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

**BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES**

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

- Date:** Thursday, June 1, 2023  
**Time:** 10:00 a.m.  
**Place:** University of Hawai'i at Mānoa  
 Information Technology Building  
 1<sup>st</sup> 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](http://www.hawaii.edu/bor)**

**AGENDA**

- I. Call Meeting to Order**
- II. Approval of Minutes of the April 6, 2023 Meeting**
- 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](mailto: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 8:00 a.m. on the day of the meeting in order to be accommodated. Registration for in-person oral testimony on agenda items will also be provided at the meeting location 15 minutes prior to the meeting and closed at the posted meeting time. It is highly recommended that written testimony be submitted in addition to registering to provide oral testimony. Oral testimony will be limited to three (3) minutes per testifier.

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**MINUTES**

**BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING**

**APRIL 6, 2023**

**I. CALL TO ORDER**

Chair Nahale-a called the meeting to order at 12:07 p.m. on Thursday, April 6, 2023, at the University of Hawai'i (UH) 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 Diane Paloma; Regent Wayne Higaki; and Regent Abigail Mawae.

Committee members excused: Regent Gabriel Lee.

Others in attendance: Board Chair Randy Moore; Regent William Haning; Regent Laurie Tochiki; and Regent Ernest Wilson (ex officio committee members); Vice President (VP) for Administration Jan Gouveia; VP for Academic Strategy Debora Halbert; VP for Legal Affairs/University General Counsel Carrie Okinaga; VP for Research and Innovation Vassilis Syrmos; VP for Budget and Finance/Chief Financial Officer Kalbert Young; UH at Mānoa (UHM) Provost Michael Bruno; UH at Hilo Chancellor Bonnie Irwin; UH West O'ahu Chancellor Maenette Benham; Interim Executive Administrator and Secretary of the Board of Regents (Board Secretary) Jamie Go; and others as noted.

**II. APPROVAL OF MINUTES OF THE MARCH 2, 2023 MEETING**

Chair Nahale-a inquired if there were any corrections to the minutes of the March 2, 2023, committee meeting which had been distributed. Hearing none, the minutes were approved.

**III. PUBLIC COMMENT PERIOD**

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

**IV. AGENDA ITEMS**

**A. Recommend:**

- 1. Board Authorization and Approval to Amend Pre-Closing Agreement (PCA) Between UH and Greystar Development Services, LLC (Greystar).**

**2. Board Authorization and Approval of the University's Position Regarding Material Provisions of the Ground Lease Between UH and a Limited Liability Company to be Created by Collegiate Housing Foundation for the Development of a Student Housing Mixed-Use Rental Project at UHM (UHM Project)**

VP Young stated that the administration was seeking board approval of a fourth amendment to the PCA between UH and Greystar as well as UH's position regarding material provisions of the ground lease between UH and a limited liability company to be created by Collegiate Housing Foundation for the development of the UHM Project, which is more commonly referred to as the NOAA Project. He provided historical context to the NOAA Project, highlighting that the board-approved third amendment of the PCA with Greystar to provide slightly more than \$5,000,000 in funding for architectural, engineering and other Project services was nearing completion. He went over several of the Project's objectives, first and foremost of which was to bolster the on-campus housing inventory for graduate students; discussed some of the Project's deliverables, such as the inclusion of a large, modern child care facility that would be used to house the UHM Children's Center, as well as the provision of retail and commercial amenities; and noted the administration's desire for affordable housing rental rates for units in the facility. He also spoke about the Project's current status, referencing work that has already been completed by Greystar in accordance with the PCAs, and reviewed details on some of the facility's projected amenities.

Although the overall cost of the NOAA Project was predicted to be around \$130 million, escalating construction costs and rising interest rates have caused this estimate to increase by approximately \$20 million. As such, the forecasted economics of the Project as originally conceptualized have become untenable and would necessitate the charging of bed rental rates at or above market prices. Taking this into consideration, the administration developed and evaluated several alternatives with respect to the NOAA Project including termination, proceeding as originally contemplated, and proceeding as envisioned but with some financial assistance from the university, each of which was presented in detail to the committee at its March 2, 2023, meeting.

