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went wrong as Honolulu
decides what to do next. P.40



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2021

KUKULU

HALE

Awards

RECOGNIZING EXCELLENCE IN HAWAII'S
COMMERCIAL REAL ESTATE INDUSTRY

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
HAWAII CHAPTER

NAIOP HAWAII'S 24TH ANNUAL

KUKULU HALE

Awards



Each year for more than two decades, NAIOP Hawaii's Kukulu Hale Awards have honored excellence in Hawai'i's commercial real estate industry.

EVEN A GLOBAL PANDEMIC HAS NOT DETERRED our annual recognition of individuals and organizations that, through their projects and professional achievements, have contributed to

Hawai'i's economic growth and enriched our community.

We salute the 2021 Kukulu Hale Award winners, including Developer of the Year, James Campbell Company, and Contractor of the Year, Albert C. Kobayashi Inc. Read more about them and this year's award-winning projects and other distinguished entries in the following pages.

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

Mahalo!

CATHY CAMP

2021 President, NAIOP Hawaii

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From left: Francisco Gutierrez, Tony Mizuno, Chris Hong, Justin Izumi, Jan Yokota and Cheryl Walthall

2021 Kukulu Hale Jurors

Francisco Gutierrez

Senior Vice President,
Development,
Alexander & Baldwin

Justin Izumi

Vice President &
Chief Estimator,
Allied Builders System

Cheryl Walthall

Executive Vice President,
General Contractors Association
of Hawaii

Chris Hong, AIA

Principal,
EH Architecture

Tony Mizuno

Senior Vice President & Manager,
Commercial Real Estate Loans,
American Savings Bank

Jan Yokota

Regional Vice President-Pacific,
The RMR Group

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Jennifer Camp,
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DEVELOPER OF
THE YEAR —
KU HO'OKELA
AWARD

James Campbell Company

The growth and expansion of Kapolei as a community and employment center has successfully evolved over the past 30 years. Even during periodic economic downturns and the current pandemic, the vision for the Kapolei master plan has remained intact with billions of dollars of investment continuing to flow into the region.

"PRIOR TO MY ARRIVAL, I HAD HEARD OF KAPOLEI, of its growth and importance to O'ahu. Now, seeing Kapolei for the first time and understanding that this city is the gradual realization of a long-term plan is simply inspiring," commented Donald Huffer, James Campbell Company's new president and CEO. "Congratulations to the community, government and business leaders as well as my predecessors at the James Campbell Company for their vision, thoughtfulness and determination in creating Kapolei. We remain strongly committed to Kapolei and the promise of economic opportunity for generations to come."

The partnership in Kapolei's

beginning and growth is based on a shared vision. As former Estate trustee Clint Churchill noted, "If one landowner had not overseen the building of Kapolei, I don't think we would have such a well-planned city."

Churchill also gives credit to the Campbell family, beneficiaries of the trust and now shareholders in the company, who agreed to the transition from the trust to a new company to continue the business. "This included the development of Kapolei, which they fully supported."

In recent years, there has been dramatic growth in Kapolei. Dozens of new communities, several commercial centers, world-renowned resorts and hotels, major entertainment offerings, and more, have all come into existence.

For example, **Healthcare** – Most of Hawai'i's major medical providers are in expansion mode in Kapolei, including Queen's Medical Center, Straub Medical Center and Kaiser Permanente. UH West O'ahu's expansion of its healthcare curriculum will help meet worker needs in Kapolei.

Education – University of Hawai'i-West O'ahu's new campus, Hawaii Tokai International College and a number of new public schools accommodate the fastest growing student population in Hawai'i.

Industrial – Kapolei is O'ahu's growing logistics hub in areas such as Campbell Industrial Park, Kapolei Business Park and Kapolei Harborside. The expansion of the nearby Kalaeloa Harbor will facilitate the growth of this sector.

Hospitality – In addition to the luxury Ko Olina Resort, Kapolei's hospitality sector now has a number of select service hotels within the urban core that attract a more diverse visitor market.

Retail – Two major shopping centers and many community centers are serving Kapolei's and West O'ahu's burgeoning population.

Government – A variety of federal, state and county government offices are located in Kapolei and there is room to expand, bringing essential services closer to where people live.

Residential – Production of single family and multi-family affordable housing, including rentals, provide a diversity of housing opportunities for more O'ahu residents.

