

# Hawaiian Telcom’s Green HQ Renovation



## Project Overview

Hawaiian Telcom (HT) is a telecommunications network provider of high-speed internet, video, voice and data. In 2024, HT remodeled floors 12-16 of its corporate headquarters in its “Alakea building” located in downtown Honolulu. HT’s hopes this renovation will be a leading example in building sustainability by achieving a LEED Silver certification. Post-pandemic this renovation creates a modern work environment focused on connection for a hybrid workforce. The HQ is designed to keep and retain top talent via technology, openness, flexibility and comfort.

## Sustainability Priorities

Hawaiian Telcom’s goal of LEED Silver is aligned with its climate action plan to reduce its carbon footprint while enhancing the employee experience. We prioritized green material use, workplace views to the out-of-doors, waste reduction, energy efficiency, employee health, and water use reduction. For transparency HT tracks this building in Energy Star Portfolio Manager and shares water and energy use under the City and County of Honolulu’s Better Building Benchmark Program.

## Snapshot

- Address: 1177 Bishop Street (Alakea)
- Start date: August 2024
- Where: Floors 12-16
- GSF renovated: 64,800 square feet
- FTE approx. daily: 237
- Daily average visitors: 15
- Peak visitors: 102

## End Results

- Reduced lighting power use by 51%
- 96% of spaces have a view to the out-of-doors
- 100% of appliances are ENERGY STAR.
- Reused 35% of furniture
- Protected indoor air quality with increased ventilation, improved air filters, and careful selection of low-emitting interior finishes
- Reduced indoor water use by 36%
- Selected “green” materials with chemical transparency, end-of-life recycling, and recycled or bio-based content.

## LEED Credit Achievement

Category	Points
Integrative Process	2/2
Location and Transportation	16/18
Water Efficiency	7/12
Energy and Atmosphere	14/30
Materials and Resources	5/11
Indoor Environmental Quality	4/17
Innovation	5/6





### Integrative Process

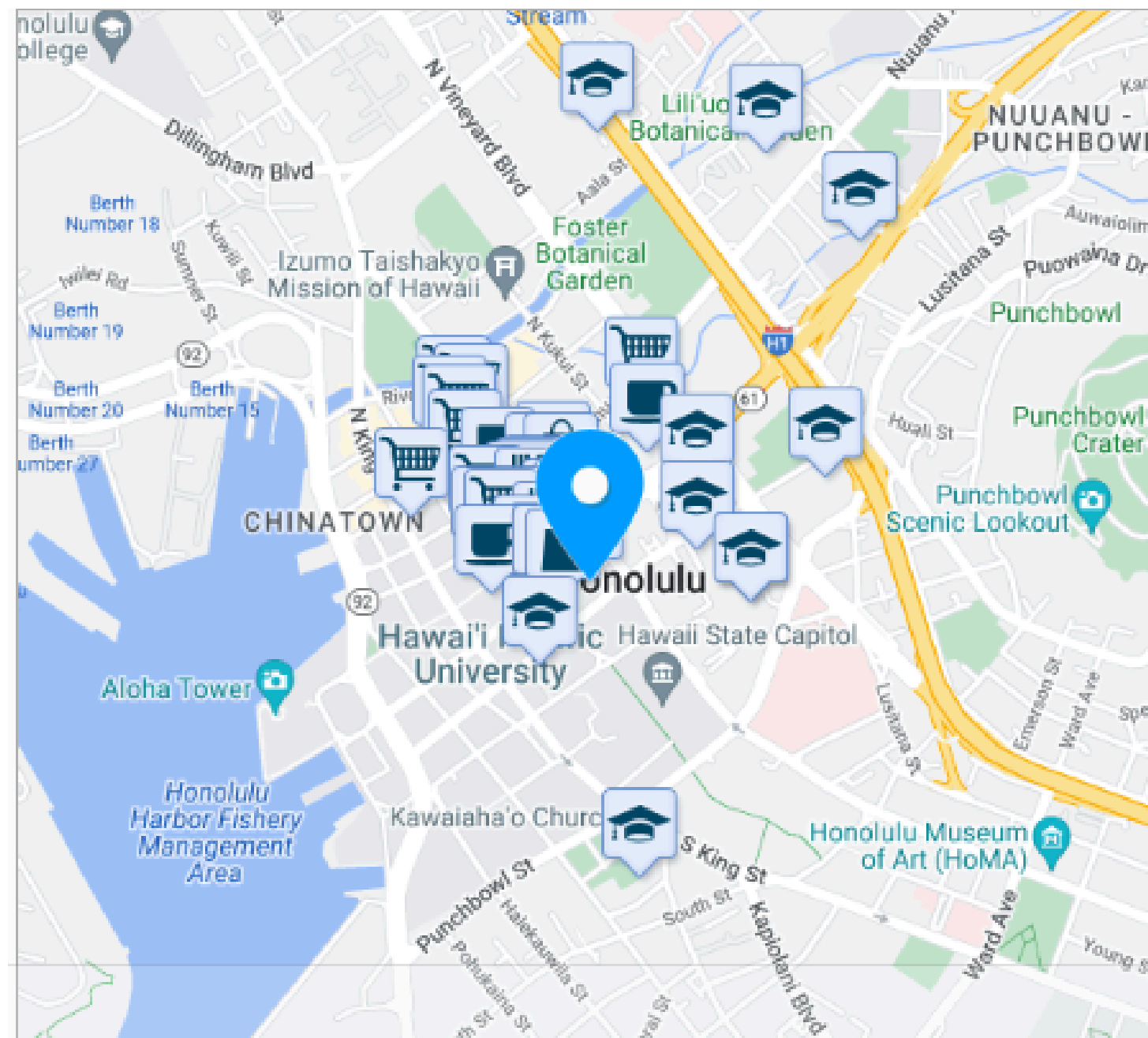
The Alakea renovation followed a collaborative, integrative design process, where aspects of sustainability were considered across all program elements: lighting, HVAC, existing site conditions such as transportation, and the comfort and quality of the work environment. An integrated team of designers, engineers, owners, and specialists considered and analyzed different scenarios of energy and water efficiency, material reuse, and employee health. Our team worked to maximize occupant comfort and will check in after occupancy to ensure our employees are comfortable and happy in the new space. Our team ensured ample outdoor air is supplied to each space and improved views from each workstation. Finally, our building is accessible and welcoming on foot, via bike or by car. Our integrative process earned two LEED points.



