

2022

Kukulu Hale
AWARDS

RECOGNIZING EXCELLENCE IN HAWAII'S
COMMERCIAL REAL ESTATE INDUSTRY

For **25** Years



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NAIOP HAWAII'S 25TH ANNUAL Kukulū Hale AWARDS



For the past 25 years, NAIOP Hawaii has celebrated excellence in Hawai'i's commercial real estate industry.

Our annual Kukulū Hale Awards recognize individuals and organizations that, through their projects and professional achievements, have contributed to Hawai'i's economic growth and enriched our community.

We invite you to read about this year's awardees and distinguished entries in the following pages. Special honorees include Castle & Cooke Hawaii, Developer of the Year; Joseph Farrell FAIA, Lifetime Achievement; Kevin Carney, Outstanding Service Award; and Commercial Asset Advisors, Brokerage Firm of the Year.

On behalf of our board of directors and the 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
2022 President, NAIOP Hawaii

2022 Kukulū Hale Jurors



Photo, from left: Reyn Tanaka, Todd Apo, Tammie Oka, Serge Krivatsy, Lisa Ayabe, Chris Hong

Todd Apo
Vice President, Community
Partnerships & Public
Affairs, Hawai'i Community
Foundation

Lisa Ayabe
Partner,
Cades Schutte

Chris Hong, AIA
Principal,
EH Architecture

Serge Krivatsy
Director, Planning &
Development
Commercial Real Estate
Division,
Kamehameha Schools

Tammie Oka
Proposal Lead,
Hensel Phelps
Construction Co.

Reyn Tanaka
Asset Manager,
WKF, Inc.

KUKULU HALE AWARDS COMMITTEE

Jennifer Camp
and Catherine
Camp, Co-Chairs

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Liana Dietz
Haunani Fujimoto
Larry Heim

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MAHALO

TO THIS YEAR'S HONOREES FOR
BUILDING HOPE AND HOMES.

honorees
Kevin Carney
Castle & Cooke Hawai'i

Bank of Hawai'i congratulates Kukulu Hale Major Award winners, **EAH's Kevin Carney** and **Castle & Cooke Hawai'i**, for inspiring us all and making a difference in the lives of so many people in our community.



DEVELOPER OF THE YEAR – KU HO‘OKELA AWARD

Castle & Cooke Hawai‘i, Inc.



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 O‘ahu – 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.

Filling the demand for light industrial/commercial property, 12 parcels in the 10.7-acre Koa Ridge Business Park sold out and closed within 12 months. Tenant construction will begin in late 2022/early 2023.

“We are excited to see the progress and strong demand for Koa Ridge, after years of careful planning with community input,” said Harry Saunders, Castle & Cooke Hawai‘i president. “Home buyers share in the same values we embrace, with a focus on

sustainability and health and wellness.”

Billed as Hawai‘i’s first “surban” community, Koa Ridge is designed as a completely walkable community where the wide, open spaces of suburban living will blend seamlessly with a vibrant urban core. Shopping and dining, healthcare campus and other services, schools, jobs and public amenities all will be within walking distance of each other.

A variety of residential neighborhoods varying in price points and style, offer multi-generational appeal, from starter homes for young professionals to 3- and 4-bedroom single family homes. Approximately 30 percent of the planned 3,500 residential units will

help fill the need for affordable housing, including affordable rental units for kupuna.

Castle & Cooke estimates it will take another 10 years to complete the build-out of Koa Ridge, with a total cost of about \$2.5 billion. Next up for the pipeline is the planning and design of new, mid-rise condominiums that will be offered near the Village Green.

“Castle & Cooke’s local roots and long-term relationships with Hawai‘i contractors, engineers and consultants informed the planning of Koa Ridge and continue to contribute to, and guide our success,” explained Garret Matsunami, vice president, residential operations. “Designed and built by local companies, there currently are more than 400 union workers on-site in various trades plus the additional support from architects, engineers, suppliers and trucking companies that help us bring Koa Ridge to life.”



Opposite page: Artist’s rendering depicts the Koa Ridge master plan, once completed; above: artist’s vision of the Village Green, the “heart” of Koa Ridge where residents can shop, dine, gather and be entertained; Koa Ridge will offer a variety of home styles and price points, like this detached single-family home in the Nanea neighborhood.

