

SPECIAL PROMOTIONAL SECTION

2023

KUKULU HALE AWARDS

RECOGNIZING EXCELLENCE
IN HAWAI'I'S COMMERCIAL
REAL ESTATE INDUSTRY

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
HAWAII CHAPTER

Mahalo to all award participants for enhancing lives by building community.



**CONGRATULATIONS
2023 HONOREES**

- Hunt Companies**, Developer of the Year
- Harry Saunders**, Lifetime Achievement Award
- Corbett Kalama**, Outstanding Service Award
- PBR Hawaii & Associates, Inc.**, Design Firm of the Year

Castle & Cooke congratulates this year's Kukule Hale Award participants. Your ongoing commitment to excellence positively impacts the lives of Hawai'i families. Individually, we build homes, schools, shopping centers, and more. Together, we build community.



CASTLECOOKEHAWAII.COM

NAIOP HAWAII'S 26TH ANNUAL

**KUKULU HALE
AWARDS**

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2023 Board of Directors



NAIOP Hawaii has served as the state's foremost association of development industry leaders and decision-makers since 1988.

Our annual Kukulū Hale Awards program celebrates the best of Hawaii's commercial real estate industry, honoring individuals and organizations that have enriched our community through their projects, professional achievements and civic service.

We invite you to read about this year's awardees and distinguished entries in the following pages. Special honorees include Hunt Development Group, Developer of the Year; Harry A. Saunders, Lifetime Achievement; Corbett Kalama, Outstanding Service Award; and PBR Hawaii, Design Firm of the Year.

On behalf of our board of directors and NAIOP Hawaii's 180-plus members, I extend deepest gratitude to our Kukulū Hale sponsors, jurors and committee members. Their generous support makes this year's program possible. Mahalo!

JENNIFER CAMP, AIA
2023 President, NAIOP Hawaii

2023 KUKULU HALE JURORS

Francisco Gutierrez

SVP, Development
Alexander & Baldwin

George Leong

SVP & Team Leader,
Commercial Real
Estate Division,
First Hawaiian Bank

Troy Miyasato, AIA

Principal,
Ferraro Choi

Tammie Oka

Proposal Lead,
Pacific District,
Hensel Phelps

Liz Parrish

Vice President and
Commercial Real
Estate Loan Officer,
Bank of Hawai'i

Mahalo to Paul Cool and his staff at John Child & Company for making their conference room available for reviewing and judging this year's entries.

Photo, top, from left: Troy Miyasato, Tammie Oka and Francisco Gutierrez; photo, right: Liz Parrish and George Leong

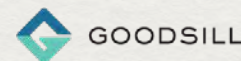


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KUKULU HALE AWARDS COMMITTEE

Jennifer Camp and Catherine Camp, Co-Chairs

Liana Dietz
Francisco Gutierrez
Ken Hayashida
Larry Heim

Mike Imanaka
Glen Kaneshige
Bryan Li
Mele Pochereva

Barbie Rosario
Sunny Rosario
Leighton Yuen

Mahalo
to this year's honorees for not just imagining a better Hawai'i, but building it.

HONOREES
**CORBETT KALAMA
HARRY A. SAUNDERS
HUNT DEVELOPMENT GROUP**

Bank of Hawai'i congratulates this year's 2023 Kukulua Hale Major Award winners, **Corbett Kalama, Harry A. Saunders and Hunt Development Group**. Thanks to their passion and vision, Hawai'i is building a stronger foundation for the future.



DEVELOPER OF THE YEAR – KU HO‘OKELA AWARD

Hunt Development Group



With more than 30 years of service in Hawai‘i, Hunt Development Group has long been recognized for its innovative use of underutilized government properties and its commitment to creating premier master-planned communities that complement the cultural and geographical riches of the Hawaiian Islands.

To date, Hunt has developed eight projects on four islands and has grown to become the second largest owner of multi-family homes in the state. These projects reflect the company’s deep roots in public-private

partnerships and pioneering projects. Since 2009, Hunt has invested tens of millions of dollars to redevelop Kalaeloa, adding hundreds of new jobs in West O‘ahu and attracting local businesses like Servco Pacific, Five Star

Transportation and DTRIC Insurance as well as essential community services like Tripler Army Medical Center’s Warrior ‘Ohana Medical Home and DreamHouse Charter School, which opened its campus in 2019 to serve Leeward families.

