

# Nan Inc magazine

Building the Future of Hawaii

VOLUME 9 • ISSUE 1 • SUMMER 2019

## Major Make-Over

West Oahu Wastewater Treatment Facility



**Inside:** Airport Projects Take Off • Refreshing a Waikiki Gem

# Welcome

A Message  
from the  
Vice President



## Appreciation and a Challenge

First and foremost, the projects featured in this magazine are sterling examples of all the tremendous hard work, blood, sweat, perseverance, learning and sacrifice shown on a daily basis by the men and women of Nan, Inc. Each and every single one of you should be proud of the success that all of you together have accomplished. While we still have a lot of work to do, I'm here to thank all of you as I'm encouraged by what I see. I'm strengthened by what I see. I appreciate what I see and I am motivated on what I see—because of all of your hard work.

Today is a very humbling day for me. Like everyone at Nan, Inc., I had a choice about where to come to work. I came here because I firmly believed that Nan, Inc. was the most dynamic, underrated and driven general contractor in the State of Hawaii. I also came here motivated with a challenge to myself that I could make an impact on this already great company and... make it even better. While my impacts on this company are still yet to be seen—I make this same challenge to each and every single one of you today as well—challenge yourself every day and look to how you can make an impact on this great company to make it even better.

It is an incredible honor for me to be one of the leaders and to be able to serve this great company of ours. As noted on countless occasions, our founder Nan Chul Shin's motivation, vision and drive to take his modest dream as a young entrepreneur with a desire to help Hawaii build its future from very humble beginnings to create it into one of the greatest, honored and esteemed companies in the state is a daily inspiration to us all. But we can't do this alone. We can't do this by ourselves. Helen Keller said that, "Alone we can do so little; together we can do so much." And I believe that as a Nan, Inc. team—Ohana—we CAN do so much.

True teamwork is not easy and has its challenges. However, finding this teamwork can be the most exhilarating, most productive and rewarding feeling possible. Every company, team, business wants to harness this incredible energy of teamwork, but achieving such a level of motivation and positive collaboration is not easy.

I am not talking about a team being made up of a group of individuals who work at the same location or have the same logo on their hard hats and vests. The reality is that a team is made up of a diverse group of people who more often than not have different levels of experience, talent and education; but to be a *great* team, all diverse individuals need to be equally committed to working together to accomplish the goals and ensure success of the organization, each other and their customers. This is the teamwork that I am challenging you all to aspire to.

I am challenging you that if we are going to seek to be even more successful, we can no longer look at our company as individual and separate departments or sections. We need to be one. We must always take a step back and look at the big picture, and challenge ourselves to work together in ways we may never have done before. We need to rely on each other and look to use our differences and diversity, not as a hinderance, but as an advantage.

This teamwork requires commitment and effort, a willingness to accept the uniqueness of others and an appreciation of diversity. Each and every one of us needs to do our best work, lead and help drive this effort to work together. We often times undervalue what each of us can do to make things happen, often times feel that "it's not my responsibility" and overestimate what others need to do to move us forward. We must change this. Look to take the lead. Look to see how you can help. Look to see how you can improve yourself and others around you to become the Nan, Inc. ohana.

If you're asking where do we begin, the first step is respecting each of our fellow coworker's individual contributions, show appreciation, motivate them about their possibilities for achievement, and let them know their effort has the potential to lead to amazing success in every situation.

Again, I appreciate all of you and your hard work and efforts and I also challenge you to keep pushing yourselves as individuals to be the best that you can be and we can all continue to be the best team we can be. Your hard work and dedication inspires me to keep challenging myself to be better and continue to do better every day. Thank you all for your hard work!

# Nan Inc

magazine

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# Nan, Inc. Builds for the Future of Hawaii in the Second City

By Jason E. Tayros

Kapolei, known by many as Oahu's "Second City", is experiencing a major growth spurt. Not only are thousands of new homes being built there, Kapolei's rapidly growing population is much younger than the state as a whole with one in three residents under the age of 18. A result of the boom is that the city's only middle school enrolls nearly 1,500 students, many of whom are assigned to portable classrooms due to a lack of space. So it's safe to say that the residents of the "Second City" are quite eager for a second middle school to open up. Happily, they won't have to wait much longer as Nan, Inc. continues to make major progress in constructing Phase 1 of the new East Kapolei Middle School.

With the intent to alleviate the current overcrowding issue, the future school's 18-acre site is located across the street from the Kroc Center and just a stone's throw away from a rail station. Initial work includes the cafeteria, administrative area, music building, library, classrooms, a covered play court, and an uncovered/open play court. Moreover, as noted on the DOE website, the campus is "designed to support student innovation and collaborative learning. Science, technology, engineering and math (STEM) and art classrooms will be highly visible focal points of the school, with ample areas for indoor and outdoor learning and events."

Darren Iida, Nan, Inc.'s Project

Manager (PM), oversees a crew of up to 90 people who are hard at work taking the Phase 1 plans from the drawing board and turning them into reality. When asked if there have been any unexpected challenges on this project, PM Iida was quick to instead point out an unexpected positive... agreeable weather! "It hardly rains in Kapolei and this is helping us stay ahead of schedule."

PM Iida also highlighted a recent construction milestone. "The final finish of the buildings is concrete. The cafeteria's north wall was a challenging pour due to the need to place the 22-foot high feature wall in one continuous pour". To accomplish the cast-in-place, the forms required a considerable amount of bracing and shoring, of which building the wall was "quite a feat but everything went smoothly." This achievement was echoed by the members of Seattle-based Miller Hull Partnership, one of the architectural firms working on the school project, who visited the project and complimented our team on the featured wall's exceptional concrete finish work.

Erin Crowell, Administrative Services Assistant for the Department of Education's (DOE) Kapolei Complex shared that the DOE knew Kapolei would need more schools "since the master plan for Kapolei" was conceived. Unfortunately, the availability of funding required the construction of the new middle school to be conducted in phases (bids for Phase 2 were accepted by the DOE

on June 12, 2019). The first phase is scheduled to be completed and open for the 2020-2021 school year, and once the entire school is completed, it will definitely help to fulfill a long-awaited need in the community. Like many, Ms. Crowell excitingly proclaims, "I'm looking forward to East Kapolei Middle School opening so it can absorb the increasing local student population," especially as "the new school's capacity will be 1,050 students".

