



COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

HAWAII CHAPTER

NEWS

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Digital images available upon request.

## **NAIOP Hawaii's commercial real estate award-winners announced Castle & Cooke Hawaii named Developer of the Year**

(HONOLULU, Hawaii – May 9, 2022) – NAIOP Hawaii, the local chapter of the nation's leading organization for developers, owners and investors of office, industrial, retail and mixed-use real estate, announced the winners of its 25th Annual Kukulu Hale Awards on May 6 in Waikiki. The annual awards program recognizes excellence in Hawaii's commercial real estate industry. This year they included nine awards for new and renovated commercial, nonprofit and public projects and four special recognition awards.

### 2022 Special Recognition Awards:

Castle & Cooke was named **2022 Developer of the Year**. After breaking ground in 2017 and launching the first home sales in July 2020, Castle & Cooke's 576-acre Koa Ridge development – an innovative, mixed-use community in Central Oahu – is visibly coming to life. As of mid-April, more than 300 homes in the first four residential neighborhoods have been sold and more than 200 families have moved in. Another 100 homes are expected to go on the market this year.

Joseph "Joe" Farrell, FAIA, a beloved and highly respected architect in Hawaii and beyond, was honored posthumously with a **Lifetime Achievement Award**. Over more than five decades Farrell amassed dozens of design awards and recognitions. Among his notable projects are the Honolulu Federal Building and U.S. Courthouse Complex, ASB Tower in Honolulu, Pacific Guardian Center, and the Capitol of the Federated States of Micronesia.

The **Outstanding Service Award** was presented to Kevin R. Carney. As vice president, special projects, at EAH Housing's Hawaii office, which he opened in 1997, Carney has dedicated the past 25 years to addressing the state's affordable housing shortage. The nonprofit EAH Housing is one of the largest and most respected affordable rental housing development and management organizations in the western United States.

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**NAIOP Hawaii**  
**2022 Kukulu Hale Awards**

Commercial Asset Advisors was named **Brokerage Firm of the Year**. Founded in 2011 by David Asakura and Sean Tadaki, CAA handles some of the largest and most complex sales and leasing transactions in the state, including two recent land purchases by Amazon.

2022 Project Awards: Kukulu Hale Awards of Excellence

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

**Koa'e Makana**

Entrant: American Savings Bank

Developer/Owner: Mark Development Inc. / Koa'e Workforce Housing LP

Lead Design Firm: Marc Ventura AIA LLC

General Contractors: Shioi Construction, Inc. & Goodfellow Bros., Inc.

Koa'e Makana provides a mix of affordable housing opportunities (rentals & homeownership) for Kauai's workforce.

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

**Straub Medical Center – Kapolei Clinic & Urgent Care**

Entrant: Nordic PCL Construction, Inc.

Developer/Owner: Hawaii Pacific Health

Lead Design Firm: AHL

General Contractor: Nordic PCL Construction, Inc.

Located in the town center at Ka Makana Alii in Kapolei, this new health care facility is one of Hawaii Pacific Health's most comprehensive family clinics, offering a variety of services that fill the West Oahu community's need for quality health care.

**RENOVATION AWARD – COMMERCIAL/OTHER OVER 40,000 SF**

**The Queen Emma**

Entrant: Ahe Group, LLC

Developers/Owner: Ahe Equity Fund I LLC and MacDonald Ladd Development LLC / Queen Emma Partners LP

Lead Design Firm: Design Partners Incorporated

General Contractor: Swinerton Builders

After sitting abandoned for years, The Queen Emma, affectionately coined "the Pimple" building, is an adaptive reuse of the 1964 offices into affordable rental housing.

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

**White Sands Hotel**

Entrant: American Savings Bank

Developer/Owner: White Sands Owner LLC / Benjamin Rafter

Lead Design Firm: Vanguard Theory

General Contractor: Coral Pacific Construction LLC

The White Sands project was designed to fully restore the last vintage walkup hotel in Waikiki. It was renovated to a 1960s theme by adding back elements of the hotel that would have existed 60 years ago.

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**NAIOP Hawaii**  
**2022 Kukulu Hale Awards**

PUBLIC/GOVERNMENT PROJECT AWARD

**Daniel K. Inouye College of Pharmacy, Hale Kihō'ihō'i, University of Hawai'i at Hilo**

Entrant: WCIT Architecture, Inc.

Developer/Owner: University of Hawai'i at Hilo

Lead Design Firm: WCIT Architecture, Inc.

General Contractor: Isemoto Contracting

As a vital addition to a growing campus at the University of Hawai'i at Hilo, the new 45,000 SF Daniel K. Inouye College of Pharmacy building represents a significant commitment and investment by the State of Hawai'i and will be a catalyst for the sustained growth of the health sciences program.

PUBLIC/GOVERNMENT PROJECT AWARD

**Solomon Elementary School**

Entrant: Mitsunaga & Associates, Inc.

Developer/Owner: State of Hawaii – Department of Education

Lead Design Firm: Mitsunaga & Associates, Inc.

General Contractor: Swinerton Builders

Located on Schofield Barracks Army base, the new school provides a new model for learning, with 21<sup>st</sup> century technological innovation as the centerpiece of its design.

NONPROFIT PROJECT AWARD

**University of Hawai'i Life Sciences Building**

Entrants: G70 and Layton Construction Company

Developer/Owner: University of Hawai'i

Lead Design Firm: G70

General Contractor: Layton Construction Company

The life sciences building is a new state-of-the-art facility with flexibility built into the design to allow for the ever-changing needs of research and teaching as technology is constantly making new strides in the fields of life sciences. The university's Biology, Microbiology, Botany and Pacific Biosciences Research Center departments are now housed under one roof to promote interdisciplinary collaboration.

GREEN BUILDING AWARD

**Honouliuli Middle School – Phase 1**

Entrant: Ferraro Choi And Associates Ltd.

Developer/Owner: State of Hawaii, Department of Education

Lead Design Firm: Ferraro Choi And Associates Ltd. in collaboration with the Miller Hull Partnership

General Contractor: Nan Inc.

Honouliuli Middle School, located in East Kapolei, is the first whole-school project in Hawaii to achieve Hawaii-Collaborative for High Performance Schools Verified certification. HI-CHPS schools are high performance learning environments that are healthy, comfortable, conserve energy, water and resources, safe, adaptable and easy to operate and maintain.

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GREEN BUILDING AWARD

**Kohala High School STEM/Science Facility**

Entrant: Ferraro Choi And Associates Ltd.

Developer/Owner: State of Hawaii, Department of Education

Lead Design Firm: Ferraro Choi And Associates Ltd.

General Contractor: F&H Construction

Kohala High School's STEM/Science complex provides 10,045 SF of new educational program area for the school's Physical Science, Biochemistry and Natural Resources programs along with two general classrooms for an average enrollment of 300. The project achieved High Performance Schools (HI-CHPS) Verified certification in 2020.

*NAIOP is the nation's only commercial real estate organization, comprising real estate developers, owners, investors, lenders, asset managers and other industry professionals. The Hawaii Chapter was chartered in 1988 and is the state's leading networking association for the industry's key decision-makers. [www.naiophawaii.org](http://www.naiophawaii.org)*

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