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MĀNOA

Office of Facilities and Grounds

FY2009-2013 Capital Program



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CIP Schedules

- 30-Month Spending Cycle
- FB2009-2011 (Current)
 - Allocated August 2009 (Start of FY2010)
 - Allocated August 2010 (Start of FY2011)
 - Last Day for Construction RFP to OPRPM December 31, 2011
 - Funds Lapse June 30, 2012
- FB2011-2013 (In-Session)
 - Allocated August 2011 (Start of FY2012)
 - Allocated August 2012 (Start of FY2013)
 - Last Day for Construction RFP to OPRPM December 31, 2013
 - Funds Lapse June 30, 2014



CRDM Needs to Allocation

(10-years MB Reduction)

	MB	CRDM-10	TOTAL	ALLOC	ANNUAL
2008 FRRM 1/13/2009	208	258	466		47
FB2007-2009 Supplemental CRDM Allocation				41	41
2009 FRRM 4/30/2009	234	320	554		55
FB2009-2011 Two-year CRDM Allocation				92	46
2010 FRRM 6/3/2010	216	272	488		49
FB2009-2011 Supplemental CRDM Allocation				34	63
2011 FRRM (Preliminary)	220	340	560		56
FB2011-2013 Two-Year CRDM Allocation				178	89



Total Capital Spending by Fiscal Biennium

(includes all projects: CRDM, HSCR, Line Items, RTRF, RTI)

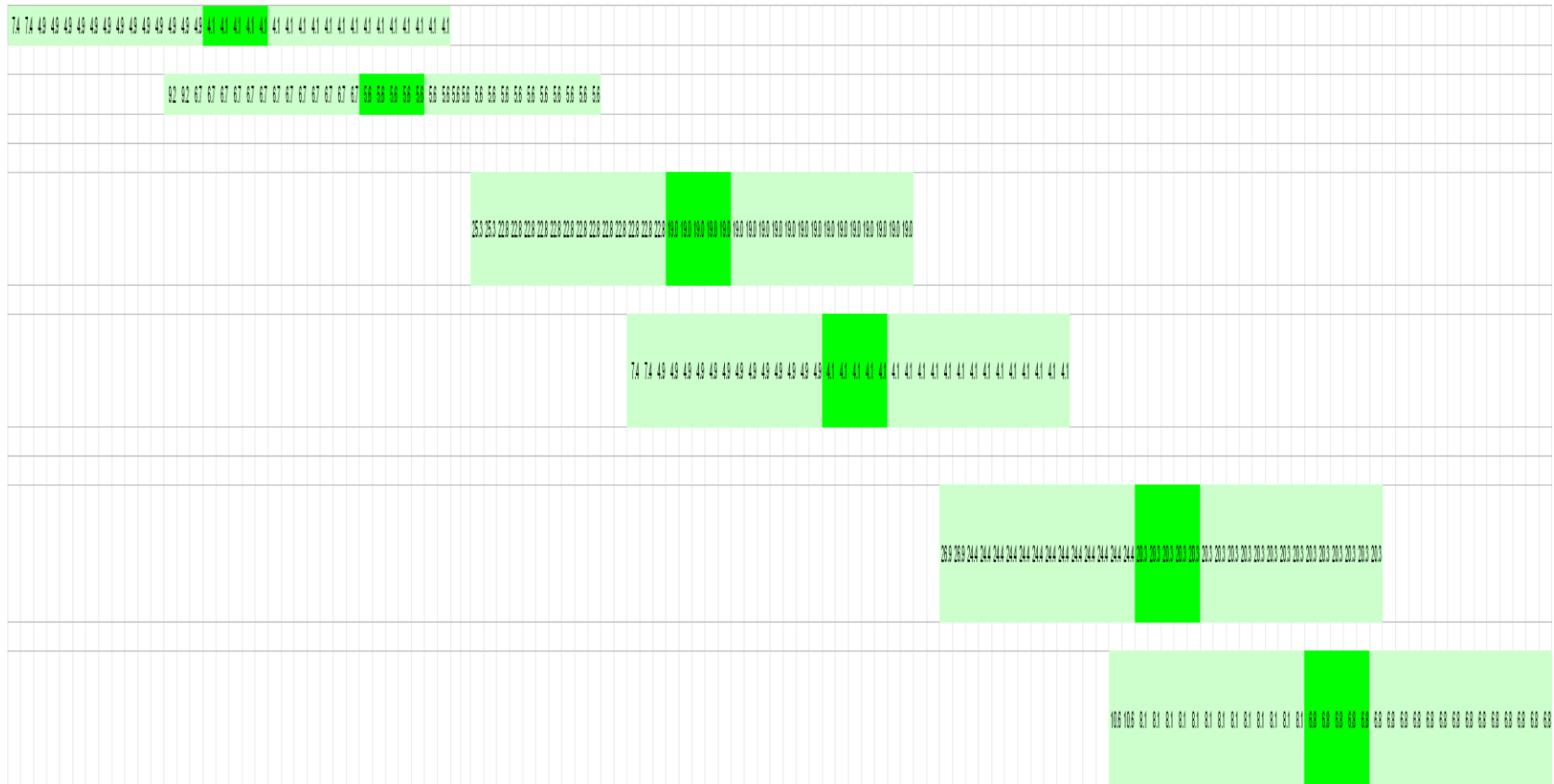
FB2005-2007	\$30,000,000
FB2007-2009	\$80,000,000
FB2009-2011	\$170,000,000
FB2011-2013	~\$200,000,000