Some of these students will surely come from the Kooloaula apartments right across the street from the school. Crystal Medeiros, a resident there for more than 2 years' time, has children that will be of middle school age after the school opens in fall of 2021, and cheerfully expressed her happiness about the school being in such close proximity to where they live. "It's literally in walking distance", she beams, "I take it as a blessing. It's secure. No need to go through traffic to get my kids to school. No need to drive." Additionally, being close to her children's school, will allow her to "be able to help and communicate easily with my kids."

No matter from how near or far children come to be students at East Kapolei Middle School, they will no doubt enjoy new facilities in a thriving and growing community on Oahu. And, we at Nan, Inc. are proud to provide a new 21st-century learning campus that will contribute towards educating the minds of young residents of our island's "Second City".<sup>N</sup>

Ground blessing ceremony,  
May 10, 2018



'Topping off' the project's final structural concrete,  
May 17, 2019

## Featured Projects

Kaneohe Medical/Dental Facility



# Building a World-Class Healthcare Military Heroes and Their Families

By Justin Barfield

If you've ever spent any time in Kaneohe, you've heard the roar and felt the rumble of aircraft coming and going from Marine Corps Base Hawaii. But there's much more than military muscle at this facility. The base is a mini-city that's home to nearly 12,000 people. A Nan, Inc. project nearing completion will soon help deliver world-class health care to this storied installation.

In November 2016, Nan, Inc. and our joint venture partner, Caddell Construction Co. (DE), LLC, broke ground on a 96,870-square foot medical and dental facility. The \$90 million, two-story building will provide care to active duty military, their family members, and retirees. The facility will house primary care, physical therapy, optometry, radiology, immunization, occupational health, preventive medicine, audiology, and

behavioral health clinics, in addition to a laboratory, pharmacy, and training areas. "This facility will bring our base into the 21st century when it comes to medical care," said Marine Corps Col. Sean Killean, Commanding Officer Marine Corps Base Hawaii during that 2016 groundbreaking.

Nan, Inc. Project Manager Kekoa Osorio has been on the project since the very beginning and says the partnership with Caddell has worked wonderfully. "The joint venture is a solid relationship, with shared values and pride when it comes to workmanship and work ethic for both companies. Caddell has provided management with medical expertise, with Nan, Inc. providing management and labor work force," said Osorio. It's a sentiment echoed by Caddell Project Manager Drew Ellis: "We work well together. Our companies are

quite similar."

Like most projects, the Kaneohe Medical/Dental team has had to overcome its share of challenges, including the implementation of a new construction management program called Procure and the discovery of some unforeseen asbestos from former buildings that had been on the site. And then there's also topography and geology. "The environmental soil of Kaneohe Bay poses a challenge of not only the standard dirt and sand mixture being near the ocean, but we've also had to contend with hardened coral," said Osorio.

There's also the challenge of building to strict eco-friendly standards under the Leadership in Energy and Environmental Design (LEED) rating system, which awards points for earth-friendly aspects of a building's design. The Kaneohe Medical/Dental facility is striving for LEED silver status. To reach that standard, crews are installing energy efficient lighting using a daylight harvesting system. "It's designed so that it takes advantage of natural light that comes into the building. Sensors detect when the sun is beaming in and either dim the lights or they turn off altogether," said Ellis. The facility also features plumbing that reduces water usage, an air conditioning system that recycles condensate instead of drawing from an outside water source, and also meters that

Artist's rendering of the Kaneohe Medical/Dental Facility



# Facility for Our



can tell how much electricity is being used by different pieces of equipment. The eco-friendliness also extends to construction waste. The team set a goal of recycling 75% of the waste and they've shattered that goal, diverting over 91% from the landfill!

With the project almost complete, the Nan, Inc./Caddell team is looking forward to seeing the fruits of their labor finally available to military personnel and their families, especially after all that they both have done and endured for our country. "It is a very satisfying feeling to help and give back to those that have served, helped, and defended us," said Osorio. [N](#)





# HART Stations: The Race to the Finish Line

By Justin Barfield



Photos, left: Halawa (Aloha Stadium) station with Pearl Harbor in the background. Right: Side view of Waiawa station. The platform is up to 82 feet high in elevation from the ground level.

"To be stronger, you finish everything you start. You can't take a break." That quote from MMA fighter Luke Rockhold certainly applies to Nan, Inc.'s effort to finish our six rail stations. There's been no break in the action over this past year, and both the West Oahu Stations Group (WOSG) and Kamehameha Highway Stations Group (KHSB) are marching toward final completion.

In Kapolei, the WOSG team has reached several major milestones. 99 percent of the cast-in-place concrete has been completed at the Kualakai (East Kapolei), Keoneae (U.H. West Oahu), and Honouliuli (Hoopili) stations. That's approximately 7,200 cubic yards of concrete placed to date. The team has also finished building the infrastructure for all the elevators and escalators at the three

stations. "At this point it's like we're rounding third base. We've still got lots more to do, but our sights are set on home plate," said Nan, Inc. Assistant Project Manager David Beeman, who has been on the project since it broke ground in 2016.

As of spring 2019, the West Oahu stations are 82 percent complete with the Keoneae station furthest along at 87 percent complete. Finish work is now underway. "Overcoming extensive design challenges to get to where we are today has required a tremendous amount of dedication and investment from the entire WOSG team, from the P.M. and superintendents to the project engineers and of course all the guys swinging their hammers in the field. It has truly been a team effort," said Beeman.

