

MAR 14 2007

SENATE RESOLUTION

REQUESTING THE UNIVERSITY OF HAWAII TO CONDUCT A STUDY OF THE
FEASIBILITY OF CONSTRUCTING THE UNIVERSITY OF HAWAII, WEST
OAHU ON THE LEEWARD COMMUNITY COLLEGE CAMPUS, WHICH
INCORPORATES LEEWARD COMMUNITY COLLEGE THEREIN.

1 WHEREAS, the University of Hawaii, West Oahu campus, was
2 initially designed and developed to meet the needs of commuters,
3 older students, working students, and those interested in
4 professional education; and
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6 WHEREAS, the University of Hawaii, West Oahu campus, has
7 been authorized to develop two additional degree programs that
8 will require not only larger, but also more complex facilities
9 such as laboratories and clinical practice areas; and
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11 WHEREAS, the University of Hawaii, West Oahu campus,
12 continues to make advancements in ensuring academic quality and
13 increasing access to its academic programs for students residing
14 in the areas of Leeward and Central Oahu; and
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16 WHEREAS, to continue this trend, plans for a new campus,
17 requiring additional funding, have been initiated to address
18 workforce needs, increasing student enrollment, and growing
19 academic needs; and
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21 WHEREAS, during the summer of 2007, the University of
22 Hawaii is expected to break ground on a new West Oahu campus on
23 five hundred acres of land in Kapolei at an estimated cost of
24 \$150,000,000; and
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26 WHEREAS, in 2006, the Governor sought \$33,500,000 to pay
27 for infrastructure for the first phase of construction of the
28 West Oahu campus; and
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30 WHEREAS, the Governor also requested that the Legislature
31 approve an increased ceiling on the project of up to
32 \$175,000,000; and
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1 WHEREAS, the current project requires the purchase of fee-
2 simple land by the developer for the development of private
3 residences in the area of the new campus, with the University of
4 Hawaii subsequently leasing a portion of its five hundred acres
5 in Kapolei for commercial retail development and using the funds
6 generated to construct the West Oahu campus; and

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8 WHEREAS, according to the Chancellor of the University of
9 Hawaii, West Oahu campus, building costs have escalated to the
10 point that the university is unable to construct the campus
11 solely with private moneys and must seek assistance from the
12 State; and

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14 WHEREAS, the existing permanent University of Hawaii
15 campuses are currently in much disrepair, requiring funding for
16 repair, maintenance, and expansion of current facilities; and

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18 WHEREAS, the current backlog of repair and maintenance
19 projects is estimated at \$165,000,000, which includes re-
20 roofing, mechanical, and electrical systems, renovations,
21 repainting, and other improvements and project costs to upgrade
22 facilities at all university campuses; and

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24 WHEREAS, state funding of the extraordinarily high cost of
25 construction for a new University of Hawaii campus jeopardizes
26 the funding of other necessary programs and projects; and

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28 WHEREAS, the University of Hawaii, West Oahu campus, has
29 currently been operating in temporary facilities on the Leeward
30 Community College campus, which is situated on forty-nine acres
31 of land between Pearl City and Waipahu; and

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33 WHEREAS, the expansion of the permanent facilities at
34 Leeward Community College could provide a more cost-effective
35 option for expanding the University of Hawaii, West Oahu campus;
36 and

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38 WHEREAS, the West Oahu campus could incorporate the
39 functions and curriculum of Leeward Community College to address
40 the continuing need for community college services in Leeward
41 and Central Oahu residents; and

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43 WHEREAS, in March 2002, the University of Hawaii prepared
44 an Alternative Sites Evaluation report, which cursorily



1 addressed the possibility of Leeward Community College serving
2 as an alternative site for the West Oahu campus; and

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4 WHEREAS, the report indicated that Leeward Community
5 College presented an attractive alternative site due to its
6 location, to accommodate students from Central Oahu, and its
7 existing use and facilities; and

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9 WHEREAS, the report acknowledged the fact that Leeward
10 Community College and the University of Hawaii, West Oahu,
11 already function as a four-year institution and the site would
12 offer the shortest time frame within which a permanent campus
13 could be constructed; and

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15 WHEREAS, the Leeward Community College site also contains
16 existing available land, existing buildings and facilities, and
17 an approved Plan Review Use permit; and

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19 WHEREAS, necessary access improvements for the Leeward
20 Community College site may be the obligation of the Department
21 of Transportation and may not adversely affect the University of
22 Hawaii coffers; and

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24 WHEREAS, vacant land surrounding the Leeward Community
25 College site includes agriculturally zoned federal lands that
26 may be appropriate for acquisition and development; and

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28 WHEREAS, the 2002 Alternative Sites Evaluation, although
29 informative, did not fully analyze the propriety of Leeward
30 Community College as a viable site for the West Oahu campus; and

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32 WHEREAS, under the current covenants with Campbell Estate,
33 the University of Hawaii, West Oahu, is not required to break
34 ground on the new campus until December 31, 2011; therefore,
35 time is still available to conduct a comprehensive alternative
36 site analysis of the Leeward Community College property; now,
37 therefore,

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39 BE IT RESOLVED by the Senate of the Twenty-fourth
40 Legislature of the State of Hawaii, Regular Session of 2007,
41 that the University of Hawaii is requested to conduct a study on
42 the feasibility of constructing its West Oahu campus on the
43 Leeward Community College site, which would include
44 incorporating Leeward Community College into the West Oahu



1 curriculum, and, if necessary, to acquire land for that purpose;
2 and

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4 BE IT FURTHER RESOLVED that the University of Hawaii is
5 requested to submit a report of its findings and
6 recommendations, including any appropriate legislation, to the
7 Legislature no later than twenty days prior to the convening of
8 the Regular Session of 2008, which includes but is not limited
9 to the following:

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- 11 (1) The feasibility of constructing the West Oahu campus
12 on the Leeward Community College campus, including the
13 possible acquisition of adjacent federal lands for the
14 expansion;
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 - 16 (2) The costs, including land acquisition costs, if
17 necessary, associated with the expansion of Leeward
18 Community College to construct permanent facilities
19 for the University of Hawaii, West Oahu;
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 - 21 (3) The feasibility of selling, leasing, or entering into
22 a joint venture/public-private partnership for the
23 land in Kapolei currently reserved for use as the site
24 for the University of Hawaii, West Oahu campus, and
25 using the revenues or development rights derived
26 therefrom to offset the costs associated with
27 expanding the Leeward Community College campus to
28 accommodate its use as the site for the University of
29 Hawaii, West Oahu;
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 - 31 (4) Any advantages or disadvantages associated with the
32 utilization of shared property or facilities and any
33 other benefits or losses that could be incurred
34 through the execution of the expansion project;
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 - 36 (5) Proposed plans for incorporating Leeward Community
37 College into the University of Hawaii, West Oahu,
38 curriculum to ensure the continued provision of
39 community college services to area residents;
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 - 41 (6) The projected time for completion of the expansion
42 project; and
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1 (7) The projected time and cost savings over the
2 construction of a new campus in Kapolei; and
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4 BE IT FURTHER RESOLVED that certified copies of this
5 Resolution be transmitted to Chairperson of the Board of Regents
6 of the University of Hawaii, the President of the University of
7 Hawaii, the Chancellor of the University of Hawaii, West Oahu,
8 and the Chancellor of Leeward Community College.
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OFFERED BY: *James Meruado*