Limits to Growth:

- Available Institutional Capacity (CIP Throughput)
- Surge Space
- Construction Space



Cascading Spending Cycles





Currently Experienced Construction Intervals

(From Allocation to Design-Bid-Build)

- Design 15 months
- Bid 5 months
- Build 5-15 months

Forty-six (45) discrete steps to reach Construction NTP!



Standard Project Timeline							
ID	WBS	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1	1	Programming Phase	79 days	Thu 7/1/10	Tue 10/19/10		
2	1.1	CIP Budget Execution	1 wk	Thu 7/1/10	Wed 7/7/10		OCI
3	1.2	Allotment of Funds	44 days	Thu 7/1/10	Tue 8/31/10		
4	1.2.1	Campus Prepares Information for Allotment Request	2 wks	Thu 7/1/10	Wed 7/14/10	2SS	FMO
5	1.2.2	Allotment Request Drafted and sent to B&F	1 day	Thu 7/15/10	Thu 7/15/10	4	OCI
6	1.2.3	B&F / Governor Review and Approve Allotment	6 wks	Fri 7/16/10	Thu 8/26/10	5	Governor/B&F
7	1.2.4	UH Receives Approved Allotment	0 days	Tue 8/31/10	Tue 8/31/10	6FS+3 days	OCI
8	1.3	BOR approval of Consultant Contract (If Estimate = \$300,000 or More)	28 days	Mon 8/9/10	Wed 9/15/10		
9	1.3.1	Prepare Information and Justification	7 days	Mon 8/9/10	Tue 8/17/10		FMO
10	1.3.2	Prepare Memo	1 day	Wed 8/18/10	Wed 8/18/10	9	OCI
11	1.3.3	BOR Approves Contract	0 days	Wed 9/15/10	Wed 9/15/10	10FS+1 mon	BOR
12	1.4	Establish Account Codes	35 days	Wed 9/1/10	Tue 10/19/10		
13	1.4.1	Prepare Request for Account Code	5 days	Wed 9/1/10	Tue 9/7/10	7	OFG Admin Svcs
14	1.4.2	Account Code created in FMIS	6 wks	Wed 9/8/10	Tue 10/19/10	13	GALC
15	2	Design Phase	286 days	Wed 9/1/10	Tue 10/4/11		
16	2.1	Design Procurement	106 days	Wed 9/1/10	Tue 1/25/11		
17	2.1.1	Procurement of Professional Services	106 days	Wed 9/1/10	Tue 1/25/11		
18	2.1.1.1	Selection Committee Meets/Evaluates/Selects	2 wks	Wed 9/1/10	Tue 9/14/10	7	FMO
19	2.1.1.2	OCI review selection & Return signed memo	1 day	Wed 9/15/10	Wed 9/15/10	18	OCI
20	2.1.1.3	Consultant notified of selection	1 day	Thu 9/16/10	Thu 9/16/10	19	FMO
21	2.1.1.4	Clarify scope & negotiate fees	6 wks	Fri 9/17/10	Thu 10/28/10	20	FMO, Consultant
22	2.1.1.5	Draft Form 95	5 days	Fri 10/29/10	Thu 11/4/10	21	FMO
23	2.1.1.6	OFG FO review & preparation of FMIS-41	5 days	Fri 11/5/10	Thu 11/11/10	22,14	OFG Admin Svcs
24	2.1.1.7	OCI - Paperwork reviewed & FMIS-41 signed	3 days	Fri 11/12/10	Tue 11/16/10	23	OCI
25	2.1.1.8	OPRPM review & processing	51 days	Wed 11/17/10	Tue 1/25/11		OPRPM
