

## SPOTLIGHT ON SUCCESS

**M**auï Hyatt Residence Club, the new 12-story timeshare next to the Hyatt Regency Maui Resort & Spa hotel on Maui's Kaanapali Beach, commands a sweeping view of the ocean and its environs for its 131 guest suites. When Nordic PCL Construction Inc. was awarded the \$99,791,710 contract, the company's goal was to "team with the owner to make their first timeshare development in Hawaii a great success," says Nate Shand, Nordic PCL's project manager.

"Bid during what turned out to be the latter part of the recession, the project ended up being built in a heated market."

The luxury tower, completed on Nov. 14, marks the launch of island vacation ownership properties by Maui Timeshare Venture LLC, a joint venture between Host Hotels and Hyatt.

In October 2012, Nordic's shovels broke ground in Kaanapali's sandy soil and immediately hit a barrier. "Early on in the footing excavation process, an archaeological find was encountered," says Shand. "The area was secured to the appropriate distances required by the archaeological team and a new foundation sequence had to be scheduled in order to maintain the overall construction schedule."

Nordic used an auger cast pile technique, "which is new to Hawaii," Shand says, to install the tower foundations at the 3.882-acre site. "The technique involves using a large auger mounted to a mobile crane with a concrete grout tip."

A geotechnical consultant supervised the process, ensuring that the piles were augered to the correct depth to support the building and grout was injected into the pile hole while the auger was being removed. Once the grout reached the top of the pile, a rebar cage was wet-set in the pile. The cage was held at the correct elevation for pile caps to be poured on top after the pile had cured.

"This process was much less invasive than the original driven-pile option," and was particularly useful "in a resort community setting," Shand says.

The auger cast pile technique, Shand says, had "proved to be more efficient and less time-consuming" than pile-driving the tower's founda-



A suite at the Maui Hyatt Residence Club

tion, but other measures were needed. "The initial delay of the (archaeological) find was made up by expediting the formwork and concrete placing of the tower structure," he says. This included working six days a week, 10 hours per day. "We started the expedited schedule in mid-July 2013 and topped off Feb. 20, 2014," says Shand.

Deadline pressure increased as the project sped to a market-driven close and Iselle and Ana barreled toward the islands. "The threat of two hurricanes caused the shutdown of the project for four days which was once again made up by working extended work weeks and overtime," Shand says.

The tower structure is "a cast-in-place concrete with metal stud framing and exterior insulation and finish system (EIFS)," he says. "The roof consists of both metal trusses and flat, TPO membrane roofs. The elevator core and exit stairwells are structural steel with EIFS cladding."



Suite bathroom, Maui Hyatt Residence Club