

Nan Inc

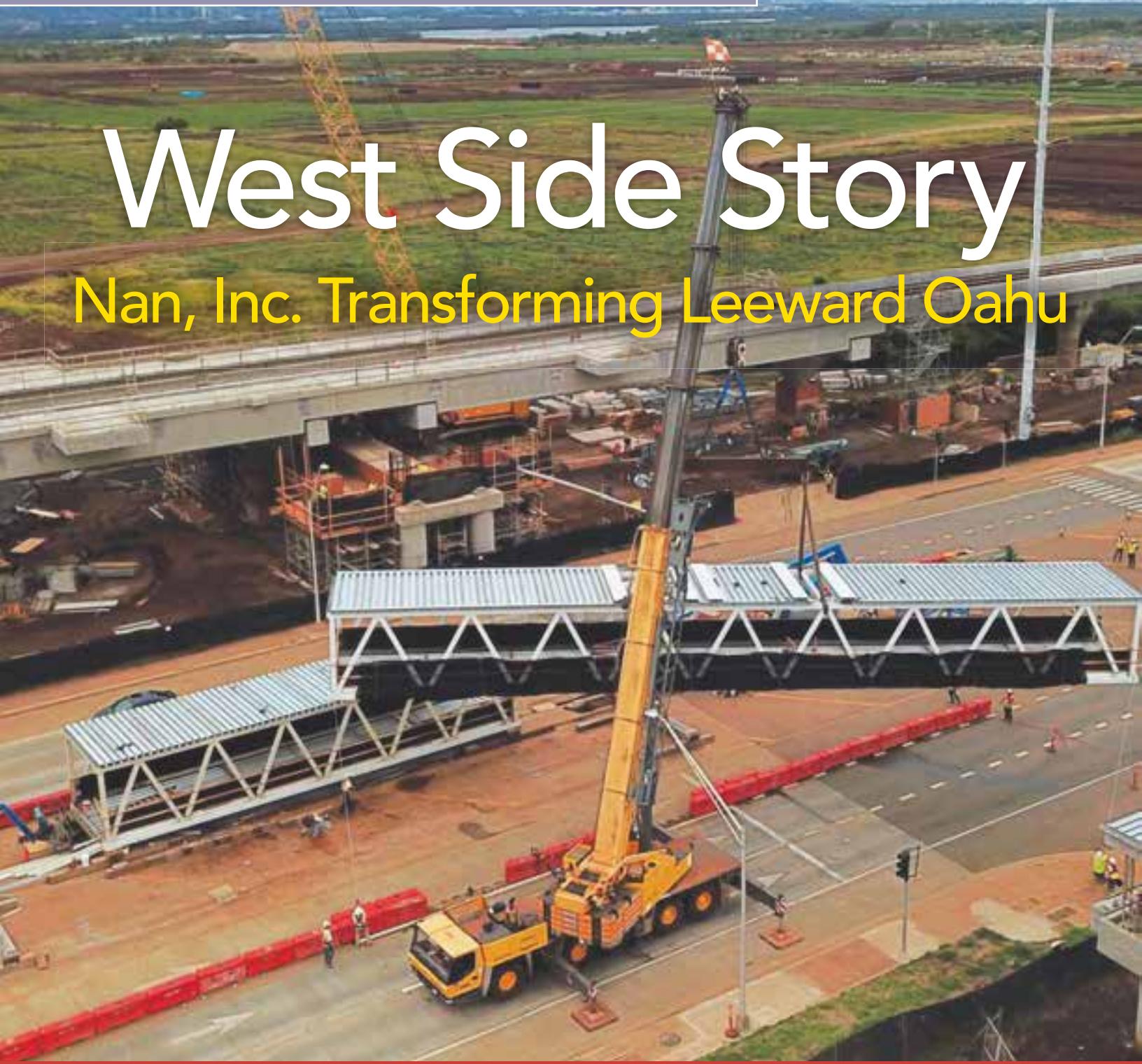
magazine

Building the Future of Hawaii

VOLUME 8 • ISSUE 1 • FALL 2018

West Side Story

Nan, Inc. Transforming Leeward Oahu



**News Blast: Nan, Inc. Awarded
\$400M HART Utility Relocation Contract**

Welcome

A Message
from the
Chief
Financial
Officer



**"Coming together is a beginning. Keeping together is progress.
Working together is success."**

—Henry Ford

Life brought me to Nan, Inc. in 2002 to serve as Controller, and I quickly learned firsthand the success of our organization. The company began as a sole proprietorship in 1990 and shortly thereafter was incorporated in 1995 to accommodate our rapid progress within a brief period of time. With only six employees and a contract portfolio of just over \$20 million, we entered the SBA's 8(a) program in 1996, then managed to achieve early graduation from the program becoming a large business designation in 2000. Fast forward to now and after nearly three decades in business, Nan, Inc. is one of Hawaii's premier construction companies, currently employing over 600 personnel and managing a work-in-progress portfolio of over \$450 million. Likewise a reflection of our company's evolution, I now serve as Nan, Inc.'s Chief Financial Officer where I continue to ensure our financial health and assist in guiding our future.

