



Government Facilities

Client
USACFSC-NAF
Construction Directorate

Location
Honolulu, Hawaii, USA

"As a result of these efforts by CH2M HILL, the U.S. Army Community and Family Center stands to realize a cost benefit of over \$1 million when the remediation renovation effort is completed..."

- Bruce Parzych,
U.S. Army Community
and Family Center

Hale Koa Hotel Restoration

Project Description

CH2M HILL has been awarded consecutive IDIQ contracts to provide building services to the U.S. Army Community and Family Support Center (CFSC). CFSC operates and constructs military facilities such as PXs and officers clubs worldwide. They also operate resorts in Hawaii, Korea, Germany, and Orlando. Services requested include: Title II construction management and/or construction inspection, commissioning, engineering review, Title II Construction management services and/or on-site construction inspection, quality assurance review, shop drawing review, cost management, cost estimating analysis, indoor air quality (IAQ), sustainability, energy analysis /efficiency services and other engineering services.

Design, & Commissioning, Ilima Tower, Hale Koa Hotel, Honolulu, Hawaii

CH2M HILL is providing A-E design services for a renovation of the Ilima Tower of the Hale Koa Hotel, which was constructed in 1975 and last renovated in the early 1990s. Ilima Tower is 14 stories tall and consists of 420 guestrooms, 100,000 square feet of meeting and functional rooms, three restaurants, and several retail stores. During the pre-design phase, CH2M HILL evaluated the options for providing makeup air to the guestrooms, including first cost and operating costs to minimize the high energy costs in Honolulu. As part of the study phase, CH2M HILL also worked with the hotel to develop renovation scope and projected costs for all areas of the hotel. We provided the following documents:

- Building Engineering Reports (Existing Conditions Studies)
- Master Plan Assessments
- Planning Stage Value Engineering



Architectural and engineering designs are scheduled to be completed in December 2005.

Investigation, Design, Construction Inspection, Commissioning, Maile Tower (1995-1999), Hale Koa Hotel, Honolulu, HI



An extensive expansion and improvement project was completed in 1995 at the Hale Koa Hotel on Fort DeRussy in Honolulu, HI. Shortly after the new Maile Tower opened, mildew odors were detected. CFSC retained CH2M HILL to assist with investigations and was asked to perform the following specialty buildings services:

- Conduct a forensic analysis to determine the cause(s) of the excessive moisture- and mildew-related problems at the hotel
- Recommend appropriate corrective rehabilitation measures
- Provide expert opinion as to the parties responsible for the problem
- Review the architectural design documents to determine their contribution to the moisture and mildew problem

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- Perform the remedial design necessary to correct the problem, and prepare all contract-related documents

For remediation, CH2M HILL designed a hybrid fan coil unit that continuously dehumidifies the outdoor air and allows secure connection of the fan coil unit ducts to prevent infiltration. Data collected from the performance of new fan coil units installed in several mockup rooms at the hotel indicate the units are maintaining favorable dew point conditions with no evidence of excessive moisture intrusion. As part of follow-on tasks, CH2M HILL provided building re-commissioning and construction inspection in conjunction with the remediation renovation effort.
