



CLIENT CASE STUDY: SELF STORAGE IN A HISTORIC LANDMARK

Client: Waikele Self Storage
Management: E.I.M. Group, Inc.
Location: Waikele, HI



When Carol Krendl's husband and business partner Thomas mentioned he wanted to develop the old Naval Ammunition Depot in Waikele into self storage units, she thought he was in need of a long vacation! After all, he was talking about caves.... dark, uninhabited tunnels. Not your typical locale for self storage units.

During the 1960s the Naval Ammunition Depot was used to store nuclear weapons. As part of a Navy redevelopment effort, special legislation was passed allowing it to sell or lease outlying properties on Oahu, such as the tunnels, in exchange for infrastructure improvements. Waikele Self Storage, which has 22 of the tunnels and about 400 customers, was started by three local businessmen. Waikele in turn retained E.I.M. Group, Inc., who managed and invested in the project. The rest is history, so to speak.

With a vision, a workable plan, and the immense public appeal for resurrecting this landmark, E.I.M. Group, Inc. has turned this series of tunnels into fully functioning storage units. With more than a year's clean up of the façade, the addition of generators and some creative construction, a new era of storage facilities was born.

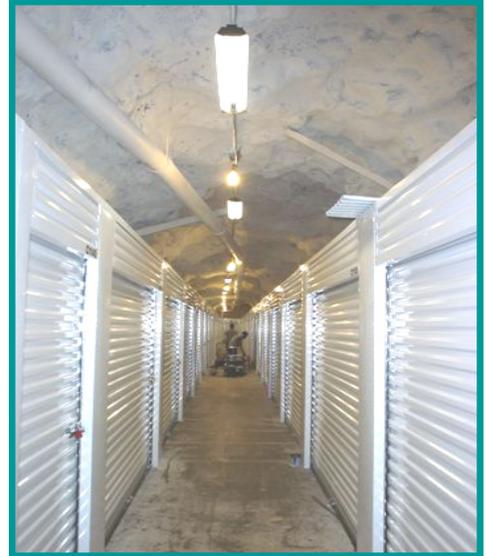
Paramount to the success of the project was the hallway system and door provider. Krendl went straight to Temple, GA manufacturer Janus International. "I have worked with Janus on numerous projects, and I knew they'd be able to handle the complexities of this job," states Krendl.

One of the biggest challenges was making the steel connect with the rugged surface of the walls. "Janus got the steel to match the walls perfectly. I've never seen anything like it," exclaims Krendl. "They kept on track and never missed a deadline."

Because light and space were issues, E.I.M. Group, Inc. chose all white doors. "They gave a feeling of openness to the corridors, which is important when attracting renters to this environment," says Krendl. The floors have remained the original 1940s concrete, adding to the appeal of the facility.

Because it's a Naval Reserve, no requirements were in place for HVAC, lighting or permits. Running solely off generators for almost two years, electricity has just been connected to the business office. But that hasn't slowed down occupancy, as the entire 67,000 square feet of space in the initial tunnel has been rented.

Here's one instance where *tunnel vision* really paid off.



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