Components of the Koa Ridge Community Plan

Residential

(PROGRESSING IN PHASES, WITH 250 UNITS COMPLETED) At least 3,500 residential units in neighborhoods that offer a variety of home styles and price points; 30% of units in the Honolulu City & County’s affordable housing range.

Koa Ridge Business Park

(IN PROGRESS) Project is sold out, with 12 parcels (466,000 SF of light industrial/commercial IMX-1 parcels) on 10.7 acres. Infrastructure is completed; tenant construction may start late this year or early 2023.

Commercial

(FUTURE) The Village will offer shopping, dining and entertainment options around a large centrally located open-air gathering space for recreation and events. Grocery store, big box retailer, restaurants and financial services are planned for a 30-acre commercial center known as The Gateway at Koa Ridge.

Healthcare Campus

(FUTURE) 16-acre campus planned for a “hospital of the future,” a joint venture of a consortium of development partners.

Community Center

(FUTURE) Multi-purpose recreation center for Koa Ridge residents.

Parks and School

(FUTURE) Anticipated completion of Kalahikiola Park and the Village Green by 2023. The large community park and a planned elementary school to follow.

Ho‘ala Trail

(IN PROGRESS) 7.5 miles of pathways for pedestrians and cyclists is being built alongside each neighborhood as the community is built out, connecting residential neighborhoods, commercial centers, school, parks and other amenities.



OUTSTANDING SERVICE AWARD

Kevin Carney, (PB), NAHP-E

Vice President, Special Projects, Hawai'i, EAH Housing



WITHIN THE COURSE OF A CAREER THAT HAS SPANNED 40 YEARS of Hawai'i real estate development and management experience, Kevin Carney has dedicated the past 25 years to addressing the state's affordable housing shortage. In 1997 he joined EAH Housing – one of the largest and most respected nonprofit housing development and management organizations in the western United States – and opened its Hawai'i office.

Carney has been instrumental in advocating for affordable housing and serving low-income communities. He began with helping to preserve the affordability of two properties (499 units) on O'ahu, and EAH Housing now manages 2,336 units, 26 properties on the

islands of Kaua'i, Maui, and O'ahu. EAH has three more projects totaling 280 units in their development pipeline which will extend their operations to the Big Island. Carney also has dedicated time working with various advocacy groups to address Hawai'i's housing issues and help shape policy. With a deep understanding of the need to work within the systems that exist in the community, his thoughtful demeanor and straight-forward personality bring a voice of reality and reason to the table.

Carney will retire from EAH Housing in 2022. NAIOP Hawaii asked him to share his reflections and insights on his career and Hawai'i's affordable housing industry.

How did you become interested in the affordable housing industry?

KC: I had no special calling. I was laid off by my previous employer, Kemper Real Estate Management, after we transitioned all our leasehold assets back to Kamehameha Schools. I was responding to various potential opportunities, including EAH Housing, and they expressed interest. I knew nothing about affordable rental housing when I started, and I was a one-man office with no one to ask. I spent a great deal of time reading HUD manuals focused on property management and learning about the various financing sources for developing affordable rental housing.

How has Hawai'i's affordable housing industry evolved over the last couple of decades?

KC: I should point out that EAH Housing is a non-profit affordable RENTAL housing developer, manager, and resident services provider. We are not engaged in for-sale housing, and we have never sold one of our properties in our 54-year history. We are experienced and professional, particularly in the

management of our properties. EAH is a strong supporter of professional education for all our staff, which now numbers over 700 in California and Hawai'i. We focus on training and professional development. EAH University is a training program focused on our internal compliance and operating systems.

Our industry also has become more competitive with more local and mainland for-profit and non-profit companies getting engaged in primarily developing, affordable rental housing specifically at the 60% AMI level and below. Unfortunately, we all compete for the same funding sources, which have not increased in size as they are primarily sources from the federal government and are allocated on a pro-capita basis. Despite this, the need for affordable housing in Hawai'i continues to be at an all-time high and affordable housing developers have limited resources to address this need.

