Featuring the 2018 award-winning building and design projects from Hawaii’s best architects, builders, contractors and developers.
THIRTY-THREE YEARS AGO, BIA-HAWAII HAD ITS FIRST RENAISSANCE BUILDING & REMODELING AWARDS COMPETITION, featuring the best in remodeling and construction projects statewide. We have come a long way and have evolved into one of the most prestigious building and design competitions in Hawaii. Entries are judged on creativity, use of materials, craftsmanship, functionality and design principles. We are proud of our continued partnership with the National Kitchen & Bath Association’s Aloha Chapter, whose judging criteria are separate and distinct from those of BIA-Hawaii. NKBA recognized kitchen and bath designers and BIA-Hawaii bestowed prizes on builders and designers in a wide variety of residential and commercial building categories.

These award-winning designs incorporate the latest technologies and products on the market today. From sustainable living to luxurious outdoor living spaces and commercial and retail spaces that become community gathering places, consumers are educated and will be inspired by the possibilities for their next projects.

Congratulations to all of our winners and to all who submitted their hard work for the jury. And heartfelt thanks to our team of jurists, who spent many hours reviewing and scoring the submissions.

Warm regards,

Gladys Quinto Marrone, CAE
Chief Executive Officer & Chief Lobbyist, BIA-Hawaii

THE NKBA ALOHA CHAPTER KITCHEN & BATH DESIGN COMPETITION was established more than 20 years ago to honor Hawaii’s talented designers and outstanding projects. The competition is based on the design principles set forth by the National Kitchen & Bath Association and judged by a certified kitchen and bath designer as well as professionals from BIA, ASID and AIA. This is the second year that the NKBA has collaborated with BIA-Hawaii to include the kitchen and bath category in the annual competition. The Aloha Chapter looks forward to its continued partnership with BIA, which provides professionals a platform to showcase technical and artistic excellence in kitchen and bath design.

Cris Johnson
President, NKBA Aloha Chapter

MEET THE JURORS

BRECK DANGLER, CMKBD MASTER KITCHEN AND BATH DESIGNER
GEOFF LEWIS, GEOFFREY LEWIS ARCHITECT, PRESIDENT, AIA HONOLULU
DEAN UCHIDA, SSFM INTERNATIONAL, PRESIDENT, BIA-HAWAII
JAY MANZANO, UNLIMITED CONSTRUCTION SERVICES, PRESIDENT, GCA HAWAII
NANCY SCHNUR, UNIVERSAL INTERIORS, LLC, PRESIDENT, ASID HAWAII
STEPHANIE SILVERSTEIN, EDITOR, HAWAII HOME + REMODELING MAGAZINE
QUEEN LILI‘UOKALANI TRUST SECOND FLOOR RENOVATION

This fun multipurpose space for working, meeting, collaborating and holding large events was created for Lili‘uokalani Trust employees and partner organizations. The renovated area spans 2,085 square feet of former law office space and leaves almost no trace of the past. Technology and color are highly integrated into the space and sustainability was also emphasized. All carpeting and flooring are made of recycled materials and the paint is VOC-free.

DIVISION: Commercial Remodeling
ENTRANT: AHL
CONTRACTOR: J Kadowaki Inc.
ARCHITECT: AHL
DESIGNER: AHL
PHOTOGRAPHER: Bad Moon Saloon
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WARD VILLAGE

South Shore Market at Ward Village is an oasis of goods and services for both visitors and residents. The new commercial development is imbued with the energy of the area’s surfing and outdoor lifestyle and Kaka‘ako’s vibrant cultural scene. In addition to public art displays and one-of-a-kind retail shops, the “living walls” throughout bring Hawaii’s lush natural environment into the overall design. Customers enjoy free Wi-Fi and plenty of communal tables where life, work and play happen. Inspired by some of the most well-known retail districts in New York, Ward Village offers everything you could want, from shopping and dining to walking and people-watching.

