

# POLYLINE

Architecture + Urbanism

856 Ilaniwai St., Ste 201  
Honolulu, Hawaii 96813 USA

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W www.polyline.design

## TRANSMITTAL

Date: June 28, 2023

Subject: County of Hawai'i Notice to Providers of Professional Services- Category of OH.5  
Community Planning

To: Ms. Susan Kunz  
Administrator  
Housing and Community Development, County of Hawai'i  
ohcd@hawaiicounty.gov

From: Jason DeMarco- AIA, LEED AP BD + C, NCARB  
856 Ilaniwai St., Ste 201  
Honolulu, Hawaii 96813 USA

We Are Sending:  Herewith  Under Separate Cover

Via:  Mail  Reprographics Company  Email  Overnight Courier  
 Other \_HARD COPY & ELETRONIC COPY (USB DRIVE)\_\_\_\_\_

These Are:  For Your Use  For Your Evaluation  For Your Files  
 Per Your Request

### Materials:

Cover Letter

DPW Form

Statement of Qualifications

Professional Staff Qualifications

Project Experience

Client References

28 JUNE 2023

Ms. Susan Kunz  
Administrator  
Housing and Community Development, County of Hawai'i  
1990 Kino'ole Street, Suite 102  
Hilo, Hawai'i 96720-4224

RE: COUNTY OF Hawai'i NOTICE TO  
PROVIDERS OF PROFESSIONAL SERVICES

Category of Interest: OH.5 Community Planning

Aloha,

Polyline Architecture + Urbanism is pleased to submit the enclosed professional portfolio stating our qualifications to provide urban design services for the category OH.5 Community Planning.

Our practice encompasses community planning and urban design as we are passionate about seeing how the part fits into the whole, whether that is relating a room to a building or a building to its neighborhood. Of equal importance is design excellence, sustainable, wellness of occupants, and resilient design. We are honored to have been, and are, involved in a range of dynamic projects at multiple scales to better the lives of individuals, ohanas, and our communities.


Polyline is a business in good standing practicing in Hawaii since 2020 with one partner and four employees. Our partner brings twenty four years of experience to the practice with award-winning projects and satisfied clients.

We recognize that your agency seeks the best quality you can obtain within your budget parameters and we seek to work closely with you to understand your department and sister department's goals and parameters in delivering our services on time and on budget.

This Statement of Qualifications includes all of the requested materials: information about our practice, completed DPW 120 form, key personnel resumes, proof of insurance, conflict of interest statement, questionnaires, client references, and information on our projects.

If you have any questions or need additional information, please feel free to contact me at (808) 380-1530 or email at [jason@polyline.design](mailto:jason@polyline.design). Thank you for your time and consideration.

Sincerely,  
Polyline LLC



Jason DeMarco, AIA, NCARB, LEED AP BD+C,  
Partner  
[jason@polyline.design](mailto:jason@polyline.design)  
808-380-1530

Polyline LLC  
EIN: 85-0916075  
GET #: GE-083-750-7584-01

Polyline will pay such taxes on sales as are made within the State of Hawaii.

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# POLYLINE

Architecture + Urbanism

## STATEMENT OF QUALIFICATIONS

PROFESSIONAL SERVICES IN  
COMMUNITY PLANNING  
PREPARED FOR THE COUNTY OF HAWAII

# 2023



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# 01 DPW 120 FORMS



**STATE OF HAWAII**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

**QUESTIONNAIRE FOR ARCHITECTS, ENGINEERS AND OTHER PROFESSIONAL SERVICES**

QUESTIONNAIRE FOR: (LIST DISCIPLINE) <b>Community Planning</b>	OTHER QUESTIONNAIRES SUBMITTED: (LIST DISCIPLINES)	DATE <b>06/28/2023</b>
FIRM NAME <b>Polyline</b>	ESTABLISHED YEAR STATE <b>2020 HI</b>	TYPE OF ORGANIZATION (Underline) INDIVIDUAL    PARTNERSHIP    CORPORATION    JOINT VENTURE <u>OTHER</u>
BUSINESS ADDRESS, TELEPHONE & FAX NO. OF HAWAII OFFICE <b>856 Ilaniwai St, Ste 201, Honolulu, HI 96813</b>	AGE OF FIRM <b>3 Years</b>	FEDERAL ID NO. <b>85-091608</b>
PRINCIPALS OF FIRM: (NAMES) <b>Jason DeMarco, AIA, NCARB, LEED AP BD+C</b>	ASSOCIATE MEMBERS OF FIRM: (NAMES)	
PRESENT BRANCH OFFICE(s): (ADDRESS, TELEPHONE & FAX NO.)	PERSON IN CHARGE: (NAMES) <b>Jason DeMarco</b>	

**NUMBER OF PERSONNEL IN YOUR PRESENT ORGANIZATION**

LOCATED AT	PRINCIPALS & KEY PERSONNEL			OTHER PERSONNEL										TOTAL	
	Architect	Engineer	Others	Architect	Engineers				Draftsmen	Spec. Writer	Estimator	Inspector	Surveyor		Balance
					Mech.	Electri	Civil	Others							
HOME OFFICE	1								3						4
BRANCH IN									1						1
<b>TOTAL</b>															
TECHNICAL PERSONNEL: 4				NUMBER OF PERSONNEL WITH HAWAII LICENSES					1	NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES					4

PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM							
NAME Jason DeMarco			RESIDENT OF HI		NAME		RESIDENT
TITLE Partner				TITLE			
YEARS OF EXPERIENCE 24	AS PRINCIPAL IN THIS FIRM 3	AS PRINCIPAL IN OTHER FIRMS 3	OTHER THAN PRINCIPAL 18	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION) University of Pennsylvania, Master of Architecture, 2009, Architecture & Urban Design				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS AIA, LEED AP BD+C, NCARB				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS			
REGISTRATION (TYPE, YEAR, STATE) AR-16221, 2014, HI				REGISTRATION (TYPE, YEAR, STATE)			
NAME			RESIDENT OF		NAME		RESIDENT OF
TITLE				TITLE			
YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)			
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS			
REGISTRATION (TYPE, YEAR, STATE)				REGISTRATION (TYPE, YEAR, STATE)			

**PERSONAL HISTORY STATEMENT OF TECHNICAL PERSONNEL WITHIN YOUR FIRM**

<b>NAME</b>		<b>STATUS (Underline)</b> <u>Full-Time</u> <u>Part-Time</u>	<b>NAME</b>		<b>STATUS (Underline)</b> <u>Full-Time</u> <u>Part-Time</u>
Christopher Lomboy			David Ebaugh		
<b>TITLE OR POSITION</b>		<b>YEARS OF EXPERIENCE</b>	<b>TITLE OR POSITION</b>		<b>YEARS OF EXPERIENCE</b>
Architectural Designer		6	Architectural Designer III		18
<b>WITH THIS FIRM</b>	<b>WITH LAST FIRM</b> (NAME & NO. OF YEARS)	<b>WITH OTHER FIRMS</b>	<b>WITH THIS FIRM</b>	<b>WITH LAST FIRM</b> (NAME & NO. OF YEARS)	<b>WITH OTHER FIRMS</b>
3	UHCDC, 2	1	1	EH Architects, 2 Years	15
<b>EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)</b>			<b>EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)</b>		
University of Hawaii, Doctorate of Architecture, 2020			Savannah College of Art & Design, Masters of Architecture, 2004		
<b>REGISTRATION (TYPE, YEAR, STATE)</b>			<b>REGISTRATION (TYPE, YEAR, STATE)</b>		
<b>NAME</b>		<b>STATUS (Underline)</b> <u>Full-Time</u> <u>Part-Time</u>	<b>NAME</b>		<b>STATUS (Underline)</b> <u>Full-Time</u> <u>Part-Time</u>
Phong Lam			Wylan Marquez		
<b>TITLE OR POSITION</b>		<b>YEARS OF EXPERIENCE</b>	<b>TITLE OR POSITION</b>		<b>YEARS OF EXPERIENCE</b>
Architectural Designer			Architectural Designer III		14
<b>WITH THIS FIRM</b>	<b>WITH LAST FIRM</b> (NAME & NO. OF YEARS)	<b>WITH OTHER FIRMS</b>	<b>WITH THIS FIRM</b>	<b>WITH LAST FIRM</b> (NAME & NO. OF YEARS)	<b>WITH OTHER FIRMS</b>
1	Inform Design, 1 Year	1	1	Lowney Architecture, 2 Years	11
<b>EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)</b>			<b>EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)</b>		
University of Hawaii, Bachelors of Environmental Design, 2019			University of Hawaii, Doctorate of Architecture, 2012		
<b>REGISTRATION (TYPE, YEAR, STATE)</b>			<b>REGISTRATION (TYPE, YEAR, STATE)</b>		

OUTSIDE ASSOCIATES AND CONSULTANTS USUALLY EMPLOYED

DISCIPLINE	NAME OF FIRM OR INDIVIDUAL	DISCIPLINE	NAME OF FIRM OR INDIVIDUAL
Civil	Dempsey Pacific	Hazmat	EMET Services
Landscape	HFF Planners	Waterproofing	WJE
Structural	Structural Services	Estimating	J. Uno & Associates
MEPF	JMK Engineers	Surveying	KN Surveying
Historic	HFF Planners	Geotech	Kokua Geotech
Traffic	HFF Planners		

**ERRORS AND OMISSIONS INSURANCE**

DOES YOUR FIRM HAVE ERRORS & OMISSION (E&O) INSURANCE? (Underline)			AMOUNT OF COVERAGE PER CLAIM	AMOUNT OF DEDUCTIBLE
<u>YES</u>	NO	PROJECT INSURANCE	1 million \$	2 million \$

Submit proof of insurance or insurability from your insurance carrier with this form.

