

MINUTES

BOARD OF REGENTS COMMITTEE ON PLANNING AND FACILITIES MEETING

JUNE 1, 2023

I. CALL TO ORDER

Chair Nahale-a called the meeting to order at 10:10 a.m. on Thursday, June 1, 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 Gabriel Lee.

Committee members excused: Regent Abigail Mawae.

Others in attendance: Board Chair Randy Moore; Regent William Haning; Regent Laurel Loo; Regent Laurie Tochiki; and 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 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; Interim VP for Community Colleges Della Teraoka; UH at Mānoa (UHM) Provost Michael Bruno; UH at Hilo (UHH) Chancellor Bonnie Irwin; UH West O'ahu Chancellor Maenette Benham; Executive Administrator and Secretary of the Board of Regents (Board Secretary) Yvonne Lau; and others as noted.

II. APPROVAL OF MINUTES OF THE APRIL 6, 2023 MEETING

Chair Nahale-a inquired if there were any corrections to the minutes of the April 6, 2023, committee meeting which had been distributed. Hearing none, the minutes were approved.

III. PUBLIC COMMENT PERIOD

Board Secretary Lau 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. Fiscal Year (FY) 2022-2023 Third Quarter Capital Improvement Project (CIP) Status Report as of March 31, 2023

VP Gouveia reported on the status of CIPs through the third quarter of FY 2022-2023 stating that ongoing projects are moving forward as anticipated with no major changes or issues to report. She noted that the facilities space utilization study, the project to renovate pharmacy modular buildings at UHH, and the business/health sciences modernization project at Kaua'i Community College have been completed and

will be closed out. She also drew attention to continued delays being experienced with the Federal Emergency Management Agency (FEMA) grant approval process for the Komohana Research and Extension Center project which has led to a decision to forego FEMA funds assistance and rescope the project; the \$14.6 million Clarence T.C. Ching Complex project which remains on schedule with substantial completion slated for July 2023 although delays are being experienced in obtaining the video scoreboard from Aloha Stadium; and the Ho'ola Early Phase Clinical Research Center project at the UH Cancer Center which remains on schedule.

Regent Lee questioned why delays were being experienced in obtaining the video scoreboard from Aloha Stadium. VP Gouveia replied that Daktronics, the audiovisual systems company with proprietary rights to remove the scoreboard, is facing some licensing renewal difficulties. Additionally, a memorandum of understanding with the Aloha Stadium Authority for the transfer of the video scoreboard is still pending.

Chair Nahale-a expressed his belief that improvements have been made to the CIP process which has resulted in reducing some of the project challenges experienced in the past and asked VP Gouveia for her thoughts on what contributed to this transformation. VP Gouveia replied that the administration decided to overhaul the university's project delivery methodology several years ago. Since each project has a number of touch points involving various university departments, it was felt that greater effectiveness and efficiency with respect to the delivery of a project could be achieved through a more holistic approach that allowed all of the parties involved on a project to be on the same page. The installation of a strong project management team with design-build experience within the procurement office and the implementation of a new project management software system also played a large role in this transformation.

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

VP Gouveia recognized and thanked Board Chair Moore and Regent Bal for their leadership, commitment, and service to the university, as well as the guidance they both have provided to her over the years. She stated that their presence on the board will be missed and wished them the very best.

B. University Land-Related Strategic Initiatives and Partnerships Program FY 2022-2023 Third 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 third quarter of FY 2022-2023 highlighting the following:

- UHWO - University District Lands Project: Efforts to pursue development opportunities are ongoing. The university is currently preparing a request for proposals for the development of a private film studio and other commercial uses on lands situated on the corner of Kualaka'i Parkway and Farrington Highway, as well as a mixed-use, mixed-income rental housing project on lands located near the Honolulu Authority for Rapid Transportation's Keone'ae Station.

- Atherton Project: Project construction is ongoing with a target completion date of July 28, 2023.
- NOAA Graduate Student Housing Project: The board recently approved a fourth amendment to the pre-construction agreement with Greystar Development Services, LLC (Greystar), as well as a ground lease for the property. Negotiations with the project developer on the project agreements are ongoing. Greystar is planning to obtain project financing in August 2023 with construction on the project expected to be completed by fall 2025.
- University Avenue 'Ewa Parcel Project: This project seeks to coordinate the phased removal and/or relocation of current users of this parcel which include the UHM College of Education, the UHM Childcare Center and the University Laboratory School. The parcel also contains the vacant PBS Hawai'i building. The administration is conducting a preliminary internal review and analysis of the parcel and will be undertaking a feasibility study for the redevelopment of the parcel in collaboration with the Hawai'i Housing Finance and Development Corporation as requested by the Legislature, via House Concurrent Resolution No. 178, House Draft 1.

Regent Lee asked about the timeframe for the 'Ewa Parcel Project feasibility study. Director Shibata replied that the feasibility study will be due to the Legislature in two years.

C. Committee Annual Review

Chair Nahale-a referenced the committee annual review matrix provided in the materials packet stating that it sets forth the goals and objectives for the committee, as well as the actions carried out by the committee throughout the year.

V. ADJOURNMENT

Prior to adjourning the meeting, Chair Nahale-a commended and thanked Board Chair Moore for his commitment and service to the university, as well as his steady leadership while serving on the board. He also recognized Board Chair Moore for the inordinate amount of work he has done, particularly over the last few years, to improve the efficiency and effectiveness of the board and its committees and agreed with the statement made by VP Gouveia that he will be missed.

There being no further business, the meeting was adjourned at 10:25 a.m.

Respectfully Submitted,

/S/

Yvonne Lau
Executive Administrator and Secretary
of the Board of Regents