

KEAUHOU LANE

Honolulu, Hawaii

Completed: Winter 2017

Project Size: 80,430 sq. ft.

Project Cost: \$54.16 million

Architect: hi•arch•y llp

Project Owner: Gerding Edlen, San Francisco, Calif.

LEED CERTIFIED—ON A BUDGET

Keauhou Lane is a six-story, mixed-use, precast concrete building in Honolulu that is home to restaurants, retail, and affordable residential units. It is seeking LEED platinum certification and is the 2018 Precast/Prestressed Concrete Institutes's Sustainable Design Award winner. This project is special because it proves that green buildings can be accomplished with limited resources.

01. Concrete delivers significant savings

The project faced serious budget constraints that were exacerbated by rising labor prices in the market, so the design team looked at several material options. The estimating analysis showed precast concrete delivered a significant savings over other approaches.

02. It was a time-saver, too

Using precast concrete also shaved months off the erection time and allowed rough-in and finishes to commence sooner than any of the other options available.

03. Hollow-core slabs facilitate creative solutions

Facing ongoing constraints, the designers managed to gain new efficiencies through the use of repetitive shear panels and by maximizing the use of hollow-core slabs to span three separate units. The unit count and construction efficiency increased, and it even allowed the team to recreate aesthetic features from the original design that had been valued-out of the project.

04. Exceeding sustainability goals

Thanks to the collaboration between the designer, contractor, and precast concrete producer, the team exceeded their sustainability goals and is now pursuing LEED platinum certification rather than gold.