CONSTRUCTION SERVICES

KŌKUA
CONSTRUCTION GROUP
CONSTRUCTION | BUILD + DESIGN | PROJECT MANAGEMENT

RESTAURANT BUILDOUT
Wailea Village Center
Wailea, Maui, Hawai'i

ABOUT KOKUA

BRINGING YOUR VISION TO LIFE – WITH PRECISION AND PURPOSE

At Kokua Construction Group, we turn your bold ideas into real results on projects across Hawaii. Our team thrives in fast-paced environments, offering the agility and expertise needed to meet your goals on time and within budget. We specialize in customized, cost-effective construction solutions —whether it's a $50,000 building repair, a $5 million restaurant buildout, or a major commercial or resort renovation.

Our clients benefit from the personalized service of a dedicated local partner, backed by the strength, resources, and innovation of a larger construction network. With Kokua, you get the best of both worlds: responsive support and proven results.

Vision, Values & Guiding Principals

Vision:
What we aspire to do

At Kokua Construction Group, our vision is to be Hawaii's premier construction partner—delivering exceptional results, building lasting relationships, and creating value through collaboration, innovation, and integrity. We strive to transform ideas into impact, powered by a positive, results-driven attitude and a shared commitment to excellence.

Values:
What we believe

Rooted in local pride and built on trust, Kokua Construction Group lives by values that reflect who we are and how we work:

- **Integrity.** We operate with honesty, transparency, and fairness in every decision and action.
- **Safety & Well-Being.** We are uncompromising in creating safe, healthy environments for our team, partners, and community.
- **Excellence.** We take pride in our craftsmanship, delivering top-quality work with efficiency, precision, and care.
- **People First.** We value our people and foster fulfilling careers through mentorship, development, and purpose-driven work.
- **Relationships.** We build long-term partnerships through mutual respect, open communication, and trust.
- **Innovation.** We embrace fresh ideas, new technologies, and continuous improvement in every phase of our work.
- **Sustainability.** We build responsibly—respecting Hawaii's land, people, and future.
- **Wow! Customer Service.** We exceed expectations through proactive communication, reliable service, and a can-do spirit that leaves a lasting impression.

Guiding Principals:
How we do it

These principles shape our everyday actions, decisions, and relationships—and define what it means to be part of the Kokua Construction Group 'ohana:

- **Live with Integrity.** We do what's right, not what's easy. Our team leads with honesty and upholds the highest ethical standards, even when no one is watching. Trust begins with transparency—and we hold ourselves accountable at every step.
- **Treat Everyone with Respect.** We value people above all. Every team member, client, partner, and community member deserves to be heard and treated with dignity. We listen actively, communicate openly, and foster a work environment built on mutual respect.
- **Collaborate as One Team.** Together, we go further. We welcome diverse perspectives, encourage teamwork across all levels, and support each other to succeed. No silos, no egos—just one united team working toward a shared goal.
- **Build and Keep Trust.** We say what we mean and do what we say. We honor our commitments, communicate clearly, and take ownership of results. Through reliability and consistency, we earn and sustain trust—internally and externally.
- **Stay Results-Driven.** We work smart and deliver with purpose. From pre-construction to closeout, we approach each project with focus, discipline, and follow-through—always keeping the client's goals and timelines at the forefront.
- **Learn and Improve.** We believe every experience is an opportunity to grow. We stay curious, embrace feedback, and share lessons learned so we can continue to evolve as individuals, as a company, and as an industry leader.
- **Wow Every Customer.** Good service isn't enough—we aim to impress. We anticipate needs, solve problems proactively, and go the extra mile to deliver memorable, "Wow!" moments that set us apart and make every client feel like a priority.
- **Embody Our Culture.** We live our values daily through action, not just words. We bring positive energy to the workplace, take pride in what we build, and uphold the Kokua spirit in everything we do—collaborative, respectful, hardworking, and always with aloha.

THE KOKUA COMMITMENT

SAFETY — EVERYONE GOES HOME SAFE

At Kokua Construction Group, safety is not just a priority—it's a promise. Everyone goes home safe, every day. No task is so urgent that it can't be done safely. Backed by strong leadership and driven by our team in the field, our proactive, craft-informed safety culture is embedded into every phase of planning, construction, and operations. Whether on Oʻahu, Maui, or beyond, we protect our people like family—because they are.