And right now, I am thankful to report that we are doing financially great. Following inception, Nan, Inc.'s primary focus was federal construction contracts. However with our growth, notably we have branched out beyond that and now perform extensive work in the local governmental and commercial sectors as well. Most recently, Nan, Inc. was awarded the \$400 million HART City Center Utilities Relocation (CCUR) Contract in early May, of which contract performance is already underway.

Nevertheless, over the last 30 years the construction sector in Hawaii has seen its fair share of ups and downs; and Nan, Inc.'s own path to success hasn't always been smooth sailing. Yet despite the sometimes turbulent nature of the business, we have weathered such stormy seas. Being part of this company for the past 16 years, I know that an essential part of our success story is that we power through such turbulent times with our sense of 'ohana (family) as our guide and at the forefront of all we do. That is, being a locally-owned and operated company, though we are not blood-related, our company employees are part of our work family and we know that unified we are much stronger towards reaching our goals. By striving to promote and foster a family-environment here, coupled with our company creed to exceed our clients' expectations at all levels, we at Nan, Inc. believe that good people working together can and will accomplish great things.

So as Nan, Inc. celebrates another year in business, please join me in thanking everyone who helped us reach another milestone—clients, subcontractors, other supportive businesses and partners, suppliers, friends, and family. But most importantly to those who are part of our Nan, Inc. 'ohana—your dedication, support, and hard work are why Nan, Inc. has been successful and is able to be a part of shaping the future of Hawaii year after year. Thank You!

Siri Hogan
Chief Financial Officer
Nan, Inc.

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The Westin Hapuna Beach Resort

Lavish By Any Other Name

By Wyeth Matsubara

The Kohala Coast on Hawaii's Big Island was not a natural choice to start a development, let alone, a luxury hotel. In the early '60s the area was accessible only by a hiking trail or by taking an hour and a half drive over an unpaved, rocky pathway. The isolated location had substantial infrastructure and access issues. However, a visionary conservationist, art collector and developer Laurance S. Rockefeller, grandson of America's first billionaire, John D. Rockefeller, saw a different vision from the lava rock and desert wasteland that stood before him. Beyond the endless fields of lava rock were two magnificent white sand beaches separated by a stark black lava rock headland. This area's character stood out from the rest of the Kohala Coast, rising quickly toward snow-capped Mauna Kea, the tallest peak in the islands. Rockefeller had a keen eye. Fortunately for all, Rockefeller had the vision, the right connections, unlimited access to funds, and the drive to see the greater potential of the then lava

rock wasteland.

The Hapuna Beach Prince Hotel opened its doors to guests back in 1994 amidst the pristine beaches of the Kohala coast. There on Hawaii Island's north-western tip, the hotel shares over 1,800 acres of oceanfront property on the cliffs above Hapuna Beach. Over its 20-some years of customer service, the hotel has undergone only minor renovations. In 2017, however, the Hapuna Beach Prince Hotel entered a franchise agreement with Starwood Westin Hotels & Resorts. Mauna Kea Resort awarded Nan, Inc. with the contract of an ambitious \$46 million renovation. This renovation would touch almost all aspects of the hotel.

The scope of the project involved the complete interior renovation of 249 guestrooms (194 standard guestrooms + 17 suites + 38 Kama'aina suites). The renovation also encompassed the guestroom corridors, American Disabilities Act (ADA) compliance modifications, and conversion of the hotel into a branded

Starwood Westin Hotel & Resort, then to be known as the Westin Hapuna Beach Resort.

Nan, Inc.'s improvements included the Porte Cochere, lobby, ballroom & meeting rooms, Reef Lounge, Level 6, Ocean Terrace, Wellness Center, Coast Grille, beach bar, and public restrooms. The site work included modification to existing grades, pathways, and decks. Nan, Inc. crews refurbished the existing pool while

Left photo: The Meridia, a new fine dining restaurant formerly called Coast Grille; except for the flooring, the interior was completely redone. Right photo: One of the renovated suite units, a former studio unit converted into a one-bedroom suite.



also constructing a new pool and water feature area.

Project Manager Ed Arnobit and his team faced many challenges with this project and was happy to address each and every single one with success. For starters, the project involved a massive room and public space renovation work that was undertaken while the hotel was still in operation. Coordination and communication with the property's

