

**PROSPECTUS - ALTERATION  
PRINCE JONAH KUHIO KALANIANAOLE  
FEDERAL BUILDING AND COURTHOUSE  
HONOLULU, HI**

Prospectus Number: PHI-0011-HO12  
Congressional District: 07

**Project Summary**

The General Services Administration (GSA) proposes the second phase construction of the two phase modernization project for the Prince Jonah Kuhio Kalanianaole Federal Building and Courthouse (PJKK FB-CT) located at 300 Ala Moana Blvd., Honolulu. The first phase was funded under the American Recovery and Reinvestment Act of 2009 (Recovery Act).

**Major Work Items**

Interior construction; exterior construction; repair/replacement of HVAC, electrical/communication systems, plumbing, fire/life safety and conveyance systems; demolition and hazardous materials abatement

**Project Budget**

Design and Review Costs (Recovery Act) .....	\$13,500,000
Estimated Construction Cost.....	185,050,000
Management and Inspection .....	13,600,000
<b>Estimated Total Project Cost (ETPC)*.....</b>	<b>\$212,150,000</b>

\*Tenant agencies may fund an additional amount for alterations above the standard normally provided by the GSA.

**Funding and Authorization Requested**

**(Construction and M&I) .....\$198,650,000**

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**Prior Authority and Funding:**

Under the American Recovery and Reinvestment Act (Recovery Act) of 2009, Congress appropriated \$4.5 billion for GSA to transition existing Federal buildings to high performance green buildings (HPGB). GSA allocated \$121,000,000 for the PJKK FB-CT. \$25,000,000 in funding was devoted to the design of the entire two phased project. The remaining \$96,000,000 funds the construction and management and inspection of the Phase I alterations which includes the Courthouse and the second floor of the Federal Building.

**Prior Prospectus-Level Projects in Building (past 10 years):**

None

<b><u>Schedule</u></b>	<b>Start</b>	<b>End</b>
<b>Design</b>	FY2009	FY2011
<b>Construction</b>	FY2012	FY2018

**Building**

The PJKK FB-CT is located at 300 Ala Moana Blvd., Honolulu. The two-building complex was constructed in 1977 on a portion of what was previously Fort Armstrong. The complex consists of a 10-story (including penthouse) Federal Building connected by an enclosed bridge at the second floor to a six-story Courthouse (including basement level). The PJKK FB-CT houses approximately 70 federal agencies in 862,269 gsf and serves as the main federal concentration center in the Hawaii and Southern Pacific areas.

**Tenant Agencies**

U.S. Congress; U.S. Courts; U.S. Departments of Agriculture, Commerce, Justice, Labor, State, Transportation, Homeland Security, Health and Human Services, Housing and Urban Development, and Defense; U.S. Department of the Interior; U.S. Department of the Treasury; U.S. Army; U.S. Equal Employment Opportunity Commission; General Services Administration; National Labor Relations Board; U.S. Environmental Protection Agency; U. S. Small Business Administration; Federal Mediation and Conciliation Service; and the Corporation for National and Community Service.

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**Proposed Project**

The proposed project is the second phase of a two-phased project. Phase I included the repair/replacement of major building systems within the U.S. Courthouse including the HVAC, fire and life safety, plumbing, and electrical systems along with the renovation of the U.S. Courthouse and Federal Building second floor including public lobbies, common area corridors, and restrooms. Limited tenant improvements were also undertaken in the Courthouse and the second floor of the Federal Building. Phase I also included design services for the entire two-phased project, with each phase designed as a stand-alone project.

Phase II consists of alterations to the Federal Building interior and exterior. The proposed project includes the repair/replacement of many of the Federal Building's outdated and deteriorating building systems, including the HVAC, electrical, communication, fire protection, plumbing, and conveyance systems. The building envelope will be sealed and the windows replaced with energy efficient, blast protective glazing. The project also includes a realignment of the building layout to allow for the expansion and consolidation of multiple tenant agencies' space, the relocation of the FBI to lease space, the conversion of portions of occupied and vacant space into mechanical rooms and an atrium for day lighting and air return, upgrades to the interior tenant space, plaza repairs, and site security improvements.

**Major Work Items**

Interior Construction	\$45,086,000
Repair/Replace Electrical and Communication Systems	43,375,000
Exterior Construction	38,503,000
Repair/Replace HVAC	33,312,000
Demolition and Abatement	11,365,000
Repair/Replace Fire/Life Safety	9,882,000
Repair/Replace Plumbing	2,205,000
Repair/Replace Conveyance Systems	<u>1,322,000</u>
<b>Total ECC</b>	<b>\$185,050,000</b>

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**Justification**

Since its construction in 1977, the PJKK FB-CT has not undergone a major modernization. Prior to the initiation of the Recovery Act project, major work was limited to a partial HVAC repair project completed in 2007. Most of the building systems are original and have reached the end of their life expectancy.

The age and condition of the exterior envelope, including the degraded curtain wall caulking and single pane windows, allows air leakage and excessive moisture to enter the building causing deterioration of the building infrastructure and interior finishes. Water has infiltrated the deteriorated water membrane of the plaza and box planters causing damage to the basement ceiling and piping systems.

The outdated HVAC system cannot efficiently mitigate the humidity and indoor condensation problem. The fire sprinkler piping system has also deteriorated due to rust at the joints and other components. The electrical system, emergency generators, and building communication systems have reached the end of their useful life. The restroom facilities are not compliant with ADA and the plumbing system is in need of repair/replacement.

The relocation of the FBI from the building will provide the needed swing space requirements for the construction of this project, and will allow for the expansion of several existing tenant agencies and the conversion of underutilized space into mechanical rooms and an atrium. The interior alterations will allow for the removal of any asbestos containing material and lead based paint that may exist within the building.

**Summary of Energy Compliance**

GSA will meet Federal energy efficiency and performance requirements in effect during design and encourage exploration of opportunities to gain increased energy efficiency above the measures achieved in the design.

It is anticipated that LEED Silver certification will be achieved through lighting replacement, sealing gaps in the exterior walls, air conditioning systems repair and replacement, and water use reduction from the restrooms.

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**Alternatives Considered (30-year, present value cost analysis)**

New Construction .....	\$206,895,000
Alteration .....	\$198,965,000
Lease .....	\$236,306,000

The 30 year, present value cost of alteration is \$7,930,000 less than the cost of construction, an equivalent annual cost advantage of \$487,000.

**Recommendation**  
 ALTERATION

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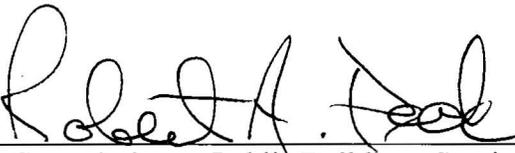
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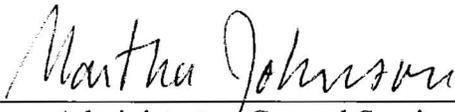
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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on March 9, 2011

Recommended:   
Commissioner, Public Buildings Service

Approved:   
Administrator, General Services Administration