QUALITY — BUILT RIGHT THE FIRST TIME

We take pride in delivering quality you can see—and trust. From small-scale repairs to complex renovations, our team plans with purpose, builds with precision, and holds each other to the highest standards. At Kokua Construction Group, quality isn't just a final outcome—it's a mindset that drives every step of the project. We don't settle for "good enough"—we aim to exceed expectations every time.

ENVIRONMENTAL RESPONSIBILITY — RESPECT THE LAND, BUILD THE FUTURE

As kamaʻāina, we understand the deep responsibility we have to Hawaiʻi's land, people, and future. That's why we take environmental stewardship seriously—ensuring every project complies with local and federal regulations, protects natural resources, and honors the surrounding community. We don't just build in Hawaiʻi—we live here, too.

OUR PEOPLE

At Kokua Construction Group, our greatest asset is our people. We're proud to cultivate a homegrown, highly skilled workforce that brings dedication, integrity, and pride to every job site. From the office to the field, our teams are committed to excellence—and it shows in the results we deliver.

We believe in developing talent from within and investing in our people at every stage of their careers. Our customized training programs include hands-on experience, site-based learning, mentorship, and leadership development—all designed to build strong, capable teams that thrive in fast-paced environments.

We prioritize career growth, offering advancement opportunities, competitive compensation and benefits, and a workplace culture grounded in safety, respect, and collaboration. At Kokua, we don't just build great projects—we build rewarding careers and lasting relationships.

Because when our people succeed, so do our clients, our projects, and our communities.

Kokua Construction Group's early involvement and hands-on approach allow us to control costs and timelines with **greater accuracy and confidence**.

WHAT WE DO

Development Services

Project Feasibility
Pro Forma Modeling and Analysis
Project Entitlement
Programming and Design
Procurement of Project Financing
Construction
Owner/Tenant Move-In

Construction Services

Preconstruction Services
Virtual Design and Construction
Life-Cycle Cost Analysis
Prefabrication and Modularization
Contracting Methodologies

Facility Services

Facility Solutions
Facility Management
Specialized Construction

Full Project Delivery — From Vision to Completion

At Kokua Construction Group, we provide full-service project delivery you can count on. From the earliest planning stages to final turnover, we bring deep experience, local insight, and proven processes to every phase of construction.

Our team offers a comprehensive suite of services—including pre-construction planning, design coordination, permitting support, general contracting, and construction management. Whether it's a complex commercial renovation, a facility upgrade, or ground-up new construction, Kokua delivers tailored solutions that meet your needs, timeline, and budget.

We pride ourselves on being a single point of accountability. Our clients benefit from consistent communication, streamlined coordination, and a hands-on team that ensures quality, safety, and efficiency from day one. No job is too large or too small—from $50,000 repair work to multi-million dollar facility renovations, we approach each project with the same level of care and professionalism.

By aligning our processes with your goals, Kokua Construction Group delivers results that go beyond expectations—built to perform, built to last.

PRE-CONSTRUCTION	DESIGN	PROCURE	CONSTRUCT
Define goals, budget, and timeline	Collaborative, owner-focused design	Aligned procurement strategy across design and construction	Precision-built with a focus on safety, quality, and scheduling
Design plans	Safety-integrated planning from day one	Transparent tracking of materials and timelines	Smart planning backed by advanced project controls
Obtain permits	Efficient, practical engineering solutions tailored for Hawaii's unique environments	Streamlined coordination with suppliers and subcontractors	Proven success across a wide range of project sizes and scopes

CORE CAPABILITIES

At Kokua Construction Group, we bring value at every stage of a project—but when we're involved early in the development and design process, our impact is even greater.

From initial concept through to completion, we collaborate closely with owners, architects, and stakeholders to uncover cost-saving opportunities, streamline timelines, and avoid common construction pitfalls. By engaging our team early, clients benefit from smarter planning, more accurate budgeting, proactive permitting strategies, and constructability insights that reduce risk and improve outcomes.

