



The entrance and registration desk at Alohilani Resort Waikiki Beach  
PHOTO COURTESY NAN INC.

# SHOWTIME!

In Waikiki, Nan Inc. wraps up Alohilani Resort

BY BRETT ALEXANDER-ESTES



While pushing the luxurious Alohilani Resort Waikiki Beach to a March close, says Lane Uchimura, executive vice president at Nan Inc., “time was our enemy.”

The former Pacific Beach Hotel was occupied for both phases of the two-year project, Uchimura says. Nan first renovated 839 guest rooms and suites,



Lane Uchimura

then started in on the hotel’s public spaces—the all-new lobby and port cochère, executive meeting/conference rooms, infinity pool deck, retail spaces, Island Club and

Spa, the Morimoto and Momosan restaurants, and the Lychee daily breakfast buffet.

“The fact that the hotel was occupied and fully operational in the two guest towers on each end,” Uchimura says, “raised the level of challenges exponentially.”

To accommodate guests, Nan



imposed sound, dust and time restrictions, and provided new protective pathways for check-ins, tours and other essential traffic. And these “had to be constantly formulated, re-evaluated and implemented on several cycles,” Uchimura says.

The site had other surprises, too.

“As-built drawings and existing conditions were definitely not as expected,” Uchimura says. Some walls hid electrical panels and unknown structural conditions. And “because of the site’s historical significance,” he says, “the project encountered ancestral human remains at different times and locations” while excavating. “This caused a considerable delay in the site work and required the project team to re-sequence and re-design major phases—both interior and exterior—of a very complex master plan.”

But, says Uchimura, Nan’s “can-do” spirit forged ahead.

“We suggested many innovative ways to change structural supports and foundations to avoid digging,” he says. “This facilitated the opening of

the lobby only a few days later than planned, rather than months later.”

Work on Morimoto and Momosan restaurants followed suit, “which helped to get the work on the exterior and interiors moving forward, making up for valuable lost work days,”

Uchimura says.

The tight schedule called for weekly coordination meetings between Highgate, the owner; Rider Levett Bucknall, the owner’s construction representative; and Nan and the designers, says Reginald Coballes, project manager.

Guest suite at Alohilani Resort Waikiki Beach  
PHOTO COURTESY NAN INC.



Alohilani Resort's new second floor restaurant overlooks the Oceanarium.  
PHOTO COURTESY NAN INC.



## SPOTLIGHT ON SUCCESS

Some Nan executive staff had offices on the project site for “quick resolution to issues and alternative work plans,” he says. “Several members were available 24/7.”

Finishes and fixtures also required close attention.

“This project sourced a wide array of materials from across the globe, and

combined them with state-of-the-art systems,” Coballes says. “The pool deck is equipped with cabanas that have individually remote-controlled louver roofs, which allow each guest to set the exact amount of sunlight they desire. The Morimoto Restaurant also includes similar automated sun-control systems in outdoor terraces.”

And lighting levels in all public area fixtures—many of which are custom-built—are synchronized to the time of day by a central control system.

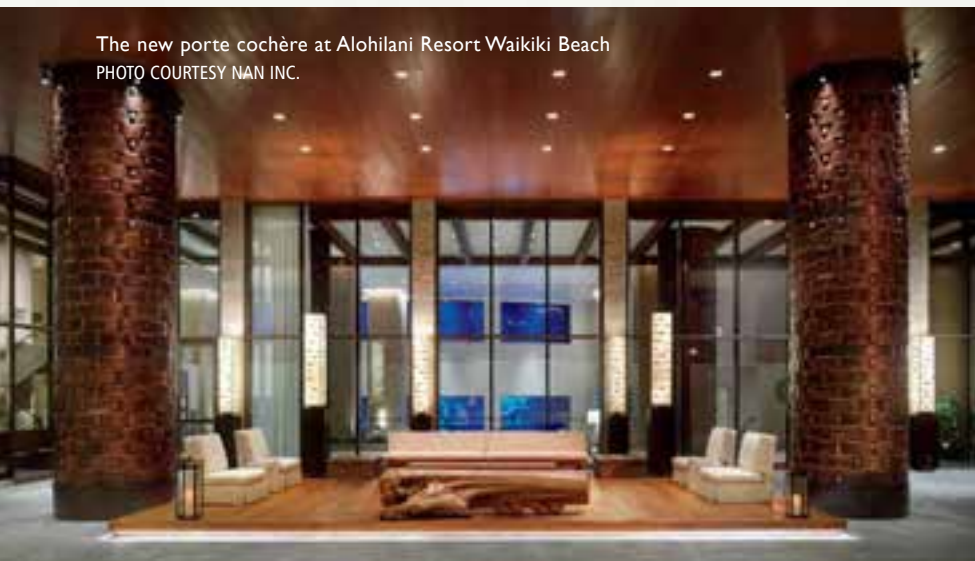
The Oceanarium, Alohilani’s historic 280,000-gallon attraction, “was retained and remains at the heart of the property,” says Ryan Nakaima, Nan Inc.