26	2.1.1.8.1	OPRPM Review	2 wks	Wed 11/17/10	Tue 11/30/10	24	OPRPM
27	2.1.1.8.2	Consultant signs contract, provides required docs to OPRPM	3 wks	Wed 12/1/10	Tue 12/21/10	26	Consultant
28	2.1.1.8.3	UH Counter-signs	3 days	Wed 12/22/10	Fri 12/24/10	27	OPRPM
29	2.1.1.8.4	DAGS processes paperwork to encumber funds	4 wks	Mon 12/27/10	Thu 1/20/11	28	DAGS
30	2.1.1.8.5	OPRPM issues Notice to Proceed	3 days	Fri 1/21/11	Tue 1/25/11	29	OPRPM
31	2.2	Design - Development of Plans & Specs	180 days	Tue 1/25/11	Tue 10/4/11		
32	2.2.1	Schematic	56 edays	Tue 1/25/11	Tue 3/22/11	30	Consultant
33	2.2.2	FMO Review	2 wks	Wed 3/23/11	Tue 4/5/11	32	FMO
34	2.2.3	Preliminary	56 edays	Tue 4/5/11	Tue 5/31/11	33	Consultant
35	2.2.4	FMO Review	2 wks	Wed 6/1/11	Tue 6/14/11	34	FMO
36	2.2.5	Pre-final	42 edays	Tue 6/14/11	Tue 7/26/11	35	Consultant
37	2.2.6	FMO Review	2 wks	Wed 7/27/11	Tue 8/9/11	36	FMO
38	2.2.7	Final	56 edays	Tue 8/9/11	Tue 10/4/11	37	Consultant
39	2.3	BOR Approval of Construction Contract (If Estimate = \$1,000,000 or More)	28 days	Wed 6/8/11	Fri 7/15/11		
40	2.3.1	Prepare Information and Justification	7 days	Wed 6/8/11	Thu 6/16/11		FMO
41	2.3.2	Prepare Memo	1 day	Fri 6/17/11	Fri 6/17/11	40	OCI
42	2.3.3	BOR Approves Contract	0 days	Fri 7/15/11	Fri 7/15/11	41FS+1 mon	BOR
43	3	Bid Phase	108 days	Wed 10/5/11	Fri 3/2/12		
44	3.1	Preparation of Bid Documents	14 days	Wed 10/5/11	Mon 10/24/11		
45	3.1.1	IFB Review & Packaging (Assuming no corrections and clarifications)	3 days	Wed 10/5/11	Fri 10/7/11	38	FMO
46	3.1.2	Account code identified & budget approval	2 days	Wed 10/5/11	Thu 10/6/11	38	OFG Admin Svcs
47	3.1.3	Packet to OPRPM (copy to OCI)	1 day	Mon 10/10/11	Mon 10/10/11	45,46	FMO
48	3.1.4	OPRPM Processing	2 wks	Tue 10/11/11	Mon 10/24/11	47	OPRPM
49	3.2	Invitation for Bidding Duration (Assuming no extensions)	28 days	Mon 10/24/11	Mon 11/21/11	48,42	OPRPM
50	3.3	Recommendation to Award	26 days	Tue 11/22/11	Tue 12/27/11		
51	3.3.1	Identification of apparent low bidder (including review of sub-consultant list)	1 wk	Tue 11/22/11	Mon 11/28/11	49	OPRPM
52	3.3.2	Tech Review and Recommendation to Award (including pre-award meeting)	2 wks	Tue 11/29/11	Mon 12/12/11	51	FMO
53	3.3.3	OFG FO review & preparation of FMIS-41	3 days	Tue 12/13/11	Thu 12/15/11	52	OFG Admin Svcs
54	3.3.4	OCI review & signature	3 days	Fri 12/16/11	Tue 12/20/11	53	OCI



