

Building the Future of Hawaii

The Newsletter of Nan, Inc.



A Message from Our Vice President

By Ryan Nakaima



Alooha! As 2010 comes to a close, I must say that this has truly been a remarkable year for Nan, Inc. So many exciting events have taken place that I do not even know where to begin. For starters, this year highlights two decades of quality service as Nan, Inc. celebrates its 20th anniversary. I have mentioned this many times before, but it has just been astounding to see how much the company has achieved over the years...and how those years just flew by!

To further commemorate our anniversary, Nan, Inc. recently expanded into its new headquarters facility on Bannister Street with 20,000 square feet of additional warehousing and office space, which includes three large conference rooms equipped

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Building the Future of...Guam

By Sandra Kim

In April 2006, Department of Defense Officials announced that the United States and Japan had agreed to move over 8,000 Marines from Okinawa, Japan to Guam by 2012. Since that time, architects and contractors worldwide have kept a watchful lookout for opportunities to be a part of the military expansion and build-up of Guam in support of the relocation efforts.

Through a joint venture partnership – CNMS, A Joint Venture (CNMS), Nan, Inc. has secured a place in the Guam Military Build-up Program as CNMS was one of seven contractors awarded a five-year, \$4 billion indefinite-delivery/indefinite-quantity Design-Build Multiple Award Construction Contract by the Naval Facilities Engineering Command (NAVFAC) Pacific. Referred to as the "Guam Mega MACC", the contract is the largest ever awarded by NAVFAC and will be used as the primary vehicle by which NAVFAC executes construction on Guam and other locations under the cognizance of NAVFAC. The scope of work is for a broad range of new construction, repair, and renovation projects, as well as design-build, and will consist of a variety of facility types including, but not

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Volume 3, Issue 2
December 2010

Points of Interest:

- Nan, Inc. secures a place in the Guam Build-up
- Nan, Inc. celebrates its 20th Year
- Nan, Inc. Continues its Community Service

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Training Classes

OSHA 30-Hour
in 1st & 3rd Quarter 2011

NAVFAC 40-Hour
in 2nd Quarter 2011

Specific dates pending



Aerial View of Guam

Featured Projects

NOAA Pacific Regional Center Marine Science and Storage Facility

By Darren Iida

The National Oceanic and Atmospheric Administration (NOAA) Pacific Regional Center Marine Science and Storage Facility will be a future research hub for the NOAA organization and will be used to consolidate its operations in the Pacific Region. NOAA is the country's premiere federal science agency at the forefront of research and high-tech instrumentation to provide citizens, planners, emergency managers, and other various organizations with reliable information (i.e. daily weather forecasts, severe storm warnings, etc.).

The project is located on Ford Island within historic Pearl Harbor, Hawaii and is a renovation of historic Building 130, which was previously a World War II aircraft hangar. The new facility contains 15 multiple live-animal seawater tanks for monk seals, fish, and turtles; a 1,500-foot deep seawater production well and sump; above and underwater outfall systems; staff offices; physiology labs; high-bay warehouse storage; paint rooms; food preparation areas; secured storage; wood, metal, and elec-

tronics shops; and IT infrastructure for the NOAA campus.

With an accelerated schedule, the project was running around the clock, seven days a week, for the first nine (9) months of construction. At its current stage, the project is approximately 85% complete. The project is currently under

the management of Project Manager Darren Iida, Superintendent Patrick Banda, Assistant Superintendent Keola Medeiros, Quality Control Managers Kekai Grace and Paul Cachero, Safety Managers Celso Cababat and Kathy Cua, and Project Engineer Kelii Won. [Nan Inc](#)



Team NOAA fronting the project facility and the company concrete pump truck

Building the Future of...Guam

limited to, barracks, dormitories, administrative facilities, communication facilities, educational facilities, medical facilities, dining facilities, recreational facilities, retail facilities, industrial facilities, warehouse facilities, ranges, operational training facilities, roads, streets, bridges, site utilities, infrastructure, waterfront-marine facilities, piers, wharves, dredging, aviation facilities, including hangars, runways and aprons, and other base development facilities. Other contract holders awarded a contract on May 10, 2010 include: Core Tech-AMEC-SKEC, LLC; dck-ecc pacific guam, llc; Guam MACC Builders A JV; Hensel Phelps-Granite-Traylor Pacific JV; Kiewit-Mortenson Joint Venture; and Tutor Perini Corporation.