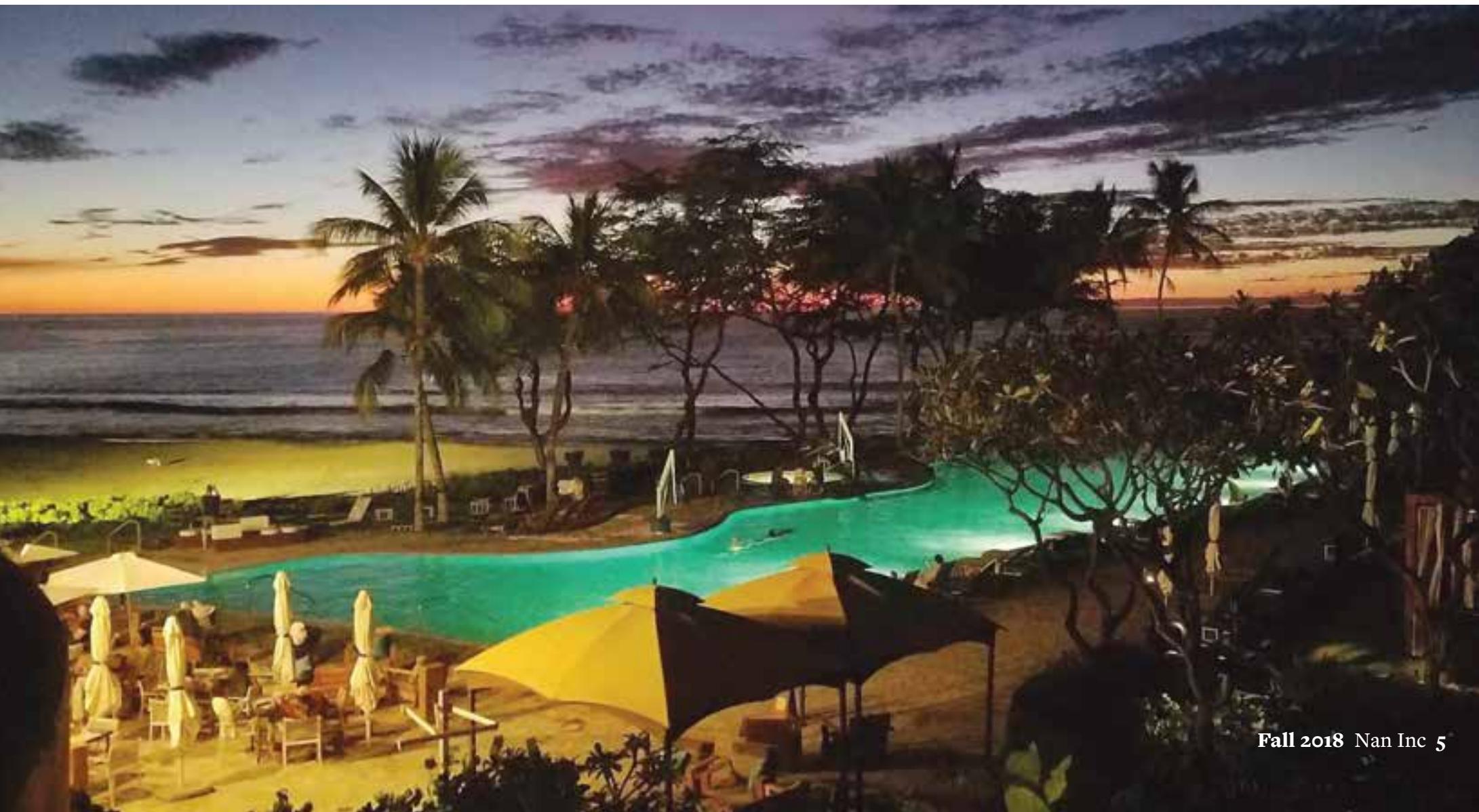
hotel management was extremely important in order to minimize impacts to guests and ensure smooth operations of the hotel. The construction was undertaken at a fast pace to be able to meet the absolute deadlines for all of the different areas of work. It was through the cooperation of the hotel management and the construction managers and the hard work of Ed's team that Nan, Inc. was able to successfully turn over

all of the different areas of work in a timely manner. The Hotel owners were happy with the end results and finished product.

We are pretty sure that Laurance S. Rockefeller would be proud to see his vision amongst the lava rock wasteland evolving into the Westin Hapuna Beach Resort which brings big luxury with a modern Hawaiian style. [N](#)

Photo, below: The Piko Bar, an open lounge area converted to a bar that now offers live music in the evenings.

Photo, right: Project efforts in the existing pool area involved new rock work and water features.



Featured Projects

Palau National Weather Service Project

Modernizing Weather Detection in the Far Reaches of the Pacific

By Jason Tayros, Abigail Siatuu, and Van Law

Roughly 25 years ago, the National Weather Service (NWS) embarked on a project to modernize their stations in the vast Pacific Region. Nan, Inc. was honored and awarded with the opportunity to oversee one of their last projects for this long-term goal: replace the older weather service facilities located in Koror, Republic of Palau (that were established way back in 1951!). Therefore, in December 2016, we started work on building a new Weather Service Office (WSO) building and an Upper Air Inflation Building (UAIB) in Airai, another area of Palau.

Nan, Inc. is no stranger to working in remote locations, having completed projects on Johnston Atoll, Kwajalein Atoll, and Guam. That being said, Palau is the furthest location from Hawaii that we have performed work—approximately 4,596 miles west of our island chain. The Republic of Palau sits on the far western edge of Micronesia. An archipelago of over 500 islands, Palau lies roughly 900 miles east of its nearest neighbor: the Philippines.

Therefore, perhaps you can imagine the challenges of working and constructing a project there in such profound isolation. Personnel from Nan, Inc. travelled the vast distance

from Hawaii to Palau and rose to these challenges. Furthermore, "materials and supplies had to be shipped from the U.S. mainland and Hawaii", said Project Manager Sam Cousineau, who succeeded previous Nan, Inc. Project Manager Patrick Bustamante, who served on the early portion of this project.

"The project consists of building two buildings on a piece of land just north of the runway of the Palau International Airport," Cousineau, a New Jersey native, explained. "The first building, the UAIB, will be used to launch weather balloons, which will collect data from the air above to help make more accurate weather forecasts. These calculations will be run in the WSO right next door. The WSO building will also be used as a base for NWS employees."