**SUMMARY OF YOUR FIRM'S COMPLETED AND PRESENT PROJECTS DURING THE LAST TEN YEARS**

**AS A PRIME A/E CONSULTANT**

TOTAL NUMBER OF COMPLETED PROJECTS	0
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS	\$ 0
TOTAL NUMBER OF PRESENT PROJECTS	1
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS	\$ 8,000,000

**AS AN ASSOCIATE WITH OTHER A/E CONSULTANTS**

TOTAL NUMBER OF COMPLETED PROJECTS	0
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM WAS RESPONSIBLE)	\$ 0
TOTAL NUMBER OF PRESENT PROJECTS	2
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM IS RESPONSIBLE)	\$ 3,250,000

**CLASS OF WORK AND PROJECT TYPE SPECIALIZATION**

TYPE OF PROJECT	TOTAL NO. OF COMPLETED PROJECTS	TOTAL ESTIMATED CONSTRUCTION COST	TOTAL ESTIMATED PROJECT SIZE (G.S.F.)
Masterplanning			
Multi-modal corridor			
Subdivision/ CPR			
Feasibility Study/ Concept Design			

Categorize your firm's class for work during the last ten years by project type. Examples of project types include Educational, Commercial, Industrial, Residential, Health Care, Correctional and Judicial Facilities. Work may also be categorized as planning, civil sitework, renovation/alteration, architectural barrier removal, fire alarm system, etc.

**PRESENT/COMPLETED PROJECTS IN WHICH YOUR FIRM IS/WAS DESIGNATED THE PRIME CONSULTANT (BY TYPE)**

(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

TYPE: Community Planning							
YEAR	NAME AND LOCATION OF THE PROJECT	NAME OF LEAD DESIGNER	NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER	ESTIMATED CONST. COST (\$)	DURATION FOR DESIGN (MONTHS)	% COMPLETED	
						DESIGN	CONST.
2021	LEHUA COURT CONCEPT DESIGN OCEANVIEW, HI	JASON DEMARCO	Confidential developer	\$6,000,000	2 MONTHS	10%	0%
2022+	ALEWA DEVELOPMENT HONOLULU, HI	JASON DEMARCO	Confidential developer	\$8,000,000	2 MONTHS	10%	0%

**PRESENT/COMPLETED PROJECTS THAT YOUR FIRM IS/WAS ASSOCIATED WITH OTHERS (BY TYPE)**

(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

TYPE : COMMUNITY PLANNING								
YEAR	NAME AND LOCATION OF THE PROJECT	NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER	ESTIMATED CONSTRUCTION COST		DURATION FOR DESIGN (MONTHS)	PRIME FIRM ASSOCIATED WITH	% COMPLETED	
			ENTIRE PROJECT	YOUR FIRM'S WORK			DESIGN	CONST.
2021	CAPITOL CORRIDOR CONCEPT DESIGN HONOLULU, HI	DLNR / DIVISION OF FORRESTRY & WILDLIFE / KAULUNANI GRANT 1151 PUNCHBOWL ST. HONOLULU, HI	8,000,000	6,000,000	4 MONTHS	TANGLOBE, DESIGNER	10%	0%
EST. 2025	CHINATOWN ARCH HONOLULU, HI	A BETTER CHINATOWN ASSOCIATION 931 UNIVERSITY AVE, UNIT 202 HONOLULU, HI 96816	\$250,000	\$250,000	6 MONTHS	TANGLOBE, DESIGNER	100%	0%
EST. 2025	FONO OFFICE WING FAGATOGO, AMERICAN SAMOA	LIVELY ARCHITECTS ON BEHALF OF THE AMERICAN SAMOA GOVT.	\$10,000,000	\$3,000,000	5 MONTHS	LIVELY ARCHITECTS, ARCHITECT OF RECORD	100%	40%

**Explain firm's individual project assignment, project management structure, project execution (work flow and responsibilities) and quality control process.** In the event the spaces provided on this form are not sufficient for entries, or if you wish to furnish additional information, it may be inserted here or on separate sheets, with appropriate references.

For us, a quality outcome is the outgrowth of a quality process. One of the things that we feel defines us as professionals is that we follow a professional process to our solutions, grounded in our extensive training and lived experience. This quality process is grounded in communication, with our clients, with stakeholders, with consultants, and internally amongst our team members. When goals and expectations are effectively communicated, tasks assigned with deadlines, and reporting back followed through on the quality process leads to quality outcomes that all stakeholders in the project can feel involved in and proud of.

Specifically all correspondence and coordination routes through the principal-in-charge of the project who remains informed and engaged in all aspects of the project allowing them to bring their years of experience and training to bear on any given topic or situation. Coordination deadlines are set in advance of final deadlines to allow sufficient time for review of produced drawings and materials, and team members time to make necessary revisions and modifications for deadlines. As we recognize and respect the expertise and time of all our project stakeholders, clients and consultants, we set up an initial project schedule with their input to set intermediary and final deadlines that all parties can meet with appropriate skill and budgetary constraints.

Construction Observation involves our limited assistance to an owner during the bidding process, review of submittals, RFIs and shop drawings, periodic site observation of the job site, attendance at owner-architect-contractor meetings, and substantial completion activities such as punch walks and formal forms. Our services are supportive in nature and we have a lighter footprint in the process.

Construction Administration enhances the above services with a more active and engaged role during the construction phase. We lead the bidding process preparing the bid documents and project manual for bidders (administering the contract); respond to bid RFI and substitution requests, and assist the Owner at bid openings and in the evaluation of bids. We are more frequently at the job site and meetings with the expectation that we represent the owner per the AIA industry standards providing site observation reports to the owner and using them to evaluate contractor pay applications. Our role is a continuation of what it was during the design process, as a trusted advisor and resource to our client.

As of this date 06/28/2023 the foregoing is a true statement of facts.

NAME OF FIRM OR INDIVIDUAL SUBMITTING QUESTIONNAIRE

Polyline

TYPE NAME AND TITLE OF PERSON SIGNING

Jason DeMarco, AIA, NCARB, LEED AP  
BD+C - Partner

SIGNATURE



NOTE: It is to a firm's advantage to maintain its experience record on a current basis. This may be accomplished by periodically forwarding current data to DAGS.

**PRINCIPALS ONLY - ADDITIONAL INFORMATION**

<b>NAME</b> Jason DeMarco, AIA, NCARB, LEED AP BD+C	<b>TITLE AND POSITION</b> Partner	<b>YEARS WITH FIRM</b> 3
<b>MAJOR RESPONSIBILITIES WITH THIS FIRM</b> CEO, CFO, COO, HR, Project Manager, Project Architect		

**PRIOR EMPLOYMENT**

(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

<b>FIRM:</b> WRNS Studio	<b>DATE</b>	<b>FROM:</b> May-17	<b>TO:</b> Jun-20	<b>FIRM:</b> Hawaii Architecture LLP	<b>DATE</b>	<b>FROM:</b> Apr-11	<b>TO:</b> May-14
<b>ADDRESS:</b> 677 Ala Moana Blvd. #307, Honolulu, HI 96813				<b>ADDRESS:</b> 1188 Fort St Mall #201, Honolulu, HI 96813			
<b>JOB TITLE:</b> Project Architect				<b>JOB TITLE:</b> Jr. Project Manager			
<b>SUPERVISOR'S NAME AND TITLE:</b> Rochelle Nagata-Wu, Associate				<b>SUPERVISOR'S NAME AND TITLE:</b> Phil Camp, Principal			
<b>MAJOR DUTIES:</b> Feasibility Studies, Design, Production Drawings, Construction Administration				<b>MAJOR DUTIES:</b> Design, Production Drawings, Marketing			

<b>FIRM:</b> Ferraro Choi & Associates LLP	<b>DATE</b>	<b>FROM:</b> May-14	<b>TO:</b> Apr-17	<b>FIRM:</b> DeMarco Architecture	<b>DATE</b>	<b>FROM:</b> Sept-09	<b>TO:</b> Apr-11
<b>ADDRESS:</b> 1240 Ala Moana Blvd. #510, Honolulu, HI				<b>ADDRESS:</b> 1523 Wailuku Dr., Hilo, HI 96720			
<b>JOB TITLE:</b> Architect				<b>JOB TITLE:</b> Owner/Designer			
<b>SUPERVISOR'S NAME AND TITLE:</b> Joe Ferraro, Principal				<b>SUPERVISOR'S NAME AND TITLE:</b> Jason DeMarco			
<b>MAJOR DUTIES:</b> Project Management, Design, Production, Sustainability				<b>MAJOR DUTIES:</b> Operations, Design, Production, Marketing			

02

STATEMENT OF  
QUALIFICATIONS



# STATEMENT OF QUALIFICATIONS

At the junction of Architecture and Urban Design, Polyline is a design focused practice located in Honolulu.

