

Campus Facilities Planning Board (CFPB)

Summary Points of Meeting

December 6, 2013

Hawai'i Hall 309

12:00 Noon – 2:00 pm

Attendees: Steve Meder, Kathy Cutshaw, Tom Katsuyoshi, Peter Crouch, Ben Jay, Cheri Vasek, Krystyna Aune, and William Ditto.

1. Approve October 14, 2013 Recap

- Committee approved the meeting recap of October 14, 2013 with amendments.

2. Confucius Institute Update (S. Meder)

- Information only. No action required.
 - Contribution by the Chinese government has been reduced from \$3-4M to \$1-2M.
 - Gross square footage close to 7K with plans for classroom(s) and a conference room.
 - 20 year commitment.

3. Snyder Hall Project Update (S. Meder, K. Cutshaw, B. Ditto)

- Snyder Hall is in final stage of design → four (4) floors of labs with classrooms on the ground floor.
- BSL-3 labs on the top floor. Operational costs are an issue.
 - There is currently no BSL-3 facility on the UH Mānoa campus.
 - Project budget is \$37M. Estimated \$7M reduction if no BSL-3 lab.
 - John Gallon, BLS certification contact, was consulted.
 - Many such labs have been decommissioned at universities due to high cost of maintenance.
 - Will advise to move forward if maintenance and operational funding can be secured for mid-term commitment (at least 10 years with high level of research).
 - Having the BLS-3 labs on the top floor is more problematic than being on the bottom floor.
 - Question: Can an agreement be made with JABSOM for a satellite lab or for use of their BSL-3 lab?
- Received green light for bond issuance.
- Building permits undergoing process.
- Deferred maintenance at highest rating of 0.45. DM backlog is projected at \$4.6M for Snyder.

4. Off-Campus Rentals (S. Meder)

- Held discussion with Kamehameha Schools regarding Kapalama property near Honolulu Community College/Costco area.
- There is a moratorium on new buildings. 13 exceptions in the pipeline. Debate ongoing.
- Need to identify true need for high quality long-term surge/swing space.

- For research, off-campus indirect cost rates will be used.

Conclusion: Committee supports getting a rough assessment on need for surge/swing space. Steve will follow-up with Brian Taylor on this matter.

5. CIP, Capital Renewal and Deferred Maintenance Plan (S. Meder)

- Need to develop a 10-year plan to tackle the current backlog of \$407M by December 18 and 20 meeting.
- Capital Renewal: Identification of building system components (roof, mechanical and electrical systems, repainting, etc.)
 - If the roof is not fixed within 10 years, on the 11th year, the projected cost will move from “capital renewal” to “deferred maintenance backlog.”
- The deferred maintenance backlog for the university has been building up for 40 years.
- CIP has always been separate from Operation & Maintenance which is a problem. Both need to be integrated.
 - The new IT building is a good example. The cost to build has been covered but the cost to operate the building going forward has not. There has been no allocation for building maintenance and janitorial services. The energy management system in the building is highly advanced and thought needs to be given on how the system will be maintained and where the resources will come from. This also applies to research buildings.
- Will assess campus buildings and identify what is required to renovate an entire building.
 - Example: Deferred maintenance for Biomed will be over \$32M by 2018.
- Assessment will be merged with academic and research needs to develop a 10-year plan which clearly identifies the cost to revamp 2-3 buildings each biennium with complete justification. A clear message to the Legislature on the University’s official process through the CFPB is needed so projects presented to the Leg via different route will not be funded.
- Function, purpose, and inhabitants are additional factors that need consideration, not just the building.
- Supplemental budget request includes funds for the Master Plan, important to continue as we move forward.
- Working to identify current document flow to better understand where the bottlenecks are and how we can improve our processes. Need to develop metrics to manage projects.
- Important to have Athletic projects fit into the overall master plan for the campus and land use. Priority projects include Klum Gym and softball field.
 - Ben will provide Steve with the Repair and Maintenance and Build-Outs planned for Athletics.
- All soft costs associated with construction (surge space, rental cost, moving costs, etc.) cannot be covered by bond funds. Project management costs can be covered by bond funds.