

Campus Facilities Planning Board (CFPB)

Summary Points of Meeting

October 7, 2016

Hawai'i Hall 309

12:10pm – 1:45pm

Attendees: Kathy Cutshaw, Lori Ideta, Brian Taylor, Daniel Friedman, Jan Gouveia, Donna Kiyosaki, Ronald Riggs, Donald Young, Kevin Griffith, Jimmy Kurata, Deborah Halbert, Marguerite Butler, Ashley Maynard

Guests: Charles Kaneshiro, Miles Topping, Krysti Uranaka

1. Approval of August 5, 2016 Meeting Recap

Approved.

2. Introduction of New CFPB Committee Members

- Dean of Engineering: Ronald Riggs, Interim Dean
- Instructional Representative: Donald Young, Dean of Education
- Faculty Representative: Marguerite Butler, Biology
- Faculty Representative: Ashley Maynard, Psychology
- ASUH Representative: Daniel Willis

3. Power Purchase Agreements (M. Topping)

Power purchase agreements (PPA) providers finance, install and maintain a solar energy system to produce solar power for a customer. The PPA provider then sells the solar power generated to the customer at a fixed rate that is typically lower than the HECO rate for a specified period of time, generally 20 years.

A. Parking Lot PV Canopy Project

- This two (2) megawatt PV PPA will only offset approximately 3% of the daily base load of energy presently purchased from the utility. This leaves plenty of room for efficiency improvements as well as continued expansion of the renewable energy portfolio at UH Mānoa.
- Evaluation scorecards are currently being reviewed with the contracts department → PPA contract for this project anticipated to be awarded by end of October 2016.

B. Maunakea Observatory

- This 100kW PV PPA will offset approximately 47% of the total energy consumed at the Institute for Astronomy facility.
- Contract has been awarded and the design for the solar PPA system has been reviewed and commented on by UH. The contractor will be submitting plans for permitting.

4. Energy Service Company (J. Kurata)

A. An Energy Service Company (ESCO) specializes in building assessments and proposing energy savings measures in an effort to provide alternate methods of financing to address deferred maintenance issues. An ESCO performs an investment grade audit on buildings and quantifies (in dollars) the anticipated energy savings on electricity and water bills. The bank will use the ESCO audit findings to approve a 3rd party loan. The ESCO also acts as a general contractor for construction. Generally, loan payments begin after the construction period is complete and all

energy savings measures have been installed so that the customer may use the savings realized to pay down the 3rd party loan.

B. Energy Use on Campus (see separate link for the [Energy Use at UH Mānoa presentation](#) by J. Kurata)

- Expenditures for electricity are based on HECO rates.
- UH Mānoa saw an increase in energy usage from 2013 to 2014 when the IT building and Warrior Rec Center came online.
- UH Mānoa campus has highest overall energy consumption of all UH campuses based on energy use index (EUI). EUI is an index to measure energy usage of a building based on kilowatt-hours per square foot per year. High energy consumption at a particular building may not be due to building consumption alone, but may be the result of other factors. Example: the high energy consumption at Hamilton Library is partly due to its air-conditioning chiller plant that feeds into nearby facilities.

DISCUSSION: Targeted timeline to issue an RFP for a qualified ESCO is November 22, 2016. Phase Two may take 6-8 months to select the vendor who will assess buildings and develop a recommended plan of action for implementation. In an effort to maximize funding available for deferred maintenance, we will request that ESCOs consider both energy savings measures and related non-energy savings measures when developing their plan of action. Excess savings realized from the energy saving measures are proposed to be re-invested toward other deferred maintenance and/or energy savings projects.

5. College of Education Master Plan – Group 70 (C. Kaneshiro) – For Information Only

A. In 2012, Group 70 conducted a charrette with College of Education, Lab School and Facilities staff to identify campus vision to guide the site master plan. The major ideas resulting from the charrette included:

- Three major themes:
 - i. Natural Landscapes – connection of indoor and outdoor spaces
 - ii. Gathering Spaces – variety of sizes and places to gather around campus
 - iii. Flexibility
- Supporting themes:
 - i. Model of sustainability
 - ii. Physical / emotional safety and security

B. Group 70 had worked with Facilities to finalize a site Master Plan that was published in June 2016 (see separate link for the [COE Master Plan presentation](#) by C. Kaneshiro).

6. Budget Update

A. Fiscal Biennium 2017-19 Biennial Budget Proposal

- The FB 2017-19 budget proposals will be presented to the Board in November. The CIP budget proposal has been amended (since the July 6, 2016 presentation to CFPB) to reflect increased amounts in the CIP budget request and 11.0 FTE for additional staff for Facilities in the Operating budget request.

B. Fiscal Year 2016-17 Supplemental Budget Allocation

- The \$45 million appropriated to UH in CIP funds for FY17 (approximately \$41 million for UH Mānoa) have not yet been released by the Governor.

7. Facilities Update (J. Gouveia)

A. PBS/KHET Building:

- Waiting for \$270k owed to the University by PBS. Once funds are received, plan is to conduct preliminary assessment to determine the estimated cost to occupy the building.

B. NOAA - Main Building:

- WCIT was contracted in the summer of 2016 and are conducting environmental assessment. Assessment to develop cost estimates for additional grant funds needed for construction should be completed by March 2017.

8. Space Requests:

- A. Request from the Honors program to relocate from current space in Sinclair due to heat/health related issues.

9. Academic Planning and Space Utilization

Academic planning for Snyder Hall and Keller Hall is currently on hold.