## EXPERTISE

Our office looks beyond the immediate to how our intervention in the built environment interacts with and contributes to the broader context. Of equal importance is design excellence, sustainable, wellness of occupants, and resilient design. Our urban design and community planning work requires and benefits from stakeholder engagement and interactive design meetings to determine optimal designs.

Mr. DeMarco is involved in all phases of a project's life cycle including the following:

feasibility	project management	construction administration
concept design	permitting	assessment
design	bidding	expert witness
stake holder and team coordination and leadership		sustainability certifications

## EXPERIENCE & PROFESSIONAL QUALIFICATIONS

Locally our conceptual designs for a multi-modal corridor behind the state capitol has garnered interest from members of the legislature and Iolani palace for future dialogue. Similarly our design for a new chinatown arch at Kekaulike mall will compliment the upcoming mall improvements. During graduate school, Mr. DeMarco participated in a graduate urban design course reimagining the downtown of Abu Dhabi including parks, streetscapes, waterfront, and residential uses. Our office assists local developers masterplan and develop CPR developments around the state.

During graduate school, Mr. DeMarco completed a certificate of Urban Design and participated in a graduate urban design course reimagining the downtown of Abu Dhabi including parks, streetscapes, waterfront, and residential uses.

Mr. DeMarco is a licensed Architect in the State of Hawaii. With twenty four years of experience on three continents, he has worked on a full range of services from community planning, master planning, civic, government, healthcare, commercial, and residential projects. Our Partner has a range of prior government and civic project experience with DAGS, HIARNG, Navy, VA, DOE, and City agencies.

Mr. DeMarco is a LEED AP Building Design and Construction certified professional by the USGBC. He has worked on multiple LEED projects and while previously employed at Ferraro Choi was their in-house CHPS coordinator for DOE projects.

# STATEMENT OF QUALIFICATIONS

*Polyline is led by partner Jason DeMarco, AIA, LEED AP BD+C, NCARB.*



## JASON DEMARCO

Mr. DeMarco is a licensed Architect in Hawaii with 24 years of experience, four of which at the partner level, in the Architecture, Engineering, and Construction (AEC) industry having worked in facility management, civil and mechanical engineering, and architecture across the United States and in India.

Mr. DeMarco's project experience has taken in a range of project typologies such as:

- K-12 and higher education classroom buildings
- City government facilities
- City libraries
- State and federal facility renovations and additions
- Commercial tenant improvements and overall shopping centers
- Single family homes, multi-family, mixed-use housing , and high-rise housing

His experience in both the public and private sectors allows him to guide a team through necessary documentation and recordation processes of the public sector while balancing efficiencies and expediency honed in the private. Mr. DeMarco excels at managing multiple concurrent complex assignments maintaining design intent, budget, and schedule.

*Polyline leadership is supported by project managers, David Ebaugh and Wylan Marquez.*



## DAVID EBAUGH

Mr. Ebaugh has 18 years of experience within the architecture industry, 12 of which have been in a project management position. He has experience with a multitude of typologies ranging from single family homes to resorts and many types in between. His work experience has taken him from the mainland to Hawaii however, his designs have reached internationally. David has an artistic touch that transfers to memorable design elements all while being respectful of budget, time, and sense of place.



## WYLAN MARQUEZ

Mr. Marquez has 14 years of experience within the architecture industry, 10 of which have been in a project management position. He has experience within single-family & multi-family housing along with mixed use developments, and commercial architecture. Being native to Hawaii, Wylan believes passionately that a sense of place & local culture offers the most rooted foundation in design. With this ideology, he has formed a deep understanding of code parameters, local guidelines, and locally available materials which in turn contributes progressively to the evolving urban fabric and rural landscape of Hawaii.



**JASON DEMARCO**

AIA, NCARB, LEED AP BD+C  
Partner

**EDUCATION**

- 2009 UNIVERSITY OF PENNSYLVANIA  
Master of Architecture  
Certificate of Urban Design
- 2008 ARCHITECTURAL ASSOCIATION  
Visiting Student
- 2006 UNIVERSITY OF UTAH  
Bachelor of Science in Architecture

**REGISTRATIONS**

Hawaii, Texas

**RECENT PROFESSIONAL EXPERIENCE**

- 2020- POLYLINE Architecture + Urbanism
- 2017-20 WRNS Studio
- 2014-17 Ferraro Choi
- 2011-14 Hawaii Architecture LLP
- 2010-20 DeMarco Architecture
- 2008-11 Burt, Hill [Philadelphia & India]

**PROFESSIONAL & SERVICE**

**AFFILIATIONS**

American Institute of Architects  
Trust for Public Land  
YWCA of Oahu  
Hawaii Public Radio

**RECOGNITIONS**

- 2019 40 Under 40, Pacific Business News
- 2018 Grassroots Scholarship Winner,  
AIA Northwest

**ACADEMIC ENGAGEMENTS**

- 2020- University of Hawaii Lecturer: Studio  
& Systems Courses
- 2020- Doctorate Dissertation CommitteeS  
Member
- 2017- Design Review Critic  
University of Hawaii Manoa  
School of Architecture

Architecture’s potential to positively influence the everyday lives of people is at the heart of Jason DeMarco’s practice. Jason looks beyond the immediacy of a project at any scale; focusing the relationship between a room and whole building, a building and the city, a city and the natural environment. Living and working around the world – including the United Kingdom, United Arab Emirates and India – informs his emphasis on a culturally sensitive and site specific approach. As Director of Sustainability of POLYLINE, Jason’s design sensibility reflects Hawaii’s unique interrelationship between urbanity, culture, and nature.

Jason is passionate about social engagement, not only in his professional and creative practice, but also in his volunteer work. After serving on the Board of Directors for Honolulu’s AIA Chapter, he was elected to the AIA Hawaii’s State Board of Directors while continuing his service as the Hawaii State Licensing Advisor. He serves an ambassador for YWCA of Oahu. In a personal effort to minimize environmental impact and maintain a healthy lifestyle, Jason bikes to work every day.

**LECTURES & WORKSHOPS**

- 2019 PBTE Housing Symposium Workshop - Table Leader
- 2019 PBTE Citizen Architect - Moderator
- 2018 PBTE Public Spaces - Co-Presenter
- 2017,18 UHM Arch 745 Professional Practice- Licensure Process, Guest Lecturer
- 2017 PBTE Vertical School - Co-Presenter
- 2016 - AIA Honolulu, ARE Prep Committee - Chair, Presenter

**RECENT PUBLICATIONS & PRESS**

- 2018 Article: “Embracing Building Wizardry”, Building Industry Hawaii
- 2016,17 News Interview and Civil Beat Article Coverage: Parking Day Installation

**RESEARCH**

- 2009 Graduate Research - Green Roofs and Living Walls
- 2008 Contributed to “10M: Toward an Integrated Approach to Design”

**SELECT PROJECTS**


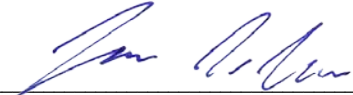
- 2021- Honolulu Chinatown Arch\*\*  
A Better Chinatown Association, Honolulu, HI
- 2021- Hawaii Capitol Corridor Conceptual Design\*\*  
Dept of Land & Natural Resources, Honolulu, HI
- 2020- Territorial Legislature Office Wing\*\*  
American Samoa Government, Fagatoto, American Samoa
- 2016 Kolopua Workforce Housing\*  
Vitus Group, Princeville, Kauai, HI  
-BIA Renaissance Grand Award Hawaii BuiltGreen LEED Certified Commercial  
-NAIOP Kukulu Hale Award - Non-Profit Project
- 2016 Obama Presidential Library RFP-Living Building Challenge\*  
University of Hawaii, Honolulu, HI
- 2015 Kolo Place Phase II Apartments Renovations\*  
Kamehameha Schools, Honolulu, HI  
-BIA Renaissance Overall Grand Award – Commercial Remodeling  
-NAIOP Kukulu Hale Award - Commercial Remodel over 40,000 sf

\* project completed with prior firm

\*\* joint-venture project

# STATEMENT OF QUALIFICATIONS

Jason DeMarco license

License Number AR-16221	Expiration date 4/30/2024	
STATE OF HAWAII DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS ARCHITECT		
JASON J DEMARCO 623A 9TH AVE 96816 HONOLULU, HI 96816		
 SIGNATURE OF LICENSEE		

03

PROFESSIONAL  
STAFF  
QUALIFICATIONS



# METHODOLOGY

## DESIGN APPROACH

Our design process is grounded in looking for and optimizing the relationship of the part to the whole, the room to the building and the building to the neighborhood and community. This process is reflective of our dual expertise in architecture and urban design.

We approach each project with an attitude of **responsible stewardship** toward the environment, our community, and the occupants of the building. Identifying the seemingly competing requirements and constraints of these elements often **yields solutions that synergize and amplify** even modest efforts into noteworthy features. We seek **integration** of sustainable practice in our designs to effectively meet the triple bottom line of cost, social, and environmental benefits.