Today, Kapolei continues to fuel the state's economy. Steve Kelly, president of James Campbell Company's Kapolei Properties Division, the affiliate responsible for guiding the company's Kapolei developments, has helped shape the region's development.

"It is sometimes hard to keep up with the growth, but we try to make sure the infrastructure is in place so it can happen. We expect an additional 77 percent increase to nearly 100,000 jobs in the region by 2050, a clear indication of Kapolei's successful community and economic development policies and efforts in which we are proud to play a part."

Kapolei is still a work in progress, with vast potential yet to be tapped. Guided by the vision of the Kapolei

Area Long-Range Master Plan, the James Campbell Company and its many partners will forge ahead with developing a multi-faceted city over the coming decades.

"As we often state, Kapolei is the shared vision of a long line of community members, businesses, government representatives and other visionaries, past, present and future. The company is passionate about helping to grow Kapolei's resident and business communities. It is not only about fulfilling the vision, but also ensuring Kapolei remains a promise of economic opportunity for generations to come," concluded Kelly.



2021 KUKULU HALE AWARD WINNERS



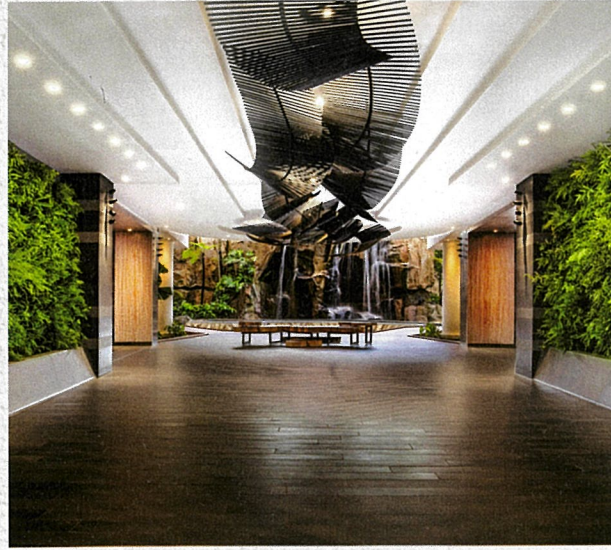
NEW PROJECT AWARD — COMMERCIAL/OTHER OVER 40,000 SF

American Savings Bank Campus

Entrant: Nordic PCL Construction Inc.
Developer/Owner: American Savings Bank
Lead Design Firms: Leo A Daly (exterior), ZGF Architects (interior)
General Contractor: Nordic PCL Construction Inc.

CONSTRUCTED IN 24 MONTHS, the American Savings Bank Campus is an innovative, 11-story, 373,000-square-foot office building that features training and employee amenities, open floor plan office spaces, a bank branch and ample parking. The exterior precast concrete façade provides a distinct, contemporary look, and its “smart” window system provides natural light and unobstructed mauka to makai views. The open-floor layout and central staircase contribute to a modern workspace that fosters collaboration.

The judges appreciated the new sense of community that this project creates for ASB’s team members and the care taken to provide them with some great amenities. The new location will revitalize that side of the Honolulu community. The choice that ASB made to commit to its team members and the community is apparent.



RENOVATION AWARD — COMMERCIAL/OTHER OVER 40,000 SF

The Westin Maui Resort & Spa, Ka'anapali

Entrants: G70 / Swinerton
Developer/Owner: Trinity Investments LLC
Lead Design Firm: G70
General Contractor: Swinerton

TRINITY INVESTMENTS BROUGHT TOGETHER G70, Indidesign and Swinerton to transform a thriving but “dated” property into Ka'anapali's most elevated resort. The renovation added 11 keys to the upgraded Beach Tower, including a new Ocean Lanai lounge. The public area transformation opened ocean views while providing peaceful nests within the bustling resort life; a new entry porte cochere; lobby water-feature deck; redesigned retail promenade and new marketplace; a signature restaurant; and extended Ocean Tower lanais overlooking the new adult pool spas; and refreshed adult pool, bar and custom cabanas.

This project really captured the attention of the judges, who thought it was a holistic and elegant approach to renovating. They were impressed with the risk the owner was willing to take and felt the resort is well positioned to come out of the pandemic ready to serve the much-anticipated tourism industry.

