

**Build less, solve more** is a design and construction philosophy that emphasizes efficiency, minimal viable solutions, and maximizing impact by focusing on core problems.

Philosophy	1 Pre-K	2 New Central Maui School	3 Workforce Housing Education	Hawaii Public Schools
<b>Why Build?</b>	<ul style="list-style-type: none"> <li>Ready Keiki is the state's multi-faceted plan to ensure all Hawai'i children are ready for kindergarten</li> <li>Hawaii "Walking the Talk" for access to Pre-K</li> </ul>	<ul style="list-style-type: none"> <li>Overcrowded middle schools due to families moving to Central Maui from West Maui</li> <li>4,800 new housing units Central Maui in the next decade</li> </ul>	<ul style="list-style-type: none"> <li>Teacher recruitment</li> <li>Teacher retention</li> <li>Teacher housing survey 2024 – Mililani #1 Oahu location interest 9,668 responses</li> </ul>	<ul style="list-style-type: none"> <li><b>What do we have?</b> Asset Inventory</li> <li><b>What is the condition?</b> Facilities Condition Index</li> <li><b>What is the utilization?</b> Enrollment to Capacity Ratio</li> </ul>
<b>What to Build?</b>	<ul style="list-style-type: none"> <li>Phase I – Renovations</li> <li>Phase II – Additions to state projects already in design</li> <li>Phase III – New buildings or hubs</li> </ul>	<ul style="list-style-type: none"> <li>Flexible spaces</li> <li>Open architecture buildings</li> <li>Schools with flexibility for today and (an unknown) tomorrow</li> </ul>	<ul style="list-style-type: none"> <li>Rental housing with scale – 100 units and greater</li> <li>Target rents for entry level educators – 60% to 120% Area Median Income (AMI)</li> </ul>	<ul style="list-style-type: none"> <li><b>Key Infrastructure</b> Fix to keep buildings open</li> <li><b>Additional Capacity</b> Address overcrowding</li> <li><b>Functional Adequacy</b> K-12 program support</li> <li><b>Legal Compliance</b> ADA, Title IX and fire codes</li> </ul>
<b>How to Build?</b>	<ul style="list-style-type: none"> <li><b>Standardization</b> – Consistent designs for renovations and new buildings</li> <li><b>Innovation in Procurement</b> – Prequalified contractors for Best Value vs Low Bid</li> <li><b>Construction Options</b> – <ul style="list-style-type: none"> <li>1_Traditional Stick Built;</li> <li>2_CMU Block;</li> <li>3_Mass Timber</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Standardization</b> – 1_Design Guides; 2_Standard Technical Drawings; 3_Construction Specifications; 4_Commissioning Plans</li> <li><b>Innovation in Procurement</b> – P3 or Public Private Partnership projects using the DBFOM or Design, Build, Finance, Operate and Maintain model</li> <li><b>Construction Options</b> – <ul style="list-style-type: none"> <li>1_Traditional Stick Built;</li> <li>2_CMU Block;</li> <li>3_Mass Timber;</li> <li>4_Flatpack Panelized</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Innovation in Procurement</b> – P3 or Public Private Partnership projects using the DBFOM or Design, Build, Finance, Operate and Maintain model</li> </ul>	<ul style="list-style-type: none"> <li><b>Standardization</b> Cost; Speed; Maintainability</li> <li><b>Innovation in Procurement</b> Better Way vs. Usual Way</li> <li><b>Construction Options</b> Construction neutral designs; Less dependent upon building material supply chain disruptions</li> </ul>

***Redefining What's Possible – Hawai'i School Facilities Authority (SFA)***