

## **Campus Facilities Planning Board (CFPB)**

Summary Points of Meeting

October 1, 2009

Bachman Room 113

2:30 pm – 4:30 pm

Attendees: David Hafner, Eric Crispin, Kathy Cutshaw, Reed Dasenbrock, Clark Llewellyn, Tom Katsuyoshi, Phil Russell, Peter Crouch, Avi Soifer, Denise Antolini, David Garmire, Maynard Young, Vassilis Syrmos, Gary Ostrander, Mehrdad Nejhad, Ann Sakuma

### **Gartley Hall Update**

- In the process of designing renovation improvements, our consulting engineers found the building to be no longer safe and thus, have closed the building and moved the psychology department out.
- Additional testing will be done in the next two (2) weeks to check the extent of the problem. Suspect the building will not be usable for awhile due to heavy water infiltration. Water has penetrated the main columns causing the building to sink on the west side.
- Engineers were not able to locate footings beneath some of the columns.
- Installing first phase of shoring on Saturday and additional shoring in next two weeks.
- Gartley Hall has not received any construction funding, only design funding. Reinforcement of building is needed.
- Reviewing rental space options off-campus as well as space on campus. Next phase is to look at units that do not need to be on campus physically in order to function and operate.
- Need to also solve drainage problem in the Quad.

### **Major Projects**

#### **W.S. Richardson Law School Expansion:**

- Members were provided with a packet and disc on the PDR, a master plan for the entire law school. \$500K for conceptual design obtained.
- The Law School desperately needs space. The proposed building reaches out to the community and is a building excellence project with many sustainability features.
- Due to limitation of funds, this project is planned in phases beginning with the renovation of the law library. The latest project figure is \$40M inclusive, down from \$70M. Expansion of 32,000 sq ft to 51,000 sq ft. \$28K will be for the library and the balance for law school classrooms.
- The project is to be funded by a mix of Revenues (25%) and Obligation Bonds (75%). The revenue portion to be paid for by tuition increases.

- A fundraiser for the building will take place on December 4, 2009. The Chief Justice Richardson, who is 90 years old and has been involved in this building endeavor, will be in attendance.
- This project obtained highest praise from the Design Advisory Panel for going beyond the scope of the PDR and for embodying the goals of the LRDP, to create a true gathering place on campus. The leadership of the law school should be recognized. The project includes a great deal of focus on the pedestrian experience and has engaged the community. The process this project went thru was innovative and open. This building has the potential of being iconic and a rallying cry for the University.
- If a lot of support is built behind this project, it has a good chance of obtaining funding in this current budget situation. The project team is also speaking with private donors and has a good chance of obtaining federal funding for this project.
- A question was raised as to how much it would cost to operate and maintain this building, even with the sustainability features built-in?
- Appropriate permissions and approvals will need to be obtained for the commercial business sector which includes the café and food business operations, if it is opened to public/private partnerships.
- Issues regarding this project:
  - 1) Improved quality of life on campus through increased sustainability and openness.
  - 2) Funding

**Conclusion: Committee endorses this project.**

**New Classroom Building:**

- \$90M project to be built on the site of Henke Hall.
- Program development report: Design Advisory Panel recommended the PDR be suspended pending comments from this committee.
- This project as presented is not acceptable due to its architectural size and inappropriate location on campus. Lack of integration with surroundings, particularly at the ground level. Major objection to the 12 ft high retaining wall at the theater facing McCarthy Mall.
- Where will the occupants of Henke Hall be displaced to? School of Architecture's Center for Smart Building and Community Design is developing a BIM – Building Information Modeling – project to help answer that question.
- Does the University have available classroom space and usage info to determine the need of additional space? Has there been a needs assessment done? Recommend to research where the gap is between what is currently available and what is needed.
- There seems to be a shortage of classrooms only during certain times of the day. This could be a scheduling issue.

