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, November 3, 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. Approval of Minutes of the August 18, 2022, and September 1, 2022, Meetings

III. 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. 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.

If you need an auxiliary aid/service or other accommodation due to a disability, contact the Board Office at (808) 956-8213 or bor@hawaii.edu as soon as possible. If a response is received less than five (5) days in advance of the meeting, we will try to obtain the auxiliary aid/service or accommodation, but we will not guarantee that the request will be fulfilled. Upon request, this notice is available in alternate formats such as large print, Braille, or electronic copy.
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.

IV. Agenda Items

A. Recommend Board Approval:
   1. Fiscal Year (FY) 2024-2029 6-Year Capital Improvement Project (CIP) Plan
   2. Fiscal Biennium (FB) 2023-2025 CIP Budget Request for Submittal to the Governor and Legislature

   [Link to FB 2023-2025 CIP Budget Request]

B. FY 2022-2023 First Quarter CIP Status Report as of September 30, 2022

C. Recommend Board Approval of a Sublease between the University of Hawai‘i and the University of Hawai‘i Foundation related to the Atherton Student Housing and Innovation Center

D. Recommend Board Approval of a Long-Term Use and Occupancy Agreement between the University of Hawai‘i and the U.S. Department of the Interior, U.S. Geological Survey for a Hawaiian Volcano Observatory and Pacific Island Ecosystem Research Center facility in Hilo

E. University Land-Related Strategic Initiatives and Partnerships Program FY 2022-2023 First Quarter Update

V. Adjournment
Chair Nahale-a called the meeting to order at 10:03 a.m. on Thursday, August 18, 2022, at the University of Hawai‘i at Mānoa, Stan Sheriff Center, Ed Wong Hospitality Suite, 1355 Lower Campus Road, Honolulu, Hawai‘i 96822, with regents participating from various locations.

Committee members in attendance: Chair Alapaki Nahale-a; Vice-Chair Robert Westerman; Regent Wayne Higaki; Regent Gabriel Lee; and Regent Diane Paloma.

Others in attendance: Board Chair Randy Moore; Regent Kelli Acopan; Regent Eugene Bal; Regent William Haning; Regent Laurie Tochiki; and Regent Ernest Wilson (ex officio committee members); President David Lassner; Vice President (VP) for Administration Jan Gouveia; VP for Community Colleges Erika Lacro; VP for Academic Strategy Debora Halbert; VP for Research and Innovation Vassilis Syrmos; VP for Information Technology/Chief Information Officer Garret Yoshimi; Vice President for Budget and Finance/Chief Financial Officer Kalbert Young; Vice President for Advancement/UH Foundation Chief Executive Officer Tim Dolan; UH Mānoa (UHM) Provost Michael Bruno; UH Hilo Chancellor Bonnie Irwin; UH West O‘ahu Chancellor Maenette Benham; Associate VP for Legal Affairs Gary Takeuchi; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Kendra Oishi; and others as noted.

II. APPROVAL OF MINUTES

Chair Nahale-a inquired if there were any corrections to the minutes of the June 1, 2022, committee meeting which had been distributed. Hearing none, the minutes were approved.

III. PUBLIC COMMENT PERIOD

Board Secretary Oishi announced that the Board Office received late written testimony from former Governor Neil Abercrombie in support of construction necessary to expand seating at the Clarence T.C. Ching Stadium to comply with National Collegiate Athletic Association (NCAA) Division I requirements, and that no individuals signed up to provide oral testimony. She also explained that, in accordance with new statutory requirements, public testimony would be accepted during the meeting should an individual sign-up to provide testimony on a specific agenda item.
Committee on Planning and Facilities Meeting Minutes of August 18, 2022 – page 2 of 5

Late written testimony may be viewed at the of the Board of Regents website as follows:

Late Written Testimony Comment Received

IV. AGENDA ITEMS

A. Recommend Board Approval of Construction Projects to Expand the Clarence T.C. Ching Athletics Complex (Ching Athletics Complex) and Relocate the Track on the UHM Campus

VP Gouveia explained that the abrupt and unexpected closure of Aloha Stadium in 2020 necessitated the immediate upgrade and expansion of the Ching Athletics Complex so that it could serve as the home field for UHM’s football program while the Aloha Stadium district underwent redevelopment. Although the initial project, which increased seating capacity from 2,500 to 9,300, was completed in time for the start of the 2021 football season, it was noted that further expansion of the facility would be necessary to meet NCAA Division I attendance requirements for home football games.

Given these factors, as well as the likelihood that it will take several years to complete the development of a new stadium district, the administration is proposing to embark on a two-phase project that includes additional development of the Ching Athletics Complex. VP Gouveia provided details on this proposal, which will increase seating capacity to allow for approximately 17,000 spectators in order to meet the NCAA requirement of averaging 15,000 fans for home football games over a rolling, two-year period. She stated that the proposal also involves the relocation of the track to accommodate this expansion; reviewed the timeline for the project, including the anticipated date of completion for each phase; pointed out that most of the added seating is expected to be in place by the 2023 football season; and presented conceptual drawings and plans for the project. She also went over projected costs, which amount to approximately $30 million in sum, noting that board approval for this proposal was required pursuant to Regents Policy regarding construction projects in excess of $5 million.

David Matlin, UHM Athletic Director (AD), commended the efforts of VP Gouveia and her team. He also stressed the importance of this project with respect to maintaining NCAA Division I status, spoke about the uncertain timeframe for the redevelopment of Aloha Stadium, and highlighted some of the negative impacts to UHM Athletics should the project not proceed including the loss of revenue, a reduction in fan base, and effects on student-athlete recruiting opportunities.

Regent Paloma questioned whether fan attendance was the only NCAA Division I eligibility requirement that UHM Athletics would not be able to fulfill should the proposal not be approved by regents. AD Matlin responded in the affirmative.

Chair Nahale-a asked about the consequences of UHM Athletics losing Division I status for its football program and the impact this would have on other sports programs at UHM. AD Matlin explained that game revenues for the football program equate to about $4 million annually. When television rights, fan gear sales, athletic conference
contributions, and other sources of revenue are taken into consideration, the total amount of funds generated by the football program amounts to between $8 and $10 million a year. As such, the loss of Division I status for UHM football would result in a significant reduction in revenue for UHM Athletics thereby impacting its ability to fund other sports.

Regent Lee inquired as to whether his understanding that UHM Athletics received a waiver regarding fan attendance requirements until 2026 due to the ongoing stadium situation was correct. AD Matlin replied that UHM Athletics has not received an exemption from NCAA fan attendance requirements other than the waiver that all Division I institutions received due to the COVID-19 pandemic. Although media reports noted the Mountain West Conference (MWC) commissioner’s confidence in UHM’s future ability to meet NCAA attendance requirements in light of funding provided for Aloha Stadium redevelopment, he emphasized that this did not constitute a waiver.

Regent Lee asked if the attendance requirement was based on turnstile counts or tickets sold and whether UHM Athletics has had conversations with the NCAA about an exemption from this requirement for the near-term. AD Matlin stated that attendance requirements are based upon both tickets sold and turnstile counts and that UHM Athletics has not had direct conversations with the NCAA about this issue as its dealings with the NCAA are generally handled through a MWC representative. However, he expressed his belief that the NCAA would be hard pressed to grant UHM Athletics a waiver from this requirement due to the uncertain timeframe for the redevelopment of Aloha Stadium.

Referencing height limitations noted in the administration’s proposal, Regent Lee requested clarification on the stadium’s configuration, including the necessity of moving the track. VP Gouveia replied that the height limitation noted in the proposal was due to a desire to remain within the current seating’s elevation parameters and not the result of any height restrictions for lower campus facilities. She also stated that, while various configurations for the expanded stands were considered, the plan proposed by the administration was determined to be the most feasible approach. Seth Siaki, Design-Build Project Manager, added that the current height of the Ching Athletics Complex is approximately 58 feet, that the expansion plans would remain within those confines, and that other factors, including view planes and sight lines, were also considered in this decision.

Regent Higaki asked about attendance figures for last season’s games, as well as the confidence of UHM Athletics in attracting the requisite number of fans to the expanded facility in order to meet NCAA attendance requirements. He also questioned whether there was an example of a Division I school being demoted due to its inability to meet these requirements. AD Matlin replied that he was unaware of any Division I football program that was demoted due to its inability to meet NCAA attendance requirements although he stressed that no other member institution has similar stadium capacity issues to what UHM Athletics is facing. He also stated that there were only three football games last season that allowed fan attendance albeit with stringent COVID-19 requirements and a lack of any concessions which affected fan attendance,
and that UHM Athletics was confident in its ability to attract fans going forward, noting that the majority of the 9,300 seats have been sold for the upcoming season.

Regent Wilson asked about the lifetime of the proposed expansion project. VP Gouveia replied that the expected lifetime for these improvements is 15 years. She also explained that, with proper maintenance, there exists the opportunity for some of the project’s capital goods, such as bleachers, to be repurposed or sold in the future.

Citing the semi-permanent nature of the proposal, Chair Nahale-a asked about aspects of the project that might be considered more permanent in nature. Mr. Siaki replied that one example of something that the administration would consider to be more permanent would be the installation of the video scoreboard which is being relocated from Aloha Stadium.

Regent Bal questioned the mechanism for funding the proposed projects. VP Young explained that, while official confirmation has not yet been received, the university is anticipated to receive approximately $50 million in maintenance of effort (MOE) monies associated with federal funding from the various COVID-19 relief acts. While MOE monies cannot be utilized for capital improvement projects, the receipt of this funding would provide the university the ability to use tuition and fees funding to pay for the two construction projects. He also stressed that MOE funding is one-time funding that will not be available next fiscal year.

Regent Tochiki asked whether the football program met NCAA attendance requirements pre-pandemic. AD Matlin responded in the affirmative.

Regent Acopan inquired about the possibility of using the Stan Sheriff Center or other lower campus facility as a contingency plan for meeting attendance requirements in the event that the proposed project experiences construction delays. AD Matlin replied that, in theory, UHM Athletics has two years to complete construction because fan attendance is based on a two-year rolling average. If the project experiences construction delays, he stated that the use of other lower campus facilities, such as the Stan Sheriff Center, to temporarily accommodate additional fans may be an option. Additionally, he noted that exhibiting the effort to increase fan capacity would be beneficial in attempting to seek a short-term waiver from the NCAA attendance requirement should it become necessary to take this action.

Robust discussions ensued on the exigency of the situation given the number of unknown variables, including whether the NCAA would be open to providing an exemption from attendance requirements and the timeframe for a new Aloha Stadium; future fan attendance; the consequences of delaying the project for a year; the costs and benefits of the proposal; whether this was the best use for $30 million; and the State’s and community’s desire to maintain a Division I football program.

President Lassner reviewed the complicated path that was taken in bringing this request to fruition and explained how the administration came to its decision noting that a tremendous amount of time and effort went into developing this proposal.
Regents expressed their support for the UHM football program, commended the work of VP Gouveia and AD Matlin, and offered their thanks to the entire university team for their efforts on this proposal, as well as the initial expansion of the Ching Athletics Complex.

Vice-Chair Westerman moved to recommend board approval of the construction projects to expand the Ching Athletics Complex and relocate the track on the UHM campus, seconded by Regent Paloma, and noting the no votes of Regent Higaki and Regent Lee, the motion carried with all other members present voting in the affirmative.

V. ADJOURNMENT

There being no further business, Chair Nahale-a adjourned the meeting at 11:03 a.m.

Respectfully Submitted,

Kendra Oishi
Executive Administrator and Secretary of the Board of Regents
I. CALL TO ORDER

Chair Nahale-a called the meeting to order at 11:29 a.m. on Thursday, September 1, 2022, at the University of Hawai‘i at Mānoa, Information Technology Building, 1st Floor Conference Room 105A/B, 2520 Correa Road, Honolulu, Hawai‘i 96822, with regents participating from various locations.

Committee members in attendance: Chair Alapaki Nahale-a; Vice-Chair Robert Westerman; Regent Wayne Higaki; Regent Gabriel Lee; and Regent Diane Paloma.

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

II. PUBLIC COMMENT PERIOD

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

III. AGENDA ITEMS

A. Recommend Board Approval of the Fiscal Year (FY) 2022-2023 Supplemental Capital Improvement Project (CIP) Expenditure Plan

VP Gouveia reviewed the proposed supplemental CIP expenditure plan for FY 2022-2023 stating that the plan correlates with university CIP funding contained within the State’s supplemental budget that was recently approved by the Legislature. She noted that the university was allocated approximately $203.4 million in general obligation funds for FY 2021-2022 and $102.6 million in general obligation funds for FY 2022-2023 through the fiscal biennium budget that was passed in 2021 and that the plan for the use of these funds was approved by the board in September of the same year. She further explained that, at the conclusion of the 2022 Regular Session, the Legislature
allocated an additional $57.76 million to the university and highlighted the various CIP projects that would be funded by this additional appropriation.

Regent Higaki inquired as to whether CIP funding for the Waikīkī Aquarium encompassed sea wall improvements near the facility that was mentioned in recent media reports. VP Gouveia stated that the Waikīkī Aquarium project involved upgrades to its wastewater discharge system and did not include funding for sea wall improvements.

Vice-Chair Westerman asked about renew, improve, and modernize (RIM) projects as they relate to the 6-year CIP plan and inquired about the progress being made on updating the plan. VP Gouveia replied that RIM projects contained within the CIP expenditure plan are consistent with the university’s current 6-year CIP plan. She also stated that an update on the plan will be presented to the committee in November.

Regent Westerman moved to recommend board approval of the FY 2022-2023 supplemental CIP expenditure plan, seconded by Regent Higaki, and the motion carried, with all members present voting in the affirmative.

B. FY 2021-2022 Fourth Quarter CIP Status Report as of June 30, 2022

VP Gouveia reported on the status of CIPs through the fourth quarter of FY 2021-2022. While the majority of projects are moving forward as anticipated, several projects continue to experience delays due to manufacturing and supply chain issues. She drew attention to six new CIP projects that have been added to the report including projects involving the reroofing of the William S. Richardson School of Law and law library, upgrades to the Waikīkī Aquarium’s wastewater discharge system, and the development of a hospitality academy training center at Maui College. She also highlighted a project involving repairs and renovation to the UHM parking structure slated for completion by the end of the calendar year which is six months ahead of schedule.

Chair Nahale-a questioned whether Hawai‘i Community College (HawCC) managed its own CIP projects. VP Gouveia replied that CIP projects at HawCC are managed by the community college system’s facilities office.

Regent Higaki commended and acknowledged VP Gouveia for her outstanding work and leadership in the CIP efforts of the university.

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 Hawai‘i

VP Young stated that the administration was requesting approval to accept the fee simple title conveyance, via quitclaim deed, of real property located on Hawai‘i Island from the Board of Land and Natural Resources. He explained that the Kamuela Agricultural Experiment Station, also known as the Lalamilo Agricultural Experiment
Station (Lalamilo Station), currently occupies the 15.855-acre parcel of land, which was set aside through a Governor’s Executive Order (EO) for use by the university as an agricultural experiment station. He also provided the rationale for this request stating that, although approval for the cancelation of the EO and conveyance of the noted property in fee simple via quitclaim deed was received in the early 2000s, the actual execution of the quitclaim deed has not yet taken place and must be completed in order for the university to accept the parcel.

Ania Wieczorek, Interim Dean and Director of Research and Cooperative Extension for the College of Tropical Agriculture and Human Resources (CTAHR), spoke about the types of agricultural activities occurring at the Lalamilo Station. She also noted the significance of these activities for Hawai‘i’s agricultural industry and food sustainability efforts highlighting some of the educational and technical support that CTAHR provides to local farmers.

Regent Westerman asked about the primary function of the university’s agricultural experiment stations. Interim Dean Wieczorek explained that agricultural research stations are used to conduct research on the potential for various agricultural products to be grown in Hawai‘i, as well as increasing the yields of existing crops. Once initial research and testing is completed, CTAHR then collaborates with farmers on conducting cultivation trials to determine the viability of large-scale crop production.

Citing an evaluation conducted by the university in 2000 on the possibility for a public charter school to use a portion of the noted parcel, Regent Westerman asked if there were any other tenants on the property. VP Young responded that CTAHR is currently the parcel’s only tenant.

Regent Higaki moved to recommend board approval for the administration to accept from the State of Hawai‘i via quitclaim deed conveyance of fee simple title to the property located at Lalamilo on Hawai‘i Island as identified on the agenda, seconded by Regent Lee, and the motion carried with all members present voting in the affirmative.

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

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

- **UHWO - University District Lands Project:** Efforts to pursue development opportunities are ongoing. The university is currently seeking to obtain funding for a transit-oriented development feasibility study from the State’s Office of Planning and Sustainability Development. The administration also continues to assist UHWO with updating its long-range development plans for its properties.

- **Atherton Project:** Project construction is ongoing with a target completion of Summer 2023.
• NOAA Graduate Student Housing Project: Greystar Development Services, LLC (Greystar) has submitted demolition, rough grading, and utility improvement plans to the City and County of Honolulu’s Department of Planning and Permitting (DPP) for a first plan check review. Greystar is also expecting to have the project’s 80 percent construction drawing completed and submitted to DPP for a courtesy building permit review later this month.

• Kaimuki/Leahi Hospital Parcels Project: The administration is exploring potential options for the disposition of these parcels and will be finalizing an invitation to submit development proposals for the vacant Leahi parcel later this month.

• University Press Parcel Project: The university continues to evaluate the potential opportunities and disposition of university-owned land in Mānoa Valley should the University Press operations be relocated to the main UHM campus.

• Honolulu Authority for Rapid Transportation (HART) Projects: Coordination efforts with HART on several aspects of the rail project that will impact university-owned lands are ongoing. The administration is planning on inviting HART representatives to present an update on the rail project to the board in October.

E. Annual Report on Real Property Actions Delegated Pursuant to Regents Policy 10.201, for FY 2021-2022

Director Shibata summarized the contents of a report listing and describing 87 real property transactions that have taken place in FY 2021-2022 under authority delegated to the president and his designees by the board pursuant to Regents Policy 10.201.

F. Committee Work Plan

Chair Nahale-a referenced the Committee Work Plan noting that it would be used as an outline of the work to be performed by the committee during the coming year. He stated that it was a living document that may be modified as needed and asked committee members if they had any questions or comments about the Committee Work Plan. None were raised.

IV. ADJOURNMENT

There being no further business, Chair Nahale-a adjourned the meeting at 12:01 p.m.

Respectfully Submitted,

Kendra Oishi
Executive Administrator and Secretary of the Board of Regents
University of Hawai‘i

6-YEAR CAPITAL IMPROVEMENT PROJECTS PLAN

Fiscal Years 2024-2029

November 17th 2022
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Executive Summary

Since the 6-Year CIP Plan was first conceived and approved by the Board of Regents of the University of Hawai‘i (the Board) in November 2016, the Administration has presented an updated, rolling 6-Year CIP Plan to the Board each year that realigns the plan with evolving situations and priorities and the projects funded by the Legislature. However, as the time period for the original six year CIP Plan has now passed, the Administration is presenting a new 6-Year CIP Plan for FY 2024 – 2029 with an updated strategy and vision for the University.

The previous 2016 6-Year CIP Plan and subsequent yearly updates have largely remained the same, focused on a facilities modernization and space management strategy that delivers 21st century facilities for our students and is aligned with academic programming needs, consistent with the priorities set forth in the 2017 Systemwide Integrated Academic and Facilities Plan (IAFP), to maximize the efficiency of both the capital and operational dollar. The new 6-Year CIP Plan set forth herein builds on these concepts by shifting slightly away from new buildings and growing the University’s physical asset inventory and more toward data-driven decisions based on space utilization and programmatic and campus needs to improve and modernize existing spaces. With a continued focus on applying fiscal, human, and physical resources across the campuses more effectively and efficiently while continuing to advance the higher education goals of the state, the new 6-Year CIP Plan continues to embody the principles of the IAFP, focusing on aligning current and future programmatic needs with our facilities needs. Projects should consider whether the space can be designed flexibly to support multiple programs and/or uses, particularly for costly and specialized facilities; whether space can be shared across programs to be most efficiently utilized on a day-to-day basis; projected enrollment trends existing utilization of spaces on campus; the magnitude of impact on high-demand programs and disciplines; and advancement of strategic campus and systemwide initiatives. These considerations support the highest and best use of each capital and operational dollar.

Renew, Improve and Modernize ("RIM") Projects remain the foundation of our new 6-Year CIP Plan, with an emphasis on those projects necessary to protect health and safety measures, protect and maintain existing infrastructure and system investments and support current and funded research activity, as well as those that increase efficiency and utilization of existing spaces and promote flexible, shared and/or adaptive design and furniture.

As of 2022, the systemwide deferred maintenance backlog is $863 million. While the University is committed to reducing its deferred maintenance backlog over time, significant challenges must be overcome to decrease or even maintain the backlog given its size and rate of increase, which is compounded by a number of factors. These challenges, in addition to adequate funding, include:

- Sightlines data represents the cost associated with an equivalent or “like-for-like” repair or replacement, which is generally not feasible or practical given the age of most subsystems by the time they are addressed. However, modern, energy-efficient repairs and replacements are more costly than an equivalent replacement, adding to the repair and replacement costs without an associated decrease in the deferred maintenance backlog.

- Changing building code, safety, and other requirements, along with updated industry best practices can add further costs when repairing and replacing subsystems that do not translate to a decrease in the deferred maintenance backlog but are necessary to complete the project.

- With an average facilities age of 44 years old (built in 1978) and an inventory in which 75% of all buildings are over 30 years old, capital renewal needs have increased dramatically, with an average of over $100 million needed each year from FY23 through FY29 just to address new repairs or replacements with an equivalent subsystem or product.
• Sightlines adds a 5% adjustment each year to account for yearly inflation.

• The backlog will not be reduced until projects are completed and the aging subsystem is no longer in the University’s inventory. This can take several years given the amount of time required to release the funds to the University, procure the project, and design and construct the project.

As further explained in this document, $379 million would be needed each year for 10 years to eliminate the backlog through the RIM program. In contrast, RIM program funding of $100 million per year would see an increase in the backlog of approximately 60% by 2032.

Given these challenges, the University has shifted its focus from the funding and effort level needed to significantly reduce the deferred maintenance backlog to maximizing the impact of each capital dollar. Multiple factors are considered including space utilization, energy efficiency, and current and future campus and programmatic needs, regardless of the type of project, including repairs, maintenance, modernization, and new spaces.

The 6-Year CIP Plan contained herein incorporates the principles set forth above as the University continues to strive for 21st century facilities to cultivate our future leaders and continue to play an important role in the State of Hawai’i’s economic growth and diversification.
1 Systemwide

1.1 SYSTEMWIDE OVERVIEW

As the only public institution of higher education in the State of Hawai‘i, the University of Hawai‘i (University or UH) strives to be a premier provider of knowledge and inspiration by offering dynamic and engaging learning experiences. Through the practice of respecting diversity, honoring our indigenous culture, and pushing the boundaries of scholarship, the University plays a critical role in cultivating all aspects of our future leaders for our islands and beyond and is committed to improving the social, economic and environmental well-being of current and future generations.

To fulfill this charge, the University system offers multiple points of access through distance learning as well as traditional instruction. As the state’s leading engine for economic growth and diversification, stimulating the local economy with jobs, research and skilled workers, it supports nearly 50,000 students each semester and awards over 10,000 degrees and certificates annually. As a system, the University has a physical presence in all counties and on five islands in the State of Hawai‘i. It is home to three baccalaureate/PhD-granting universities, seven community colleges, nine educational centers and one system office.

The University is also the state’s premier research institution and is home to world-renowned programs in astronomy, earth and ocean sciences, energy, health sciences and tropical agriculture. Bolstered by over $500 million in extramural funding in FY 2022, the University remains at the forefront of leading competitive research in science and technology to improve the quality of life throughout the state, around the Pacific Rim and beyond.
Since its founding in 1907, the University of Hawai'i System has experienced steady development over the past century. Currently, the University is responsible for maintaining over 16,800 acres of land and over 14,000,000 gross square feet of physical assets with a total replacement cost of nearly $9 billion. With limited funding resources and a slowly declining enrollment over the last ten years, as well as a majority of facilities that are approaching the end of their useful life, it is clear that the University must rethink and stay flexible in its approach to building and maintaining its facilities. Given the important role that the University plays in the State of Hawai'i’s economic growth and diversification, it is critical for the University to find a solution to managing aging facilities with limited funding to continue furthering the University’s mission of providing students with quality education through thoughtful, 21st century spaces that enhance learning and research.
1.2 6-YEAR ACCOMPLISHMENTS

During the past six years the UH System campuses have completed a broad range of CIP and RIM projects outlined in the 2016 6-Year CIP Plan. 43 line-item projects were funded with general obligation bonds systemwide, with a total capital appropriation of approximately $325 million. Additionally, approximately $598 million was appropriated for RIM, CRDM, Minor CIP projects, reducing the deferred maintenance backlog and modernizing facilities across all of the UH campuses.

This section highlights some of the transformative projects that have been completed at UH Mānoa, UH Hilo, UH West O’ahu, and the Community Colleges over the past six years.

UH MĀNOA

Over the last six years, UH Mānoa has made significant progress toward accomplishing the goals and major priorities identified in its original 2016 6-Year CIP Plan. The foundation of the plan relied upon steady funding for Renew, Improve, and Modernize projects each year to elevate the quality of University spaces to 21st century facilities for learning, teaching, and research, while addressing health and safety issues, maintenance and needed repairs. Over the last six years, UH Mānoa has received a total of over $360 million for RIM projects, ranging from $40 to $80 million each year, and has substantially completed approximately 100 projects ranging from lighting upgrades and HVAC repairs and replacements to classroom and whole building renovations and PV projects.

UH Mānoa also completed Phase 1 and is in the process of completing Phase 2 of the Mānoa Mini Master Plan. In August 2015, the University of Hawai‘i Board of Regents approved the Mānoa Mini Master Plan that decreases the overall square footage on the campus:

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

Securing funding to demolish Henke Hall and Snyder Hall and construct the Life Sciences Building and Snyder Hall replacement building represented a key milestone in accomplishing the goals of the 2016 6-Year CIP Plan.

