

## University of Hawai'i Board of Regents

# RESOLUTION

## Supporting Moratorium on Square Footage Growth

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WHEREAS, the University of Hawai'i System ("University") has a deferred maintenance backlog of \$742 million for general and special funded facilities both on and off campus; and

WHEREAS, in addition to the deferred maintenance backlog, many University facilities are in need of substantial modernization to meet the needs of 21<sup>st</sup>-century students and faculty; and

WHEREAS, every square foot of space incurs ongoing costs for ongoing operations and maintenance as well as major improvements over time; and

WHEREAS, the deferred maintenance backlog can be reduced and further growth in the backlog can be limited by reducing or limiting the growth of the University's space inventory; and

WHEREAS, studies have indicated that there is a significant amount of space that is underutilized, often due to the poor quality and functionality of the space; and

WHEREAS, it is in the best interest of the University to encourage all forms and methods of capital projects, including the demolition and replacement of existing facilities; and

WHEREAS, the University must not simply rely on increased capital funding to address the deferred maintenance backlog in the context of modernizing University facilities, but must also maximize the utilization of existing space inventory in an efficient and prioritized manner; and

WHEREAS, in 2013, the Board of Regents adopted a resolution imposing a moratorium on all new construction at the University of Hawaii System for an initial term of three years and possible additional time to reduce the deferred maintenance and repair ("DMR") balance to an acceptable level; and

WHEREAS, the Board of Regents recognizes that there is still a need to reduce the DMR balance and to implement innovative strategies to modernize and improve the University's facilities systemwide.

NOW THEREFORE, BE IT RESOLVED that there shall be a moratorium on all new construction that results in an increase in the total campus building square footage without an equivalent reduction in square footage on any campus with an overall deferred maintenance backlog greater than 10% (ten percent) of the replacement value of its facilities; and

BE IT FURTHER RESOLVED that this resolution shall not apply to exceptions approved by the Board of Regents or public-private partnership (P3) opportunities that do not impose significant new operations and maintenance or major improvement obligations on the University; and

BE IT FURTHER RESOLVED that this moratorium will be reevaluated after 3 years to determine the level of the DMR balances overall and at each major unit (Mānoa, Community Colleges, Hilo, and West O'ahu) and to assess the effectiveness of this moratorium in moving toward well-maintained and efficiently utilized 21<sup>st</sup>-century facilities on all campuses.

Adopted by the Board of Regents  
University of Hawai'i  
June 7, 2018

**“Grandfathered” Exceptions:**

Honolulu CC Science Building  
Culinary Institute of the Pacific  
Hawai'i Community College Redevelopment (subject to Board of Regents approval of development plan)  
Snyder Replacement Building  
UH West Oahu academic space to accommodate enrollment growth