By far Hunt’s most ambitious undertaking in Hawai‘i is the development, revitalization and management of more than 500 entitled acres and 500,000 square feet of industrial and commercial space in Kalaeloa (formerly Naval Air Station Barbers Point). In June 2021, Hunt began infrastructure construction and significant road improvements in Kalaeloa to prepare the area for the fu-

PHOTO COURTESY OF THE IMAGE GROUP COURTESY OF GOODFELLOW BROS

ture Daniel Kahikina Akaka Department of Veterans Affairs Community-Based Outpatient Clinic and 389 new homes being built by Gentry Homes.

Over the next two decades, the company will continue to transform Kalaeloa into a thriving, mixed-use community with new housing and jobs for local residents.

Hunt is as committed to giving back to the community as it is to creating new communities.

In 2022, Hunt Hawai‘i supported the community with over \$117,000 in donations to Hawaii nonprofits, primarily in the areas of education, the environment and protecting Hawai‘i’s heritage. This included the donation of 3,000 gallons of water every week to Kalaeloa Heritage Park, and continues in 2023, to protect the park’s cultural, historical and archaeological landscape. Hunt’s Hawai‘i team participates in 35 Hawai‘i organizations, serves on 17 boards of directors, and attended 22 Neighborhood Board Meetings in 2022.

“For more than 30 years, Hunt has endeavored to be an industry leader



“HAWAI‘I IS OUR HOME AND WE ARE COMMITTED TO WORKING AND LIVING WITH ALOHA.”

— Steve Colón, President, Development, Hawai‘i Division

Photo, opposite page: Kalaeloa development; above, Steve Colón.

in development, while also making a positive mark on our island community,” said Steve Colón, president of Hunt Companies’ Development Division in Hawai‘i. “Over these three decades we’ve had successful projects in every county across the state, allowing new entrepreneurs to open businesses, providing homes for working families and creating truly unique environments for students to live and learn.

“This would not have been possible without an outstanding team that is

absolutely committed to Hawai‘i. Real estate development is extremely challenging – as anyone involved in NAIOP knows – but our team understands how to face adversity and find innovative strategies to deliver on our projects.

“I’m also incredibly proud that our culture at Hunt encourages giving back. Each and every one of our team members is engaged in supporting the community, through volunteer service on boards and other nonprofit initiatives. Hawai‘i is our home and we are committed to working and living with aloha.”

HIGHLIGHTS OF HUNT’S CURRENT PROJECTS



Wākea Garden Apartments

Wākea Garden Apartments is Hunt’s first residential project in Kalaeloa. Formerly a bachelor officers’ quarters for the U.S. Navy, Wākea opened in June 2015 and was renovated in 2020. The company invested approximately \$12 million to transform the dilapidated property into a 100-unit reserved-housing rental complex for local families.

HIGHLIGHTS OF HUNT'S CURRENT PROJECTS

Āhuimanu

Āhuimanu is a new, 42,000-square-foot retail center on the Garden Island featuring a mix of businesses and community services. Anchored by the 12,700 square-foot grocery store-restaurant, Kilauea Market + Café, tenants are established Kaua'i companies expanding their operations from other parts of the island to better serve customers on the North Shore or new local small businesses. As of June 2022, Āhuimanu is fully leased, despite the economic challenges and disruptions over the pandemic.



HIGHLIGHTS OF HUNT'S CURRENT PROJECTS

Hālawā View Apartments II

Hunt is partnering with Pacific Development Group to develop Hālawā View Apartments II, a new 300-unit affordable rental community located in 'Aiea. Construction of the \$168 million project is slated to begin in May 2023 and finish in early 2025.



PHOTO COURTESY OF ARCHITECTS HAWAII LTD.

University of Hawai'i Residences for Innovative Student Entrepreneurs (RISE)

Opening to students in fall 2023, RISE is a first-of-its-kind "live-learn-work" student housing community developed through a public-private partnership between Hunt Development Group, University of Hawai'i and the University of Hawai'i Foundation. The \$70 million project features dormitory residences and an innovation and entrepreneurship center that will bring together students from a variety of academic disciplines to collaborate, create and build their own startup companies. RISE also will be home to the Pacific Asian Center for Entrepreneurship (PACE).



Daniel Kahikina Akaka VA Community-Based Outpatient Clinic

The Daniel Kahikina Akaka Department of Veterans Affairs Community-Based Outpatient Clinic in Kalaeloa will be a nearly 90,000 square-foot multi-specialty Veterans Affairs clinic providing primary care, mental health care, x-ray, laboratory, diagnostic, pharmacy and specialty care for Hawai'i's veterans. Once complete, the clinic will provide essential services to an estimated 87,000 veterans on O'ahu.

