

**PROSPECTUS – ALTERATION  
PRINCE J. KUHIO KALANIANAOLE FEDERAL BUILDING  
& U.S. COURTHOUSE  
HONOLULU, HI**

Prospectus Number: PHI-0011-HO18  
Congressional District: 01

**FY 2018 Project Summary**

The U.S. General Services Administration (GSA) proposes a repair and alteration project for the federal building portion of the Prince Jonah Kuhio Kalanianaole (PJKK) Federal Building and U.S. Courthouse complex located at 300 Ala Moana Boulevard, Honolulu, HI. The proposed project in the Federal building includes limited replacement or upgrade of some of the outdated and deteriorating building systems.

**FY 2018 Committee Approval and Appropriation Requested<sup>1</sup>**

**(Design, Construction and Management & Inspection).....\$100,982,000**

**Major Work Items**

Window replacement and blast upgrade; exterior and site construction; elevator upgrade/modernization; fire and life-safety improvements; restroom upgrades; mechanical, electrical, plumbing, and equipment replacement (cafeteria)

**Project Budget**

Design (FY 2018) .....	\$ 7,930,000
Estimated Construction Cost (ECC) .....	87,046,000
Management and Inspection (M&I) .....	<u>6,006,000</u>
<b>Estimated Total Project Cost (ETPC) .....</b>	<b>\$100,982,000</b>

**Schedule**

	<b>Start</b>	<b>End</b>
Design and Construction	FY 2018	FY 2022

<sup>1</sup> GSA submitted Prospectus No. PHI-0011-HO12 (full modernization of the federal building). The prospectus was approved by the Senate Committee on Environment and Public Works on December 8, 2011, for \$198,650,000, but did not receive approval by the House Committee on Transportation and Infrastructure and did not receive funding. For Fiscal Year (FY) 2018, GSA is requesting approval and funding of a more limited scope project for the federal building.

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**Building**

The PJKK Federal Building and U.S. Courthouse is located at 300 Ala Moana Boulevard, Honolulu, within the Hawaii Capital district and on the outskirts of the central business district. The two-building complex, totaling 864,948 gross square feet, was constructed in 1977 on a portion of old Fort Armstrong. These reinforced concrete buildings, with cast-in-place concrete masonry and glass curtain walls, consist of a nine-story Federal building and a five-story courthouse.

**Tenant Agencies**

U.S. House of Representatives, Senate, Administrative Office of the U.S. Courts, U.S. Department of Agriculture, U.S. Department of the Interior, U.S. Department of Justice, U.S. Department of Labor, U.S. Department of the Treasury, U.S. Army, U.S. Social Security Administration, U.S. Department of Veterans Affairs, National Labor Relations Board, U.S. Environmental Protection Agency, U.S. Department of Transportation, U.S. Department of Homeland Security, U.S. Small Business Administration, U.S. Department of Health and Human Services, U.S. Department of Defense, and GSA

**Proposed Project**

The proposed project includes limited replacement or upgrade of some of the outdated and deteriorating building systems, including window and curtain wall replacement and blast upgrade; exterior courtyard, stair, planter, and walkway repair and waterproofing; elevator repair/modernization; fire and life safety device and sprinkler head replacement; restroom flood drain installation; renovations needed to comply with the Architectural Barriers Act Accessibility Standards; and the downsizing of the cafeteria and replacement of its mechanical, electrical and plumbing systems, and equipment.

**Major Work Items**

Window Replacement and Blast Upgrade	\$51,515,000
Exterior and Site Construction	9,586,000
Elevator Upgrade/Modernization	9,339,000
Fire and Life Safety Upgrades	7,389,000
Restroom Upgrades	5,195,000
Mechanical, Electrical, Plumbing Equipment Replacement Cafeteria	<u>4,022,000</u>
<b>Total ECC</b>	<b>\$87,046,000</b>

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**Justification**

The PJKK Federal Building and U.S. Courthouse complex houses about 70 agencies and serves as a main federal location that covers Hawaii and Southern Pacific areas. Prior to 2008, many of the PJKK Federal Building and U.S. Courthouse's existing building equipment/systems were original to the buildings and were near the end of their useful service. Through funding provided by the American Recovery and Reinvestment Act of 2009, a full modernization and renovation design was completed for both buildings in the complex, but only a major renovation of the courthouse was completed. The PJKK Federal Building has not undergone a major renovation since its construction in 1977.

The façade, including curtain wall caulking and window systems, needs repairs or replacements to prevent further deterioration of the building infrastructure and interior finishes due to excessive moisture and humidity. Replacement of the existing single pane windows will seal the building exterior, as well as provide blast protection and energy efficiency.

Water infiltration has permeated the deteriorated water membrane in the plaza and box planters, causing damage to the basement ceiling and the piping systems. In addition, this work will improve the management of storm water and reduce the potential for mold. Elevator work will replace equipment that has met its useful life and will now meet current safety standards. The fire sprinkler system does not have rapid response heads that are now required, and the fire life safety devices do not meet current codes for safety. Floor flood drains will be installed, as a toilet fixture failure caused extensive water damage due to a lack of floor drains in the original restrooms. In addition, none of the restrooms, with the exception of the recently renovated second floor, meet current accessibility standards. The cafeteria will be downsized, saving energy costs, and its failing and unsafe building systems and equipment will be replaced.

**Summary of Energy Compliance**

This project will be designed to conform to requirements of the *Facilities Standards for the Public Buildings Service*. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

**Prior Appropriations**

None

**Prior Committee Approvals**

None

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

<b>Prospectus</b>	<b>Description</b>	<b>FY</b>	<b>Amount</b>
111-5 (ARRA)	Full Modernization (Courthouse)	2009	\$117,888,000

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

Alteration .....	\$238,208,000
Lease .....	\$249,278,000
New Construction .....	\$297,542,000

The 30-year, present-value cost of alteration is \$11,070,000 less than the cost of leasing, with an equivalent annual cost advantage of \$601,881.

**Recommendation**

ALTERATION

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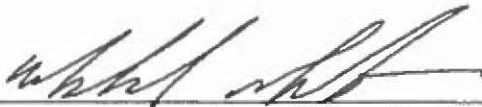
**Certification of Need**

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

May 17, 2017

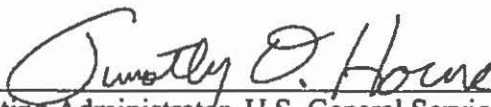
Submitted at Washington, DC, on \_\_\_\_\_

Recommended:



Acting Commissioner, Public Buildings Service

Approved:



Acting Administrator, U.S. General Services Administration