

THE PLAZA AT WAIKIKI

DESIGN FOR AGING REVIEW AWARDS, 14TH EDITION, PUBLISHED PROJECT

Honolulu, Hawaii

Architect |
Wattenbarger Architects
Bellevue, WA

Contractor |
Sound Building Systems
Honolulu, HI

Owner | MW Group
Operator | Plaza Assisted Living
Civil Engineer | Wilson Okamoto
Structural Engineer | BASE
Electrical Engineer | Electech
Mechanical Engineer | RMA
Landscape Architect | UCD
Interior Designer | Sue Whaley

Date of completion | Sept. 2015

The Plaza at Waikiki was built to be an affordable, attractive, and secure Assisted Living and Memory Care community on one of the busiest streets in Honolulu. The Plaza at Waikiki is situated at the intersection of Kalakaua Avenue and the Ala Wai Canal, on one of the most highly visible sites in the city, and bridges the affluent Waikiki neighborhood with the developing neighborhood on the North side of the canal. The project team voluntarily adopted portions of the Waikiki design guidelines to bridge these two diverse neighborhoods together.

The building is an eight-story structure, approximately 94,000 square feet, with six stories of assisted living and memory care over two stories of parking. The building contains 125 units, supporting 153 residents, including both single and double occupancy units. The tenant's amenities, along with assisted living and memory care support spaces, include a 24-hour concierge service, bistro, dining, theater, outdoor lanai, salon, therapy and fitness, as well as a myriad of activities and programs to participate in.

Together the Waikiki team adopted a precast structure, integrating Delta Beams, a proprietary floor framing system. The Delta Beams, which consist of an inverted steel tee, have a thin profile, thus avoiding the loss of floor to floor clearance typically encountered with precast inverted tee construction.

The system resulted in significant savings in time and cost over post-tensioned concrete, and was critical to meeting the goal of maintaining affordability. The Plaza at Waikiki was one of the first buildings in the US to adopt the precast - Delta Beam system.

The operator of this community also served as the general contractor and major equity partner in this venture. The prior ten year working relationship, over four previous assisted living and memory care projects, made it possible for the team to complete Waikiki on time and under budget, in one of the most expensive construction environments in the US.