Adjacent to the Keoneae station

is another Nan, Inc. job that's nearing completion for the Honolulu rail project, the U.H. Temporary Park & Ride and Road "B". In recent months the project team has successfully installed all water, drain, sewer, electric, and communications lines beneath road "B", which will connect Kualakai Parkway to the 1,000-stall Park & Ride and the campus. Nan, Inc. Project Manager Rick Viveiros says one of that project's biggest challenges involved relocating a huge mound of dirt. "The stockpile was the result of other U.H. construction projects and was smack dab in the middle of our future parking lot. We had to carefully and methodically move some 75,000 cubic yards of dirt out of the way and relocate it to a new stockpile site," said Viveiros. The Park & Ride project has a November 2019 completion date, but Viveiros is hoping to finish



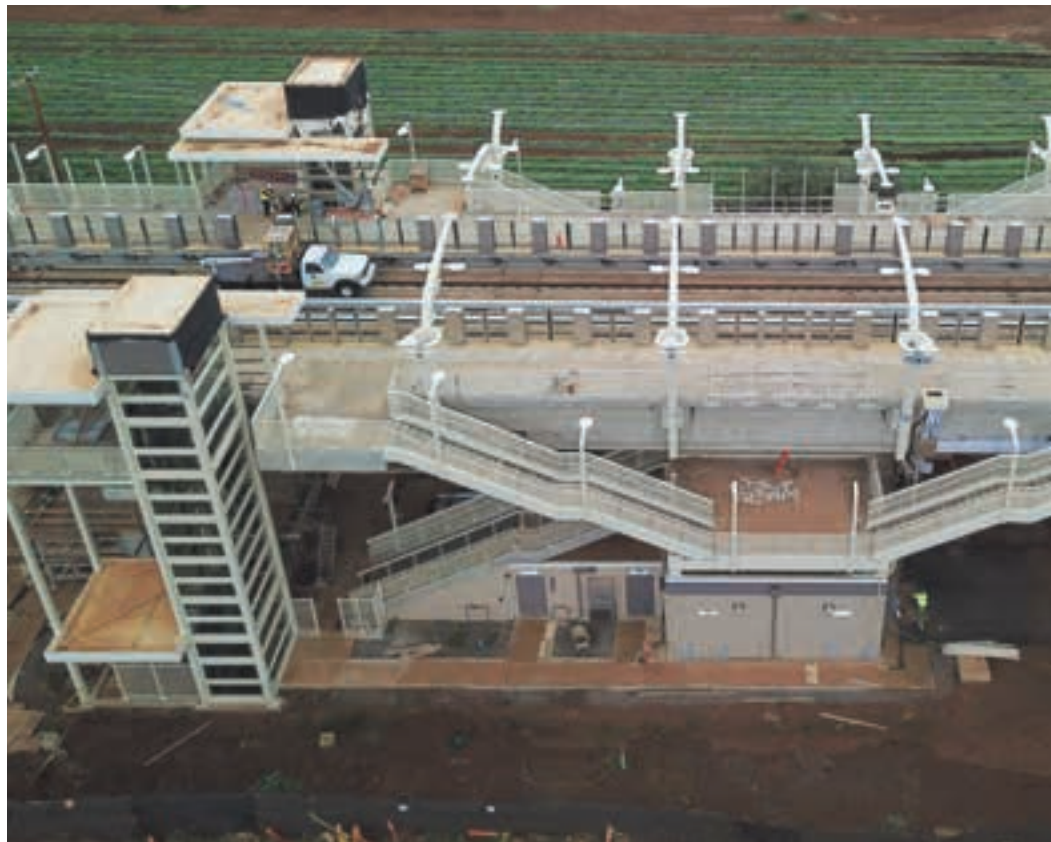
ahead of that date.

Over in Pearl City and Aiea, there is a flurry of activity at KHSO, which consists of the Waiawa (Pearl Highlands), Kalauao (Pearlridge), and Halawa (Aloha Stadium) stations. At Waiawa station, finish work is now underway, with ceramic tile being laid. In March, the team held a "pau hana" (finished work) gathering to celebrate the topping-off of the station's structural concrete, which totaled nearly 10,000 cubic yards for that station alone.

At Kalauao station, team Nan, Inc. has successfully installed the two pedestrian bridges that span both sides of Kamehameha Highway. Each span weighed 50,000 pounds and putting them in place required overnight full closures of the highway. Another big change is the removal of temporary shoring, which was quite noticeable for the thousands of drivers who passed by it each day. The shoring was used for the platform box beam girder and the stairs which overhang the road.


One big challenge actually involved a problem with the contract drawings for the station's escalators. The upper landing was out of tolerance lengthwise by a foot and too low by four inches. Nan, Inc.'s team huddled up with HART and "put all of our brain power together and came up with a solution which cost no more than \$8,000 to fix. I think when you look at it that from that perspective, it is a testament to what teamwork can do to solve seemingly impossible issues. We all win in the end when there are no schedule delays and work can continue," said Nan, Inc. Project Manager Brian Shin.

Over at Halawa station, the completion is near for the massive cast-in-place stairs. From there crews will begin work on the architectural colored concrete portion of the station at which time the station will move from heavy structural foundation work to finish work.



Photos, top: Finish work is underway at the Waiawa (Pearl Highlands) rail station in Pearl City. Structural concrete totaled nearly 10,000 cubic yards; Bottom: The Honouliuli rail station will be a hub for the massive new Hoopili subdivision in West Oahu.

Both the WOSG and KHSO teams have accomplished a great deal recently. "Seeing so much progress in the last six months has been very rewarding. After a few years of hard work, things are really taking shape," said Beeman of the WOSG team. And Shin from KHSO team added, "The amount of progress made within the last six months is nothing short of amazing. Every time we look

through old progress photos, we are all shocked and amazed that some of these photos are only a few months old. Momentum is such an important thing to keep going, and we have it now - so we are all focused on keeping it going." Keep up the great work; the finish line is near! 



# Hawaii Airport Projects Go Full Throttle

By Van Law

If you have ever traveled through one of Hawaii's many airports, you can understand just how busy they can get. From Kona to Honolulu, Nan, Inc. has been equally busy in and around the terminals. Whether it be our recently completed project to upgrade a couple of gates at the Daniel K. Inouye International Airport (HNL) to support an incoming fleet of double decker A380s, or any of our other current projects underway, we have been fortunate and busy with work contracted with the Hawaii State Department of Transportation, Airport Division (DOT-A). In this article, we'll



focus on four DOT-A projects: the Terminal Modernization Program, Phase 1, at the Ellison Onizuka Kona International Airport (KOA); the KOA Federal Inspection Services Building; the HNL Baggage Handling System Improvements at the Overseas Terminal; and the Replacement of Parking Structure Pedestrian Bridge at HNL (pictured above).

