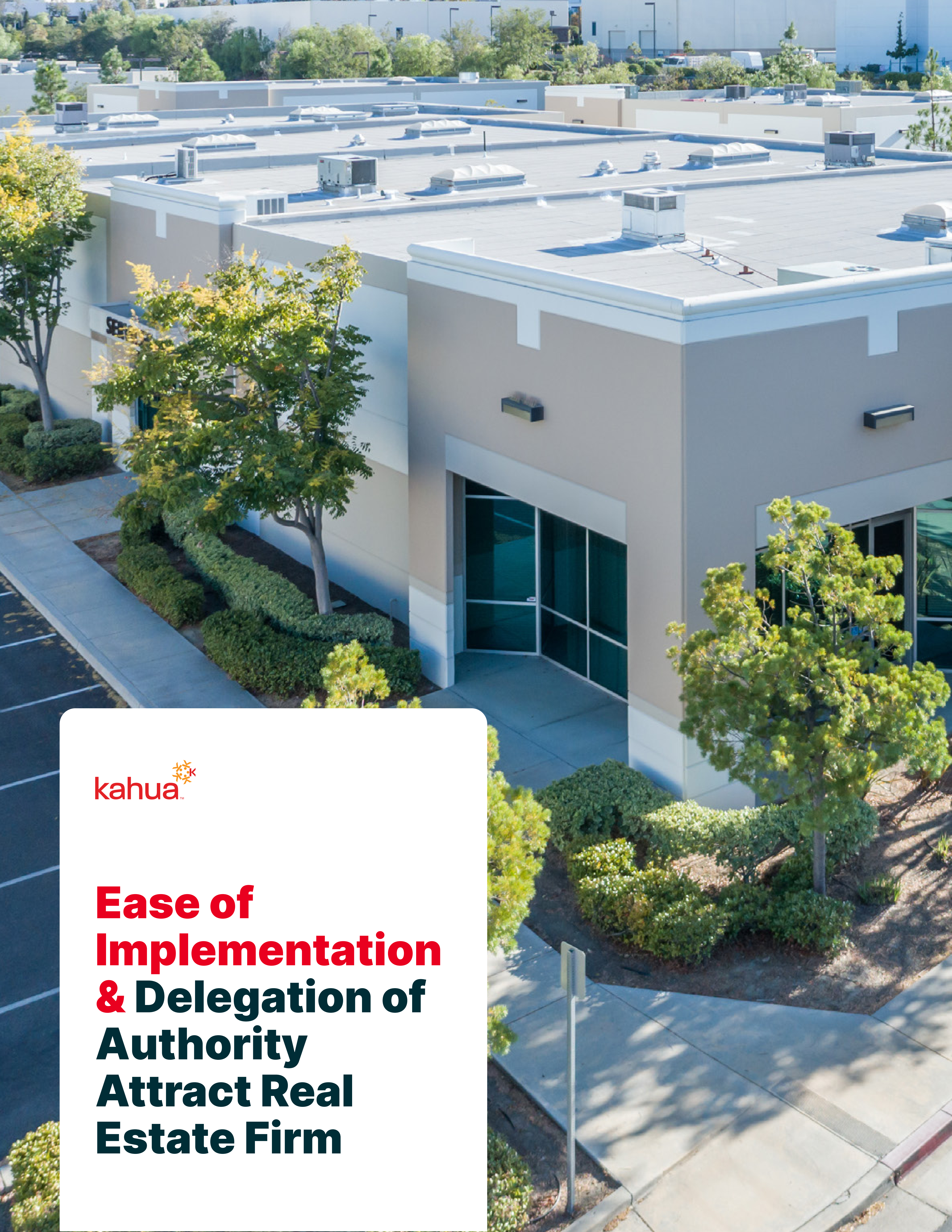

kahua

Ease of Implementation & Delegation of Authority Attract Real Estate Firm

Background

A private real estate investment firm on the West Coast invests directly in multifamily, office, hotel, retail and industrial properties in the Western U.S. and Sunbelt states. It currently owns and operates over 10 million square feet (about the total floor space of the Pentagon) of real estate, including over 6,800 multifamily units. This successful, robust company has more than tripled its assets since 2009.