Which EAH projects stand out as particularly successful or innovative?

KC: There continues to be huge demand for affordable rental housing serving incomes at 60% AMI and below, allowing our projects to become 100% leased within 90 days or less. As to innovative projects I would list the following:

- Ola Ka Ilima Artspace Lofts (84 units located in Kaka'ako) has a preference for artists and contains 12 Housing First units serving the formerly homeless.
- Nohona Hale (111 units, also in Kaka'ako) was built on less than 10,000 square feet. The units are referred to as micro-units consisting of 270 square feet plus a 70-square-foot lanai. Nohona also has the first or one of the first vertical PV systems installed on affordable rental housing.
- Hale Na Koa 'O Hanakahi (92

units) breaks ground later this year in Hilo. This is a senior project (62 years and up) with a preference for veterans and their surviving spouses. As a veteran myself, I am very excited to see this project moving forward.

- Villages of Moa'e Ku (192 units in 'Ewa) built on 15 acres in three phases on land purchased from the City and County of Honolulu. This 2-story garden style project has a technology lounge, community room, and a full time resident services coordinator.

Do you have a favorite story about an EAH project that has changed a family's life or a community?

KC: We have changed many families' lives over our history in California and Hawai'i. Many years ago, we created an EAH Scholarship Program that provides a 4-year scholarship to graduating high school seniors whose families live in our properties. As a result, we have helped to create college graduates from low- income families that most likely would never have had the opportunity of a college education. I should also point out that EAH pioneered the concept of Computer Learning Centers in our properties in the mid-1990s.

Victoria, a student at California Lutheran University in Southern California and EAH Housing Scholarship Program recipient, has been living with her parents at Kukui Tower, where she grew up in Honolulu. Her dream is to become a songwriter and music producer.

She told us, "I feel very lucky to not just have had a roof over my head, but for the other opportunities, like the EAH scholarship, the computer lab, the park and swimming pool downstairs, and to have friends living only a minute away — all in a safe environment."



**LIFETIME
ACHIEVEMENT -
HOLO PONO AWARD**

**Joseph
Farrell, FAIA**



Joseph "Joe" Farrell, FAIA, was a beloved and highly respected architect, in Hawai'i and beyond, for more than five decades.

HE ARRIVED IN HONOLULU IN 1961, starting as a designer at AHL (then Lemmon, Freeth, Haines, and Jones), and quickly rose to an associate and then to principal of the firm. Although he retired from AHL in 2015, he never truly left the profession. His passing in August 2021 left a void in the design community, but his legacy will long be remembered.

As a young man with an architecture degree from the University of Florida in Gainesville, Farrell became one of the youngest members of the "Sarasota School of Architecture," a midcentury modernism group of Sarasota-based architects who worked alongside famed architect Paul Rudolph. Farrell was passionate about architecture, relentless in his pursuit of excellence, and was often described as a visionary – seeing what others didn't. Over the years he 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.

In 2020, the American Institute of Architects (AIA) College of Fellows awarded Farrell the prestigious designation of Design Fellow of AIA (FAIA), describing him as "an internationally recognized Subtropical Modernist, [who] has dedicated 50 years to respectfully designing inspired projects that uniquely combine fostering the preservation of nature, Isle history, and the visionary reformation of open space for community use."

NAIOP Hawaii is honored to celebrate Joe Farrell's lifetime of accomplishments with its prestigious Holo Pono Award.

2022 KUKULU HALE AWARD *Winners*



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 Contractor: Shioi Construction, Inc. & Goodfellow Bros., Inc.

KOA'E MAKANA PROVIDES A MIX of affordable housing opportunities (rentals & homeownership) for Kaua'i's workforce. Located along Poipu Road between historic Koloa Town and the newer Kukui'ula Shopping Village and Poipu resort area, the project was built on an 11.2-acre site owned by the County of Kaua'i and designated for affordable housing. Koa'e Makana offers 134 units in 23 garden style, two-story walk-up buildings along with 292 off street parking stalls, a community center building with laundry room, an outdoor recreation and playground area, and gazebos.