Standard Project Timeline							
ID	WBS	Task Name	Duration	Start	Finish	Predecessors	Resource Names
55	3.3.5	Notice of Award posted online for 5 working days	5 days	Wed 12/21/11	Tue 12/27/11	54	OPRPM
56	3.4	Execute Construction Contract	48 days	Wed 12/28/11	Fri 3/2/12		
57	3.4.1	Construction Contract Drafted & Sent to Contractor	3 days	Wed 12/28/11	Fri 12/30/11	55	OPRPM
58	3.4.2	Contractor Signs & returns to UH with insurance, bonds, tax clearance, etc.	2 wks	Mon 1/2/12	Fri 1/13/12	57	Contractor
59	3.4.3	UH Counter-signs	1 wk	Mon 1/16/12	Fri 1/20/12	58	OPRPM
60	3.4.4	DAGS processes paperwork to encumber funds	4 wks	Mon 1/23/12	Fri 2/17/12	59	DAGS
61	3.4.5	Notice to Proceed Date & Executed Contract to Contractor	2 wks	Mon 2/20/12	Fri 3/2/12	60	OPRPM
62	4	Construction Phase	300 days	Mon 3/5/12	Fri 4/26/13		
63	4.1	Construction	300 days	Mon 3/5/12	Fri 4/26/13	61	



OFG FMO Current Staffing Levels

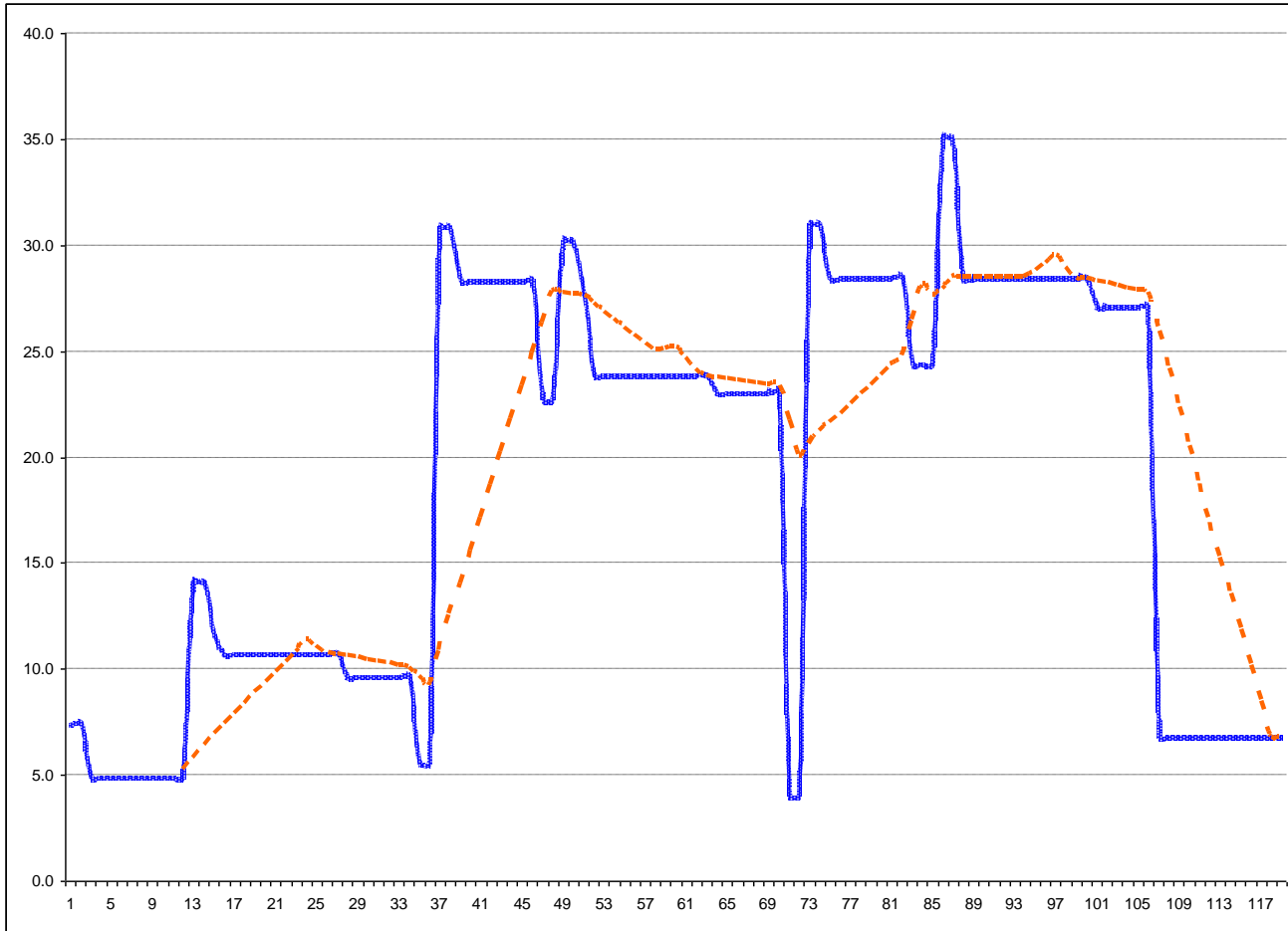
F&A	4.5	.60	2.7
Architects	10.0	.50	5.0
Engineers	12.0	.50	6.0
<u>Construction</u>	<u>7.0</u>	<u>.75</u>	<u>5.25</u>
TOTAL FTE	33.5		18.95



