



## BASE Line

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The **Self Storage** industry is actively replacing out of date facilities and adding new projects throughout the islands. This work is being driven by both local developers and mainland chains.

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**Baldrige & Associates'** broad base of experience includes 1,000,000 square feet of self storage projects across the islands. Our firm is uniquely versed with a variety of structural systems created specifically for the self storage industry, including load-bearing locker systems (e.g., Kiwi, Diamond Back), short span structural systems (e.g., SS220), and conventional steel and concrete systems that can be adapted for self storage facilities. Some of these projects are described below:

- **Waiialae Self Storage** (Honolulu) – This four-story structure is roughly 150,000 sq. ft. and combines a structural steel podium deck which allows for parking under three levels of storage, constructed with a load-bearing locker system.
- **Public Storage–Kapiolani** (Honolulu) – This six-story structure consists of roughly 192,000 sq. ft. of built space with the floors reducing in size from 38,000 sq. ft. at the ground floor to 16,000 square foot at the sixth floor. Located on the highly visible Kapiolani corridor, aesthetic design requirements included sloped roofs and a stand alone clock tower.
- **Salt Lake Self Storage** (Mapunapuna) – A 180,000 sq. ft. 4-story light storage facility. BASE redesigned the structural system, which resulted in over \$250,000 in savings while improving the construction sequence and schedule.
- **Pearl City Self Storage** (Pearl City) – A new four-story, 110,000 sq. ft. self storage facility. The structure features concrete tilt-up walls at the building's exterior and a reinforced concrete slab and column inside.
- **Leeward Self Storage** (Waipahu) – Tenant improvement to existing warehouse space to accommodate a new two-story, 36,300 sq. ft. self storage facility. The building includes a new office space, storage lockers, and mezzanine level self storage.
- **Aloha Island Self Storage** (Honolulu) – Quality control and construction services for a new five-level self storage facility. The project consists of roughly 134,746 sq. ft. of built space that includes 55 spaces of parking and office space on the first floor.

*“We are particularly familiar with the unique requirements of multi-story self storage as well as self storage combined with parking and retail use, which are becoming more common due to the high land costs in Hawaii.”*

