

Campus Facilities Planning Board (CFPB)

Summary Points of Meeting

February 4, 2010

Hawai'i Hall 309

2:00 pm – 3:30 pm

Attendees: David Hafner, Eric Crispin, Kathy Cutshaw, Reed Dasenbrock, Francisco Hernandez, Tom Katsuyoshi, Peter Crouch, Vassilis Syrmos, and Ann Sakuma

Guests: Group 70 – Kimberly Polkinhorn and Craig Uemura

Edmonson Hall Renovation – Presentation by Group 70

- Estimated cost of project = \$25M
- Project to be completed in phases. Phase I = \$14 M
- Building was constructed 48 years ago in 1962
- Named after Charles Howard Edmonson
- Structure is in good condition but has insufficient lighting and ventilation, does not meet fire code, not ADA compliant, contains asbestos, and has no insulation
- This project will organize space for increased efficiencies and create opportunities for energy conservation
- Classrooms and teaching labs will be moved to the first and second floors and offices (lofts) and research labs will be located on the third and fourth floors. The labs will be arranged in an open collaborative way to facilitate discussions and information sharing.
- Edmonson is connected to Snyder Hall at every floor
- How much of a load will this building have under the new plan? Will it be more efficient?
 - Under the new plan, the a/c and air flow will be controllable by sections
 - Out of the current 11 hoods, only 5-6 hoods will be needed
- This project is energy related and thus, plan to seek CREB funding
- Project Schedule:
 - March 15: Schematic design deadline
 - May 20: Design development deadline
 - Sept 8: Bid package to UH Mānoa
 - Dec. 8: Notice to Proceed (NTP) to contractor
 - Aug 2011: Occupancy (8 months construction)

Conclusion: Committee approves the design plan and project schedule.

Sinclair Library Basement – Space Allocation

- Total floor area: 27,000 sqft
- 20,000 asf (assignable space footage), unclear about balance 7,000 sqft

- Limited windows and exterior access
- Ideal for office use
- \$5.3M estimated renovation cost
- Facilities to fix air handling and electricity (infrastructure) - will start design work
- Will evaluate which units should be functionally situated together to operate more efficiently
- Will use modular systems for flexibility and efficiency – sustainable measure, LEED certified system

Conclusion: Committee to further evaluate potential uses.

UH Mānoa Project Work Flow (see attached chart)

- Documentation of proposed process
- Works for new buildings and big projects
- Projects on the CIP list will need to go thru this process – every CRDM package
- Should a size threshold be established? \$5M?
- Impact of threshold – how will it affect other units?
- Recommend to identify boundary conditions
- Recommend to include an appeal structure
- Facility Management proposals of a certain size should also go thru this process
- This process will enable the committee to look at the aesthetic impact on campus – to reduce the current hodge-podge of structures
- This process will also look at the impact on sustainability
- Others can be addressed by design standards

Conclusion: Include a written framework of the above points to present to MET and other campus groups for feedback.

Law School Building Project

- Scenarios outlined in the proposal require GO bonds
- Law School seeks to raise tuition and fees to fund construction
 - This matter deserves further deliberation
 - A portion of the revenues should go toward the common good
 - A campus policy should be drafted for review to provide constructive incentives for the entire university regarding tuition and fees.
- Recommend to define the operating cost of the building

Conclusion: The committee encourages this type of concept and will consider this project in further detail at the next meeting in March when discussions on the biennium budget planning process takes place.

Other Matters:

- What level of space would be of interest to others outside of this committee?
 - By policy, all changes has to go thru Facilities Management
- A Drainage Master Plan (DMP) is being required as a condition of approval of the PRU permit application. The DMP has to be completed in the next three (3) years and submitted to the City Department of Planning and Permitting. The PRU permit application will be heard at the upcoming City Council Zoning Committee hearing on February 9, 2010.
 - If we don't comply, this will freeze up building permits.

Conclusion: Budget for DMP will be discussed at next month's meeting.

- Dave Hafner will work with Ann to draft a policy on tenant space decommissioning responsibility
 - User fixtures and chemicals
- Agenda for March 2010 CFPB
 - Research opportunities and investments
 - Biennium budget planning process