Federal Project Management Staffing Model

Base PF = \$12M/FTE

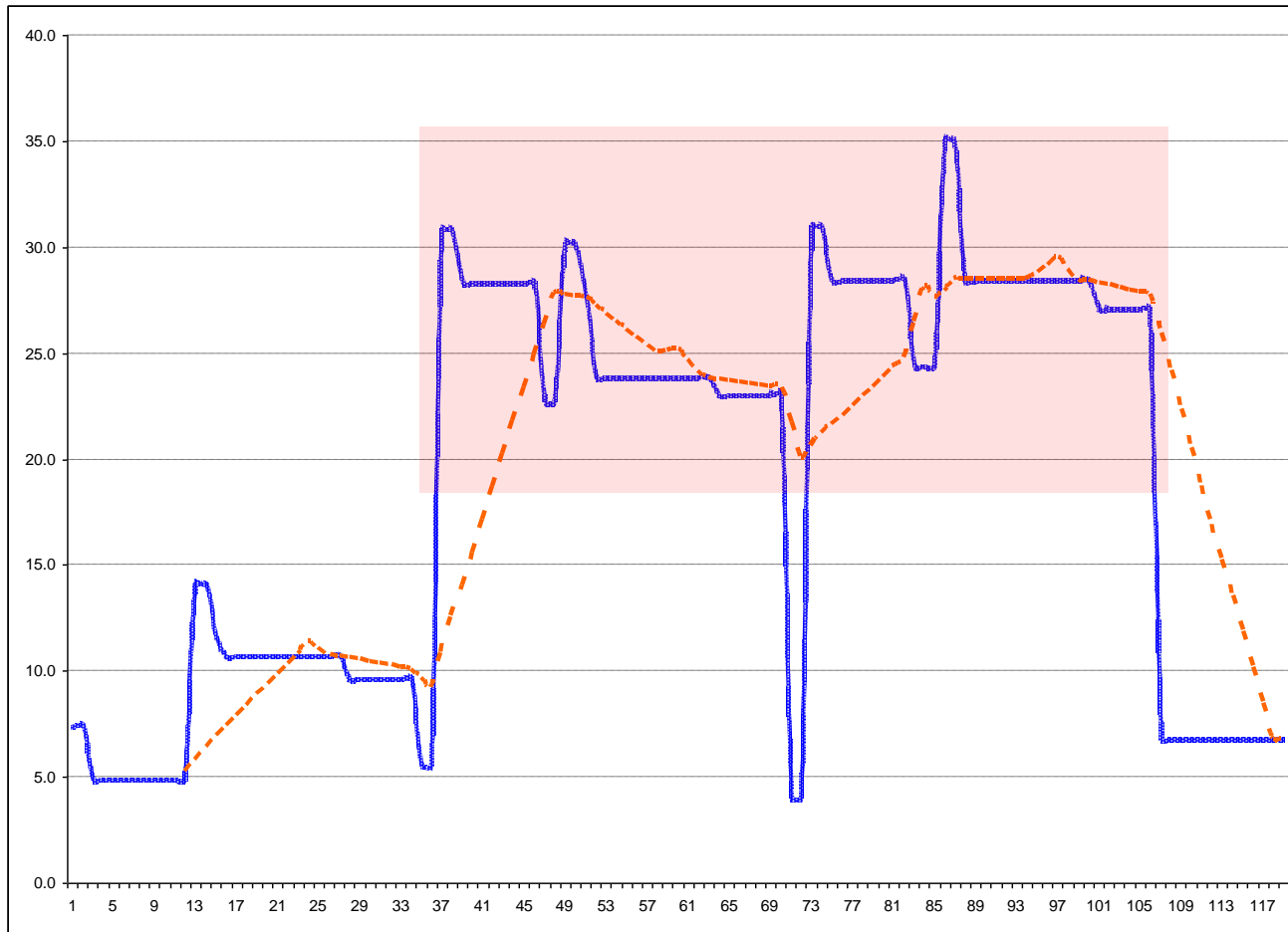
[DOE G 413.3-19 6-3-2010]





