

ings totaling 57,051 square feet. The two- and three-story buildings, he says, are “connected together to create additional learning environments for students and teachers.” The project is slated for a February close.

**“The school is now modernized.”**  
—Subburaman Venkataraman

### A Continued Climb

With Hawaii home prices skyrocketing and the economy in full swing, many 2020 residential and commercial renovations are also underway. But hospitality is the private sector’s leading renovation market in 2020.

According to the Q3 2019 *Construction Forecast* by the Economic Research Organization at the University of Hawaii (UHERO), “large renovation projects and a few

## Torpedo Alley

In March, Constructors Hawaii Inc. is scheduled to finish the renovation of Pearl Harbor’s Pacific Fleet Submarine Museum and Park, Phases 1 and 2, located across from Battleship Row. The museum depicts 20th century submarine warfare through the

present and into the future.



Colin Yoshiyama

Colin Yoshiyama, Constructors president, says the \$13.5 million project is a complete renovation—“the existing 10,000-square-foot museum with a 2,000-square-foot extension.” Since breaking ground in January 2019, the work “also includes a new structure at the Kaiten Exhibit, enlarging the existing restrooms, a new support building, landscaping and walkways.”

For Yoshiyama, project standouts are “modern exterior metal panels and a 43-foot diameter hull ring, representing the new Columbia-class ballistic missile submarine (SSBN), at the campus entrance.”

Leading subcontractors on the project include:

- JJS Construction Inc.
- Preferred Mechanical LLC
- Wasa Electrical Services Inc.



Constructors Hawaii is renovating 12,000 square feet at the Pacific Fleet Submarine Museum.

PHOTO COURTESY CONSTRUCTORS HAWAII INC.

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The Kaiten and USS *Parche* Conning Tower exhibits at Pearl Harbor's renovated Pacific Fleet Submarine Museum  
PHOTO COURTESY CONSTRUCTORS HAWAII INC.



A recent "Gold Coast" condominium renovation by Peter Vincent Architects  
PHOTO COURTESY KYLE ROTHENBORG

new towers are the focus of resort construction. The bulk of this activity is in Waikiki, although major resort renovations are also underway on Maui and the Big Island."

Assessing current Hawaii construction in Trade Publishing's *2020 Construction Preview*, John Heideman, immediate past president of the Hawaii Lumber Products Association (HLPA), agrees.

"The hospitality sector is a bright spot, as there are several new towers slated for development, but larger

## Sunset Sail

Just completed in February, a third-floor condo on Waikiki's "Gold Coast" was renovated so the owners could "downsize ... and head toward retirement," says Peter Vincent, project architect and managing partner at Peter Vincent Architects.



Peter Vincent

The project won a BIA-Hawaii 2019 Grand Award (Condominium Remodeling—more than \$450,000).

But when work started, "the interior spaces were low, dark and dated," Vincent says, with a lanai overlooking the water. From that height, he says, he "felt like being on a ship in the ocean."

So Vincent created a design with "boat-like features."

Vincent chose new, lighter flooring based on "teak and holly" yacht decking. Honed and polished champagne limestone was laid in alternating strips after the uneven floor was leveled.



This BIA-Hawaii Grand Award-winner is floored with champagne limestone.  
PHOTO COURTESY KYLE ROTHENBORG

New interior walls run perpendicular to the beach and parallel with the limestone. Deeper interior walls, Vincent says, are "full-height bleached wood, with a driftwood-like character." Full-height pocket doors match the new wall wood panels and cabinetry.

Pocketing sliding glass doors and a new CR Laurence frameless glass

lanai railing, Vincent says, "provide a seamless panoramic ocean view."

Leading suppliers and subcontractors on the project include:

- Pono Stone Hawaii (limestone)
- King's Custom Koa (pocket doors)
- 88 Enterprises LLC/Koa Building & Design (millwork, cabinets)
- Omega Pacific (lanai railing installation)