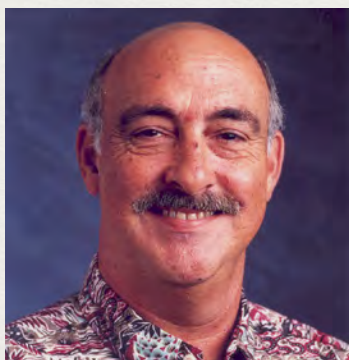


Servco Pacific Office

Congratulations
to all the 2023
NAIOP Kūkulu Hale
Participants & Awardees!



LIFETIME ACHIEVEMENT - HOLO PONO AWARD



Harry A. Saunders
President,
Castle & Cooke Hawaii

DURING A REMARKABLE CAREER that now spans nearly five decades,

Harry Saunders has learned the ins and outs of real estate development from the bottom up. He was 25 years old when he joined Castle & Cooke in 1975 as a salesperson for Mililani Town, the company's flagship project and Hawaii's first master-planned community. Harry Saunders ascended to his current position in 2001, and along the way gained experience in land planning; entitlement; site design and construction; project management; construction; and even warranty and customer service well after the completion of a project.

During his tenure, Harry Saunders has overseen 15 development projects, and the company has provided 13,616 homes for Hawaii families, of which 6,879 were affordable homes. He has learned from, and provided input to, five Hawaii governors and 13 mayors: 7 on O'ahu, 3 on Maui and 3 on Hawaii Island. Harry Saunders

also has been instrumental in setting a path of diversification needed to sustain Castle & Cooke into the future. He spearheaded the company's expansion of agritourism with the development of Dole Plantation and was very involved in converting the island of Lāna'i from a single-industry pineapple plantation into a visitor destination with two hotels and golf courses while also overseeing the island's operations and civic services.

A native of Hawaii and a product of Hawaii's public school system, Harry Saunders upholds a deep passion and commitment to make Hawaii a better, sustainable, enjoyable place for those who live here.

NAIOP Hawaii asked him to share other highlights of his career.

What was it like being involved in the development/sales for Mililani Town, Hawaii's first master-planned community?

HS: Working for the developer first as a salesperson, then sales manager then onto a larger role in all the operations of Castle & Cooke Hawaii was a great opportunity to learn not only the people side of our industry, but I was able to learn from some of the brightest and most talented people in the industry with a long history in Hawaii. I got to see many aspects of community development, in both the residential and commercial sectors.

Did you ever imagine you would still be at Castle & Cooke 45+ years later – and leading its Hawaii operations?

HS: I never thought I'd be with the company this long and never considered running the Hawaii operations for 20+ years. When I was first hired and going through the onboarding I remember the director of human resources discussing the benefits of the company

such as health care and the pension plan that I totally tuned out. I was 25 years old, in perfect health, and retirement was not even in my thoughts. Just goes to show how much you know at 25, as I'm still here! I still haven't figured out retirement, so I guess it'll be a while before I truly understand the company retirement benefits.

What have you found most rewarding about your work?

HS: The opportunity to work with so many amazing and smart people, both within our company and throughout the community. I have been able to help complete one huge community (Mililani) and start another master-planned community (Koa Ridge), all for the residents of Hawaii. I have overseen land management of large tracts of agricultural lands and helped to promote agriculture in Hawaii. I was smart enough to heed the wise counsel of one of my main mentors, Mr. Wally Miyahira, to give back to our community via involvement in the many non-profit organizations serving our community. I have greatly enjoyed working with many boards including Hawaii Employers Counsel, Chamber of Commerce, Hawaii Business Roundtable, Hawaii Nature Center, Bishop Museum, Hawaii Employers Council, Military Affairs Council, UH Foundation, and HomeAid Hawaii.

At the end of the day, I have never been bored and love the challenge of giving back to our home state of Hawaii and its people.

Is there a "secret" to your success that others might learn from?

HS: Love what you do, do it with patience, do it with persistence, do it with integrity and honesty, and always greet the day with a smile and a laugh, and don't stop.

OUTSTANDING SERVICE AWARD



Corbett Kalama

CORBETT KALAMA OFTEN CREDITS his humble childhood and his parents' deep-rooted native Hawaiian culture for the person he is today. As one of 11 children, he grew up in a family that didn't have material wealth but was enriched by community-centered values that later would inform his successful business career, including respect for all people and taking care of those less fortunate.

