



National Oceanic and Atmospheric Administration

NOAA Pacific Regional Center

Ford Island, Hawaii



Building Atrium-
Artist Rendering

Project Description

This facility will consolidate NOAA programs and operations (1) on the island of O'ahu into a single facility on federally-owned property at Ford Island. NOAA in Hawai'i manages an extensive portfolio of programs addressing fisheries, ocean, coastal, climate, and atmospheric issues in the Pacific. These programs are diverse and geographically wide-ranging, affecting not just Hawai'i, but also the larger Pacific region.

The Pacific Regional Center enables NOAA to move out of buildings that have out-lived their useful life and avoid costly leased space to accommodate its program growth. NOAA's program presence in Hawaii continues to increase—for example, as a result of such program changes as the establishment of the Papahānaumokuākea Marine National Monument, increasing responsibilities under the Magnuson-Stevens reauthorization, increased responsibilities for the Pacific and Indian Ocean tsunami warning and preparedness.

By bringing its programs together into one facility, NOAA expects to realize benefits in improved operations and mission performance, longer-term operational savings, and opportunities for greater program collaboration and synergy—both within NOAA and with external partners.

There are currently over 500 NOAA employees/contractors in Hawaii, with this number expected to increase over the next 5-10 years to well over 600 (2). The current facilities (over 12 separate locations) occupied by NOAA are overcrowded and inadequate to support NOAA programs/operations in the Pacific Region. In addition, due to a continued tightening of the commercial real estate market in Honolulu accompanied by generally higher Hawaii costs, NOAA faces increasingly costly annual leased costs (with lease costs increasing from \$2.1 million in FY 2005 to \$4.2 million in 2007). NOAA's economic analysis indicates the Pacific Regional Center will result in NOAA realizing \$100 million in cost avoidance savings over a 30-year life-cycle—relative to other facility alternatives.

Project facts

Completion Year: 2013

Project Area: 400,000 s.f.

Staff Number: 500 to 600²

1.The Weather Forecast Office located on O'ahu is excluded from this project for operational considerations.

2. NOAA has already experienced a 10 percent growth in its employee base in Hawaii in the last two years.



Front Entrance - Artist Rendering

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NOAA Pacific Regional Center

The Center will support the following NOAA operations and staff:

- NMFS – National Marine Fisheries: Pacific Islands Regional Office; Pacific Islands Fisheries Science Center and Honolulu Lab; Office of Law Enforcement
- NWS – National Weather Service: Pacific Region Headquarters; Pacific Tsunami Warning Center; International Tsunami Information Center; Honolulu Electronics and Technical Support Unit
- NOS – National Ocean Service: Pacific Regional Office for National Marine Sanctuary Program; NW HI Coral Reef Ecosystem Reserve; HI Humpback Whale National Marine Sanctuary; Pacific Services Center.

NMAO – NOAA Marine Aviation Operations: Marine Operations Center-Pacific

- NOAA Office of General Counsel
- Office of Oceanic & Atmospheric Research
- Office of Public Affairs & NOAA Corporate Administrative Services

NOAA has already completed construction of its ship operation facility, and piers at the Ford Island site, and moved its ship operation to the center.



