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Kahuku Hauoli Hale 'Tired' North Shore duplexes for seniors undergo rehab

By Building Industry Magazine

Renovations to Kahuku Hauoli Hale (KHH), a 64-unit affordable senior community near the Kahuku golf course on Oahu's North Shore, was completed in mid-March. The \$3.7 million project with developer Vitus Group and general contractor Hunt Building Co., Ltd., took just nine months to wrap up.

"Preserving affordable housing for seniors is especially important in rural areas of Oahu, where inventory is limited," Makani Maeva, director of Vitus Group's office in Kailua, said in a statement. "This project will remain affordable for at least the next 61 years, providing the Kahuku community with well maintained housing options for our kupuna."

KHH, which was originally built in 1979 to house plantation workers, is Vitus Group's fourth affordable housing rehab project in Hawaii since 2011, for a total of 208 units. Overall, KHH is the sixth Hawaii property that Vitus has acquired. Others include Kekaha Plantation Elderly Housing in Kekaha, Kauai, Lokahi Apartments in Kailua-Kona, Whitmore Circle Apartments in Wahiawa, Banyan Street Manor in Kalihi and the Towers at Kuhio Park Terrace in Honolulu.

"With decades of experience in the military family housing market, Hunt became active in the affordable housing rehab market in late 2010 and successfully completed three similar projects in 2011, totaling 144 units," says Bud Waters, executive vice president for Hunt Companies, Hawaii Region Construction Services. "Using this experience we were able to competitively bid this fourth affordable housing project in Hawaii."

The "tired interiors were brought back to life" by the many upgrades to the 574-square-foot, one-bedroom duplexes at 56-154 Puuluana St., says Chad Johnston, project manager for Hunt.

Each of the 32 units had siding and trim replaced along with getting new full-framed vinyl jalousie windows, fixed- and single-hung. All doors, electric panels and meters were updated, and wall and ceiling insulation was added. Along with new kitchen cabinets and granite countertops, Hunt installed Energy Star light fixtures and appliances and high-efficiency hot water heaters. Each unit got ceiling

fans and vinyl plank flooring. The bathrooms were updated with tub enclosures with grab bars and low-flow plumbing fixtures.

Work on the common area improvements included renovation of the complex's community center with the addition of a wrap-around lanai and lanai cover, two gazebos and arbor. The center's interior received a full remodeling of the management office, bathrooms and kitchen.

"The work was performed in five consecutive phases for the residential units," Johnston explains.

"Great care was taken to ensure the safety of the residents through all aspects of the work. Extra care was taken, in fact, as this is a property for seniors, some with disabilities."

During the rehab work, residents were given temporary lodging by Vitus Group for a three-week period.

"These thorough renovations provide for much improved living conditions for the residents through upscale aesthetics, better performance and increased comfort," Johnston adds. "And the newly expanded community center truly serves as a gathering place for residents. The new, covered lanai and gazebos offer attractive, comfortable places for meetings, social events and relaxation."

Adds Waters, "This was an important, worthwhile and rewarding project and we look forward to more opportunities to be involved in the affordable housing sector."

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