VP Young presented information on the administration's recommended course of action which was to proceed with the NOAA Project in a manner that includes the provision of additional financial assistance from the university. He discussed the rationale for this decision; described some of the benefits the university expects to realize by moving forward with the Project under this proposal; talked about the role of the university in the Project's organizational structure under this proposal; went over key terms of the fourth amendment to the PCA necessitated by this action, including providing an additional \$2.96 million to Greystar for supplementary pre-development and pre-construction work which would bring the total amount of the PCA to \$8 million; spoke about \$10 million in funding for the Project's childcare facility that would be provided by the Hawai'i State School Facilities Authority through a memorandum of agreement, as well as some of the childcare facility's deliverables; and went over five financial commitment scenarios for the Project noting the impact each would have on projected rental rates for the Project's various units. It was emphasized that under the

two scenarios whereby the university provides what is being termed “rent abatement”, the university is expecting to realize net cash flow that is greater than the financial assistance it is providing to the Project in year nine. VP Young also stated that a ground lease for the operation and management of the property would be necessary to execute the Project as contemplated in the proposal and reviewed the key terms of the ground lease. Additionally, information was presented on current market rental rates relative to the Project’s location; possible risks that still could be encountered by the Project as proposed; and the anticipated Project schedule.

Referencing lengthy delays in the approval of construction permits that are being experienced in Honolulu, Regent Higaki asked if the administration was confident that NOAA Project construction could begin in August of this year. VP Gouveia replied that the critical work to be performed in August includes demolition and site preparation and stated that the permits necessary for these activities have already been acquired. The Project’s design plans and construction drawings have also been completed and reviewed by the university. However, supply chain issues continue to impact the construction industry throughout Hawai’i and remains a concern of the university with respect to the on-time completion of the Project.

Vice-Chair Paloma questioned whether are repairs needed to the facility currently housing the UHM Children’s Center so that it can remain operational until the new child care facility within the NOAA Project is completed. VP Gouveia replied in the affirmative stating that the university will be making necessary structural improvements to the building in which the UHM Children’s Center resides thus allowing it to continue operating at that location until the Project’s new children’s facility is built.

Regent Haning inquired about parking for the Project. VP Gouveia explained that the Project’s current parking plan is to utilize the university’s existing parking inventory for overnight resident parking. The Project site itself will have approximately 80 in-and-out stalls for guests, short-term use by residents, and other things of that nature.

Vice-Chair Paloma expressed her belief that the NOAA Project would be an asset to the university and increase the availability of housing stock at the university which could also have the added benefit of boosting affordable unit inventory in the community.

Regent Higaki moved to recommend board authorization and approval to amend the PCA between UH and Greystar, seconded by Vice-Chair Paloma, and noting the excused absence of Regent Lee, the motion carried with all other members present voting in the affirmative.

Regent Higaki moved to recommend board authorization and approval of the university’s position regarding material provisions of the ground lease between UH and a limited liability company to be created by Collegiate Housing Foundation for the development of the UHM Project, seconded by Vice-Chair Paloma, and noting the excused absence of Regent Lee, the motion carried with all other members present voting in the affirmative.

**B. Recommend Board Approval to Purchase Phase 1 Photovoltaic (PV) Systems at the University of Hawai'i O'ahu Community Colleges and the University of Hawai'i Maui College (UHMC) Pursuant to Four Separate Purchase and Sale Agreements (Purchase Agreements)**

VP Young provided information on Purchase Agreements related to the installation of Phase 1 PV systems at community college campuses on O'ahu as well as at UHMC that were entered into with various entities. He explained that purchasing these systems is expected to result in substantial cost savings to the university of approximately \$3.5 million over the next 11 to 13 years. He also noted that the cost of purchasing the Phase 1 PV systems exceeded \$5 million in the aggregate and thus required board approval.

Michael Unebasami, Associate Vice President (AVP) for Administrative Affairs for Community Colleges, referenced materials provided to the committee which he stated contained the salient details of the administration's request and inquired if regents had any questions.

Referencing the rail construction presently occurring along Dillingham Boulevard, Vice-Chair Paloma asked whether this would impact the timeframe for installation of the Phase I PV system at Honolulu Community College (HonCC). AVP Unebasami clarified that the PV system currently being installed at HonCC is separate and apart from the Phase I PV system at HonCC that the administration is seeking to purchase, which was installed approximately seven years ago.