Following 32 years of service with First Hawaiian Bank, where he rose to the position of executive vice president and manager of the bank's Wealth Management Group, Kalama joined the Hawaii Office of the Harry and Jeanette Weinberg Foundation in 2013, serving as vice president of real estate investments and community affairs. In 2018 he was promoted to executive vice president, responsible for management of all Hawaii operations, including its \$1 billion-plus real estate portfolio, which funds a large portion of the foundation's grantmaking nationwide, including the annual distribution of \$12 million in grants to local nonprofits. During his tenure, Kalama also was the foundation's key public representative in the state's business, philanthropic and government sectors. He retired from the Weinberg Foundation at the end of last year.

A story by *Hawaii Business Magazine*

Managing Editor Cynthia Wessendorf ("Passing the Torch at the Weinberg Foundation," *Hawaii Business*, June 7, 2022), describes Kalama's enduring impact on the foundation and its philanthropic contributions in the areas of housing, health, jobs, education and community services. And the story shares insights from the two executives who now co-lead the foundation's Hawaii office: Giorgio Calderone, vice president of Hawaii operations and real estate, and Marisa Castuera Hayase, managing director of Hawaii programs and communications.

"Corbett has got an amazing heart and is a tireless advocate for anyone who is less fortunate," Calderone told *Hawaii Business*. "He is also a warrior who fights for what is right."

"He really operates from a sense of valuing every person in our community," Hayase added. "He's just as likely to seek

counsel from a neighbor who's unsheltered and living on the streets as he is from a banking president. I wish there were more leaders like him who really cared deeply about listening to so many different perspectives from people of so many different walks of life."

Kalama came out of his brief "retirement" in March to take the helm of Resco, Inc., the parent company of locally owned real estate brokerage Locations. As president and CEO he oversees the overall operations of the company, including the firm's core brokerage activities, and institutional and developer relationships.

He remains actively involved with numerous boards and community organizations. He serves as a director on the boards of the Harold K.L. Castle Foundation and the First Hawaiian Bank Foundation, and he is president of Friends of Hawaii Charities.

311 Puuhue Place

Mahalo NAIOP Hawaii and
Congratulations to all of the 2023 Kūkulu Hale
Participants and Awardees

Helping to House Oahu's Essential Workers
Contact info@hnldev.com to explore development opportunities
Or call (808) 839-7446 for leasing availability

HNL DEVELOPMENT
LLC

2023 KUKULU HALE AWARD WINNERS



NEW PROJECT AWARD –
COMMERCIAL/OTHER OVER 40,000 SF

Hale Makana O Maili

Entrant: AHL
Developer/Owner: Ikenakea Development
Lead Design Firm: AHL
General Contractor: Moss & Associates

HALE MAKANA O MAILI IS AN AFFORDABLE GARDEN-STYLE HOUSING COMPLEX that builds community, respects culture, and invests in sustainability. The project provides the Wai'anae community with 52 residential units: 25 one-bedroom, 20 two-bedroom, and 7 three-bedroom units for individuals and families. The siting of six buildings encourages a sense of community. The dwellings face an interior garden park that includes a trellised picnic area, a children's playground, a tot lot that allows kids to play in a safe environment, and provides an outdoor gathering space.



NEW PROJECT AWARD –
COMMERCIAL/OTHER 40,000 SF OR LESS

311 Puuhue Place

Entrant: Bank of Hawai'i
Developer/Owner: HNL Development LLC
Lead Design Firm: Interlock LLC
General Contractor: IC Construction Inc.

311 PUUHUE PLACE IS THE FIRST BILL 7 PROJECT completed in the City and County of Honolulu through recently approved legislation that encourages developers to increase the affordable rental housing inventory through various incentives. Located in Lower Liliha, this newly constructed 5-story true walk-up apartment building comprises 25 one-bedroom affordable rental units and nine parking stalls. The project is situated at the former site of an abandoned single-family home built in the 1940s and was redeveloped on just 5,000 square feet of land.

2023 KUKULU HALE AWARD WINNERS



RENOVATION AWARD –
COMMERCIAL/OTHER OVER 40,000 SF

Turtle Bay Resort Renovation

Entrant: Albert C. Kobayashi, Inc.
Developer/Owner: BRE Turtle Bay Resorts LLC
Lead Design Firm: WCIT Architecture
General Contractor: Albert C. Kobayashi, Inc.