The Life Sciences Building, a $65 million, three story, 45,000 square foot, LEED certified facility, opened its doors to students, faculty and staff in July 2020. As the first Design-Build project managed by UH, the project signified a major shift in construction project design and management. It is the interdisciplinary home to the College of Life Sciences, Pacific Biosciences Research Center, and the Biological Electron Microscope Facility and includes six instructional laboratories and classrooms, 15 research laboratories, a student collaboration area, five meeting rooms, over 50 graduate student workstations and nearly 30 faculty offices.

UH Mānoa received $41 million in FY20 to renovate the Sinclair Library into a Student Success Center. Given Sinclair Library’s proximity to Campus Center and the Warrior Recreation Center, coupled with the need to provide a quality campus experience and student support services to successfully retain students, the renovation of Sinclair Library presents a unique opportunity to create flexible space for studying, student success, collaboration and group learning in a modern environment. Currently, the 117,797 gross square foot facility is primarily used as a study space with limited occurrence of traditional library activities. This project will allow UH Mānoa to consolidate its book collection into one location at Hamilton Library to utilize resources more efficiently while transforming Sinclair Library into a student-focused space consistent with a modern library environment. The project is currently in design and construction is expected to start in Summer 2023.
Following the announcement in December 2020 that the Aloha Stadium would no longer be safe to host Rainbow Warrior football games for the 2021 season, construction of an expanded Clarence T.C. Ching Complex began in April 2021. Less than six months later, on September 4, 2021, UH Mānoa hosted its first home football game of the 2021 season in the expanded Ching Complex. The $9 million expansion increased the seating capacity from 3,500 to 9,000 seats and included a new field turf, press boxes, scoreboard, hospitality structure, game clock, and utility infrastructure, among other improvements.
Utilization Study

UH Mānoa also prioritized the completion of a space utilization study to further inform strategic investments on campus. As the results of the study indicated that UH Mānoa should focus on better utilizing its existing space, rather than building new space, UH Mānoa has remained flexible throughout the six years and adapted its plans and priorities accordingly. As such, UH Mānoa has shifted its focus to elevating the quality and utilization of existing square footage so that facilities with large amounts of accumulated DM can be demolished and removed from the space inventory.

Energy Efficiency And Renewable Energy Generation

As of FY21, UH Mānoa produces approximately 2.3 million kWh per year from thirteen rooftop and parking canopy PV systems that provide approximately 2% of UH Mānoa’s energy consumption. In December 2022, following the electrical interconnection of the second phase of PV canopies constructed over the parking structure that were completed in August 22, UH Mānoa will be producing an additional 2.4 million kWh per year.

Additionally, from FY16 to FY21, UH Mānoa increased its cumulative annual energy savings due to energy efficiency projects by nearly 60%, resulting in an additional 3.3 million kWh of energy savings annually, or approximately $700,000 in annual financial savings based on the cost of electricity in 2021. A selection of the projects that have been completed are shown below.

While the financial savings of renewable energy and energy efficiency projects are not as apparent from our annual utility costs, as electricity rates continue to increase each year, it is more important than ever to achieve energy efficiency and increase renewable energy sources.
Photovoltaic Parking Canopy
- Location: Lower Campus Parking Structure
- Completion year: 2022
- Energy generated: 4-million kWh/yr
- Anticipated energy reduction: $11 million - $18 million over a 20-yr period

Photovoltaic Umbrellas Study Space
- Location: Life Sciences Building
- Completion year: 2022
- Project description: five photovoltaic powered umbrella, table, and bench systems were installed in the building’s courtyard. Each is equipped with waterproof ac outlets, wireless charging stations and lighting.
Hamilton Library HVAC Control Upgrades
- Location: Hamilton Library
- Completion year: 2020
- Energy savings estimated at 367,346 kWh/yr

Quad Loop Chiller Replacement
- Location: The Quad
- Completion year: 2020
- Energy savings estimated at 360,428 kWh/yr

Gym 1 & 2 LED Lighting Upgrades
- Location: Gym 1 & 2
- Completion year: 2019
- Energy savings estimated at 46,399 kWh/yr

Campus Center LED Lighting Upgrades
- Location: Campus Center
- Completion year: 2019
- Energy savings estimated at 116,367 kWh/yr

4 Ultra Low Temperature freezer replacement pilot project
- Location: Molecular biology and life science laboratories across campus
- Completion year: 2017
- Energy savings estimated at 23,981 kWh/yr

Shidler Business Administration Building LED Lighting Upgrades
- Location: Business Administration Building
- Completion year: 2017
- Energy savings estimated at 143,954 kWh/yr

Stan Sheriff Center HVAC Upgrades
- Location: Stan Sheriff Center
- Completion year: 2017
- Energy savings estimated at 263,325 kWh/yr

FROG 1 & 2 Efficiency Projects
- Location: FROG
- Completion year: 2016
- Energy savings estimated at 16,207 kWh/yr
Proposed 6-year Capital Improvement Projects (CIP) Plan

UH HILO

Over the last six years, UH Hilo has accomplished the primary priorities and goals highlighted in its original 2016 6-Year CIP Plan. The plan did not contain any major projects and focused on implementing a renew, improve and modernize (RIM) program that would continually prioritize health and safety-related improvements and building and space modernization and renewal based on building usage and condition. The goal of these projects was to foster a vibrant and sustainable environment for studying, working, and living. In the last six years, UH Hilo has received a total of over $30 million in funding for these RIM projects. This funding has allowed UH Hilo to successfully address its DM backlog over this time period, which is currently only $8 million, while continuing to repair, upgrade and modernize campus facilities.

Notable projects to renew, improve and modernize the campus constructed over the last six years include the Vulcans Athletics Sports Complex, which consists of a new artificial turf soccer field, renovated softball field, six renovated tennis courts, two pickleball courts, a practice court and a 1,200 square foot multi-purpose building that houses restrooms, concessions, a storage facility and a team room. This building marks the first new athletics facility built at UH Hilo in 40 years, and was completed in July 2022 for $6.15 million.

UH Hilo has transformed three classrooms in the Edith Kanaka'ole Hall, a classroom building on campus, into spacious, flexible, interactive learning spaces supported by technology including smart 3D screens and sound bar systems. Improvements include new vinyl flooring and roller shades, repainting, new movable and flexible furniture, new technology, additional electrical outlets for students’ devices, mobile and wall-mounted glass boards, and porcelain white boards.
Recently, UH Hilo completed the installation of air conditioning for 152 apartment units at the Hale ‘Alahonua dormitory along with a PV system and battery storage for $6.8 million. One of the larger dormitories on campus, Hale ‘Alahonua is the first and only dormitory to offer air-conditioned units. To further UH Hilo’s commitment to sustainability, a rooftop and ground mount PV system consisting of over 900 PV panels with battery storage was installed which offsets 50-60% of the building’s electricity costs. This project, which was funded in FY18 and FY19, was recently completed in Spring 2022.

In January 2020, UH Hilo also opened Hale Kiho‘iho‘i, the new home of the Danial K. Inouye College of Pharmacy (DKICP). The $31 million, 45,000-square-foot, two-story building features classrooms that accommodate applied learning, high-fidelity simulations, and distance audio-visual communications. There are also multiple lab spaces, lecture halls, a simulated pharmacy facility, offices, a student community center, and study areas. The modern building design incorporates Hawaiian culture and themes—from the undulating roof line that represents the goddess Pele and her land-shaping lava flows, to the interior floor-to-ceiling murals that depict the blending of traditional and contemporary healing practices.
Proposed 6-year Capital Improvement Projects (CIP) Plan

Hale 'Alahonua with the photo voltaic system

College of Pharmacy
UH WEST O’AHU

Over the last six years, UH West O’ahu has continued to address capital renewal on a regular basis through $8 million in RIM program and line item funding and has successfully maintained a zero DM backlog. While the primary focus of its 2016 6-Year CIP Plan was to grow the campus by constructing additional new buildings and infrastructure, UH West O’ahu has remained flexible and modified its 6-Year CIP Plan based on space utilization and enrollment data analysis. As space utilization data and analysis indicate that additional space is not yet necessary to support its current enrollment and program needs, particularly given that UH West O’ahu was able to grow its campus from five buildings to seven buildings in the last six years using prior-appropriated funding, new building and infrastructure projects were deferred until the upcoming 2022 6-Year CIP Plan.

In the last six years, two new buildings have been constructed on the UH West O’ahu campus:

- The $32-million Administration and Allied Health facility was constructed in just two years, opening in December 2018 to provide teaching space and office space for administrative staff that were previously located off-campus. The two-story, LEED Gold, 43,000-square-foot facility provides offices, 10 classrooms, three labs and two support labs. The building features a gable roof style that draws upon the architecture of sugar mills that once dotted Oahu, while the exterior masonry incorporates angular patterns that recall those on kapa, or traditional Hawaiian bark cloth. (see photo attached)

- The $37-million Academy for Creative Media facility was constructed in just two years, opening in February 2021 to provide teaching space and office space for administrative staff that were previously located off-campus. The two-story, 33,000-square-foot facility includes a multi-purpose lobby, classrooms, production suites, a 3,000-square-foot sound stage, and a 100-seat theater. A large LED screen in the lobby and another large exterior LED screen outdoors extend the critical culture of film screening, inviting the broader campus and community audience to interact in the creative media space, both day and night. The building has received several design awards for its creativity, high quality of work overall and positive impact on the community.
UH COMMUNITY COLLEGES

Over the last six years, the UHCC system has made significant progress toward achieving and accomplishing the goals and major priorities highlighted in its 2016 6-Year CIP Plan. The primary focus of its 2016 6-Year CIP Plan was to implement a building and grounds maintenance program that minimizes DM while enhancing student learning with 21st-century facilities. Priorities included creating and implementing design standards for classrooms and laboratories that reflect modern teaching approaches, ensuring equipment is current and meeting industry standards, and developing and maintaining a high-speed digital environment on all campuses. Over the last six years, the UHCCs have received a steady infusion of funding each year for DM and modernization projects, resulting in over $200 million in appropriations in the last six years. A few notable projects that have been completed or are ongoing include:

- Leeward CC classroom and exterior breezeway renovation to transform antiquated tiered classrooms into multi-use spaces
- Maui College Pilina Kitchen Renovation to create a Food Innovation Center from the old cafeteria kitchen
- Repave the majority of the Kapi‘olani CC Campus
A major priority early on in the 2016 6-Year CIP Plan was the Kapi'olani CC Culinary Institute of the Pacific, Phase 2. This design-build project located across the street from the main Kapi'olani CC campus includes the build-out of a new 8,000-square-foot restaurant, 3,000-square-foot innovation center, and 3,500-square-foot auditorium, as well as site work, utilities, and parking to further expand the advanced culinary arts program and facilities. This program supports a Bachelor of Applied Science in Culinary Management and an advanced professional certificate to provide advanced training in Asian, Pacific and Hawaiian cuisine. Utilizing $20 million in funding appropriated in FY18 and FY19, as well as $10 million in private donations secured through the UH Foundation, construction on the project started in November 2020 and is currently 40% completed.

The Leeward CC Fascias project was recently funded in FY23 for $6.5 million for new building fascias on the Leeward CC campus and is currently in procurement. Previously, all of the original buildings on campus possessed coral-based fascias which had cracked and needed repairs. While the campus originally intended to repair the fascias, they were deemed irreparable and were removed to eliminate health and safety risks. At the time, new fascias were not installed due to budget constraints. This project will finally install new building fascias and greatly enhance the appearance of the campus.

While the new Honolulu CC Science Building was not funded in the last six years, after further study, the project has been converted from a new building project to a renovation of existing facilities. Converting the project to a renovation will allow for the best use of limited capital dollars while creating modern, technology-connected spaces that facilitate appropriate and relevant workforce training. It will also address the campus’ DM and improve the quality of student spaces without adding additional square footage to the campus’ inventory. The new project, which will be completed in phases and address the renovation of multiple buildings on the Honolulu CC campus, has received $15 million in funding in FY22 for the first phase and is currently in design. It will allow the campus to focus its resources on technology-based programs, which are already established pathways into bachelor degree programs; advance technical degrees in cybersecurity, networks and STEM; and enhance student services.

Although the Hawai‘i CC Campus Development has not yet been fully funded, this continues to remain a priority for the Community Colleges. The funding request continues to be a part of the Community Colleges’ new 6-Year CIP Plan.

In addition to the funding noted above, the Community Colleges also received approximately $100 million for other projects not part of the original 6-Year CIP Plan. This includes funding for legislative initiatives and funding for additional projects that have become priorities over the last 6 years as the campuses adapt to unexpected and changing needs and priorities. These projects include $3 million for the Windward CC Agripharmatech Bioprocessing Facility which is currently in design, $4 million for the Maui College Vocational Tech Center, and $12 million for the Leeward CC Product Development Center in Wahiawa, which is currently under construction.

The UHCCs have also completed several renewable energy generation projects in furtherance of their commitment to the university’s net-zero goal. In the last three years, both Maui College and Leeward CC have become net zero, generating as much energy as they consume, and Honolulu CC is anticipated to be 97% net zero by the end of 2022. Kapi‘olani CC and Windward CC are 74% and 70% net zero, respectively, and all of the UHCC campuses and education centers have PV installed.
Kapi‘olani CC Culinary Institute of the Pacific Phase 1 complete

Rendering of the Kapi‘olani CC Culinary Institute of the Pacific Restaurant Phase 2. Image courtesy of Ushijima Architects.
Leeward CC breezeway renovation.

Leeward CC Product Development Center. Image courtesy of Ushijima Architects.
1.3 SYSTEMWIDE 6-YEAR PLAN

For the next six years, the focus of CIP and RIM/CDRM projects will be to improve facility utilization and address deferred maintenance (DM). All campuses will have completed initial space utilization and occupancy assessments, and the findings suggest that there are opportunities to repurpose current low-utilization space to meet space needs rather than building new space.

In 2017, the UH System adopted the Integrated Academic and Facilities Plan (IAFP). The purpose of this plan is to set overall facility priorities and to outline positioning statements for the four academic units with a goal of providing the necessary structure to apply fiscal, human, and physical resources across the campuses more effectively and efficiently while continuing to advance the higher education goals of the state:

• UH supports and rewards collaboration across all programs and activities. New silos are discouraged and current silos are eliminated or reduced. The University prioritizes and integrates systemwide articulation and transferability in all academic planning.
• Duplication of academic programs takes place only with intention and sound justification. All programs are planned in a fiscally sound and sustainable manner and placed in appropriate locations. Considerations include type of program and mission, regional and statewide demand and availability of physical space, facilities, and land.
• UH will increase and diversify enrollment. Centralized enrollment management support can enhance campus efforts with clear lines of responsibility, authority, and accountability.
• To advance its academic mission and ensure modern, well-maintained facilities, UH must strengthen the diversity of its financial base beyond the continuing critical cornerstones of state funding and tuition revenue. Opportunities include leveraging land assets, generating more revenue from intellectual property, and increased philanthropy.
• UH is committed to shared use of facilities, particularly costly and specialized facilities. New capital projects must maximize long-term flexibility and include shared classrooms and resources to make the best use of institutional space. Campus space belongs to the university, not to a department, school, or person. Specialized and costly facilities and capabilities can be shared externally to address community needs while generating revenue to support operating costs.
• UH land is an asset of the UH System, not each campus. UH will develop a systemwide plan for real estate assets that respects each campus mission while maximizing opportunities including through the use of Public Private Partnership strategies where appropriate.
• UH is committed to prioritizing its investment of fiscal resources to support academic programs and facilities that reflect the principles and priorities set forth in the IAFP.

Many University of Hawai‘i System facilities are in need of substantial modernization to meet the needs of 21st-century students and faculty. Preliminary findings from the campus utilization and occupancy studies have indicated that there is underutilized instructional and administrative space. Additionally, every square foot of space incurs ongoing costs for operations, maintenance and major improvements over time. Upcoming CIP and RIM/CDRM projects will be planned recognizing that the University must not simply rely on increased capital funding to address the need for improved University facilities, but must also maximize the utilization of existing space inventory in an efficient and prioritized manner.

Energy efficiency, sustainability, and resilience are also important criteria for campus improvements. The 6-Year CIP Plan includes requirements to improve the sustainability of our facilities as well as specific projects dedicated to renewable energy production and energy conservation.
The 6-Year CIP Plan is categorized into the following areas:

**Project Categories**

**Major capital improvement projects (Major projects)**
Typically whole building renovations or new structures. Generally no net increase of square footage.

**Renew, improve, and modernize projects (RIM projects)**
RIM Projects repair and/or improve campus buildings and infrastructure through modernization efforts. They prioritize classrooms, laboratories, and student spaces centered around improving the learning environment, as well as target those facilities with poorer conditions, through modernizing interior/exterior structures, building roofs, mechanical & electrical systems, pedestrian pathways and roadways.

**Capital Renewal and Deferred Maintenance (DM) Projects (CRDM) – UHCC Only**
Minor Projects are a subset of RIM Projects that are separately categorized for the Community Colleges only. Capital Renewal and DM (CRDM) projects are what was previously referred to as Repair and Maintenance projects or R&M. These projects are usually funded by lump sum appropriation from the State Legislature to either the UH system or the UH Community College system offices.

**Minor Capital Improvement Projects (Minor Projects) – UHCC Only**
Minor Projects are a subset of RIM Projects that are separately categorized for the Community Colleges only. They address smaller improvements that prioritize classrooms, laboratories, and student spaces targeted at modernizing the learning and research environment through flexible spaces and shared programming.

**Planning Projects**
Planning Projects are those initiatives that support or deliver long-term development plans for future capital investments in the physical plant that strategically align with the core mission and vision of the campus.

While a breakdown of the CIP plan by campus will be detailed further in this report, as illustrated in the tables and graphs below, the systemwide 6-Year CIP Plan in the aggregate anticipates over $200 million a year on average for a total of $1.849 billion.
6-year Capital improvement projects plan (FY2024-2029)

Systemwide 6-Year Capital Improvement Projects Plan (in 000’s)
Total: $1.849 billion

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Source: UH Office of the VP for Administration, Sightlines 2022
Systemwide 6-Year Capital Improvement Projects Plan By Category (in 000’s)
Total: $1.849 billion

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Source: UH Office of the VP for Administration, Sightlines 2022
1.4 DEFERRED MAINTENANCE (DM)

To manage its physical asset inventory, the University maintains a comprehensive inventory of its physical plant in AiM, which is linked to an analytic utilization database maintained by MKThink, and utilizes Sightlines. Sightlines, a division of The Gordian Group, maintains a third-party database of facilities-related metrics for over 52,000 higher education facilities representing approximately 300 campuses across North America. The Sightlines model utilizes predictive modeling of subsystems to determine the end of their useful life. Each year, the University’s facilities managers review the University’s building subsystems in the Sightlines database and provide updates on whether maintenance remains deferred for that subsystem (and is thus considered part of the “deferred maintenance backlog”) and any upcoming maintenance and repair needs coming due in future years (the annual “capital renewal”). These updates are based on any projects that have been completed in the last year and their observations of the conditions of the various subsystems. After these subsystems are scheduled for renewal or replacement based on the model and the University’s inputted data, the model identifies associated costs. If the scheduled renewal year has passed and the subsystem has not been addressed through repairs, maintenance or replacement, the renewal costs are moved into the deferred maintenance backlog.

Over the years, the University has accumulated a significant deferred maintenance backlog totaling over $860 million in FY22. While the University is committed to reducing its deferred maintenance backlog over time, significant challenges must be overcome to decrease or even maintain the backlog given its size and rate of increase, which is compounded by a number of factors.
All Sightlines data represents the cost associated with an equivalent or “like-for-like” repair or replacement, which is generally not feasible or practical given the age of most subsystems by the time they are addressed. In order to move the campus forward and take advantage of advancements in technology and modern inventions, the University strives to update subsystems in need of repairs or replacement with subsystems that are modern and energy efficient. However, these repairs and replacements are more costly than an equivalent replacement, adding to the repair and replacement costs without an associated decrease in the DM backlog. Additionally, changing building code, safety, and other requirements and updated industry best practices can add further costs that do not translate to a decrease in the DM backlog, but are necessary to complete the project.

This effect is exacerbated by the University’s large backlog and capital renewal needs. With an average facilities age of 44 years old (built in 1978) and an inventory in which 75% of all buildings are over 30 years old, capital renewal needs have increased dramatically. Currently, an average of over $100 million is needed each year from FY23 through FY29 just to address new repairs or replacements with an equivalent subsystem or product. In addition, Sightlines adds a 5% adjustment each year to account for inflation, which further contributes to the steady increase in the DM backlog and capital renewal costs.

**Age of Buildings Systemwide**

![Age of Buildings Systemwide chart](source: UH Office of the VP for Administration, Sightlines 2022)
While obtaining significant levels of funding to address the deferred maintenance backlog is a challenge in itself, project funding is only the beginning of the effort to reduce the backlog. Once funding is received, the backlog will not be reduced until projects are completed and the aging subsystem is no longer in the University’s inventory. This can take several years given the amount of time required to release the funds to the University, procure the project, and design and construct the project. Moreover, significant human resources are needed to procure, design, construct and manage these projects.

Given these challenges, the University has shifted its focus from the funding and effort level needed to significantly reduce the deferred maintenance backlog to maximizing the impact of each capital dollar. To this end, multiple factors are considered including space utilization, energy efficiency, and current and future campus and programmatic needs, regardless of the type of project, including repairs, maintenance, modernization, and new spaces. The illustrations that follow attempt to explain some of the challenges the University faces while attempting to address its deferred maintenance backlog and capital renewal needs each year.
How does RIM funding reduce the DM Backlog?

50% of RIM funding directly reduces the DM backlog. The remaining 50% covers associated project costs and modernization related to the maintenance scope of work.

Once funding is received, it takes four (or more) years to complete the funded projects. Assuming projects are completed in four years, the result is a reduction in the DM backlog equal to 12.5% of the funded amount for each of the four years.
What factors affect the DM Backlog each year?

There are many factors that affect the DM backlog. Unless the current year investment (completed projects that reduce the backlog) is greater than the total amount of (1) accumulation of new DM ("capital renewal") and (2) annual inflation, the DM backlog will increase for any given year.

In summary:
Next Year's DM Backlog = (Current DM Backlog) + (Current Year Capital Renewal) - (DM Backlog Reduced by Completed Projects) + (Inflation Factor (5%))

Each year the DM backlog is reduced when projects are completed (dotted line). At the same time, however, new maintenance becomes due, and, if not addressed that year, becomes deferred, thereby increasing the backlog (dashed line). The resulting deferred maintenance is represented by the gold dashed line.

The net impact of the increases and decreases to the backlog, in addition to inflation, results in a net increase each year (solid line).
To illustrate the relationship between funding and the DM backlog, we considered three scenarios:

1. What level of annual funding is required to reduce the DM backlog to zero in ten years?
2. What happens to the DM backlog if we fund RIM projects at $100 million per year for the next ten years?
3. What level of annual funding is required to maintain our current DM backlog of $863 million over the next ten years?

1. Providing RIM funding of $379 million per year for each of the next ten years will reduce the current DM backlog to $0. Note that 50% of funds directly impact DM backlog reduction, and new DM and inflation are accruing each year. For simplicity, this scenario does not take into account the lag between funding year and the time of project completion/deferred maintenance reduction.

2. Continued RIM funding of $100 million per year for each of the next ten years will increase the current DM backlog by 60% to nearly $1.4 billion by year 10. Note that 50% of funds directly impact DM backlog reduction, and new DM and inflation are accruing each year. For simplicity, this scenario does not take into account the lag between funding year and the time of project completion/deferred maintenance reduction.

3. RIM funding of $206 million per year for each of the next ten years will maintain the current DM backlog level of $863 million. Note that 50% of funds directly impact DM backlog reduction, and new DM and inflation are accruing each year. For simplicity, this scenario does not take into account the lag between funding year and the time of project completion/deferred maintenance reduction.
2 University of Hawai‘i at Mānoa

2.1 UH MĀNOA OVERVIEW
Established in 1907, the Mānoa campus is the oldest and largest University of Hawai‘i campus with over 9.4 million gross square feet of facilities spread across Kaua‘i, O‘ahu, Moloka‘i, Maui, and Hawai‘i Island. In Fall 2022, the University of Hawai‘i at Mānoa (UH Mānoa) has enrolled 19,067 students (14,162 undergraduate and 4,876 graduate), 70% of whom are Hawai‘i residents.

2.2 UH MĀNOA MAIN CAMPUS
The Mānoa campus is located in Mānoa Valley on O‘ahu and covers approximately 320 acres. With 15 colleges and schools, UH Mānoa supports 100 undergraduate programs, 89 graduate programs, and 57 professional and doctorate programs. Campus facilities include housing for 3,785 students in 12 dormitories, four NCAA Division I stadiums which include the Stan Sheriff Center, Les Murakami Stadium, Women’s Softball Stadium, and Clarence T.C. Ching Complex, competition aquatic and tennis complexes, a 66,000 square foot recreation center, and the Kennedy and Orvis theaters.

2.3 UH MĀNOA RESEARCH
UH Mānoa is one of 146 universities (including 107 public universities) in the United States categorized as Highest Research Universities, or Research 1 (R1) universities. In FY 2022, UH Mānoa supported more than $360 million of research contracts and grants.

The main campus has nearly 700,00 net square feet of research laboratory space. UH Mānoa’s 9.9-acre satellite campus in Kaka‘ako supports the John A. Burns School of Medicine (JABSOM) and the Cancer Research Center of Hawai‘i (CRCH). Both of these facilities run a Level 3 Bio-Safety Laboratory and are certified to perform Tier 1 research. JABSOM consists of over 300,000 gross square feet, and CRCH consists of over 200,000 gross square feet. JABSOM is also the proud custodian of the Hyperbaric Treatment Center at Kuakini Medical Center in Honolulu, which is among the nation’s most active dive accident treatment facilities for recreational divers.

2.4 UH MĀNOA OFF CAMPUS
UH Mānoa also has many off-campus facilities. As a land, sea and space grant institute, it is responsible for effectuating the provisions of the Morrill Acts of 1862 and 1890. Primarily advanced through the College of Tropical Agriculture and Human Resources, UH Mānoa is responsible for 25 research stations and extension offices located across O‘ahu, Kaua‘i, Moloka‘i, Maui and Hawai‘i Island.