Challenges

The real estate firm needed a new construction project management information system (PMIS) to manage the growth strategy of its rapidly expanding development and capital program. A company leader familiar with Kahua sought a demo and inquired about the software's integration capabilities. After speaking with several Kahua customers, it selected Kahua as the vendor of choice.

Specifically, the new client reported Kahua won over other potential vendors because of its focus on project management and its ability to reduce duplicate data entry, create a delegation of authority based on projects' dollar amounts, and update contract templates across all projects.

The company also required the PMIS to be implemented quickly, have strong integration capabilities, work across the lifecycle and provide access to prior and current data.

Project Objectives

- Focus on project management
- Strong out-of-the-box offering
- Robust cost and contract management
- Full lifecycle solution
- Integration capabilities
- Access to data
- Delegation of authority

About the Customer

- Headquartered on the West Coast
- Owns and operates 10 million+ square feet of real estate, including over 6,800 multifamily units
- Operates primarily in western U.S. and Sunbelt states
- Has tripled assets since 2009
- Has almost two dozen Kahua users
- Implementation took four months

Kahua for Owners

Kahua's construction project management technology for owners helps you efficiently manage capital projects from intake through turnover, including eliminating the wasted time, unstructured data and project errors often caused by disparate systems.

Solutions

Implementation was completed in four months, meeting the company's need for a swift PMIS deployment.

The client – with almost two dozen users – will leverage Kahua's best practice suite, which includes the ability to meet its evolving needs through every stage of its development and capital assets lifecycle ... from planning and design all the way through procurement, construction and operations. Kahua will conform to the customer's processes, making it scalable for future growth.

"Prior to Kahua, they were doing all of that in a Word document and then routing it through email," said Chad Hall, the Kahua support manager who aided with implementation for the real estate developer. "In the implementation, they took advantage of the ability to set limits of authority, depending on the application. Now, budgets must go through certain individuals, and they'll have different dollar values for contracts, change orders, etc. It is streamlined through all their delegation of authority workflows."

Hall said Kahua's [hierarchical structure] allowed the company's three different divisions – development, capital replacement and capital investment – to use the solution as each needed. Each division could create the hierarchy it necessary for its business practices. This allows users to report both top-down and bottom-up visibility. The power of Kahua versus other PMIS offerings is flexibility at any level of the organizational structure.

For example, the company can use Kahua to complete a request for proposal for a large multi-family complex. Then, if it wins the bid, the construction project will be managed in the same software. Once the project is completed, Kahua can be utilized again to manage renovations, expansions or repairs.

The company can use that same hierarchical structure to view the health and progress of its entire portfolio, at either the project or program level.

Hall said the greatest advantage the company reports is the delegation of authority – or DOA – approval process.

> "Kahua for Owners has incredible flexibility right out of the box, and in the implementation, we handled configuration that would ensure the best possible experience for this company. Implementation went smoothly because the client was very articulate in sharing what was most important to them, including project controls, document controls and approvals."
>
> **Chad Hall | Support Manager, Kahua**

About Kahua

Kahua is changing the way that capital projects are delivered and managed. The Kahua Network is the world's leading collaborative network for real estate and construction project management. Kahua's collaborative project management solutions improve communication and performance throughout the entire lifecycle of your capital assets. Delivered as a secure, scalable Application Platform-as-a-Service (aPaaS), The Kahua Network enables users to easily share data, documents and workflows across all applications and projects. Kahua supports leading mobile devices and tablets, integrates with third party applications and numerous accounting systems, and enables customers and certified development partners to quickly modify existing applications or build custom applications that operate on The Kahua Network. To learn more, visit www.kahua.com.
https://www.kahua.com/solutions-for-owners/

JUNE 2022