

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

Prospectus Number: PHI-0011-HO22
Congressional District: 01

FY 2022 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 in Honolulu, HI. The proposed limited scope project in the Federal Building will address elevators, mechanical and electrical upgrades, restroom upgrades, and fire and life-safety systems that are in need of replacement.

FY 2022 Committee Approval and Appropriation Requested

(Design, Construction, and Management & Inspection)..... \$44,364,000¹

Major Work Items

Elevator upgrade/modernization; fire and life-safety improvements; mechanical, electrical, plumbing, and equipment replacement (cafeteria); restroom upgrades

Project Budget

Design	\$4,115,000
Estimated Construction Cost (ECC)	37,429,000
Management and Inspection (M&I).....	2,820,000
Estimated Total Project Cost (ETPC).....	\$44,364,000

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

Schedule

	Start	End
Design and Construction	FY 2022	FY 2025

¹This project was submitted as part of GSA's FY 2018 and FY 2020 Capital Investment and Leasing Programs; however, no committee approvals or appropriations were received.

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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 864,988 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

Congressional offices; U.S. District Court; Department of Agriculture; Department of the Interior; Department of Justice; Department of Labor; Department of the Treasury; U.S. Army; Social Security Administration; Department of Veterans Affairs; National Labor Relations Board; Environmental Protection Agency; Department of Transportation; Department of Homeland Security; Small Business Administration; Department of Health and Human Services; Department of Defense; and GSA

Proposed Project

The proposed project includes limited replacement or upgrade of some of the outdated and deteriorating building systems that have exceeded their useful lives and are in imminent need of replacement, including elevator repair/modernization; fire and life-safety device and sprinkler-head replacement; the downsizing of the cafeteria and replacement of its mechanical, electrical, and plumbing systems and equipment; and restroom flood drain installation and renovations needed to comply with the Architectural Barriers Act Accessibility Standards.

Major Work Items

Elevator Upgrade/Modernization	\$11,396,000
Fire and Life-Safety Upgrades	9,657,000
Mechanical, Electrical, Plumbing & Equipment Replacement in Cafeteria	8,523,000
Restroom Drains and Accessible Partitions	<u>7,853,000</u>
Total ECC	\$37,429,000

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Justification

The PJKK Federal Building and U.S. Courthouse complex houses about 60 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 and 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 a major renovation of only the courthouse was completed. The Federal Building has not undergone a major renovation since its construction in 1977.

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 and life-safety devices do not meet current safety codes. The mechanical, electrical, and plumbing work will be addressed as part of the downsizing of the cafeteria, saving energy costs, and equipment will be replaced. Restroom floor flood drains will be installed (a toilet fixture failure caused extensive water damage due to a lack of floor drains in the original restrooms), and partition work will be completed on all floors, except on the recently renovated second floor, to meet current accessibility standards.

Summary of Energy, Water, Sustainability, and Climate Risk 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 (including renewable energy and fossil free measures), adherence to sustainable design principles, and minimizing climate risk liabilities above the minimum performance criteria in a manner that is life cycle cost-effective.

Prior Appropriations

None

Prior Committee Approvals

None

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

None

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

There are no feasible alternatives to this project. This is a limited scope renovation and the cost of the proposed project is far less than the cost of leasing or constructing a new building.


Recommendation

ALTERATION

Certification of Need

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

Submitted at Washington, DC, on 6/15/2021

Recommended: 
Acting Commissioner, Public Buildings Service

Approved: 
Acting Administrator, General Services Administration