What's Not getting Done

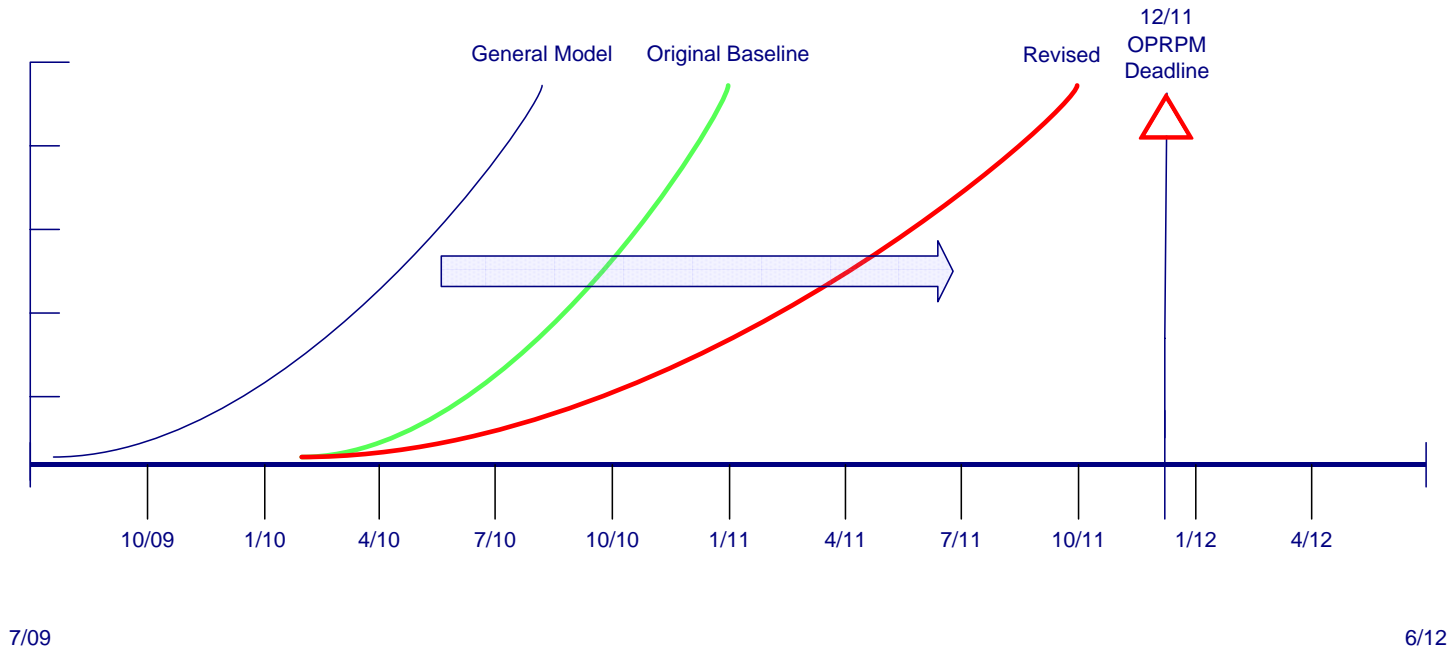
[Department of Energy]