Whether you're in the feasibility phase or preparing to break ground, Kokua provides expert guidance and trusted solutions that help turn your vision into reality—on time, on budget, and built to last.

SERVICES

Preconstruction Services Early planning, budgeting, and value engineering to guide smart decision-making and reduce surprises during construction.

Design-Build solutions that combine efficiency, accountability, and client-focused design.

Tenant Improvements Interior renovations and space buildouts customized for function, branding, and occupant comfort—from single offices to large commercial suites.

Commercial & Retail Buildouts Ground-up construction or tailored interior buildouts for retail, office, and mixed-use environments.

Hospitality Construction Expert delivery of hotel renovations, resort upgrades, and guest-focused design with minimal operational impact.

Education & Government Projects Safe, resilient, and cost-efficient facilities that support public service, learning, and community goals.

Construction – Self-Perform Capabilities Hands-on control of quality, safety, and schedule through our experienced self-perform crews for concrete, carpentry, and general trades.

Procurement & Supply Chain Management Strategic sourcing and vendor coordination to ensure timely delivery of materials and equipment—locally and globally.

Contracting Methodologies Flexible delivery options to suit your project needs, including general contracting, design-build, and CM-at-risk.

CONDO RENOVATIONS

Kamaole Sands
2695 S. Kihei Road
Kihei, Hawaii

This large-scale roof and pipe replacement project for Kamaole Sands spans six acres and multiple residential buildings. Kokua Construction Group is providing demolition, site protection, drywall removal and putback, and coordination of extensive infrastructure upgrades. Designed by Hawaii Off-Grid, the project reinforces Kokua's expertise in high-occupancy community renovations, executed with precision, care, and minimal disruption to residents.

$3,600,000
in contract value

441
units renovated

882,000 sf
in total
renovated sf

Tenant Improvements - Charter School

Hawaii Tech Academy - Kailua Campus
75-5580 Kuakini Highway
Kailua, Hawaii

This tenant improvement project marks Kokua's second buildout for Hawaii Tech Academy, this time at their Kailua-Kona campus. The 10,000-square-foot educational space features full demolition, concrete saw cutting, new plumbing, electrical, and HVAC systems, as well as acoustical ceilings, LVP flooring, interior doors, and finishes. Built to support modern learning needs, this campus reflects Kokua's continued excellence in delivering high-quality charter school facilities.

$1,955,000
in contract value

Team Coordination Between Big Island and Maui

10,000 sf
in total renovated sf

Kokua Construction Group
Contractor
Kasprzycki Designs
Architect/Designer

Tenant Improvements - Charter School

Hawaii Tech Academy - Kihei Campus
535 Lipoa Parkway
Kihei, Hawaii

Kokua Construction Group served as General Contractor for the 15,000 SF tenant improvement of Hawaii Tech Academy's Kihei campus, a public charter school focused on blended learning. Work included full demolition, concrete coring, and new plumbing, electrical, and HVAC systems, along with acoustical ceilings, LVP flooring, and durable finishes. Completed on time and on budget, the project showcases Kokua's commitment to quality educational spaces and local expertise.

$1,595,000
in contract value

Multi-Tenant
Office Building
Class "A" Buildout

15,000 sf
in total
renovated sf

Kokua Construction Group
Contractor
Jackson Main Architecture
Architect/Designer

Restaurant Tenant Improvements

Kohola Brewery - Wailea Village Center
100 Wailea Ike Drive
Wailea, Hawaii

Kokua Construction Group is leading the tenant improvement of Kohola Brewery's new tap room and restaurant in Wailea. This 2,025-square-foot space features a full commercial kitchen and hospitality-forward layout. The scope includes demolition, concrete saw cutting for plumbing upgrades, electrical and HVAC systems, epoxy and polished concrete flooring, glass overhead doors, patio railing installation, kitchen equipment, and high-end finishes. Designed for function and flow, this space reflects Kokua's expertise in restaurant and brewery buildouts.