From the eye-catching glass bottom pool that extends 15 feet from the building and hovers – seemingly like magic – above the sidewalk below, to the tennis court, golf simulator, billiards room, dog park and spa, Anaha residents enjoy serene privacy and all of the extras of a first-class resort. The entry to the Anaha building features a spectacular living wall, the largest in Hawaii, filled with tropical plants and water features and accented by a bold Zhan Wang sculpture.
The original house was built in 1959 as a one-story, 2,000 square foot home with single-wall construction. The renovated home is 3,000 square feet with an additional dwelling unit consisting of a bedroom, bathroom and two-car garage. Natural finishes dominate the interior including bamboo and travertine floors and marble countertops. A few of the original lava rock walls were strategically retained and the original midcentury railing was accentuated as a key feature in the home. The result is both nostalgic and refreshing.
This three-story contemporary hillside design offers 4,100 square feet of luxury and efficiency. The concept for the home was based on the owner’s vision and lifestyle and inspired by some of the world’s greatest modern residences. A ventilated rain screen siding system encourages airflow between the interior and exterior walls, equalizing temperature while minimizing moisture and mold. Energy efficient lighting and appliances, ultra-efficient zoned air conditioning, and dual glazed windows and doors are just a few of the ways that this home minimizes environmental impact. The beautiful kitchen, bath and wardrobe cabinetry were all locally crafted by Makainai Cabinet Systems and the custom infinity edge pool and water feature were created by Swan International. The home offers safety, privacy and ease of living with all of the luxurious amenities that a high-end condo would offer.
KAILUA ROAD
MODERN PLANTATION

The objective of the design was to preserve a slice of Kailua comfort and privacy on Kailua Road, a busy thoroughfare. For this reason, the house was positioned at the rear of the lot and turned perpendicularly away from the road. Custom sapele wood siding and Breezway louver windows provide ample airflow while the front travertine-clad wall, cedar fence and lush landscaping add a necessary buffer from street sound. The L-shaped swimming pool, Baja ledge and two outdoor showers make this home perfect for relaxation and entertaining.

DIVISION:
New Residential, $999,999+

ENTRANT:
Barker Kappelle Construction

ARCHITECT:
Trigg-Smith Architects

PHOTOGRAPHER:
Rex Maximilian & David Moore
DUKES LANE MARKET & EATERY
ENTRANT: ADM Architecture + Interiors
PHOTO: Andrea Brizzi
The project houses a collection of eight different food venues, ranging from ice cream to fine dining, wrapped in a unique package. The concept was for the outside to look as if it could have been built 50 years ago and then new tenants came along and brought exciting designs and personalities into a traditional building.

HICKAM FEDERAL CREDIT UNION
ENTRANT: NewGround International
PHOTO: Hawkins Biggins Photography
The design approach to Hickam Federal Credit Union’s headquarters focused on functionality and collaboration. The 32,000-square-foot building houses a 3,000-square-foot retail branch and numerous employee amenities, including a 1,500-square-foot fitness center. There is substantial use of high-performance insulated glass and the upper fascia utilizes a composite metal panel system with integrated sun shades for comfort and efficiency.

KAMEHAMEHA SCHOOLS KEKU‘IAPOIWA LEARNING CENTER
ENTRANT: AHL
PHOTO: Bad Moon Saloon
Kamehameha Schools is considered one of Hawaii’s premier educational systems serving Native Hawaiian children. Cultural aspects were considered at every level of the project and school leaders praised the team’s “mauka to makai” design. Green earth tones dominate the mountain side and cool blues and sea greens sweep through the ocean side.

SORRELLS
ENTRANT: C&J Contracting
PHOTO: David Croxford
This beautiful pool was designed to complement the surrounding golf course and existing home. Natural stone decking enhances the area and when combined with the blue raspberry fire glass, the effects are stunning. Energy efficient appliances and lighting were used to adhere with modern standards of design.
KEAOUH LANE
ENTRANT: Hi•arch•y PHOTO: Olivier Koning Photography
The project’s design intent is derived from the site’s historic function as a salt bed and every aspect of the design reflects the property’s origins. This project is the first LEED Platinum multifamily midrise project in Hawaii and the first TOD mixed-use affordable housing project in Honolulu. Carefully crafted details on the retail promenade, including direct access for pedestrians to a future transit station, earned the project top marks.

FORT SHAFTER BUILDING 112 AT PALM CIRCLE
ENTRANT: Fung Associates PHOTO: InFocus Studio
Building 112 at Palm Circle is listed on the National Register of Historic Places and is a National Historic Landmark. Fung Associates collaborated with a team of people from U.S. Army Garrison Hawaii, the U.S. Army Corps of Engineers Honolulu District, GSI Pacific in undertaking the major rehabilitation of the 110-year-old wood frame structure. The transformation brought back many of the building’s character-defining features such as full length front and back porches, as well as clapboarding and slat aprons.