For the Guam Mega MACC, Nan, Inc. partnered with firms that are global and national leaders in the construction industry -- Caddell Construction Co., Inc. (Caddell); Manson Construction Co. (Manson); Samsung Texas Construction, Inc. (Sam-

sung); and LS3P Associates Ltd. (LS3P). Cadell, located in Montgomery, Alabama, has consistently been ranked by ENR among the 200 largest U.S. Contractors. Manson, located in Seattle, Washington, has been performing heavy marine construction and dredging for more than 100 years and is also Nan, Inc.'s joint venture partner for the \$400 million Waterfront MACC awarded in September 2009. Samsung, based in Austin, Texas, provides the Joint Venture with a diverse portfolio of projects and vital global experience. LS3P, located throughout North and South Carolina, was the design team of choice for CNMS as a result of their vast range of design expertise.

With team members spread across the world, the CNMS Joint Venture partners flew in their technical writing teams from their respective worldwide locations to Hawaii to prepare and finalize the proposal. The team worked many long hours and late nights to complete the submittal

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that essentially won CNMS the Guam Mega MACC. Special thanks to Ryan Nakaima, Abby Siatuu, Kawika Lucas, and Sandra Kim who served as Nan, Inc.'s technical team.

Having already proven to be a leader in the local market, Nan, Inc. continues to reach beyond Hawaii's horizons including last year's award of the NAVFAC Pacific Global MACC. Now with the profound achievement of the Guam Mega MACC and its \$4 billion capacity, Nan, Inc. is entering into a whole new level of servicing the world market.

With another great success to be very proud of, Nan, Inc. would like to especially express sincere appreciation to our employees who take great pride in their excellent work. It is the hard work and dedication of the company's employees that have allowed Nan, Inc. to grow and prosper. [Nan Inc](#)

Featured Projects

Vice President's Message

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with the latest interface technology. Not only is this new building a monument to signify Nan, Inc.'s accomplishments, it will now serve as a foundation for the new direction we are heading as the company gears up to embark upon its higher and greater endeavors. These include the recently awarded contracts such as the \$500 million Waterfront MACC, the \$900 million Global MACC, and the \$4 billion Guam Mega MACC. Indeed, this is definitely an exciting time for Nan, Inc. as it prepares to reach out and expand towards servicing the global market.

Part of this preparation involves the expansion of Nan, Inc.'s already extensive fleet of heavy equipment and its specialty operations. This includes the addition of a second concrete boom pump truck, a fuel/lube truck, a new barge, and two new high capacity (100-ton and 200-ton) cranes. These cranes have also contributed toward the birth of the company's new pile-driving operations, which have been developed after the many painstaking hours of work endured by Vice President Frank Okimoto and the Civil Division. Way to go guys!

This year became even sweeter after we received news from Engineering News-Record (ENR), that Nan, Inc. had been ranked as No. 348 in their Top 400 (U.S.) Contractors list of 2010. Therefore, the company is now nationally recognized in addition to being held as No. 7 among Building Industry's Top 25 Contractors in Hawaii. Stay tuned for more exciting events such as Nan, Inc.'s brand new website, which is currently in the final stages of construction and is scheduled to be released very soon.

