

Legislative Federal Economic Stimulus Program Oversight Commission
Department/Agency Questionnaire
Prince Jonah Kuhio Kalaniana'ole Federal Building Renovation (Phase 1)

Project Allocation: \$117,661,000

1. For each group/category or program/project for which ARRA funds have been obtained, please provide the following information:

- (a) A brief summary of the program/project, including goals;

The Prince Jonah Kuhio Kalaniana'ole Federal Building and Courthouse consists of a nine story and a five story concrete and glass complex built in 1977. American Recovery and Reinvestment Act of 2009 (Recovery Act) funds will provide a full modernization and renovation design for both the nine story and five story facilities, and provide construction funding for Phase 1. The major scope elements of Phase 1 include: an upgrade to the building's heating ventilation and air-conditioning systems to meet required energy performance standards, an upgrade to the building's electrical systems, new plumbing fixtures that use water more efficiently, improvements to the building's elevators and life safety systems, lighting replacements, and abatement of the building's hazardous materials. The interior spaces will also be altered to result in a more modern and efficient facility. The modernization is expected to reduce energy consumption by approximately 30 percent and qualify the building for a Silver designation under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program.

- (b) Whether funds were appropriated for expenditure by a federal agency, were awarded as a formula/ block grant to a State or county agency, or were awarded on a competitive grant basis;

Funds were appropriated for expenditure by a Federal agency, the U.S. General Services Administration.

- (c) Whether matching funds are required, and if so:

No matching funds are required.

- a. Are they available;
- b. Have they been secured;
- c. If they have not been secured, why;
- d. Will the State be required to continue that match or provide increased/full funding in the future;

- (d) If there are additional requirements to receive funds, what are they;

GSA must follow internal Recovery Act policy to receive Recovery Act funding.

- (e) The amount of funds involved and the state/federal fiscal year within funds must be expended (eg. SFY 2009-2020 or FFY 2009-2010)

FFY 2009 and 2010; \$117,661,000.

- (f) What criteria were used to identify the program/project as a priority and how does the program/project meet them;

From a universe of over 200 projects that met the criteria of the Recovery Act, GSA selected the best projects based on two over-arching criteria: Ability of the project to put people back to work quickly, and transforming Federal buildings into high-performance green buildings. The complete list of selection criteria, in descending order of weight is:

- *High-performance features concentrating on energy conservation and renewable energy generation.*
- *Speed of construction start (creating jobs), with an emphasis on those projects that could begin within 120 days.*
- *Execution Risk (ensuring that the projects will not fail due to unforeseen conditions)*
- *Facility Condition. The Facility Condition Index is a standard real estate industry index that reflects the cost of the repair and alteration backlog of a particular building relative to the building's replacement value.*
- *Improving Asset Utilization*
- *Return on Investment*
- *Avoiding Lease Costs*
- *Historic Significance*

- (g) Efforts undertaken to coordinate application for funds and administration of the program/project, including expenditure of funds, with other federal, state, and county agencies;

This is internal to GSA.

- (h) The criteria used to select activities for the program/project;

Activities are governed by the Project Manager's Project Management Plan

- (i) Efforts made to provide public notice and seek public comment /input, or if public comment was not sought, why;

There was limited opportunity for public notice as decisions were made at the GSA Central Office Level. However, public notice of project scope is posted at the Federal buildings and at Recovery.gov. GSA issued press releases on the project.

- (j) Efforts made during the bidding/award process to ensure that it was transparent and that the funds were awarded based on merit and in a prompt fair, and reasonable manner;

The bidding process was advertised on fedbizopps.gov, and public meetings were held for pre-solicitation and small business opportunities. Project expenditures and information are published on Recovery.gov. Contractor information is collected on Fedreporting.gov.

- (k) Measures employed to (1) reduce duplication of efforts (2) ensure that funds were used for authorized purposes and (3) prevent cost overruns, fraud, waste, error and abuse;

GSA established a centralized Program Management Office (PMO) to oversee and manage Recovery activities. The PMO is a small, cohesive PBS national office staffed with high performing project managers and subject matter experts who are supported by contract/consultant resources. The PMO:

- *Manages Stimulus tracking and reporting efforts*
- *Provides support to regional offices in the form of contracts, SMEs, legal expertise, audit functions, workload/staff modeling, tools, and troubleshooting of program/project challenges*
- *Interface with stakeholders, including OMB, Congress, and client agencies*
- *Ensures that cost, schedule and scope are completed as promised*
- *Identifies resource needs and shift resources to accommodate changing program requirements*

The PMO has put in place additional management controls and oversight mechanisms to ensure execution of Recovery activities in an effective and efficient manner, using as guidance existing GSA management controls developed using OMB Circular A-123, Management's Responsibility for Internal Control; the Federal Managers' Financial Integrity Act (FMFIA); OMB Circular A-127 Financial Management Systems; and the Federal Financial Management Improvement Act (FFMIA) as the foundation of effective management operations. GSA's internal control reviews are conducted for Agency program components to ensure that all significant risks are identified, tested, evaluated, and mitigated in a timely and effective manner.

- (l) Current status of the program/project, including percentage of awarded funds that have been obtained, percentage of awarded funds encumbered and/or expended, and what part(s) of program/project have been completed; and

The project construction drawings have been completed and are undergoing final review prior to proceeding to construction. Some minor construction is ongoing. The majority of project funds have been awarded, and only construction contingency for the construction period remains unawarded. As of 8/6/10, \$109M has been obligated and \$14.9M has been outlayed. Construction is at 3% completion.