### Location and Transportation

The Alakea building is within easy walking or biking distance of variety of amenities including restaurants, grocery stores, schools, shopping, and recreational parks. This aspect of a building (surrounding density and diverse uses) can reduce driving and increase employee wellness.

Our building received a Walk Score of 99, making it a “walkers paradise,” meaning daily chores do not need a vehicle. The buildings access to quality public transit is another important piece. Nearby public transit routes, frequency, hours of operation, and ease of use were analyzed. Over fifty bus routes are within a two minute walk of the property, including access to bike trails. We hope that this encourages our employees to utilize public transit and reduce individual vehicle trips. This process earned us 16 LEED points.



### Water Efficiency

Alakea is equipped with water efficient fixtures to reduce our water load. This credit is a regional priority, meaning it is especially valuable in Honolulu to be water efficient, and we are pleased to say the Alakea building achieved this goal. We achieved a 36% reduction in overall indoor water use compared to the baseline. This credit earned us seven LEED points.





## Energy and Atmosphere

All of Alakea’s mechanical, electrical, and plumbing systems went through a comprehensive commissioning process to ensure they operate as designed with optimal effectiveness and efficiency. This process ensured temperature and lighting controls worked as intended, required airflow is delivered, and equipment setpoints are correct. On-site verification assured proper installation and complete functional testing of energy- and water-using equipment.

HT uses 100% ENERGY STAR equipment. This means that our computers, monitors, displays, refrigerators, and printers meet or exceed best-in-class energy efficiency requirements. In addition, we have reduced our lighting power needs by 51%, allowing for further energy savings. These strategies earned us 14 LEED points.



## Materials and Resources

Material stewardship was an important aspect of this project. First, we focused on reducing materials and waste. We repurposed and re-skinned furniture from another office to serve a new life in Hawaiian Telcom’s headquarters. We were able to fulfill 35% of our furniture needs using this strategy, reducing costs and saving furniture from landfill. Next, we selected “green” materials including flooring, ceiling tiles, paints, drywall, furniture, and insulation. We procured products that provided chemical transparency and disclosure, end-of-life recycling, and meet environmental criteria such as recycled or bio-based content. These strategies earned us five LEED points.



## Indoor Environmental Quality

Indoor air quality was a priority from construction through occupancy. To ensure construction debris did not impact air quality, air filters used during construction were replaced with high-grade filters prior to occupancy. To further protect indoor air quality all furniture, paints,

flooring, wall panels, ceiling tiles and insulation were carefully selected and tested to emit no or low volatile organic compounds (VOCs) in the air. The ventilation systems to our renovated floors were rebalanced and commissioned to assure ample fresh, outdoor air circulates to provide the best air quality for HT employees. Lastly, the systems furniture and seating were designed to provide views to the out-of-doors from 96% of regularly occupied spaces on the renovated floors, as a connection to the outside improves morale and productivity. These strategies earned us four LEED points.