

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

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