(m) Actual or anticipated economic impact to the State of the program/project, including the number of jobs saved/created and the long term public benefits of the program/project.

During the design phase approximated 150 jobs were saved or created. Approximately 50 were saved during current construction. When construction is underway, it will have saved or created an additional 775 jobs.

2. For other programs/projects if ARRA funds, such as competitive grants, were available for a program/project but were not sought or denied, please briefly describe why the funds were not sought or why they were denied.

N/A

3. Please describe:
 - (a) Any legal/operational barriers or constraints encountered in the award, receipt, encumbrance, or expenditure of funds, including procurement, late/delayed federal guidance, and reporting requirements;
 - (b) The effect of these barriers/constraints; and
 - (c) If and how they were mitigated.

N/A

Legislative Federal Economic Stimulus Program Oversight Commission
Department/Agency Questionnaire
Hilo Federal Building Renovation

Project Allocation: \$6,670,000

1. For each group/category or program/project for which ARRA funds have been obtained, please provide the following information:

- (a) A brief summary of the program/project, including goals;

The Hilo Federal Building and Post Office, built in 1917, is a two-story Classical Revival style building. It is receiving a full modernization and renovation. The major scope elements include: a seismic upgrade; plumbing and electrical systems upgrade; improvements to the building's security and life safety systems; and abatement of the building's hazardous materials, making this historic structure a viable asset.

- (a) Whether funds were appropriated for expenditure by a federal agency, were awarded as a formula/ block grant to a State or county agency, or were awarded on a competitive grant basis;

Funds were appropriated for expenditure by a federal agency, the U.S. General Services Administration.

- (b) Whether matching funds are required, and if so:

No matching funds were required.

- Are they available;
- Have they been secured;
- If they have not been secured, why;
- Will the State be required to continue that match or provide increased/full funding in the future;

- (c) If there are additional requirements to receive funds, what are they;

GSA must follow internal ARRA policy to receive ARRA funding.

- (d) The amount of funds involved and the state/federal fiscal year within funds must be expended (eg. SFY 2009-2020 or FFY 2009-2010)

FFY 2009 and 2010; \$6,670,000.

- (e) What criteria were used to identify the program/project as a priority and how does the program/project meet them;

From a universe of over 200 projects that met the criteria of the American Recovery and Reinvestment Act, GSA selected the best projects based on two over-arching criteria: Ability of the project to put people back to work quickly, and transforming Federal buildings into high-performance green buildings. The complete list of selection criteria, in descending order of weight is:

- *High-performance features concentrating on energy conservation and renewable energy generation.*
 - *Speed of construction start (creating jobs), with an emphasis on those projects that could begin within 120 days.*
 - *Execution Risk (ensuring that the projects will not fail due to unforeseen conditions)*
 - *Facility Condition. The Facility Condition Index is a standard real estate industry index that reflects the cost of the repair and alteration backlog of a particular building relative to the building's replacement value.*
 - *Improving Asset Utilization*
 - *Return on Investment*
 - *Avoiding Lease Costs*
 - *Historic Significance*
- (f) Efforts undertaken to coordinate application for funds and administration of the program/project, including expenditure of funds, with other federal, state, and county agencies;

This is internal to GSA.

- (g) The criteria used to select activities for the program/project;
Activities are governed by the Project Manager's Project Management Plan
- (h) Efforts made to provide public notice and seek public comment /input, or if public comment was not sought, why;

There was limited opportunity for public notice as decisions were made at the GSA Central Office Level. However public notice of project scope is posted at the federal buildings and at Recovery.gov. GSA issued press releases on the project.

- (i) Efforts made during the bidding/award process to ensure that it was transparent and that the funds were awarded based on merit and in a prompt fair, and reasonable manner;

The bidding process was advertised on fedbizopps.gov and public meetings were held for pre-solicitation and small business opportunities. Project expenditures and information are published on Recovery.gov. Contractor information is collected on Fedreporting.gov.

- (j) Measures employed to (1) reduce duplication of efforts (2) ensure that funds were used for authorized purposes and (3) prevent cost overruns, fraud, waste, error and abuse;

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- (k) Current status of the program/project, including percentage of awarded funds that have been obtained, percentage of awarded funds encumbered and/or expended, and what part(s) of program/project have been completed; and

The project is in construction and is 38% complete, with a commensurate amount expended. Of the \$5,802,050 contract, \$2,014,794 has been paid. To date, the general contractor has: completed seismic upgrade, asbestos and lead paint abatement, window repair, plastering and electrical wiring in one of two wings, and seismic reinforcement of columns in the main building; repaired exterior concrete stairs, curbs, and walls; and is painting the exterior. The second of the two wings will be started after completion of work in the first wing.

- (l) Actual or anticipated economic impact to the State of the program/project, including the number of jobs saved/created and the long term public benefits of the program/project.

The estimated number of jobs saved or created is 72.

- 2. For other programs/projects if, ARRA funds, such as competitive grants, were available for a program/project but were not sought or denied, please briefly describe why the funds were not sought or why they were denied.

N/A

- 3. Please describe:

- (a) Any legal/operational barriers or constraints encountered in the award, receipt, encumbrance, or expenditure of funds, including procurement, late/delayed federal guidance, and reporting requirements;

- (b) The effect of these barriers/constraints; and

- (c) If and how they were mitigated.

N/A