KAHALA THAI RESIDENCE
ENTRANT: Mokulua HPB PHOTO: Kyle Rothenborg
Mokulua HPB and Peter Vincent Architects transformed an underutilized, overgrown lot into a low maintenance and sustainably built 3,500-square-foot home in Kahala. Integrating best green practices, the project team pursued Energy Star and LEED for Homes Certification, furthering the home’s already high level of performance. This home exhibits the best of design with that of sustainability and master craftsmanship. This home is certified LEED Platinum.

LAU HALA SHOPS
ENTRANT: Armstrong Builders
Armstrong Builders transformed a 65-year-old department store building into a multi-tenant retail center while preserving the building’s history, modernist lines and brickwork. Armstrong added new design elements, shapes and landscaping as well as significant structural modifications. The gorgeous pedestrian walkway was created using rock salt stamped concrete and the promenade includes curved benches, hala, plumeria and a plethora of native Hawaiian plants.
ILIAHI AT HO’OPILI URBAN GARDENS  
**ENTRANT:** D.R. Horton  
**PHOTO:** ER Marketing

Edible landscaping comes to life on each single-family home lot in Ho’opili. In addition to each family plot, D.R. Horton’s development will include more than 200 acres of land for commercial farming operations as well as planned community farms and gardens strategically placed within walking distance of the most high density residential areas in Ho’opili. Gardens will be a part of the everyday landscape.

KULAMALU HALE  
**ENTRANT:** Clifford Planning & Architecture  
**PHOTO:** Benjamin B. Lee & Augie Salbosa

Kulamalu Hale is an affordable workforce rental housing project consisting of 56 one-bedroom and two-bedroom units in six townhouse-type buildings. The development includes an 1,865-square-foot recreation center and is nestled on just over 4 acres of land in Upcountry Maui. The units are spacious, efficient and functional and were designed to create a sense of pride, privacy and peace for tenants.

PARK LANE AT ALA MOANA  
**ENTRANT:** Philpotts Interiors  
**PHOTO:** Nic Lehoux

Park Lane is Honolulu’s first ultra-luxury low-rise community. Encompassing 7.25 acres and eight eight-story buildings with ocean views, the development delivers space, privacy and lush landscaping. From the elegant porte cochere and stone entryway to the gorgeous giant heliconia and areca palms arching overhead, this property is carefully tailored to provide textures and colors that soothe and relax. Sustainable features including heat recovery and high-quality A/C systems result in low energy use, as well.

PAIEA STREET DEVELOPMENT  
**ENTRANT:** Aloha Petroleum + MC Architects  
**PHOTO:** Marc Shecter Photography

Aloha Petroleum enlisted the help of MC Architects and Arita Poulson General Contracting to develop a parcel of land on Paiea Street in Honolulu. Old warehouses on the property were razed to make way for a Shell station, Aloha Island Mart, Dunkin’ Donuts and an IHOP. The total investment for the new improvements exceeds $6 million; careful planning has resulted in ample parking and traffic flow.
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- The Homeworks Team
HALE KAHA'AI
ENTRANT: Archipelago Hawaii, Mokulua HPB, Peter Vincent Architects
PHOTO: Augie Salbosa
This beachfront property with details consistent of an early 20th century Waialua plantation home balances simplicity and efficiency. Cathedral ceilings, custom mahogany pocket doors and shaker-style cabinetry adorn the home. Koa-finish luxury vinyl tile was installed to ensure longevity and two custom-built sets of mahogany pocket doors open to a dining lanai. The home is LEED for Homes Silver certified.

SEABRIDGE BY GENTRY PLAN 2 KAINANI
ENTRANT: Gentry Homes
PHOTO: Christopher Mayer Photography
Location, energy efficiency, charm and design guided the SEABridge Project. Kainani Plan 2 is a two-story, 1,194-square-foot home with four bedrooms and 2½ baths designed with first-time homebuyers in mind. The home features 9-foot high ceilings in all living areas, Corian countertops, an under-mount stainless steel sink, GE Appliances and Air Renew interior drywall and ceiling material.

KONANE PARK, HO'OPILI
ENTRANT: D.R. Horton
PHOTO: Lee Tokuhara
Konane Park is Ho‘opili’s first community amenity. The 1.843-acre park features a play structure with climbing apparatuses, spinners and other equipment for keiki to play on. A 1,600-square-foot freestanding open-air pavilion for small gatherings houses a bookshelf for neighbors to exchange reading materials. Free wireless internet service is available for all park users. Open grassy areas for play and agricultural touches like ulu and avocado trees further enhance the park.