Additionally, there are instructional and research programs under the Hawai‘i Institute for Marine Biology located on Coconut Island (Moku o Lo‘e) in Kāne‘ohe Bay and the Institute for Astronomy on Mauna Kea on Hawai‘i Island and Haleakalā on Maui. There are also ships and submarines at various base facilities under the School of Ocean, Earth, and Science Technology docked at Piers 34 and 35 in Honolulu Harbor and at the Makai Research Pier on the Windward side of O‘ahu.

Finally, there are auxiliary enterprise programs run at the Lyon Arboretum, which consists of nearly 200 acres that are home to over 6,000 taxa of tropical and sub-tropical plants in Mānoa Valley, and the Waikīkī Aquarium, the second-oldest public aquarium in the nation.
Total UH Manoa GSF
9.4M SF

- Main campus academic and administration: 3.7M SF
- Off Campus: 1.6M SF*
- Athletic Facilities: 0.5M SF
- Parking: 1.2M SF
- Residential: 1.5M SF
- Building Gross: 0.9M SF*

*Off Campus and other square footage will be reduced by an additional $50,000 in the long-term outlook.

FY17 FY18 FY19 FY20 FY21
Millions of kWh

FY24 FY25 FY26 FY27 FY28 FY29
UH Mānoa cumulative annual energy savings from efficiency projects

- FY24: $500 million
- FY25: $500 million
- FY26: $450 million
- FY27: $400 million
- FY28: $350 million
- FY29: $300 million

UH Mānoa 6-Year Capital Improvement Projects Plan
Total: $985 million

UH Mānoa - Historical Energy Consumption and Utility Bills

- FY17: $105
- FY18: $110
- FY19: $115
- FY20: $120
- FY21: $125

- Millions of kWh
- Millions of dollars

DM balance ('Do-Nothing')
DM balance with projection

RIM projects

- On Campus and other square footage will be reduced by an additional $500,000 in the long-term outlook.

Main campus academic and administration

- Academic and administration: 3.7M SF
- Residential: 0.9M SF*
- Off Campus: 1.6M SF*
- Building Gross: 0.9M SF*

*Off Campus and other square footage will be reduced by an additional $50,000 in the long-term outlook.

Main campus academic and administration

- Main campus academic and administration: 3.7M SF
- Residential: 0.9M SF*
- Off Campus: 1.6M SF*
- Building Gross: 0.9M SF*

*Off Campus and other square footage will be reduced by an additional $50,000 in the long-term outlook.
2.5 FRAMEWORK FOR THE FUTURE

In 2017, UH Mānoa conducted an in-depth space utilization study to better understand how effectively campus space served the University’s goals and objectives. The study’s findings identified several areas of opportunity: Classroom capacity could be increased through scheduling, office space was often overallocated and underutilized, aging facilities and portable buildings were contributing disproportionately to DM, outdoor space was not being used to serve student needs, and space assignment was inconsistent across departments. As a result, UH Mānoa began focusing on facility optimization, improved space utilization, reduction of DM, and right-sized renovations to modernize the existing campus.

In 2019, UH Mānoa published its Campus Framework for the Future, an alternative to the traditional campus master plan that aligns campus priorities with the University’s Strategic Plan. A key feature of the Framework are the Guiding Principles:

Promote world-class instruction & scholarship
Contribute to the advancement of human knowledge and help our communities to solve the complex and interconnected challenges facing their futures.

Develop the whole student
Provide spaces that are physically, mentally and emotionally safe on a daily basis and in times of need. Retention and enrollment growth are reflective of how well we take care of our students.

Steward our natural environment
Optimize existing resources and assets by using what we have as efficiently as possible, and utilize sustainable design principles to minimize environmental footprint when we do need to build new.

Foster inclusivity & connectivity
Provide access for campus community members to housing, transit by all types of mobility, and digital technologies.

Leverage unique attributes of place
Honor indigenous ancestral knowledge systems. Care for and learn from Native Hawaiians and their knowledge systems, which provide lessons on how to care for each other and our natural world in our specific regions of Mānoa and larger Hawai‘i

Ensure financial viability
Demonstrate fiscal responsibility and a robust financial plan to make smart decisions which maximize our ability to do more with less. Ensure that capital is deployed efficiently to achieve the mission of the university.

Cultivate collaboration
Promote interaction, cross-disciplinary learning and meaningful work so that folks can work together to create the best futures for Mānoa, Hawai‘i, and the world.

The Framework outlines the direction for an overall reduction in square footage for core academic facilities and uses by roughly 500,000 square feet; transforming circulation and mobility; strengthening the gathering spaces on campus; establishing the campus as a learning lab by addressing long-term needs for the research facilities; activating landscape spaces and the campus character; creating spaces that support the UH Mānoa community; and building resilience through climatological foresight.
The Core Values reflect the UH Mānoa community’s deeply held beliefs and aspirations to become a Hawaiian place of learning, and directly inform the Guiding Principles.

The Framework provides an organizing vision for the overall campus and guides subsequent development in a manner that addresses and corrects deficiencies from prior unplanned growth and development to adequately respond to changes in academic priorities, Capital Improvement Projects, enrollment, environmental issues, funding, changes in the campus from construction of new buildings, and other major factors influencing the campus development.

The framework plan charts an overall structure for future campus building and development, new open spaces, infrastructure, and mobility networks, while allowing for flexibility to enable UH Mānoa to respond to changing conditions and circumstances. In summary, the UH Mānoa Framework for the Future will guide the UH Mānoa campus and LRDP towards:

• A reduction in square footage for core academic facilities and uses;
• Consolidation of core academic activities to the central part of campus (College of Education, Institute for Astronomy, UH Press, and Children’s Center);
• Increased pedestrian circulation that replaces vehicular traffic in the central part of campus;
• A greater student presence on campus in the afternoons and evenings;
• Flexible, space-efficient buildings;
• Additional student housing near campus, which reduces daily car trips;
• Revisioning the UH Mānoa Lower Campus around athletics and the Reserve Officers’ Training Corps (ROTC) program, and aligning with the development efforts of Kamehameha Schools in the adjacent Mō’ili‘ili area; and
• Monetized ancillary site in alignment with campus needs (University Village, Faculty Housing, market driven mixed-use development efforts).

The UH Mānoa Framework for the Future may be viewed in its entirety at: https://www.manoaframeworkfuture.info
2.6 UH MĀNOA CAMPUS DESIGN GUIDELINES

In order to promote implementation of the Campus Framework, UH Mānoa adopted a set of Campus Design Guidelines in 2022. The Design Guidelines provide specific direction to faculty, staff, consultants, and contractors on basic requirements for different space types on campus. As of the date of publication of this document, there are guidelines for Campus Planning, Gathering Spaces, Classrooms and Class Labs, Research Labs, Office and Administrative Spaces, Furniture, and Color. Additional guideline documents under development include Signage & Way-Finding, Energy, Mechanical, Electrical and Plumbing, Campus Arboretum & Landscape, Campus Infrastructure, Parking & Private Transportation, Public Transportation, Public Safety, Residential Life, and Neighborhood Adjacencies. These guidelines are included in requests for proposals for facilities projects, and help ensure that future projects align with the overall goals for the campus.

Gathering typologies design guidelines: open outdoor seating at Warrior Recreation Center—open, public
Campus planning design guidelines: visualization at the Student Center plaza
2.7 UH MĀNOA 6-YEAR VISION
The next six years will see the completion of the UH Mānoa mini-master plan and implementation of projects aligned with the Framework goals.

UH Mānoa 6-Year Capital Improvement Projects Plan (in 000’s)
Total: $985 million

<table>
<thead>
<tr>
<th>Category/project</th>
<th>FY24</th>
<th>FY25</th>
<th>FY26</th>
<th>FY27</th>
<th>FY28</th>
<th>FY29</th>
<th>6-year total</th>
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<td>$600,000</td>
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<td>Assessment &amp; Feasibility of Hamilton Library</td>
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<td></td>
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<td>$6,500</td>
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<td>Waikīkī Aquarium seawall repair</td>
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<tr>
<td>Athletics Complex</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Holmes Hall</td>
<td>$1,500</td>
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<td>$6,000</td>
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<td>$15,000</td>
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<td>PV Rooftop and Canopies and various energy efficiency projects</td>
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<td>$20,000</td>
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<td></td>
<td></td>
<td>$50,000</td>
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<tr>
<td>Admin Office &amp; Parking - Phase I and II</td>
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<td>$148,000</td>
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<td>Portable demolition</td>
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<td>$11,000</td>
<td>$12,500</td>
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<td>$161,000</td>
<td>$191,500</td>
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<td>$985,000</td>
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<td>DM balance with projection</td>
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<td>$854,699</td>
<td>$872,717</td>
<td>$849,341</td>
<td>$830,303</td>
<td>$842,098</td>
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</tr>
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</table>

Proposed 6-year Capital Improvement Projects (CIP) Plan
UH Mānoa 6-Year Capital Improvement Projects Plan
Total: $985 million

Source: UH Office of the VP for Administration, Sightlines 2022
2.8 UH MĀNOA MAJOR PROJECTS

Over the six year period, UH Mānoa anticipates nine major projects and two individually recognized initiatives that are critical to meeting the mission and objectives of the campus. Each of these are further described below:

2.8.1 HAMILTON LIBRARY

Hamilton Library is the largest facility on the main campus. Constructed in three phases (1956, 1976, and 2001), the library houses the University’s book collection, special collections, library offices, several classrooms, and a limited amount of student study space. Hamilton Library supports the land-, sea-, and space-grant status, as well as various campus programs and researchers from across the globe.

Hamilton Library has over 411,000 interior square feet of space (for comparison purposes, this is over 5 times larger than Kuykendall Hall). Approximately 45% of this space (175,000 s.f.) is currently used for open stack book storage. Our initial research shows a trend amongst peer institutions who have converted library space from book storage to people space (study, event, collaboration, office). By creating high-density climate controlled book storage and moving books out of the open stacks, a significant amount of new space can be created in the heart of central campus without building a new building.

LOCATION
Hamilton Library

PROJECT TYPE
Major (Planning only)

SPACE TYPE
Academic

FACILITY TYPE
Building

BUDGET
FY 24 $6.5M
Total $6.5M

ANTICIPATED FUNDING SCHEDULE
FY24
2.8.2 WAIKIKI AQUARIUM SEA WALL

The walkway behind the Waikiki Aquarium that provides community access along the Waikiki Beach coastline is currently closed due to safety concerns. Portions of the wall fronting the ocean that support the walkway have fallen away into the ocean. The ocean tides will continue to erode the seawall until the repairs are made. This project includes the plans, design and construction to replace portions of the seawall to increase its structural stability so that the walkway may be reopened to the public.

LOCATION
Waikiki Aquarium

PROJECT TYPE
Major

SPACE TYPE
Infrastructure

FACILITY TYPE
Building

BUDGET
FY24 $3M
Total $3M

ANTICIPATED FUNDING SCHEDULE

FY24
2.8.3 ATHLETICS COMPLEX

This lump-sum request includes the planning, design, and construction of various repairs, upgrades, and improvements to support the Clarence T.C. Ching Complex and Field improvements, the relocation of the track and soccer fields to the existing football practice fields, and other Athletics programs and facilities in lower campus. Facilities that will be updated include the Les Murakami Stadium, Clarence T.C. Ching Complex and Field, Rainbow Wahine Softball Stadium, Stan Sheriff Center, and the Tennis Complex. Projects include, but are not limited to, artificial turf replacement; resurfacing; batting cage improvements; new and retrofitted scoreboards; amenity seats; and spalls repairs; lighting installation; press box work; and locker room and restroom repairs and upgrades.
2.8.4 HOLMES HALL

Holmes Hall, built in 1972, is a 227,500 SF four-story building that is the home of the College of Engineering. In 2017, the College of Engineering completed a Needs Assessment that outlined a set of guiding principles including:

- Reaching an enrollment target of 2,500 total students by 2027 through maximizing enrollment of local students and expanding enrollment of international and mainland students
- Being at the forefront of next generation research and pedagogy, ensuring that all engineering students participate in research
- Providing facilities that support enrollment, program, and research goals, and offering instructional labs, research labs, and project space commensurate with top research standards.

66% of the assignable square footage in Holmes Hall is lab or shop space. The remainder consists of offices, classrooms, and other support space.

The Holmes Hall Renovation Project is a targeted interior renovation of the building’s lab spaces. The improvements will provide modernized teaching and research lab space, contributing to faculty research and student learning outcomes. The project will also improve building safety and accessibility, and improve the overall sustainability performance of the building. The building envelope will not be modified substantially other than as required to ensure building performance. The project will also include landscaping work around the building exterior to improve the overall beauty of the UH Mānoa campus.

LOCATION
Dole Street

PROJECT TYPE
Minor

SPACE TYPE
Academic

FACILITY TYPE
Building

BUDGET
FY24 $1.5M   FY27 $6M
FY25 $6M   Total $15M
FY26 $1.5M

ANTICIPATED FUNDING SCHEDULE

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2.8.5 PV ROOFTOP AND CANOPIES AND VARIOUS ENERGY EFFICIENCY PROJECTS

This annual lump sum request is for the design and construction of energy efficiency initiatives and PV projects. In support of 304A-199, Hawai‘i Revised Statutes, which requires that UH establish a collective goal of becoming net-zero with respect to energy use (producing as much energy as the system consumes across all campuses by the year 2035), UH Mānoa is in the process of completing a Strategic Energy Management Plan (SEMP) and Max PV Study (see Section 2.9 on the SEMP/Energy Initiatives for more information). Based on the preliminary results and draft models, maximizing the campus’ PV capacity is critical to achieving net-zero. Additionally, as UH Mānoa contributes 75% of the university’s total energy consumption, energy efficiency initiatives that reduce UH Mānoa’s overall consumption are a second key component to achieving net zero.

<table>
<thead>
<tr>
<th>PV Preferred Scenario</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Number of individual PV systems</td>
<td>178</td>
</tr>
<tr>
<td>Total PV capacity (MW)</td>
<td>38 megawatts</td>
</tr>
<tr>
<td>Total annual energy production (kWh)</td>
<td>67,096,403 kWh</td>
</tr>
<tr>
<td>% Net-Zero energy</td>
<td>56%</td>
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</tbody>
</table>

LOCATION
Campus-wide

PROJECT TYPE
Major

SPACE TYPE
Infrastructure

FACILITY TYPE
Utilities

BUDGET

<table>
<thead>
<tr>
<th>YEAR</th>
<th>FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY24</td>
<td>$20M</td>
</tr>
<tr>
<td>FY25</td>
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<td>FY27</td>
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<td>FY28</td>
<td>$20M</td>
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<tr>
<td>FY29</td>
<td>$20M</td>
</tr>
<tr>
<td>Total</td>
<td>$120M</td>
</tr>
</tbody>
</table>

ANTICIPATED FUNDING SCHEDULE

- FY24
- FY25
- FY26
- FY27
- FY28
- FY29
2.8.6 KUYKENDALL HALL

Kuykendall Hall is a 92,000 SF two building structure consisting of a seven-story office tower and a four-story classroom building, constructed in 1964. Kuykendall Hall houses 28 classrooms, making it one of the top five buildings on campus in terms of classroom inventory. The building has deteriorated over time and is currently in relatively poor condition compared to other campus facilities. The currently proposed renovation project would retain the current function as an academic facility including faculty office and classroom environments, but reconfigure the interior spaces to reflect the recently adopted UH Mānoa Design Guidelines. The new interior configurations will improve overall space utilization and occupancy and provide modern teaching, learning, and working environments for faculty, students, and staff. Building systems will be upgraded to improve performance and meet University sustainability goals.

LOCATION
Kuykendall Hall

PROJECT TYPE
Major

SPACE TYPE
Academic

FACILITY TYPE
Building

BUDGET
FY25 $5M
FY26 $10M
FY27 $35M
Total $50M

ANTICIPATED FUNDING SCHEDULE

![Image of Kuykendall Hall with people standing in front of the building]
2.8.7 ADMINISTRATIVE OFFICE AND PARKING - PHASE I AND II

Currently, administrative offices are distributed throughout the entire UH Mānoa campus. This Central Administration Facility will consolidate most of these administrative offices into one building.

Currently, the project site is occupied by the existing Campus Services building which houses the UH Mānoa Department of Public Safety, Commuter Services, University Housing, and Food Services. The Central Administration Facility will increase the project site square footage to approximately 55,000 square feet and will not exceed six floors in height. Overall, this project will yield an overall net reduction in square footage on the UH Mānoa campus as several existing portable buildings will be demolished through the Portable Demolition Program in efforts to consolidate uses and make more efficient use of campus space.

UH Mānoa is fostering a multi-modal approach to address future parking and mobility on the campus. As a part of this initiative, UH Mānoa is proposing to construct the Central Traffic Center that is intended to be a multi-level parking structure. Currently, the project site for the Central Traffic Center is a surface parking lot identified as Zone 4. The Central Traffic Center will help reduce the reliance on street parking and offset surface parking that is proposed to be removed from Correa Road, Varney Circle, and several other surface lots dispersed throughout the UH Mānoa campus.

Construction is anticipated to occur in two phases:
- Phase 1: Six stories located at the Maile/East-West Road intersection (approximately 1,000 parking stalls)
- Phase 2: Six stories located adjacent to the Phase 1 development (approximately 500 parking stalls)

LOCATION
Adjacent to the proposed Central Traffic Center site, at the intersection of East-West Road and Maile Way.

PROJECT TYPE
Major

SPACE TYPE
Administrative + Parking

FACILITY TYPE
Building

BUDGET
FY25 $8M
FY26 $70M
FY28 $70M
Total $148M

ANTICIPATED FUNDING SCHEDULE

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2.8.8 PORTABLE DEMOLITION PROGRAM

As part of the consolidation effort identified in the UH Mānoa Framework for the Future Plan, the LRDP anticipates the consolidation of programs to the Central Campus and, with the construction of the new facilities described above, the outdated and inefficient portable buildings on the UH Mānoa campus are anticipated to be demolished. Faculty, staff and students in the portables within the six zones identified and described below will be relocated to other facilities on the UH Mānoa campus. Following the completion of the anticipated demolition program, the campus will realize a reduction of approximately 157,300 SF of building space, increasing the open space availability on campus.

<table>
<thead>
<tr>
<th>Location</th>
<th>Portable demolition SF reduction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lincoln Hall Annex</td>
<td>14,500 SF</td>
</tr>
<tr>
<td>Zone 1</td>
<td>21,700 SF</td>
</tr>
<tr>
<td>Zone 2</td>
<td>52,400 SF</td>
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<td>Zone 3</td>
<td>32,000 SF</td>
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<td>Zone 4</td>
<td>22,800 SF</td>
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<td>Zone 5</td>
<td>13,900 SF</td>
</tr>
<tr>
<td>Total SF reduction</td>
<td>157,300 SF</td>
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</table>

LOCATION  
Campus-wide

PROJECT TYPE  
Major

SPACE TYPE  
Infrastructure

FACILITY TYPE  
Building

BUDGET  
FY28 $1.5M  
FY29 $11M  
Total $12.5M
2.9 STRATEGIC ENERGY MANAGEMENT PLAN/ENERGY INITIATIVES

With an energy consumption of approximately 200-million kWh per year and a goal to become net-zero by 2035, the university is committed to energy efficiency and generation initiatives. As UH Mānoa (including off site locations) accounts for approximately 75% or 145-million kWh of the university’s total annual energy consumption, and with an energy bill that exceeds $30 million annually, it is critical for UH Mānoa to lead the university in being environmentally and fiscally responsible by generating clean, renewable energy and realizing cost savings from energy efficiency projects. Additionally, as utility prices continue to escalate, it is increasingly valuable for UH Mānoa to expand its renewable energy portfolio to reduce the overall impact of increasing prices on its utility bills.

Currently, to help achieve the university’s net-zero goals, UH Mānoa has contracted with consultants to (1) develop a Strategic Energy Management Plan (SEMP), (2) complete a Max Photovoltaic (PV) Potential Study, and (3) complete an energy savings performance contracting pilot project.

**STRATEGIC ENERGY MANAGEMENT PLAN (SEMP)**

The SEMP is a long-term project investment plan/framework that will inform future decisions regarding the campus’ energy use and production by establishing goals and measurable metrics, developing an agile framework for decision-making and actions, and incorporating the ability to update assumptions to seize emerging opportunities and influence ongoing projects. It includes modeled scenarios for a low-cost, sustainable, and resilient UH Mānoa. Phase 1, which included the study of current energy conditions and identifying campus goals and projections was completed in December 2021. Phase 2 is currently underway to develop scenarios to determine what will have the greatest impact on emissions, cost and resiliency. Phase 3 will create a project plan through 2035 and is expected to be completed in Summer 2023. Thus far, current scenarios show that maximizing the campus’ PV potential is critical to achieving UH Mānoa’s financial, sustainability, and resiliency goals.

**MAX PV POTENTIAL STUDY**

To determine the UH Mānoa main campus’ maximum potential to generate energy by utilizing all possible currently available space for photovoltaic panels, UH Mānoa is in the process of completing a Max PV Potential Study. A first draft of the future PV campus model was completed in August 2021 and shows that the maximum PV potential of the UH Mānoa main campus is 38 MW, or 56% net-zero energy for the UH Mānoa campus. The administration is currently reviewing these assumptions to further refine the model. The location breakdown is as follows:

- 32% rooftop PV
- 32% ground-mount PV
- 26% parking canopy PV
- 10% other types of PV (building-integrated, atrium and walkway)

Currently, UH Mānoa is working with its consultant to create a 20-year plan for PV project prioritization. The total cost to complete the installation of all 38MW is approximately $360 million, with a net savings over 20 years of approximately $370 million.

**ENERGY SAVINGS PERFORMANCE CONTRACT**

Energy saving performance contracting (ESPC) is a process being explored by the Mānoa campus for a pilot project for eight buildings on campus. When the campus initially explored this option in 2016, it became clear that for the ESPC to be successful and to acquire meaningful results, the campus needed to establish a baseline for energy usage. As energy usage by building was not previously captured, electric meters were designed and installed on campus to collect building usage data. Following this, staff waited until campus traffic returned to “normal” post-pandemic to establish a good baseline. UH Mānoa is currently collecting baseline data from the Fall 2022 semester and in the investment grade audit (IGA) phase to develop the project list and determine construction costs and estimated energy savings. It focuses...
on Holmes Hall, the Pacific Ocean Sciences and Technology (POST) building, Art, Marine Sciences, the Hawaii Institute for Geophysics, Sakamaki, Watanabe, and Health Services. Together, these eight buildings comprise 18% of the main campus’ energy usage. Currently, construction is expected to be completed in FY 2026.

The ESPC is alternative financing provided by energy savings performance companies that underwrite energy efficiency projects. Assuming equivalent usage, these projects are intended to reduce the energy consumption on campus, and address related deferred maintenance items that can be rolled into one project. The ESPC process pilot is anticipated to result in a 30% reduction in energy usage by installing approximately $XX million in energy-saving infrastructure improvements in these buildings over the first two years (18% of 120M*$0.32). This is accomplished by partnering with an energy service company (ESCO) that will conduct an audit of the facilities, develop an implementation proposal to identify potential energy conservation measures, negotiate and finance the ESPC, and implement the energy conservation measures. In return, the ESCO will receive either fixed or variable-fixed payments over approximately 15 - 20 years from UH Mānoa, ideally from savings realized by the projects. By replacing current infrastructure with energy saving infrastructure, UH Mānoa intends to simultaneously address energy efficiency, modernization and its deferred maintenance backlog.
3 University of Hawai‘i at Hilo

3.1 UH HILO OVERVIEW
Established in 1947, the University of Hawai‘i at Hilo (UH Hilo) is the second-oldest 4-year institution in the state that offers baccalaureate and selected graduate programs. The UH Hilo campus served a peak enrollment of 4,000 students over the last decade. Currently, 2,977 students are enrolled. Of these students, 2,593 are undergraduates and 384 are graduates. 51% of all UH Hilo students are residents of Hawai‘i Island and 72% of all UH Hilo students are State of Hawai‘i residents. UH Hilo offers an exceptional campus and island setting in which to live and study. The UH Hilo community enjoys a richly diverse student population, with a unique blend of local, mainland and international students. The surrounding community, rooted in an agriculture history, is one of the most ethnically diverse in the country.

3.2 UH HILO MAIN CAMPUS
The UH Hilo main campus, located in the city of Hilo on Hawai‘i Island, is comprised of 310 acres, which includes the build-out of University Park and University Village.

The campus is host to thirty-eight undergraduate degrees, six graduate degrees and four doctoral degrees, including a doctoral program in Hawaiian and Indigenous Culture and Language Revitalization and a professional doctoral program in Pharmacy Science. Facilities include housing for 900 students in five residence halls, an athletics complex to support NCAA Division II athletics, a 21,600 square foot student life and recreation center, the 38,200 square foot ‘Imiloa Astronomy Center, and a performing arts center. The campus includes over 44,000 nsf of classroom space, over 7,000 nsf of research and teaching lab space, and over 6,500 nsf of study space.

3.3 UH HILO OFF CAMPUS
UH Hilo has a number of off-campus facilities comprising 130 acres, including the Pana‘ewa Agricultural farm and the Pacific Aquaculture and Coastal Resources Center. In addition, 290 acres of land in the Komohana mauka area is available for future development. UH Hilo is also responsible for the management of 12,000 acres on Mauna Kea through the Office of Mauna Kea Management.

UH Hilo Main & Off Campus space breakdown

<table>
<thead>
<tr>
<th>Residential</th>
<th>Research/Open Labs</th>
<th>Classrooms</th>
<th>Health Care</th>
<th>Study</th>
<th>Teaching Labs</th>
<th>Offices</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>5%</td>
<td>16%</td>
<td>3%</td>
<td>2%</td>
<td>1%</td>
<td>43%</td>
</tr>
</tbody>
</table>

Total: 308.9k net assignable square feet

Proposed 6-year Capital Improvement Projects (CIP) Plan
3.4 UH Hilo Strategic Plan

UH Hilo’s strategic facilities initiatives align with the UH System’s 21st Century Facilities Strategic Direction to reduce the University’s DM backlog and modernize facilities and campus environments to support modern practices in teaching, learning and research. In particular, UH Hilo’s 2021-2031 Strategic Plan, Strategy 9 is to “renew, innovate, and modernize facilities.”