2021 KUKULU HALE AWARD WINNERS



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

Bank of Hawaii Mililani Branch

Entrant: Peter Vincent Architects
Developer/Owner: Bank of Hawaii
Lead Design Firm: Peter Vincent Architects
General Contractor: Constructors Hawaii Inc.

THE BANK OF HAWAII MILILANI BRANCH is a celebration of team effort and resilience in the midst of a global pandemic. The 4,057 square feet of space, built within a newly constructed building shell, is the 11th of the bank's “Branch of Tomorrow” concepts. It celebrates Bank of Hawaii's 50 years in the Mililani community with a design inspired by the endlessly clear Mililani night sky. The design and construction team met an aggressive schedule and stayed on budget, despite construction, supply, labor and pandemic-related challenges.

The project fit the context and was a nice, efficient floor plan, said the judges. “A nice adaptation to the ‘branch of tomorrow’ concept.”



PUBLIC/GOVERNMENT PROJECT AWARD

University of Hawai'i West O'ahu — Academy for Creative Media

Entrant: Next Design LLC
Developer/Owner: University of Hawai'i
Lead Design Firms: Gensler (Lead Designer); Next Design LLC (Architect of Record)
General Contractor: Kiewit Building Group

THE UNIVERSITY'S ACADEMY FOR CREATIVE MEDIA is a two-story, 41,000-square-foot building designed and built as the premier destination for creative media education and student advancement. It is equipped with state-of-the-art technology and audio-visual equipment to provide students with hands-on experience and develop career opportunities in the communication and creative media sector of the economy. Features include a surround sound 100-seat screening room and mixing stage; post-production suites; an emerging media lab; and industry-standard sound stage.

This project is going to put Hawai'i on the map and will be a great addition to the UH community, noted the judges. The team met the challenge of a design-build project while working under the constraints of a public entity. It has created a premier destination for creative learning.

2021 KUKULU HALE AWARD WINNERS



NONPROFIT PROJECT AWARD

'Iolani K-1 Community

Entrant: G70
Developer/Owner: 'Iolani School
Lead Design Firm: G70
General Contractor: Allied Construction Inc.

EMBRACING A COMMUNITY-DRIVEN, BIOPHILIC DESIGN, the project departs from traditional classroom layouts by incorporating five classroom buildings facing one another, and all connected by a continuous canopy that doubles the amount of learning space. The community immerses itself in nature by offering views of the natural elements, blending nature indoors with gardens and sky-lit roofs, mimicking forms found in nature, and using natural materials like existing trees on the site, repurposed to create play structures.

The judges thought this was a great project, providing a space that exudes Hawai'i's sense of place. They were impressed with how the classrooms create an innovative place for engaging and learning.



GREEN BUILDING AWARD

Keahumoa Place

Entrant: Unlimited Construction Services Inc.
Developer/Owner: The Michaels Organization
Lead Design Firm: Clifford Planning & Architecture LLC
General Contractor: Unlimited Construction Services Inc.

KEAHUMOA PLACE IS A NEW AFFORDABLE RENTAL HOUSING COMPLEX in Kapolei comprising 37 two-story, multi-family buildings and a total of 320 housing units ranging from one to three bedrooms. This LEED Platinum certified project provides a covered parking stall for each unit, community center and playgrounds, covered barbecue and picnic areas, pet park and community garden. To achieve LEED Platinum status, the project employed water- and energy-saving fixtures and appliances and low VOC products. The contractor also was conscientious about recycling material from the construction site, from metals to concrete waste.

Great job on sustainable elements of design, noted the judges. They appreciated that, despite constraints that come with building 320 affordable housing units, the team did not waiver from its commitment to providing a LEED Platinum project for the community.

CONTRACTOR OF THE YEAR

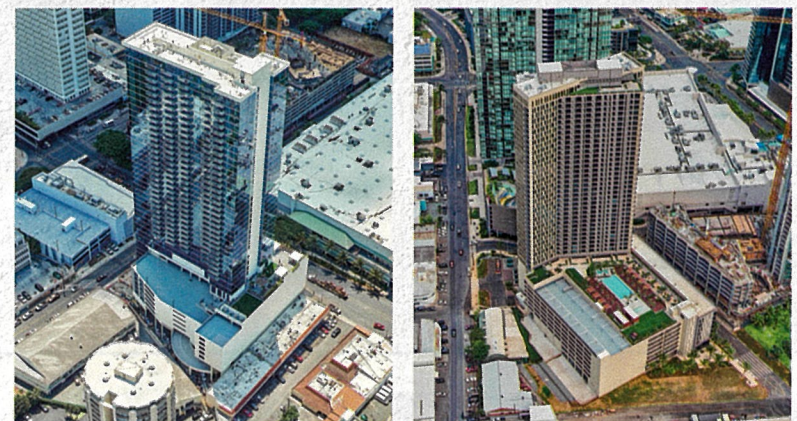
Albert C. Kobayashi, Inc.