Current Earned Value (i.e. Spending to Plan)

Lack of available FTEs is causing the work to slip





Implications

1. The current CRDM program is 7-9 months behind the proposed schedule and 24 months behind the General Model.
2. \$30-40 million in CRDM projects are at risk of lapsing due to an inability to meet the December OPRPM cut-off date.
3. UHM In-House A&E/CM Capacity is Over-Subscribed and Cannot Accept any further work.
4. To meet the current and future workloads the A&E/CM capacity must be reinforced by 10-12 FTEs.
5. Off-loading is not risk free due to the tight integration requirements of the Manoa Campus (scheduling, utilities, energy management).

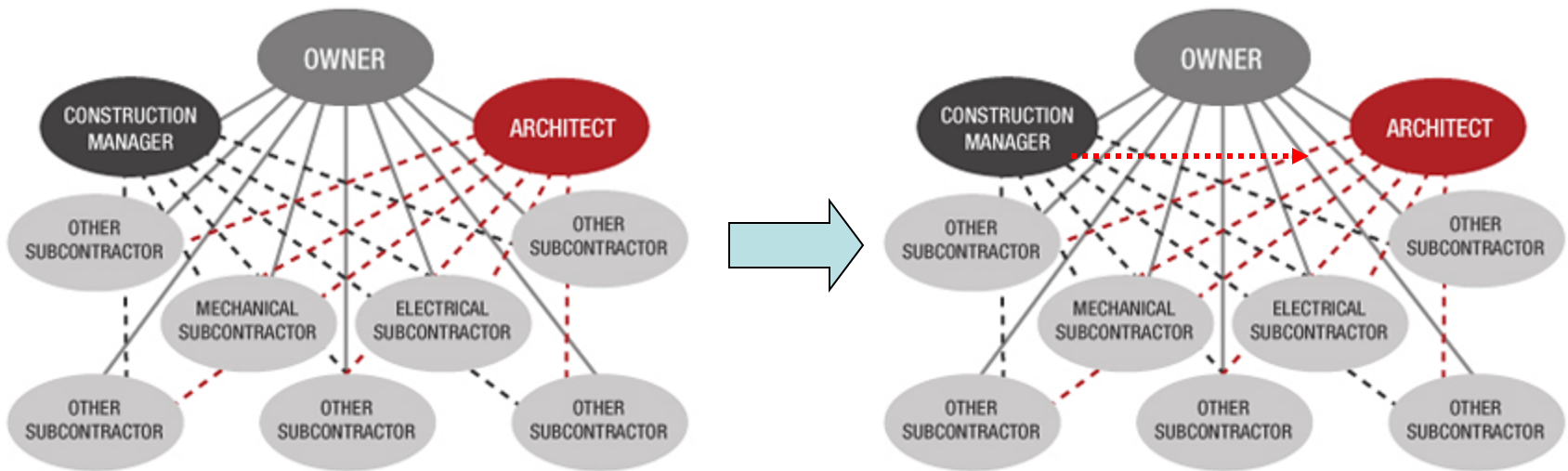


Capacity Solutions

1. Bundle Projects to reduce overhead/project
2. Concentrate effort into single buildings
3. Off-load to OCI
4. Form a Re-charge Unit to service Users
5. Seek help from other State Agencies
6. Add External Program Management
7. Reduce Effort to match available resources

