

## University of Hawai‘i Board of Regents’

# RESOLUTION

## Supporting Moratorium on New Construction Projects

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WHEREAS, the goal and objective of the moratorium is to redirect the priorities of the University to reduce the deferred maintenance and repair balance (“DMR balance”) that is accruing yearly, and is exacerbated when the CIP resource priorities overly emphasize new building projects;

WHEREAS, the scope of the proposed moratorium is to cover all new construction projects funded, in part or in whole, through University of Hawai‘i appropriated funds, except “exempt” projects;

NOW THEREFORE, BE IT RESOLVED THAT,

There shall be a moratorium on all new construction at the University of Hawai‘i System for an initial term of three years from the effective date of this Resolution, and may require a period of time that it will take for the DMR balance to be reduced to an acceptable level (e.g. legislation passed or funding approved), by at least 33% within the first phase of the scheduled time frame followed by further reductions over a ten (an outside date) year period as determined by the board. Administration shall carefully monitor and appropriately account separately deferred maintenance projects from renovation projects in order to provide an accurate accounting of the DMR balance, accordingly.

The moratorium will be reevaluated after 3 years to determine if DMR balance has reached an acceptable level. Major units (Mānoa, CCs, Hilo, West O‘ahu) that have reduced their respective DMR balances to acceptable minimal levels during the initial 3-year period may be released from the moratorium upon board approval. The board may relax the moratorium when contracts have been executed and contractors issued notices to proceed for work that will result in a reduction of the DMR balance by at least 33% from FY13 levels. Further relaxation of the moratorium may occur upon reductions of 66% and then 100% of the DMR balance as authorized by the BOR.

Projects that are exempt from the moratorium are listed in Attachment A and include: (1) new construction projects which are made necessary to move forward because they place a program in imminent jeopardy of losing accreditation; (2) major new building projects that have been approved by the BOR prior to the adoption of the moratorium; (3) major new building projects, including relocation of facilities, engendered by government order, regulation, or law; and (4) major renovations or renewals of existing buildings and structures caused by lack of maintenance and repair or to repurpose and modernize buildings to support current academic needs. Administration shall incorporate the moratorium in the campuses’ master plans.

The administration will develop a timetable for implementation that includes a schedule of reducing the balance to a minimum acceptable level within the proposed ten year (for example) period, which will be approved by the board (e.g., Year 1 to 3 – 33% reduction; Year 4 to 7 – 33% reduction; Year 8 to 10 – 33% reduction). A list of projects, by phases, and their estimated cost or repair or maintenance will be prepared by the administration for review by the board, and will also include major renovation and

renewal work on existing structures presently listed as CIP projects. The administration will also provide a plan for improving overall capacity to efficiently and effectively execute R&M and CIP projects.

Adopted by the Board of Regents  
University of Hawai'i  
November 21, 2013

  
Chair