

National Oceanic and Atmospheric Administration Pacific Regional Center – Main Facility Ford Island, Oahu, Hawaii

December 2010

Naval Facilities Engineering Command (NAVFAC) Hawaii is the Navy's Administrative Contracting Office for the National Oceanic and Atmospheric Administration (NOAA) Pacific Regional Center (PRC) Main Facility, which will serve as NOAA's Regional Center in Hawaii. This project, part of a planned campus on 30-acres of land on Ford Island, will include the renovation of two historic aircraft hangars and their incorporation into a newly constructed infill building that will create a single, integrated world-class Federal facility.



Contractor rendering of the NOAA Pacific Regional Center campus on Ford Island.

It will co-locate various NOAA offices currently found throughout Oahu, including the National Ocean Service, the National Weather Service, the National Environmental Satellite and Data Information Services, the National Marine Fisheries Services, Oceanic and Atmospheric Research Center, Marine and Aviations Operations, in addition to the necessary support operations.

The Main Facility will also serve as home to the Pacific Tsunami Warning Center as well as the International Tsunami Information Center.

History/Background

Located in the middle of Pearl Harbor, Ford Island (originally called Moku'ume'ume) was used by Native Hawaiians prior to contact and then privately owned by a prominent Honolulu doctor until its complete purchase in 1917 by the U.S. Navy.

Originally 360 acres, the island was expanded to over 450 acres in the 1930's using dredged material recovered from deepening the harbor. Aviation played a significant role at the peak of the island's military history with the Navy and Army Air Corps both located there until 1939, when the Army moved to Hickam Field.



World War II-era hangars (Bldgs. 175 & 176) to be incorporated into the new NOAA Pacific Regional Center.

Today, aviation history is still visible with landmarks such as Luke Field, a former runway spanning the length of the island, an air control/water tower, and several Army and Navy hangars near the southwest side of the island.

Contract Award

Through the American Recovery and Reinvestment Act (ARRA) of 2009, NAVFAC Pacific awarded Walsh Construction Co., of Chicago, Ill., a \$131,103,000 firm-fixed price contract for the construction of this project on Aug. 31, 2010. The stunning and sensitive design was accomplished by San Francisco-based HOK, an internationally recognized architectural firm with over 50 years of experience that specializes in sustainable architectural design.

To enable the award of this contract award and make the PRC and the NOAA campus on Ford Island a reality, NAVFAC Pacific provided NOAA assistance in the historic consultation process with the Navy's Historic Partners and Native Hawaiian organizations. These consultations were necessary to ensure that this project would be sensitive to the historic character of Ford Island and the Pearl Harbor National Historic Landmark.

Project Overview/Specifics

The NOAA PRC will co-locate all of its many Hawaii offices into a single campus, becoming the hub for over 700 employees and contractors. The Main Facility design repurposes two historic World War II-era aircraft hangars built in 1941 and constructs a third structure, Building A, successfully linking them together to create a single 310,000 sq. ft. building. When finished, it will meet current structural codes while preserving the look from the 1940's.

Several other NOAA facilities, including piers, a storage facility, and a ship operations facility are already finished and part of the campus. In 2011, the Marine Science and Storage Facility, currently under construction, is expected to be completed. All NOAA buildings have been or will be major renovations of existing historic properties.

Building A will serve as the main public entrance for the PRC as well as a gateway to a landscaped waterfront park that is part of the complex. The doors to this building will open to a three-story sky-lit atrium in the building’s main lobby that serves to diffuse light and assist in ventilation throughout the structure. This portion of the Main Facility will include support spaces such as an auditorium, a library, conference spaces, fitness center, and dining area, and it will also house the Pacific Tsunami Warning Center on the third floor.

The complex is expected to achieve a Leadership in Energy and Environmental Design (LEED) Gold certification upon completion and will feature an innovative and energy efficient cooling system that uses seawater as a cooling medium, water efficient landscape design, a gray water and rain water recycling system, use of locally available wood, and will capitalize on electricity produced by on-site photovoltaic panels.

During construction, the contractor will divert/recycle as much as 50-75 percent of the waste from Oahu’s landfills, and implement the use of recycled building materials, and low-emitting adhesives, paints, coatings, carpet, and composite wood materials.

General Timeline

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| August 2010 | Contract awarded to Walsh Construction – Aug. 31, 2010 |
| October – December 2010 | Pre Construction Planning Phase for Project |
| December 2010 | Ground Breaking/Blessing Ceremony – Dec. 7, 2010 |
| December 2010 – April 2011 | Demolition and Abatement on Bldgs. 175 & 176 |
| April 2011 – August 2012 | Construction work on Bldgs. 175 & 176 |
| March 2011 – July 2012 | Construction work on Bldg. A |
| July 2012 – October 2012 | Systems Testing/Commissioning of Bldgs. 175, 176 & A |
| October 2012 | Schedule Completion of Project |

For more information, contact Denise Emsley, Public Affairs Officer, NAVFAC Hawaii, (808) 471-7300, or denise.emsley@navy.mil.

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