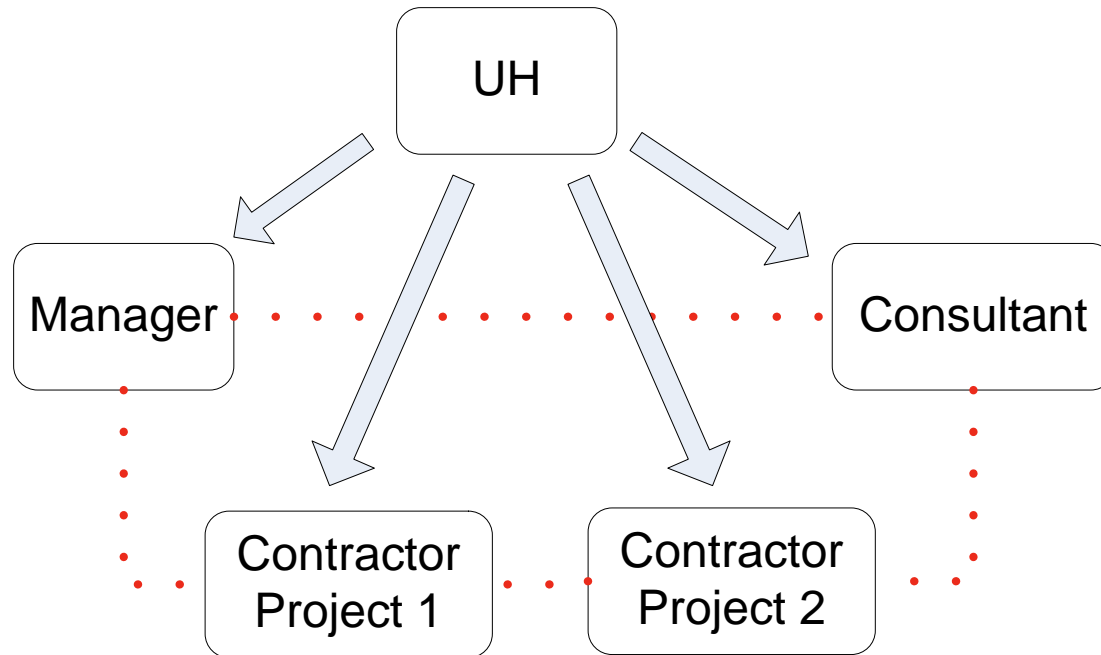


Construction Manager as Advisor (CMa)





Program Manager





Program Manager Services

- Architect/Engineer Selection
- [Contract Risk Analysis](#)
- [Constructability Reviews](#)
- [Value Engineering](#)
- [Cost Management](#)
- Construction Bid Evaluation
- [Earned Value Management](#)
- [Change Order Reviews](#)
- [Schedule Oversight](#)
- [Critical Path Method \(CPM\) Scheduling](#)
- [Quality Assurance & Control](#)
- [LEED Consulting Evaluations](#)
- Dispute Avoidance and Claims Mitigation
- [Performance & Productivity Assessments](#)
- Program Procedures and Processes Development of Design and Construction standards
- Preconstruction Conference
- MBE/WBE Programs
- Schedule Documents
- Cost Estimating
- Team Meetings
- Value Management
- Constructability Reviews
- Cost Control Documentation
- Quality Control Programs
- Monthly Payment Requests
- Monthly Project Status Reports
- Budget Updates
- Change Order Request Management
- Claims Prevention/Management
- Close-out



Capital Project By Section and Class

	A	B	C	D	E	Total
Architectural	9	32	18	11	4	74
Engineering	4	28	10	19		61
TOTAL	13	70	28	30	4	135

Project Class

A = < \$100,000

B = \$100,000 - \$500,000

C = \$500,000 - \$1,000,000

D = \$1,000,000 - \$5,000,000

E = > \$5,000,000



Potential Roadblocks

- This is a new model for OFG
- Resistance from OPRPM due to DOE Experience
- Resistance from Fiscal/OCI over the use of CIP to fund personnel costs considered “recurring operations”
- Additional “Soft Costs” of 5%
- Integration Conflict



Comments and Questions?



*Office of Facilities and Grounds
People Serving Pride, Joy, and Aloha*