Vice-Chair Paloma questioned whether the administration was planning to install more PV systems and panels across the community college system. AVP Unebasami replied that no plans were presently in place to expand PV systems across the community college system. However, he noted that there are opportunities for PV system installation at Hawai'i Community College, which currently does not have a PV system in place, and expansion of Kaua'i Community College's PV system to meet 100 percent of its energy needs.

Vice-Chair Paloma moved to recommend board approval to purchase Phase I PV systems at the UH O'ahu community colleges and UHMC pursuant to four separate Purchase Agreements, seconded by Regent Higaki, and noting the excused absence of 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 12:53 p.m.

Respectfully Submitted,

Jamie Go  
Interim Executive Administrator and  
Secretary of the Board of Regents

## FY 2022-2023 Third Quarter CIP Status Report (as of 3/31/23)

\*Denotes Design-Build Projects

*Planning and Facilities Committee*

*June 1, 2023*

### **Mānoa**

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

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

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

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

6/30/16 – no change.

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

12/31/16 – no change.

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

6/30/17 – 23% complete.

9/30/17 – 35% complete.

12/31/17 – 50% complete.

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

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

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

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

3/31/19 – cost increase to \$21.5 million due to new concrete flooring required for 3 rooms, floor leveling, additional power receptacles, rust demo, relocation of exterior lights, HECO transformer infrastructure. 75% complete.

6/30/19 – completion extended to Dec 2020 because work was suspended for contractor lacking a specialty license. 75% complete.

9/30/19 – no change.

12/31/19 – work has resumed; chillers are being installed and interior work is on-going. 87% complete.

3/31/20 – no change. 95% complete.

6/30/20 – no change. 97% complete.

9/30/20 – cost increase to \$21.6 million due to existing air conditioning system repairs. Base contract work is complete, but unforeseen repairs to existing air conditioning system are ongoing. 97% complete.

12/31/20 – completion extended to March 2021 due to additional work required on the existing New Pauley air conditioning system. 98% complete.

3/31/21 – completion extended to June 2021 due to long lead materials on order to address remaining 10% of punch list items.

- 6/30/21 – completion extended to Dec 2021 due to heat exchanger repairs and chiller issues. 99% complete.
- 9/30/21 – no change.
- 12/31/21 – building is occupied and in use. Contract extended to May 2022 to provide additional time to complete redundancy work on the air conditioning system.
- 3/31/22 – project was conditionally accepted on 1/20/2022. In addition to typical punchlist items and closeout documents, there are issues with the HVAC system. This project will remain open until the HVAC issues are resolved.
- 6/30/22 – no change.
- 9/30/22 – no change.
- 12/31/22 – no change.
- 3/31/23 – in the process of resolving two open claims and finalizing one contract modification.**

#### 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.
- 12/31/22 – cost increase to \$9.2 million to address the Department of Planning & Permitting’s review comments. Pending change orders to increase the project cost to \$9.5 million due to card readers, site work, and various electrical changes. 70% complete.
- 3/31/23 - cost increase to \$9.4 million to address card readers for the elevators, various electrical upgrades and changes, and various site work improvements. Pending change orders to increase the project cost to \$9.6 million due to various unforeseen underground conflicts, sump room drainage, and building envelope repairs. Substantial completion remains December 2023. 80% complete.**

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.
- 12/31/22 – RFP Part 1 scheduled for February 2023.
- 3/31/23 – Design-Build RFP Part 1 proposals received by UH in March 2023. RFP Part 2 will be issued in April 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.
- 3/31/20 – RFP Part 2 pending award in May 2020.
- 6/30/20 – \$20.9 million contract executed with Nan Inc.; estimated substantial completion is July 2022.