Phase 1 of the Terminal Modernization Program at KOA, which is a \$78 million project, was awarded in 2017 and is expected to be completed by the end of this year. Part of the scope included the demolition of the

existing structures, but the project's main emphasis was to provide a new baggage handling system. A new tunnel that leads from check-in to the baggage makeup building with integral TSA baggage screening, a central security checkpoint, two bag drops on the North and South sides with USDA agricultural screening, new concessions, and new restrooms, are all included in this contract. The upgrades will allow for a central checkpoint that combines the two separate terminals into one large main terminal. Prior to this project, each airline was responsible for their own baggage handling system. Once the project is done, every airline will operate under one unified system, which should help the airlines get luggage on the planes more quickly and efficiently. Besides the new baggage handling system, the scope of work includes lighting, CCTV, a public address system, and other site work.

For such a large scale project, the construction schedule was very much accelerated. The need to address tenant relocation added to the complexity of scheduling the work, but the team made a point at the early stages of the project to pay attention to the needs of the users and was able to accommodate them. Another major issue when working at this and any airport is the care required with regard to dust control. Any debris, no matter how small, can have an inversely large impact on the multi-million dollar aircraft that operate next to our sites. Dust had to be controlled on a continual basis. Project Manager Glenn Kobayashi said, "The airport staff and tenants have been very

helpful in accommodating our work progress while still maintaining their operations. Excavation adjacent to existing structures and utilities, and the demolition of the Onizuka Space Center were scopes that were exciting to say the least."

Another project we have at KOA is the construction of a new Federal Inspection Services (FIS) Building, which will cost \$55.5 million to construct. The project scope entails the demolition of the existing general aviation hangars, and constructing the new FIS Building, new hold room building, ground transportation waiting area, and covered walkways. Although construction is not expected to start until September, the project team foresees that this project will face similar challenges as the Terminal Modernization at the same airport. Fortunately for everyone, the project is located more to the side and a little away from the airline ticket counters so the coordination with the users should be a bit simpler. The current FIS Building is actually an ill-equipped temporary tent that is located just north of the terminal. Once this project is completed in 2021, foreign arrivals will pass through the new facilities to get processed by U.S. Customs and Border Protection personnel for entry into the United States.

A third project Nan, Inc. is working on with the DOT-A is the HNL Baggage Handling System Improvements at the Overseas Terminal. This project is similar to the modernization project at KOA where its main objective is to replace the legacy outbound baggage handling system (BHS) equipment that transports the checked in bags to

the sortation devices before they are transported to the aircraft. The work is stretched across multiple lobbies and will provide much needed upgrades to several affected airline BHS systems. Hawaiian Airlines will receive new and upgraded control and monitoring systems in the Interisland Terminal. Japan Airlines and Alaska Airlines will receive new outbound baggage carousels in Lobby 5. Delta Airlines and American Airlines will receive new outbound baggage carousels in Lobby 7. United Airlines, All Nippon Airways (ANA) and Asiana Airlines will receive a completely new outbound baggage sortation system with four new make-up carousels, which will also support the new Airbus A380 double-decker jets added to ANA's Hawaii routes.

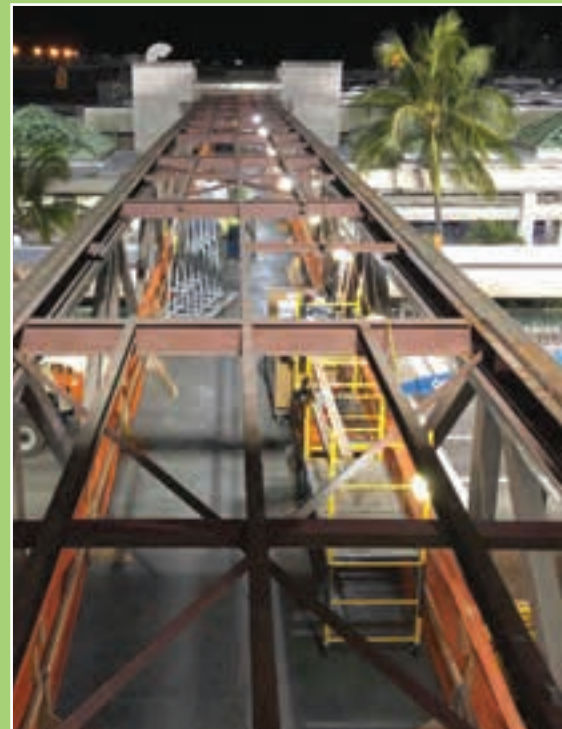
The last project we have contracted within the state airports is the Replacement of the Parking Structure Pedestrian Bridges at HNL. The project was awarded in July of 2018 for just under \$20 million. Rather than being upgraded, it was determined that the three existing pedestrian bridges should be completely replaced. The project will be performed in multiple phases, starting with the demolition and replacement of the Ewa bridge. Once the Ewa bridge is constructed, the Diamond Head bridge will be replaced, followed by the center bridge. Since the span of these bridges is nearly 175 feet across, they must be built in phases with careful consideration given to how the two sides will be shored up before they are ultimately connected and tied into the new bridge columns. The three bridges will have a much more modern look with herringbone wall and ceiling panels, and alternating glass facades. Most importantly, the bridges will meet current building and seismic codes. Once Honolulu's rail project is completed, it is envisioned that commuters will get off the train, zip across the new



bridges, and hop on a plane on their way to their next adventure.

Working in the State's many airports always presents a special set of possible issues, but the rewards always outweigh the challenges. In the end, it is always satisfying to know that our work at Nan, Inc. positively impacts the travel of millions of traveling locals and vacationing visitors each and every year. [N](#)

Photos, top: Terminal Modernization Project at Ellison Onizuka Kona International Airport; Bottom: Replacing the parking structure pedestrian bridges at the Daniel K. Inouye International Airport.