NATIONAL MEMORIAL CEMETERY OF THE PACIFIC PUBLIC INFORMATION CENTER & ADMINISTRATION BUILDING
ENTRANT: AHL
PHOTO: Bad Moon Saloon
The new Public Information Center (PIC) at the National Cemetery of the Pacific at Punchbowl was part of a larger scope that included creating more columbaria within the crater for U.S. military veterans and their families. The stunning and sustainable structure is stabilized by 60 concrete piers that extend 30 feet into the volcanic bedrock. The project achieved LEED Silver certification.
HUI ALOHA KITCHEN
ENTRANT: Judy Dawson, CKD PHOTO: Scott T. Kubo
A small, enclosed town home kitchen was transformed into a welcoming and open design by rearranging major elements in the space. Details like an on-demand water heater and 9-inch deep niche in the entryway add space to the room. A mix of quartz countertops and a granite covered island with waterfall edges creates a pleasing mix of color and texture. Accents throughout offer pops of color that provide additional interest and a desk can be converted to a wine bar when entertaining.

NKBA AWARDS:
HIGHEST TECHNICAL MERIT AWARD: The award presented for the highest technical score based on NKBA guidelines.

THE PHIL ZWEEDYK AWARD (GRAND AWARD): The highest award presented in the competition was named for Phil Zweedyk, founder of the first kitchen and bath design firm in Hawaii. From 1968 to his retirement in 1985, Zweedyk designed kitchens for some of Hawaii’s finest homes.

HANOHANO AWARD (SECOND PLACE): Representing the Hawaiian word for “glorious” or “honored, dignified or distinguished,” this award is given to the design that illustrates outstanding planning and presentation.

MAIKA’I LOA AWARD (THIRD PLACE): The Hawaiian word for “excellent,” this award is given to the design that represents excellent planning and presentation.

Judging for the Kitchen & Bath category is a two-part process. The first phase of judging is based solely on technical merit, guided by NKBA’s 31 guidelines for kitchens and 27 guidelines for baths, and judged by an NKBA certified kitchen and/or bath designer. Each entry must score 80 percent or better to proceed to the next phase of judging. The second phase of judging is based on design aesthetics, design planning, use of materials, colors, particular design challenges, etc. A numerical value is given to each of the design principles and a score is given by each judge for each project. These scores are then combined with the technical scores to determine the winners of the competition.

IOSIVAS
ENTRANT: Homeworks Construction PHOTO: Olivier Koning Photography
This midcentury Hawaii Kai home was transformed and ultimately rebuilt from the ground up, though a few of the home’s original elements were retained. The redone home has Balinese accents, lauhala ceiling treatments above a grand lanai, capiz shell accent walls and mahogany hardwood floors throughout. With 20-foot ceilings, the lanai is the centerpiece of the home and a natural gathering place for friends and family. A soundproof recreational room and spacious kitchen offer plenty of room to play.

GRAND AWARD: RESIDENTIAL REMODELING, UP TO $200K
NKBA: MAIKA’I LOA AWARD

GRAND AWARD: RESIDENTIAL REMODELING, MORE THAN $450,000

GRAND AWARD: BATHROOM

AKELE RESIDENCE
ENTRANT: Design Trends Construction PHOTO: Olivier Koning Photography
This quirky 1970s bathroom had a lot going on pre-remodel. From Hollywood-style vanity lights and a porthole window to a massive 8-foot green Jacuzzi shower/tub combo, the space was in need of an update. The resulting calm, Zen-like space features marble wall tile, a warm veneer cabinet finish and a sand-colored floor. Gray Silestone quartz with subtle blue veins accent the cabinetry, and chrome fixtures bring a touch of the modern.
MODERN ZEN
ENTRANT: Shelley Tanner, CKD, John Cook Kitchens
PHOTO: Ryan Siphers
This open kitchen retains an organic feel with modern design elements. It has abundant storage with an island cooktop, Arena pullout trays and lots of drawers. The Bali door style is made of solid Lumbercore Bamboo for sustainability and durability. Batista Ash stone replaced the original hardwood for a smooth foot-feel and easy-to-clean finish. LED general and task lighting with dimmers were added to supplement the natural light in the space.