According to Bustamante, Nan, Inc. provided safety management and quality control. "The work was performed by our two major subcontractors on Palau. Ms. Zonia Hill of Nan, Inc. worked there as the Site Safety and Health Officer."

Cousineau further explained, "The project consisted of building everything from the ground up. The buildings are completely made of concrete and have a waterproof coating for a roof and an insulation system on the outside to protect the

building from Palau's climate. A concrete culvert was poured around the buildings and tied into the existing storm drain system on both ends to help prevent flooding. Remaining work includes the pavement and striping for the new parking lot in the middle of the two buildings, providing landscape throughout the facility, and finishing work such as tiling, ceilings, providing doors and windows, installing plumbing fixtures and accessories, and installing electrical and HVAC fixtures throughout the buildings."

Along with Palau's isolation, its weather was another obstacle against Nan, Inc.'s efforts there as well. "Given the heavy amounts of rain received, the claylike conditions of the soil, the completion of this job proved to be challenging," said Cousineau. Yet, in spite of the factors our team has faced working in a new remote environment, we are achieving project success in Palau. "Nan, Inc. was easy to work with, accommodating and helpful in suggesting ideas to save time and money," said Wesley Lum, National Weather Service Pacific Region Headquarters Facilities Engineering Chief. "The National Weather Service Pacific Region is happy with the overall product. We are excited to see the finished product and can't wait to move." **N**



Featured Projects

Kalani High School Girls' Locker Room

Improving Gender Equality at Kalani High School

By Jason Tayros,
Abigail Siatuu,
and Van Law



Sitting just after the east end of the H1 Freeway on Oahu's Kalanianaole Highway, Kalani High School (established in 1958) serves students in the Waialae-Kahala area. However, while there is a Boys' Varsity Locker Room, there has been no separate facility to serve Varsity female athletes of the student body, which is made up of over 1,300 youngsters in grades 9 through 12. Nan, Inc. won the wonderful opportunity to provide this esteemed school with their long awaited and first-ever Girls' Varsity Locker Room facility.

"The much needed girls' locker room is the first construction on Kalani's campus since the pool was

built in 1975," Principal Mitchell Otani shared. The purpose of this project, as told by Nan, Inc. Project Manager, Landon Nakata, "was to modernize their athletic facilities and to improve gender equity by constructing a new girls' athletic facility." Principal Otani mirrored those sentiments by further explaining, "The locker room along with the new athletic training room supports our athletic program and all of our athletes. This Title IX project is the first of many projects that we hope will bring Kalani's facilities into the 21st Century. We have a very strong athletic program, and we believe that these new buildings will provide the much needed support for our student athletes."

Title IX, which later became known

as the Patsy Mink Equal Opportunity in Education Act in 2002, is a federal civil rights law that was passed as part of the Education Amendment of 1972. It was co-authored and introduced by Senator Birch Evan Bayh, Jr. of Indiana, and Hawaii's very own, Representative Patsy Mink. The intended purpose of the act was to open up equal opportunities for female students and athletes in the nation's public school system. The law reads:

'No person in the United States shall, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any education program or activity receiving Federal financial assistance.'

Nan, Inc.'s construction of the girls' locker room facility helps to fulfill the gender equity criteria on campus as called for by the law. The project has added additional value to the student experience as well. According to Nakata, Kalani's new facilities are "properly equipped with locker space, storage, restrooms, and shower rooms." Adding 14,000+ square feet of new building space to the campus, the project also includes the construction of a new judo/wrestling room, an updated trainer's room, open lanai, field restroom, and renovation of the existing P.E. locker / shower room to include 14 private shower stalls with individual changing areas.

"The importance of a locker room to an athlete is undeniable," Principal

Otani expounds, "it serves as space in which street clothes are exchanged for school colors. The locker room also provides our sports teams with a pre-game launching pad, a space for halftime talks and adjustments, and post-game places of quiet celebration and reflection."

With the project completed ahead of the contract completion date set for the end of July 2018, Principal Otani compliments, "The quality of work has been outstanding and the project was completed ahead of schedule. The working relationship between Kalani High School, Bowers and Kubota, and Nan, Inc. has been positive. I believe that is because of our weekly meetings. Landon has been very accommodating to our needs. Schools

are very different than businesses or other government offices. I believe that open communication via weekly meetings is the model that all DOE projects should follow. It helps us project what we need to do in response to what was going on with the job site."

Thanks to the hard work of Nakata and his crew, and their open line of communication with the people managing the project on the school's behalf, Nan, Inc. has helped to build a modern facility that will bridge the gap of gender inequality for the female student athletes at Kalani High School, providing them with a better base to accomplish all that they need to beyond the locker room. ☑

Notable News

Contract Awards

News Blast: Nan, Inc. Awarded \$400M HART Utility Relocation Contract

By Justin Barfield

Nan, Inc. has been awarded a massive new contract, worth up to \$400 million dollars to relocate all the utilities in the final section of the Honolulu Rail Transit Project. The City Center Utilities Relocation (CCUR) contract will require Nan, Inc. to skillfully and quickly relocate all above ground and underground utilities to make way for the elevated guideway for the final 4.2 miles of the rail line. This stretch runs from Middle Street, through Kalihi, Chinatown, Downtown, Kakaako, ending at Ala Moana Center. In addition to

relocating utilities, Nan, Inc. will also perform some roadway construction throughout the segment.

