

Academic Senate of Hawai'i Community College

Update on the Ad Hoc Committee on Campus Expansion

Committee members:

Chairperson
Richard Cowan

Secretary
Gordon Ching

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As noted in the proposal for the Ad Hoc Committee on Campus Expansion;

“The purpose of the ad hoc committee on Campus Expansion will be to give a voice to the faculty and the students they teach regarding the future expansion of Hawai'i Community College”.

There were four criteria put forth for the committee to review:

1. **Realities of the college purchasing land connected to the Manono Campus.** This was primarily focused on a property located across the street of the Manono campus at 315 Kawili Street. This was seen as a potential to possibly acquire a nearly complete building and be able to “quickly” expand the present campus in terms of classrooms and parking. However, this building is currently under a lease with the Veterans Affairs and slated to become a Veterans’ mental health services clinic. Therefore it is not available.
2. **Buying land and bringing services to a brand new campus as well as building new buildings on that land.** This solution is focused on the Komohana site and was unanimously approved by the Academic Senate Executive Committee on January 28th, 2011. (see attached) However, it is the humble opinion of the members of this Ad Hoc Committee on Campus Expansion, given our limited collective knowledge in commercial development, infrastructure and construction estimating, that this long range development plan for a new community college located at the Komohana site is not a realistic financial option.
3. **Replacing buildings already on campus with ones two stories tall (including a parking structure at the back of the Manono Campus).** This option, given the limited collective knowledge in commercial development, infrastructure and construction estimating of this committee, seems to be the most practical and straight forward option for the community college. We have based this opinion on several factors;
 - Underutilized available real estate on the Manono campus.
 - Present zoning allows for maximum height of structures to be 35 feet. This allows for 2 to 3 story buildings to be built on the Manono campus.
 - The back lot is presently undeveloped land that can be utilized for the required additional parking given any new additions or renovations to the campus. It should also be noted that the present “lack of parking” may be a perceived lack of parking since most students and staff are looking for convenient parking. (Close to classes and offices). The back lot presently provides an adequate overflow of parking spaces, but is not convenient. However, this is typical of many campuses. The quarry parking at the Manoa campus is

a prime example. Thus, any expansion to the present campus will require additional parking required by the zoning department. But this additional parking should provide adequate covered walk ways given the typical Hilo weather.

- Most of the current buildings on the Manono campus, original and temporary structures, are well into the serviceable lifespan and are beginning to succumb to termite damage and deferred maintenance. In addition, many of these buildings do not have basic water service adding to the inconvenience of the occupants. However, these buildings offer great opportunities for renovation or new building being built in their place given that the current zoning allows for 2 to 3 story buildings that do not exceed 35' in height.
4. **Financial realities of doing nothing and keep repairing existing buildings.** This is not a reasonable solution given the previously mentioned deferred maintenance and termite damage issues currently facing many of the existing buildings.
 5. **Summarize past and current needs analyses for office space, classrooms, labs, parking, faculty/staff break room;** We have not looked into this yet as there may already be an evaluation in process at this time.

John Morton, at his annual visit to HawCC, mentioned that a consultant will be evaluating the three proposals put forth for possible campus expansion. The committee would therefore like to request additional or revised instructions, from the Academic Senate, as to what we should continue to research and provide feedback on. The members are committed to providing a voice to the faculty, staff and student body in regards to the future expansion of the community college. However, we are acutely aware of our limitations, given our collective backgrounds and expertise, and do not feel we have the knowledge base to properly evaluate or give feedback on the financial realities of any potential campus expansion scenarios. What we have put forth thus far is merely derived from personal and practical viewpoints that are based on very limited information and limited knowledge in construction and commercial development.

Therefore, if the purpose of this committee is to give voice to the faculty, staff and student body, and if the community college has already engaged a consulting firm to professionally evaluate the three scenarios for possible campus expansion, shouldn't the committee focus its efforts on reviewing the findings of this professional evaluation and then conducting outreach to the Hawaii Community College Ohana in order to obtain feedback? Then present this feedback to the Academic Senate?

As with any undertaking, the committee would like to be certain that our time and efforts are utilized in the most practical manner possible so that we can provide feedback (via a survey) that is of a value to the Hawaii Community College Ohana.