

# SCHOOL FACILITIES AUTHORITY BOARD

## MEETING MINUTES

Date: September 5, 2023

Time: 8:30 a.m.

Teleconference via Zoom

### **Members Present:**

Harold Edwards

Bettina Mehnert

L. Candy Suiso

### **Member Excused:**

Alan Oshima, Chairperson

### **Staff Present:**

Chad Keone Farias, SFA Executive Director

Alison Kunishige, SFA Deputy Executive Director

Cindy Watarida, SFA Business Manager

Greg Zabinski, SFA Project Manager

Anne Horiuchi, Department of the Attorney General

Emma Christopherson, Department of the Attorney General

## AGENDA

- I. Call to Order – Member Harold Edwards called the meeting to order at 8:30 a.m.
- II. Roll Call and Determination of a Quorum – Members Edwards, Bettina Mehnert, and Candy Suiso were present at roll call. Quorum was established.
- III. Approval of the Meeting Minutes  
**Motion: To approve the July 6, 2023 meeting minutes.**
  - A. Movant: Suiso; Second: Mehnert
  - B. Vote: 3 Ayes (Edwards, Mehnert, Suiso), 0 Noes, 0 Abstentions
  - C. Motion carries; minutes are approved.
- IV. Public Testimony
  - A. There was no public testimony.
- V. Update from the SFA Executive Director

A. Update on Act 257, LSH 2022

- i. ED Farias reported that the first cohort of 11 pre-kindergarten classrooms, were successfully opened. He noted the consistency between the classrooms and expressed his desire for legislative action so that the initial 37 classrooms would be eligible for upgrades to make them consistent with the 11 classrooms in the first cohort.
- ii. ED Farias reported that 29 pre-kindergarten classrooms were cleared for full inspection. He also reported that SFA is working with vendors on a website with updated data that informs the public, staff, SFA Board and contractors of progress and also allows contractors to upload their input.
- iii. ED Farias reported that SFA's goal is to open a total of 44 classrooms for the upcoming school year. He stated that there is online survey designed to determine whether any Department of Education ("DOE") schools are interested in opening pre-kindergarten classrooms. ED Faris stated that SFA has begun work with the Hawaii State Public Charter School Commission ("Commission") to gauge interest in new builds and renovations. He stated that there is interest in creating 13 charter classrooms, but SFA needs to determine whether there are issues when charter schools are located on private land.

B. Administrative Activities

- i. ED Farias reported that SFA is waiting for a letter from the Department of Accounting and General Services ("DAGS") which would allow them to initiate lease drafting and legal review of the lease, which is the final step in the leasing process for the office space identified in the One Kapiolani building.
- ii. ED Farias reported that SFA has fully staffed its four original positions again and is working on the eight positions appropriated by the Legislature. He stated that SFA posted a program and policy officer position, which will close this coming week and is planning on posting positions for program managers, a planner, a purchasing specialist, and a land agent position. ED Farias stated that SFA will hold off on posting an office assistant and user technology position for now. He described how DOE establishes the positions, the Department of Human Resource Development ("DHRD") posts the positions, and DOE manages the positions.
- iii. ED Farias reported that the SFA website is up and fully functional.

C. Other Updates

- i. ED Farias updated the Board on progress on teacher housing, reporting that SFA has contractors working on communications and consulting work. He stated that he is determining whether to issue a request for proposals or a request for qualifications. But hopes to issue something soon for projects on Maui and Oahu and is working with B&F to get money released and placed in two tranches.
- ii. ED Farias updated the Board on progress on new schools, reporting that SFA began work with DOE in March and two firms for a new middle and elementary school on Maui. He noted that SFA put out a contract for a feasibility study for East Kapolei and for the Kaimuki area.
  - i. Member Suiso asked what happens if a community asks for teacher housing. ED Farias explained that legislation requires SFA to look at placing teacher housing on school campuses in Nanakuli, Waipahu, and Mililani and to look for a site in Koolaupoko. He

stated that he is working on issuing a Request for Proposals and noted that the amount allocated toward teacher housing was reduced from \$170 million to \$50 million, which is not much for seven sites. ED Farias stated that he will report to the Board on progress SFA has made on legislation and noted that it is close to contract or in contract on everything.

VI. Update from the Department of Education

A. Curt Otaguro, Department of Education, Deputy Superintendent of Operations reported that representatives from DOE and SFA met with Lieutenant Governor Sylvia Luke to transfer all pre-kindergarten classroom responsibilities from DOE to SFA. He clarified that DOE would still support SFA and would continue to work with SFA on identifying schools that need or want pre-kindergarten classrooms. Otaguro noted that the volunteer phase, where schools volunteer space on campus for a pre-kindergarten classroom, is done and now DOE needs to look at data and work with principals to identify spaces in schools. He noted that there are a myriad of issues and a spectrum of readiness in this next phase. Otaguro stated that DOE shared a matrix of responsibilities with ED Farias and Lieutenant Governor Luke to clarify and formalize the transfer of responsibilities. He noted that even after this transfer of responsibilities, SFA would still be able to use DOE's procurement processes, like Job Order Contracting (JOC) and prequalified small contractor award process (PSC) and that DOE would work with SFA to develop a MOU or other agreement to allow this.

VII. Board Action Item:

A. Board Permitted Interaction Group Composition (PIGs)

- Maui Response

**Motion: to create a permitted interaction group to investigate the Maui response with Chairperson Oshima and Member Suiso as members of the PIG.**

i. Movant: Suiso; Second: Mehnert

ii. Discussion: Members discussed what the PIG members would be tasked with doing, the skills that each brings, and the DOE's role. ED Farias clarified that the PIG would provide him with guidance as work moves forward on schools on Maui.

iii. Vote: 3 Ayes (Edwards, Mehnert, Suiso), 0 Noes, 0 Abstentions

iv. Motion carries; motion is approved.

VIII. Additional Public Testimony

A. There was no additional testimony.

IX. Announcements

A. No announcements were made.

X. Adjournment:

**A. Motion to adjourn the meeting.**

i. Movant: Mehnert, Second: Suiso

ii. Discussion: None

iii. Vote: 3 Ayes (Edwards, Mehnert, Suiso), 0 Noes, 0

Abstention.

**B.** Motion carries; meeting adjourned at 9:25 a.m.