



KEAUHOU BEACH HOTEL AND SITE DEMOLITION

Kahalu'u Ahupua'a, North Kona, Island of Hawai'i

Owner: Kamehameha Schools, Honolulu Firm: Belt Collins Hawaii LLC, Honolulu



Belt Collins was the prime consultant and provided civil engineering, regulatory permitting and construction administration services for the demolition of a 7-story, 309-room, 57,500-square foot hotel built in and over tide pools and on a parcel with 12 significant historic properties, including the remains of 4 ancient heiau. The hotel demolition was accomplished with a high-reach excavator for landside demolition and remote-controlled demolition robots for over-water work. The work, including footing removal from the tide pools, was completed in compliance with all permits, without incidents and within the Owner's budget.

Project achievements included avoiding disturbance to marine habitat and archaeological/cultural sites and maintaining site elevations in the Federal Emergency Management Agency VE and AE Zones to allow reuse of nearly 1-acre of the site.

Over 90 percent of all construction material generated from the building and site demolition work was recycled or salvaged and reused. Approximately 21,300 tons of concrete, asphalt concrete pavement and steel avoided landfill disposal.

The teamwork/cooperation between Kamehameha Schools, the US Army Corps of Engineers, State of Hawai'i, County of Hawai'i, recognized cultural descendants, Kiewit Building Group, Isemoto Contracting, and the consultant team, resulted in the project successfully achieving all deadlines and milestones. With the completion of the hotel demolition, the shoreline parcel will be redeveloped into an educational center that will focus on Native Hawaiian 'āina-based science, technology, engineering and mathematics programs and arts education for keiki and kūpuna.