JURORS' STATEMENT: Koa'e Makana was by far the best award submittal. The team succeeded in going above and beyond to provide much-needed affordable housing on Kaua'i, and they exceeded requirements by providing 33 vouchers for Section 8 housing (below 5% AMI). It also provides 37 renters with a for-purchase option, making affordable ownership a possibility. Thoughtful design, too.



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

Straub Medical Center – Kapolei Clinic & Urgent Care

Entrant: Nordic PCL Construction, Inc.
Developer/Owner: Hawai'i Pacific Health
Lead Design Firm: AHL
General Contractor: Nordic PCL Construction, Inc.

STRATEGICALLY LOCATED IN THE TOWN CENTER at Ka Makana Ali'i in Kapolei, this new health care facility is one of Hawai'i Pacific Health's most comprehensive family clinics, offering a variety of services that fill the West O'ahu community's need for quality health care. The 16,645 SF build-out of the existing shell space located at The Grove features a decorative, noise-mitigating "green wall," decorative wood curved ceiling, 35 treatment rooms, offices, conference spaces, waiting rooms, x-ray room, laboratory and a stunning oak and glass rail staircase in the grand entrance.

JURORS' STATEMENT: Nordic PCL clearly met its project goals for the new clinic. Great use of virtual design technology to identify constructability issues throughout the project. It was impressive that the team was able to complete construction within five months.

2022 KUKULU HALE AWARD *Winners*



RENOVATION AWARD – COMMERCIAL/OTHER OVER 40,000 SF

The Queen Emma

Entrant: Ahe Group, LLC
Developer/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

THE QUEEN EMMA, affectionately coined “the Pimple” building, sat abandoned, a symbol of downtown Honolulu blight. Ahe Group imagined a new future – adaptive reuse of the 1964 offices into affordable rental housing. In 2017 Ahe Group embarked on their effort to entitle, design, finance and construct Queen Emma. Conversion of the building required cutting windows on the mauka masonry wall to create a double loaded corridor, a unique challenge on a zero-lot line. Over 5,000 people applied for the 71 units, and today 125 people call Queen Emma home. The most import result – affordable housing for 61 years.

JURORS’ STATEMENT: Hats off to the team for completing this difficult renovation with zero laydown space. It was impressive that the team was able to convert the former office building into a new affordable housing apartment. An exceptional award entry because of the successful and creative transformation of the project despite challenges and adversity.



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. Instead of tearing the site down, ownership – consisting of no private equity and mostly local Hawai’i investors – embraced the Waikiki of the jet age by renovating to a 1960s theme and adding back elements of the hotel that would have existed 60 years ago. The result is a refreshing departure from Waikiki’s hustle, bustle and concrete jungle; a time warp to when Waikiki’s pace was slow and guests stayed for weeks in a green oasis of trees, foliage and water.

JURORS’ STATEMENT: The hotel gives a nod to yesteryear and the old Hawai’i many hospitality developments strive for. The project provided value for the client and its guests and transports us back in time with a refreshing flare. It was impressive that the team was able to incorporate so many sustainable elements, including 350 rooftop solar panels on the project. We also appreciate that a local artist and chef are part of the mix.

2022 KUKULU HALE AWARD *Winners*



PUBLIC/GOVERNMENT PROJECT AWARD

Daniel K. Inouye College of Pharmacy, Hale Kiho'ihoi, 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. Continuing the genealogy of generations of Native Hawaiians who have made Hilo a center of healing, the building provides a new foundation for the emerging school (established in 2007) and will be a catalyst for the sustained growth of the health sciences program.

JURORS' STATEMENT: The 44,969 SF building is an architectural marvel that provides a modern home to Hawaii's only pharmacy college.



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

SOLOMON ELEMENTARY SCHOOL'S VISION is to "Inspire and Nurture the Whole Child."

Located on Schofield Barracks Army base, the existing school was approaching its 50th anniversary, but had become dilapidated and no longer served the needs of its community. The new school provides a new model for learning, with 21st century technological innovation as the centerpiece of its design. Classrooms offer flexibility for team teaching; learning hubs outside of classrooms as well as outdoor learning areas allow more opportunities for student creativity and innovation; and a covered playcourt supports the school's physical education curriculum and school gatherings.