- 9/30/20 – 30% construction design completed. City permit applications to be submitted shortly along with the 60% design documents to be issued in Oct.
- 12/31/20 – 60% design documents have been submitted and reviewed by the University. Building permits are currently being processed by the City.
- 3/31/21 – 90% design documents are in progress; submission expected by end of May. City permits are still in progress. Occupant move-out is scheduled for the last week of May.
- 6/30/21 – 90% design documents have been submitted and reviewed. Occupants have moved out and contractor has mobilized on site. 11% complete.
- 9/30/21 – completion extended to Aug 2022 due to discovery of additional hazardous material embedded in the ceiling slab. 98% design documents have been submitted and reviewed. Abatement of hazardous ceiling material is ongoing. 19% complete.
- 12/31/21 – cost increase to \$23.3 million and completion extended to Dec 2022 due to additional abatement of asbestos-containing material. 100% design documents were received. 22% complete.
- 3/31/22 – cost increase to \$23.6 million and completion extended to Jan 2023 due to additional PV work and delay in roofing insulation manufacturing preventing dry in of building. 29% complete.
- 6/30/22 – completion extended to Aug 2023 due to extended manufacturing times for mechanical equipment. 35% complete.
- 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.
- 12/31/22 – cost increase to \$25 million due to additional audio visual equipment, access control upgrade systems, Board of Water Supply required upgrades, replacement of courtyard storm drain system, and addition of 2<sup>nd</sup> section of rooftop PV; substantial completion time extended to October 2023. 62% complete.
- 3/31/23 – cost increase to \$25.2 million due to additional audio/visual equipment upgrades. Substantial completion time extended to December 2023. 76% 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.
- 12/31/22 – baseline space utilization study for UH Hilo will be completed Feb 2023. 99% complete.
- 3/31/23 – baseline study findings to be presented to the UH Hilo Chancellor mid-April. This is the last update for this project and it will be removed from the next update.**

#### 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.
- 12/31/22 – cost increase to \$5.8 million due to overflow drain installation and various mechanical changes. Pending change orders to increase the project cost to \$5.9 million and substantial completion date extended to August 2023 due to expansion joint revisions and mechanical changes. 94% complete.
- 3/31/23 – pending change orders to increase the project cost to \$5.9 million due to expansion joint revisions. 97% complete.**

#### STUDENT SUCCESS CENTER\*

Scope: renovate areas of Sinclair to relocate PBS tenants then fully renovate Sinclair to become the new Student Success Center.

- 3/31/21 – development of the RFP criteria and project program is progressing. Issuance of the RFP Part 1 is expected in June 2021.
- 6/30/21 – RFP Part 1 issued Aug 9, 2021. RFP Part 2 expected to be issued by Dec 2021.
- 9/30/21 – received RFP Part 1 proposals; expecting to shortlist three of the most qualified Design-Build teams by Nov 2021. RFP Part 2 is still expected to be issued by Dec 2021.
- 12/31/21 – selection of 3 shortlist Design-Build teams completed. RFP Part 2 issued in Feb 2022; final selection and award expected May 2022. Design will proceed following award, with construction expected to start in early 2023.
- 3/31/22 – RFP part 2 has been issued. Proprietary meetings have been held with the 3 shortlisted teams and all have indicated that the project budget is short \$10-15 million due to current pricing from material suppliers and subcontractors. Cost reduction items have been issued as priced options to try to get the project back within budget. Award expected May 2022.
- 6/30/22 – contract awarded to Swinerton Builders/G70 for \$56 million. Design phase is currently underway. Anticipated construction start is June 2023 with estimated completion by Aug 2024. 0% complete.
- 9/30/22 – 30% design submittals anticipated Oct 2022. 0% complete.
- 12/31/22 – 60% design submittal anticipated Feb 2023. Anticipated construction start is June 2023. Overall project 4% complete.
- 3/31/23 – 60% design submittal submitted and reviewed. 95% submittal anticipated May 2023. Anticipated construction start June 2023. Relocation of existing occupants to start May 2023. Overall project 10% 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.
- 12/31/22 – pending delay and cost increase due to extended FEMA grant approval process. 1% complete.
- 3/31/23 – due to delay in FEMA process, project has chosen to forego FEMA funds assistance. Finalizing escalation cost with contractor. Substantial completion expected date December 2023. 1% complete.**

#### LAW SCHOOL AND LAW LIBRARY ROOF IMPROVEMENT

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

- 6/30/22 – contract awarded to Index Builders for \$5.2 million in June 2022. Tentative start date planned for Summer 2023 with project completion expected Dec 2023. 0% complete.
- 9/30/22 – project mobilization to start Dec 2022. 0% complete.
- 12/31/22 – project mobilization to start Feb 2023. 0% complete.
- 3/31/23 – project mobilization to start May 2023. 0% complete.**

#### LANDSCAPE BUILDING IMPROVEMENTS AND RENOVATIONS\*

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

- 6/30/22 – contract awarded to Diede Construction for \$7.9 million in May 2022. Construction tentatively scheduled to start in Feb 2023 with expected completion in Dec 2023. NTP issued June 20, 2022. 0% complete.
- 9/30/22 – design 60% complete. Overall project 4% complete.