As Nan, Inc. currently dawns into a new era of growth, the company has certainly been fortunate over the years and especially during these very challenging times. This is, in no small part, due to the hard work and dedication by our company's employees toward making Nan, Inc. what it is today. There will undeniably be further obstacles ahead as the economy continues to struggle toward recovery. However, as history has proven, there is no doubt that the Nan, Inc. 'Ohana, will be able to collectively overcome them together. Thank you once again for all of your unwavering commitment to excellence. Happy Holidays and Happy 20th everyone! Nan Inc

KMCBH Youth Center

By Justin Choriki

Kaneohe Marine Corps Base Hawaii (KMCBH) currently runs a Youth Activities Program that serves over 2,000 school-age youth; this program currently operates out of several small buildings within the base. Some of these facilities are shared spaces and can only be used when they are available. The New Youth Center being constructed by Nan, Inc. will eliminate these space and availability restrictions and provide the MCBH Youth Activities Program with a functional centralized facility.

The New Youth Center project managed under Glenn Takahashi (Project Manager), Casey Church (Superintendent), Ryan Kiyabu (Quality Control Manager), Emily Willing (Site Safety Health Officer), and Justin Choriki (Project Engineer), features a 22,300-square-foot single-story building and nearly 100,000-square-feet of landscaping. The gym itself boasts over 8,000-square-feet of maple wood basketball court flooring, electronic scoreboards, and a volleyball court. The basketball backboards

are equipped with electronically controlled height adjusters that accommodate the wide age group of youth who will utilize the facility. The check-in area showcases a brilliant 200-square-foot pyramidal skylight visible when stepping into the facility's main lobby entrance. In addition to the gym and lobby check-in, the building will also offer a game room that includes pool, foosball, and ping pong; three activity rooms; two teen-center rooms; a technology center for computers; a television area for movies and video games; and a full kitchen. Moving away from the building, one will find a new soccer field and grass volleyball area.

The project is nearing completion with a target finish date of January 23, 2011. The landscaping is ongoing with many trees already in place around this "mustard and ketchup" colored building. Once complete, the Youth Center will serve the needs of the Youth Activities Program and improve the quality of life for youth and families at MCBH. Nan Inc



Progress Views of the Main Entrance and Front of the Youth Center

..... Featured Projects

HNL EDS Integration Improvements, Phase II, Honolulu International Airport

By Mark Galdiano

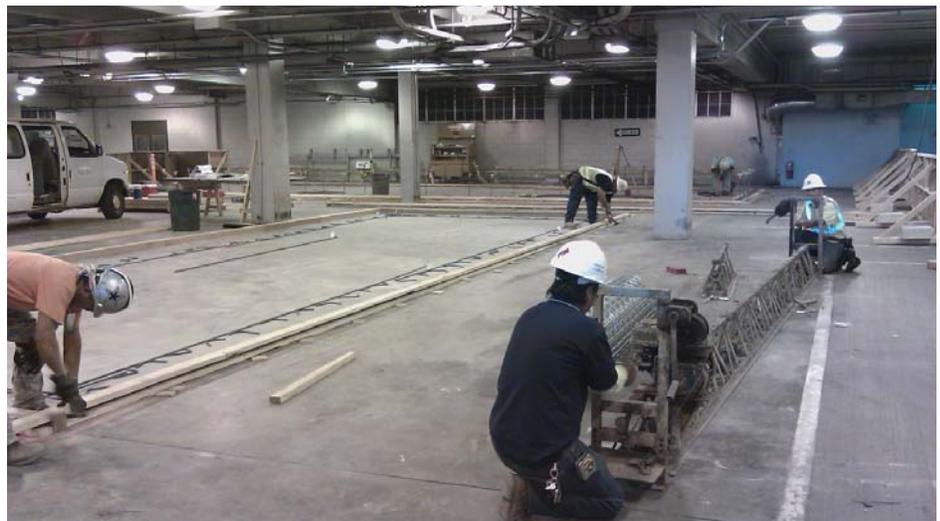
Nan, Inc. was provided the Notice to Proceed with the HNL EDS Integration Improvements, Phase II project on July 19, 2010, with project completion slated for January 2013. The project team has settled into our field offices at the Honolulu International Airport (HNL), and the contracted \$60 million State project is well on its way with the ongoing initial stages of construction for two of four major phases of work. Key elements include the installation of an Explosive Detection System (EDS), improvements to existing facilities to accommodate the new EDS, modification to the existing Baggage Handling System (BHS), as well as improvements to several terminals and ticketing lobbies. The scope will also incorporate fire protection systems, voice and data telecommunications systems, and energy management and control systems.