TUSCAN OASIS
ENTRANT: Archipelago Hawaii Luxury Home Design
PHOTO: Augie Salbosa
This kitchen was designed for entertaining. The custom cooking hearth with hammered nickel inserts coordinates well with the hammered nickel sinks and open shelves. The center island has ample storage and glass cabinets that face the bar island. The walnut countertop and cabinets have been aged to create an old-world feel, but with LED backlighting, bar sink, ice machine and a pizza oven, this kitchen is all about modern convenience.
HOMEWORKS CONSTRUCTION
The Carl Reppun Award goes to Homeworks Construction, whose Iosivas project demonstrates elegant design and exemplary construction. The award is presented to a small to medium-sized builder whose work exemplifies excellence. Their Iosivas Hawaii Kai revival project showed creativity, respect and attention to detail, according to the judges. For these reasons, it is BIA-Hawaii’s privilege to present this award to Homeworks Construction in 2018.

ADDITIONAL FINALISTS

COCONUT MARKETPLACE
DIVISION: Projects more than 15,001 sq. ft.
ENTRANT: ADM Architecture & Interiors
PHOTO: Andrea Brizzi

HALE AINAKOA
DIVISION: New Residential Projects $800,000-999,999
ENTRANT: F+N Architecture, JPB Engineering, H-1 Construction
PHOTO: Hawkins Biggins Photography

MCKINLEY HOUSE
DIVISION: Kitchen Medium 150-350 sq. ft.
ENTRANT: Design Trends Construction
PHOTO: Olivier Koning Photography

NAVY FEDERAL CREDIT UNION PEARL HARBOR BRANCH
DIVISION: Commercial Remodeling Projects up to 7,500 sq. ft.
ENTRANT: JW Inc.
PHOTO: Hawkins Biggins Photography

MITCHELL
DIVISION: Residential Remodeling Projects $200,000-450,000
ENTRANT: Homeworks Construction, Inc.
PHOTO: Olivier Koning Photography

NO. S380 BOAT LANDING & DECK
DIVISION: Historical Renovation Commercial
ENTRANT: Alan Shintani, Inc.
PHOTO: Shawn Ferris & George Dela Cruz ASI

PALI HOUSE
DIVISION: Residential Remodeling $200,000-450,000
ENTRANT: Design Trends Construction
PHOTO: Olivier Koning Photography

ADVENTIST HEALTH CASTLE MEDICAL OFFICE BUILDING
DIVISION: Commercial Remodeling Projects more than 15,001 sq. ft
ENTRANT: Hawaiian Dredging Company
PHOTO: Derrick Monis Imagery, LLC

ALOHA PACIFIC FEDERAL CREDIT UNION
DIVISION: Commercial Remodeling Projects up to 7,500 sq. ft.
ENTRANT: NewGround International
PHOTO: Hawkins Biggins Photography

KEALA O WAILEA
DIVISION: Multi-family Development Unit price more than $800,000
ENTRANT: Armstrong Builders
PHOTO: Tropical Light Photography
### Suppliers and Project Contributors

- A3 Electric
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- ACK
- Acoustic Drywall Systems, Inc.
- ADM Architecture + Interior
- AGT Construction
- AHL
- Alan Shintani
- Aloha Pacific Federal Credit Union
- AMX Partners, Inc.
- Archipelago Hawaii
- Arista Poulson
- Armstrong Builders LLC
- Armstrong Design Group
- Barker Kapelle Construction
- Beachside Lighting
- Becker Communications
- BEK Inc.
- Bella Pietra
- Bellmont Cabinet Company
- Benjamin Woo Architects
- Bennet Group Strategic Communications
- Bonnie & Fred Fong
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- Carlyle Design Studio
- Central Construction, Inc.
- Charlie Calvet
- Clever Construction
- Clifford Planning & Architecture LLC
- Com Department of Housing and Human Concerns
- Cosentino

Mahalo to Canyon Creek & Cosentino for the great partnership on the Akele House Project.
Hawaii’s climate and lifestyles are unique in the design world and something we pride ourselves on weaving into our designs.

**Preferred Style**

Since everyone has different tastes, the overlying recommendation is “simplicity” with design details that will reflect each individual’s taste in colors and styles. The simplicity in our designs allow them to be timeless.

**Designer Tip**

Work with design experts to take the design elements found all around you, especially online and in magazines. Create what will work for your home, your family and your individual lifestyle.

Pictured: Judy Dawson, CKD | Photo Credit: Olivier Koning

Certified Kitchen Designer

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