TURTLE BAY RESORT'S BIGGEST RENOVATION SINCE OPENING IN 1973 re-invents the North Shore's only full-service resort into a vibrant gathering place for visitors and kama'āina. Nearly every aspect of the hotel experience has been transformed to immerse guests in the area's dramatic landscape and rich culture. The renovation's intuitive design encompasses a light-filled lobby with panoramic windows that heighten the expansive ocean views. Refreshed guestrooms and luxuriously appointed ballrooms further convey Hawai'i's sense of place.



RENOVATION AWARD –
COMMERCIAL/OTHER 40,000 SF OR LESS

Servco Pacific Office

Entrant: G70 & Allied Builders System
Developer/Owner: Servco Pacific
Lead Design Firm: G70
General Contractor: Allied Builders System

THE SERVCO PACIFIC OFFICE RENOVATION breathes new life into an old office, making it light and bright, and creating space for the community of Servco to gather, work and collaborate. The modern design embraces the industrial community of Mapunapuna in which this office is set, honors the history of Servco Pacific and its many companies and services that it has shared with us over the past 100+ years, and celebrates where the company is heading into their next century of work and community.

2023 KUKULU HALE AWARD WINNERS



RENOVATION AWARD –
COMMERCIAL/OTHER 40,000 SF OR LESS

Waikiki Market by Food Pantry, Ltd.

Entrant: Swinerton Builders
Developer/Owner: Food Pantry, Ltd.
Lead Design Firm: Lowney Architecture
General Contractor: Swinerton Builders

WAIKIKI MARKET BY FOOD PANTRY, LTD. is Waikiki's only full-service, locally owned grocery store. The new two-story, 32,000-square-foot complex is located in the new Lilia Waikiki apartment building. This high-end market includes a 2,800-square-foot second-floor mezzanine and a 19,000-square-foot second-floor retail and restaurant space. Residents have access to restaurants with indoor and outdoor seating and four fresh food prep stations. Waikiki Market includes a general grocery section, seafood and meat departments, and a fresh produce section.



PUBLIC/GOVERNMENT PROJECT AWARD

Hale Kalele / Hale Hilina'i

Entrant: Bank of Hawai'i
Developer/Owner: Kobayashi Group
Lead Design Firm: Design Partners Incorporated
General Contractor: Albert C. Kobayashi, Inc.

HALE KALELE/HALE HILINA'I transformed an underutilized state land parcel into an innovative mixed-use development featuring an affordable rental tower, Juvenile Services Center, and six-story parking garage. The project was a collaboration between the State Judiciary, Kobayashi Group, and the Hawai'i Housing Finance and Development Corporation. The project focuses on sustainability, and Kobayashi Group was able to expedite the project's execution so that construction began less than 10 months after the HHFDC financial award.

2023 KUKULU HALE AWARD WINNERS



NONPROFIT PROJECT AWARD &
GREEN BUILDING AWARD

Nohona Hale

Entrant: EAH Housing
Developer/Owner: EAH Housing & Bronx Pro
Lead Design Firm: WCIT Architecture
General Contractor: Swinerton Builders

TRANSFORMED FROM A SURFACE PARKING LOT, Nohona Hale provides 110 modern micro-unit apartments and a one-bedroom manager's unit, along with common area amenities that include laundry facilities, a shared kitchen, meeting area/lounge and outdoor lanai, fitness room, and urban garden plots, along with bicycle, moped, and surfboard storage.

Nohona Hale's green features include natural ventilation from floor-to-ceiling window walls that lead to a lanai, LED lighting, low-flow water fixtures, vertical solar panels on the side of the building, rooftop solar water heating panels, rainwater catchment for landscape and urban farm irrigation, and no resident parking, encouraging walking, biking, transit or ride share use.

About NAIOP Hawaii



NAIOP, THE COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION, is the leading organization for developers, owners and investors

of office, industrial, retail and mixed-use commercial real estate. NAIOP comprises 20,000+ members and provides strong advocacy, education and business opportunities through a powerful North American network. Its sister organization, the NAIOP Research Foundation, is one of the industry's leading think tanks dedicated to conducting research assessing the trends, economic viability and needs of the built environment.

The Hawai'i Chapter of NAIOP was chartered in 1988 and began with only a handful of members. Today, the chapter has more than 180 members, including many of Hawai'i's most influential developers, owners, investors, lenders, designers, attorneys, asset managers and other industry leaders. As the recognized forum for current issues that impact commercial real estate in Hawai'i, NAIOP Hawaii strives to play an active role in our members' professional development by sharing information on best practices, legislation and the latest developments in the real estate community and by providing numerous opportunities for networking at both the local and national levels.