$1,210,000
in contract value

Brewery & Restaurant Buildout
Luxury Shopping Center

2,025 sf
in total renovated sf

Retail Tenant Improvements

Cabana Vue - Grand Wailea Resort
3850 Wailea Alanui Drive
Wailea, Hawaii

Cabana Vue is a newly renovated retail space at Grand Wailea, completed by Kokua Construction Group. The 2,400-square-foot buildout included demolition, MEP upgrades, acoustical ceiling systems, tile flooring, detailed millwork, new exterior doors, and luxury finishes throughout. Designed by Dianna Wong Architecture, the project highlights Kokua's attention to detail in delivering refined spaces within high-end resort environments.

$555,000
in contract value

Wailea Resort
Luxury Retail
Buildout

2,400 sf
in total
renovated sf

Kokua Construction Group
Contractor
Dianna Wong Architecture & Interior Design
Architect/Designer

Retail Tenant Improvements

Bikini Bird - Grand Wailea Resort
3850 Wailea Alanui Drive
Wailea, Hawaii

Kokua Construction Group delivered a high-end retail buildout for Bikini Bird at the iconic Grand Wailea resort. The 1,200-square-foot boutique features upgraded electric and HVAC systems, acoustical ceilings, tile flooring, millwork, and elegant finishes. Exterior improvements included new doors to enhance visibility and access. The project exemplifies Kokua's ability to blend luxury, brand identity, and efficient construction delivery.

$479,000
in contract value

Wailea Resort
Luxury Retail
Buildout

1,200 sf
in total
renovated sf

Kokua Construction Group
Contractor
Brandis Sarich
Architect/Designer

Restaurant Tenant Improvements

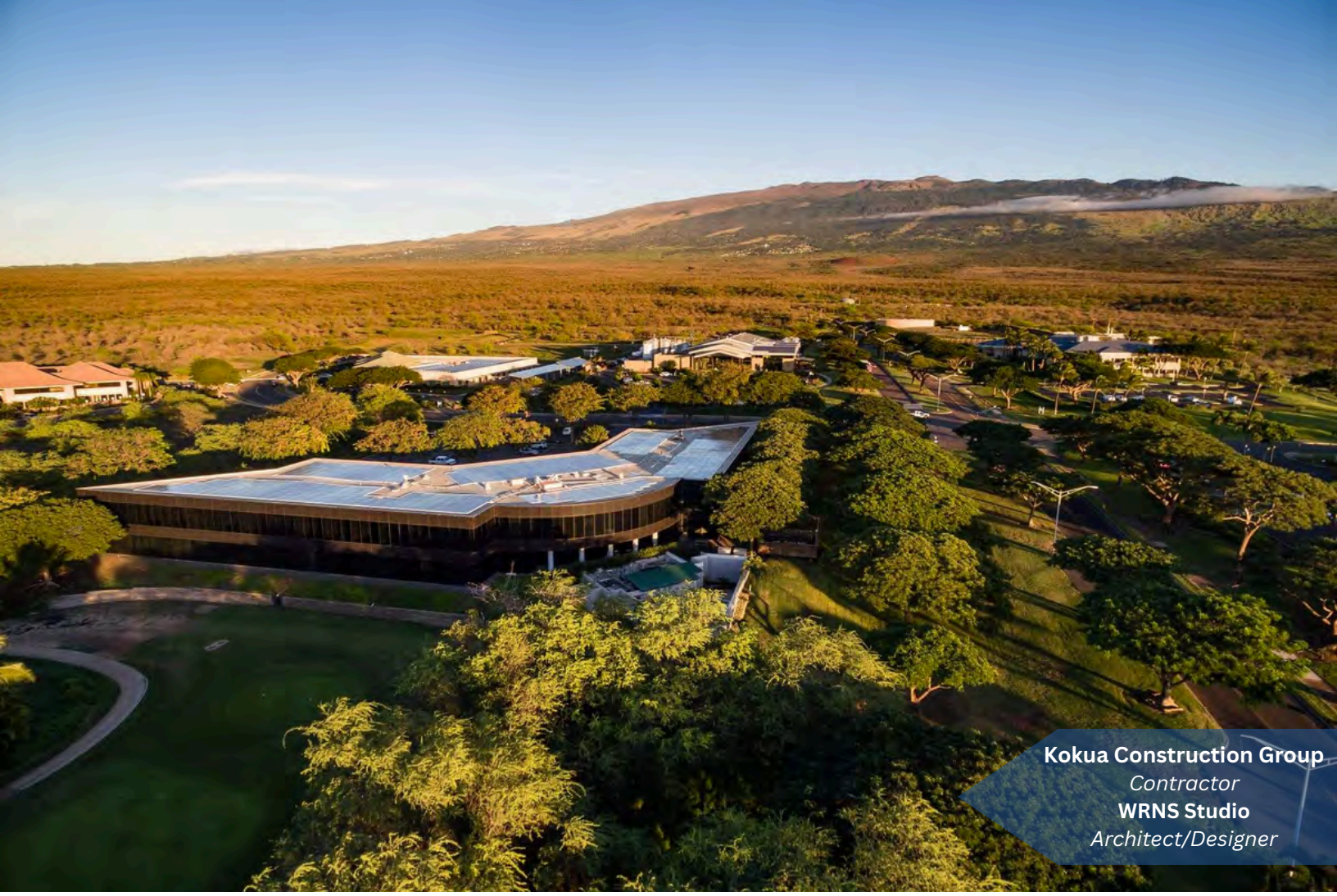
Tikehau Lounge - Wailea Village Center
100 Wailea Ike Drive
Wailea, Hawaii