# Building a Wastewater Facility That's a Boost for the Environment and Oahu Residents

By Justin Barfield

A sewage treatment facility—there's nothing flashy about building one. In fact, sewage is something you never really think about until something bad happens. Case in point, the 48 million-gallon sewage spill that polluted south Oahu's shorelines in the spring of 2006. The spill jolted the tourism industry, and put lawmakers and the public on high alert. Only then did we get a collective grasp on the importance of sewage management. So likewise, there's nothing flashy at first glance about the Honouliuli Wastewater Treatment Plant (WWTP) Phase 1B contract awarded to Nan, Inc. in late 2018 by the City and County of Honolulu. However, as we take a closer look, you'll see that it is actually of great importance to not only our company, but to the residents of West Oahu as well.

The \$267 million dollar project is among the largest in company history and it has us further expanding our utilities and wastewater facility construction services. It's the latest milestone achievement for a company that started with two employees back in 1990 and has since grown to over 700. "We are thrilled with the opportunity to deliver such a landmark project for the City and County of Honolulu," said Nan, Inc. President Fooney Freestone. And as for the people of West Oahu, this facility will help meet the needs of an area that is poised to experience a population boom with massive

housing developments like Hoopili, Koa Ridge, and also the Honolulu rail project all coming online soon.

Nan, Inc.'s major expansion at the Honouliuli WWTP is actually the end result of legal action taken years ago by environmental groups The Sierra Club, Our Children's Earth Foundation, and Hawaii's Thousand Friends, who sued to force the City and County of Honolulu to dramatically improve sewage treatment. Hawaii's Thousand Friends Executive Director Donna Wong said "...the failure of Sand Island and Honouliuli wastewater treatment plants to meet standards for effluent discharges were creating unhealthy conditions in nearshore ocean waters." The environmental groups contended that all sewage must receive secondary treatment, a process which removes organic matter, before being discharged into the ocean. The Environmental Protection Agency eventually also got involved and threatened to yank the City's permit, which had allowed it to dump partially treated sewage into the ocean for decades. After years of litigation, the City settled and signed a consent decree requiring it to meet several benchmarks, which includes a required completion of Nan, Inc.'s secondary treatment facility at Honouliuli by the end of 2024. "Hawaii's Thousand Friends is pleased to have been a part of this effort to ensure that our islands' coastal waters are clean and safe, and our marine ecosystems are healthy," said Wong.

To build this massive project,

Nan, Inc. will be utilizing 24-acres of undeveloped land and three-acres on the existing Honouliuli WWTP site. The work includes construction of a massive aeration basin, six open-air secondary clarifiers, an effluent division box, a secondary emergency generator building, and a secondary process pump station. Nan, Inc. will also be installing all the utilities and pipelines connecting the various structures. It's a four year-long contract and Nan, Inc. Senior Project Manager Romeo Vea says that managing this elongated schedule is one of the project's biggest overall challenges: "we have to make sure we hit all key milestones along the way in order to keep the project on track." The first phase of the work involves a massive movement of earth. Some 400,000-cubic yards of hard coral will have to be excavated and hauled out.


To move all this material, Nan, Inc. will be constructing a massive quarry that will essentially consist of a 25-acre pit to reach an excavation depth of 35-feet. And breaking up hard coral is no small feat. "We're utilizing the same kind of large earth moving equipment you'd expect to see on the Big Island where you have to break up lava rock. Only here it's hard coral we're dealing with," said Nan, Inc. Civil Project Manager Eric Hanson.

As the civil work gets underway, the building team will be tackling some big logistical challenges to include numerous items that have to be ordered way in advance, known in the construction industry as long-lead items. For example, most of

Photos, from the top:  
Mass excavation underway at 24 acre site;  
Preparing for ground blessing ceremony,  
February 7, 2019;  
Nan, Inc. Vice President Frank Okimoto  
(fourth from left) next to Honolulu Mayor  
Kirk Caldwell at ground blessing ceremony;  
Existing Honouliuli wastewater treatment facility



the clarifier and aeration equipment has about a seven-and-a-half-month lead-time, as do most of the valves. However this project also requires massive 60-inch and 66-inch valves that could take up to a year to arrive! Nan, Inc. is seeking an EPA waiver to allow for use of foreign made valves, which would cut the lead time almost in half. "What is critical about these huge valves is that they are located in the subfloor of the aeration building and they need to be installed way in the beginning due to tight space and accessibility," said Vea, who also noted that the project's various structures will require at least 25,000-cubic yards of ready-mix concrete. Another challenge will be the installation of two massive 60-inch sewer lines approximately 700-feet long that run underneath the existing sewage facility. Nan, Inc.'s subcontractor will be micro-tunneling so the pipes can be installed without disturbing nearby structures.

Still in the initial stages of work, there's a great deal of work ahead on this project. But not surprisingly you may never hear of the Honouliuli WWTP again until there's another project update or perhaps not until its fully completed. Again, it's not flashy, but neither is Nan, Inc. And no matter what is said or not said, known or unknown, both the project and Nan, Inc. will be of great service to Hawaii for generations to come. 



## Featured Projects

Waikiki Beach Marriott Resort & Spa



# Success Is in the Details

By Lori Chong

Many first-time visitors to our tropical islands have saved thousands of dollars and invested hard-earned vacation time to make their long-dreamed vacation in Hawaii a reality. But before they dip their toes into our warm Hawaiian waters, they choose a “home away from home”. The popular Waikiki Beach Marriott Resort & Spa has been that place for countless visitors, providing island hospitality while helping to create lasting memories until their next return to the islands.

To maintain that allure and to stay current with the ever-changing trends of hotel construction, the 3rd largest hotel in the state is undergoing a major transformation in many of the guestrooms. Up to the task is our Nan, Inc. Commercial Team, who with a solid track record in hotel renovations, will continue that progression at the Waikiki Beach Marriott Resort & Spa. Contract work involves renovating 656 guestrooms and 22 corridors in the Kealohilani Tower (or K-Tower) and an additional 654 guestrooms in the Paoakalani Tower (or P-Tower).