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www.naiophawaii.org

DESIGN FIRM OF THE YEAR

PBR HAWAII

Since 1970, PBR HAWAII has influenced almost every aspect of land use in Hawai'i and other Pacific locations. Its projects have directed community growth, created sustainable communities, landscaped world-famous destination resorts and iconic parklands, and provided for the stewardship of the natural and built environments.



Photo, above, Four Seasons Resort O'ahu at Ko Olina; below, Ko Olina Resort.

In Hawai'i alone, the company has guided the use and stewardship of more than 1.35 million acres – about 30 percent of total lands in the state. Its broad expertise encompasses land use master-planning; landscape architecture; environmental impact statements; entitlements/permitting, and graphic design. For decades the company has incorporated culturally appropriate, sustainable design into its work, based on an understanding of a location's natural environment (ecosystem and natural resources), its people, local history, and culture.



archy. Purposeful and symbolic design elements underscore the significance of the historic events at Thomas Square, not just for O'ahu, but for all of Hawai'i.

WIDE REACH IN RESORT SECTOR

PBR HAWAII shaped the look and feel of many of the state's top visitor destinations, including the long-range master plan for the Ko Olina Resort on O'ahu; the Four Seasons Resort O'ahu at Ko Olina; the Kā'anapali Beach Resort on Maui; Kukui'ula on Kaua'i; and the Mauna Kea Beach Hotel on Hawai'i Island.

PREMIER SHOPPING DESTINATION

Over the years PBR HAWAII played an integral role in the transformation of Ala Moana Center into a modern shopping and dining destination with extensive native Hawaiian gardens and ponds. The landscape design for the 'Ewa expansion included the creation of a new anchor court – a popular gathering place for families and visitors.

EDUCATION INFLUENCER

PBR HAWAII has significantly influenced educational spaces in Hawai'i, including master planning two new Kamehameha Schools K-12 campuses and the University of Hawai'i – West O'ahu campus, and providing sustainable landscape design for Leeward Community College Education and Innovation Instructional Facility. At Punahou School, the firm was instrumental in the design teams for the Omidyar K-1 Neighborhood, Case



Photo, above, PBR Hawaii completed a landscape master plan for Thomas Square in 2021; left, University of Hawaii- West O'ahu campus. Photos by Blue Sky Pictures.

are fortunate to have worked with a number of great clients on many exciting projects that have contributed to enhancing Hawai'i's built and natural environments.

“We are proud of the recognition our firm has received, both nationally and by our local Hawai'i chapters of the American Planning Association and American Society of Landscape Architects, and by the Historic Hawai'i Foundation and now, by Hawai'i's commercial real estate industry as NAIOP Hawai'i's 2023 Design Firm of the Year.”

IMBEDDING CULTURAL SENSIBILITIES

A landscape master plan update for Thomas Square in urban Honolulu, completed in 2021, tells the story of the park's history in relation to the 1843 restoration of the Hawaiian mon-

Middle School, and Kosasa (Grades 2-5) Neighborhood campuses.

LEAVING A LEGACY FOR THE FUTURE

To ensure the continued excellence and leadership of its profession, PBR HAWAII established two endowed scholarships (totaling \$100,000) at the

University of Hawai'i, for students pursuing landscape architecture degrees and urban and regional planning degrees.

“Over the last 53 years, we have been blessed with extraordinary employees that take great pride in their work and continue to provide quality design and planning services,” said PBR HAWAII President R. Stan Duncan, ASLA. “We

DISTINGUISHED ENTRIES



AlohaCare Tenant Improvement
 Entrant: AHL
 Developer/Owner: AlohaCare
 Lead Design Firm: AHL
 General Contractor: JW Inc.



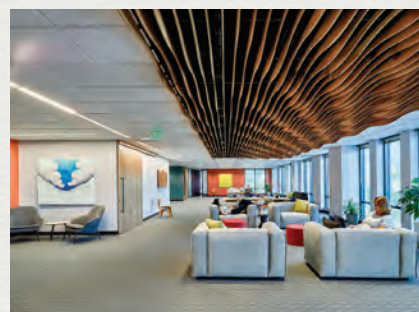
Architects Pacific Inc. Office
 Entrants: J3 Construction & Cathy Lee Style
 Developer/Owner: Architects Pacific Inc.
 Lead Interior Design Firm: Cathy Lee Style
 General Contractor: J3 Construction Inc.