## QUALITY CONTROL

For us, a quality outcome is the outgrowth of a quality process. One of the things that we feel defines us as professionals is that we follow a **professional process** to our solutions, grounded in our extensive training and lived experience. This quality process is grounded in **communication**, with our clients, with stakeholders, with consultants, and internally amongst our team members. When goals and expectations are effectively communicated, tasks assigned with deadlines, and reporting back followed through on the quality process leads to quality outcomes that all stakeholders in the project can feel involved in and proud of.

Specifically all **correspondence and coordination** routes through the principal-in-charge of the project who remains informed and engaged in all aspects of the project allowing them to bring their years of experience and training to bear on any given topic or situation. Coordination deadlines are set in advance of final deadlines to allow sufficient time for review of produced drawings and materials, and team members time to make necessary revisions and modifications for deadlines. As we recognize and respect the expertise and time of all our project stakeholders, clients and consultants, we set up an initial project schedule with their input to set intermediary and final deadlines that all parties can meet with appropriate skill and budgetary constraints.

## CONSTRUCTION OBSERVATION/ ADMINISTRATION

Depending on the project typology, experience level of our client, complexity of the project, and budget we provide either construction observation or administration services.

Construction Observation involves our limited assistance to an owner during the bidding process, review of submittals, RFIs and shop drawings, periodic site observation of the job site, attendance at owner-architect-contractor meetings, and substantial completion activities such as punch walks and formal forms. Our services are supportive in nature and we have a lighter footprint in the process.

Construction Administration enhances the above services with a more active and engaged role during the construction phase. We lead the bidding process preparing the bid documents and project manual for bidders (administering the contract); respond to bid RFI and substitution requests, and assist the Owner at bid openings and in the evaluation of bids. We are more frequently at the job site and meetings with the expectation that we represent the owner per the AIA industry standards providing site observation reports to the owner and using them to evaluate contractor pay applications. Our role is a continuation of what it was during the design process, as a trusted advisor and resource to our client.

# CAPACITY TO ACCOMPLISH WORK

Polyline works **collaboratively** with our clients, stakeholders, internal team, and consultants to execute well **integrated design solutions**. Internally, each Polyline project is led by our partner acting as principal-in-charge.

## STAFFING

Our design and production staff are assigned to projects based upon their respective experience, to enhance their training, and by available capacity. We foster an **internal culture of life-long learning** and improvement seeking to expose our staff to a range of project types and phases of the design and construction process under the supervision and leadership of our experienced partners.

We hold weekly staff meetings to coordinate and update on current staff assignments to ensure that all projects are appropriately covered, that coordination and deadline dates are **progressively advanced** toward and met, and that no staff are overburdened to keep our office fresh and energetic.

## COMMUNICATION

We keep our **communications open and frequent** with our clients so that they know the status of their projects, what we are working on with our teams, what information or tasks we need them to complete as the Owner, and the next steps of the project. This **no-surprises approach** keeps our clients informed and we proactively anticipate and plan for upcoming tasks and necessary coordination.

To date we are successfully meeting all project schedules and through our communication with our clients discussing scheduling and capacity as needed. In the event a project schedule does need to be accelerated and/or assigned resources are not sufficient, we have several options: to hire new staff or outsource portions of the production drawings effort to a network of independent contractors or affiliate firms we have relationships with. We have utilized both options successfully on past projects to meet project demands and schedules and see ourselves as nimble and adaptive to our client's needs.

## SUB CONSULTANTS

We have a network of go-to consultants in each discipline that may arise on even the most complex project. These consultants are professionals we have successfully worked with on prior projects and have a synergistic and amplifying relationship with, such that together we arrive at solutions that optimize the multiple parameters and requirements of each project.

We can optimize budgets by bidding disciplines to multiple consultants we work with, but prefer a qualifications-based approach selecting the optimal consultant for each project that we know will bring the best experience, price, and insights to the overall team. In the long run over a project duration we find that having the right passionate and experienced team members will yield the best value and result.

# IDENTIFICATION & ROLES ASSIGNED

<b>NAME</b>	<b>POSITION</b>	<b>ROLES</b>
Jason DeMarco	Partner	CEO, CFO, COO, HR, Project Manager, Project Architect
David Ebaugh	Architectural Designer III	Designer, Project Manager
Wyaln Marquez	Architectural Designer III	Designer, Project Manager
Christopher Lomboy	Architectural Designer	Designer & Landscape
Phong Lam	Architectural Designer	Technical Designer, Graphic Designer

04

PROJECT  
EXPERIENCE



# 04.1 CURRENT PROJECTS



# CURRENT PROJECTS



## Project Name: Chinatown Arch

**Scope:** Volunteer design for a new Chinatown arch to be located on Kekaulike mall.

**Start Date:** June 2020

**Estimated Consultant Completion:** December 2024

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, and Xing Jun Pang (Polyline); Andrew Tang (design consultant), consultants contracted to Owner

**Owner:** Eddie Flores

**Est Constr. Cost:** TBD

**Design Duration:** 4 months

**% Completed (Design & Constr.):** 75% design, 0% construction



## Project Name: Fono Faitulafono

**Scope:** Associate Architect to Lively Architects for the design and documentation of the office wing and ancillary building for the new legislative capitol complex of the American Samoa government.

**Start Date:** February 2020

**Estimated Consultant Completion:** December 2023

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, and Chris Lomboy (Polyline); Andrew Tang (design consultant), consultants contracted to Architect of Record, Lively Architects

**Owner:** American Samoa Government

**Est Constr. Cost: Total: \$10 million, Polyline scope: \$4 million**

**Design Duration:** 9 months

**% Completed (Design & Constr.):** 100% design, 30% construction



## Project Name: Lauiki Apartments

**Scope:** Affordable Rental Housing Project proposed to replace an existing apartment complex

**Start Date:** December 2021

**Estimated Consultant Completion:** 2024

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, Liz McClellian (Polyline); Gervasio + Ayesa Designs (Associate Architect); Dempsey Pacific (Civil); Ray S.C. AU, P.E. (Mechanical); JMK Engineers (Electrical)

**Owner:** Jeff Devilbliss

**Est Constr. Cost:** \$8,000,000

**Design Duration:** 6 months

**% Completed (Design & Constr.):** 100% design, 0% construction

# CURRENT PROJECTS CONTINUED



## Project Name: Alewa Development

**Scope:** Seven custom residences on steep hillside

**Start Date:** September 2022

**Estimated Consultant Completion:** 2025

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, David Ebaugh, Chris Lomboy (Polyline); John Meyers (Construction Manager); Coffman Engineering (Civil, Structural, MEP)

**Est Constr. Cost:** \$8,000,000

**Design Duration:** 4 months

**% Completed (Design & Constr.):** 15% design, 0% construction



## Project Name: Laukiha'a Farm

**Scope:** Agricultural farm and processing, commercial kitchen, and dwelling

**Start Date:** March 2023

**Estimated Consultant Completion:** June 2024

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, David Ebaugh, Chris Lomboy (Polyline); Dempsey Pacific (Civil); Structural Solutions (Structural); Pragmatic Professional Engineers (MEP)

**Owner:** Samuel Bendenoun

**Est Constr. Cost:** \$2,000,000

**Design Duration:** 5 months

**Completed (Design & Constr.):** 10% design, 0% construction



## Project Name: Banzai Sushi Bar Expansion

**Scope:** Services for the renovation and expansion

**Start Date:** November 2021

**Estimated Consultant Completion:** 2023

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, Liz McClellian (Polyline); JMK Engineers (MEP Engineers)

**Owner:** Samuel Bendenoun

**Est Constr. Cost:** \$750,000

**% Completed (Design & Constr.):** N/A

# CURRENT PROJECTS CONTINUED



## Project Name: Holualoa Residence

**Scope:** Total renovation of 11,000 sf house, new exercise studio and underground garage, landscape design.

**Start Date:** March 2021

**Estimated Consultant Completion:** December 2024

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, Chris Lomboy, Xing Jun Pang (Polyline); Andrew Tang, Delta Engineering (Civil, Structural)

**Owner:** David Scott

**Est Constr. Cost:** \$3,000,000

**Design Duration:** 16 months

**% Completed (Design & Constr.):** 100% design, 25% construction



## Project Name: Mokuleia Farm Dwelling

**Scope:** 3,000 sf farm dwelling with 1,000 sf agricultural support building.

**Start Date:** June 2022

**Estimated Consultant Completion:** December 2024

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, David Ebaugh, Phong Lam (Polyline); Delta Engineering (Civil, Structural)

**Est Constr. Cost:** \$3,000,000

**Design Duration:** 3 months

**% Completed (Design & Constr.):** 100% design, 5% construction



## Project Name: Koko Head Additions

**Scope:** Bedroom and exercise room additions. Retaining wall and slab for outdoor play area.

**Start Date:** March 2021

**Estimated Consultant Completion:** February 2024

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, Elizabeth McCellian (Polyline); Delta Engineering (Structural)