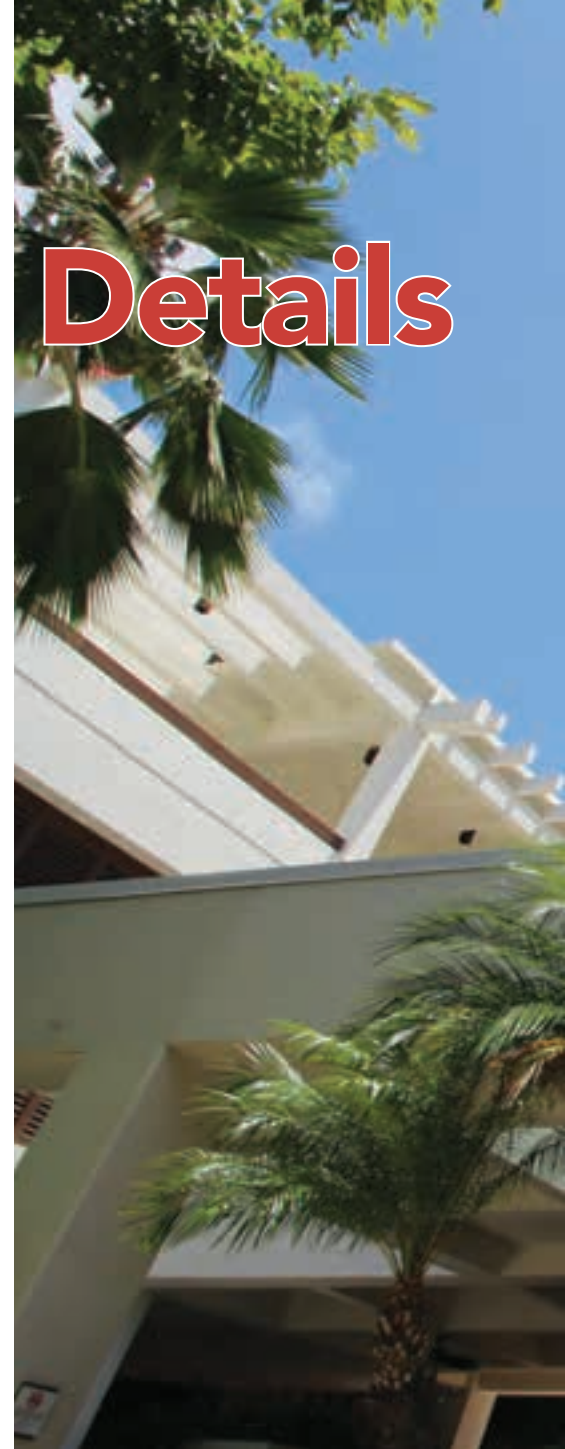
Walt Disney stated that “There is no magic in magic, it’s all in the details.” That statement epitomizes the team’s efforts and approach on each and every project. Project Manager Reggie Coballes, who has been with Nan, Inc. for more than 18 years, is all about the details; especially since we live on an island, he says procurement and logistics can be quite challenging. “There is limited storage space in the hotel. Most of

the materials are staged or stored off-site; that requires meticulous coordination to make sure the right materials are delivered daily.”


The renovations to the 1,310 rooms total will include new closets, convenience centers, flooring, carpet, paint, and lighting fixtures, as well as spruced up bathrooms. The upgrades in the bathrooms will include new vanities, counters, shower enclosures, wall tile, and wallpaper. The entrance to each bathroom has also been redesigned. The old bathroom entrances are being replaced with a more modern wall and a window design, along with a stylish barn door that will be installed as the new entrance to the bathroom.

Coballes explained that the work itself is straightforward, but unforeseen pre-existing conditions made for a challenging turnover of the first few floors. Another challenge in this massive renovation is maintaining the peaceful and relaxed atmosphere for the guests of the hotel, while simultaneously getting the work done. The key is to stay invisible during construction; that is, floors are isolated during construction, of which the crew does not mingle with hotel guests and interaction with hotel associates is very limited. Noise is also restricted to a set schedule during the day.

There is also the relaxed feel of the hotel that is a sharp contrast to the fast-paced work of the renovation of the K-Tower. Coballes says “Everybody has to be on point to meet schedule. Any unforeseen condition needs to be dealt with



swiftly in order to maintain pace.” And that pace has been fast! There are upwards of 150 personnel working on the project of 656 rooms in the K-tower alone.

Work in the K-Tower is underway and the P-tower will begin later in the year. It will take a lot of planning and coordination to oversee all of the renovation work at the same time, but Coballes and the rest of the team are definitely up to the challenge! For as they’ve done before, they’ll find their success in the details. 



Photos, top: Outside view of the Waikiki Beach Marriott Resort & Spa (Paoakalani Tower); center: Newly renovated room showing revamped bathroom entrance with sleek barn door and window design; bottom: Rejuvenated room in the Kealohilani Tower.



# Delivering Aloha to a Remote Island in

By Carol Nelson

Nan, Inc.'s 2019 international community service project enjoined three of its very own employees (Project Engineers Cassie Kawamata and Alex Chiya, and HR Manager, Carol Nelson) with other service minded volunteers from the Rotary Club of Honolulu, and the YMCAs of Honolulu Atherton, Hiroshima and Cebu to make improvements to Guimbitayan Elementary School in the southern Philippines on the remote island of Malapascua.

Precariously located below a steep hill, the school property was extremely small. It's only available land was a small parcel adjacent to the hill. This meant that the build would need to be vertical, which required digging into the side of the hill to create and level the needed space. Parents and villagers stepped up to this challenge and provided considerable sweat equity long before the service project team arrived. With no heavy equipment available, the local residents achieved

this solely via picks, shovels and two jack hammers on loan from a local resort. It was clear by their call to action that this project was a labor of love; it was for their children and their community.

Cebu YMCA Executive Director, Chris Caparoso, indicated that logistics also played into the difficulty of the project. Materials, workers, and volunteers had to first embark on a three hour drive from Cebu City to the Maya Port. From the port, materials and project workers had to be loaded on a Banca boat (a traditional boat in the Philippines featuring two outriggers) and ferried across the Visayan Sea for the hour-long boat ride to Malapascua Island. From there, all materials had to then be hand-carried across the beach to

the project site.