Work currently in progress consists of demolition of the existing CMU and chain link fence enclosures, demolition of existing BHS sections, concrete coring through lobbies to facilitate new electrical systems required to operate the new equipment, concrete in-fills to close up existing openings that will no longer be used for the new BHS, and construction of a BHS control room enclosure. Several concrete pours for new equipment pads and con-

struction of protective coverings for the new EDS machines also occurred recently. Further, subcontractors have already begun assembling sections of the new BHS. Coordination with subcontractors, as well as the State, has proven to be very critical in meeting the meticulously drawn out schedule as it involves accommodation of airline schedules and existing conveying systems operations.

Under the direction of Project Manager

Wes Nagao, the HNL EDS Phase II project team includes Project Engineers Federico Abes and Mark Galdiano, Superintendent James Gordon, and Safety Officer Keola Tavares. Although one team member has moved on to become Procurement Manager at the Main Office, Cathy Kaaina's contributions are noteworthy for the timely project commencement. [Nan Inc](#)



HNL EDS Project Team prepares for the first of several concrete pours for new equipment pads

UH Hale Aloha Modernization of Towers, Phase II

By Sean Andres

The project team for the University of Hawaii (UH) Hale Aloha Modernization of Towers, Phase II project consisted of Project Manager Loreto Cristobal, Project Superintendent Aaron Pahia, Foreman Casey Church, along with Assistant Project Superintendent Larry Basso, Safety Officers Javier Sologuren and Keola Tavares, and Project Engineer Sean Andres.

Nan, Inc. received the notice to proceed on August 4, 2009 and commenced work on September 9, 2009 with an initial project completion of July 14, 2010. However, in light of a modification that incorporated 560 door closers and four new aluminum storefront doors for all four towers, consisting of Hale Mokihana and Hale Ilima (Phase I), and Hale Lokelani

and Hale Lehua (Phase II), the contract completion was extended to October 22, 2010.

Modernization of the towers essentially meant to create a new life for student living, by improving a place for students to call "home" away from home. As a result of the team's project efforts, Hale Lokelani and Hale Lehua are now both safe and pleasant accommodations for present and future students to occupy during their years of study. Safety upgrades included a new fire alarm system equipped with a fire alarm panel with touch screen technology in conjunction with magnetic door holders at lanai and bathroom points of ingress/egress, new fire sprinklers that meet current codes,

and, for matters of security, new card reader lock sets installed at door room entry points as well as the new aluminum storefront doors.

Aesthetic upgrades to bring the facade of the towers to life include dark bronze anodized rails at the exterior lanais (also installed at interior rails at the even mid-floor landings) and aluminum windows with wicket screens at the exterior throughout floors 3 to 12, as well as dark bronze aluminum storefront windows on the 13th floor for each tower.

Bathroom renovations involved turning what initially seemed to be

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Featured Projects

KMCBH Bachelors Enlisted Quarters

By Stan Sagum

The KMCBH BEQ project is a Design-Build contract to construct a Bachelor Enlisted Quarters (BEQ) at Marine Corps Base Hawaii, Kaneohe Bay (KMCBH), Oahu, Hawaii. The scope of work includes the design and construction of a reinforced concrete and masonry, five-story structure consisting of 150 two-bedroom units for our Marine Corps Unit at Kaneohe.

