Gentry Homes, Ltd.

“People building quality homes and communities for a better Hawaii”

Project Superintendent
Gentry Builders LLC.

VP & Director of Construction
Gentry Builders LLC.
Tom Gentry, original owner and founder of Gentry Homes, started his successful homebuilding career in 1960. After building and selling several successful communities in Pleasant Hill, Dublin, San Ramon and Concord, California, he took his new company and family to Hawaii.
Gentry Homes, Ltd.
Coral Ridge
By Gentry

Coral Ridge is Gentry Homes newest single family community located next to the Coral Creek Golf Course. At Gentry Homes we pride ourselves on using quality materials and embrace new technologies that will make living in Hawaii more affordable while increasing comfort.

All of our Gentry homes are HERS (Home Energy Rating Score) tested and meet strict guidelines for energy efficiency.

From the high $600,000’s
SEAbridge by Gentry Homes offers affordable 3 and 4 bedroom homes that will attract many that are new to our shores and many local families buying a home for the first time. These homes will bridge the gap of apartment or attached condominium living to a more detached home lifestyle. This might be one person’s very first step into a home they can call their own or an opportunity to downsize into something efficient and manageable.

Either way, SEAbridge by Gentry will provide a quality home from a company who has been in Hawaii since 1968.

From the low $500,000's
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• Innovative Design and Technology
• Quality Construction
• Competitive Pricing
• Superior Customer Attention
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CASE STUDY
Making Cent$ of BMP’S
Gentry Homes Kapolei Development, LLC.

DHHL East Kapolei I
TMK: 9-1-016:108

Kānehili
Gentry Homes Kapolei Development, LLC.

DHHL East Kapolei I

Many Firsts:
- State of Hawaii partnering with a Development firm.
- The Gentry company on a state project.
- Fulfilling long lasting dreams of Hawaiian Ohana with a Home.
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DHHL East Kapolei I

Many Firsts: BMP

- Introducing new methods/products.
- Incorporating Hybrid erosion controls.
Many Firsts: BMP
• Work Place Training Coaching Style
• Homeowner Education
BMP

- Introducing new methods/products.

Perimeter Guard vs Silt Fence vs Bio Soc
Gentry Homes Kapolei Development, LLC.

DHHL East Kapolei I

BMP

Perimeter Guard vs Silt Fence vs Bio Soc
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BMP
- Incorporating Hybrid Erosion Controls
Gentry Homes Kapolei Development, LLC.

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- Work Place Training Coaching Style
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BMP
- Work Place Training Coaching Style

What does SWPPP stand for?
SWPPP is an abbreviation for the Stormwater Pollution Prevention Plan.

What is the purpose of the SWPPP?
The purpose of the SWPPP is to develop the strategy for a construction project in order to ensure Federal and State stormwater pollution regulations. These regulations are put in place to minimize sediment and other pollutants that are commonly associated with activities.

What Regulations?
Federal - Environmental Protection Agency:

State of Hawaii - Department of Health:
DOH - HRS § 342 D - Water Pollution
DOH - HAR § Chapter 11-55 - Water Pollution Control

SWPPP Content:
1. Storm Water Trench
2. Basin of Construction Activities
3. Emergency Related Projects
4. Identification of Other Site Components
5. Source and Inventories of Construction Activities
6. Site Map
7. Construction Life Plan
8. Sources of non-stormwater
9. Raster Documentation
10. Department of Storm Water control measures
11. Pollution Prevention Plans
12. Protection for fish, wildlife and aquatic species.
13. Final Stormwater permit
14. Documentation of installation with site specific stormwater
15. Infiltration is needed to the SWPPP prior to start of construction activities.
16. Any other information requested by the Director.
17. SWPPP Certification
18. Project Authorization added to the SWPPP
Gentry Homes Kapolei Development, LLC.

DHHL East Kapolei I

BMP
• Work Place Training Coaching Style


- James Pflueger conducted land-disturbing construction activities on Kauai coastal property without an NPDES permit or CWA section 404 permit.
- Settlement:
  - $2 million in fines, the largest CWA storm water penalty for violations at a single site, by a single landowner, in the U.S.
  - $5.3 million in repair work
  - $200,000 for a supplemental environmental project.

Kaloko Reservoir: 3/14/06
Gentry Homes Kapolei Development, LLC.

Motivated Argument...
Motivated Argument....
2015, 2017 NBA Finals
Golden State Warriors Vs. ????

Motivated Argument:
Where is the rest the Team?
NPDES as a Team

- Work Place Training Coaching Style(s).
  - Combining the Task Leadership of getting the job done.
  - Leading by a motivated relationship.
Gentry Homes Kapolei Development, LLC.

DHHL East Kapolei I

BMP
- Home Owner Education:
BMP Selection & Maintenance

Dust Control
BMP Selection & Maintenance

Stabilized Construction Exits
BMP Selection & Maintenance

Parkside Area 14

Area 17 Base Yard/ Kamakana Alii
Gentry Homes, Ltd.

Be Mindful: of the Do's and Don'ts

Can

No Can!
Gentry Homes, Ltd.
Gentry Homes, LLC.

Mahinui, Kaneohe 2013

BMP
• Incorporating Hybrid Erosion Controls
Conclusion:

- Take BMP’s to a higher level to provide cost savings.
  - Improved products with the capability of low maintenance, high re-use.
  - Incorporating esthetics and curb appeal w/ new methods and hybrid erosion control applications.

- Community collaboration and employee procedure/ training awareness.
  - Lengthening the cords of understanding.
  - Grounding deeper the stake wisdom.

- We become “Authentic” stewards of the land, oceans and rivers.
  - Malama I ka wai