3.5 UH Hilo 6-Year Vision

Currently, UH Hilo plans to continue upgrading existing spaces on the main campus through the Renew, Improve, Modernize program over the next six years. While the results of the campus space utilization study are still being finalized, preliminary results suggest that there are spaces on the main campus that are underutilized. Prior to building new space, UH Hilo will study the options available to create additional instructional capacity through improving space utilization. As such, UH Hilo is committed to improving the quality of its existing spaces and continuing to address repair and maintenance needs through modernization upgrades to support its educational and research goals. In addition to the RIM program, UH Hilo is committed to improving the sustainability and resiliency of its campus and contributing to the systemwide net-zero energy goal. As such, UH Hilo has two major PV projects planned in the latter half of its 6-year CIP plan. UH Hilo has also prioritized its research capacity by planning new facilities on the Kohala coastline to support coral reef research. The reefs off Puakō are among the best-developed and most diverse in all of Hawai‘i, making the site one of the most important locations in the world for coral reef studies.

As of FY 2022, while UH Hilo has accumulated only $8.1 million in DM backlog, it is facing an average of $15 million in capital renewal each year through FY 2029. As such, its main focus is to prioritize health and safety related improvements and prioritize building and space modernization and renewal based on building usage and condition consistent with the facilities-related strategic plan objectives. The following table and chart represent the 6-year CIP plan for UH Hilo.

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### UH Hilo 6-Year Capital Improvement Projects Plan (in 000’s)
Total: $242.5 million

<table>
<thead>
<tr>
<th>Category</th>
<th>FY24</th>
<th>FY25</th>
<th>FY26</th>
<th>FY27</th>
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<tr>
<td>RIM projects</td>
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<td>$26,500</td>
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<td>$22,500</td>
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<tr>
<td>Puakō Marine Education &amp; Research Center, Phase I</td>
<td>$1,000</td>
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<td>$8,500</td>
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<tr>
<td>Puakō Marine Education &amp; Research Center, Phase II</td>
<td></td>
<td></td>
<td>$4,000</td>
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<td></td>
<td></td>
<td>$64,000</td>
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<tr>
<td>PV Farm</td>
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<tr>
<td>PV Parking canopy</td>
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<td></td>
<td></td>
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<td>$8,500</td>
</tr>
<tr>
<td>Total</td>
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<td>$16,000</td>
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<tr>
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<td>$62,244</td>
<td>$54,211</td>
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</tbody>
</table>
UH Hilo 6-Year Capital Improvement Projects Plan
Total: $242.5 million

Source: UH Office of the VP for Administration, Sightlines 2022
3.6 UH Hilo Major Projects

UH Hilo’s major projects over the next six years include:

3.6.1 Puakō Marine Education & Research Center Phase I and II

This project is for a coastal marine facility that would provide research and study opportunities for understanding and conservation of Hawai‘i’s marine ecosystem, allow for multi-day research and teaching, and provide storage for boats, diving, and research equipment currently in storage at UH Hilo. The facility would support UH Hilo, UH Mānoa faculty and students, as well as numerous individuals across the state and nation that visit to conduct research and train students. It would complement UH Hilo’s large undergraduate Marine Science program and, given the unique Kona-Kohala coastal resources and the need for additional higher education opportunities in West Hawai‘i, is an ideal location for marine and environmental education and training. Presently, there is no educational facility of this type on Hawai‘i Island and marine training is supported at UH Hilo or rented facilities. Access to the Puakō coral reefs is currently severely limited due to the lack of laboratories and housing nearby. Travel from UH Hilo is unfeasible due to the danger of decompression sickness (bends) produced by the altitude change while crossing the island of Hawai‘i.

Phase 1 would include a pavilion for outdoor training, a boat building, which would contain boat storage, an indoor classroom and project staging, and essential infrastructure.

Phase 2 would include a dormitory, an academic center with offices, classrooms and laboratories, and faculty and caretaker housing.

ANTICIPATED FUNDING SCHEDULE

<table>
<thead>
<tr>
<th>Phase</th>
<th>FY26</th>
<th>FY27</th>
</tr>
</thead>
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<td>$7.5M</td>
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<tr>
<td>Total</td>
<td>$8.5M</td>
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</tr>
</tbody>
</table>

Location

Puakō, South Kohala District

Phase I

**Project Type**
Major

**Space Type**
Academic

**Facility Type**
Building

**Budget**
FY26 $1M
FY27 $7.5M
Total $8.5M

Phase II

**Project Type**
Major

**Space Type**
Academic

**Facility Type**
Building

**Budget**
FY27 $4M
FY28 $60M
Total $64M

ANTICIPATED FUNDING SCHEDULE

<table>
<thead>
<tr>
<th>Phase</th>
<th>FY27</th>
<th>FY28</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase II</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
3.6.2 PHOTO VOLTAIC FARM

UH Hilo’s 6-Year CIP Plan anticipates $2 million in FY28 and $20 million in FY29 for a PV Farm with approximately 6 MW of PV panels to produce enough electricity to meet the electricity needs of the main campus. The PV Farm would also include energy storage capabilities to provide electricity during the evening hours and a solar intensity forecasting program to regulate energy generation output during the daytime.

3.6.3 PHOTO VOLTAIC PARKING CANOPY

This project includes the design and construction of approximately 1,000 photovoltaic panels that would produce approximately 350 kW and provide shade over the UH Hilo parking lot along West Kawili Street. This parking lot is used by those on the UH Hilo main campus. It also includes the construction of a battery storage facility on the main campus.
4 University of Hawai‘i at West O‘ahu

4.1 UH WEST O‘AHU OVERVIEW
The University of Hawai‘i – West O‘ahu (UH West O‘ahu) is in its fourth year at its permanent campus in east Kapolei. It is the youngest of the UH System’s three baccalaureate campuses, primarily serving the growing population of Central, Leeward and West O‘ahu. UH West O‘ahu offers a distinct, student-centered baccalaureate education that integrates the liberal arts with professional and applied fields, offering six bachelor degree programs in 33 areas of study and seven certificate programs. In 2013, 2,400 students were enrolled via on-campus and distance learning offerings. Currently, 2,940 students are enrolled.

4.2 UH WEST O‘AHU MAIN CAMPUS
The campus is currently comprised of seven buildings: Campus Center, Classroom Building, Laboratory Building, Library and Resource Center, Maintenance Building, Administration/Health Science Building and Academy of Creative Media. Currently, the campus does not include any NCAA athletic programs/facilities or housing facilities. Free parking is provided via surface parking lots, which has been expanded to 723 spaces.

4.3 UH WEST O‘AHU OFF CAMPUS
UH West O‘ahu properties are comprised of mauka and makai lands, with the H-1 Freeway providing convenient access to both areas. The makai area of 500 acres encompasses 310 acres for the campus and its anticipated growth, with the remaining 180 acres of non-campus lands identified for future development by a private entity. These non-campus lands are in close proximity to two Honolulu Rail Transit stations, providing opportunities to create integrated and economically vibrant transit-oriented development neighborhoods, including a university village that connects with and supports the campus community.

The mauka area encompasses 991 acres of agricultural-zoned lands. UH System, along with UH West O‘ahu, continues to evaluate various leasing and revenue-generating options for these lands, including farming and renewable energy. A 12.5MW solar energy and storage facility is scheduled to be completed in early 2023.

UH West O‘ahu Main & Off Campus space breakdown
Total: 121.8K Net assignable sf
4.4 UH WEST O‘AHU STRATEGIC PLAN

The University of Hawai‘i – West O‘ahu Strategic Plan (2018-2028) provides a vision for UH West O‘ahu as a premier, comprehensive, indigenous-serving institution dedicated to educating students to be engaged global citizens and leaders in society. UH West O‘ahu envisions a supportive and dynamic learning environment where both Native Hawaiian values and culture and the inclusion and celebration of all individuals and ethnicities are embodied and perpetuated by students, faculty, and staff and reflected in the institution’s practices and relationships.

There are several noteworthy projects related to the Strategic Action Plan:

- Develop a Hawaiian sense of place through increased visual arts and signage of Native Hawaiian history and culture on campus.
- Create a vibrant campus life, including a master-planned university village that provides a true college town that embodies learning, living, and work opportunities.
- Expand campus life opportunities to include student residential housing options.
- Create a Center of Excellence, to provide an innovative and cost-effective framework to facilitate student-faculty collaboration, teaching and learning research opportunities, and a connection between academic and professional communities.

Additionally, the University of Hawai‘i West O‘ahu Long Range Development Plan (LRDP) Update (August 2006) provides a policy framework for ongoing and future development decisions, including site design, infrastructure, transportation, and circulation. UH West O‘ahu is in the process of conducting a comprehensive review and update of the current LRDP.

The University of Hawai‘i West O‘ahu Non-Campus Lands Urban Design Plan (UDP) (2011) provides site development and design guidance for the UH West O‘ahu-owned lands beyond the campus. The UHWO will be also be reviewing and updating the UDP. Other land use policy documents also influence and guide the physical development of UH West O‘ahu. These include, the ‘Ewa Development Plan (July 2013), ‘Ewa Roadway Connectivity Study (2009), and East Kapolei Neighborhood Transit-Oriented Development Plan – Public Review Draft (April 2010).

4.5 UH WEST O‘AHU 6-YEAR VISION

Currently, UH West O‘ahu has zero DM backlog. After 10 years in its current location, the campus continues to focus on growing mindfully and developing quality spaces on its new campus consistent with the facilities-related strategic plan objectives outlined above.

The following chart represents the 6-year CIP Plan for UH West O‘ahu broken down by type of request.
## UH West O‘ahu 6-Year Capital Improvement Projects Plan (in 000’s)

Total: $147 million

<table>
<thead>
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<th>Category</th>
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<th>FY26</th>
<th>FY27</th>
<th>FY29</th>
<th>6-year total</th>
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<tr>
<td>RIM projects</td>
<td>$5,000</td>
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<td>$3,500</td>
<td>$3,500</td>
<td>$3,500</td>
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<tr>
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<tr>
<td>Campus Center phase II</td>
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<td>$49,000</td>
<td></td>
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<tr>
<td>General education building I</td>
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<td></td>
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<tr>
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<td>$0</td>
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</table>

DM balance projection

Total: $147,000
UH West O‘ahu 6-Year Capital Improvement Projects Plan
Total: $146.3 million

Source: UH Office of the VP for Administration, Sightlines 2022
4.6 UH WEST O‘AHU MAJOR PROJECTS

UH West O‘ahu’s major projects over the next six years include:

4.6.1 ROAD B ENTRY PLAZA

Construction of the Road B Entry Plaza. (Road B’s official name is Ho‘omohala Avenue.) In FY20, the campus received $400,000 to design the Entry Plaza. This request is to fund the construction. The project will provide a much-needed, safe, and accessibility-compliant connection to and from campus for students, employees, and visitors that take advantage of rail and bus transit or get dropped off at the Ho‘omohala Avenue cul-de-sac. The plaza would serve as an inviting welcome mat at the terminus of Ho‘omohala Avenue and the University Village main street – a key component of the envisioned college town.

LOCATION
Ho‘omohala Avenue

PROJECT TYPE
Minor

SPACE TYPE
Infrastructure

FACILITY TYPE
Building

BUDGET
FY24 $5.5M
Total $5.5M

ANTICIPATED FUNDING SCHEDULE

4.6.2 CAMPUS CENTER PHASE II

The 6-Year CIP Plan requests $49 million in FY26 for the construction of Campus Center, Phase 2 (a three-year postponement of last year’s request). In 2018, the Legislature appropriated $5 million in FY19 to design Campus Center, Phase 2 and relocate the existing bookstore. Of these funds, $2.2 million were allocated for the design of Campus Center, Phase 2, and in 2020, the design contract was awarded. This request is to fund the design-build construction. This project would serve to improve the student experience and create a vibrant hub of student interaction, fostering student life and success by creating flexible spaces for engagement (tutoring, group study, math and writing lab), student organization meetings, academic advising, and student support services. It intends to also incorporate a wellness space (currently occupying a renovated closet), and recreational spaces that would expand student fitness offerings, as the existing Fitness Center (approximately 500 sf) has very limited equipment and workout space. These spaces would allow the current Student Life Center in the campus center (a large space with no partitioning and limited functionality for small group meetings) to be

LOCATION
UH West O‘ahu

PROJECT TYPE
Major

SPACE TYPE
Academic

FACILITY TYPE
Building

BUDGET
FY26 $49M
Total $49M

ANTICIPATED FUNDING SCHEDULE
4.6.3 GENERAL EDUCATION BUILDING I

FY27 anticipates the design-build construction of General Education Building I. While funding for this project was requested in previous years, the funding request has been postponed due to current economic conditions. The campus is anticipating steady enrollment growth in our on-campus, hybrid, and online programs over the next 10+ years as we respond to increased collaboration with our K-12 regional high schools as well as shared facilities with our community college partners. General education classroom facilities will be needed to accommodate shared spaces and encourage multi-disciplinary academic curricula and programs. General Education Building I will house programs in education, STEM, humanities, and social sciences with a focus on: teacher preparation and education leadership development, offering on-site training, educational research, and professional development, and improving and innovating distance/online learning pedagogies. All classrooms will be fitted with up-to-date technology to support blended and/or hybrid learning, thereby strengthening both our on-campus and online footprint.

LOCATION
UH West O'ahu

PROJECT TYPE
Major

SPACE TYPE
Academic

FACILITY TYPE
Building

BUDGET
FY27 $3M
FY29 $64M
Total $67M

ANTICIPATED FUNDING SCHEDULE

4.6.4 GENERAL EDUCATION BUILDING II

Additionally, UH West O'ahu's 6-Year CIP Plan anticipates a budget assigned for programming for the General Education Building II with a future request for construction funds (not shown). While funding for this project was requested in previous years, the funding request has been postponed due to current economic conditions. This building will be a vibrant hub for student innovators and entrepreneurs. A place to learn, innovate, and launch start-ups in partnership with our community colleges, regional high schools, and both the Kapolei Chamber of Commerce and regional businesses. The availability of classrooms, innovation spaces, co-working spaces, and tech labs/workshops will encourage partnering across academic programs (IT, Cyber Security, Business, Hospitality, Sustainable Community Food Systems, etc.) and enable students to learn about entrepreneurship and business by working across disciplines. A much-needed Information Technology Center would also be incorporated into the facility.

LOCATION
UH West O'ahu

PROJECT TYPE
Major

SPACE TYPE
Academic

FACILITY TYPE
Building

BUDGET
FY29 $3M
Total $3M

ANTICIPATED FUNDING SCHEDULE


5 University of Hawai‘i Community Colleges

5.1 UH COMMUNITY COLLEGES OVERVIEW
The University of Hawai‘i Community Colleges (UHCC) is a statewide system of seven separately accredited institutions serving more than 30,000 students annually. Embedded within the greater University of Hawai‘i System, these seven degree-granting campuses and education centers provide open-door access to affordable, high-quality education in a variety of programs from career and technical to liberal arts education.

HAWAI‘I COMMUNITY COLLEGE
Hawai‘i Community College is based in Hilo with a branch campus in Kona (Hawai‘i Community College – Pālamanui) and an education center in Honoka‘a (Kō Education Center). The College enrolls over 2,000 students and offers 26 degree and certificate programs as well as non-credit programs, ranging from health services and hotel operations to business and trades. It also administers the University Center which is located at the Pālamanui facility.

HONOLULU COMMUNITY COLLEGE
Honolulu CC, founded in 1920, is the oldest community college in Hawai‘i and enrolls over 3,000 students. Its diverse curriculum includes a strong Liberal Arts program and spans the fields of transportation, construction, communication, and services. The main campus is a short distance from the heart of downtown Honolulu and occupies over 20 acres on Dillingham Boulevard in the Kalihi-Palama area. In addition, it has facilities located near Daniel K. Inouye International Airport for its Fire and Aeronautics Maintenance programs, and Automotive Technology and Heavy Equipment shops on Kokea Street.

KAPI‘OLANI COMMUNITY COLLEGE
Located minutes from Waikiki and named after Queen Kapi‘olani, the University’s largest urban community college educates over 6,000 students. The College consists of a main campus and a new facility, the Culinary Institute of the Pacific, on the slopes of Diamond Head crater. The College has strong academic programs in culinary arts, liberal arts, STEM, business, hospitality and travel, and tourism. In addition, academic programs in the healthcare and paralegal fields are offered uniquely at this campus. Kapi‘olani CC’s academic excellence is further enhanced by its commitment to international education.

KAUA‘I COMMUNITY COLLEGE
Kaua‘i CC offers 34 degree and certificate programs in addition to non-credit and advanced courses leading to Bachelor and Graduate degrees through the University Center. It is located in Līhu‘e and enrolls over 1,300 students each year.

LEEWARD COMMUNITY COLLEGE
Located in Pearl City, Leeward CC offers strong liberal arts programs in performing, visual and digital arts, as well as math and sciences to its more than 6,000 students. Other programs include business, computer networking, culinary arts, digital media, engineering, automotive, teaching, and pre-allied health. Leeward CC also operates an education center on the Wai‘anae coast.
UH MAUI COLLEGE
A tri-island college, UH Maui College supports 2,500 credit-seeking students through 17 comprehensive associate and 2 baccalaureate degree opportunities, over 1,700 non-credit students through workforce training and community education, and 90 students through the UH Center. The college has educational centers in Maui Nui, in rural communities in Hāna, and on the islands of Lānaʻi and Molokaʻi.

WINDWARD COMMUNITY COLLEGE
Located at the base of Oʻahu’s Koʻolau mountains in Kāneʻohe, Windward Community College enrolls over 2,300 students and provides a nurturing environment in which to pursue an education in visual and performing arts, veterinary technology, natural and environmental sciences, Hawaiian studies, liberal arts, and exploratory programs in marine and aerospace fields. Short terms offerings leading to certification as mental health technicians, web support, information security and nurse aides are also provided.
5.2 UHCC STRATEGIC PLAN
The most current UHCC Strategic Directions, 2015-2021 (UHCC Strategic Directions) provides a facilities vision for modern teaching and learning environments at UHCC campuses. While the next strategic plan is still being developed and awaiting the publication of the 2023-2029 UH Strategic Plan for guidance on systemwide priorities, the UHCCs continue to rely on the principles in the 2015-2021 UHCC Strategic Directions. The plan seeks to create an environment that is clean, safe, and well-maintained, and designed and equipped to meet the modern standards of faculty and industry, and also enables and takes advantage of high-speed digital technology. This will be accomplished through a commitment, first and foremost, to creating a sustainable environment on campus, through the implementation and execution of a building and grounds maintenance program that minimizes any DM, through the creation and implementation of design standards for classrooms and laboratories that reflect modern teaching approaches, through ensuring that equipment is current and meeting industry standards, and through developing and maintaining a high-speed digital environment on all campuses.

5.3 UHCC 6-YEAR VISION
Currently, UHCC’s main focus is to implement a building and grounds maintenance program that minimizes DM while enhancing student learning through the creation and implementation of design standards for classrooms and laboratories that reflect modern teaching approaches. UHCC is also committed to ensuring that equipment is current and meeting industry standards, and to developing and maintaining a high-speed digital environment on all campuses, consistent with the facilities-related strategic plan.

Projects will be prioritized at the UHCC system level by weighing the relative importance of each project against the needs of the seven UHCC campuses. Project priorities will be determined by considering multiple factors which include work order occurrences, failure of systems, complaints from users, Sightlines backlog/useful life information, long range plans for the campuses, and space needs.

As of FY 2022, the UHCCs have a total DM backlog of $176 million and are facing an average capital renewal each year of $19 million through FY 2029. Through the strategic prioritization noted above, the UHCCs plan to reduce their DM backlog by 25% by FY 2029.

The table and chart below represent the 6-year CIP plan for the UHCCs.

---

# UH Community Colleges 6-Year Capital Improvement Projects Plan (in 000’s)

Total: $474.5 million

<table>
<thead>
<tr>
<th>Category</th>
<th>FY24</th>
<th>FY25</th>
<th>FY26</th>
<th>FY27</th>
<th>FY28</th>
<th>FY29</th>
<th>6-year total</th>
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<td>Capital Renewal and Deferred Maintenance</td>
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<td>$25,000</td>
<td>$25,000</td>
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<tr>
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<td>$15,000</td>
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<td>$10,000</td>
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</tr>
<tr>
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<td>$8,500</td>
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<td>$12,000</td>
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<tr>
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<td></td>
<td></td>
<td>$18,000</td>
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<tr>
<td>Maui College - Library Renovation</td>
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<td></td>
<td></td>
<td></td>
<td>$10,000</td>
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<td>$10,000</td>
</tr>
<tr>
<td>Maui College - Vocational Technology Renovation and Expansion</td>
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<td></td>
<td></td>
<td>$20,000</td>
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<tr>
<td>Maui College - Pāʻina Various Repairs</td>
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<td>$17,000</td>
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<tr>
<td>Windward CC - ‘Imiloa HVAC / Fume Hood System Replacement and Water Infiltration Mitigation/Repairs</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>$11,000</td>
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<tr>
<td>Windward CC - Alakaʻi Building Renovation</td>
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<td></td>
<td></td>
<td></td>
<td>$15,000</td>
<td></td>
<td>$15,000</td>
</tr>
</tbody>
</table>

| Total per year                                               | $91,500 | $60,000 | $107,000 | $69,000 | $72,000 | $75,000 | $474,500     |
| DM balance with projection                                   | $182,678 | $174,060 | $159,136 | $155,846 | $143,787 | $131,312 |             |
5.4 UHCC PROJECTS BY CAMPUS

5.4.1 ‘OHELO AC SYSTEM REPLACEMENT

The ‘Ohelo building at Kapi’olani CC houses the Culinary Arts department, Ka ‘Ikena Laua’e Dining Room, and Tamarind Dining Room. This project includes the replacement of the existing HVAC system throughout the building, a new fire sprinkler system, replacement of the hood suppression system and boiler, and renovation of classroom spaces used for public dining. These improvements will minimize health and safety concerns, improve building comfort and positively impact teaching and learning outcomes for the Culinary Arts program.

LOCATION
Kapi’olani CC

PROJECT TYPE
CRDM

SPACE TYPE
Academic

FACILITY TYPE
Building

BUDGET
FY24 $15M
Total $15M

ANTICIPATED FUNDING SCHEDULE
FY24

5.4.2 KOKI’O RENOVATION

The Koki'o building is the only science building on campus and houses the Science, Technology, Engineering & Math (STEM) program. While the STEM program is popular for its academic rigor and faculty, the current facility cannot support modern technology and teaching/learning methodologies. This project includes the renovation and modernization of the building’s laboratories and classrooms, replacement of the existing HVAC and fume hood exhaust systems, reroofing, electrical work, exterior repairs, and related work.

LOCATION
Kapi’olani CC

PROJECT TYPE
CRDM

SPACE TYPE
Academic

FACILITY TYPE
Non-classified

BUDGET
FY24 $2M
FY25 $10M
Total $12M

ANTICIPATED FUNDING SCHEDULE
FY24 FY25
5.4.3 KAULIA STRUCTURAL REPAIRS

The Kauila building currently houses the Emergency Medical Services Department and Health Sciences Department. This project will address interior structural damage and replace interior finishes as needed.
5.4.4 UPGRADE FIRE ALARM AND PA SYSTEM

The existing fire alarm system was constructed in 2004 and frequently experiences issues due to the age of available parts and water and dust infiltration over time. This project would enhance safety on campus by replacing the existing fire alarm system with an upgraded campuswide looped fire alarm system covering all buildings.

LOCATION
Kaua‘i CC

PROJECT TYPE
CRDM

SPACE TYPE
Non-classified

FACILITY TYPE
Building

BUDGET
FY24 $8.5M
Total $8.5M

ANTICIPATED FUNDING SCHEDULE
FY24
5.4.5 RENOVATE SHOPS - UHH

Located off of West Kawili Street on the UH Hilo main campus, the Hawai‘i CC Auto Body, Auto Mechanic, Diesel and Machine Welding and Industrial Mechanical Technologies buildings are in need of repairs. This project will renovate and modernize the buildings to provide updated classrooms and offices for the Hawai‘i CC shop trades programs.

LOCATION
Hawai‘i CC

PROJECT TYPE
CRDM

SPACE TYPE
Infrastructure

FACILITY TYPE
Building

BUDGET
FY26 $12M
Total $12M

ANTICIPATED FUNDING SCHEDULE
FY26

5.4.6 CAMPUS REDEVELOPMENT

The UHCC is currently working with a planning consultant to redevelop the Manono campus for Hawai‘i Community College in Hilo. Previous funding for minor CIP projects has been used to fund the initial planning and design phases of this project. The upcoming $2-million funding requests are to continue current efforts to create a redevelopment plan for the campus, followed by construction funding in the later years of the 6-Year CIP Plan. This project will include ground and site improvements, infrastructure, on-site and off-site improvements, equipment and appurtenances, new facilities, parking, and all project-related costs. The current facilities at the Manono campus are sorely inadequate given that many of the structures were designed and constructed in the 1940s, 1950s and 1960s as part of the Department of Education’s Hawai‘i Vocational School. A major upgrade in the physical plant is needed to provide students with adequate facilities to pursue post-secondary educational opportunities that will ultimately support local economic development initiatives. The improvements are also needed to address findings by the Accrediting Commission for Community and Junior Colleges reporting the inadequacy of facilities located at the Manono Campus. Continued use of the substandard facilities at the Manono Campus will have negative impacts on the effectiveness and quality of Hawai‘i Community College educational programs and provide increasing challenges in meeting student recruitment and retention goals.

LOCATION
Hawai‘i CC

PROJECT TYPE
CRDM

SPACE TYPE
Non-classified

FACILITY TYPE
Building

BUDGET
FY24 $2M
FY27 $2M
FY28 $20M
Total $24M

ANTICIPATED FUNDING SCHEDULE
FY24
FY27
FY28
**5.4.7 TECHNOLOGY RENOVATIONS, PHASE II**

Phase II of this project will focus on renovations to Building 8805 to modernize the facility while repurposing it from a science building to a student-centered space that includes student support services, classrooms, computer labs, a maker space, and student life activities. The enhanced student-focused space will be flexible to support both more traditional lecture classes as well as laboratories for hands-on experiments and activities. Modern technological infrastructure will be installed to enable distance learning capabilities and modern teaching and learning methods.

