Kaiāulu O Halele`a

ikaika ohana · BLIEU A SENSE OF PLACE · HUNT HUNT CAPITAL PARTNERS

PHASE 1

ENGINEERING DIFFICULTY

- **Substitutions due to supply chain issues.** COVID-19 disrupted supply chains around the world and this project was not immune. Multiple project-specified materials and equipment were not available, at least not within the critical time schedule. Evaluating and selecting alternatives included (1) spiral ribbed, polymeric-coated galvanized steel drainage pipe with comparable hydraulic performance to specified HPDE, (2) compatible sewer flow meter from other manufacturer, and (3) upsizing portions of the ductile iron waterlines rather than partially changing some of the waterline material to PVC.

- **Structural foundations.** The existing site was previously graded in certain locations and backfilled in other areas. In order to prevent any building from resting on different strata, engineers implemented a foundation strategy to minimize the potential for differential settlement and near surface cavities. Over-excavation of 2 feet and re-compaction of structural fill placed in 12-inch lifts with a geogrid system resulted in a uniform bearing surface to support the buildings and negated the need for a probe and grout program for any existing near surface cavities.

CONSTRUCTION DIFFICULTY

- **Aggressive construction schedule.** Due to funding requirements, Phase 1 of the project needed to be completed with certificates of occupancies before the end of 2022 or the developer would LOSE $30 MILLION in funding. Scheduling and communication were critical with multiple trades needing to complete their tasks.

- **Site accessibility.** Federal Housing Administration requires accessible routes be constructed to all site facilities and all units. Site topography made it challenging with existing slopes ranging from 5% to 50%.

ENVIRONMENTAL CONSIDERATIONS

- **Energy efficiency.** The units will have energy star appliances, LED energy star lighting, water sense certified plumbing fixtures, solar hot water heating and a combination of air conditioning and ceiling fans throughout.

- **LEED for homes.** The project team is currently targeting Gold Certification in the category of LEED (Leadership in Energy and Environmental Design) Homes Multifamily Lowrise.

- **Reclaimed water for irrigation.** The property utilizes reclaimed water from the nearby Kihei Wastewater Reclamation Facility for irrigation.

PUBLIC BENEFIT

- **Affordable housing.** Building affordable housing for our Maui families has been a long-standing priority for our community. The project provides homes for 64 families that need them most. 56 more families will have homes in a couple of months with the completion of the second phase.

- **On-site social services.** The development includes a community center building and management building open to the public that provide health services, after-school programs, job training and financial counseling.

- **Community gardens.** On-site community gardens will provide community gathering and educational spaces.

PROJECT TEAM

Owners:	Ikaika Ohana
	Blieu Companies
	Hunt Capital Partners
Agency:	County of Maui
	Department of Housing & Human Concerns
Contractors:	Goodfellow Bros. & Maryl Group Construction
Civil Engineer/Land Surveyor:	Fukumoto Engineering
Architect:	Design Partners
Landscape Architect:	Chris Hart & Partners
Site Mechanical Engineer:	Engineering Dynamics
Site Electrical Engineer:	ECM
Building Structural Engineer:	KAI Hawaii
Building Mechanical Engineer:	Mechanical Enterprises
Building Electrical Engineer:	Ronald N.S. Ho & Associates
Sustainability Consultant:	Verde

2023 PROJECT OF THE YEAR SUBMISSION

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FUKUMOTO ENGINEERING

PROJECT SUMMARY

Kaiāulu O Halele`a, a multi-family workforce rental community, is located adjacent to the Maui Nui Golf Club on Lipoa Parkway in Kihei, Maui.

The first phase of the development was completed in 2022 and provides 64 rental apartments, consisting of 8 residential buildings with 32 two-bedroom units, 24 three-bedroom units and 8 four-bedroom units.

The second phase includes 7 residential buildings to provide an additional 56 apartments that will be completed in March 2023. All the housing units will provide rents affordable for low-income families with 30%-60% of the area median income (AMI).

On-site amenities will include a community center with outdoor dining and BBQ area, children's playground, community gardens, laundry facilities, management offices, and a range of on-site social services.