**Est Constr. Cost:** \$325,000

**Design Duration:** 4 months

**% Completed (Design & Constr.):** 100% design, 0% construction

# CURRENT PROJECTS CONTINUED



## Project Name: Bluestone Condo Assoc. Repairs

**Scope:** Driveway structural repairs, solar screen replacement, exterior light updates, exterior paint, driveway guardrail replacement

**Start Date:** February 2021

**Estimated Consultant Completion:** 2024

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, Liz McClellian (Polyline); consultants contracted to KAI Hawaii or Owner

**Owner:** Bluestone AOA

**Est Constr. Cost:** \$303,000

**Design Duration:** 2 months

**% Completed (Design & Constr.):** 100% design, 90% construction



ILLUSTRATIVE ELEVATIONS OF PAINT OPTION A

## Project Name: Nob Hill Condo Assoc. Repairs

**Scope:** Exterior paint application, ADA railings, minor repairs

**Start Date:** May 2022

**Estimated Consultant Completion:** 2024

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, Liz McClellian, Sukhyun Hong (Polyline); consultants contracted to Owner

**Owner:** Nob Hill AOA

**Est Constr. Cost:** \$2,800,000

**Design Duration:** 1 month

**Completed (Design & Constr.):** 100% design, 0% construction



## Project Name: 'Ouli 'Ekahi Apartments

**Scope:** Rehabilitation and renovations to 33 cottages

**Start Date:** June 2023

**Estimated Consultant Completion:** 2025

**Key Team Members & Sub Consultants Involved:** Jason DeMarco, Phong Lam (Polyline); Coffman Engineers (Civil, Structural, MEP)

**Owner:** County of Hawaii, Office of Housing & Community Development and Big Island Housing Foundation

**Est Constr. Cost:** \$5,000,000

**Design Duration:** 3 month

**Completed (Design & Constr.):** 0% design, 0% construction

# 04.2 PRIOR COMPLETED WORK



# TYOLOGY: HOUSING

<b>TITLE AND LOCATION</b> Mott Smith Renovation Hawaii	<b>YEAR COMPLETED:</b> 2013
	<b>CONTRACT VALUE:</b> \$1.6 million
<b>PROJECT OWNER:</b> Confidential	

**PROJECT DESCRIPTION:** Renovation and second story addition to historic residence. Renovations and additions maintain character and detailing of original construction.

## PROJECT PHOTOS



Exterior



Exterior



Green Wall



Kitchen



Living / Dining

Images courtesy of Olivier Koning Photography

**PROJECT RELEVANCY:** Work performed on historic residence.  
**PROFESSIONAL SERVICES:** Jason DeMarco as Designer and Project Manager.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Hawaii Architecture, LLP	Honolulu, HI	Architect
b.	Monaghan Landscape Architects	Kaneohe, HI	Landscape Architect
c.	AISE	Honolulu, HI	Structural Engineer
d.	WSP Hawaii, Inc.	Honolulu, HI	MEP Engineer

# TYOLOGY: HOUSING

<b>TITLE AND LOCATION</b> Kolopua Housing Princeville, HI	<b>YEAR COMPLETED:</b> 2015
	<b>CONTRACT VALUE:</b> \$13 million
<b>PROJECT OWNER:</b> AHE Group with Vitus Group	

**PROJECT DESCRIPTION:** Princeville Kolopua is a medium density apartment complex made up of 44 1 bedroom & 2 bedroom units composed in four-plexes. In Hawaii, community has historically gathered through nature. This concept is brought to life through a series of four-plexes that frame a community circulation spine. Gardening patches and fruit bearing trees help to provide on-site food resources.

## PROJECT PHOTOS



Series of Four Plexes



Emphasis on Solar Shading Feature



Site Plan



Single Structure

**PROJECT RELEVANCY:**  
**PROFESSIONAL SERVICES:**

Affordable housing with community focused masterplan.  
 Jason DeMarco as Designer and Project Manager performing programming, master planning, design, production, permitting, and bidding services while with HIArchy.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Hawaii Architecture, LLP	Honolulu, HI	Architect
b.	Bow Engineering & Development	Honolulu, HI	Civil Engineer
c.	Monaghan Landscape Architects	Kaneohe, HI	Landscape Architect
d.	Allison Ide Structural Engineers	Honolulu, HI	Structural Engineer
e.	Dorvin D. Leis Co., Inc	Honolulu, HI	Mechanical & Plumbing Engineer
f.	ECS, Inc.	Honolulu, HI	Electrical Engineer
g.	Designing with Light	Honolulu, HI	Lighting Consultant
h.	Wiss, Janney, Elstner Associates, Inc.	Honolulu, HI	Waterproofing Consultant

# TYOLOGY: HOUSING

<b>TITLE AND LOCATION</b> Kolo Place, Phase II Honolulu, HI	<b>YEAR COMPLETED:</b> 2015
	<b>CONTRACT VALUE:</b> \$7 million
<b>PROJECT OWNER:</b> Kamehameha Schools	

**PROJECT DESCRIPTION:** This exterior and interior refresh of dilapidated apartment buildings has been transformative to the cul-de-sac they are located on. Each of the six apartment buildings is themed to a local plant species that informed the architectural expression and landscaping. To bolster natural integrations several buildings prominently feature living walls and wood textured aluminum slats are used throughout the development to add texture to the original cmu block buildings.

## PROJECT PHOTOS



Pualoalo Structure



'Ohe Structure



Niu Structure



Hala Structure



Green Wall

**PROJECT RELEVANCY:** Transformative renovations to dilapidated building stock.  
**PROFESSIONAL SERVICES:** Jason DeMarco as Designer and Project Manager performing conceptual design, master planning, design, production and permitting services while with HIArchy.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Hawaii Architecture, LLP	Honolulu, HI	Architect
b.	Bow Engineering & Development	Honolulu, HI	Civil Engineer
c.	Monaghan Landscape Architects	Kaneohe, HI	Landscape Architect
d.	Aise	Honolulu, HI	Structural Engineer
e.	WSP Hawaii, Inc.	Honolulu, HI	MEP Engineer

# TYOLOGY: HOUSING

<b>TITLE AND LOCATION</b> Wakea Garden Apartments Kapolei, HI	<b>YEAR COMPLETED:</b> Estimated 2015
	<b>CONTRACT VALUE:</b> \$13 million
<b>PROJECT OWNER:</b> Hunt Development	

**PROJECT DESCRIPTION:** This apartment complex retrofit the best features of a previous military barrack. The footprint of the building is maintained while renovating the interior space to create more comfortable apartments with all amenities for the residents.

## PROJECT PHOTOS



Entry to Front Office



Planter Box Wall Installation



Makai Wing



Central Common Space

**PROJECT RELEVANCY:** Adaptive reuse. Masterplanning. Engagement with state and federal agencies having jurisdiction (HCDA and Navy).

**PROFESSIONAL SERVICES:** Jason DeMarco as Designer and Project Manager performing programming, master planning, design, production, and permitting services while with HIArchy.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Hawaii Architecture, LLP	Honolulu, HI	Architect
b.	Lyon Associates, Inc.	Honolulu, HI	Civil Engineer
c.	AISE	Honolulu, HI	Structural Engineer
d.	Insynergy Engineering Inc.	Honolulu, HI	MEP Engineer
e.	Randall K Monaghan Landscape Architect	Kaneohe, HI	Landscape Architect
f.	Pacific SBS	Honolulu, HI	LEED Rater
g.	Wiss, Janney, Elstner Associates, Inc.	Honolulu, HI	Waterproofing Consultant

# TYOLOGY: HOUSING

<b>TITLE AND LOCATION</b> Cypress Apartments Wahiawa, HI	<b>YEAR COMPLETED:</b> 2023
	<b>CONTRACT VALUE:</b> \$180,000
<b>PROJECT OWNER:</b> Titan Estate	

**PROJECT DESCRIPTION:** This multi-family, affordable housing was designed under the parameters of Honolulu’s Bill 7. The proposed programming includes 22 two-bedroom & 18 one-bedroom units with mechanical parking below at grade. The rhythmic facade takes after distinctive colors and stripes of the popular peacock bass found in Lake Wilson. The properly shaded interiors includes a spacious open kitchen and living room layout.

## PROJECT PHOTOS



View from Driveway



Kitchen



Rear facade



Living room

**PROJECT RELEVANCY:** Honolulu urban Bill 7 affordable housing  
**PROFESSIONAL SERVICES:** Jason DeMarco as Architect performing design, production, permitting, and construction documents.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Polyline Architecture + Urbanism	Honolulu, HI	Architect
b.	Depsey Pacific	Honolulu, HI	Civil Engineer
c.	AMO Structural Engineering	Missouri City, TX	Structural Engineer
d.	JMK Engineers	Honolulu, HI	MEPF Engineer

# TYOLOGY: HOUSING

<b>TITLE AND LOCATION</b> Halewai'olu Senior Residences Honolulu, HI	<b>YEAR COMPLETED:</b> Estimated 2023
	<b>CONTRACT VALUE:</b> \$30 million
<b>PROJECT OWNER:</b> Michael's Development	

**PROJECT DESCRIPTION:** Affordable senior residences in urban Honolulu. Ground floor multipurpose rooms, leasing office, community outreach office. Two floor of parking with rooftop garden over multipurpose rooms for resident gardening. Covered recreation deck and communal facilities between parking levels and residences above. Thirteen stories of one and two bedroom units.