The population at Guimbitayan School had outgrown its four classrooms and was in desperate need of additional space to accommodate its growing student population. The project included the building of a new large classroom, two restrooms, office space for the school principal, the paving of a lanai and several walkways, and setting up some athletic equipment for the children. The Nan Chul Shin Foundation underwrote the \$50,000 project by covering the cost of materials and craft labor, along with supplemental financial support to






# the Philippines

participating Hawaii Atherton YMCA students. Nan, Inc. also covered travel and time away from work for its participating employees.

Other community activities sponsored and supported by the group on this project was the Feeding Program for the homeless and street children, and free pool time for the children at the Cebu YMCA. On Malapascua, dentists from Cebu were on hand for several days to provide free toothbrushes and basic dental care to the community. Reading glasses and eye exams were also offered to the adult community courtesy of donations from Hawaiian

Eye Foundation. Many hearts were touched by the smiles on the faces of those receiving new eyeglasses and improved vision.

Nan, Inc. engineers were impressed with their local construction partners' creativity and ingenuity in solving problems without the use of heavy equipment and machinery that they are accustomed to having in Hawaii. It has inspired them to volunteer more time to projects in their own communities.

Gratitude from the Malapascua and Cebu communities were plentiful. They were extremely grateful and appreciative of everything we did. We, the volunteers, also received much – the satisfaction of knowing our efforts made a difference in their communities and lives. 





# Meet Nan, Inc.'s Newest Department: Public Involvement

By Abigail Siatuu and Justin Barfield

*It's a Friday afternoon in late March 2019. Nan, Inc. Public Involvement Manager Justin Barfield is meeting and greeting folks at a HART booth at the First Hawaiian Bank Auto Show when he gets an urgent call from his Public Involvement (P.I.) teammate Lori Chong. A long-awaited traffic control plan to relocate a water line near Aloha Tower for the Honolulu Rail Project has just been approved. The City Center Utilities Relocation (CCUR) team wants to start the work ASAP, but the appropriate people must be notified about the lane closure as is contractually required. Barfield and Chong huddle up to quickly set up a Monday morning meeting to inform key stakeholders, paving the way for construction to start and finish promptly without any complaints from the public.*

This day-in-the-life example of multi-tasking and collaboration sums up what Nan, Inc.'s newest department does. The small, but mighty Public Involvement "P.I." team consists of Justin Barfield, Jason "J.T." Tayros and Lori Chong. Together, they rally for our company, our projects, our clients, and also the general public. They ensure that the circulation of information is continuous between all vested parties with a goal of a successful completion of the project and minimal complaints and impact to the public. "The challenge is trying to make it all work. It's like a puzzle to get all the pieces to fit together nicely. When that happens it's quite rewarding," said Chong.

The Public Involvement department was created back in 2015 when Nan, Inc. was awarded the Airport Section Utilities Relocation contract for the rail project. Since then, Nan, Inc. has landed more rail projects and the department has grown from one staffer to three. Barfield, Chong and Tayros all come from a television news background having worked together at the same local TV station. In their former careers, they worked in a dynamic environment with dramatic changes and strong personalities, which helps provide the poise needed to communicate in the fast-paced world of construction. "Sometimes this job is like being a firefighter. Things can be relatively calm and then all of a sudden it's full throttle. That could be an urgent notification, dealing with a complaint or dealing with a traffic control," said Barfield.

The PI team works closely together but also have certain areas of focus. Tayros works out west, tackling the Public Involvement duties for Nan, Inc.'s six rail stations in Kapolei, Pearl City and Aiea. One of Tayros' weekly duties involves in-person visits to businesses and institutions near the rail stations. Over the months and years, Tayros has formed a rapport with these key stakeholders. "We have some great neighbors by our stations, so visiting them on a weekly basis is one of the pleasant duties of this job" said Tayros. One of those neighbors Tayros is referring to is Pearlridge Terraces, a condominium complex that has multiple units situated just a few feet away from our Pearlridge mauka rail station site,

as pictured below. Tayros has kept management and residents in the loop about construction activities and road closure. And complaints have



been few and far between.

Barfield and Chong primarily perform notifications and community outreach for the \$400 million dollar CCUR contract. On the CCUR contract, Barfield and Chong are quite busy getting the word out about upcoming road work and utility relocations. The rail hasn't been built yet in this densely populated area of Honolulu, so many people are uncertain and anxious about the work ahead. To help assuage those concerns and to do the required notifications, the Public Involvement team creates construction flyers, does door-to-door canvassing and sends out weekly email notices to well over 1,000 recipients. For the CCUR job, the team hosts monthly Business and Community meetings. These meetings take a great deal of leg work. First off, a mailer has to be created and then sent out to as many as 17,000 people. The team also promotes the meeting through door-to-door canvassing. The meeting itself involves putting together a PowerPoint presentation, setting up the proper equipment (audio/video equipment, podium, laptops,

Photos, top: Jason Tayros (l) shares construction information with Pearlridge Terraces Resident Manager Caesar Robley; center: The Public Involvement Team, l to r: Justin Barfield, Jason Tayros, and Lori Chong; bottom: Justin Barfield “talks story” with Lex Brodie’s manager Cooper Masani in Kakaako.



sign-in sheets, etc.). The meetings have been well attended with both Nan, Inc. and HART fielding dozens of questions, some of them quite pointed. “One thing that continues to surprise me is that people applaud at the end of these meetings. It’s surprising because if you think about it, we’re delivering not-so-pleasant news about upcoming construction. But I think people appreciate the effort we make to inform them and that’s why we get such a positive reaction,” said Barfield. Informing people is as much about listening as it is about public speaking. There are many times that public feedback helps prevent problems before they occur, making these outreach efforts invaluable.



In their spare time, the P.I. team are also tireless advocates for Nan, Inc. with the goal of raising the company’s public profile. On numerous occasions, they’ve been successful in getting positive stories about our company (contract awards, ground blessings, charitable donations) on the local TV news and in print media. They manage and update the Nan, Inc. Facebook page which has grown from non-existent to a steady following. And they also are part of the team that puts together this magazine you are reading right now.