JURORS' STATEMENT: Completing construction on an active school campus is a challenge for any project team. It was impressive how the team phased construction by building a new classroom building on the existing play field, then later demolished the existing buildings to construct a new play field. The incorporation of colorful walkways to help provide circulation patterns was also refreshing.

2022 KUKULU HALE AWARD *Winners*



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. Previously the Biology, Microbiology, Botany, and Pacific Biosciences Research Center departments were sprinkled around the campus in older, inadequate spaces that prevented departments from receiving grants for further research. Now these departments are housed under one roof to promote interdisciplinary collaboration. This project is on track to receive LEED Silver certification and will have a low lifecycle cost for the university.

JURORS' STATEMENT: The design team clearly met the owner's project goals by consolidating previously spread out life sciences departments into one location. The 76,000 SF building is unique for a science building, as it provides gathering spaces and open plazas for students to gather.



GREEN BUILDING AWARD

Honouliuli Middle School – Phase 1

Entrant: Ferraro Choi And Associates Ltd.
Developer/Owner: State of Hawai'i, 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 IS LOCATED WITHIN the East Kapolei Master Plan Development Project area. The first phase of the school's construction was completed and occupied in August, 2020. Planning involved a strong community-based design and charrette process. When finished, the school will provide 126,000 SF of educational program area for an enrollment of 1,050. This is the first whole-school project in Hawai'i to achieve Hawai'i-Collaborative for High Performance Schools (HI-CHPS) 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.

JURORS' STATEMENT: The project met ASHARE Standard 55 and provided thermal comfort as well as a central commons area. A thoughtful design and creative way of maximizing optimal cross ventilation.

2022 KUKULU HALE AWARD *Winners*



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 SERVES THE RURAL agricultural communities of North Kohala and Kapa'au on Hawai'i Island. The school has a long tradition of integrating agricultural and vocational learning with traditional curricula. Completed in 2019, the 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 HI-CHPS Verified certification in 2020. 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.

JURORS' STATEMENT: The team's use of mixed-mode ventilation from May through October and November through April was very thoughtful. It was impressive that the team was able to achieve a 45.5% annual energy reduction in comparison to required code compliance. A great sense of place that responds to the community vernacular.

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 real estate. NAIOP comprises 20,000+ members and more than 50 chapters 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.

CONTACT US:

NAIOP Hawaii
PO Box 1601
Honolulu HI 96806

Barbie M.W. Rosario,
Executive Director
barbie@naiophawaii.org
www.naiophawaii.org

BROKERAGE FIRM OF THE YEAR

Commercial Asset Advisors



Founded in 2011 by David Asakura and Sean Tadaki, Commercial Asset Advisors (CAA) celebrated its 10th anniversary last year after having brokered several headline-worthy transactions since mid-2020.

HIGHLIGHTS INCLUDE TWO LAND PURCHASES BY AMAZON: a 14-acre former vehicle storage property in Kalihi Kai and a 49-acre parcel at Campbell Harbor-side Industrial - sites where the ecommerce giant plans to build a last mile delivery site and distribution center, respectively. The two acquisitions totaled over \$200 million. Last November, Jay Elicker, Senior Vice President at CAA, brokered the sale of an undeveloped 123-acre parcel slated for an industrial park within the

Royal Kunia Phase II subdivision. Then in January, David Asakura handled the disposition of the 18-acre, 406-unit Oasis Townhomes in Waipahu.

CAA handles some of the largest and most complex sales and leasing transactions in the state. “We quietly and effectively do our job while maintaining focus on our clients’ needs,” says Sean Tadaki, the firm’s managing partner. Its client list, built through long-standing relationships, reads like a who’s who of local and national

companies across business and government sectors: Kaiser Permanente, Hawaii Dental Service, Commercial Plumbing, Lockheed Martin, McKesson, University of Hawaii, the City and County of Honolulu, Kamehameha Schools, Hawaiian Airlines

“

I have the utmost trust in Jay and CAA. They know their business, are extremely hard working, and they have the highest moral standards.”

— Randy Hiraki,
Commercial Plumbing, Inc.