## PROJECT PHOTOS



View from the Canal



Entry



Multi Purpose Room



Recreation Deck



Single Unit

**PROJECT RELEVANCY:** Affordable high-rise housing development.  
**PROFESSIONAL SERVICES:** Jason DeMarco as Project Architect performing design, production, permitting and bidding services while with WRNS Studio.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	WRNS Studio	Honolulu, HI	Architect
b.	Gray Hong Nojima	Honolulu, HI	Civil Engineer
c.	Umemoto Cassandro Design Corp.	Kailua, HI	Landscape
d.	Baldrige & Associates	Honolulu, HI	Structural Engineer
e.	Interface Engineering, Inc.	Honolulu, HI	MEP Engineer
f.	Charles M Salter Associate, Inc.	Kailua, HI	Acoustics Consultant
g.	Wiss, Janney, Elstner Associates, Inc.	Honolulu, HI	Waterproofing Consultant
h.	Walker Consultants	San Francisco, CA	Parking Consultant
i.	Elevations, Inc.	Honolulu, HI	Elevator Consultant

# TYPOLOGY: CIVIC

<b>TITLE AND LOCATION</b> YWCA Patsy Mink Center for Excellence Honolulu, HI	<b>YEAR COMPLETED:</b> 2016
	<b>CONTRACT VALUE:</b> \$0.3 million
<b>PROJECT OWNER:</b> YWCA of Oahu	

**PROJECT DESCRIPTION:** The Patsy Mink Center for Business & Leadership is located within the historic Laniakea building designed by an architect by the name of Julia Morgan. The scope of the project includes the renovation of the multi purpose room & 2 offices. Its historic windows and medallions were carefully dissassembled, cleaned, repaired, and reinstalled to their original splendor.

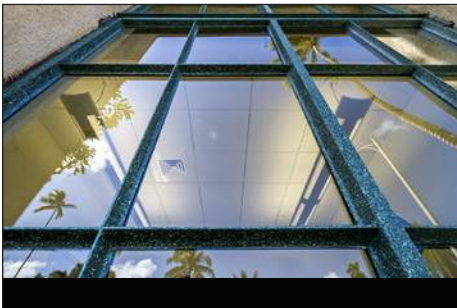
## PROJECT PHOTOS



Multi-purpose Room



Exterior



Restoration of Historic Windows & Medallions

**PROJECT RELEVANCY:** Renovations to historic architecture.  
**PROFESSIONAL SERVICES:** Jason DeMarco as Designer and Project Manager performing permitting, construction drawings & construction observation services while with Ferraro Choi.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Ferraro Choi	Honolulu, HI	Architect
b.	WSP	Honolulu, HI	MEP Engineer

# TYPOLOGY: CIVIC

<b>TITLE AND LOCATION</b> Kokokahi Reroof Kaneohe, Hawaii	<b>YEAR COMPLETED:</b> 2016
	<b>CONTRACT VALUE:</b> N/A
<b>PROJECT OWNER:</b> YWCA of Oahu	

**PROJECT DESCRIPTION:** Re-roof of historic gymnasium. Work also involved repair of corroding structural roof frame members. Recommendations for replacement in kind of deteriorating metal passive ventilation screens under mansard roof.

## PROJECT PHOTOS



AERIAL IMAGE (Gym at Right)



GYM EXTERIOR

**PROJECT RELEVANCY:** Renovation work on historic structure.

**PROFESSIONAL SERVICES:** Architectural and structural services on reroof and roof framing repairs. Mr. DeMarco as Architect & Project Manager.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Ferraro Choi	Honolulu, HI	Architect
b.	Structural Engineer	Honolulu, HI	Structural Engineer

# TYPOLOGY: CIVIC

<b>TITLE AND LOCATION</b> Abu Dhabi Downtown Urban Design Booklet Abu Dhabi	<b>YEAR COMPLETED:</b> 2019
	<b>CONTRACT VALUE:</b> N/A
<b>PROJECT OWNER:</b> Urban Planning Department and Urban Planning Council of the City of Abu Dhabi	

**PROJECT DESCRIPTION:** University research studio conducting a study of the current Abu Dhabi downtown including the water front, streetscapes, parks, and a comprehensive study of housing across the City. Purpose of the Study to propose adaptive reuse of the existing downtown as the emirate is looking to create a new downtown on an adjacent island. Study culminating in recommendations and conceptual designs for the areas of study.

## PROJECT PHOTOS



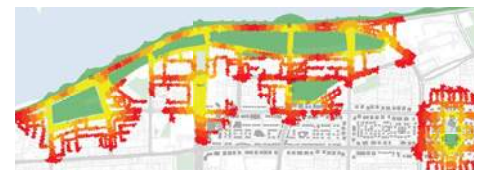
Parking, Streets, Corridors  
 Interior Street Parking



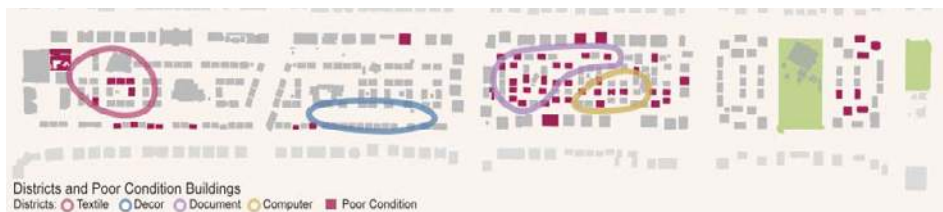
Parks Connect Waterfront & Businesses



Infill Multi-modal Paths Nodes/Anchors Redevelopment Pedestrian Path



Pedestrian and Bicyclist Analysis



Districts and Poor Condition Buildings  
 Districts: Textile Decor Document Computer Poor Condition



Analysis of Streets

Various Analysis Performed to Highlight Opportunities for Transformation.

**PROJECT RELEVANCY:** City wide study, analysis, documentation, and design recommendations.  
**PROFESSIONAL SERVICES:** Mr. DeMarco led the housing group and participated in studio-wide efforts.

## FIRMS INVOLVED WITH THIS PROJECT

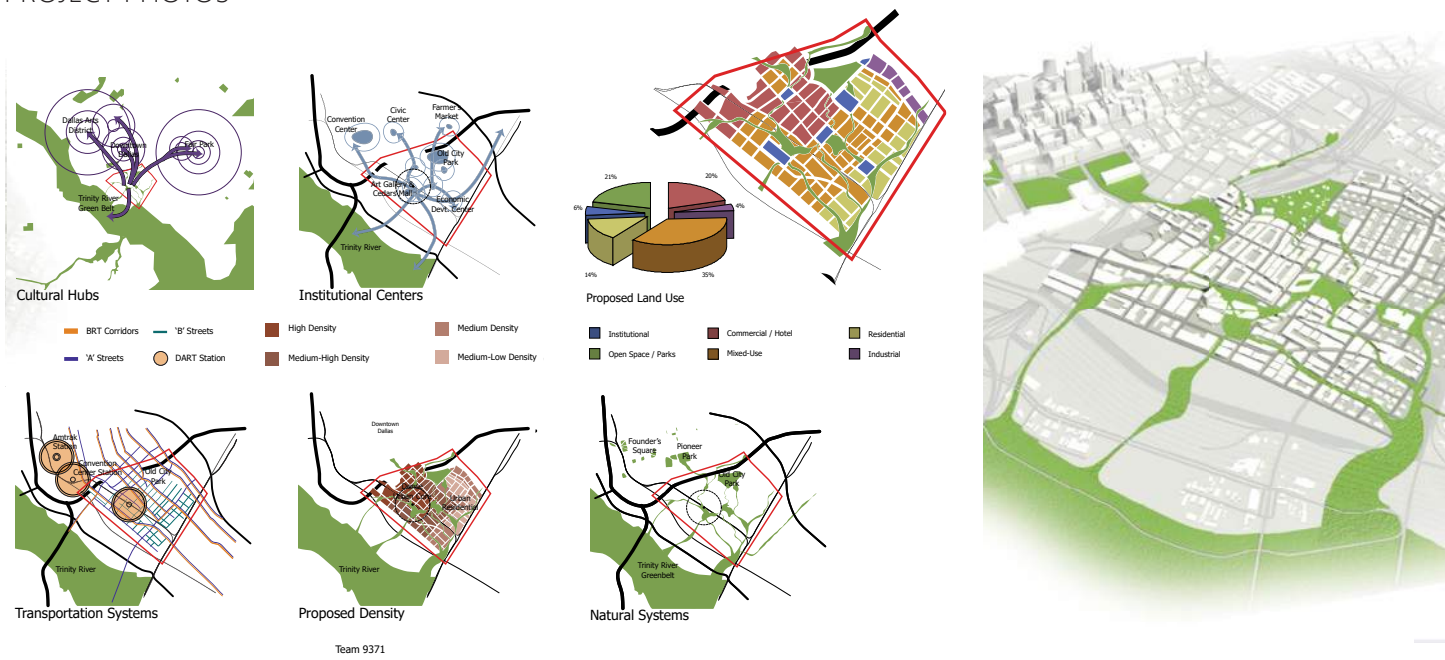
	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	University of Pennsylvania Urban Design Studio	Pennsylvania, PA	Research and Designers

# TYPOLOGY: CIVIC

TITLE AND LOCATION Urban Revitalization Houston, TX	YEAR COMPLETED: 2008
	CONTRACT VALUE: N/A
PROJECT OWNER: ULI	

**PROJECT DESCRIPTION:** Inspired by the natural and cultural history of the Cedars Dart station, the concept of utilizing the organic growth of the Cedar tree was used. The birthplace of cedars were strategically placed for a cohesive pedestrian network within the neighborhood core and extending it towards the city, regional parks, and surrounding neighborhoods.