12/31/22 – design 95% complete. Overall project 7% complete.

**3/31/23 – design sustainability 95% complete. Structural steel on site. Overall project 8% complete.**

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

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

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

9/30/22 – submittals ongoing; construction tentatively scheduled to start Nov 2022. 0% complete.

12/31/22 – design is currently being modified to remove the cantilever structure in its entirety. Delay in start of construction to August 2023.

**3/31/23 – no change.**

#### 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.

12/31/22 – onsite work started Oct. 2022. 8% complete.

**3/31/23 – substantial completion date February 2024. 28% complete.**

#### WAIKĪKĪ AQUARIUM DISCHARGE AND INTAKE SYSTEM UPGRADE

**Scope: Phase 1 of this project is to design and construct an upgraded water discharge system (800,000 gallons per day capacity) to dispose of saltwater effluent from both the native and non-native exhibits properly. The effluent will be disposed of via two filtered injection wells. Water will then dissipate into the saltwater aquifer in lieu of discharging back into the ocean of the City sewer system. Phase 2 of the project is to upgrade the seawater intake that is currently obtaining ocean water via an offshore intake pipe and deep water well, both of which don't provide the proper consistent quality seawater for the exhibits. In addition to upgrading the discharge and intake system, the seawall fronting the aquarium will also be repaired.**

## 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.
- 12/31/22 – 90% design completed. Design review to be completed Summer 2023.
- 3/31/23 – 100% design complete for discharge system. Anticipating design for water intake system July 2023, including a change order to upgrade water intake system at a cost of \$1.5 million dollars.**

## Construction

- N/A – Anticipate awarding construction contract in March 2024, with construction to begin in June 2024.
- 12/31/22 – Anticipate awarding construction contract by June 2024.
- 3/31/23 – no change.**

## ATHLETIC FACILITY RELOCATION AND UPGRADES AT LOWER CAMPUS (TRACK AND SOCCER FIELD)\*

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.
- 12/31/22 – no change.
- 3/31/23 – no change.**

## 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.

- 9/30/22 – contract awarded Sept 2022 to Nan, Inc. for \$14.6 million. Construction starting Oct 2022 with estimated completion July 2023.
- 12/31/22 – the project is in the design phase, contractor expected to mobilize by April 2023.
- 3/31/23 – the project is in the design phase and contractor has started to mobilize.**

## 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.

12/31/22 – completion extended to March 2023 due to pending arrival and installation of HEPA filter and relocation of remaining Pharmacy's equipment. 96% complete.

**3/31/23 – pending test and balance of HVAC and relocation of remaining equipment. 99% complete. This is the last update for this project and it will be removed from the next update.**

## West O'ahu

No projects.

## Honolulu Community College

### TECHNOLOGY RENOVATIONS, PHASE 1

Scope: renovation and modernization of Buildings 8820 and 8824, to include lecture classrooms, research spaces and labs, offices, student collaboration area, men's and women's restroom, gender neutral restroom, IT/AV and utility upgrades for the Physics, Chemistry, Biology, Microbiology, Oceanography, Marine Biology, Anatomy and Physiology programs and including any appurtenant work necessary to complete the project.



12/31/22 – design development phase in progress. \$1.6 million budget for design, est. \$16 million budget for construction.

**3/31/23 – no change.**

## **Kapi‘olani Community College**

### **CULINARY INSTITUTE OF THE PACIFIC, PHASE 2\***

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

#### **Design**

6/30/19 – planning phase in progress, \$2.0 million budget for design, \$30 million estimated construction cost.

9/30/19 – no change, awaiting release of funds.

#### **Construction**

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

3/31/20 – RFP Part 2 issued 3/16/20.

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

9/30/20 – NTP issued 7/6/20; construction scheduled to start in Nov 2020. External CM contract procurement underway. Estimated completion is Dec 2022. 6% complete.