Cottages at Mauna 'Olu
 Entrant: American Savings Bank
 Developer/Owner: Stanford Carr Development
 Lead Design Firm: Alakea Design Group LLC
 General Contractor: Coastal Construction Company & JJS Construction



County of Maui Service Center
 Entrant: G70
 Developer/Owner: County of Maui - Department of Management
 Lead Design Firm: G70
 General Contractor: Jacobsen Construction Co., Inc.



Elemental Exclerator
 Entrant: Dean Sakamoto Architects LLC
 Developer/Owner: Elemental Exclerator
 Lead Design Firm: Dean Sakamoto Architects LLC
 General Contractor: J. Kadowaki, Inc.



F-22 Fighter Alert Facility at Joint Base Pearl Harbor Hickam
 Entrant: Nordic PCL Construction, Inc.
 Developer/Owner: US Army Corps of Engineers
 Lead Design Firm: KAI Hawaii, Inc.
 General Contractor: Nordic PCL Construction, Inc.



FAI Architects New Office
 Entrant: FAI Architects
 Developer/Owner: FAI Architects
 Lead Design Firm: FAI Architects
 General Contractor: BLCA Company, Inc.



Girl Scouts of Hawai'i STEM Center for Excellence
 Entrants: G70 & Hensel Phelps
 Developer/Owner: Girl Scouts of Hawai'i
 Lead Design Firm: G70
 General Contractor: Hensel Phelps



'Iolani School - Kaneshiro Science and Innovation Center & the Sidney and Minnie Kosasa Performance Studios
 Entrant: G70 & Allied Builders System
 Developer/Owner: 'Iolani School
 Lead Design Firm: G70
 General Contractor: Allied Builders System

DISTINGUISHED ENTRIES



Ka'anapali Beach Hotel Renovation
 Entrant: Swinerton Builders
 Developer/Owner: KBHL, LLC dba Ka'anapali Beach Hotel
 Lead Design Firm: FSC Architects
 General Contractor: Swinerton Builders



Koloa Village
 Entrant: American Savings Bank
 Developer/Owner: Mike Serpa
 Lead Design Firm: Suzuki Morgan Architects
 General Contractor: Shioi Construction, Inc.



Ko'ula
 Entrant: The Howard Hughes Corporation
 Developer/Owner: The Howard Hughes Corporation
 Lead Design Firm: Studio Gang
 General Contractor: Hawaiian Dredging Construction Company

Nationally-recognized,
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Active in Hawai'i for over 30-years
 2nd largest landowner of multi-family homes in Hawai'i
 Master developer; 8 projects on 3 islands
 Over 4,000,000 sf of commercial and yard space
 Public-private partnerships

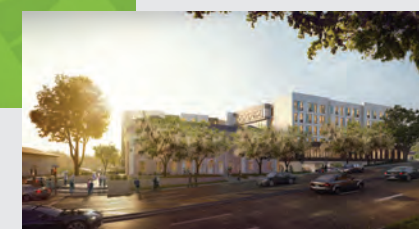
Proud to be named
2023 NAIOP Hawai'i Developer of the Year



Kalaheo



Daniel K. Akaka VA Clinic



RISE



737 Bishop Street, Ste. 2750 Honolulu, HI 96813
 (808) 585-7900 | HuntCompaniesHawaii.com

DISTINGUISHED ENTRIES



Lilia Waikiki
 Entrant: Brookfield Properties
 Developer/Owner: OliverMcMillan Kuhio LLC dba Brookfield Properties
 Lead Design Firm: Solomon Cordwell Buenz
 General Contractors: Nordic PCL Construction & Allied Builders System



Lili'uokalani Trust, Lydia House
 Entrant: Ferraro Choi And Associates Ltd.
 Developer/Owner: Lili'uokalani Trust, Lydia's House
 Lead Design Firm: Ferraro Choi And Associates Ltd.
 General Contractor: Gateside Inc.



Na Lei Hulu Kupuna
 Entrant: American Savings Bank
 Developer/Owner: Na Lei Hulu Kupuna Senior Rentals LP
 Lead Design Firm: InForm Design
 General Contractor: Lindemann Construction, Inc.



