Kukui'ula
SOUTH SHORE, KAUA'I

September 11, 2023

Construction Process Update

Aloha,

We are excited to announce that in an effort to better serve our Members and their construction team during the construction process, we have recently instituted several enhancements. We compared our process and procedures to similar luxury communities around the country and implemented updates that will ultimately result in a more positive experience.

New Five Step Process: The initial step remains the on-site ***Pre-Construction Meeting*** with its associated pre-conditions. The ***Initial Site Inspection*** will continue to take place to review the typical components (driveway sleeves, construction fence, etc.) and will now include review of a sample wall. This sample wall review is designed to allow for real-life assessment of the colors and materials to be installed on the exterior of the home, providing not only the DRC but also the Member and contractor the opportunity to verify the cohesiveness of the assembly prior to installation. Upon completion of framing, the contractor will be required to provide three third-party certifications that confirm the home has been built per the approved design to verify ***Framing Compliance*** with the approved plans and the Design Guidelines have been followed. Once all construction and landscape improvements have been completed, the traditional ***Final Inspection*** takes place and now includes three third-party certifications verifying the site development has been completed per the approved drawings. The final step in the process remains the issuance of a ***Certificate of Construction Approval***.

Forms: As noted above, we have added several third-party certification forms. A *Building Setback Certification*, a *Slab Elevation(s) Certification*, and a *Maximum Building Height Certification* will be required as evidence of framing compliance. An *As-Built Certification*, *Drainage Certification*, and *Landscape Installation Verification* will be required as components of the final inspection request. These steps will simply confirm the contractor's efforts are in alignment with the approved plans.

Fee Structure: There are no changes to the fee structure at this time. Please note, construction deposits are now required to be paid directly by the Member and will not be accepted from the contractor.

The construction-related documents are on the website, available here, and the process will be discussed at the Pre-Construction Meeting. As part of our ongoing commitment to excellence, refinements to the process have been and will continue to be implemented periodically as the community continues to grow.

As always, feel free to contact me if you have any questions.

Aloha for now,

Cathe

Cathe Turley
On behalf of the Design Review Committee
Customer Service Manager