12/31/20 – construction started 11/2/2020, External CM contract awarded to HDR Inc. 60% design submittal reviewed. 10% complete.

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

6/30/21 – cost increased to \$26.5 million due to soil remediation work. Final 100% design submittal scheduled for submission. Construction 20% complete. Overall design-build project 25% complete.

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

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

3/31/22 – cost increased to \$28.1 million due to soil remediation work, addition of bid alternate for auditorium ceiling rigging and AV system, and a few small site design changes. Construction 31% complete. Overall project 35% complete.

6/30/22 – completion extended to June 2023 due to additional hazmat soil mitigation. Construction 32% complete. Overall project 38% complete.

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.

12/31/22 – Construction 46% complete. Overall project 47% complete. Substantial completion date extended to December 2023.

**3/31/23 – construction 52% complete. Overall project 66% complete. Due to electrical supply chain delays, substantial completion date extended to May 2024.**

## Leeward Community College

### PRODUCT DEVELOPMENT CENTER RENOVATION

Scope: repurpose a metal warehouse on California Avenue in Wahiawā into a facility that will be jointly managed by the UH community colleges and the Agribusiness Development Corporation. The facility will include commercial-grade kitchen space, classroom space, processing and manufacturing rooms, testing labs, cold storage and a public meeting space.

#### Design

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

#### Construction

- 3/31/20 – IFB issued 2/27/20 and all bids have been received; planning to award by June 2020.
- 6/30/20 – \$14.3 million contract awarded to Ralph S. Inouye, Co. Ltd on June 2, 2020.
- 9/30/20 – construction on hold until July 2021 due to lease agreement between current property owner and tenant; transfer of facility lease to UH Community Colleges in progress. Estimated completion is May 2022.
- 12/31/20 – no change.
- 3/31/21 – no change.
- 6/30/21 – lease executed with Agribusiness Development Corporation on July 1, 2021. On-site construction commenced on 7/1/21. 5% complete.
- 9/30/21 – 22% complete.
- 12/31/21 – completion extended to July 2022 due to permitting delays. 39% complete.
- 3/31/22 – 45% complete.
- 6/30/22 – cost increase to \$15.7 million and completion extended to Feb 2023 due to addition of high-pressure processing machine and resulting floor plan revisions. 53% complete.
- 9/30/22 – completion extended to Aug 2023 due to structural issues, electrical, security and A/V system revisions. 57% complete.
- 12/31/22 – construction ongoing. 62% complete.
- 3/31/23 – construction ongoing. 76% complete.**

## Windward Community College

No projects.

## **Maui College**

### **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.

12/31/22 – no change.

**3/31/23 – construction started January 2023. 15% 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.

12/31/22 – TAB work ongoing, commissioning of HVAC system to follow. Final inspection by the Kauai Fire Department Marshal to be confirmed, estimated for February 2023. Pending delivery of the replacement doors from the manufacturer. 98% complete.

**3/31/23 – final cost is \$5.7 million. Substantial completion obtained and occupants will move in April 2023. This is the last update for this project and it will be removed from the next update.**

## **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.

12/31/22 – no change.

**3/31/23 – construction ongoing. Design contract (design & construction administration services) 94% 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.
- 9/30/22 – scaled down design approved by NIH. RCUH awarded contract to Whiting-Turner Contracting Company for \$8.2 million in Sept 2022. Construction starting Oct 2022 with completion expected by May 2024.
- 12/31/22 - construction started Oct 2022. 1% complete.
- 3/31/23 – construction ongoing. 39% complete.**

## **University Land-Related Strategic Initiatives and Partnerships Program**

### **FY 2022-2023 Third Quarter Update**

Committee on Planning and Facilities

June 1, 2023

#### **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).

#### Third Quarter (FY 2022-2023) Update:

- Discussions continuing with parties inquiring of interest to acquire a parcel for development of a private film studio. Preparing an Invitation to Submit Proposals to make lands available for the development of a private film studio and other commercial uses near the corner of Kualaka'i Parkway and Farrington Highway.
- Evaluating options to solicit proposals to make lands available for future mixed used (residential and commercial) development near the recently completed Ho'omohala Avenue and adjacent to the Keone'ae Station.
- State Department of Transportation (HDOT) – Farrington Highway Widening Improvements will require portions of UHWO campus land along Farrington Highway. Board of Regents (BOR) approved Conveyance Agreement with HDOT on January 19, 2023.
- Awarded \$250,000 of TOD Capital Improvement Project (CIP) funds to conduct a Development Feasibility Study for the University District Lands. Requesting release of CIP funds through the State Office of Planning and Sustainable Development.

