Planning & Facilities Committee
Agenda Items IV. A1 – A7
August 5, 2015
IV. A1
Construction Management Service Contract for Marine Lab. Bldgs. 1 & 2 Coconut Island

- Total project cost: $16.4m
- CM Services (est.): $1.4m
- Start: Fall 2016
- Complete: Summer 2018
- Scope: Renovate 42,000 sf of interior space for research & teaching labs and perform general exterior repairs
IV. A2
Consultant Contract for Mānoa Campus-Wide Infrastructure Trunk Line

Infrastructure Feasibility/Design Study

• Electrical, Water, Telecom, Drainage & Sewer Infrastructure Corridor:
  • Electrical system not designed for energy renewable grid & has over $20m in deferred maintenance
  • Water Catchment & Reuse for drainage and sewer
  • Right-size the capacity for drainage and sewer

• Cost:
  • Study: $1.49 million
  • Future: $250 - $350 million over 20 years

• Deliverables:
  • Inventory of our infrastructure (drainage, sewer, water electrical & IT)
  • Drainage study (50 –100 year storm)
  • Schematic drawings: energy management grid, telecom, water, drainage sewer
  • Construction drawings from Campus Road to Varney Circle
IV. A3
Construction Contract for Community Legal Outreach Center

- 8,400 gross sf of office and meeting space
- $7,000,000 (base construction estimate)
  - $3.5 million GO Bonds
  - $3.5 million Revenue Bonds
- Private funds to cover contingency and FF&E
- Program Information:
  - Clinical and professional training space
  - Support accreditation standards
- Schedule:
  - Bid: February 2016
  - Complete construction: December 2017
• Snyder Hall a top priority since 2006
• Included in Board approved CIP budgets last 3 years
• Home to Microbiology & Biology
• Repurpose $50 million from a combination of HSCR lapsing funds ($30 million) plus FY16 lump sum CIP ($20 million) to design-build a replacement Snyder building
IV. A4 cont. Design-Build Construction Contract for Snyder Replacement Building

- Design-build Snyder replacement near Biomed building (science/research)
- Create a research zone
- Renovate/repurpose Snyder Hall for undergraduate classrooms & offices, which strengthens the undergraduate pathway along McCarthy Mall
- Renovate/repurpose Kuykendall Hall for modern classrooms, consolidation of programs, and to vacate Henke, portables, and a portion of Holmes

Phase 1: Snyder Replacement
Phase 2: Renovate Snyder Hall
Phase 3: Renovate Kuykendall Hall
Phase 4: Demolition
Net Impact to Mānoa Campus

- **Decrease in CRDM** - $38.4m
- **Net decrease in square feet** – (16,163)

<table>
<thead>
<tr>
<th>Project Summary</th>
<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
<th>Phase 4</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Snyder Replacement</td>
<td>Snyder Hall</td>
<td>Kuykendall Hall</td>
<td>Demolition</td>
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<tr>
<td>Total Decrease in CRDM</td>
<td>($416,000)</td>
<td>($17,842,000)</td>
<td>($14,128,000)</td>
<td>($6,001,000)</td>
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<td>Added Square Feet</td>
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<td>0</td>
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<td>Reduced Square Feet</td>
<td>(5,239)</td>
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<td>(3,514)</td>
<td>(67,410)</td>
<td>(76,163)</td>
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<td>Net Square Feet</td>
<td>54,761</td>
<td>0</td>
<td>(3,514)</td>
<td>(67,410)</td>
<td>(16,163)</td>
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IV. A5
Approval of Agreements for JABSOM to Continue to Use 7th and 8th Floors of Kapi`olani Medical Center

- JABSOM has occupied the 7th and 8th floors of the Kapi`olani Medical Center since 2001
- Home to Pediatrics and Obstetrics, Gynecology & Women’s Health

HRT

Master Lease

KMCWC

Sub-Lease

19,086 sf

JABSOM

- Expired 12/31/2013
- Renewed May 2015
- Master Agreement through 12/31/2015
- Option to extend for one period of 5 years

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<thead>
<tr>
<th>Year</th>
<th>Total / sf</th>
<th>Total Month</th>
</tr>
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<tbody>
<tr>
<td>2014</td>
<td>7th Floor</td>
<td>$2.20 / sf.</td>
</tr>
<tr>
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<td>8th Floor</td>
<td>$2.36 / sf.</td>
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<tr>
<td>2015</td>
<td>7th Floor</td>
<td>$2.22 / sf.</td>
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<tr>
<td></td>
<td>8th Floor</td>
<td>$2.33 / sf.</td>
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IV. A6
Construction Contract for Administration and Allied Health Facility at UH West O`ahu

- Completes build out of Phase 1
- 43,422 gross sf
- $36,730,000 estimated for construction and related project costs
  - $36.3m (GO Bond appropriations over FY 2013 – 2016)
  - $430k (UH West O`ahu Special Fund)
- Projected Schedule:
  - Bid Opening May 2016
  - Complete construction April 2018
- Program Information:
  - Baccalaureate programs in physical, occupational & speech therapy; respiratory care; long-term/geriatric care, medical technical, and hospital administration
  - Consolidate campus administration offices
- Est. Operating Costs: $988,000/yr
  - Includes 1.5% reserve for R&M ($507k) + utilities and supplies ($331k) = $838 k (TFSF)
  - $150k (General Funds) for grounds/custodians
### IV. A7
FISCAL YEAR 2016 CIP SYSTEM (UOH 900) CIP ALLOCATION

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Institution</th>
<th>Appropriation</th>
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<tbody>
<tr>
<td>Marine Relocation</td>
<td>UHM</td>
<td>$6,000,000</td>
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<tr>
<td>Softball Stadium</td>
<td>UHM</td>
<td>$2,950,000</td>
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<tr>
<td>Waikiki Aquarium</td>
<td>UHM</td>
<td>$500,000</td>
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<td>Administration &amp; Allied Health</td>
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<tr>
<td>Haw CC Portable Trailers</td>
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<td>Culinary Inst. Of Pacific</td>
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<td>$1,000,000</td>
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<td>PV Power (Kaua`i)</td>
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<td>$2,500,000</td>
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<td>Lump Sum CIP</td>
<td>SYS</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$82,880,000</strong></td>
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**Snyder Replacement Facility**
- UH Mānoa Allocation: $9,688,000
- UH West O`ahu Allocation: $1,600,000
- UH Hilo Allocation: $5,300,000
- UH CC Allocation: $5,365,000
- UH System: $2,477,000
QUESTIONS?