**5.4.8 LIBRARY RENOVATION**

Due to the relocation of the Learning Center into the Maui College Library, changes are needed to better accommodate the program and repurpose the space. The renovation and modernization project includes modification of the interior wall configuration, electrical revisions, and updates to the library entry and entrance doors.
5.4.9 VOCATIONAL TECHNOLOGY RENOVATION AND EXPANSION

The UHCC was appropriated $4 million in FY23 for the design of the Vocational Technology Complex renovation and expansion. This request would fund the construction of the project, which includes the construction of a new CTE Super Center and the relocation of four CTE programs (automotive, building trades, welding, and carpentry) that are currently operating out of buildings that were constructed in 1949 and are 73 years old. Due to the age and condition of the existing buildings, it is not possible to install industry-standard CTE equipment for teaching and training purposes. These upgrades are necessary to accommodate a mixture of in-person and distance learning, new technological advances, and state-of-the-art equipment that is used by those in the industry. For example, the new, technologically-enabled facility will allow the Automotive Technology program to add electric and hybrid cars to its curriculum. The new building will also allow the programs to expand and accommodate additional students that are currently waitlisted.

5.4.10 PĀ’INA REPAIRS

The Pā’ina building houses the Maui Culinary Academy and the Leis Family Class Act Restaurant. This project includes repairs to the roof structure, HVAC system, and soffits, and replacement of the existing roof.
5.4.11 HALE ‘IMILOA HVAC/FUME HOOD SYSTEM REPLACEMENT + WATER INFILTRATION REPAIRS

Hale ‘Imiloa is approximately 25 years old and houses classrooms and laboratories for the Windward CC Natural Sciences department. This project would completely replace the current HVAC system. The current HVAC system has had significant issues with maintaining consistent temperatures and humidity. Additionally, inconsistent airflow issues create spaces with either very high or very low negative pressure, causing safety issues when heavy doors slam shut or doors fail to close. Fume hood issues also cause inadequately ventilated spaces. This project would remedy these issues and improve the conditions of laboratory and classroom spaces, positively affecting learning outcomes and health and safety.

LOCATION
Windward CC

PROJECT TYPE
CRDM

SPACE TYPE
Non-classified

FACILITY TYPE
Building

BUDGET
FY24 $11M
Total $11M

ANTICIPATED FUNDING SCHEDULE

5.4.12 ALAKA’I BUILDING RENOVATION

Hale Alaka’i is the central administration and student service facility for the Windward CC Campus. This project includes a full renovation of the building, including repainting; repairing the building exterior and structure; new flooring, windows, and doors; and HVAC, utility and infrastructure improvements.

LOCATION
Windward CC

PROJECT TYPE
CRDM

SPACE TYPE
Academic

FACILITY TYPE
Building

BUDGET
FY27 $15M
Total $15M

ANTICIPATED FUNDING SCHEDULE

November 3, 2022

TO: RANDOLPH G. MOORE
   Chairperson, Board of Regents

VIA: DAVID LASSNER
     President

FROM: JAN GOUVEIA
      Vice President for Administration

SUBJECT: APPROVAL OF THE 6-YEAR CAPITAL IMPROVEMENT PROJECTS PLAN FOR FISCAL YEARS (FY) 2024-2029 AND FY 2023-2025 BIENNIAL CAPITAL IMPROVEMENT PROJECT BUDGET FOR THE UNIVERSITY OF HAWAI’I

SPECIFIC ACTION REQUESTED:

It is recommended that the Board of Regents of the University of Hawai’i (the “Board”) approve the enclosed 6-Year Capital Improvement Projects Plan for FY 2024 – 2029 (the “6-Year CIP Plan”) for the University of Hawai’i (the “University”) and the biennium capital improvement project budget for the University of Hawai’i for FY 2023-2025 (the “FY 23-25 CIP Biennium Budget”), pursuant to Regents Policy 8.204.

The 6-Year CIP Plan addresses the capital improvement project plans and strategic vision for the next six years for:

1. University of Hawai’i at Mānoa
2. University of Hawai’i at Hilo
3. University of Hawai’i at West O’ahu
4. University of Hawai’i Community Colleges
5. University of Hawai’i System

The proposed FY 23-25 CIP Biennium Budget, which is presented in the context of the 6-Year CIP Plan, accounts for all major projects in the planning, design or construction
stages. As more fully detailed below, the Administration recommends that the Board approve the proposed FY 23-25 CIP Biennium Budget for the University.

Upon approval, the Administration will submit the CIP Biennium Budget proposal to the State Department of Budget & Finance for consideration to be included as part of the Governor’s budget proposal to the Legislature for:

1. University of Hawai‘i at Mānoa
2. University of Hawai‘i at Hilo
3. University of Hawai‘i at West O‘ahu
4. University of Hawai‘i Community Colleges
5. University of Hawai‘i System

Approval by the Board of this 6-Year CIP Plan does not constitute approval of any specific projects identified or anticipated herein; the Administration is still required to obtain all necessary and appropriate Board approvals required by applicable law, rules, University policy or University procedure, which includes but is not limited to construction projects exceeding $5 million, consultant services exceeding $1 million, and exemption from the building moratorium.

RECOMMENDED EFFECTIVE DATE:

Upon board approval.

EXECUTIVE SUMMARY:

Since the 6-Year CIP Plan was first conceived and approved by the Board in November 2016, the Administration has presented an updated, rolling 6-Year CIP Plan to the Board each year that realigns the plan with evolving situations and priorities and the projects funded by the Legislature. However, as the time period for the original six year CIP Plan has now passed, the Administration is presenting a new 6-Year CIP Plan for FY 2024 – 2029 with an updated strategy and vision for the University.

The previous 2016 6-Year CIP Plan and subsequent yearly updates have largely remained the same, focused on a facilities modernization and space management strategy that delivers 21st century facilities for our students and is aligned with academic programming needs, consistent with the priorities set forth in the 2017 Systemwide Integrated Academic and Facilities Plan (IAFP), to maximize the efficiency of both the capital and operational dollar. The new 6-Year CIP Plan builds on these concepts by shifting slightly away from new buildings and growing the University’s physical asset
inventory and more toward data-driven decisions based on space utilization and programmatic and campus needs to improve and modernize existing spaces. With a continued focus on applying fiscal, human, and physical resources across the campuses more effectively and efficiently while continuing to advance the higher education goals of the state, the new 6-Year CIP Plan continues to embody the principles of the IAFP, focusing on aligning current and future programmatic needs with our facilities needs. Projects should consider:

- Whether the space can be designed flexibly to support multiple programs and/or uses, particularly for costly and specialized facilities;
- Whether space can be shared across programs to be most efficiently utilized on a day-to-day basis;
- Projected enrollment trends;
- Existing utilization of spaces on campus;
- The magnitude of impact on high-demand programs and disciplines; and
- The advancement of strategic campus and systemwide initiatives.

These considerations support the highest and best use of each capital and operational dollar.

Renew, Improve and Modernize ("RIM") Projects remain the foundation of our new 6-Year CIP Plan and CIP Biennium Budget, with an emphasis on those projects necessary to protect health and safety measures, protect and maintain existing infrastructure and system investments and support current and funded research activity, as well as those that increase efficiency and utilization of existing spaces and promote flexible, shared and/or adaptive design and furniture.

The 6-Year CIP Plan summarized below and proposed CIP Biennium Budget incorporate the principles set forth above as the University continues to strive for 21st century facilities to cultivate our future leaders and continue to play an important role in the State of Hawaii’s economic growth and diversification.

**DEFERRED MAINTENANCE (DM) BACKLOG**

As of 2022, the systemwide DM backlog is $863 million. While the University is committed to reducing its DM backlog over time, significant challenges must be overcome to decrease or even maintain the backlog given its size and rate of increase, which is compounded by a number of factors. These challenges, in addition to adequate funding, include:

- Sightlines data represents the cost associated with an equivalent or "like-for-like" repair or replacement, which is generally not feasible or practical given the age of most subsystems by the time they are addressed. However, modern, energy-efficient repairs and replacements are more costly than an equivalent
replacement, adding to the repair and replacement costs without an associated decrease in the DM backlog.

- Changing building code, safety, and other requirements, along with updated industry best practices can add further costs when repairing and replacing subsystems that do not translate to a decrease in the DM backlog but are necessary to complete the project.

- With an average facilities age of 44 years old (built in 1978) and an inventory in which 75% of all buildings are over 30 years old, capital renewal needs have increased dramatically, with an average of over $100 million needed each year from FY23 through FY29 just to address new repairs or replacements with an equivalent subsystem or product.

- Sightlines adds a 5% adjustment each year to account for inflation.

- The backlog will not be reduced until projects are completed and the aging subsystem is no longer in the University’s inventory. This can take several years given the amount of time required to release the funds to the University, procure the project, and design and construct the project.

As further explained in the 6-Year CIP Plan, $379 million would be needed each year for 10 years to eliminate the backlog through the RIM program. In contrast, RIM program funding of $100 million per year would see an increase in the backlog of approximately 60% by 2032.

Given these challenges, the University has shifted its focus from the funding and effort level needed to significantly reduce the DM backlog to maximizing the impact of each capital dollar by considering multiple factors including space utilization, energy efficiency, and program and campus current and future needs for all projects including repairs, maintenance, modernization, and new spaces.
As presented in the original 6-Year CIP Plan, the new 6-Year CIP Plan continues to categorize projects into the following areas:

<table>
<thead>
<tr>
<th>Project Categories</th>
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</thead>
<tbody>
<tr>
<td><strong>Major Capital Improvement Projects</strong></td>
</tr>
<tr>
<td><strong>(Major Projects)</strong></td>
</tr>
<tr>
<td>Whole or significant building renovations or new structures. Generally no net increase in square footage</td>
</tr>
<tr>
<td><strong>Renew, Improve, &amp; Modernize Projects</strong></td>
</tr>
<tr>
<td><strong>(RIM Projects)</strong></td>
</tr>
<tr>
<td>RIM Projects repair and/or improve campus buildings and infrastructure through modernization efforts. They prioritize classrooms, laboratories, and student spaces centered around improving the learning environment, as well as target those facilities with poorer conditions, through modernizing interior/exterior structures, building roofs, mechanical &amp; electrical systems, pedestrian pathways and roadways.</td>
</tr>
<tr>
<td><strong>Minor Capital Improvement Projects</strong></td>
</tr>
<tr>
<td><strong>(Minor Projects)</strong></td>
</tr>
<tr>
<td>and Capital Renewal and DM Projects</td>
</tr>
<tr>
<td><strong>(CRDM Projects)</strong></td>
</tr>
<tr>
<td><strong>UHCC Only</strong></td>
</tr>
<tr>
<td>Minor and CRDM Projects are a subset of RIM Projects that are separately categorized for the Community Colleges only. They address smaller improvements that prioritize classrooms, laboratories, and student spaces targeted at modernizing the learning and research environment through flexible spaces and shared programming, as well as repairs, maintenance, replacements and upgrades</td>
</tr>
<tr>
<td><strong>Planning Projects</strong></td>
</tr>
<tr>
<td>Planning Projects are those initiatives that support or deliver long-term development plans for future capital investments in the physical plant that strategically align with the core mission and vision of the campus.</td>
</tr>
</tbody>
</table>
The proposed systemwide CIP Biennium Budget anticipates a request of $262.5 million in FY 2024 and $247.0 million in FY 2025. Fully funded, this budget is anticipated to address a total of $200 million in capital renewal and DM.
Systemwide FY 2024-2029 6-Year CIP Plan (in 000’s)
Total: $1,849 Million
* FY 2023-2025 CIP Biennium Budget

<table>
<thead>
<tr>
<th>Campus</th>
<th>FY24</th>
<th>FY25</th>
<th>FY26</th>
<th>FY27</th>
<th>FY28</th>
<th>FY29</th>
<th>6-year total</th>
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<tbody>
<tr>
<td>UH Mānoa</td>
<td>$143,000</td>
<td>$157,000</td>
<td>$201,500</td>
<td>$161,000</td>
<td>$191,500</td>
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<td>UH Hilo</td>
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<td><strong>Total per year</strong></td>
<td><strong>$262,500</strong></td>
<td><strong>$247,000</strong></td>
<td><strong>$377,000</strong></td>
<td><strong>$270,500</strong></td>
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<td><strong>$346,500</strong></td>
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<td>$1,036,334</td>
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**Millions**

- UH Community
- UH Mānoa
- UH West O‘ahu
- UH Hilo

DM balance ('Do-Nothing')
DM balance with projection
UH Mānoa FY 2024-2029 6-Year CIP Plan (in 000's)
Total: $985M
* FY 2023-2025 CIP Biennium Budget

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<tr>
<th>Category/project</th>
<th>FY24</th>
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<th>FY27</th>
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<td>Assessment &amp; Feasibility of Hamilton Library</td>
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<tr>
<td>Waikīkī Aquarium seawall repair</td>
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<td>Athletics Complex</td>
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<td>PV Rooftop and Canopies and various energy efficiency projects</td>
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<td>$849,341</td>
<td>$830,303</td>
<td>$842,098</td>
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UH Mānoa FY 2024-2029 6-Year CIP Plan (cont.)
Total: $985M
UH Mānoa’s CIP Biennium Budget and 6-Year CIP Plan present a diversified portfolio of major capital projects and various RIM Projects that strategically pace major construction with smaller upgrades on the campus. Utilizing the results of the in-depth space utilization study conducted in 2017 and drawing upon the guiding principles in the campus’ Framework for the Future, published in 2019, and the Campus Design Guidelines adopted in 2022, UH Mānoa has refined its strategy and approach to capital planning.

In particular, UH Mānoa’s CIP Biennium Budget and 6-Year CIP Plan focus on:

- Consolidation of core academic activities to the central part of campus (College of Education, Institute for Astronomy, UH Press, and Children’s Center);
- Increased pedestrian circulation that replaces vehicular traffic in the central part of campus;
- A greater student presence on campus in the afternoons and evenings;
- Flexible, space-efficient buildings;
- Additional student housing near campus, which reduces daily car trips;
- Revisioning the UH Mānoa Lower Campus around athletics and the Reserve Officers’ Training Corps (ROTC) program, and aligning with the development efforts of Kamehameha Schools in the adjacent Mō‘ili‘ili area;
- Monetized ancillary site in alignment with campus needs (University Village, Faculty Housing, market driven mixed-use development efforts);
- Prioritizing sustainability and resiliency by applying sustainable design principles and incorporating energy efficiency and generation in each project.

**Major Projects – CIP Biennium Budget**

**Assessment and Feasibility of Hamilton Library**

The CIP Biennium Budget requests $6.5 million in FY24 for programming funds to repurpose space in Hamilton Library, the largest facility on the main campus. Constructed in three phases, the library houses the University’s book collection, special collections, library offices, several classrooms, and a limited amount of student study space. Hamilton Library has over 411,000 interior square feet of space (for comparison purposes, this is over 5 times larger than Kuykendall Hall). Approximately 45% of this space (175,000 SF) is currently used for open stack book storage. Our initial research shows a trend amongst peer institutions who have converted library space from book storage to people space (study, event, collaboration, office). By creating high-density climate controlled book storage and moving books out of the open stacks, a significant amount of new space can be created in the heart of central campus without building a new building.
Waikīkī Aquarium Sea Wall Repairs
The CIP Biennium Budget requests $3 million in FY24 to complete repairs to the Waikīkī Aquarium Sea Wall. The walkway behind the Waikīkī Aquarium that provides community access along the Waikīkī Beach coastline is currently closed due to safety concerns. Portions of the wall fronting the ocean that support the walkway have fallen away into the ocean. The ocean tides will continue to erode the seawall until the repairs are made. This project includes the plans, design and construction to replace portions of the seawall to increase its structural stability so that the walkway may be reopened to the public.

Athletics Complex
The CIP Biennium Budget requests $12 million in FY24 and $18 million in FY25 for the planning, design, and construction of various repairs, upgrades, and improvements to support the Clarence T.C. Ching Complex and Field improvements, the relocation of the track and soccer fields to the existing football practice fields, and other Athletics programs and facilities in lower campus. Facilities that will be updated include the Les Murakami Stadium, Clarence T.C. Ching Complex and Field, Rainbow Wahine Softball Stadium, Stan Sheriff Center, and the Tennis Complex. Projects include, but are not limited to, artificial turf replacement; resurfacing; batting cage improvements; new and retrofitted scoreboards; amenity seats; and spalls repairs; lighting installation; press box work; and locker room and restroom repairs and upgrades.

Holmes Hall
The CIP Biennium Budget requests $1.5 million in FY24 and $6 million in FY25 for Holmes Hall improvements, with an additional $7.5 million anticipated in FY26 and FY27 in the 6-Year CIP Plan. Holmes Hall houses the Engineering College and was originally completed in 1972. Since its original construction, the building has not undergone any modernization to adapt classroom and lab space to changes in teaching programs and to meet the demands of increasing enrollment. This project is a targeted interior renovation of the building's lab spaces. The improvements will provide modernized teaching and research lab space, contributing to faculty research and student learning outcomes. The project will also improve building safety and accessibility, and improve the overall sustainability performance of the building. The building envelope will not be modified substantially other than as required to ensure building performance. The project will also include landscaping work around the building exterior to improve the overall beauty of the UH Mānoa campus.

PV Rooftop and Canopies and Various Energy Efficiency Projects
The CIP Biennium Budget requests $20 million in FY24 and $20 million in FY25 for PV and energy efficiency projects. This lump sum funding, which is anticipated annually throughout the 6-Year CIP Plan, is critical for UH Mānoa and systemwide progress toward the University's net-zero energy goal. UH Mānoa is in the process of completing a
Strategic Energy Management Plan (SEMP) and Max PV Potential Study, and preliminary results and analysis have indicated that maximizing all available space on the main campus for PV could generate 56% of UH Mānoa’s energy needs. As such, this lump sum funding request is for the completion of any PV and energy efficiency projects to further UH Mānoa’s commitment to sustainability and resiliency, and decrease utility costs by completing energy savings projects.

**Mini Master Plan Phase 3 – Kuykendall Hall**
The CIP Biennium Budget requests $5 million in FY25 for programming and design to renovate Kuykendall Hall, with anticipated requests totaling $45 million in FY26 and FY27 of the 6-Year CIP Plan for construction. Kuykendall Hall is a 92,000 SF two-building structure consisting of a seven-story office tower and a four-story classroom building, constructed in 1964. Kuykendall Hall houses 28 classrooms, making it one of the top five buildings on campus in terms of classroom inventory. The building has deteriorated over time and is currently in relatively poor condition compared to other campus facilities. The currently proposed renovation project would retain the current function as an academic facility including faculty office and classroom environments, but reconfigure the interior spaces to reflect the recently adopted UH Manoa Design Guidelines. The new interior configurations will improve overall space utilization and occupancy and provide modern teaching, learning, and working environments for faculty, students, and staff. Building systems will be upgraded to improve performance and meet University sustainability goals.

**Admin Office & Parking – Phase I and II**
The CIP Biennium Budget requests $8 million in design and programming for a Central Administration Facility with parking in FY24. The 6-Year CIP Plan additionally anticipates $70 million in FY26, for a total of $78 million. This project will create a new 55,000 SF facility that will consolidate the administrative offices scattered across the Mānoa campus. The project site is located at the intersection of East-West Road and Maile Way, where the current Campus Services building is located. The project will yield a net reduction of square footage on campus through the demolition of the existing Campus Services building and the associated removal of existing portable buildings as explained in the Portable Demolition Program below.

There are also plans for a new parking facility immediately adjacent to the administrative building with over 400 parking stalls, located on the site of the current surface parking lot. The multi-level parking structure is being planned in conjunction with the Hawaii State Department of Transportation to increase the University’s parking inventory such that morning rush hour traffic into town is reduced. Vehicular access to the parking facility will be along Maile Way and East-West Road, which are the current means for accessing the
existing surface parking. A traffic study will be completed prior to the initiation of this project; no change is anticipated to overall impact.

**RIM Projects**

Consistent with the principles of the original and 2022 6-Year CIP Plan, a steady infusion of RIM funding remains the foundation of UH Mānoa’s CIP Biennium Budget request. $100 million in RIM funding is requested in each year of the biennium and 6-Year CIP Plan. RIM funds are used to renovate, improve and modernize classrooms, laboratories, and offices into quality learning, teaching and working spaces. Instead of traditional classrooms lined with rows of single desks, movable and flexible furniture allows for various seating options that encourage small group discussions and hands-on learning configurations. The incorporation of technology is also critical to modern classroom spaces. In many of our current buildings, there is inconsistent access to wireless internet and technology via projectors, laptops or tablets. New spaces will have updated and better access to technology, which is critical to taking the University into the 21st century.

**UH Mānoa FY23-25 CIP Biennium Budget Request Summary**

<table>
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<tr>
<th>Project Description</th>
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<tr>
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<td>Waikīkī Aquarium Seawall Repair</td>
<td>$3M</td>
<td>$0</td>
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<td>Athletics</td>
<td>$12M</td>
<td>$18M</td>
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<tr>
<td>Holmes Hall</td>
<td>$1.5M</td>
<td>$6M</td>
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<td>PV Rooftop and Canopies and Various Energy Efficiency Projects</td>
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**UH Hilo FY 2024-2029 6-Year CIP Plan (in 000’s)**

Total: $242.5M

* FY 2023-2025 CIP Biennium Budget

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<th>Category</th>
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<th>6-year total</th>
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**Graphs**

- **Millions**
  - **FY24**
  - **FY25**
  - **FY26**
  - **FY27**
  - **FY28**
  - **FY29**

**Legend**

- **Major projects**
- **RIM projects**
- **DM balance ('Do-Nothing')**
- **DM balance with projection**
UH Hilo’s CIP Biennium Budget and 6-Year CIP Plan continue to align with the systemwide objective of modernizing facilities and campus environments to support modern practices in teaching, learning and research while implementing energy savings and efficiency initiatives and addressing the DM backlog. In particular, in UH Hilo’s 2021-2031 Strategic Plan, Strategy 9 is to “renew, innovate, and modernize facilities.”

While the results of the campus space utilization study are still being finalized, preliminary results suggest that there are spaces on the main campus that are underutilized. Prior to building new space, UH Hilo will study the options available to create additional instructional capacity through improving space utilization. As such, UH Hilo is committed to improving the quality of its existing spaces and continuing to address repair and maintenance needs through modernization upgrades to support its educational and research goals. In addition to the RIM program, which remains the foundation of its 6-Year CIP Plan, UH Hilo is committed to improving the sustainability and resiliency of its campus and contributing to the systemwide net-zero energy goal. As such, UH Hilo has two major PV projects planned in the latter half of its 6-year CIP plan. UH Hilo has also prioritized its research capacity by planning new facilities on the Kohala coastline to support coral reef research. The reefs off Puakō are among the best-developed and most diverse in all of Hawai‘i, making the site one of the most important locations in the world for coral reef studies.

As of FY 2022, while UH Hilo has accumulated only $8.1 million in DM backlog, it is facing an average of $15 million in capital renewal each year through FY 2029. As such, its main focus is to prioritize health- and safety-related improvements and modernization and renewal based on building usage and condition consistent with the facilities-related strategic plan objectives.

For its CIP Biennium Budget Request, UH Hilo does not have any major projects planned and is requesting $17.5 million in FY24 and $26.5 million in FY25 to complete RIM projects.

**UH Hilo FY23-25 CIP Biennium Budget Request Summary**

<table>
<thead>
<tr>
<th>Category/Project</th>
<th>FY24 Budget Request</th>
<th>FY25 Budget Request</th>
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<tbody>
<tr>
<td>RIM Projects</td>
<td>$17.5M</td>
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<td>TOTAL</td>
<td>$17.5M</td>
<td>$26.5M</td>
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**UH West O‘ahu FY 2024-2029 6-Year CIP Plan (in 000’s)**

Total: $147 Million

* FY 2023-2025 CIP Biennium Budget

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<th>Category</th>
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![Bar chart showing major projects and RIM projects for FY24 to FY29](image-url)
UH West Oahu's CIP Biennium Budget and 6-Year CIP Plan focus on growing the campus mindfully and developing quality spaces consistent with the UH West O‘ahu Strategic Plan (2018-2028) (“Strategic Plan”). The Strategic Plan envisions a supportive and dynamic learning environment where both Native Hawaiian values and culture and the inclusion and celebration of all individuals and ethnicities are embodied and perpetuated by students, faculty, and staff, and reflected in the institution’s practices and relationships. Currently, the ten-year-old campus has zero DM backlog due to its RIM program funding. UH West O‘ahu intends to maintain the $0 backlog throughout the next six years by steadily investing in preventative maintenance and repairs.

The CIP Biennium Budget requests $5 million in FY24 and $3.5 million in FY25 for RIM funding, with an additional $3.5 million requested each year of UH West O‘ahu’s 6-Year CIP Plan. A steady infusion of RIM funds each year will allow UH West O‘ahu to address unplanned building issues and preventative maintenance and repairs. These efforts will ensure the longevity and use of the structures and operating systems and keep UH West O‘ahu’s DM backlog at $0.

Road B Entry Plaza
FY24 anticipates $5.5M for the construction of the Road B Entry Plaza. In FY20, the campus received $400,000 to design the Entry Plaza. This request is to fund the construction. This project will provide a much-needed safe and accessibility-compliant connection to and from campus for students, employees, and visitors that take advantage of rail transit or get dropped off at the Road B cul-de-sac. The Entry Plaza would serve as an inviting welcome mat at the terminus of Road B, the main street and key component of the envisioned college town.