## **Atherton – Innovation Space/Student Housing**

Scope: This project seeks to partner with Developers to construct or redevelop the site for University of Hawai'i (UH) student housing, to incorporate an innovation center space, to develop office space, and to provide a (private) developer option for commercial/retail space. The property is approximately 0.99 acres and located at 1810 University Avenue, Honolulu, Hawai'i 96822.

### Historical Background (Major Milestones):

- See previous reports for milestones prior to 2019.
- Hunt Development Group (HDG) selected as developer in April 2019. Project estimated at \$70 million.
- Established University of Hawai'i Foundation (UHF)/UH governance committee in April 2019; determining business structure and financial structure arrangements.
- UHF negotiated an exclusive negotiating agreement (ENA) in September 2019.
- Preliminary design being refined by value-engineering phase for construction and community outreach started in October 2019.
- UHF refinanced mortgage on property May 2020. Conversion to interest-only loan, extended loan maturity to October 2023.
- Environmental Assessment posted with Office of Environmental Quality Control (OEQC) on March 8, 2020. Determination of Finding of No Significant Impact (FONSI) published May 2020.
- Plan Review Use (PRU) application for property and project submitted to City and County of Honolulu (C&C) Department of Planning and Permitting (DPP) review, September 2020.
- BOR authorized approval of Master Pre-Development Agreement with UHF, UH, and HDG in November 2020.
- Obtained approval by the BOR on the Affiliation Agreement and Sublease Agreement on October 21, 2021. Affiliation Agreement and Sublease Agreement executed on November 24, 2021.
- Bond financial closing on November 30, 2021. \$93,240,000 transaction.
- Obtained approval by the BOR on the Sublease Agreement with UHF on November 17, 2022.

### Third Quarter (FY 2022-2023) Update:

- Project construction is on-going with target completion of the student housing in Summer 2023.
- Finalizing Sublease arrangement with UHF for space at Atherton.

## **Mānoa – Graduate Student Housing (NOAA)**

Scope: UH has selected a “P3” Developer to design, build, finance, operate, and maintain (DBFOM) a family-oriented mixed-use rental housing at below-market rates for graduate students, junior faculty, and staff at University of Hawai‘i at Mānoa (UHM). The project could also be developed to serve other UH faculty, staff, and other UH-affiliated persons at other UH campuses. UH has a strong preference that the project also includes a child care facility (to be operated by UHM) to support the relocation of the UHM Children’s Center currently operating at 2320 Dole Street. The property is approximately 2.21 acres located at 2570 Dole Street, Honolulu, Hawai‘i 96822.

### Historical Background (Major Milestones):

- See previous reports for milestones prior to 2019.
- Project kick-off on August 22, 2019; project estimated at \$117 million.
- Exclusive Negotiation Agreement (ENA) signed with Greystar Real Estate Development Services on November 1, 2019.
- Initial Pre-Construction Agreement (PCA) authorized by the Board of Regents March 2020. PCA agreed to by UH and Greystar April 30, 2020.
- 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.
- PCA-Third Amendment was signed by UH and Greystar, August 22, 2022. Provides for additional \$1,540,936 to PCA (\$5,040,936 in total); to complete Project design and the proposed transaction structure to finance the Project.
- The Final Environmental Assessment/Finding of No Significant Impact posted with OEQC on March 23, 2021.
- PRU Minor Modification approved by DPP on January 28, 2022.

### Third 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 Log-in Set was submitted to DPP on November 7, 2022. DPP issued building permit numbers for the Project on December 21, 2022.
- Finalizing terms of the Ground Lease and Fourth Amendment to the Pre-Closing Agreement that will require future BOR approval in April 2023.
- Negotiating final terms of a Memorandum of Authority with the School Facilities Authority to transfer \$10,000,000 to UH to be used for the construction of the Childcare Facility that is to be included in the Project.



## **Kaimukī Parcels (Lē‘ahi)**

Scope: This project seeks to evaluate options for disposition of three parcels of land totaling approximately 6.56 acres adjacent to Lē‘ahi 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.