Up until now, Nan, Inc.'s four other contracts for the Honolulu Authority for Rapid Transportation (HART) have been Design Bid Build. This is an Indefinite Delivery, Indefinite Quantity (IDIQ) contract, where our work will be driven by individual task orders instead of an overall project completion. Our Civil Team will be working in the most populous area of the rail line, where some of the utilities date back to the early 20th

century. It's a daunting job, knowing there will be unforeseen conditions, and a tight timeline of just 47 months, but Nan, Inc. is up to the task.

Other Recent Contracts

Resurrection of the Lord Catholic Church, New Parish Hall
Location: Waipahu, Island of Oahu

Nan, Inc. was graciously invited by the Roman Catholic Church in the State of Hawaii to provide a proposal for and ultimately selected as the successful contractor for the Church's project. We will be building a new



Exterior Perspective of the Resurrection of the Lord Church

Parish Hall for the church, which will provide more than 36,000 square feet of space for parishioners to share meals and gather together in a more informal setting. The project also includes new office space for church staff.

Native Hawaiian Center for Excellence, Partial Interior Renovation of Building DA (Drafting Arts) & New Dance Studio Addition
Location: Leeward Community College, Pearl City, Island of Oahu

Renovation of the existing DA

building to include expansion of the study area and social space. Nan, Inc. will also be constructing a new Laboratory for Ethnobotany and Fiber Arts. Plans also call for new faculty offices, meeting spaces and storage and the construction of a new facility to house a studio and dance classrooms.

Waikoloa Elementary & Middle School Classroom Building
Location: Waikoloa, Island of Hawaii

Construction of a new building, which will house eight classrooms

on this growing campus in West Hawaii. The building is slated for the school's anticipated increase in attending middle school students. The campus currently relies on portables and even the library for instructional space. This project will help ease overcrowding. The contract includes site construction, concrete work, structural work, carpentry work, electrical work, mechanical work, painting, and installation of finishes. **N**



West Side Story: Nan, Inc. Transforming Leeward Oahu

By Justin Barfield

There's a flurry of activity and growth these days in West Oahu, and Nan, Inc. is a key player, building several projects that will greatly improve the quality of life for generations to come. At the epicenter of this boom is Kapolei. Decades ago, city planners envisioned it as Oahu's second city and a hub for jobs and growth industries. But that dream remained largely unrealized until recently. And three Nan, Inc. projects are helping to transform this one-time bedroom community into an economic powerhouse.

West Oahu Rail Stations

Nan, Inc. is marching towards completion of the first three rail stations of the Honolulu rail project. In the past year, work on the Kualakai (east Kapolei), Keoneae (U.H. West Oahu), and Honouliuli (Hoopili community) rail stations has progressed nicely. In May 2018, the team reached a major project milestone, successfully installing the pedestrian bridge at Keoneae station which runs across busy Kualakai Parkway. The larger of the two bridge segments weighed nearly 100,000 pounds and that crane lift (pick) represented the largest-ever in company history by weight. "It was an honor to be part of the team, especially to know that this was the heaviest pick in Nan, Inc. history," said Jonathan "J.J." Iaea, Nan, Inc. Superintendent.

Pulling this off took a major amount of planning, coordination

and even a partial closure and detour of Kualakai Parkway. When it came time to hoist the massive metal structures, Team Nan, Inc. was ready and the operation went off without a hitch! "From cradle to grave, it was hard work, not just hard work but teamwork in which we depended on each other a lot, putting the parts and pieces together to make it happen," said Iaea.

The pedestrian bridge has already become a landmark in Kapolei. And once the rail is up and running, the rail stations built by Nan, Inc. will be transformative for West Oahu as commuters will have the option to leave their cars at home, and instead ride the rail to work.

U.H. Road "B" and Temporary Park and Ride

The fourth Honolulu rail contract awarded to Nan, Inc. is also in West Oahu, having been selected in spring 2018 to build the Park and Ride at U.H. West Oahu. The site is located next to the Keoneae rail station and the contract also includes the construction of Road "B", a new entrance to the campus and Park and Ride lot off Kualakai Parkway. The 300+ parking stall area will give both students and commuters a place to park when heading into town. The contract also has Nan, Inc. constructing water, sewer, irrigation, and drainage on the site.

East Kapolei Middle School: Phase I

The keiki of West Oahu also stand to benefit from another Nan, Inc.

project as work is underway on the new East Kapolei Middle School. On May 10, 2018, Governor David Ige, along with key state and local officials, joined Team Nan, Inc. in a ground blessing ceremony for the new facility, which will eventually be home to over 1,000 students. The school site is located across from the Kroc Center, just a stone's throw away from the Kualakai rail station and is right across the street from Kooloaula Mutual Housing, a 308-unit complex of townhomes. "Our residents are really excited to have a new middle school so close to them. And we're happy that Nan, Inc. is helping make that a reality," said Terry Iha, Kooloaula Property Manager.