Outrigger Reef Waikiki Beach Resort
 Entrant: Bank of Hawai'i
 Developer/Owner: Outrigger Resorts & Hotels
 Lead Design Firm: Hart Howerton
 General Contractors: Nan, Inc. (guest rooms) & Hawaiian Dredging Construction Co. (public areas)



Papa Pili'aloa - the Friendship Floor
 Entrant: Ferraro Choi And Associates Ltd.
 Developer/Owner: Central Pacific Bank
 Lead Design Firm: Ferraro Choi And Associates Ltd.
 General Contractor: J. Kadowaki Inc.



The Ritz-Carlton Kapalua | Luxury Hotel Renovation
 Entrant: Layton Construction
 Developer/Owner: BRE Hotels and Resorts LLC
 Lead Design Firm: WCIT Architecture
 General Contractor: Layton Construction



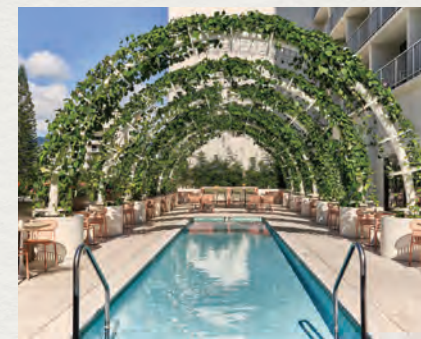
The Ronald McDonald House Charities of Hawaii: Family Recreation Center
 Entrants: Cathy Lee Style & J3 Construction Inc.
 Developer/Owner: Ronald McDonald House Charities of Hawaii
 Lead Design Firms: Architects Pacific Inc. & Cathy Lee Style
 General Contractor: J3 Construction Inc.



Ulana Ward Village Sales Gallery
 Entrant: InForm Design
 Developer/Owner: The Howard Hughes Corporation
 Lead Design Firm: InForm Design
 General Contractor: J. Kadowaki Inc.



Waikiki Beach Marriott Resort & Spa Queensbreak Pool and Amenity Deck
 Entrant: G70
 Developer/Owner: Atrium
 Lead Design Firm: G70
 General Contractor: Nan, Inc.



WonderClub
 Entrant: The Vanguard Theory
 Developer/Owner: Highgate Hotels L.P.
 Lead Design Firm: The Vanguard Theory
 General Contractor: PVH Construction



World Language Center Niu Valley Middle School
 Entrant: Dean Sakamoto Architects LLC
 Developer/Owner: State of Hawaii Department of Education
 Lead Design Firm: Dean Sakamoto Architects LLC
 General Contractors: S&M Sakamoto, Inc. & Close Construction, Inc.



Ala Moana Center



Ka Makana Ali'i



Kosasa Grades 2-3 Neighborhood at Punahou School

Congratulations to all the 2023 NAIOP Kūkulu Hale Participants & Awardees!

Mahalo to all of our clients for trusting in us.



CHAPTER AWARDS

2022 MEMBERS OF THE YEAR



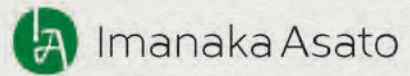
Glen Kaneshige
President, Nordic
PCL Construction



George Leong
SVP & Team
Leader, Commercial Real Estate
Division, First
Hawaiian Bank

GLEN KANESHIGE AND GEORGE LEONG stood out for their dedication to the chapter and ensuring its financial stability during a year of continuing challenges throughout the economy. Beyond their respective roles on NAIOP Hawaii's board, as a director and treasurer, Glen and George are always ready to lend a hand on any committee or task that elevates our organization.

2022 MEMBER COMPANY OF THE YEAR



NAIOP HAWAII SALUTES THE TEAM at Imanaka Asato LLLC for their continued support on the legislative front. Their guidance brings our members and sponsors a better understanding of legislative initiatives impacting the real estate industry, and their counsel allows NAIOP to effectively navigate the legislative process and collaborate with City and State government.

2022 DEVELOPING LEADER OF THE YEAR



Evan K.C. Oue
Associate Attorney,
Imanaka Asato
LLLC

EVAN IS THOUGHTFUL AND GENUINELY ENGAGED with the legislative work he does for NAIOP. He also is recognized as a hard-working and effective member of the DL Steering Committee where he looks for ways to get other DL members involved in legislative projects for NAIOP and to build relationships with legislative counterparts.



Design that
connects.

Design cultivates and strengthens
family, neighborhoods,
and our greater community.

Hale Makana O Maili

ahl.



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NAIOP HAWAII KUKULU HALE
AWARD PARTICIPANTS**



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