

➤ HONUA KAI

Project Details

Project No. B2975.00
 Year of Completion 2008
 Location Maui, Hawaii

Project Team

Client Intrawest Placemaking
 Ledcor Properties Inc.

RDH Services

➤ Maintenance and renewals plan

RDH Staff

Principal Brian Hubbs
 Key Staff Phil Johnson
 David Albrice
 Melissa Pressnail

Project Description

- Size: 578,000 sq ft
- Number of Units: 320
- Two-phase resort constructed in 2008–2009.
- The two phases share common property assets, including waterfront amenities, swimming pools, and landscaping features.
- The developer required a maintenance program that would satisfy the high standard of care stipulated in the bylaws.
- The developer was provided with itemized schedules of recommended maintenance activities for the various systems.
- Replacement costs were developed for reconciliation with the annual contributions to the reserve fund.
- The developer incorporated the maintenance manual for the condominium owner group.
- The facility manager incorporated the maintenance schedules into the facility operating software program to track the maintenance work orders.



Project Profile