## PROJECT PHOTOS



A Series of Urban Studies

Aerial View of Cedars Growth

**PROJECT RELEVANCY:** Survey of the current urban conditions.  
**PROFESSIONAL SERVICES:** Jason DeMarco as team leader of an interdisciplinary team of graduate students at the University of Pennsylvania. Preparation of community revitalization masterplan, streetscapes, parks, and conceptual financial analysis for improvements.

## FIRMS INVOLVED WITH THIS PROJECT

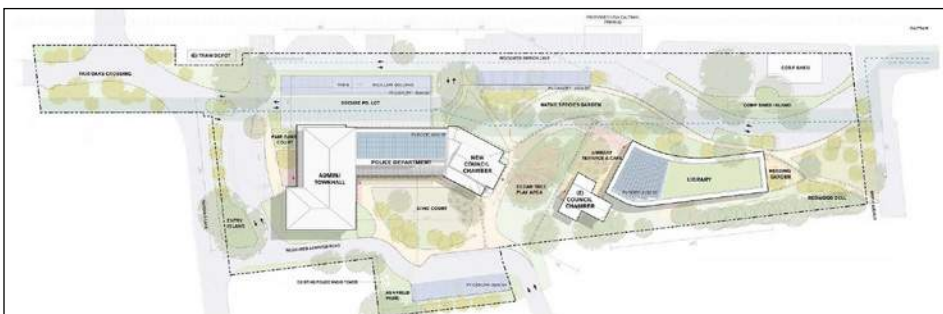
	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	N/A	N/A	N/A

# TYOLOGY: CIVIC

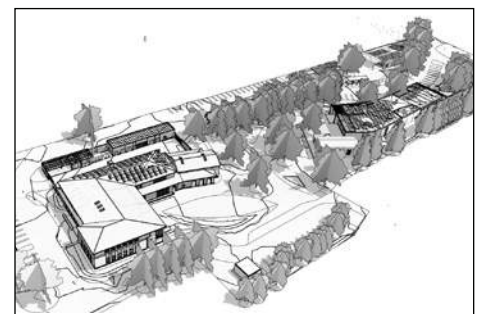
<b>TITLE AND LOCATION</b> Atherton Civic Center Atherton, CA	<b>YEAR COMPLETED:</b> Estimated December 2021
	<b>CONTRACT VALUE:</b> \$70 million
<b>PROJECT OWNER:</b> Town of Atherton	

**PROJECT DESCRIPTION:** The new Civic Center balances 21st century sustainable design with historic design sensitivity. Combining a city hall, police station, city corporation yard and public library into a cohesive public space. As a space for community, many sustainable features are included to promote a safe future for generations to come. These features include rammed earth walls, low flow water fixtures, photo-voltaic systems, micro grid systems, rainwater harvest, & a native species garden.

## PROJECT PHOTOS



Site Plan



Site Aerial



Town Hall



Library



Lobby Section

## PROJECT RELEVANCY:

City government project designing a city hall, police station, city council chamber, public library, and municipal yard.

## PROFESSIONAL SERVICES:

Jason DeMarco assisted as technical project architect during construction documents and permitting phases with WRNS Studio.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Mack 5	Emeryville, CA	Construction Management
b.	WRNS Studio	Honolulu, HI San Francisco, CA	Architect
c.	Sherwood Design Engineers	San Francisco, CA	Civil Engineer
d.	Interface Engineering	San Francisco, CA	Mechanical Engineer
e.	Charles M. Salter Associates, Inc.	San Jose, CA	Acoustic
f.	SWA Group	San Francisco, CA	Landscape
g.	MAR Structural Design	Berkely, CA	Structural Engineer
h.	Integral Group	San Jose, CA	Electrical Engineer

# TYOLOGY: CIVIC

<b>TITLE AND LOCATION</b> Hawaii's Bid for the Obama Presidential Library Honolulu, HI	<b>YEAR COMPLETED:</b> Bid awarded to Chicago
	<b>CONTRACT VALUE:</b> N/A
<b>PROJECT OWNER:</b> University of Hawaii	

**PROJECT DESCRIPTION:** Competing for Obama's presidential library, Hawaii made a compelling case for a library rooted in nature and sustainable design. Envisioned as not just an archive but a living, engaging community space the library proposed to sensitively balance security with accessible public spaces. As a preemptive response to tsunami risk, the building sits atop an elevated plinth. A few of the many sustainable features are wind turbines, photovoltaics, rainwater harvest.

## PROJECT PHOTOS



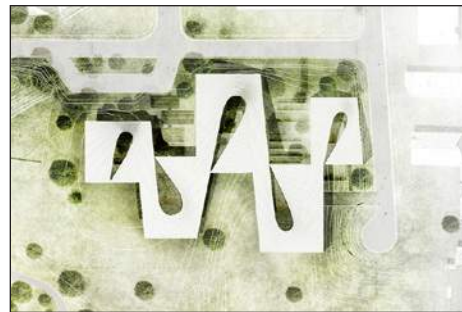
Site Aerial



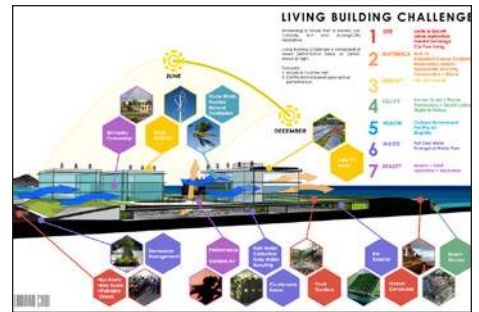
Overall View



Courtyard



Site Plan



Sustainability features

## PROJECT RELEVANCY: PROFESSIONAL SERVICES:

Multi-state agency effort pursuing a federal library project. Jason DeMarco assisted as designer with programming, conceptual massing as a bridging document for the three design teams representing Hawaii, participated on one of the team with Ferraro Choi and Allied Works, created the living building challenge analysis for the overall bid submission.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Ferraro Choi	Honolulu, HI	Architect on Record
b.	Allied Works	Portland, OR New York, NY	Architect

# TYPOLOGY: CIVIC

<b>TITLE AND LOCATION</b> Lei of Parks - South Shore Concept Honolulu, HI	YEAR COMPLETED: N/A
	CONTRACT VALUE: N/A
PROJECT OWNER: Trust for Public Land	

**PROJECT DESCRIPTION:** Conceptual design to stitch together and improve the multi-modal pathway along Oahu's south shore between Ala Moana Beach Park and Downtown..

**PROJECT PHOTOS**



Opportunities for Connection



Temporary Ground Markings



Temporary Non Paved Surfaces

**PROJECT RELEVANCY:** National non-profit client collaborating with City, State, and private stakeholders along the pathway route. Public outreach, demonstration project, polling/ survey, lobbying elected officials to fund project.

**PROFESSIONAL SERVICES:** Jason DeMarco provided conceptual design, community outreach materials, volunteer time for demonstration event.

**FIRMS INVOLVED WITH THIS PROJECT**

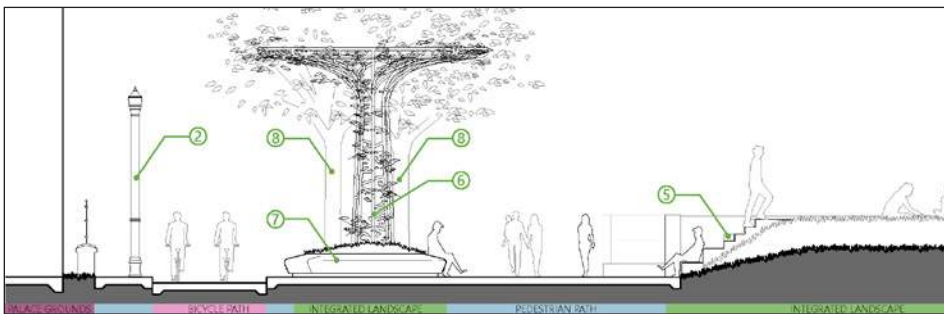
	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	WRNS Studio	Honolulu, HI	Architect

# TYOLOGY: URBAN

<b>TITLE AND LOCATION</b> Capitol Corridor Urban Design Honolulu, HI	<b>YEAR COMPLETED:</b> 2021
	<b>CONTRACT VALUE:</b> N/A
<b>PROJECT OWNER:</b> DLNR / Division of Forestry & Wildlife / Kaulunani Grant	

**PROJECT DESCRIPTION:** Located between the Honolulu State Capitol and Iolani Palace, this reinvigoration creates a multi-modal corridor supporting safe passage for pedestrians and bikers alike encouraging activity and engagement with the space. Shade trellises line the center of this corridor spread between 8 planters of varying sizes representing the Hawaiian Islands. Stepped seating encourages users to stay and enjoy while still allowing for movement. A waterfall feature resolves the stagnant pools at the capitol while providing evaporative cooling.