Kokua Construction Group completed the interior buildout of Tikehau Lounge, a sophisticated bar and lounge space in Wailea. The 1,200-square-foot project included concrete saw cutting for new plumbing, full MEP system installations, epoxy and polished concrete floors, custom millwork, a trellis feature, and refined finishes. With attention to both durability and aesthetics, the space was transformed to provide a warm, inviting experience for guests.

$470,000
in contract value

Restaurant
Buildout
Wailea Luxury
Shopping Center

1,200 sf
in total
renovated sf



Kokua Construction Group
Contractor
WRNS Studio
Architect/Designer

Tenant Improvements

KBR Server Room
535 Lipoa Parkway
Kihei, Hawaii

This infrastructure upgrade for KBR's server room includes significant electrical and mechanical enhancements to support mission-critical IT systems. Kokua Construction Group's scope includes selective demolition, HVAC improvements, CMU construction, excavation, drywall, and finishes, as well as the installation of a new exterior generator. Designed by WRNS Studio, the project enhances resilience and operational efficiency for KBR's facility.

$416,000
in contract value

National Tenant Office & Server Buildout

3,000 sf
in total renovated sf

Kokua Construction Group
Contractor

Exterior Condo Renovation

Makena Surf
4850 Makena Alanui
Kihei, Hawaii

Kokua Construction Group is managing a multi-building exterior improvement project for the Makena Surf condominium community. Spanning five acres, the work includes demolition of existing components, full gutter system replacement, and stucco patching with paint restoration. This project showcases Kokua's ability to deliver high-quality exterior improvements with minimal disruption to residents in an active resort-residential environment.

$400,000
in contract value

Makena Luxury Condo Exterior Renovation

2
buildings updated

Kokua Construction Group
Contractor
K2N Crest Hawaii
Engineer

Tenant Improvements

Makawao Courtyard
3620 Baldwin Avenue
Makawao, Hawaii

Kokua Construction Group will be performing a series of interior and exterior upgrades for the historic Makawao Courtyard building. The scope includes electrical and HVAC improvements, drywall work, custom millwork, exterior window replacement, roof repairs, and finish upgrades. With engineering provided by K2N Crest Hawaii, this project combines preservation with modernization in one of Maui's most beloved upcountry towns.

$247,000
in contract value

Upcountry Maui
Building
Renovation

3,650 sf
in total
renovated sf

COMMERCIAL & CONSTRUCTION AWARD-WINNING SERVICES

- Pacific Business News Top 20 Construction Firm
- Pacific Business News Top Commercial Real Estate Firm
- Pacific Business News Top Commercial Management Firm
- Pacific Business News Top Residential Real Estate Firm
- Deal Of The Year Investment Broker Finalist Nominated by NAIOP
- National Award for "Top Deals" by CCIM Institute
- 2022 IREM REME Awards National Finalist for CPM® Of The Year

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Kokua Construction Group, LLC Construction & Project Management
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Kokua Real Estate Services, LLC Maintenance | Janitorial | Landscaping

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