vice president. “Its grandeur and open views have now been maximized by the removal of most of the existing lobby’s second floor, creating new heightened ceilings and the towering glass curtain



Ryan Nakaima

The new porte cochère at Alohilani Resort Waikiki Beach  
PHOTO COURTESY NAN INC.



## Awesome Job!

It was great to work with Nan, Inc. on this fantastic project at the Alohilani Resort Waikiki Beach.

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## SUPER SUBS

“Although this project required incredible team-work from all subcontractors, there were a handful who displayed unwavering resolve and responsiveness to both the project team and the hotel staff throughout the entire duration,” says Lane Uchimura, executive vice president at Nan Inc.

“These team members were key in promptly resolving the significant issues and problems, which seemed to always arise in the most difficult of times, and we would especially like to recognize their efforts and show our gratitude.”

- Wasa Electrical Services Inc.
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- Beachside Roofing
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- Zelinsky Painting
- JD Painting & Decorating Inc.
- Pacific Aquascapes
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that was added to line the port cochère.

“The new infinity pool deck, which now sits among the very best in Waikiki and, of course, the addition of the Morimoto and Momosan restaurants”

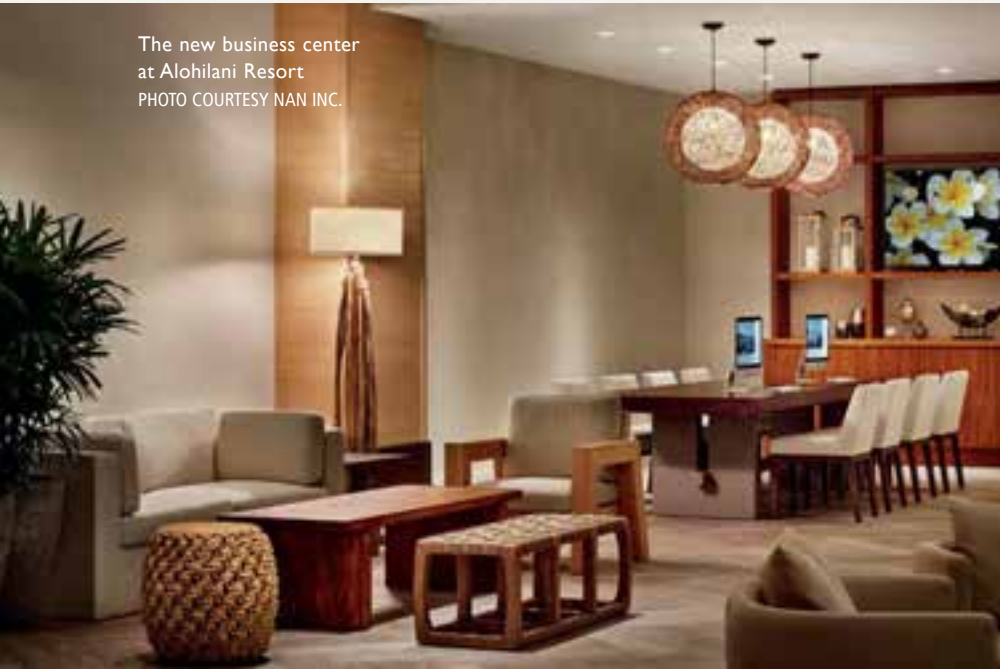
are also standout features, he says.

“As we completed each phase of the project, we continuously received feedback that affirmed the client’s goal of developing a new ‘aloha-chic’ resort

and destination,” Nakaima says. “What especially hit home was seeing the reaction from Hawaii-resident guests.

“Aside from the various ‘Oohs’ and ‘Ahhs’ overheard as they walked in, the most common words we heard from people who knew the former Pacific Beach Hotel was, ‘Wow, what a transformation!’ ” 🏠

The new business center  
at Alohilani Resort  
PHOTO COURTESY NAN INC.



## FINISH LINES

Reginald Coballes, project manager, says Alohilani’s grand design includes 50-plus imported finishes that include:

- Marbles and porcelains from Italy and China
- Column teak cladding from Indonesia
- Ipe from South America
- Eucalyptus ceiling accents from Africa and Australia

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