



BASE Line

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Located in Hawaii, Baldrige & Associates is well versed in the requirements of **Resort Projects**. Our team enjoys the challenges of developing residential structures that can open up to the environment to create a relaxing experience. The following are some representative projects:

■ **Large Resorts & Hotels** : Excellence in the design of large complicated projects, especially post-tensioned concrete:

▷ **Trump International Hotel & Tower** – A new 350-foot luxury tower destined to be the landmark structure of Waikiki.

▷ **Honua Kai** – Close to 1.5 million square feet of construction in two 10-story towers and twelve stand alone four-plex buildings in a new planned resort development located in Kaanapali, Maui.

▷ **Keaka** – Touted as Hawaii's first "green" resort, this \$220 million project includes fourteen 4-level buildings in Makena, Maui.

■ **Intimate Resorts** : Smaller scale resorts require the knowledge and use of residential style framing often combined with heavy timber or steel to open up large areas of the units to the environment:

▷ **Exclusive Resorts at Pauoa Beach** – This development includes eight 4,200 square foot one-story luxury resort residences and was designed in a fast track program incorporating input from the owner and builder.

▷ **Nihilani** – A total of 34 – four unit conventional wood framed buildings located in a new resort on Kauai.

▷ **Kona Village Resort** – Renovations included upgrades to existing Polynesian themed one-bedroom cottages nestled in an ocean side tropical resort.

■ **Value-Engineering**: Structural optimization to provide the required, or an enhanced, level of performance at reduced cost and/or shorter construction duration. Some examples on resort projects include:

▷ **Kalia Tower** – Value Engineering and Constructability Review for Contractor bidding purposes on this 310 foot tower.

▷ **Kaanapali Ocean Resort Phase I** – Value engineering studies for this 7-story time-share on Kaanapali Beach, Maui, HI.

“Resort projects not only allow our staff to design interesting structures but in many cases the potential to vacation there as well.”