Set to open in time for the 2020-2021 school year, East Kapolei Middle School will help meet a critical need in the area. "It will help to alleviate the number of students attending Kapolei Middle School, which is currently exceeding planned enrollment capacity," said Dann Carlson, Assistant Superintendent, Office of School Facilities and Support Services for Hawaii State Department of Education.

Hoopili Off-Site Water System

Nan, Inc. is further helping to deliver a reliable source of water to the massive new Hoopili subdivision located in this same area of East Kapolei. The Nan, Inc. Civil Team is constructing a 2.5 million-gallon water tank and booster pump station in Kunia. Water from wells there will be delivered through a new nearly

Photos, from the top:
Pedestrian bridge at Keoneae (U.H. West Oahu) rail station shortly after the second massive span was installed over Kualakai Parkway;
Aerial view of Road "B" and Temporary Park and Ride construction site at U.H. West Oahu;
Governor David Ige joins Nan, Inc. construction team for photo at East Kapolei Middle School groundbreaking ceremony;
2.5 million-gallon water tank under construction in Kunia for the Hoopili Off-Site Water System



Featured Projects

Palolo Adult Residential Home

Hidden Gem to Serve Hawaii's Kupuna

By Justin Barfield

In the back of Oahu's Palolo Valley, on a quiet and narrow street sits a hidden gem: Mu-Ryang-Sa Korean Buddhist temple. The ornate temple and grounds cover 1.5-acres, offering breathtaking views of the Koolau Mountain range and Honolulu city skyline. It's a perfect place for reflection and serenity, and just recently it's also become a tranquil place for kupuna (elders) to live out their golden years, thanks to a unique partnership between Nan, Inc. and the temple.

In August 2017, Nan, Inc. broke ground on the Palolo Adult Residential Home. The two-story, five-bedroom home is situated on the back corner of the temple's property that was once a muddy hill full of weeds and tall grass. The care home is the brainchild of the temple's abbots and the congregation who saw a major need to help the elderly. "In Hawaii, a lot of low-income Korean elderly people are suffering from not having a care home facility that is affordable, provides Korean food, and is fluent in Korean," said Dohyun Gwon, Abbot and President of Mu-Ryang-Sa temple.

According to U.S. Census figures, 17% of Hawaii residents are age 65 or older. That number will rise dramatically in the coming years as more Baby Boomers age and retire.

Determined to make their vision to help kupuna a reality, the temple abbots launched a fundraising campaign. Their effort was well short of their goal when Nan, Inc.'s founder Nan Chul Shin got involved and donated \$500,000 of the project's \$1.5 million dollar price tag. Gwon says Nan, Inc.'s generosity made a huge difference. "Without this monetary help, the construction would have been delayed two years to raise more funds."

With the financial hurdle now cleared, Nan, Inc. began building the home, but immediately our crews encountered a huge challenge; rain, and lots of it. The nearest rain gauge to the temple is the Palolo Fire Station. It recorded 43-inches of rain during the 10 months Nan, Inc. was on site. In December 2017 alone, more than 8 inches fell! "We lost about a month due to rain. We couldn't compact in the rain for civil work. The jobsite was very saturated and slippery all the time," said Project Superintendent Douglas Sylva. The rain also slowed down excavation, which reached a depth of 18-feet at the home's retaining wall, a portion of which rests just 2-feet away from the neighboring property. To prevent the hillside from washing away, Sylva had to get creative, building the retaining wall in two phases.

The crews battled rain throughout the rest of the build and even worked



on Saturdays to make up for rainout days. "This project helped build a very good relationship between the temple and Nan, Inc. With Project Managers Yulee Kim and Girem Yoo who can speak fluent Korean, the communication process with the contractor was easy for me as an owner," said Gwon. The project

finished in May 2018, a gratifying moment for both the temple and the Nan, Inc. crews who built it.

"It's always a blessing to build for the community," Sylva proudly commented, "And it's more intimate knowing that you're doing it for people that are in their golden years. It's a blessing to build for them."

The care home is now just awaiting regulatory approvals to begin housing five kupuna. Though driven by the need of the elders from the Korean community, people from all nationalities are eligible to live here. The home will offer a variety of programs, including monthly socials, regular visits from preschoolers, along

with family-style meals and activities each day. The facility will help meet a critical need, and residents there will get a chance to live in a unique tranquil space created by a special partnership between Nan, Inc. and Mu-Ryang-Sa temple. **N**

Nan, Inc. Gives Back

Community Service Projects



Fore!

The 6th annual Nan, Inc. Golf Tournament took place on May 18, 2018 at the Honolulu Country Club. The event is a fundraiser of which all proceeds raised go towards local charitable missions. Nan, Inc. and our partners gave their all on the links and also opened up their wallets. The event raised around \$20,000, benefitting local charities like The Great Aloha Run, Carole Kai Charities, and The Queen's Medical Center. [N](#)

Service in the Philippines

2018 marks Nan, Inc.'s 14th year of participation in and support of service projects in the Philippines. This year's project took place on the island of Cebu at Banlot Elementary school in the rural municipality of Sibonga.

The project scope consisted of the construction of an elementary school building (2 classrooms and a Faculty room), a medical/dental office, a school and community stage, installation of a new stainless steel water tank, perimeter concrete wall construction, as well as light maintenance on an existing school building. Eager volunteers assisted Cebu tradespersons in every aspect of the project.