There will be community and service core areas consisting of laundry facilities, lounges, duty officer and bunk rooms, housekeeping, vending area, and a

public restroom. Mechanical systems will include plumbing, fire protection systems, water heating, ventilation, and air conditioning. Electrical systems include fire alarm and energy saving Electronic Monitoring and Control System. A telecommunications infrastructure room will be provided on each floor to house communications and security system infrastructure. Information systems include telephone, data, and cable television. Site work includes a separate pavilion, parking and landscaping, utility improve-

ments, and other related work.

The BEQ staff mobilized on-site in April 2010 and consists of Project Manager Stan Sagum, QC Manager Sonny Kang, Superintendent Kim Bothe, Safety Manager Ray Welch, Project Engineer Alejandro Delos Santos, Engineer/Assistant QC Manager Kyle Loo, and Foreman Ross Ishitani. Currently, we are approximately 15% complete based on progress billings, with contract completion set for February 3, 2012.

With the assistance of Doug Oshiro of Onipa'a Crane & Rigging as a consultant, Nan, Inc. successfully assembled the equipment and manpower to drive its first concrete piles. In all, 278 bearing piles were driven averaging 18-20 piles per day.

As of the beginning of November, approximately half of the foundation is complete. CMU walls are being erected on the first floor and second floor. Precast planks have been set on about a quarter of the second floor. With the implementation of alternative energy initiatives, the Marine Corps Base has already issued two Request For Proposal's to provide a covered carport structure with a photovoltaic solar roof panel system at a cost of approximately \$3 million. [Nan Inc](#)



Building it up at KMCBH Bachelors Enlisted Quarters

UH Hale Aloha

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an athletic locker room to what is now a more personalized and stylized bathroom, with accessibility in mind for all residents. The transformation included newly painted walls with corian walls at the showers, also newly installed mirrors, solid surfacing, vanity sinks, tile floors, and prefabricated concrete shower pans, for a homey feel, not to mention the ADA shower seats. New work behind the walls consisted of light gauge metal framing and various drywall types for various applications.

The swift demolition of the existing bathrooms by our demolition crew gave the UH project team a great push forward. Therefore, thanks must be given to our



UH Hale Aloha Tower

demolition crew for a job well done!

Unique in structure, the circular towers presented many challenges for the UH project team. The team was confronted by obstacles such as referencing off of radial walls, satisfying ADA requirements, and limited space. Left to the knowledge and experience of Loreto, Aaron, and Casey, the layout of the walls seemed to be an obscure puzzle, but resolved nonetheless.

At the completion of the project on August 5, 2010, both past and present residents of the towers praised and acknowledged the project. The Hale Aloha modernization is just another fine example of Nan, Inc. in action and "Building the Future of Hawaii." [Nan Inc](#)

Team Spotlight

IT Keeping Nan, Inc. Connected

By Nealan Inouye

As Nan, Inc. grew over the years, so did its needs in the Information/Technology (IT) Department. The goal of the IT Department is to provide the means and tools for our fellow co-workers to have access to information and resources easily, quickly, and efficiently. As companies place greater emphasis on electronic media (i.e. email, electronic documents and files, etc.), there is also a greater demand to protect such data. Viruses, spam, hacks, and phishing attacks are some of the daily struggles the IT personnel must deal with to keep the computers, servers, and files safe.

Less than ten years ago, Nan, Inc. had fewer than 30 computers connected to a single file server; that file server stored all the data the company utilized. Overall, there were about a dozen email accounts reserved for the entire company, with access to the Internet, email, and electronic documents available only from the Laumaka Street office. Most files were exchanged and stored on floppy disks and zip drives.

Today, Nan, Inc.'s IT Department oversees and maintains over 120 desktop computers and laptops. At the new Bannister Street office, the company runs five high-end servers that house nearly 150 email accounts and application software

accessible by employees anytime/anywhere via an Internet connection. The servers also have 200 times more data storage capacity than the original server from a decade ago. The IT Department provides computer, server, and imaging equipment support to all Nan, Inc. jobsite offices.