- Classrooms with the flexibility to accommodate different configurations to meet various classroom needs are vital. It is also important to build to allow for new technology.
- Project cost must be obtainable. Traditionally, UHM has not been able to secure funding in increments greater than \$40M-\$45M at a time.
- Air conditioning (energy) and sustainability issues need to be taken into consideration. 2,000 tons of additional air conditioning capacity is expected to be generated from the priority list of projects currently under review. There is currently no mechanism for handling operating costs. How we use and design space is becoming increasingly important. We are in a tropical environment. How do we best utilize our resources?
- What are the parameters projects need to meet? Recommend to have proper design instructions.

**Conclusion: The committee agrees to reject this PDR. Design funds of \$7.5M allocated to this project on July 1, 2009 for three (3) years. Less than \$500K used so far. Need to re-evaluate. Reed Dasenbrock will be the contact person for this project, working with Eric Crispin and others.**

**Holmes Hall – College of Engineering (Peter Crouch):**

- Gary Ostrander awarded the College of Engineering \$1M to help bolster education and research in renewable energy and sustainability.
- Two (2) versions of renewable energy sources for the rooftop of Holmes Hall: solar PV panels (will not be visible) and wind power (turbines will be physically visible). The plan includes the installation of rigging so devices will not be directly touching the roof. Safety will also be ensured.
- HRBDB – may obtain the PV panels for free, a \$15K-\$20K cost. Trying to connect and engage with the specialist and providers.
- Having a visible energy site may have a positive effect for the campus.
- Rooftops have value (real estate usage) and thus, this project is being reviewed by this committee to address roof warranty, access concerns, safety, required connections, maintaining consistency across campus, etc. Projects should also be submitted to the Mānoa neighborhood board for their info and consultation. Roofs have different safety standards from construction. This project has been reviewed and approved by Facilities as to the installation and use requirements.
- Recommend to establish a reserve for removal of devices in future years.

**Conclusion: Project approved by the committee to be moved forward.**

**Shidler College of Business:**

- 60<sup>th</sup> anniversary celebration to take place from October 5, 2009.
- Seeks to post banners across campus for the 2009-2010 school year. Impacts campus-wide aesthetics and thus, before the board for approval.

- These types of banners add to the dynamics of the campus. However, the banners as currently designed do not reflect any connection to UH Mānoa. No UH Mānoa logo or name or color. Thus, recommend to include a tie in with Mānoa on the banners, such as a sticker.
- Future designs should be approved by this committee to ensure certain elements are met. This committee will establish a set of common elements for UH Mānoa.

**Conclusion: Committee approves the banners with the inclusion of a tie-in to UH Mānoa.**

### **Supplemental CIP Budget**

- A number of line items were not included in the final version to BOR. Need to reconcile to see why they were not included.

### **Policies/Procedures**

- Sustainable Facilities Budget
- Kuykendall Renovation: \$8.5M in projects allocated to improve Kuykendall; need to appoint members to serve on the consultant selection committee. Vassilis Syrmos, Clark Llewellyn, Tom Katsuyoshi, and Eric Crispin have been nominated to serve on this committee.
- Campus Key and Alarm Policy: There are groups and individuals who have installed their own security and lock systems on doors which are not accessible by others. This creates a safety concern. Key issuance bulletin drafted by David Hafner will be posted on the Facilities website (<http://www.manoa.hawaii.edu/facilities/>). There will be a penalty charge of \$500 for illegal locks installed. The policy includes a list of approved locks. Illegal locks should be reported to David Hafner at [hafner@hawaii.edu](mailto:hafner@hawaii.edu). Gary Ostrander and Kathy Cutshaw will bring this issue up at the next MET meeting.

**Conclusion: Committee approves to move this forward.**

- Universal Restroom Policy: This is like the Family Restrooms in shopping centers and airports. To include GLTBI standards. An issue is space availability. Committee members will review the draft policy. This is not a legal requirement. Recommend to have flushless toilets.

**Conclusion: Committee approves to move this forward for consideration for new buildings and existing buildings undergoing renovations.**

### **Standing Meetings for CFPB:**

**First Thursdays of every month at Bachman 113 from 2:30 pm.**