In addition to the construction efforts at the work camp, two health and wellbeing initiatives were delivered on. Cebu dentists and



volunteers from the YMCA conducted a toothbrush workshop providing dental hygiene education along with brushes to the elementary school children—many of whom had never owned a toothbrush or understood the importance of taking care of their teeth. A generous donation of 400 prescription eye glasses coupled with vision assessments conducted by the University of Hawaii YMCA volunteers

resulted in improved vision for many of the Banlot community members.

Partnering in the project were the Nan Chul Shin Foundation, YMCAs from the University of Hawaii, Hiroshima and Cebu, The Honolulu Rotary and Hawaii community members. The Nan Chul Shin Foundation underwrote the materials portion of the project—\$30,000. The Foundation also sponsored several

student and employee volunteers of the 27 Hawaii work camp participants; providing them with life changing experiences.

Students returned to their schools and Nan, Inc. employees returned to work with new friendships created, memories forged and transformed by their work camp experiences. [N](#)

Goal!

Nan, Inc. was proud to donate \$30,000 to Hawaii Rush Soccer, a youth soccer league. A large portion of the money will go towards covering club fees for low income keiki and teens who otherwise could not afford to play. [N](#)



Featured Projects

Terminal Modernization at Ellison Onizuka Kona International Airport

Bringing Back Convenience to the Kona Airport

By Justin Barfield

There's an inherit sense of calm and nostalgia whenever you arrive at the Ellison Onizuka Kona International Airport at Keahole on the island of Hawaii. With much of the airport out in the open air and building rooftops that resemble Polynesian huts, this airport is a throwback to a time when Hawaii life was much simpler. This is

no accident, relaxation is built into the airport's design.

But just beneath this relaxing veneer, there are frustrations for airport workers and the three million travelers who pass through here each year. The security line located outside both terminals can be so long that at times it spills out onto the front

sidewalk. And then imagine going through the line at the north terminal only to find out afterwards that your flight is at the south terminal. Now you've got to walk over and wait in line yet again. It happens fairly often. But not for much longer.

In spring of 2017, Nan, Inc. broke ground on the Kona Airport Terminal

Modernization Phase 1 project. The design calls for the two separate terminals to be accessed through one central point in the middle of the airport. Security screening will be at this central area with the number of checkpoints increasing to six.

Once inside, travelers will have new food and shopping options with the ability to move freely across the north and south terminals. Making these dramatic airport improvements is difficult in and of itself. Now imagine having to get the work done while keeping the existing terminals open and in full operation. That's exactly what Nan, Inc. crews are doing. "It feels great watching our team tackle every new issue that

arises and believe me, new issues arise every day," said Nan, Inc. Project Manager Glenn Kobayashi.

Doing the work requires close coordination with airport officials and some retail spots have had to be relocated. Kobayashi says there's been no shortage of aloha and patience: "through all the hardship we have created, the airport personnel and tenants have been very cooperative."

Another aspect of the project that's complex but not touted is the new baggage sorting system. Nan, Inc. is constructing an underground system that will take travelers' baggage from the check-in area to the tarmac. The state-of-the-art

system requires major excavation and a great deal of concrete. To get this done on a tight schedule and keeping the airport open requires precision and creative scheduling. "We utilize night shifts along with day shifts and very early morning concrete pours," said Kobayashi.

Team Nan, Inc. is making major headway and a completion date is slated for late 2019. "There is a sense of accomplishment looking at monthly site pictures and seeing the progress that you do not notice being here every day," said Kobayashi. That progress will soon lead to an improved airport that will hopefully bring a little relaxation back to the Kona airport. **N**



Featured Projects

A380 Improvements at Gates 29 and 34, Daniel K. Inouye International Airport

Building for Giants at the Airport

By Van Law

Very soon, Honolulu will be a home for a giant "Flying Honu". Well that is, one of the world's largest passenger airplanes wrapped to depict and pay homage to our island's gentle giant, the majestic Hawaiian Green Sea Turtle, or honu. Starting in spring 2019, All Nippon Airways (ANA) will begin regularly scheduled flights to Honolulu with one of its three double-decker Airbus A380s—a plane that has an average capacity of about 500 passengers, double the capacity of a normal plane. But before such service can begin, changes need to be made to the existing airport to accommodate this massive airplane and allow passenger access to and from two levels. In September of 2017, Nan, Inc. won the wonderful opportunity to be the Contractor to do just that.

Work involves all design and construction to renovate the existing Gates 29 and 34 at the Daniel K. Inouye International Airport. From the very beginning, the project presented challenges. This included an accelerated design schedule, the logistical nightmare of working in a busy and active airport, and a non-negotiable construction completion date tied to the arrival of the first A380 flying in from Tokyo, Japan.

Built in 1927, the airport has served Honolulu through the decades and until recently, has met all of our islands' travel needs. The introduction of the A380 and its rise to prominence

since its first commercial flight in 2007 prompted the airport to perform upgrades to Gates 29 and 34. The A380 has an upper deck that extends along the entire length of the plane. It is able to hold a total of 137 passengers in First, Business, and Premium Economy Class on the upper deck and another 383 passengers in Economy Class on the lower deck. As of this writing, Airbus has delivered over 200 A380 aircrafts to various operators around the world, with another 100 more on order.