**UH West O‘ahu FY23-25 CIP Biennium Budget Request Summary**

<table>
<thead>
<tr>
<th>Category/Project</th>
<th>FY24 Budget Request</th>
<th>FY25 Budget Request</th>
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<tr>
<td>RIM Projects</td>
<td>$5.0M</td>
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<tr>
<td>Road B Entry Plaza</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$10.5M</strong></td>
<td><strong>$3.5M</strong></td>
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## UH Community College System FY 2024-2029 6-Year CIP Plan (in 000’s)

Total: $474.5 Million

* FY 2023-2025 CIP Biennium Budget

<table>
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<tr>
<th>Category</th>
<th>FY24</th>
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<th>FY28</th>
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**DM balance with projection**

|                       | $182,678 | $174,060 | $159,136 | $155,846 | $143,787 | $131,312 |
UH Community College System FY 2024-2029 6-Year CIP Plan (cont.)
Total: $474.5 Million
The UH Community College’s (UHCC) CIP Biennium Budget and 6-Year CIP Plan is focused on implementing a maintenance program that minimizes DM while enhancing student learning through the creation and implementation of design standards for classrooms and laboratories that reflect modern teaching approaches. The most current UHCC Strategic Directions, 2015-2021 (UHCC Strategic Directions) provides a facilities vision for modern teaching and learning environments at UHCC campuses. While the next strategic plan is still being developed and awaiting the publication of the 2023-2029 UH Strategic Plan for guidance on systemwide priorities, the UHCCs continue to rely on the principles in the 2015-2021 UHCC Strategic Directions.

The Strategic Directions seek to create an environment that is clean, safe, and well-maintained; is equipped to meet the modern standards of faculty and industry; and also enables high-speed digital technology. This will be accomplished by creating a sustainable environment on campus; through the implementation and execution of a building and grounds maintenance program that minimizes any DM; and through the creation and implementation of design standards for classrooms and laboratories that reflect modern teaching approaches. UHCC is also committed to ensuring that equipment is current and meeting industry standards, and developing and maintaining a high-speed digital environment on all campuses.

CRDM and Minor CIP
The UHCC FY 2024 and FY 2025 CIP Biennium Budget continues to focus on a facilities program that minimizes DM while enhancing student learning through the creation and implementation of design standards for classrooms and laboratories that reflect modern teaching approaches. The UHCC CIP Biennium Budget seeks $50 million in both FY24 and FY25 for CRDM and Minor CIP projects, and anticipates continuing to request $50 million in each of the remaining years of the 6-Year CIP Plan.

Hawai‘i CC Campus Development
The updated 6-Year CIP Plan anticipates $2 million in FY24 for the redevelopment of the Manono campus for Hawai‘i Community College in Hilo. The UHCC is currently working with a planning consultant to redevelop the Manono campus for Hawai‘i Community College in Hilo. Previous funding for minor CIP projects has been used to fund the initial planning and design phases of this project. The upcoming funding request would continue current efforts to create a redevelopment plan, followed by $2 million in FY27 and $20 million in FY28 for design and construction funding in the later years of the 6-Year CIP Plan.

This project will include ground and site improvements, infrastructure, on-site and off-site improvements, equipment and appurtenances, new facilities, parking, and all project-related costs. The current facilities at the Manono campus are sorely inadequate given
that many of the structures were designed and constructed 60 to 80 years ago. A major upgrade in the physical plant is needed to provide students with adequate facilities to pursue post-secondary educational opportunities that will ultimately support local economic development initiatives. Continued use of the substandard facilities at the Manono Campus will have negative impacts on the effectiveness and quality of Hawai‘i Community College educational programs and provide increasing challenges in meeting student recruitment and retention goals.

Honolulu CC Technology Renovations, Phase 2
The UHCCs were appropriated $15 million in FY22 for the first phase of the project. Phase II of this project will focus on renovations to Building 8805 to modernize the facility while repurposing it from a science building to a student-centered space that includes student support services, classrooms, computer labs, a maker space, and student life activities. The enhanced student-focused space will be flexible to support both more traditional lecture classes as well as laboratories for hands-on experiments and activities. Modern technological infrastructure will be installed to enable distance learning capabilities and modern teaching and learning methods. The CIP Biennium budget requests $3 million for design in FY24. $15 million is anticipated for construction in the middle years of the 6-Year CIP Plan (FY26).

Kapi'olani CC ‘Ohelo AC System Replacement
The CIP Biennium Budget requests $15 million in FY24 to renovate the ‘Ohelo building at Kapi'olani CC, which houses the Culinary Arts department, Ka ‘Ikena Laua’e Dining Room, and Tamarind Dining Room. This project includes the replacement of the existing HVAC system throughout the building, a new fire sprinkler system, replacement of the hood suppression system and boiler, and renovation of classroom spaces used for public dining. These improvements will minimize health and safety concerns, improve building comfort and positively impact teaching and learning outcomes for the Culinary Arts program.

Kapi'olani CC Koki'o Renovation
The CIP Biennium Budget requests $2 million in FY24 and $10 million in FY25 to renovate the Koki'o building, which is the only science building on campus and houses the Science, Technology, Engineering & Math (STEM) program. While the STEM program is popular for its academic rigor and faculty, the current facility cannot support modern technology and teaching/learning methodologies. This project includes the renovation and modernization of the building’s laboratories and classrooms, replacement of the existing HVAC and fume hood exhaust systems, reroofing, electrical work, exterior repairs, and related work.
Kaua‘i CC Fire Alarm and PA System Upgrade Upgrade
The CIP Biennium Budget requests $8.5 million in FY24 to enhance safety on campus by replacing the existing fire alarm system with an upgraded campuswide looped fire alarm system covering all buildings. The existing fire alarm system was constructed in 2004 and frequently experiences issues due to the age of available parts and water and dust infiltration over time.

Windward CC ‘Imiloa HVAC/Fume Hood System Replacement and Water Infiltration Repairs
The CIP Biennium Budget requests $11 million for Hale ‘Imiloa improvements. The building is approximately 25 years old and houses classrooms and laboratories for the Windward CC Natural Sciences department. This project would completely replace the current HVAC system. The current HVAC system has had significant issues with maintaining consistent temperatures and humidity. Additionally, inconsistent airflow issues create spaces with either very high or very low negative pressure, causing safety issues when heavy doors slam shut or doors fail to close. Fume hood issues also cause inadequately ventilated spaces. This project would remedy these issues and improve the conditions of laboratory and classroom spaces, positively affecting learning outcomes and health and safety.

UH Community Colleges FY23-25 CIP Biennium Budget Request Summary

<table>
<thead>
<tr>
<th>Category/Project</th>
<th>FY24 Budget Request</th>
<th>FY25 Budget Request</th>
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<td>Minor Capital Improvement Projects</td>
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<tr>
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<td>Kapi‘olani CC ‘Ohelo AC System Replacement</td>
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<td>$10M</td>
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<td>Kaua‘i CC Fire Alarm and PA System Upgrade</td>
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<td>Windward CC ‘Imiloa HVAC/Fume Hood System Replacement and Water Infiltration Repairs</td>
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<td>TOTAL</td>
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ACTION RECOMMENDED:

In accordance with Regents Policy 8.204, it is recommended that the Board approve the FY 2024 – 2029 6-Year Capital Improvement Projects Plan enclosed and the proposed FY 2023 – 2025 Biennium Capital Improvement Program Budget for the University:

<table>
<thead>
<tr>
<th>Campus</th>
<th>Project Description</th>
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<td>Waikīkī Aquarium Seawall Repair</td>
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<td>CC</td>
<td>Kaua‘i CC Fire Alarm and PA System Upgrade</td>
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<td>CC</td>
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<td>$0</td>
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<td></td>
<td>TOTAL</td>
<td></td>
<td>$262.5M</td>
<td>$247.0M</td>
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With approval, the University will submit the CIP Biennium Budget proposal to the State Department of Budget & Finance for consideration to be included as part of the Governor’s budget proposal to the Legislature. Approval by the Board of this CIP Biennium Budget does not constitute approval of any specific projects identified or anticipated herein. The Administration is still required to obtain all necessary and
appropriate Board approvals required by applicable law, rules, University policy or University procedure, which includes but is not limited to construction projects exceeding $5 million, consultant exceeding $1 million, and exemptions from the new building moratorium.
2015: Disorganized CIP Program

- Lack of coordinated, strategic and comprehensive CIP program
  - Projects not completed on time
  - Minimal financial management
  - No plan = Random, reactionary, non-strategic investments
- Few quality laboratory and classroom spaces
- Uncontrollable deferred maintenance backlog
First comprehensive systemwide strategy and vision for CIP spanning the next six years (FY 2018 – 2023)

Strategy and Vision:

• Prioritize classrooms, laboratories, and student spaces with a focus on improving the learning and research environment
• Align with the institution’s vision for academic and research initiatives
• Target those facilities with the worst conditions and highest use
• Rethink space as University space, rather than departmental space
• Evaluate existing space to be repurposed or consolidated
• Utilize flexible and adaptable space management
• Commit to shared use of facilities across multiple programs to maximize the use of space

Creation of Renew, Improve, Modernize (RIM) Program to implement these goals through yearly lump sum funding requests

2016: Capital Program Initiative - 6-Year CIP Plan
FY 2018 – 2023 G.O. Bond CIP Appropriations

CIP Appropriations by Campus

<table>
<thead>
<tr>
<th>CAMPUS</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
<th>FY21</th>
<th>FY22</th>
<th>FY23</th>
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CIP Appropriations by Project Type

<table>
<thead>
<tr>
<th>TYPE</th>
<th>FY18</th>
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<td>$105,095</td>
<td>$202,850</td>
<td>$160,400</td>
<td>$927,810</td>
</tr>
</tbody>
</table>
FY 2018 – 2023 Accomplishments

Video
• Builds on original 6-Year CIP concepts, but shifts slightly away from new buildings and growing physical asset inventory

• Flexible, shared, departmental spaces and alignment with strategic campus and systemwide initiatives remain key

• Increases focus on data-driven decisions to improve and modernize existing spaces

• Considers space utilization, program/campus enrollment, workforce needs, and other data

• Acknowledges that, realistically, deferred maintenance backlog cannot be reduced to $0, so maximizing the impact of each capital dollar is critical

• Continues to rely heavily upon the Renew, Improve, Modernize (RIM) Program as the foundation of the new plan
Systemwide Deferred Maintenance Backlog

- Current deferred maintenance backlog is $863 million systemwide.
- Current average age of facilities is 44 years old (built in 1978).
- 75% of all buildings are over 30 years old.
- Average of over $100 million needed each year to address new repairs.
- Funding appropriations cannot keep up with maintaining or reducing deferred maintenance backlog.

Top Left: 2022 deferred maintenance backlog by campus
Bottom Left: Historical appropriations and deferred maintenance.
Why is decreasing the deferred maintenance backlog so challenging?

- Data from AiM (physical plant inventory) and Sightlines, a third-party database of facilities-related metrics for over 52,000 higher education facilities at 300 campuses across North America
- Several factors increase the repair/replacement cost without an associated decrease in DM:
  - Data represents the cost for a “like-for-like” repair/replacement, but modern, energy-efficient subsystems are more costly than old equivalents
  - Changing industry best practices and building code, safety, and other requirements further increase the cost to address DM
- Over $100 million needed annually just to address new repairs or replacements with an equivalent
- Once projects are funded, DM is not reduced until projects are completed (subsystem no longer in inventory), which takes several years
- 5% increase each year due to inflation

Backlog is reduced by only 50% of a RIM project’s cost
Projects take 4 or more years to complete
What factors affect the Deferred Maintenance Backlog?

+ DM Backlog $\uparrow$
+ Current Year Capital Renewal $\uparrow$
- (DM Backlog Reduced by Completed Projects) $\downarrow$
+ Inflation Factor (5%) $\uparrow$

= Next Year’s DM Backlog $\uparrow$

- 5% increase each year due to inflation adds up quickly
  - 50% in DM backlog increase between 2016 to 2022
  - Without inflation, DM backlog only increased 10%
Considered 3 Scenarios

1. What level of funding is required to reduce DM backlog to $0 in 10 years?

2. What happens to the DM backlog if we fund RIM projects at $100 million per year for the next 10 years?

3. What level of funding is required to maintain our current DM backlog of $863 million over the next 10 years?
Systemwide 6-Year CIP Plan (FY 2024 – 2029)
Total: $1.849 billion

**Campus**
- **UH Mānoa**
  - **FY24**: $148,000
  - **FY25**: $157,000
  - **FY26**: $201,500
  - **FY27**: $161,000
  - **FY28**: $191,500
  - **FY29**: $131,000
  - 6-year total: $985,000
- **UH Hilo**
  - **FY24**: $17,500
  - **FY25**: $26,500
  - **FY26**: $16,000
  - **FY27**: $34,000
  - **FY28**: $78,500
  - **FY29**: $70,000
  - 6-year total: $242,500
- **UH West O'ahu**
  - **FY24**: $10,500
  - **FY25**: $3,500
  - **FY26**: $52,500
  - **FY27**: $6,500
  - **FY28**: $3,500
  - **FY29**: $70,500
  - 6-year total: $147,000
- **UH CC**
  - **FY24**: $91,500
  - **FY25**: $60,000
  - **FY26**: $107,000
  - **FY27**: $69,000
  - **FY28**: $72,000
  - **FY29**: $75,000
  - 6-year total: $474,500
- **Total per year**
  - **FY24**: $262,500
  - **FY25**: $247,000
  - **FY26**: $377,000
  - **FY27**: $370,500
  - **FY28**: $345,500
  - **FY29**: $346,500
  - 6-year total: $1,849,000
- **DM balance with projection**
  - **FY24**: $1,020,820
  - **FY25**: $1,093,238
  - **FY26**: $1,094,590
  - **FY27**: $1,064,178
  - **FY28**: $1,036,334
  - **FY29**: $1,027,621

* CIP Biennium Budget totaling $509.5 million
Biennium Budget: Renew, Improve, & Modernize Projects
(Includes CCs’ Capital Renewal & Deferred Maintenance and Minor CIP Projects)

• Repair and/or improve campus buildings and infrastructure through modernization efforts.
• Prioritize classrooms, laboratories, and student spaces centered around improving the learning environment
• Target those facilities with poorer conditions, through modernizing interior/exterior structures, building roofs, mechanical & electrical systems, pedestrian pathways and roadways
• Incorporate energy efficiency upgrades whenever practicable

<table>
<thead>
<tr>
<th>Campus</th>
<th>FY24 Budget Request</th>
<th>FY25 Budget Request</th>
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<tbody>
<tr>
<td>UH Mānoa</td>
<td>$100M</td>
<td>$100M</td>
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<tr>
<td>UH Hilo</td>
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UH Mānoa 6-Year CIP Plan (FY 2024 – 2029)
Total: $985 million

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<td>$842,098</td>
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* CIP Biennium Budget totaling $300 million
Biennium Budget Major Projects: Assessment & Feasibility of Mānoa Hamilton Library

Request: $6.5 million in FY24

• Programming funds to repurpose space in Hamilton Library, the largest facility on the main campus at over 411,000 interior square feet (over 5 times larger than Kuykendall Hall).

• Approximately 45% of this space (175,000 SF) is currently used for open stack book storage.

• Initial research shows a trend amongst peer institutions who have converted library space from book storage to people space (study, event, collaboration, office).

• By removing book storage, a significant amount of new space can be created in the heart of central campus without building a new building.
Biennium Budget: Athletics Projects

Request: $12 million in FY24 & $18 million in FY25

Lump sum request for repairs, upgrades and improvements to:
- Les Murakami Stadium
- Clarence T.C. Ching Complex and Field
- Rainbow Wahine Softball stadium
- Stan Sheriff Center
- Tennis Complex

Projects include:
- Turf replacement and resurfacing
- Batting cage improvements
- New and retrofitted scoreboards
- Amenity seat installation
- Spall repairs
- Lighting installation
- Press box work
- Locker room/restroom repairs and upgrades
Biennium Budget Major Projects: Various Mānoa PV & Energy Efficiency Projects

Request: $20 million in FY24 & $20 million in FY25

- Lump sum request for PV and energy efficiency projects
- Increase sustainability resiliency and decrease utility costs by completing energy savings projects
- Campus is in process of completing Strategic Energy Management Plan (SEMP) and Max PV Potential Study; preliminary results indicate that maximizing PV is critical to meeting net-zero goals
- As utility costs continue to increase, reducing consumption and increasing renewable energy generation becomes increasingly important
**UH Hilo 6-Year CIP Plan (FY 2024 – 2029)**
**Total: $242.5 million**

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<tr>
<th>Category</th>
<th>FY24</th>
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<th>FY26</th>
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<td>$26,500</td>
<td>$15,000</td>
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*CIP Biennium Budget totaling $44 million

![Graph showing budget projections](image)
West O‘ahu 6-Year CIP Plan (FY 2024 – 2029)
Total: $147 million

<table>
<thead>
<tr>
<th>Category</th>
<th>FY24</th>
<th>FY25</th>
<th>FY26</th>
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<tr>
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*CIP Biennium Budget totaling $14 million
## Community Colleges 6-Year CIP Plan (FY 2024 – 2029)

Total: $474.5 million

<table>
<thead>
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<th>FY28</th>
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<tr>
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<tr>
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<tr>
<td>Kauaʻi CC - Fire Alarm and PA System Upgrade</td>
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Total per year: $91,500 $60,000 $107,000 $69,000 $72,000 $75,000 $474,500

DM balance with projection:
- FY24: $182,678
- FY25: $174,060
- FY26: $159,136
- FY27: $155,846
- FY28: $143,787
- FY29: $131,312

*CIP Biennium Budget totaling $151.5 million
Biennium Budget Major Projects: CCs HVAC Projects

Kapi‘olani CC ‘Ohelo AC System Replacement
Request: $15 million in FY24

- Building houses Culinary Arts department, Ka ‘Ikena Laua‘e Dining Room (pictured above), and Tamarind Dining Room.
- Project includes the replacement of the existing HVAC system, a new fire sprinkler system, renovation of classroom spaces used for public dining, and other improvements.

Windward CC ‘Imiloa HVAC/Fume Hood System Replacement and Water Infiltration Repairs
Request: $15 million in FY24

- Houses classrooms and laboratories for Natural Sciences
- Project would remedy temperature consistency and humidity, fume hood, and high/low negative pressure issues.
## Summary of Systemwide FY 2023-2025 CIP Biennium Budget

### Total: $509.5 Million

<table>
<thead>
<tr>
<th>Campus</th>
<th>Project Description</th>
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<td>$11M</td>
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</tbody>
</table>

**TOTAL**                                                                 | | $262.5M             | $247.0M             |
Mānoa

COCONUT ISLAND INTERIOR RENOVATION AND GENERAL REPAIRS – MARINE LAB BUILDINGS 1 & 2
Scope: renovate marine lab buildings with new research and teaching laboratories, general repairs (includes replacing and upgrading mechanical, electrical and architectural systems and structures), and significant structural retrofitting.

3/31/16 – pending contract execution $21.0 million.
6/30/16 – no change.
12/31/16 – no change.
3/31/17 – minor cost increase, completion extended to March 2018 due to replacement of a subcontractor.
6/30/17 – 23% complete.
9/30/17 – 35% complete.
12/31/17 – 50% complete.
3/31/18 – completion extended to July 2018 and cost increased to $21.0 million due to upgrades. 57% complete.
6/30/18 – completion extended to July 2019 due to existing conditions. 65% complete.
9/30/18 – completion extended to Nov 2019 due to additional work. 71% complete.
12/31/18 – minor cost increase, completion extended to June 2020 due to 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.
9/30/22 – 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 –
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 programing 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 programing 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.

9/30/22 – construction work is complete. This is the last update for this project and it will be removed from the next update. 100% 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.

9/30/22 – cost increase to $8.8 million due to additional cabling and fire alarms and electrical changes. Pending change orders to increase the project cost to 9.5 million and extend the completion date to Dec 2023 due to additional access control panel, card reader, site, and electrical work. 56% 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.
9/30/22 – design services will be completed by Dec 2022. This is the last update for this project and it will be removed from the next update.

**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.

9/30/22 – Benjamin Woo Architects will become the RFQ consultant. Planning to issue RFP Part 1 in early 2023.

### BACHMAN HALL RENOVATION*

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

**Design**

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

**Construction**

9/30/19 – part 1 of RFP was issued; part 2 expected to be issued in Dec 2019.
12/31/19 – RFP part 2 issued on 1/9/20; planning to select Design-Build contractor by Summer 2020.
6/30/20 – $20.9 million contract executed with Nan Inc.; estimated substantial completion is July 2022.
9/30/20 – 30% construction design completed. City permit applications 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.

9/30/22 – cost increase to $24.2 million due to concrete spall/crack repair, disposal of contaminated soil, replacement of deteriorated precast concrete panels, and other changes. 45% 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.

9/30/22 – baseline space utilization services for UH Mānoa were completed in July. The baseline space utilization study for UH Hilo is ongoing. 99% 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.
9/30/22 – cost increase to $5.7 million and completion extended to Oct 2022 due to modified roof work and other revisions and repairs. Pending change orders to increase the project cost to $5.9 million and extend the completion date to Dec 2022 due to new drain installation, expansion joint revisions and additional repairs. 94% 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.
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.

9/30/22 – 30% design submittals anticipated Oct 2022. 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.

9/30/22 – initial construction is completed; awaiting Winter Break to complete final work. 98% 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.
9/30/22 – cost increase to $2.3 million and completion extended to Jan 2023 for extended construction administration services. 99% complete.

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 storm water 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.
9/30/22 – cost increase to $5.6 million and completion extended to Feb 2023 due to door hardware lead time and additional work, including sewer lift station, weather protection canopies, and a fire alarm system as required by the building department. 91% 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.

9/30/22 – completion extended to Dec 2022 due to extension requested from FEMA for HIEMA to submit approval of a revised, descoped project to include only reroofing of Buildings A-D and related work due to window and door retrofit cost escalation. 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.

9/30/22 – project mobilization to start Dec 2022. 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 Pamoa 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.

9/30/22 – design 60% complete. Overall project 4% 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.


9/30/22 – submittals ongoing; construction tentatively scheduled to start Nov 2022. 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.

9/30/22 – no change.

WAIRIKI 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.

9/30/22 – 61% complete.

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

ATHLETIC FACILITY RELOCATION AND UPGRADES AT LOWER CAMPUS
Scope: Relocate the Track and Field events to the Cooke practice fields and install a new soccer pitch inside the track.

9/30/22 – project in procurement. Award anticipated Jan 2023.
CLARENCE T.C. CHING ATHLETICS COMPLEX EXPANSION AND IMPROVEMENTS
Scope: Increase existing seating capacity by adding new Grandstands to the Ewa and Diamond Head end zones, add a new video board above Les Murakami Stadium, and create a new staging lot.


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.
9/30/22 – completion extended to Jan 2023 due to October delivery of last outside air unit and subsequent installation time. 84% complete.

West Oʻahu
No projects.

Honolulu Community College
No projects.
**Kapiʻolani Community College**

CULINARY INSTITUTE OF THE PACIFIC, PHASE 2*

Scope: Design-Build contract for a new 8,000 sq.ft. restaurant, 3,000 sq.ft. innovation center, 3,500 sq.ft. auditorium, site work, utilities, and parking.

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

**Construction**
- 9/30/20 – NTP issued 7/6/20; construction scheduled to start in Nov 2020. External CM contract procurement underway. Estimated completion is Dec 2022. 6% complete.
- 12/31/20 – construction started 11/2/2020, External CM contract awarded to HDR Inc. 60% design submittal reviewed. 10% complete.
- 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.
- 9/30/22 – cost increase to $28.3 million due to redesign of the Innovation Center footings, furniture changes, removal of an underground storage tank, and walkway realignment. Construction 41% complete. Overall project 42% complete.

**Leeward Community College**

PRODUCT DEVELOPMENT CENTER RENOVATION

Scope: repurpose a metal warehouse on California Avenue in Wahiawā into a facility that will be jointly managed by the UH community colleges and the Agribusiness Development Corporation. The facility will include commercial-grade kitchen space, classroom space, processing and manufacturing rooms, testing labs, cold storage and a public meeting space.
Design
3/31/19 – fee negotiation in progress, estimated construction $5 to $10 million.
6/30/19 – planning phase in progress. Design awarded to Ushijima Architects Inc. for $1.5 million on June 7, 2019.
9/30/19 – no change.
12/31/19 – final design phase in progress, estimated construction cost increased to $16.5 million.

Construction
3/31/20 – IFB issued 2/27/20 and all bids have been received; planning to award by June 2020.
9/30/20 – construction on hold until July 2021 due to lease agreement between current property owner and tenant; transfer of facility lease to UH Community Colleges in progress. Estimated completion is May 2022.
12/31/20 – no change.
3/31/21 – no change.
6/30/21 – lease executed with Agribusiness Development Corporation on July 1, 2021. On-site construction commenced on 7/1/21. 5% complete.
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.
9/30/22 – completion extended to Aug 2023 due to structural issues, electrical, security and A/V system revisions. 57% 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.

9/30/22 – completion extended to Nov 2022 due to pending change orders. 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.

9/30/22 – submittals ongoing; pending 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.

9/30/22 – completion extended to Feb 2023 due to receipt of incorrectly sized doors and long lead time for replacements. Temporary doors will be installed so building may be occupied in the Spring; doors will be switched out once replacements arrive. 86% 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.

9/30/22 – construction ongoing. 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.

TO: Randolph G. Moore  
Chairperson, 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 Budget and Finance/Chief Financial Officer

Michael S. Shibata  
Director of Strategic Development and Partnership

SUBJECT: Request for Board of Regents Approval of a Sublease between the University of Hawai‘i and the University of Hawai‘i Foundation related to the Atherton Student Housing and Innovation Center

SPECIFIC ACTIONS REQUESTED:

We request the following as further discussed herein:

1. Committee on Planning and Facilities: Recommend to the Board of Regents the approval of a Sublease between the University of Hawai‘i and the University of Hawai‘i Foundation ("UHF"), to allow UHF to sublease space in the Atherton Student Housing and Innovation Center ("Project") currently under construction at Tax Map Key No. (1) 2-8-016: 001 (the "Agreement"). The material terms of the Agreement are set forth in the attached Major Term Sheet.

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

2444 Dole Street, Bachman Hall  
Honolulu, Hawai‘i 96822  
Telephone: (808) 956-8903  
Fax: (808) 956-5266  
An Equal Opportunity/Affirmative Action

DTS 22898C
RECOMMENDED EFFECTIVE DATE:

Upon approval of the Board of Regents.