## PROJECT PHOTOS



Site Section



Aerial View



Pedestrian Walkway



Site Entry

## PROJECT RELEVANCY:

Urban core masterplan with multi-modal path, shade trellises, stepped seating, and waterfall evaporative cooling

## PROFESSIONAL SERVICES:

Polyline provided conceptual design services, master planning, and community outreach.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Polyline Architecture + Urbanism	Honolulu, HI	Architect
b.	Tanglobe	Honolulu, HI	Strategic Partner
c.	HFF Planners	Honolulu, HI	Landscape Architect
d.	Josh Lake	Honolulu, HI	Cultural Advisor

# TYOLOGY: GOVERNMENT

TITLE AND LOCATION FACILITIES SURVEY AND AUDIT San Luis Obispo, California	YEAR COMPLETED: 1999
	CONTRACT VALUE: N/A
PROJECT OWNER: Cal Poly San Luis Obispo - Facility Services Department	

**PROJECT DESCRIPTION:** Comprehensive facilities survey and audit of all campus structures over their 6,000 acre main campus. Documentation through photographs, annotated plans, and interviews with occupants.

## PROJECT PHOTOS



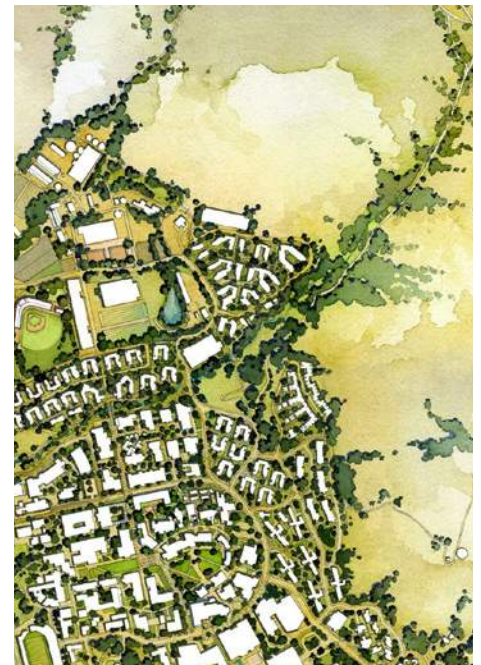
Aerial Photo of Cal Poly Campus



Interior of Engineering Building



Historic Student Dorm Building



## PROJECT RELEVANCY:

Survey and inventory of multiple and varied structures across a university campus. Included historic structures, dorms, classrooms, common areas, athletic facilities, support buildings, agricultural buildings, etc.

## FIRMS INVOLVED WITH THIS PROJECT

Jason DeMarco as Intern with Facilities Management Department

# TYOLOGY: GOVERNMENT

<b>TITLE AND LOCATION</b> Waimea Library PV Waimea, HI	<b>YEAR COMPLETED:</b> 2011
	<b>CONTRACT VALUE:</b> \$450,000
<b>PROJECT OWNER:</b> DAGS	

**PROJECT DESCRIPTION:** Installation of photovoltaic panels and reroofing of Waimea public library.

**PROJECT PHOTOS**



View of Solar Panels Atop Building



Entry View

**PROJECT RELEVANCY:** DAGS project with integrated systems.  
**PROFESSIONAL SERVICES:** Jason DeMarco as designer and project manager during design, production, permitting, bidding, and construction observation phases while with HIArchy.

**FIRMS INVOLVED WITH THIS PROJECT**

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Hawaii Architecture LLP	Honolulu, HI	Architect

# TYPOLOGY: GOVERNMENT

TITLE AND LOCATION NCIS Office Tenant Improvement Honolulu, HI	YEAR COMPLETED: 2012
	CONTRACT VALUE: \$650,000
PROJECT OWNER: US Navy	

**PROJECT DESCRIPTION:** Tenant improvement of naval NCIS offices on joint base including offices and secure interrogation/ interview facilities.

**PROJECT RELEVANCY:** Federal project with high security and technology requirements.

**PROFESSIONAL SERVICES:** Jason DeMarco as designer and project manager during design, production, permitting, and bidding phases while with HIArchy.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	HiArchy	Honolulu, HI	Architect

TITLE AND LOCATION Veteran's Administration A/C Upgrades Honolulu, HI	YEAR COMPLETED: 2016
	CONTRACT VALUE: \$350,000
PROJECT OWNER: Veteran's Administration	

**PROJECT DESCRIPTION:** Install split air conditioning systems in electrical rooms on multiple floors of hospital. Install condenser units at roof, coordinated with other systems, penetrations, and roofing. Evaluate electric arc risk within main electrical room.

**PROJECT RELEVANCY:** Federal project integrating multiple systems.

**PROFESSIONAL SERVICES:** Jason DeMarco as Architect and Project Manager performing design, production, permitting, bidding, construction observation.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Ferraro Choi	Honolulu, HI	Architect
b.	SSFm	Honolulu, HI	Structural Engineer
c.	Mechanical Engineers of Hawaii	Honolulu, HI	Mechanical Engineer
d.	Bennett Engineers	Honolulu, HI	Electrical Engineer

# TYPOLOGY: GOVERNMENT

<b>TITLE AND LOCATION</b> Veteran's Administration Generator Additions Honolulu, HI	<b>YEAR COMPLETED:</b> 2017
	<b>CONTRACT VALUE:</b> \$400,000
<b>PROJECT OWNER:</b> Veteran's Administration	

**PROJECT DESCRIPTION:** Expansion of existing generator building for additional ventilation equipment.  
**PROJECT RELEVANCY:** Federal project integrating multiple systems.  
**PROFESSIONAL SERVICES:** Jason DeMarco as Architect and Project Manager performing design, production, permitting, and bidding.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Ferraro Choi	Honolulu, HI	Architect
b.	Ki Concept	Honolulu, HI	Landscape Architect
c.	SSFM	Honolulu, HI	Structural Engineer
d.	Bennett Engineers	Honolulu, HI	Electrical Engineer

<b>TITLE AND LOCATION</b> HI National Guard Office Renovations Honolulu, HI	<b>YEAR COMPLETED:</b> 2017
	<b>CONTRACT VALUE:</b> \$700,000
<b>PROJECT OWNER:</b> Hawaii National Guard	

**PROJECT DESCRIPTION:** Tenant improvements for new National Guard headquarters offices. Integrating secure technology and security systems.

**PROJECT RELEVANCY:** State agency project with high security requirements.  
**PROFESSIONAL SERVICES:** Jason DeMarco as Architect and Project Manager performing design, production, permitting, bidding, construction observation.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Ferraro Choi	Honolulu, HI	Architect
b.	Libbey Heywood	Honolulu, HI	Structural Engineer
c.	Inatsuka Engineering	Honolulu, HI	Mechanical Engineer
d.	Bennett Engineers	Honolulu, HI	Electrical Engineer
e.	Environmenteo Services	Honolulu, HI	Environmental

# TYPOLOGY: GOVERNMENT

<b>TITLE AND LOCATION</b> HI National Guard Reroofing Honolulu, HI	<b>YEAR COMPLETED:</b> 2017
	<b>CONTRACT VALUE:</b> \$450,000
<b>PROJECT OWNER:</b> Hawaii National Guard	

**PROJECT DESCRIPTION:** Reroof three office buildings at Kalaeloa facility.

**PROJECT RELEVANCY:** State agency project.

**PROFESSIONAL SERVICES:** Jason DeMarco as Architect and Project Manager performing design, production, permitting, and bidding.

## FIRMS INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION	(3) ROLE(S)
a.	Ferraro Choi	Honolulu, HI	Architect
b.	Inatsuka Engineering	Honolulu, HI	Mechanical Engineer
c.	Bennett Engineers	Honolulu, HI	Electrical Engineer
d.	Environmenteo Services	Honolulu, HI	Environmental

# 05 CLIENT REFERENCES



# CLIENT REFERENCES

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## **Lauiki Affordable Apartments**

Email: jeff.devilbiss@gmail.com

Contact: Jeff DeVilbiss, Owner

## **Holualoa Residence**

Email: ds8ds@hotmail.com

Contact: David Scott, Owner

## **Banzai Sushi & Grill**

Email: samuelmb7@gmail.com

Contact: Samuel Bendenoun, Owner

## **University of Hawaii at Manoa - Comprehensive Signage**

Email: sharon@akwilliams.com

Contact: Sharon Ching Williams, Retired Campus Planning Architect

## **County of Hawaii - Office of Housing and Community Development - 'Ouli 'Ekahi Apartments**

Email: timothy.oesterling@hawaiicounty.gov

Contact: TJ Oesterling, Specialist