Architectural Concept Studies for TMT Headquarters and Other Buildings

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Background

- TMT is in the process of reviewing its budget now that Mauna Kea has been chosen as the site.
- We are in the process of determining the scope that fits within the budget.
  - This will influence some scope included in our final Environmental Impact Statement.
Purpose

TMT needs conceptual cost estimates for the following:

- Headquarters Building in Hilo (HQ building)
  - This is the most significant facility in today’s discussion

- Dormitory, kitchen, dining and recreation facilities at Hale Pohaku (HP dorms)

- Renovation of historical stone buildings at Hale Pohaku

- Expansion of the visitors center at Hale Pohaku
Project Locations

Hale Pohaku

Hilo
Hale Pohaku
Hale Pohaku

“Subaru” cabins
Hale Pohaku

“Keck” dorms
Hale Pohaku Visitors Center
Hale Pohaku

Astronomy Dormitories
Hale Pohaku Construction Dorms

Replace the existing “Keck” dormitories with new dormitories.

- Housing for approximately 50 people.
- Meet standards per existing agreement between our enclosure contractor and relevant unions.
- Kitchen, serving, dining facilities.
- Recreation area.

Suitable for conversion at completion of TMT construction for University of Hawaii needs.
Exterior Considerations for Dorms

Two-story buildings but with the appearance of a one-story building.

Avoid disturbance to mamane bushes – keep within the same footprint.

Replaces existing “Keck” dorms.
Renovation of existing stone cabins as a Cultural Interpretive Center.

- Existing stone cabins are considered to be historic buildings.
Renovation of Stone Buildings
Visitors Center

Enhancement of the existing visitors center to include the following:

- Daytime storage for ~10 small telescopes set out each night for visitor viewing.
- Concrete slab for setting up of small telescopes.
- Inventory storage
- Expanded display area
- Theatre
- Expanded gift shop
- Indoor “picnic” area
- Additional parking area
Visitors Center
Headquarters Facility

New construction that will include the following:

- Estimated around 30,000 s.f.
- Offices and work spaces for approximately 120 people
- Electronics laboratory
- Optics laboratory
- Mechanical shops and laboratory
- Telescope control room
- Computer and IT facilities
- Possibly the mirror coating facilities for an estimated additional 12,000 s.f.
Today’s offering includes a conceptual design and conceptual cost estimate.

- Follow-on activities for architectural and engineering services for the preparation of construction documents, assistance in the construction bidding process, and construction administration will be contained in a separate RFP.

All proposers, including awardees, will be allowed to bid on follow-on work.

Construction start date for the HQ facility is estimated to be 2014.
Headquarters Facility

- HQ site selection within Hilo is under review.
- Four potential sites within the UH technology park have been suggested.
- Conceptual floor plans and cost estimate will be based on one or more of these sites as determined by TMT with advice from the architect.
“Astronomy” Campus
“Astronomy” Campus
“Astronomy” Campus

“Komohana” Site

“IfA” Site

“SMA” Site

“CSO” Site
“CSO” Site
“IfA” Site
“SMA” Site
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