ADDITIONAL COST:

The Agreement is not anticipated to increase costs to the University of Hawai‘i ("University"). The Agreement with UHF will cover the University’s rent responsibility of $250,000.00 per year and payment of utility costs in the Project.

BACKGROUND:

UHF Atherton Student Housing LLC, a Hawai‘i limited liability company ("Fee Owner"), whose sole member is UHF, a Hawai‘i nonprofit corporation, and a recognized 501(c)(3) organization under the Internal Revenue Code ("Foundation" and with the Fee Owner, the "Foundation Entities"), holds fee simple title to Tax Map Key No. (1) 2-8-016: 001 containing approximately 43,107 square feet ("Property"). UHF later established a single-purpose entity, UHF RISE Student Housing LLC ("UHF RISE"), to serve as the Project Owner.

On December 28, 2018, the Fee Owner issued a request for proposals entitled "Request for Proposals for the Development of a New Mixed-Use Student Housing/Innovation and Entrepreneurship Project" now known as the "Atherton Student Housing and Innovation Center" ("RFP"), which solicited proposals for the development of a multi-use student housing project to be located on the Property as more particularly described in the RFP.

On April 3, 2019, Hunt Development Group, LLC, a Texas limited liability company ("Developer") proposed a development concept, along with business, operating, and financing terms contemplated to develop, deliver, operate, and maintain the Project ("Proposal"), and based on the Proposal, the Foundation Entities entered into agreements with Developer to develop the Project.

The Project was able to obtain bond financing on November 30, 2021. Project construction has started and is scheduled to be completed in summer of 2023. The University's only involvement in the Project is (1) entering into a Sublease with UHF RISE dated November 30, 2021; (2) entering into an Affiliation Agreement with UHF RISE dated November 30, 2021; and (3) entering into a Memorandum of Understanding "Equity Share Agreement" with UHF dated June 14, 2022, to share in net revenues generated by the Project over the life of the Project.

The University’s Sublease with UHF RISE is for a term of forty (40) years from the date of occupancy within the Project, currently projected for summer of 2023 ("Sublease").
The University subleased a gross leasable area of approximately: (i) 8,978 square feet located on the second floor that would house the University's Pacific Asian Center for Entrepreneurship program ("PACE Facility"); and (ii) 14,598 square feet located on the second and third floors to be sublet by the University as a commercial office space ("Office Facility"). The PACE Facility and Office Facility are a combined gross leasable area of approximately 23,576 square feet ("UH Facility"). The University's original plan was to generate rental revenue through subletting the Office Facility to offset expenses related to rent and utility costs as part of the Sublease with UHF RISE.

The UH Facility will be used for academic classrooms, administrative offices, and program-related activities, including academic competitions, receptions, mixers, community events, co-working spaces, and club meetings, and to support innovation and companies. The uses of the UH Facility are intended to complement the privately run, approximately 220-unit student housing facility, containing 374 beds ("Student Housing Facility") and the approximately 1,700 square feet located on the first floor to be leased as a retail space ("Retail Facility"). Together, the UH Facility, Student Housing Facility, and Retail Facility are referred to herein as the "Building."

As Project plans have progressed, the UHF is proposing to relocate their administrative offices (currently located at 1314 S. King Street) to the Office Facility to return to the UH Mānoa campus. Under the proposed rent terms of the Agreement, UHF will be subleasing the entire UH Facility from UH for a term of approximately 40 years. UHF will responsible to pay rent at $250,000.00 per year and all utility costs related to the UH Facility. This arrangement remains consistent with the University's original plan to sublet the Office Facility to non-university organizations or businesses. See attached Major Term Sheet.

**APPLICABLE REGENTS POLICY:**

Under Board of Regents Policy 10.201, Board of Regents' approval is required for this real property transaction because it is a Sublease involving payments by or to the University of $100,000.00 or more per year. The six decision-making considerations enumerated under Board of Regents Policy 10.201.III.A are addressed in turn as follows.

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

   The Project integrates student housing and an innovation/entrepreneurship center, funded with private, non-taxpayer money to design, build, finance, and maintain a live, learn, work innovation facility. The Building will provide a dynamic, immersive educational and living experience to enable students to push the frontiers of innovation and entrepreneurship as they become the foundation of a more diverse and sustainable new economy.
The Building will integrate academic and collaborative spaces with student housing and be the new home for the PACE program. The PACE program will use the new environment to guide students in transforming laboratory research into applied commercialization opportunities. It will be a place where innovators can bounce ideas around and find the resources needed to move an idea to the next startup phase. The Agreement allows for UHF to relocate their administrative offices back to the UH Mānoa campus while covering the University’s costs related to the original Sublease.

This Project is also one of several public-private partnerships (“P3”) and real estate projects the University is pursuing to build modern educational facilities more affordably, develop alternative revenue streams to support the University’s mission, and remain a competitive higher education institution.

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

The Project is being designed to meet Leadership in Energy and Environmental Design (LEED) Silver Certification and will continue to stress sustainability as a key factor in decision-making and seek to minimize impervious surfaces on site to reduce potential run-off impacts to the environment. Further, project design efforts will also endeavor to reduce the carbon footprint of the Project both during construction and under operation.

The Project will renovate an iconic and historic building in the Mānoa neighborhood while incorporating a new adjacent building and modern building onto the Property. The facility will enhance the amenities available to the neighborhood and add to the aesthetic of the surrounding community as the gateway to Mānoa valley.

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

The University did explore assigning the original Sublease to UHF. UHF advised that an assignment of the original Sublease would require bond shareholder consent which would significantly delay the process of securing UHF interest in the Office Facility for design and construction purposes.

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

The University is not contributing any funding for the development, construction, or operation of the Project. The University previously agreed to rent the UH Facility portion of the Building (approximately 23,576 square feet) for the
Office of Research and Innovation and the PACE program at $250,000.00 per year. The per square foot rental rate is comparable to similar properties. Per the Agreement, the University will be renting the entire UH Facility to UHF for $250,000.00 per year.

Per the Sublease, the University is not responsible for any common area maintenance fees. It is only responsible for the cost of electricity, water, and sewer used within the UH Facility. UHF will be responsible for all utility costs for the UH Facility as part of the Agreement.

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

This criterion does not apply since this is not University property; however, UHF and University have entered into an agreement to share with the University a portion of the proceeds it receives from net revenues generated by the Project over the life of the Project.

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

The Property and the Project have been added to the long-range development plan ("LRDP") for the UH Mānoa campus and the UH Mānoa plan review use permit ("PRU"), which was approved by the Council of the City & County of Honolulu on August 11, 2021. The Project supports the Hawaiʻi Innovation Initiative, which is one of the five policies as set forth in the University's Strategic Direction, 2015-2021. The Project also supports the guiding principles of the UHM Framework for the Future established to further the University's desire to continue to be a leading global research institution. The Building will integrate academic and collaborative spaces with student housing and be the new home for the PACE program. The Agreement allows for UHF to relocate their administrative offices back to the UH Mānoa campus.

**ACTION REQUESTED:**

We respectfully request that the Committee on Planning and Facilities recommend that the Board of Regents approve, and that the Board of Regents approve the Agreement between the University and UHF, 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 Agreement, with terms consistent with the attached major term sheet and take such action and execute such other documents as they determine necessary to implement this transaction.

Attachment: Major Term Sheet

c: Executive Administrator and Secretary of the Board, Kendra Oishi
MAJOR TERM SHEET

SUBLEASE AGREEMENT

between

UNIVERSITY OF HAWAI‘I

and

UNIVERSITY OF HAWAI‘I FOUNDATION

covering

UH Facility at Atherton Student Housing and Innovation Center

Tax Map Key No. (1) 2-8-016-001

Summary of Major Terms

1. **Parties.**

   a. **Sublessor:** University of Hawai‘i ("University").

   b. **Sublessee:** University of Hawai‘i Foundation ("UHF").

   c. **Landlord Consent:** UHF RISE Student Housing LLC ("UHF RISE").

2. **Property, Premises, UH Facility.**

   a. **Property.** Tax Map Key No. (1) 2-8-016-001, containing approximately 43,107 square feet, owned in fee by UHF Atherton Student Housing LLC ("Property").

   b. **Premises.** The "Premises" is the UH Facility and Common Areas as described below:

      1. **UH Facility.** A new building is under development to be constructed and operated on the Property by UHF RISE comprised of the following elements: (i) a 374-bed student housing facility ("Student Housing Facility"); (ii) a gross leasable area of approximately 8,978 square feet located on the second floor that will house the University’s Pacific Asian Center for Entrepreneurship program ("PACE Facility"); (iii) a gross leasable area of approximately 14,598 square feet located on the second and third floor to be leased as a commercial office space.
("Office Facility"); and (iv) a gross leasable area of approximately 1,700 square feet located on the first floor to be leased as a retail space ("Retail Facility").

Under the Sublease Agreement entered into between UHF RISE and University, on November 30, 2021, University subleases the PACE Facility and Office Facility which will have a gross leasable area of approximately 23,576 square feet located on the second and third floors, commonly referred to as Suites 200, 250 and 300 ("UH Facility").

(2) Common Areas. A non-exclusive license to use (and to permit its officers, directors, agents, employees, sublessees, and invitees to use), the Common Areas in the course of conducting business at the UH Facility ("Common Areas").

3. Use of Premises.

   a. Allowed Uses. UHF shall use the UH Facility for academic classrooms, administrative offices, and program related activities, including academic competitions, receptions, mixers, community events, co-working spaces, club meetings, and to support innovation and business companies ("Allowed Uses").

   b. Right to Sublet. UHF may sublet available space within the UH Facility, charge rents, and collect costs and fees to support Allowed Uses consistent with the Sublease.

   c. Parking. Through UHF RISE, parking will available to UHF at its sole cost and expense in the following three categories.

4. Term. The Sublease will commence on August 15, 2023 ("Effective Date") and terminate and expire on July 31, 2063 ("Expiration Date").

5. Rent.

   a. Initial Five-Year Rent. Rent shall be Two Hundred Fifty Thousand Dollars ($250,000.00) per year, payable on the first (1st) day of each month in twelve (12) equal installments. The first (1st) payment shall be on the Effective Date and shall be prorated if the Effective Date shall occur on any date other than the first (1st) day of the month for five (5) years after the Effective Date.

   a. Five-Year Rent Increases. On the day after the last day of the fifth (5th) year following the Effective Date, and every fifth (5th) year thereafter, rent will increase based on the Consumer Price Index.
Summary of Other Key Terms

1. **Other Agreements.** The Sublease is subject to certain terms of the Ground Lease and Lease, described as follows:

   a. UHF Atherton Student Housing LLC (fee owner) and UHF RISE, entered into that certain Ground Lease of the Property, dated September 29, 2021 ("Ground Lease").

   b. UHF RISE and University, entered into that certain Sublease Agreement, dated November 30, 2021 ("Lease").

2. **University Limitations.**

   a. **University Not Authorized to Indemnify.** UHF RISE and University acknowledge and agree that University, as an agency of the State of Hawai‘i, is not authorized to indemnify, defend, or hold harmless UHF RISE in any way, including, without limitation, against any claims for bodily injury, wrongful death and/or property damage by any persons. This section includes standard University terms limiting University liability.

3. **Insurance.**

   a. **University is Self-Insured.** University, as an agency of the State of Hawai‘i, is self-insured and therefore insurance, including but not limited to, public liability, property damage, fire, plate glass, and business interruption insurance, is not required.

   b. **UHF Insurance.** Prior to commencement of the Term, UHF shall deliver to University the policies of insurance specified in the Ground Lease, naming both University and UHF RISE as additional named insureds thereunder, including Property and Casualty, All Risk and Builder’s Risk, Business interruption insurance, Public Liability, Automobile, Excess Umbrell, and Worker’s Compensation Insurance.

4. **Taxes and Assessments.** UHF will pay all taxes, including without limitation, real estate taxes, and personal property taxes and assessments assessed, levied, confirmed, or imposed during the Term of the Sublease, whether or not now customary or within the contemplation of University and UHF.

5. **Utilities.** UHF shall pay to UHF RISE, or directly to the billing entity as the case may be, costs and fees related to the use of the following services and utilities within the UH Facility: (i) air conditioning; (ii) electricity; (iii) WiFi, internet, and other communications-related services; and (iv) water and sanitary sewer services
("UH Facility Services"). At UHF RISE's cost, UH Facility Services shall be individually metered, measured, and under UHF's control within the UH Facility.

6. **Repairs and Maintenance.** University shall reasonably enforce UHF RISE's obligations under the Lease to maintain or cause to be maintained in good operating condition the structure of the building and the structural repairs to the exterior walls, load-bearing elements, foundations, roofs, structural columns, and structural floors with respect thereto, and to repairs thereto.

7. **Surrender.** On the Expiration Date, earlier termination, or other date mutually agreed to in writing, UHF, at its expense, shall (a) promptly surrender to University possession of the UH Facility (including any fixtures or other improvements which are owned by University) in good order and repair (ordinary wear and tear excepted) free from personal property, trash, and debris, and swept or vacuumed; (b) remove therefrom all signs, goods, effects, machinery, fixtures, and equipment used in conducting UHF's trade or business which are neither part of the Facilities Service Equipment nor owned by UHF RISE or University; and (c) repair any damage caused by such removal. For the purposes of the Sublease, "Facilities Service Equipment" means all apparatus, machinery, devices, fixtures, appurtenances, equipment, and personal property now or hereafter located on the Premises and owned by UHF RISE or University.

8. **Other Standard Terms.** The Agreement shall include other standard terms required by University in real property agreements, including University's right to enter the Premises to inspect, No liens, No subletting without University approval, Limited right to terminate in the case of casualty, Distribution of proceeds upon condemnation, Subordination and attornment in the event of a new owner/mortgagee of the Property, Force majeure including pandemics, and UHF is responsible for hazardous materials.
October 26, 2022

TO: Randolph G. Moore  
Chairperson, Board of Regents

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

VIA: David Lassner  
President

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

FROM: Bonnie Irwin  
Chancellor for University of Hawai‘i at Hilo

SUBJECT: Request for Board of Regents Approval of a Long-Term Use and Occupancy Agreement between the University of Hawai‘i and the U.S. Department of the Interior, U.S. Geological Survey for a Hawaiian Volcano Observatory and Pacific Island Ecosystem Research Center facility in Hilo

SPECIFIC ACTIONS REQUESTED:

We request the following as further discussed herein:

1. **Committee on Planning and Facilities:** Recommend to the Board of Regents the approval of a Long-Term Use and Occupancy Agreement between the University of Hawai‘i and the U.S. Department of the Interior, U.S. Geological Survey for a Hawaiian Volcano Observatory and Pacific Island Ecosystem Research Center facility on 6.81 acres, on a portion of Tax Map Key No. (3) 2-4-001: 122 (the “Agreement”). The material terms of the Agreement are set forth in the attached Major Term Sheet.

2. **Board of Regents:** If the Committee on Planning and Facilities approves the above recommendation, approval of the Agreement.
RECOMMENDED EFFECTIVE DATE:

Upon approval of the Board of Regents.

ADDITIONAL COST:

The Agreement is not anticipated to increase costs to the University of Hawai‘i (“University”). The Agreement provides the University with access and use of the Hawaiian Volcano Observatory and Pacific Island Ecosystem Research Center (“HVO-PIERC” or “Project”) for its students and faculty at no cost to University. The U.S. Department of the Interior, U.S. Geological Survey (“USGS”) will be responsible for all improvements, utilities, and maintenance of the Premises.

BACKGROUND:

The University acquired ownership of Tax Map Key No. (3) 2-4-001: 122 (“Property”) in 2000, when the governor of the State of Hawaiʻi set aside the Property to the University by Governor's Executive Order (“EO”) No. 3814 issued on April 11, 2000 for approximately 323.47 net acres. EO 3814 was later amended by EO 3891, dated January 9, 2002, withdrawing approximately 30.00 acres. As specified in EO 3814, as amended, the lands are “for the University of Hawai‘i and its allied purposes.” The Chair of the Board of Land and Natural Resources (“BLNR”) was apprised by a letter from the University dated October 2, 2020, regarding the consistency of the Project with the purpose and intent of EO 3814, as amended. The University's position is that lands set aside to the University are owned in fee simple by the University.

The Property was previously envisioned as part of the UH Hilo Mauka Lands Master Plan that was completed in 2005 which proposed the relocation of the Hawai‘i CC Manono Campus and a new University Park project. After considering Regent concerns in 2018, the University prepared an analysis that compared having Hawai‘i CC remain at the existing Manono Campus with two relocation options: Mauka Lands and University Village lands. The University determined that having Hawai‘i CC remain at the existing Manono campus was the best option due to lower development costs and the ability to phase improvements to respond to campus development needs and growth requirements. UH Hilo is not currently using the Property in a manner that advances its mission or generates revenue to support its mission.

The Hawaiian Volcano Observatory (“HVO”) is part of the USGS Volcano Hazards Program. Founded in 1912, HVO was the first of the five volcano observatories supported by USGS. The mission of the HVO is to monitor, investigate, and assess hazards from active volcanoes and earthquakes in Hawai‘i, and communicate the results of this work to the public, emergency managers, and the scientific community. Due to its proximity to the active volcanoes of Kīlauea, Mauna Loa, Lō‘ihi, and Hualālai on Hawai‘i Island, HVO attracts geoscientists from all over the world to conduct cutting
edge research. HVO scientists also frequently interact with community groups to provide education on volcanology, hazards, and earth science.

The Pacific Island Ecosystems Research Center (“PIERC”) conducts research to support and implement sound management and conservation of biological resources in Hawai‘i and other Pacific locations. Its research focuses on imperiled species, invasive species, plant diseases (such as Rapid ʻŌhi‘a Death), and ecosystem processes. The results of PIERC research is of tremendous value to island communities and is used to inform management decisions of the U.S. Department of the Interior and other federal and state agencies, academic institutions, and other organizations.

In 2018, the eruption and partial summit collapse of Kīlauea Volcano damaged the existing HVO facility at Volcanoes National Park, prompting it to abandon its main building. There are no plans to repair the existing HVO facility due to safety and cost issues, and a permanent base of operations that is not vulnerable to future eruptions is needed. The existing PIERC facility at Volcanoes National Park was not affected by eruption-related damage. However, PIERC has long sought to relocate its facilities closer to resources in Hilo. Cumulatively, these changes prompted USGS to propose a consolidated HVO-PIERC facility in Hilo; as both programs require a modern facility to support ongoing research, field operations, laboratory, and community education activities. The Project will be approximately 60,000 square feet in size, and will include offices, conference rooms, laboratories, warehouse, storage, and an operations/monitoring center.

Both HVO and PIERC work collaboratively with University faculty and students, and the proposed location near the UH Hilo campus will further strengthen academic and research partnerships, and create learning opportunities for students. The Project will benefit University students and faculty by locating a USGS science facility on the UH Hilo campus, increasing student interaction with scientists, and allowing shared use of laboratory and other equipment. USGS staff have internal and external funded collaborations with University faculty and graduate students in the UH Hilo Departments of Geology, Biology, Chemistry, and Computer Science, including many active projects among USGS scientists and in USGS facilities.

The proposed Agreement with USGS is for a 6.81-acre portion of the larger Property (“Premises”). The USGS was granted a Right-of-Entry Agreement on December 6, 2021, to conduct due diligence on the Premises. Under the proposed rent terms of the Agreement, the University will receive a rental fee of $1 for the 99-year Term of the Agreement. While the University will not be generating revenue on the Premises, it is advantageous to the University to reduce overall costs, as well as strengthen academic and research partnerships at UH Hilo. The USGS will be responsible for all improvements, utilities, and maintenance of the Premises.
APPLICABLE REGENTS POLICY:

Under Board of Regents Policy 10.201, the President has the discretion to present to the Board of Regents for approval transactions involving real property that may impact a significant public interest. The six decision-making considerations enumerated under Board of Regents Policy 10.201.III.A are addressed in turn as follows.

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

UH Hilo offers programs that take advantage of the unique physical and social characteristics of Hawai‘i Island, attracting and serving students who are qualified for baccalaureate entry and seek opportunities for highly engaging and experiential learning. Both HVO and PIERC work collaboratively with University faculty and students, and the proposed Project location will strengthen academic and research partnerships, and create learning opportunities for students. The Project will benefit University students and faculty by locating a USGS science facility on the UH Hilo campus, increasing student interaction with scientists, and allowing shared use of laboratory and other equipment. USGS staff have internal and external funded collaborations with University faculty and graduate students in the UH Hilo Departments of Geology, Biology, Chemistry, and Computer Science, including many active projects among USGS scientists and in USGS facilities.

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

The Project is being designed to meet the Guiding Principles for Sustainable Federal Buildings and will continue to stress sustainability as a key factor in decision-making and seek to minimize impervious surfaces on site to reduce potential run-off impacts on the environment. Further, project design efforts will also endeavor to reduce the carbon footprint of the Project both during construction and under operation.

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

As detailed in the BACKGROUND section above, the entire parcel was previously envisioned as part of the UH Hilo Mauka Lands Master Plan that proposed the relocation of the Hawai‘i CC Manono Campus and a new University Park project, but the University eventually determined that remaining at the existing Manono campus was the best option. UH Hilo is not currently using the Property in a manner that advances its mission or generates revenue to support its mission.

Although this portion of the Property is being planned for program benefits to the University, the remaining portion of the Property is planned for potential revenue
generation. For example, the University plans to make lands on the remainder of the Property available to the Hawaiian Electric Company ("HECO") Hawaiʻi Island Stage 3 Request for Proposals to provide up energy to HECO’s grid on Hawaiʻi Island.

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

Under the proposed rent terms of the Agreement, the University will receive a rental fee of $1 for the Term of the Agreement. The Agreement will save UH costs associated with maintaining the Premises as described above.

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

The Premises is not critical to the University’s current long-range plans, and UH Hilo has not identified a use that advances its mission or has the potential for generating revenue. While the University does not anticipate the generation of revenue on the Premises, it is advantageous to reduce overall costs to the University. Under the Agreement the USGS will be responsible for all improvements, utilities, and maintenance of the Premises.

6. Be consistent with and support long range plans that have been approved by the Board of Regents.

As detailed in the BACKGROUND section above, the Property was previously envisioned as part of the UH Hilo Mauka Lands Master Plan that proposed the relocation of the Hawaiʻi CC Manono Campus and new University Park project, but the University eventually determined that remaining at the existing Manono campus was the best option. The Project is in alignment with the Integrated Academic and Facilities Plan, and supports the Hawaiʻi Innovation Initiative, 21st Century Facilities, and High Performing System priorities, which are identified in the University’s Strategic Direction, 2015-2021.
ACTION REQUESTED:

We respectfully request that the Committee on Planning and Facilities recommend that the Board of Regents approve, and that the Board of Regents approve and accept the Use and Occupancy Agreement between the University and U.S. Department of the Interior, U.S. Geological Survey, 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 Agreement, with terms consistent with the attached major term sheet and take such action and execute such other documents as they determine necessary to implement this transaction.

Attachment: Major Term Sheet

c: Executive Administrator and Secretary of the Board, Kendra Oishi
MAJOR TERM SHEET

LONG TERM USE AND OCCUPANCY AGREEMENT

between

UNIVERSITY OF HAWAI‘I

and

UNITED STATES OF AMERICA

covering

Approximately 6.81 Acres at the University of Hawai‘i Hilo
for Hawaiian Volcano Observatory and Pacific Island Ecosystem Research Center

Summary of Major Terms

1. Parties.

   a. Fee Owner: UNIVERSITY OF HAWAI‘I (by executive order) for the benefit of University of Hawai‘i at Hilo ("University").


   a. Property. University holds real property set aside by the governor of the State of Hawai‘i and as described by Executive Order Number ("EO") 3814, dated April 11, 2000 (approximately 323.470 net acres), and amended by EO 3891, dated January 9, 2002 (withdrawing approximately 30.00 acres), “for the University of Hawaii and its allied purposes,” as described in Exhibit A-1, Executive Order Number 3814 and Exhibit A-2, Executive Order Number 3891 ("Property").

   b. Premises. Approximately 6.81 acres of the Property, as described in Exhibit X, Legal Description of Premises ("Premises")\(^1\).

   c. Common Areas. Non-exclusive right of access to the Premises over and across the Property utilizing common entrances and roadways, as shown on the survey

\(^1\) Exhibit X is for reference purposes only, final exhibits based on a survey are being prepared by USGS.
map marked as **Exhibit X**, Survey Map of Common Ingress and Egress ("**Common Areas**")\(^2\).

d. **Use of Premises.** USGS shall have the right to construct, operate, maintain, and repair on the Premises, buildings, structures, and facilities necessary or desirable for the purposes of HVO-PIERC ("**Improvements**"). Improvements include related appurtenances, including but not limited to parking facilities and utilities. The right of use includes all rights necessary and appropriate for the use of USGS in its operations, including the construction and operation of a new building, including the right to lay, construct, install, repair, maintain, operate, use, remove, change the size of, and replace such building or buildings and related structures and supporting utilities and infrastructure, as necessary or convenient in connection therewith from time to time.

3. **Term.** The Agreement shall be effective for a term of ninety-nine (99) years ("**Term**"), unless sooner terminated or extended.

4. **Rent.** Rental fee of one dollar ($1.00) for the Term of the Agreement.

5. **Cooperative Commitments.** In consideration of the long-term use of University lands for one dollar ($1.00), USGS, through HVO-PIERC, commits to the following:

   a. Work collaboratively with the University to identify research, field operations, laboratory, and community education activities involving University faculty and staff.

   b. Establish opportunities for University students to earn course credits through cooperative arrangements with USGS professionals and HVO-PIERC data, research, and equipment.

   c. Allow the University to use office space within the HVO-PIERC.

   d. Engage the Hawai‘i Island community, in coordination with the University, on outreach efforts related to HVO-PIERC related data and research.

**Summary of Other Key Terms**

1. **Other Agreements.** The Agreement shall supersede the Right of Entry Agreement, executed on December 6, 2021, entered into between USGS and University ("**USGS ROE**"). The USGS ROE and any other agreements entered into between USGS and University related to the Premises shall be terminated as of the Effective Date; provided that, continuing obligations referenced in those agreements remain.

\(^2\) See note 1, *supra*. 
Right-of-entry agreements between University and USGS consultants related to the Premises shall remain in full force and effect under the terms of those agreements.

