically review approved campus master plans in order to recommend revisions, if necessary, to meet the needs of the University.					
3	Review proposals relative to naming of University improvements and facilities and make its recommendations to the Board.					
4	Review policies and make recommendations to the Board on matters pertaining to the use of University facilities and ensure an environment that is complementary to the educational mission of this institution.	Space Utilization Update			X	
		Square Footage Moratorium Update and Review of 2018 Resolution			X	
		Honolulu Rail Transit Project Update			X	
5	Work in concert with the university administration relating to the capital improvement budget.	Review and recommend approval of FY 2022-2023 CIP supplemental expenditure plan (9/1/22)	X			

	Committee duties per bylaws	2022-2023 Committee Goals and Objectives	Projected Timeline			
			1 st Q Jul-Sept	2 nd Q Oct-Dec	3 rd Q Jan-Mar	4 th Q Apr-Jun
		Review and recommend approval of CIP request for fiscal biennium 2023 - 2025, presented in the context of a rolling 6-year CIP plan and budget		X		
		Receive quarterly CIP/Major Projects Update (9/1/22)	X	X	X	X
6	Provide general oversight of the University's land-related strategic initiatives and partnerships program.	Reviewed and recommended approval of construction projects to expand the Ching Athletics Complex and relocate the track at UHM (8/18/22)	X			
		Receive quarterly land-related strategic initiatives and partnerships update (9/1/22)	X	X	X	X
		Review and approve lease, occupancy, and transfer agreements as needed (9/1/22)	X	X	X	X
		Receive annual report on FY 2021-2022 real property actions delegated pursuant to RP 10.201 (9/1/22)	X			
7	Committee Governance	Review committee work plan (9/1/22)	X			
		Review committee's work for the year				X