

Campus Facilities Planning Board (CFPB)

Summary Points of Meeting

February 5, 2016

Hawai'i Hall 309

12:00 pm – 2:00 pm

Attendees: Kathy Cutshaw, Reed Dasenbrock, Lori Ideta, Daniel Friedman, Peter Crouch, Debora Halbert, Edward Hoogland, Kevin Griffin, David Matlin, Cheri Vasek, Chancellor Bley-Vroman, Michael Bruno, Todd Simeroth.

Guests: Kristin Kumashiro, Maenette Benham, Jan Gouveia, Kalbert Young, Donna Kiyosaki, Sherman Wong

1. Discussion and Update

- Recruitment for University Architect is underway. Person will chair the CFPB.
- Moving forward, committee recommendations and proposals to the Chancellor will include clear financial analysis on viable option(s), impact and consequences to the larger campus plan, and plan details to successfully implement the project. Responsibility of the planning and facilities offices in providing the bulk of the information will be necessary.
- Chancellor's general goals for the campus:
 - Create a vibrant student-centric corridor along McCarthy Mall focused on instruction and student success.
 - Establish an iconic building/structure at the end of McCarthy Mall near East West Road.
 - Develop area near C-MORE and Biomed as the science corridor of the campus → vibrant research-centric district.
- Composition of CFPB → Recommend additional Deans serve on the committee for broader representation, starting with two (2) additional members in 2016.
Option: Rotating membership every two (2) years.
Reminder: Members serving on the committee do not represent a particular unit or department but contributes as a campus constituent for the overall good of the university.
- CFPB Communication to the Campus:
 - Inform the campus of the issues/topics up for discussion at upcoming meetings
 - Publish the process committee uses to make recommendations.
- Requests for Space → Planning Office
 - K. Griffin to consolidate a list of requests to present to the committee to allow for greater options to be considered and proposed.
 - The CFPB will be used to expand the thought process.
- Ad Hoc Design Review Committee
 - D. Friedman proposed the CFPB have a small sub-committee to review schematic design, images, plans, site analysis, etc.
 - The UHM Project Work Flow Chart developed in 2010 will be reviewed and discussed → attached for reference.

2. Snyder & NOAA Next Steps

A. Overview of NOAA (Kevin Griffin)

- NOAA moved to Ford Island approximately 18 months ago and building/land has since been returned to UH. Main Building (12K sqft) + Annex 1 + Annex 2 (Annex total = 8K sqft).
- Preliminary review of the building revealed ADA access issues, asbestos, and no air conditioning. Academic and public use may be prohibited. The main building found to be more suitable for administrative use.
- A light refresh was done on the main building.
- Option for NOAA facilities include:
 - Campus Services
 - The Department of Public Safety (DPS) decided to remain at its current location which is a hardened structure.
 - Auxiliary Services will occupy half of the main building.
 - A design analysis of the current Auxiliary Services building shows an estimate of \$7M to bring the structure up to code to address ADA issues.
 - Surge Space
 - Hawai‘iniuiakea School of Hawaiian Knowledge (HSHK)
 - UH Foundation (UHF)
 - Engineering and SOEST for Annex 1 and 2

B. UH Foundation Option (Kalbert Young)

- UHF currently occupies 10K sqft in Bachman Hall + the wooden portable structures = roughly 12K sqft of space on the Mānoa campus.
- UHF would like to centralize the group into the NOAA facility and is willing to invest \$2.5M - \$3M to renovate the building, including the installation of an elevator. This will be in exchange for a 5-10 year lease.
- If approved, UH System will be able to centralize its offices, currently scattered throughout the Mānoa campus, into Bachman Hall.
- UHF currently does not pay lease rent or utilities. UHF understands utility costs will be incurred if approved to move into the NOAA facility, but no lease rent.
- UH System allocates \$3M annually to UHF.
- Not an option to move off-campus.

C. HSHK Option (Maenette Benham)

- The university is located in Mānoa, a place of great abundance of food that fed thousands of people. UH Mānoa feeds many, an indigenous place of Hawaiian knowledge. HSHK has increased native Hawaiians on this campus over the years.
- Currently, the Dean’s Office is located in Spalding Hall, away from the HSHK.
- The School would like the NOAA facility to be a kauhale and is willing to share the cost for renovations and space, to work in partnership with others (SOEST, Natural Sciences, etc.), to create innovation houses, and a community base to grow the Hawaiian language and culture.
- The vision of HSHK is to create a community space to serve and proposes using the NOAA space for education and participatory activities, not just administrative.

D. Discussion (Chancellor Bley-Vroman, Jan Gouveia)

- The Planning Office receives space requests and conducts preliminary work to analyze the space → CFPB reviews the info brought forward to the committee and makes a recommendation to the Chancellor.
- Approach is a shared governance model, including wide representation.
- The CFPB vets and prioritizes the needs of the campus.
- The Facilities department currently does not have any information/input on programmatic information/program analysis.
- Common theme from Legislature → The university needs to be more lean in how we operate, develop sharing in our programs and spaces, do more with less, promote shared learning environments.

SNYDER HALL: Repair, Replace, Renovate

- High priority design-build project
- Program document drafted in September 2015 for new building
 - <http://www.manoa.hawaii.edu/planning/Preliminary%20Program%20Documents%20v.2.pdf>
- The objective today is to review the options for Snyder and to make a decision to move forward to the BOR Committee on Planning and Facilities on February 11, 2016. The options for Snyder include:
 - Do nothing. The HVAC system and boiler are ready to give out. Do not resuscitate plan. HVAC can only handle half its usual amount.
 - Repair → Invest \$1M for two years
 - Repair → Invest \$5M to keep the building functional for 5-10 years
 - Build new building on Henke Hall site → Project is estimated to take 2½ years to complete.
 - Building will need to be demolished and current occupants relocated
 - An iconic structure can be designed to create balance on McCarthy Mall, opposite of Hawai'i Hall.
 - Rebuild Snyder on current site → Estimated cost = \$58M. \$20M from FY16 CIP has been reserved for Snyder (lapses in 2018). Project is estimated to take more than three (3) years to complete. If the university goes this route, will request \$38M this legislative session.
 - Multiple moves of building occupants will need to take place.
 - Total demolition of Snyder → \$5M demolition cost.
 - Will reduce overall campus CRDM.
 - Eliminate need for major funds to upkeep and rebuild.
 - A great building can be planned for the campus as funds become available.
- Demonstrated commitment from faculty and administration needed to make this project work.

CONCLUSION (re-vote by committee): The CFPB supports constructing a new building on the Henke Hall site. A BSL3 lab will not be included on this

site. Beauty with affordability + an inviting open space + shared space for collaboration are elements recommended in the pitch for the design-build. The Planning Office also supports the Henke site based upon the connectivity and campus development plan.

The Chancellor approves the CFPB's recommendation to move forward with the Henke Hall option.

J. Gouveia will include the cost of the demolition of Snyder Hall as a line item in the budget request.

- 3. Strategic Planning Matrix → Next CFPB Meeting**
- 4. Other Topics**