The IT Department is made up of IT Specialist Robert Choi, IT intern Benjamin Crocker, and myself, Nealan Inouye. Robert, with the help of Ben, was responsible for the wiring of the new Bannister Street office. Our new office utilizes almost 200 network connections, including high

speed fiber optic and gigabit Ethernet communication. Though Robert has since left Nan, Inc. to pursue his "dream" opportunity, I would still like to thank him and Ben for being a part of a momentous time for Nan, Inc.

Information Technology is constantly changing; there are new discoveries, developments, and advances nearly every day. As a result, Nan, Inc.'s IT Specialists continually look for ways to improve the efficiency, reliability, safety, and accessibility of the company's network and information infrastructure. Nan Inc



(L-R): Ben Crocker, Nealan Inouye and Robert Choi showing off the Bannister Street Office Servers

Joint Ventures for "Building the Future of Hawaii" and Beyond

By Abby Siatu'u

A key element to Nan, Inc.'s success is our partnership with various companies. Teaming efforts have always involved subcontractors and architects, as well as partnerships with several small business firms through a Mentor-Protégé relationship and related joint ventures, but all that has been just the beginning of our relationship with other companies. With the growing competition in the construction market, the company's business strategy has more recently included more joint ventures, or JV, with large businesses; through these new JV's, Nan, Inc. has been fortunate to experience four successful awards.



One of Nan, Inc.'s first successful large business joint ventures included Syska Hennessy Group, now known as GKK Works, for the Multiple Award Task Order Contract (MATOC) for Design-Bid-Build Construction Services and Design-Build Construction Services within the Honolulu Engineer District Area of Responsibility. Coined "MEDCOM", this contract consists of both Design-Build and Design-Bid-Build projects for medical facilities within the Honolulu District Area of Responsibility and was Nan, Inc.'s first medical facility-specific contract. Under the name "SYS-

KA/NAN JV", the JV was awarded a possible five-year contract with the U.S. Army Corps of Engineers, Honolulu District on July 20, 2007 with a total estimated value of \$25 million. Currently performing work in the contract's second out of a possible three option periods, the JV has been awarded a total of four (4) task orders totaling \$11.2 million.



To perform work under an Indefinite Delivery Indefinite Quantity

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..... Team Spotlight

Innovation Committee Helps Take Nan, Inc. Forward

By Stan Sagum

The Innovation Committee is wrapping up its third year of business and my second term as the Chairperson. This past November the committee selected Nealan Inouye as the 2011 Chairperson and he will be supported by Abby Siatu'u as the Vice-Chair. I would like to personally thank all the committee members for their commitment and dedication to Nan, Inc. and to improving the work environment of its employees. Taking a company to an international level is a momentous feat that cannot be accomplished without firm and established policies and procedures, and in-place technology that allows remote access to home-based resources, all of which have been initiated through the committee.

The Innovation Committee, under the guidance of our corporate officers, has set the foundation for this expansion by

establishing corporate guidelines in human resources, safety, and operations. The members of the Innovation Committee are proud to be part of a growing Hawaii-based company that prides itself in the employment and the betterment of the working class.

The year 2010 marks a milestone for Nan, Inc., as it represents 20 years of hard work, discipline, and vision by its founder, Patrick Shin, with the support of employees who have remained loyal to the company and exude the morals and model of success.

Various sub-committees include the Safety Committee, Community Service Committee, Social Committee, Newsletter Committee, Engineering Leadership Committee, Human Resources Committee, and Small Business Committee.

For 2011, the Innovation Committee members are inviting all Nan, Inc. employees to get involved in the company's business by volunteering to participate in these various committees. In particular, the Innovation Committee is looking for several new members. New members bring new and fresh ideas. If you are interested, please contact any committee member (in order by first name - Abby Siatu'u, Celso Cababat, Chayson Seneca, Darren Iida, Jocelyn Soriano, Nealan Inouye, Reggie Coballes, Ryan Nakaima, Sam Ho, Sandra Kim, Siri Newsham, Wes Nagao, Van Law, or Stan Sagum.)