Being a Design-Build project, it was important for the Nan, Inc. project team to understand and incorporate the needs of the airport in the design. Rather than requiring passengers flying on the upper deck to carry their carry-on luggage up and down steep and narrow staircases in the plane, the airport felt compelled to upgrade Gates 29 and 34 to allow for loading and unloading of passengers directly from the second deck. This in turn required renovations at the existing mezzanine level to usher passengers from the gate to customs and/or baggage claim. Escalators, elevators, and new passenger loading bridges were all added at the mezzanine level, of which all of these items needed to be ordered early in the design process to ensure their delivery prior to their scheduled installation.

Nan, Inc. worked with our designers and vendors to ensure everything was properly coordinated prior to releasing the production orders.

As time progressed on this project, a number of user requested changes pushed the design beyond its anticipated completion date. Despite this setback, the Nan, Inc. team was able to work in partnership with our designers and the airport to begin work on parts of the project that were not affected by the changes. Since none of the changes affected the upgrades to the exterior, the team focused on getting that portion of work completed first. One of the required upgrades to the airport exterior was the strengthening of the hardstand (paved parking area for heavy vehicles) at Gate 29 to handle the greater weight of the A380s. The work entailed demolishing the old hardstand and pouring a new, deeper, and stronger hardstand.

Performing work at the airport is no easy feat. Serving nearly 60,000 passengers a day, the Daniel K. Inouye International Airport is one of the busiest airports in the United States, accommodating flights around the clock. This has required Project Manager Keanu Kuna and his team to work late into the evenings to accomplish all required project work, while minimizing the impact to airport operations.

The project is still ongoing with all of the design changes worked out and construction starting on the inside of the airport. But as work progresses further, the anticipation builds for the A380's arrival. Oh, and when that day finally comes, what a sight it will be to see a "Flying Honu" gracing our skies. **N**



Photos, from the top:
New gate at mezzanine level
to serve the A380 planes;
View of the newly constructed
hardstand at Gate 29;
New sterile corridor to be used
for boarding and deplaning
the upper deck.

Featured Projects

Mahana Estates

Nan, Inc. Making Dreams a Reality High Above Maui's Kapalua Bay

By Abigail Siatuu, Timothy Oshima, Yulee Kim, and Van Law

The area of Kapalua on the island of Maui has long been known as a place of luxury—luxury homes, luxury resorts, luxury views, luxury golf courses. A place that many dream of and a place where many dream to be. In 2009, Nan, Inc. embarked on a journey to make that dream possible by erecting beautiful residences on a previously undeveloped ridge in Kapalua. Overlooking West Maui's Kapalua Bay, nestled between the Kapalua Golf's Club Bay and Plantation Courses—yes, where the PGA's Sentry Tournament of Champions has been held annually since 1999—lies the Mahana Estates. Our development has earmarked 51 lots covering a sprawling 125 acres of land to be the future site of a community of luxurious tropical modern homes.

Nan, Inc. first completed our Mahana Estates' Model A1 home

on Lot 1, otherwise known as 100 Hawane Loop. With its vaulted ceilings, infinity pool and spa, open and scenic lanai, picturesque views of Kapalua Bay, the West Maui mountains, and Molokai, the opportunities to soak in the beauty of Maui never end. This example of tropical modern architecture highlights how modern comforts can blend with pleasing aesthetics.

The property features a tropical modern kitchen, the latest amenities, four bedrooms, four and a half bathrooms, plus an outdoor shower. Clerestory windows line the center of the Great Room (combined Living and Dining Room) structure. The ceilings in the Great Room and Kitchen are vaulted throughout with Western Red Cedar imported from British Columbia, Canada. Nan, Inc. crews also finished the exterior siding, the ceilings in all bedrooms,

and the main hallway with Western Red Cedar T&G (tongue & groove) paneling. The same type of wood is further used to clad all Entry and Terrace columns, and in decorative trellises to carry an ornamental wood theme throughout the entire house.

Only natural stones such as basalt and granite were used for flooring and counter; white oak was used for wood flooring. The beauty of Lot 1 is really found in the expensive wood finish, utilizing the best grade known as "clear" (vertical grain with no knots). The hidden pocket door system in the Great Room, all cabinetry throughout the house, and the main entry gate and trellis are made out of Afromosia, which is another highly prized wood sourced from Central Africa.

The home's interior area covers 5,170 square feet, while the lanai area boasts an additional 1,855 square

feet. Lot 1 also features a smart home system, which means you can control the lighting, audio/visual system, window shades, security camera, and intercom system with your phone or tablet device.

Nan, Inc. is currently constructing a second home, Model B1, on Lot 2 which features a detached bedroom and bathroom structure, separate Family Room, expanded Kitchen space, and a 'living' pond at the front entrance. Completion is slated for Fall of 2018.

In addition to being located near two golf courses, Kapalua Club provides its members access to other activities such as tennis, surfing, spa, zip line, and hiking/walking trails, all within reach. Mahana Estates has it all, fulfilling the dream of promising luxury and enjoyment within a serene environment. **N**





Mahana Estates

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