2. **Compliance with Applicable Laws and Rules.**
   
   a. At its sole cost, USGS shall comply with, or cause to be complied with, all of the requirements of all county, state, and federal authorities.
   
   b. USGS acknowledges that Applicable Laws include HRS Chapter 343 (commonly referred to as the Hawai‘i Environmental Policy Act, or “HEPA”) and HRS Chapter 6E (Historic Preservation).
   
   c. If any historic property, burial good, or burial site, as defined in HRS § 6E-2, are discovered on the Premises, any activity in the immediate area that could damage the remains or the potential historic site shall cease until USGS has resolved the issue consistent with the requirements of HRS Chapter 6E and applicable Hawai‘i administrative rules implemented by the State of Hawai‘i Historic Preservation Division of DLNR. In addition, USGS shall notify University upon discovery.

3. **Taxes and Assessments.** USGS shall pay or cause to be paid when due the amount of all taxes, rates, and assessments.

4. **Utilities.** USGS shall be responsible for obtaining any utility services and shall pay when due all charges, duties, and rates.

5. **USGS Responsibility.** USGS shall be responsible for any and all claims for any damage to real or personal property or injury to or death of any persons when such damage, injury, or death arises out of the actions or omissions of USGS or any of USGS’s officers, employees, vendors, sellers, agents, representatives, or any person acting on behalf of USGS.

6. **USGS Requirements of Its Consultants and Contractors.** During construction of Improvements, USGS shall require USGS Agents, as defined in the Agreement, but not USGS officers or employees acting on behalf of USGS under the Agreement, to execute with University separate agreements including, without limitation, indemnification, insurance, and hazardous materials indemnification provisions, to access and use the Premises, Common Areas, and/or Property in connection with the Agreement.

7. **Termination.** The rights granted under the Agreement will terminate if and only if: (a) USGS fails to commence construction within two (2) years of the commencement of the Term of the Agreement; (b) USGS unilaterally elects to terminate; and (c) USGS and University mutually agree to terminate.
8. **Effect of Termination or Expiration.** USGS shall surrender the Premises with either:
   (a) all Improvements remaining and purchased by University at a fair market value price;
   or (b) all Improvements removed and the Premises restored to its condition at the start
   of the Agreement.

9. **Other Standard Terms.** The Agreement shall include other standard terms required by
   University in real property agreements, including University’s right to enter the Premises
   to inspect, No liens, No subletting without University approval, University makes no
   warranty regarding the condition of the Premises, and USGS responsible for hazardous
   materials.
EXECUTIVE ORDER NO. 3814

SETTING ASIDE LAND FOR PUBLIC PURPOSES

BY THIS EXECUTIVE ORDER, I, the undersigned, Governor of the State of Hawaii, by virtue of the authority in me vested by Section 171-11, Hawaii Revised Statutes, and every other authority me hereunto enabling, do hereby order that the public land hereinafter described be, and the same is, hereby set aside for the following public purposes:

FOR THE UNIVERSITY OF HAWAII AND ITS ALLIED PURPOSES, to be under the control and management of the University of Hawaii, a body corporate, being that parcel of land situate at Waiakea, South Hilo, Island of Hawaii, Hawaii, and identified as "Portion of the Government (Crown) Land of Waiakea," containing a
gross area of 326.052 acres and a net area of 323.470 acres, after excluding therefrom Waiakea Reservoir Site, containing an area of 90,000 square feet or 2.066 acres, and Grant S-15588 to Hawaii Electric Company, Ltd., containing an area of 22,500 square feet or 0.516 of an acre, subject however, to the following easements:

A. Utility Easement A, containing an area of 1.560 acres,
B. Utility Easement C, containing an area of 6,349 square feet,
C. Electrical Transmission Line Easement 7, containing an area of 185,931 square feet or 4.268 acres,
D. Drainage Easement W-8, containing an area of 842 square feet,
E. Easements 1 and 2, combined, containing an area of 2.152 acres,
F. Easement 3, containing an area of 0.065 of an acre, and
G. Easement 4, containing an area of 0.112 of an acre,

subject, also to a Non-Exclusive Electric Transmission Line Easement from Grant S-15588 to Hawaii Electric Company, Ltd. to the west side of Komohana Street, excepting and reserving to the State of Hawaii, its successors and assigns, the following:

A. Proposed Reservoir Site.
B. Proposed Road and Utility Easements.
C. Proposed Puainako Street Extension.

Said area and boundaries will be determined by the Chairperson of the Department of Land and Natural Resources at a later date.

All more particularly described in Exhibit "A" and delineated on Exhibit "B," both of which are attached hereto and made parts hereof, said exhibits being respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, both being designated C.S.F. No. 22,952 and dated March 1, 2000.

SUBJECT, HOWEVER:

1. That upon cancellation of this executive order and/or in the event of non-use or abandonment of the premises or any portion thereof for a continuous period of one (1) year, or for any reason whatsoever, the UH shall, within a reasonable time, restore the premises to a condition satisfactory and acceptable to the Department of Land and Natural Resources, State of Hawaii.

2. To disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by
majority vote of both, in any regular or special session next following the date of this Executive Order.

3. In regards to any commercial activities on the ceded lands, the UH shall negotiate with the Office of Hawaiian Affairs ("OHA"), the matter of entitlement as provided for in Chapter 10, Hawaii Revised Statutes, as amended, and the UH shall hold the State of Hawaii harmless from liability on any financial compensation paid to OHA based on any ceded lands claims against the UH arising from this transaction.

4. The UH shall not rent or sublet the whole or any portion of the premises, for uses that are inconsistent with the purpose and intent of the set aside, without the prior consent of the Board of Land and Natural Resources.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed. Done at the capital at Honolulu this 11th day of April, 2000.

[Signature]
Governor of the State of Hawaii

APPROVED AS TO FORM:

[Signature]
Deputy Attorney General

Dated: April 4, 2000
STATE OF HAWAII

Office of the Lieutenant Governor

THIS IS TO CERTIFY that the within is a true copy of Executive Order No. 3814 setting aside land for public purposes, the original of which is on file in this office.

IN TESTIMONY WHEREOF, the Lieutenant Governor of the State of Hawaii, has hereunto subscribed her name and caused the Great Seal of the State to be affixed.

DONE in Honolulu, this 18th day of April, A.D. 2000
PORTION OF
THE GOVERNMENT (CROWN) LAND OF WAIAKEA

Waiakea, South Hilo, Island of Hawaii, Hawaii

Beginning at the northwest corner of this parcel of land and on the south side of Mohouli Street Extension, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 4834.50 feet South and 1068.74 feet West, as shown on Government Survey Registered Map H.S.S. Plat 939, thence running by azimuths measured clockwise from True South:

1. Along the south side of Mohouli Street Extension on a curve to the left with a radius of 2050.00 feet, the chord azimuth and distance being:
   278° 49' 14.5" 996.79 feet;

2. 354° 45' 20.00 feet along a jog on the south side of Mohouli Street Extension;

3. Thence along the south side of Mohouli Street Extension on a curve to the left with a radius of 2070.00 feet, the chord azimuth and distance being:
   259° 01' 30" 412.98 feet;

4. 163° 18' 25.00 feet along a jog on the south side of Mohouli Street Extension;

5. Thence along the south side of Mohouli Street Extension on a curve to the left with a radius of 2045.00 feet, the chord azimuth and distance being:
   251° 09' 153.44 feet;

6. 339° 00' 25.00 feet along a jog on the south side of Mohouli Street Extension;

EXHIBIT "A"
7. Thence along the south side of Mohouli Street Extension on a curve to the left
with a radius of 2070.00 feet, the chord azimuth and distance being:
   245° 25' 15" 258.45 feet;

8. 151° 50' 30" 10.00 feet along a jog on the south side of Mohouli
   Street Extension;

9. Thence along the south side of Mohouli Street Extension on a curve to the left
with a radius of 2060.00 feet, the chord azimuth and distance being:
   240° 00' 15" 132.11 feet;

10. 238° 10' 664.14 feet along the south side of Mohouli Street
    Extension;

11. Thence along the southwest corner of the intersection of Mohouli Street Extension
    and Komohana Street on a curve to the right with a radius of 30.00 feet, the chord
    azimuth and distance being:
    283° 10' 42.43 feet;

12. 328° 10' 110.00 feet along the west side of Komohana Street;

13. 238° 10' 10.00 feet along a jog on the west side of Komohana
    Street;

14. 328° 10' 73.68 feet along the west side of Komohana Street;

15. 238° 10' 5.00 feet along a jog on the west side of Komohana
    Street;

16. Thence along the west side of Komohana Street on a curve to the right with a
    radius of 1960.00 feet, the chord azimuth and distance being:
    341° 55' 931.73 feet;

17. 355° 40' 2550.20 feet along the west side of Komohana Street;

18. 79° 03' 30" 65.17 feet along Lot 20-A of Waiakea Cane Lots;

19. 17° 55' 399.00 feet along Lot 20-A of Waiakea Cane Lots;

20. 95° 05' 30" 427.00 feet along Lot 20-A of Waiakea Cane Lots;

21. 80° 19' 704.70 feet along Lot 20-A of Waiakea Cane Lots;
22. 91° 07' 2123.80 feet along Lot 20-A of Waiakea Cane Lots and Waiakea Cane Remnant 7;
23. 42° 37' 543.10 feet along Waiakea Cane Remnant 7;
24. 85° 40' 1375.64 feet along the remainder of the Government (Crown) Land of Waiakea;
25. 209° 54' 40" 1314.92 feet along Land Court Application 1205;
26. 197° 10' 51" 596.51 feet along Land Court Application 1205;
27. 206° 53' 52" 1314.92 feet along Land Court Application 1205 to the point of beginning and containing a GROSS AREA OF 326.052 ACRES and a NET AREA OF 323.470 ACRES, after excluding therefrom Waiakea Reservoir Site and Grant S-15588 to Hawaii Electric Company, Ltd., said exclusions being more particularly described as follows:

EXCLUSIONS:

Waiakea Reservoir Site:


Being also portion of Governor's Executive Order 1391.

Beginning at the west corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station *HALAI* being 7140.46 feet South and 1198.97 feet East, thence running by azimuths measured clockwise from True South:-

1. 238° 10' 300.00 feet along the remainder of the Government (Crown) Land of Waiakea;
2. 328° 10' 300.00 feet along Grant S-15588 to Hawaii Electric Company, Ltd. and the remainder of the Government (Crown) Land of Waiakea;
Grant S-15588 to Hawaii Electric Company, Ltd.:

Beginning at the west corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 6943.99 feet South and 1430.11 feet East, thence running by azimuths measured clockwise from True South:–

1. 238° 10' 150.00 feet along the Government (Crown) Land of Waiakea;
2. 328° 10' 150.00 feet along the Government (Crown) Land of Waiakea;
3. 58° 10' 150.00 feet along the Government (Crown) Land of Waiakea;
4. 148° 10' 150.00 feet along the Waiakea Reservoir Site, Governor's Executive Order 1391 and the Government (Crown) Land of Waiakea to the point of beginning and containing an AREA OF 90,000 SQUARE FEET OR 2.066 ACRES.

The above-described Portion of the Government (Crown) Land of Waiakea is subject, however, to the following easements, and more particularly described as follows:

A. Utility Easement A:

Beginning at the southwest corner of this easement, the true azimuth and distance from the end of Course 24 of the above-described Portion of the Government (Crown) Land of Waiakea being 209° 54' 40" 854.09 feet, hence running by azimuths measured clockwise from True South:-

1. 209° 54' 40"  554.80 feet along Lots 343, 229 and 202 as shown on Map 73 of Land Court Application 1205;
2. 262° 55'  3711.60 feet;
3. 328° 10'  16.52 feet along Waiakea Reservoir Site, Governor's Executive Order 1391;
4. 82° 55'  3691.82 feet;
5. 31° 31'  547.83 feet;
6. 82° 58' 25"  18.77 feet to the point of beginning and containing an AREA OF 1.560 ACRES.

B. Utility Easement C:


Beginning at the northeast corner of this easement and on the west side of Komohana Street, the true azimuth and distance from the end of Course 16 of the above-described Portion of the Government (Crown) Land of Waiakea being 355° 40' 1396.66 feet, hence running by azimuths measured clockwise from True South:-

1. 355° 40'  16.06 feet along the west side of Komohana Street;
2. 29° 43'  40.24 feet;
3. 58° 12'  463.24 feet;
4. 148° 10'  6.60 feet along Waiakea Reservoir Site, Governor's Executive Order 1391;
22,952 March 1, 2000

5. 238° 10' 150.00 feet along Grant S-15588 to Hawaii Electric Company, Ltd.;

6. 148° 10' 8.31 feet along Grant S-15588 to Hawaii Electric Company, Ltd.;

7. 238° 12' 309.44 feet;

8. 209° 43' 38.65 feet;

9. 238° 10' 12.61 feet to the point of beginning and containing an AREA OF 6349 SQUARE FEET.

C. Electrical Transmission Line Easement 7:


Beginning at the northeast corner of this easement, the true azimuth and distance from the end of Course 25 of the above-described Portion of the Government (Crown) Land of Waiakea being 29° 54' 40" 1207.24 feet, thence running by azimuths measured clockwise from True South:

1. 262° 58' 25" 3688.26 feet;

2. 328° 10' 55.08 feet along Waiakea Reservoir Site, Governor's Executive Order 1391;

3. 82° 58' 25" 3748.96 feet;

4. 209° 54' 40" 62.56 feet along Lot 202 as shown on Map 73 of Land Court Application 1205 to the point of beginning and containing an AREA OF 185,931 SQUARE FEET OR 4.268 ACRES.

-6-
D. Drainage Easement W-8:


Beginning at the south corner of this easement and at the end of Course 19 of the above-described Portion of the Government (Crown) Land of Waiakea, thence running by azimuths measured clockwise from True South:-

1. $95^\circ 05' 30''$ 34.91 feet along Lot 20-A of the Waiakea Cane Lots;
2. $228^\circ 40'$ 66.57 feet;
3. $17^\circ 55' 49.46$ feet along Lot 20-A of the Waiakea Cane Lots to the point of beginning and containing an AREA OF 842 SQUARE FEET.

E. Easements 1 and 2, Combined:

Being a Non-Exclusive Easement for Inlet Pipe Line and Access Road in favor of Waiakea Reservoir Site covered by Governor's Executive Order 1391.

Being also a strip of land twenty-five (25.00) feet wide and extending twelve and one-half (12.50) feet on each side of the following described centerline:

Beginning at the west end of this centerline, the true azimuth and distance from the end of Course 24 of the above-described Portion of the Government (Crown) Land of Waiakea, being $209^\circ 54' 40''$ 1369.84 feet, thence running by azimuths measured clockwise from True South:-

1. $262^\circ 57'$ 874.68 feet;
2. 262° 57' 2875.80 feet to the southwest boundary of Waiakea Reservoir Site, Governor's Executive Order 1391, the true azimuth and distance from the southwest corner of Waiakea Reservoir Site being:
148° 10' 207.09 feet
and containing an AREA OF 2.152 ACRES.

F. Easement 3:

Being a Non-Exclusive Easement for Outlet Pipe Line in favor of Waiakea Reservoir Site covered by Governor's Executive Order 1391.

Being also a strip of land six (6.00) feet wide and extending three (3.00) feet on each side of the following described centerline:

Beginning at the east end of this centerline and on the west side of Komohana Street, the true azimuth and distance from the end of Course 17 of the above-described Portion of the Government (Crown) Land of Waiakea, being 175° 40' 1072.88 feet, thence running by azimuth measured clockwise from True South:-

1. 58° 10' 468.79 feet to the east boundary of Waiakea Reservoir Site, Governor's Executive Order 1391, the true azimuth and distance from the east corner of the Waiakea Reservoir Site, Governor's Executive Order 1391 being:
148° 10' 150.00 feet
and containing an AREA OF 0.065 OF AN ACRE.

G. Easement 4:

Being a Non-Exclusive Easement for Inlet Pipe Line in favor of Waiakea Reservoir Site covered by Governor's Executive Order 1391.

Being also a strip of land six (6.00) feet wide and extending three (3.00) feet on each side of the following described centerline:
Beginning at the southeast end of this centerline, the true azimuth and distance from the end of Course 17 of the above-described Portion of the Government (Crown) Land of Waiakea being 79° 03' 30" 15.33 feet, thence running by azimuth measured clockwise from True South:-

1. 136° 52' 07" 811.92 feet to the south boundary of Waiakea Reservoir Site, Governor's Executive Order 1391, the true azimuth and distance from the east corner of the Waiakea Reservoir Site, Governor's Executive Order 1391 being: 58° 10' 200.00 feet and containing an AREA OF 0.112 OF AN ACRE.

Subject, also, to a Non-Exclusive Electric Transmission Line Easement from Grant S-15588 to Hawaii Electric Company, Ltd. to the west side of Komohana Street as shown on plan attached hereto and made a part hereof.

Excepting and Reserving to the State of Hawaii, its successors and assigns, the following as shown on plan attached hereto and made a part hereof. Said areas and boundaries will be determined by the Chairperson of the Department of Land and Natural Resources at a later date.

A. Proposed Reservoir Site
B. Proposed Road and Utility Easements
C. Proposed Puainako Street Extension

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By:  
Glenn J. Kodani  
Land Surveyor

Compiled from CSFs 9017, 15778, 22881, 22787, 19696, 11023, 19697, 20239, 20102 and other Govt. Survey Records.
TMK: 2-4-01:12 and por. 122
GROSS AREA = 326.052 ACRES
LESS: WAIKEA RESERVOIR SITE = 2.066 ACRES
GRANT S-15568 = 0.516 ACRE
NET AREA = 323.470 ACRES

REDUCED NOT TO SCALE
WHEREAS, by Governor's Executive Order No. 3814 dated April 11, 2000, certain land situate at Waiakea, South Hilo, Island of Hawaii, Hawaii was set aside for the University of Hawaii and its allied purposes; and
WHEREAS, the Board of Land and Natural Resources at its meeting of October 26, 2001, approved the withdrawal of a portion of land from Executive Order No. 3814 dated April 11, 2000.

NOW, THEREFORE, I, BENJAMIN J. CAYETANO, Governor of the State of Hawaii, by virtue of the authority vested in me under Section 171-11, Hawaii Revised Statutes, as amended, do hereby order that the following described land, identified as "Withdrawal Portion of University of Hawaii and its Allied Purposes Site, Governor's Executive Order 3814, Lot 2," situate at Waiakea, South Hilo, Island of Hawaii, Hawaii, containing an area of 30.000 acres, more particularly described in Exhibit "A" and delineated on Exhibit "B," both of which are attached hereto and made parts hereof, said exhibits being respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, being designated as C.S.F. No. 23,188 and dated November 19, 2001 is hereby withdrawn from the Operation of Governor's Executive Order No. 3814 dated April 11, 2000.

SUBJECT to disapproval by the Legislature by two-thirds vote of either the Senate or the House of Representatives or by majority vote of both, in any regular or special session next following the date of this Executive Order.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Hawaii to be affixed. Done at the Capitol at Honolulu this 9th day of January 2002 (BR)

[Signature]
Governor of the State of Hawaii

APPROVED AS TO FORM:

[Signature]
Deputy Attorney General

Dated: December 27, 2001
STATE OF HAWAII

Office of the Lieutenant Governor

THIS IS TO CERTIFY that the within is a true copy of Executive Order No. 3891 withdrawing land from the operation of Executive Order No. 3814, the original of which is on file in this office.

IN TESTIMONY WHEREOF, the Lieutenant Governor of the State of Hawaii, has hereunto subscribed her name and caused the Great Seal of the State to be affixed.

[Signature]

DONE in Honolulu, this 11th day of January, A.D. 2002.
WITHDRAWAL
PORTION OF UNIVERSITY OF HAWAII AND ITS ALLIED PURPOSES SITE
Governor's Executive Order 3814

LOT 2

Waiakea, South Hilo, Island of Hawaii, Hawaii


Beginning at the southeast corner of this parcel of land and on the west side of Komohana Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 6805.13 feet South and 1926.90 feet East, thence running by azimuths measured clockwise from True South:

1. Along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814 on a curve to the right with a radius of 10.00 feet, the chord azimuth and distance being:
   26° 55' 10.38 feet;

2. 58° 10' 337.10 feet along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814;

EXHIBIT "A"
3. 148° 10'  150.00 feet along Grant S-15588 to Hawaii Electric Co., Ltd.;

4. 103° 12' 40"  260.65 feet along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814;

5. 58° 10'  111.85 feet along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814;

6. 2° 02'  276.33 feet along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814;

7. 328° 10'  37.48 feet along Waiakea Reservoir Site, Governor's Executive Order 1391;

8. 82° 58' 25"  894.56 feet along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814;

9. 175° 40'  957.00 feet along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814;

10. 265° 40'  1598.30 feet along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814;

11. Thence along the remainder of University of Hawaii and Its Allied Purposes Site, Governor's Executive Order 3814 on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:
    310° 40'  42.43 feet;
12. 355° 40' 572.55 feet along the west side of Komohana Street to the point of beginning and containing an AREA OF 30.000 ACRES.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By:  
Glenn J. Kodani
Land Surveyor

Compiled from map furn. by ControlPoint Surveying, Inc., CSFs 22737, 22952 and other Govt. Survey Records.
LOT 2 2ess
LOTT 265'40
INSET
Scale: 1 inch = 40 feet
Grant of Easement: State of Hawaii to
GTE Hawaiian Telephone Company, dated April 19, 1999, and recorded as
30.0LO AC2RES.

LOT 1

PERPETUAL NON-EXCLUSIVE EASEMENT
3 (6 ft. wide) for Outlet Pipe Line

C.S.F. 11,023

PERPETUAL NON-EXCLUSIVE EASEMENT
7 (C.S.F. 20,239)

PERPETUAL NON-EXCLUSIVE EASEMENT
6 (C.S.F. 20,238)

PERPETUAL NON-EXCLUSIVE EASEMENT
1 (C.S.F. 22,787)

PERPETUAL NON-EXCLUSIVE EASEMENT
C (C.S.F. 22,787)

UTILITY EASEMENT
2 (25 ft wide) (C.S.F. 22,787)

LOT 2

PORTION OF UNIVERSITY OF HAWAII AND ITS ALLIED PURPOSES SITE
LOT 1

WITHDRAWAL OF UNIVERSITY OF HAWAII AND Governor's Executive Order 3814
ITS ALLIED PURPOSES SITE

REDUCED NOT TO SCALE

LOT 1

scale: 1 inch = 200 feet

EXHIBIT "B"
University Land-Related Strategic Initiatives and Partnerships Program
FY 2022-2023 First Quarter Update
Committee on Planning and Facilities
November 3, 2022

West O'ahu – University District Lands

Scope: This project previously sought to partner with a Master Land Developer to master plan and develop approximately 180 acres of land on the perimeter of the University of Hawai'i West O'ahu (UHWO) campus with commercial, residential, and mixed-use facilities that complement the UHWO campus. The primary vision was to create a university village-like district that could serve the broader community and take advantage of Transit-Oriented Development (TOD) opportunities in and around the two rail stations next to the campus. Monetization of this UH asset has been a primary focus. Project delivery is evolving as a Master Land Developer partner has been suspended. Execution of this project is migrating to smaller parcel approaches with UH pursuing development opportunities on its own for the time being.

Historical Background (Major Milestones):
- See previous reports for milestones prior to 2019.
- Exclusive Negotiating Agreement with potential private partners expired on August 15, 2019, with negotiations reaching an impasse over terms of a master development agreement.
- The Final UHWO LRDP that covers both the UHWO campus (~300 acres) and the University District lands (~180 acres) is pending.
- The University District project scope (to be) re-evaluated with a possible priority focus of TOD components on the University District lands in close proximity to the rail stations along the Kualaka’i Parkway (Diamond Head side).

First Quarter (FY 2022-2023) 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) approval.
- Awarded $250,000 of TOD Capital Improvement Project (CIP) funds to conduct a Development Feasibility Study for the University District Lands.
- Evaluating options to solicit proposals to make approximately 3.5 acres of land available for future mixed used development near the recently completed Road B and adjacent to the Keone‘ae Station.
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 businessstructure and financial structure arrangements.
- UHF negotiated an exclusive negotiating agreement (ENA) in September 2019.
- Preliminary design being refined by value-engineering phase for construction and community outreach started in October 2019.
- UHF refinanced mortgage on property May 2020. Conversion to interest-only loan, extended loan maturity to October 2023.
- Plan Review Use (PRU) application for property and project submitted to City and County of Honolulu (C&C) Department of Planning and Permitting (DPP) review, September 2020.
- BOR authorized approval of Master Pre-Development Agreement with UHF, UH, and HDG in November 2020.
- 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.

First Quarter (FY 2022-2023) Update:
- Project construction is on-going with target completion of Summer 2023.
- Negotiating Sublease arrangement with UHF for space at Atherton. Will further reduce UH liability and responsibilities in the project.
**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.
- Market demand study completed on September 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.

**First Quarter (FY 2022-2023) Update:**
- Project design analysis, site evaluation, environmental site assessment, project cost analysis, and overall financial analysis ongoing. Construction Documents started in January 2022 and the Building Permit Set is to be submitted to DPP on October 28, 2022.
- Childcare facility to be included in the Project.
- PCA-Third Amendment executed on August 22, 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.

First Quarter (FY 2022-2023) Update:
- Administration continues to consider potential options for disposition of the parcels.
- Preparation of an Invitation to Submit Proposals to develop the vacant Leahi Parcel, and solicitation in October 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.

First Quarter (FY 2022-2023) 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.

First Quarter (FY 2022-2023) Update:
- HART began trial running tests for its first operating segment from Kualaka‘i (East Kapolei) Station to the Hālawa (Aloha Stadium) Station in August 2022.
- HART is coordinating with the University on the location of a 900-stall interim park and ride site near the Kualaka‘i (East Kapolei) Station. Background studies are being conducted by HART and a separate agreement (i.e., long-term lease) is proposed for this specific interim use.
- HART initiated plans to make parking lot repairs at LCC. The repairs are in process and scheduled to be completed by October 2022.
- Proposed rail improvements and station location at HCC are being coordinated before a Construction Right-of-Entry (CROE) is issued.