As we end 2010, the Innovation Committee wishes all of you Happy Holidays and a safe and prosperous new year. *Nan Inc*

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Joint Ventures

(IDIQ) Global Multiple Award Construction (GMAC) Contract for Commercial and Institutional Building Construction issued under Naval Facilities Engineering Command (NAVFAC), Pacific, Nan, Inc. formed a JV with AMEC Earth & Environmental, Inc. Performing work under the name of "AMEC-Nan Joint Venture, LLC", the possible five-year contract was awarded on July 31, 2009 and is currently in its first out of four option periods. Awarded work includes a \$9.6 million project to design and construct a Child Development Center at Marine Corps Base Hawaii, Kaneohe Bay, which shall provide rooms and spaces for the care of up to 122 children from the ages of 6 weeks to 5 years. Having performed and proved its capabilities as a top contractor throughout the Pacific, the GMAC was a significant award for Nan, Inc. as it was the first contract to open the doors for the company to possibly perform work globally.

to perform work for a NAVFAC Hawaii contract involving Multiple Award Construction Contract (MACC), Waterfront Projects, Various Locations, State of Hawaii. Awarded a five-year contract with a maximum dollar value of \$500 million on September 17, 2009, the contract is operating in its first out of a possible four option periods. Similar to the MEDCOM, this was Nan, Inc.'s first waterfront-specific contract. Most recently, the JV was awarded a \$15.9 million project involving construction of a new two-story building that includes shipyard production shops, support spaces, a large freight elevator, and an extended elevator tower to serve as an observation post overseeing Dry Dock 1.

Design-Build Multiple Award Construction Contract (MACC) for U.S. Military Construction Projects for Sites in Guam and Other Areas Under the Cognizance of NAVFAC Pacific. With the anticipated movement of US Marines from Okinawa, Japan to Guam, award of this contract was a very important step in guaranteeing a spot as part of the Guam Military Build-up Program. Moreover, with a five-year term, this contract has a total estimated value of \$4 billion! Awarded on May 10, 2010, the JV looks forward to the opportunities that lie ahead under this contract.

To move ahead, a company must think ahead; Nan, Inc. is constantly doing just that to survive in this competitive economy and take the company forward. Like anything else, joint ventures have their risks; however, with effective communication being key, a joint venture can enable a company to grow and expand into opportunities it would otherwise not be able to. And, with this in mind, Nan, Inc. has set our sights on beyond "Building the Future of Hawaii". *Nan Inc*



A third successful JV involved partnering with Manson Construction Co., under the name of "Manson-Nan Hawaii JV",



The latest successful JV was created under the name of "CNMS, A Joint Venture" and involved a total of five partners: (1) Caddell Construction Co., Inc.; (2) Nan, Inc.; (3) Manson Construction Co.; (4) Samsung Texas Construction, Inc.; and (5) LS3P Associates Ltd. This JV was specifically organized to perform the required work under NAVFAC Pacific's

..... Nan News is Good News

Building a Legacy: Nan, Inc. Celebrates its Rich Two-Decade History

By Sandra Kim

"Celebrating the company's 20th year anniversary was a momentous achievement made possible by the many conscientious hands that have worked tirelessly to build our company. With the continued dedication from our staff and support from our customers, we humbly look forward to reaching even greater heights for decades to come." -- Fooney Freestone, President

Founded in 1990 by Owner, Patrick Shin, 2010 marked the 20th year anniversary for Nan, Inc. To celebrate this special occasion and give thanks to the many businesses and individuals who have supported Nan, Inc. over the years, the company held a grand opening at its new office warehouse building on July 1, 2010. More than 200 guests partook in the commemoration of the company's decorated twenty year history.