When it’s all said and done, our P.I. team does whatever it takes to help our projects move forward. Their primary focus may be the HART contracts, but by putting themselves out in the public eye they help let the public know that Nan, Inc. cares deeply about the community they are helping to improve one project at a time. **N**

## Featured Projects

Kwajalein Man Camp



# Comfortable and Simple Living in the South Pacific

By Carol Nelson

Ever wondered what workforce housing looks like at a construction project on a remote island in the Pacific?

Housing takes on many shapes and sizes when working in remote locations and Nan, Inc.'s man camps on Kwajalein Atoll are no different. They range from domes to container-type housing with domes housing up to four people and container living designed for two.

Currently our man camp in the Marshall Islands consists of living

quarters for 15 personnel and we will be expanding to house an additional 14 personnel for upcoming projects. We also house workers at Johnson Control International's man camp as an overflow.

Although the buildings' exterior are basic and simple in appearance, the interior is quite accommodating. All units are air-conditioned and include phone service and internet. Laundry facilities are included and meals are taken in the dining hall.

While living conditions are simple

and the work days are often long, there are many opportunities for R&R. Employees have recreational golf available to them and the location boasts of world class scuba diving. The man camp is steps away from the Kwajalein Yacht club and a sandy beach with a pavilion for cookouts. It's a short bicycle ride into town and work. And with new Kwajalein projects on the horizon, these man camps will remain quite useful for years to come. [N](#)



## Featured Projects

Hoopili Water Tank



# Delivering Water to Oahu's Newest Major Subdivision

By Justin Barfield

Team Nan, Inc. is nearing completion of the Hoopili Off-site Potable Water System project which will deliver a steady water source to D.R. Horton's 10,000-home Hoopili subdivision. The project achieved a major milestone by finishing a new 2.5-million-gallon storage tank located on the Kunia hillside next to an existing 1-million-gallon tank. "We are surprised at how fast we've completed the water tank. The work was fast, precise, and coordinated thanks to the teamwork between tank subcontractor, DN Tanks, and

the Nan, Inc. crew. It was amazing. We couldn't have done it without both teams' effort," said Project Engineer Justin Kang.

The team has installed nearly all of the 11,000 linear feet (nearly two miles!) of new water line that runs under the H-1 Freeway to a new booster pump station and then across Farrington Highway where it will link up with Hoopili's future water infrastructure. The project's last major hurdle involves micro tunneling beneath Farrington Highway for the installation of a 30-inch line. That work is set to happen in Fall of 2019, with completion slated for early 2020. Way to go team! [N](#)



Large photo: Aerial view of the new 2.5 million gallon water storage tank in Kunia;  
inset photo: Nan, Inc.'s new water tank is located next to an existing 1 million gallon water storage tank.

## Featured Projects

Apra Medical/Dental Building



# The Start of Something Big on the Island

By Justin Barfield



In the construction business, we are often asked to “move mountains” to make the customer happy. But it’s not every day that our customer’s happiness involves moving bombs and bullets! That is exactly what’s happening on Guam as work gets underway on the Apra Medical/Dental building.

We’ll get to the bombs and bullets in a moment, but first a closer look at this important project. Nan, Inc., in a joint venture with our long-time partner Caddell Construction Co. (DE), LLC, was awarded a \$56.7 million dollar contract to construct a 51,000-square foot outpatient medical/dental facility. The single-story, all concrete structure is being built on a 9-acre site in the Apra Harbor family housing area at Naval Station, Guam. Once completed,

the facility will provide primary care, family practice, optometry, physical therapy, preventative medicine, and dental services to service members and their families.

Now back to the explosive hazards of the bombs and bullets! Before construction on the Medical/Dental building can begin, Nan, Inc. is having to overcome a major hurdle by removing unexploded ordnance, or what the military refers to as MEC (Munitions and Explosives of Concern), on the 9-acre former World War II site. “So far our subcontractor has found more than 50,000 anomalies including 17 unexploded ordnances. The numbers of anomalies we’re finding at the site is far more than other projects,” said Nan, Inc. Project Manager Dominic Jeon. And as if that weren’t challenging enough, there’s another big hiccup. The site is adjacent to military housing, a NEX

gas station, and other government facilities. Clearing the MEC requires a 616-foot safety radius. Each work day, 23 military families must leave the area and the other facilities must be shuttered and secured. Jeon has been working closely with the military to come up with this daily evacuation plan. “It has been difficult for military housing residents and other tenants of affected facilities, but we are doing the work as quickly and safely as possible.”

Once actual construction begins, Nan, Inc. will be building to some heavy-duty design standards based on the threat of natural disasters, of which Guam’s location makes it very vulnerable to some of nature’s most destructive forces. The facility’s windows will be able to withstand 195 mile per hour winds (Category 5 hurricane winds!). Typhoons there pose a major threat. Just last year,

# of Guam



Nan, Inc.'s team at Guam headquarters office and warehouse

Unexploded ordnance discovered ahead of construction at Apra Medical/Dental site.



Artist's rendering of Apra Medical/Dental Building



Typhoon Manghkut, packing 105 mile per hour winds, walloped Guam and the rest of the Mariana Islands. And then there's the threat of a major earthquake with Guam being located along the earthquake-prone "Ring of Fire". Taking all of that into consideration, the Apra Medical/Dental building will be built to the strictest seismic standards, at levels you'd typically find for new construction in the highly seismic zones of California or Japan.

Speaking of Japan, this healthcare facility is being funded by their government and not the U.S. military. It's part of an agreement to relocate some 4,000 U.S. Marines from Okinawa to Guam by the middle of the next decade, of which a new \$4 billion U.S. Marine Base will be built in Guam, along with other Navy and Air Force projects as well. "The Apra Medical/Dental project is just

a stepping stone for our company's Guam operation. Nan, Inc. will be one of the major construction companies working on the Guam build up projects over the next 10 years," said excitingly adds Jeon who as part of Nan, Inc.'s largest project on the

island has also become something of a recruiter and advocate for our company's ambitious Guam plans. So, with that Jeon entices, "Come to Guam and build your career. It's basically a smaller version of Hawaii!" <sup>N</sup>

Artist's rendering of Apra Medical/Dental Building



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