For more than 75 years, the contracting firm self-named by its founder, Albert C. Kobayashi, has kept pace with the growth of Hawai'i's construction industry. From its roots in single-family residential construction, the company expanded its services and branched out into every private and public building sector, from schools and office buildings, to health care and hospitality, to mixed-use and residential high-rises.

THROUGH THE DECADES ALBERT C. KOBAYASHI INC. (ACK) successfully rode each new wave of construction activity, from the Japanese investment bubble of the 1980s when the company did most of the large hotel renovations along the length of Waikiki, to the re-development of Kaka'ako where ACK has been busy since completing its first high-rise project, Hokua, in 2005.

Today, ACK is one of the state's largest, 100% locally owned general contractors. The company is led by Michael Young, who joined the company in 2006. He was named president and CEO in 2020, following the retirement of his father, Russell Young, who led ACK since 1994, shortly after the company transitioned ownership to its employees under an Employee Stock Ownership Plan.

NAIOP Hawaii sat down with Michael Young last year, meeting in his modest field office on the construction site at 'A'ali'i, the newest addition to



Clockwise from top: Newly transformed Turtle Bay Resort, 'A'ali'i, a new, 42-story luxury residential tower at Ward Village, Azure Ala Moana, a new 41-story residential tower.

Ward Village's collection of residential high-rises and one of a growing list of projects in ACK's high-rise portfolio over the past 15 years. The company's main office is in Waipio, but Young says he likes to be where the action is and close to the company's other project sites. On his office wall were photos of each employee working on the 'A'ali'i project, and he proudly shares that most of ACK's 80-plus salaried employees, including many top managers, grew up in the Islands.

While tapping into the pool of graduates from the University of Hawai'i, Young is especially interested in luring back local kids who go off to Mainland colleges. Although most Hawai'i salaries can't compete with Mainland offers, ACK offers the opportunity for talented young people to stay in Hawai'i with the long-term benefit of company ownership.

The company doesn't strive to be

the biggest contractor in the state, but it is committed to building good relationships and doing good work.

"We only take on as much as our company can handle," Young says. That usually means no more than three to four complex high-rise projects at a time. "We're local boys – and girls – so we stay out of trouble, avoid lawsuits and remain humble. Our philosophy is 'get the job done well' even if it means a lower fee for the company in order to make the project successful and the client satisfied."

In 2021, ACK completed 'A'ali'i at Ward Village, Azure Ala Moana, and renovations at Turtle Bay Resort. Now under construction are Sky Ala Moana, a two-tower condominium and hotel project on Kapi'olani Boulevard, and Hale Kalele, a mixed-use affordable housing project on Alder Street.

DISTINGUISHED ENTRIES



American Savings Bank, Kahului
Entrant: Nordic PCL Construction Inc.
Developer/Owner: American Savings Bank
Lead Design Firm: In+Form Design
General Contractor: Nordic PCL Construction Inc.



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



Kauhale Kaka'ako, Repairs and Renovations
Entrant: Stanford Carr Development LLC
Developer/Owner: Komohale Kaka'ako LLC
Lead Design Firm: RMA Architects
General Contractor: Hawaiian Dredging Construction Company

DISTINGUISHED ENTRIES



Life Sciences Building at University of Hawai'i-Mānoa
Entrant: Layton Construction
Developer/Owner: University of Hawai'i-OPD
Lead Design Firm: G70
General Contractor: Layton Construction



Moanalua High School Performing Arts Center
Entrant: AHL
Developer/Owner: State of Hawaii Department of Education
Lead Design Firm: AHL
General Contractor: Hawaiian Dredging Construction Company



Nahi'ena'ena Elementary School Classroom Building
Entrant: Design Partners Incorporated
Developer/Owner: State of Hawaii Department of Education
Lead Design Firm: Design Partners Incorporated
General Contractor: F&H Construction



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The Westin Maui Resort & Spa, Kā'anapali

Iolani School K-1 Community

G70.DESIGN

G70
mana'o'o'o
1971 50 2021

Congratulations
to all the 2021
NAIOP Kūkulu Hale Awardees

DISTINGUISHED ENTRIES



Pacific Fleet Submarine Museum and Park

Entrant: Constructors Hawaii Inc.
Developer/Owner: Pacific Fleet Memorial Association Inc.
Lead Design Firms: MASON and MIG Portico
General Contractor: Constructors Hawaii Inc.



