

Campus Facilities Planning Board (CFPB)

Summary Points of Meeting

March 6, 2015

Hawai'i Hall 309

12:00 Noon – 2:00 pm

Attendees: Steven Meder, Chancellor Robert Bley-Vroman, Reed Dasenbrock, Kevin Griffin, William Ditto, Newton Parks, Spencer Leineweber, Peter Crouch, Hugh McKenzie, Brian Taylor, Lori Ideta, Ben Jay, Cheri Vasek

Guests: Thomas Lim, Ashley Stokes

1. Review and Approve Feb 6, 2015 Meeting Recap

- Postponed to next meeting.

2. CTAHR - Magoon Presentation (T. Lim)

- Project intent: Agricultural innovation & learning exchange
- Consolidation of campus' extension efforts
 - Location easily accessible for public
 - Close proximity to main campus
- Free up space in Sherman and Ag Science buildings
 - Soil lab currently in Sherman will relocate to the new building
 - Relocation will be an efficient relocation of space (1 to 1 ratio)
- Create main building (focal point)
 - Site of former plant pathology building
- Create community engagement space
 - "Plant Doctor" scan station & holographic technology
 - Integrated soil lab facility
- Indigenous science center
 - Lab / classroom / aquaponic garden, certified kitchen
 - Frontage to stream
- Landscaping – combination of functions
 - Demonstration gardens (master gardeners)
 - Phytoremediation of plant pests
 - Partnering with community
- Will follow sustainability guidelines from LRDP
 - Sustainable principles
 - Heat capture for ovens
- Historical relevance of site
 - 50 years of active research
 - Various horticulture topics, many requiring multi-year cycle
 - pineapple nematodes
 - anthuriums (5 year time frame)
 - Sun angle is ideal for horticultural research
 - Ideal for rooftop garden research

- Project Questions:
 - LRDP alignment?
 - 1987 & 1997 LRDP identified this site for agricultural research
 - 2007 identified site for possible faculty housing
 - Distribution of square footage?
 - 8,500 for Manoa exchange
 - 9,500 for integrated soil lab
 - Taking down old buildings
 - nearly a 1 to 1 ratio of replacement
 - Costs?
 - planning & design \$2.5 million
 - due diligence / environmental assessment / environmental
 - hire energy consultants / 10% contingency funds
 - \$16.5 million total project cost, including demolition
- Committee supports developing a connection between the university and the community for this site and to ensure fiscal responsibility and stewardship of State funding.
- Other use options include faculty housing which is critical to the long-term survival of the university.
- BOR Directives:
 - Don't build new without fixing the old
 - Don't design without planning
 - UHM master plan for development and renewal is in the biennium request
- Unanimous agreement by members regarding the spirit of the project's direction.

CFPB Position:

The UHM Campus Facilities Planning Board (CFPB) understands CTAHR's interest in this project and appreciates a variety of the project's concepts. The Magoon site, in the heart of Mānoa Valley, is a property of high value for the community, CTAHR, and the entire university. Therefore, the CFPB recommends the planning and design funding provided by the legislature, although not requested by UH administration or the Board of Regents, be used to support - not the design of a particular building, but instead - a rigorous site planning for this important site. The planning work will assess the site's condition, opportunities, and constraints. It will also review and assess CTAHR's needs as well as the broader campus and university's program needs that may be appropriate for the Magoon site.

The CFPB would like to see a "One Mānoa" concept that optimizes the site's unique location to support and integrate UH programs with the quiet commercial and residential character of the surrounding Mānoa neighborhood.

Integrated planning for the site is not expected to consume the entire \$2.5 million of legislative funding. Any building(s) determined to be a beneficial fit for the site will be designed later to ensure efficiency of programming and accuracy in estimating escalating construction costs.

We see this as a unique opportunity for integration of the Mānoa community and the University as a whole, and are excited by the possibility of creating “One Mānoa” where the Mānoa community and UHM participate together in living, learning, and sharing experiences. This comprehensive use for the site would directly benefit the larger University campus and the Mānoa community.

We appreciate the storefront idea, of placing something attractive across from and facing the Mānoa marketplace. A combination of faculty housing, community gardens and indigenous gardens could be an attractive front door to the Mānoa community.

We appreciate and understand the value of this project for CTAHR, but would like to recommend that the legislature’s allocation be spent to assess the use of the site, not solely for a specific building design, which is premature without proper planning. The comprehensive planning needs of the university including CTAHR’s and other programs, is the appropriate process for long term efficiency.

3. Legislature Request Update: Snyder & Kuykendall (S. Meder)

- Both projects may be pulled from funding request
 - Construction estimates rising rapidly
 - Oahu construction costs affected by multiple projects off campus
- If Kuykendall moves forward, only classroom section and not office tower

4. College Of Education Master Planning Update (S. Meder)

- HS buildings 1&2 were taken offline several years ago to be archived and demolished. There is now a need to reverse that to meet surge space needs for the Castle Memorial Hall renovation
 - Surge space needed for K-12
 - Temporary solutions for children’s center could include Atherton YMCA & grey building

5. Campus Space Planning Guidelines Update (K. Griffin)

- Postponed to next month’s meeting.