Front Entrance
Artist Rendering



Water Side Perspective - Artist Rendering



Building 175 Atrium
Artist Rendering



Water Side Entrance - Artist Rendering

National Oceanic and Atmospheric Administration

NOAA Pacific Regional Center



Building 176 Atrium
Artist Rendering

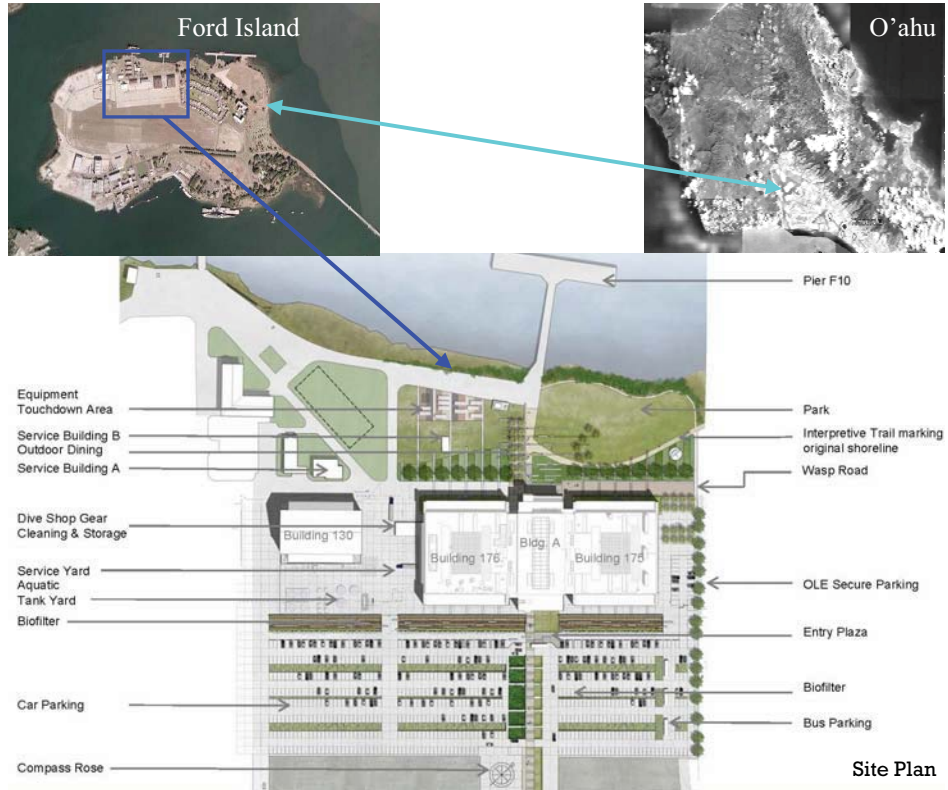


Side Elevation Perspective
Artist Rendering

Location

The Ford Island site consists of an approximately 30-acre parcel on federally owned (Navy) property. The site offers the following benefits:

- No-cost federal land for development.
- Adaptive reuse of National Historic Landmark; in cooperation with historic preservation partners.
- Substantial NOAA cost avoidance(\$80-100 million) , given major water and sewer infrastructure investments that will be in place on Ford Island.
- Full consolidation solution: ship operations, seawater operations, laboratory & office space.



Multi-Year Project Schedule	
Program Phase	Schedule (Start - Complete)
Construction/Occupancy--Phase 1: Ship Operations Facility	COMPLETED: 10/07
Construction/Occupancy--Phase 2: Bldg 130	4/09 - 3/11
Construction/Occupancy--Phase 3: Main Facility	7/10 - 7/13

A.2c Project Estimate Summaries (continued)

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FCI: n/a

Number of Occupants: 500 to 600

Gross Square Feet: 400,000

Project Cost: \$331.6M

Pacific Regional Center (PRC)*		Estimated Requirement			
Cost Description	(\$000)	FY 2011	FY 2012	FY 2013	FY 2014
Estimate of Construction Cost (ECC):					
Direct Construction Cost (including overhead, profit, contingency & escalation)		0	0	0	
Permits & Taxes					
Construction Contingencies					
LEED Certification					
Escalation (ECC Only)					
Estimate of Project Cost (EPC) -- Non-Construction:					
		28,000	1,000	1,000	
Furniture, Fixtures, and Equipment		25,700			
Moving & Relocation Expenses		1,300			
Project Construction Management		1,000	1000	1000	
Commissioning					
Escalation (EPC Only)					
NOAA Direct Costs					
TOTAL PROJECT COST from FY2010-2014:		28,000	1,000	1,000	

* Cost Estimate from A/E Contractor