Papa Avenue-Ma'alo Street Quick Build Demonstration Project

Entrant: SSFM International Inc.
Developer/Owner: County of Maui, Department of Public Works
Lead Design Firm: SSFM International Inc.
Installers: County of Maui, Department of Public Works and Matthew Agcolicol.



St. Louis School Clarence T.C. Ching Athletic Center

Entrant: Design Partners Incorporated
Developer/Owner: Saint Louis School
Lead Design Firm: Design Partners Incorporated
General Contractor: Allied Builders System

DISTINGUISHED ENTRIES



Waikoloa Middle School Building

Entrant: WRNS Studio
Developer/Owner: State of Hawai'i Department of Education
Lead Design Firm: WRNS Studio
General Contractor: Nan Inc.



Waimea Huaka'i

Entrant: Unlimited Construction Services Inc.
Developer/Owner: Waimea Huaka'i Partners LP (AHE Group)
Lead Design Firm: Design Partners Inc.
General Contractor: Unlimited Construction Services Inc.

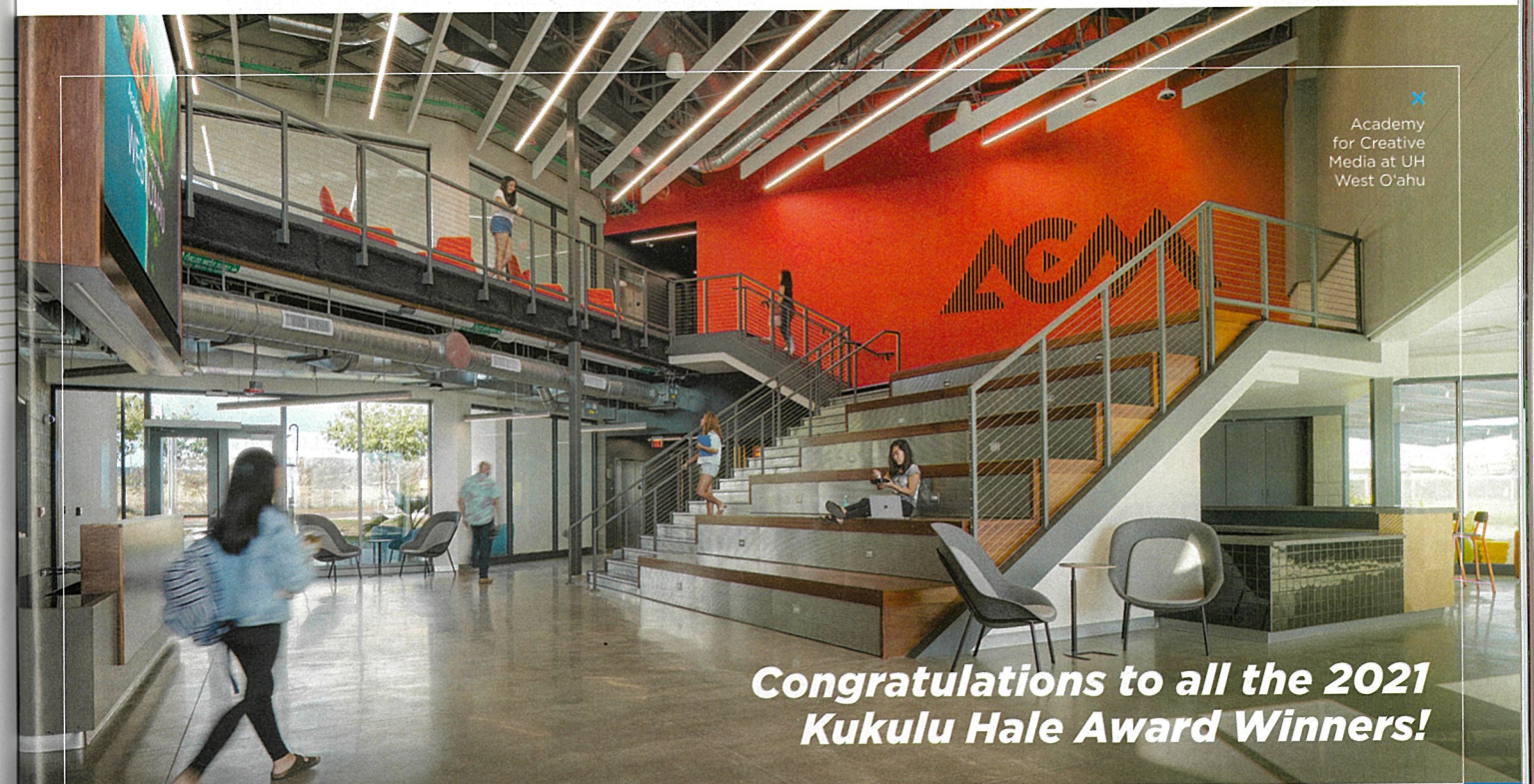


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**Congratulations to all the 2021
Kukulu Hale Award Winners!**

UNIVERSITY of HAWAII
WEST O'AHU



**NEXT
DESIGN**



Kiewit

Chapter Awards

HONBLUE

2019 MEMBER COMPANY OF THE YEAR

Honblue, under the leadership of President Larry Heim, continues to provide generous and unwavering support to NAIOP Hawaii. From managing the chapter's website to meeting its printing needs for membership events and fundraisers throughout the year, NAIOP Hawaii appreciates Honblue's professionalism and enduring partnership. Mahalo!



2019 MEMBER OF THE YEAR

Scott Settle
*Managing Principal,
Settle Meyer Law*

In the past few years, Scott has worked

diligently to grow NAIOP Hawaii's government relations presence from a committee of one to the 20-member Government Affairs Committee that he now chairs. Under his leadership, chapter members have been activated to testify at hearings; committee meetings include a talk-story with a legislative or county council guest, helping to elevate the organization's profile among Hawai'i's lawmakers; and at the federal level, the committee has strengthened ties with NAIOP's national lobbyist.



Imanaka Asato

2020 MEMBER COMPANY OF THE YEAR

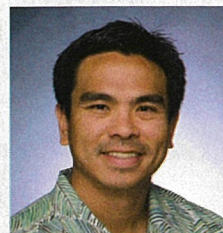
