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BUILDING Management

HAWAII

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ARE BEDBUGS BITING IN YOUR BUILDING?

Bedbugs are on the rise in Hawaii condos, say experts, including Delia Miske of Kamaaina Termite & Pest Control. Taking prompt action is the best solution.

PRACTICAL TIPS FOR DEALING WITH THE HOMELESS

MEET A MANAGER: MIKE GORDON

Delia Miske
PRESIDENT AND CEO
KAMAAINA TERMITE
AND PEST CONTROL



Woes at Waiea

New board files lawsuit against Nordic for building defects

BMH STAFF

Spending \$3.6 million for a condominium will buy you a lot.

A lot of trouble, that is, including loud popping sounds coming from windows that resemble sonic booms.

At least, that's what the board of the luxury Waiea condo tower in



Kenneth Kasdan

Kakaako's Ward Village alleges in a lawsuit filed in state court last month. The suit against contractor Nordic PCL Construction Inc., as well as possible still-unnamed sub-

contractors, designers and suppliers, raises again claims originally brought in a 2017 suit by Waiea developer The Howard Hughes Corporation. That case sought \$75 million in damages for what it claims are defects in construction, plus cost overruns and late delivery. The board at that time—with a majority of members affiliated in some way with Hughes—declined to join the suit but reserved the right to file its own suit against Nordic at a later time.

A judge ultimately dismissed the Hughes suit, saying Hughes had not followed legal protocol that calls for mediation to be attempted in such instances. An April election replaced four of five board members with ties to Hughes.

The board's new case alleges the building has more than 100 defects, causing it to be so unsafe that it is not habitable, resulting in property devaluation.

That clearly is not what owners thought they were getting in the 171-unit building that was billed as “the

pinnacle of luxury living” when it opened three years ago. The average unit cost at opening was \$3.6 million.

A Nordic spokesman declined to comment on the ongoing legal matter. In the previous case, Nordic argued that defects, including the curved windows, were caused by Hughes' design plans, not the work

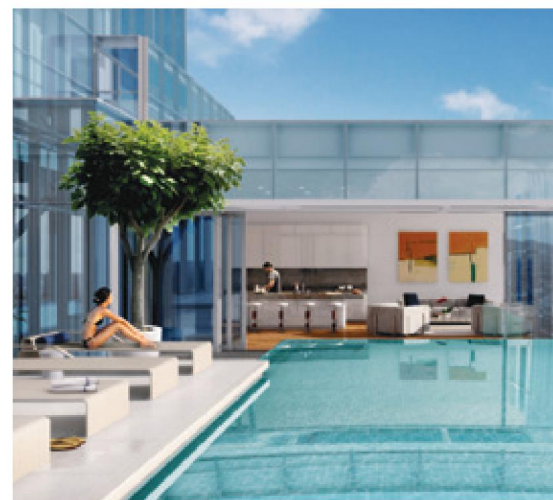
“Instead of being one of the most sophisticated, luxurious buildings in Honolulu, Waiea is riddled with construction defects, several of which have marred its reputation and market value.”

of any contractor or subcontractor.

Other problems cited in the board's suit include discolored pool grout, ill-functioning pool cabanas, faulty air conditioning, inconsistent hot water delivery and a parking garage door that doesn't work properly.

The board's suit claims: “Instead of being one of the most sophisticated, luxurious buildings in Honolulu, Waiea is riddled with construction defects, several of which have marred its reputation and market value.”

Kenneth Kasdan, an attorney representing the Waiea board (and an occasional *BMH* contributor), said



more than 65 percent of owners voted to file the suit.

A pending countersuit brought by Nordic claims Hughes failed to pay \$40 million for completed work and was ultimately responsible for delays and cost overruns, and asks the court to attach liens to still-unsold Waiea units.

Another pending suit was brought by subcontractors against both Hughes and Nordic. The board is asking to join that complaint while also pursuing its own case.

Nordic last month delivered another Kakaako residential project, Ke Kilo-hana, to Hughes.