Commercial Asset Advisors team, from left: Kevin Ko, Craig Neher, Jay Elicker, Sean Tadaki, Stacey Sakakihara, David Asakura, Lisa Asakura, Sean Kettley and Sean Do.

and, of course, Amazon, among others.

After running a two-person firm for nearly five years, the co-founders have carefully built a multi-talented brokerage and asset advisory team that now numbers seven brokers, supported by a controller and creative director. Jay Elicker, Sean Do and Kevin Ko make up Industrial Group Hawaii, with a focus on warehouse, logistics, distribution, and industrial land. Sean Kettley and Craig Neher are office and healthcare specialists with a keen knowledge of occupiers for such space.

The lean but highly productive team has shown its advantage in a market that can turn quickly. The nimble nature of the brokerage allows it to quickly assess options and opportunities that best serve its clients.

“We’ve been able to create a unique company culture where we share ideas and look at issues from different angles to find meaningful solutions for our clients. The synergy created by our highly specialized and hard-working team is like no other,” Tadaki says. “Bottom line - our team is made up of genuinely good people who care about our clients and support one another.”

CHAPTER AWARDS



**2021 MEMBER OF
THE YEAR**

Cathy Camp
*Executive Vice President,
Real Estate,
Central Pacific Bank*

For the past two years as chapter president, Cathy led the chapter through challenging times. With her deep industry knowledge and long-standing commitment to NAIOP Hawaii's mission, she agreed to serving a second term and devoted considerable time to ensure that the organization remained relevant to its members and financially strong throughout the pandemic.

HONBLUE

**2021 MEMBER
COMPANY OF
THE YEAR**

Honblue consistently shows its true colors as a reliable and enduring partner with NAIOP Hawaii.

Mahalo to the Honblue team and President Larry Heim for always "being there" for our organization – for website support, printing services and support of our chapter events and fundraisers.

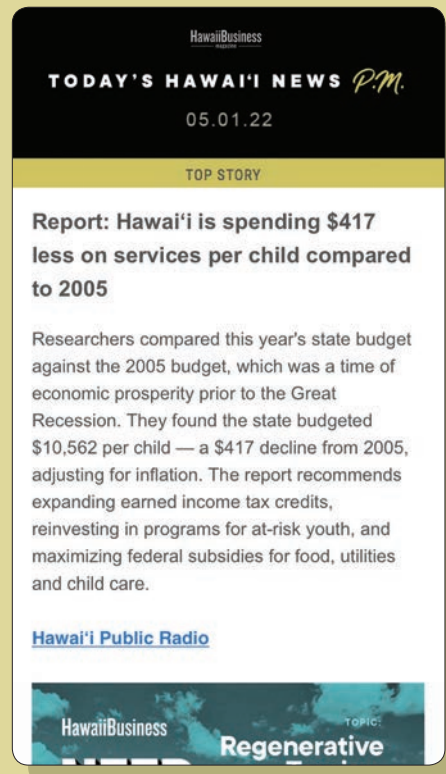
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CHAPTER AWARDS



2021 DEVELOPING LEADER OF THE YEAR

Chris Fong
*Senior Investment Associate,
Tradewind Capital Group*

Chris is an enthusiastic advocate of NAIOP Hawaii's Developing Leaders program. His infectious excitement about the program's benefits and opportunities for young professionals helped boost its membership last year. As the program's new co-chair for 2022 we look forward to his continued enthusiasm and leadership.



DISTINGUISHED ENTRIES



'Aikahi Park Shopping Center – Phase One
Entrants: G70 and Alexander & Baldwin
Developer/Owner: Alexander & Baldwin
Lead Design Firm: G70
General Contractor: Maryl Group Construction, Inc.