During a virtual year, with face-to-face meetings on pause, Imanaka Asato LLC's invaluable support of NAIOP Hawaii's Government Affairs Committee insured that our organization's legislative priorities remained visible and heard by Hawai'i lawmakers. Mahalo to Mitch Imanaka and his team, including Michael Iosua and Evan Oue, for distributing surveys, reaching out to legislators and keeping the committee on track through months of the pandemic.



2020 MEMBER OF THE YEAR

Cathy Camp
*Group Senior Vice President
& Division Manager,
Commercial Real Estate
Lending, Central Pacific Bank*

As president of NAIOP Hawaii's board of directors, Cathy has been an inspirational leader, steering the organization through an unprecedented year in 2020 as the chapter made a successful switch to the new "virtual reality." Then she agreed to stay on for a second term in 2021. A dedicated member of NAIOP Hawaii since 2000, Cathy's leadership has guided the chapter to a strong financial position despite the challenges of the past 20 months.



2020 DEVELOPING LEADER OF THE YEAR

Reyn Tanaka
Asset Manager, WKF, Inc.

With his get-it-done attitude, Reyn's leadership as co-chair of the chapter's Developing Leaders program has been instrumental in maintaining the group's momentum throughout the pandemic. He also serves as a very capable and supportive co-chair of NAIOP Hawaii's charity golf tournament. Reyn is a valuable team player, on and off the golf course.

About NAIOP



SINCE 1967, NAIOP, THE COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION, has become the leading organization for developers, owners and investors in office, industrial and mixed-use real estate. Nationally, NAIOP comprises 15,000+ members and provides strong advocacy, education and business opportunities through a powerful North American network.

The organization provides unparalleled networking opportunities, educational programs, research on trends and innovations and strong legislative representation. NAIOP's 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



Mahalo

to our fellow NAIOP
Hawaii members and
local businesses that
have gone 'above
and beyond' to
provide Covid relief
in our communities.

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