

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

Summary Points of Meeting

October 14, 2013

QLC Room 208

12:00 Noon – 2:00 pm

Attendees: Steve Meder, Kathy Cutshaw, Tom Katsuyoshi, Brian Taylor, Reed Dasenbrock, Spencer Leineweber, Francisco Hernandez, Gabe Sachter-Smith, Peter Crouch, Cheri Vasek, and William Ditto.

### **1. Approve August 15, 2013 Recap**

- Committee approved the meeting recap of August 15, 2013 with amendments.

### **2. UHM Transportation Project Updates (S. Meder)**

- Held meeting with City and County officials on the following:
  - Installation of a Handicapped Stop on the uphill side of the Architecture Building parking complex → recommend relocating to Sinclair Circle.
  - Parking to be prohibited along University Avenue before Maile Way entrance near Shidler College of Business during am and pm peak hours.
  - Create an all-way stop at the intersection of East West Road and Dole Street. Project update to be provided in six (6) months as part of a roll out with other related projects.

### **3. HIMB Project Update (B. Taylor)**

- Three (3) implementation phases were identified at the meeting with Facilities to get water and sewer redone to connect Coconut Island to O‘ahu (Kailua side). All three phases will be under one contract.
- Target to have project proposal submitted by action item request deadline (next Monday 10/21) to President via Chancellor for November 2013 BOR meeting.

### **4. Budget and Planning Process (S. Meder / K. Cutshaw)**

- Sample charts were developed (5 and 10 year projections) to identify the current replacement value (CRV) and Facility Condition Index (FCI) of campus buildings and to prioritize campus projects to address the deferred maintenance (DM) backlog which stands at \$407M for UH Mānoa.
- Objective is to move forward on projects in a more synthesized way by understanding the needs of campus units and to weigh the academic, research, and student life pressures with the replacement and renovation of campus projects. Example: Request VCs to provide information on expected expansions, including new hires, to better plan and build into the overall campus plan.
- With the support of Interim President Lassner, discussions have taken place to commit and establish a realistic plan to compliment the proactive steps taken by UH Mānoa to address the DM backlog so the university can move forward. Sam Callejo may be joining UH Mānoa to assist with strategic planning and to guide the university in developing a focused and singular voice to meet campus priorities.

- UHM Project Planning Process
  - The planning process should evaluate projects for optimization, especially for energy saving, program needs, and FCI. The committee recommends reviewing the project list from these three (3) perspectives to identify overlaps.
  - Conservation and efficiency in the building structure contributes to the reduction in the bulk of energy expense.
  - This planning process needs to be institutionalized, needs to move forward with the best methods and standards for the campus, and needs to be transparent about how funds will be used.
    - Include “energy” as a criteria under 1.0 Mid-Term Planning and build in energy points under section 3.0 Project Delivery to ensure building optimization.
    - Metrics to identify actual energy spend of a building + the projected operating cost of a new building needs to be considered. Phase 1 of metering project has progressed for 30 or so buildings.
    - Incorporate PV and other energy-saving requirements for all campus projects. Commercial software available to track these types of data to monitor progress of buildings.
    - Use the energy mandate and establish an implementation process to reflect “how” we plan to achieve the energy goals as a campus by maximizing use of state and tuition funds.
    - Include energy savings/operational costs (weighted energy usage in terms of specs) into the RFP specs.
    - A policy statement will be needed to drive the energy requirements for all new and renovation projects.
  - 2013 benchmark study was done to show where the University of Hawai‘i currently stands.

**CONCLUSION: Develop an algorithm that includes energy, in addition to the FCI and other key components. Indicate energy savings in \$\$ terms, have quantifiable components with targets, and establish parameters for CFPB’s easier review and decision-making. Programmatic input will take place when priority decisions are made to move forward on projects.**

#### **5. Project Delivery and Procurement Process (S. Meder)**

- Suggestion made to Interim President Lassner to convene a committee to review project and procurement process development, including the update of applicable policies and procedures. There is currently a blue ribbon committee made up of both internal and external UH members, to revisit recommendations.
- Discussions with Chancellor Apple also taking place regarding the delegation of the procurement function to UH Mānoa.
- The supplemental budget request includes funds for additional procurement personnel.
- Committee recommends it be a common practice to include a Construction Manager (CM) and Project Manager (PM) into the project cost. Propose every project be taxed to fund a permanent CM and PM who is familiar with the campus and its processes to eliminate the need to re-educate someone new each time.
  - Request has been made to OCI regarding the above, including broader language for greater flexibility and hiring for the long term.

- The financial proposal includes language for a 5% tax on projects to enable UH to build an experienced in-house CM and PM group to tackle the facilities challenges.
- The execution of projects also includes other key people working on standardized design specs and solicitation documents.

**6. Other Topics**

- Three (3) projects from 2012 include Snyder Hall, Law School, and Library.
- Allotment requests will need to be submitted to Howard Todo via the Chancellor from hereon.
- Working with HECO to fund a portion of the electrical project on East West Road.
- Establish functional buildings on campus instead of buildings by departments.
- Establish a unified voice on a six-year plan.