Ala Moana Hotel by Mantra
Entrant: InForm Design
Developer/Owner: Association of Apartment Owners of Ala Moana Hotel Condominium
Lead Design Firm: InForm Design
General Contractor: Layton Construction Company LLC



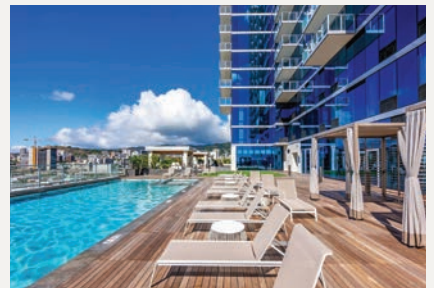
American Savings Bank, Kalihi Branch
Entrant: InForm Design
Developer/Owner: American Savings Bank F.S.B.
Lead Design Firm: InForm Design
General Contractor: Ralph S. Inouye



Andaz Maui, Wailea – Ilikai Villas
Entrant: Nordic PCL Construction, Inc. and WCIT Architecture, Inc.
Developer/Owner: Host Hotels & Resorts, Inc.
Lead Design Firm: WCIT Architecture, Inc.
General Contractor: Nordic PCL Construction Inc.



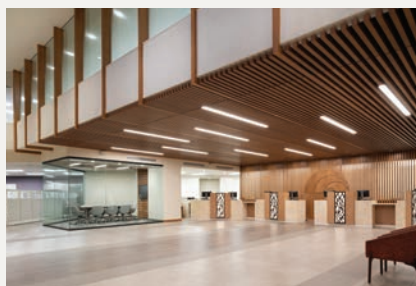
Arluis Wedding Diamond Head Chapel
Entrant: G70
Developer/Owner: Good Luck International Corporation, dba Arluis Wedding
Lead Design Firm: G70
General Contractor: Albert C. Kobayashi, Inc.



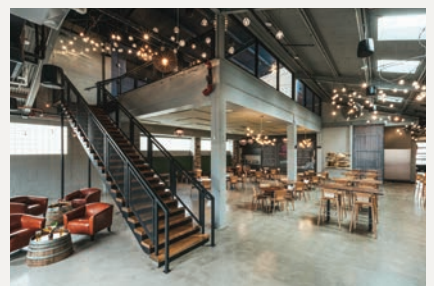
Azure Ala Moana
Entrant: Design Partners Incorporated
Developer/Owner: Azure Ala Moana LLC
Lead Design Firm: Design Partners Incorporated
General Contractor: Albert C. Kobayashi, Inc.



Central Pacific Bank Main Branch Renovation
Entrant: Nordic PCL Construction Inc.
Developer/Owner: Central Pacific Bank
Lead Design Firm: MGA Architecture
General Contractor: Nordic PCL Construction Inc.



First Hawaiian Bank Pearlridge
Entrant: WCIT Architecture, Inc
Developer/Owner: First Hawaiian Bank
Lead Design Firm: WCIT Architecture, Inc.
General Contractor: J. Kadowaki, Inc.



Hana Koa Brewing Co.
Entrant: InForm Design
Developer/Owner: Hana Koa Brewing Co.
Lead Design Firm: InForm Design
General Contractor: JBA Construction LLC

DISTINGUISHED ENTRIES



Hawaii Employer's Mutual Insurance Company (HEMIC) Tower Renovation
 Entrant: Ferraro Choi And Associates Ltd.
 Developer/Owner: HEMIC
 Lead Design Firm: Ferraro Choi And Associates Ltd.
 General Contractor: J. Kadowaki, Inc.



Hawaiian Island Creations (HIC) Flagship Building
 Entrant: Alexander & Baldwin
 Developer/Owner: Alexander & Baldwin
 Lead Design Firm: Armstrong Design Group
 General Contractor: Armstrong Builders LLC



Kama'oku Kauhale
 Entrant: Design Partners Incorporated
 Developer/Owner: HomeAid Hawaii/Hawaii Public Housing Authority
 Lead Design Firm: Design Partners Incorporated
 General Contractor: S&G Construction



Ku'ono Marketplace at Kahala
 Entrant: MGA Architecture LLC
 Developer/Owner: Kamehameha Schools
 Lead Design Firm: MGA Architecture LLC
 General Contractor: Allied Builders System



Puna Kai Shopping Center
 Entrant: American Savings Bank
 Developer/Owner: Gary L. Pinkston / Willow Plaza LLC
 Lead Design Firm: Riehm Owensby Planners Architects LLC
 General Contractor: Meridian Pacific Ltd.

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