### Third Quarter (FY 2022-2023) Update:

- An Invitation to Submit Proposals to develop an approximately 2.49 acre, vacant parcel was issued on October 7, 2022. Proposals were due back on December 7, 2022. Following review and consideration by UH and its internal evaluation committee, UH held interviews with Developers that submitted Proposals.
- UH selected a Developer on January 23, 2023 and entered into an Exclusive Negotiations Agreement on March 2, 2023. A Ground Lease and Development Agreement are currently being negotiated and will require future BOR approval.

## **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.

### Third Quarter (FY 2022-2023) Update:

- Evaluation and review of relocating UH Press operations.
- No Updates. 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.

### Third Quarter (FY 2022-2023) Update:

- HART continues trial running tests for its first operating segment from Kualaka'i (East Kapolei) Station to the Hālawā (Aloha Stadium) Station which began in August 2022. The anticipated start of service for the first operating segment is June 30, 2023.
- HART is coordinating with the UH 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.
- Proposed rail improvements and station location at HCC are being coordinated before a Construction Right-of-Entry (CROE) is issued.

## **Mānoa – University Avenue: ‘Ewa Parcel**

Scope: This project seeks to coordinate the phased removal and/or relocation of current uses on the parcel. The parcel is approximately 15.43 acres and located at 2320 Dole Street, Honolulu, Hawai‘i 96822. Current uses include the UHM College of Education, UHM Childcare Center, University Laboratory School (ULS), and the vacant PBS Hawai‘i Building.

### Historical Background (Major Milestones)

- The subject parcel was acquired by UH in 1957 as part of a land assemblage for the UHM campus.

### Third Quarter (FY 2022-2023) Update:

- The demolition of the vacant PBS Hawai‘i Building is planned to start in December 2023.
- The existing UHM Childcare Center is planned to be relocated to the NOAA Graduate Student Housing Project by the end of 2025.
- Discussions are ongoing to relocate the existing UHM College of Education to the new Snyder Hall replacement building in Fall 2027.
- The existing ULS currently utilizes UH facilities through an Affiliation Agreement. Future coordination with ULS Administration.
- Administration conducting preliminary internal review and analysis of the parcel.
- House Concurrent Resolution No. 178, HD1, was introduced and later adopted by the State Legislature requesting that UH, in consultation with the Hawai‘i Housing Finance and Development Corporation, conduct a feasibility study to redevelop the parcel.

## Committee on Planning and Facilities

Annual Review for the 2022-2023 Academic Year

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

	Committee duties per bylaws	2022-2023 Committee Goals and Objectives	Projected Accomplishments			
			1 <sup>st</sup> Q Jul-Sept	2 <sup>nd</sup> Q Oct-Dec	3 <sup>rd</sup> Q Jan-Mar	4 <sup>th</sup> Q Apr-Jun
		Reviewed and recommended approval of CIP request for fiscal biennium 2023 - 2025, presented in the context of a rolling 6-year CIP plan and budget (11/3/22)		X		
		Received quarterly CIP/Major Projects Updates (9/1/22; 11/3/22; 3/2/23; 6/1/23)	X	X	X	X
6	Provide general oversight of the University's land-related strategic initiatives and partnerships program.	Reviewed and recommended approval of construction projects to expand the Ching Athletics Complex and relocate the track at UHM (8/18/22)	X			
		Received quarterly land-related strategic initiatives and partnerships updates (9/1/22; 11/3/22; 3/2/23; 6/1/23)	X	X	X	X
		Received update on the NOAA Graduate Student Housing Project (3/2/23)			X	
		Recommended approval to purchase Phase 1 Photovoltaic Systems at O'ahu community colleges and the University of Hawai'i Maui College (4/6/23)				X
		Reviewed and/or recommended approval of lease, occupancy, conveyance, and transfer agreements as needed (9/1/22; 11/3/22; 1/19/23; 2/2/23; 3/2/23; 4/6/23)	X	X	X	X
		Received annual report on FY 2021-2022 real property actions delegated pursuant to RP 10.201 (9/1/22)	X			
7	Committee Governance	Reviewed committee work plan (9/1/22)	X			
		Reviewed committee's work for the year (6/1/23)				X