At the grand opening, Nan, Inc. was recognized by the Hawaii State Legislature with a joint certificate from the Hawaii State Senate and House of Representatives. Representative K. Mark Takai made a tribute to Nan, Inc. acknowledging its expertise in all aspects of general construction, dedication to customer satisfaction, and commitment to the safety of its employees. Furthermore, the City and County of Honolulu honored Nan, Inc. with a Proclamation that designated July 1, 2010 to be "Nan, Inc. Day" in Hawaii. A special presentation was made by Jeffrey S. Cudiamat, Director of the Department of Facility Maintenance, who paid homage to Nan, Inc.'s diverse and dedicated team of employees who are regarded as the company's nucleus and most valuable asset. He further recognized Nan, Inc.'s track record of construction excellence, customer-centered philosophy, and made special note of Nan, Inc.'s role as an active community partner.

Although the grand opening festivities came to an end that evening, the pride instilled in Nan, Inc.'s 'ohana continually grows stronger with each passing day. Nan, Inc. looks forward to building upon its rich history accumulated over the past two decades and creating a lasting legacy for future generations. [Nan Inc](#)



The Lovely Ladies of Nan, Inc. (L-R: Jocelyn Soriano, Jing Peralta, Cheryl Gano) greet Grand Opening attendees



The entrance to the new Nan, Inc. Building on Bannister Street



President Fooney Freestone (center) receiving the joint certificate from Representative Mark Takai (right) and Jeffrey S. Cudiamat (left)

Nan News is Good News

Fun in the Sun - 2010 Company Picnic

By Jocelyn Soriano

On Saturday, July 3, 2010, Nan, Inc. held its annual company picnic at Ali'i Beach Park in Haleiwa. As usual, it was a fun family-filled event, providing a great opportunity for all Nan, Inc. employees and their families to gather, relax and have some "fun in the sun". This year we had more than 300 people at the picnic! The weather was terrific as always with just a short rain shower of blessings from above. And of course we had lots of 'ono food!

A huge bounce house and various games were provided for the kids and for the big kids. The Second Annual Nan, Inc. dodge ball tournament was just as competitive as the first year. Congratulations to the MACC Team who won the bragging rights this year!



Supervision is always needed for delicate procedures

The annual dessert contest was also held at the picnic. As usual, our employees and their spouses/significant others, were provided the opportunity to show off their culinary skills and an opportunity for others to get a taste of some delicious desserts! There were over a dozen entries and they were all great, but ultimately, only one dessert was chosen as the grand prize winner. The grand prize entry was the Strawberry Shortcakes (see recipe on page 13) submitted by IT Manager **Nealan Inouye!** Nealan won a two nights stay at the Ihilani Hotel for the weekend of the Year-End Party. Runner-ups were **Tracy Sylva** (wife of Superintendent **Doug Sylva** - banana pudding pie) and Office Administrator **Jocelyn Soriano** (mango cake); they each won a fully paid 1-night stay at the Ihilani Hotel on the night of the Year-End Party. Much thanks to all the participants as your delicious entries provided the finishing touch to a great meal! And for those of you with skills in the kitchen, start polishing up those recipes. It's never too early to start thinking of winning the next contest!



The Winners of the Dodgeball Tournament

Of course, the picnic would not have been a huge success without the hard work and sacrifice of our Picnic Committee members and volunteers. To all the employees who were a part of the picnic committee, as well as those employees and family members who volunteered their time with set-up, food preparation, cooking, games, judging, cleanup, and take down - thank you for your help in making this year's picnic fun for everyone!

Nan Inc



President Fooney Freestone and his family



Food + Games + Family & Friends = Fun, Fun, Fun at the 2010 Nan, Inc. Company Picnic!

Nan News is Good News

An Nyoung Ha Sae Yo!!! ~ 2010 Korean Festival

By Chayson Seneca



Certificate of Appreciation awarded to Nan, Inc.

Over the years, Nan, Inc. has sponsored and supported many local charities and organizations by participating in special events and making general donations. Whether it is the American Heart Association Heart Walk, the Hawaii Foodbank Food & Fund Drive, or the American Cancer Society Relay for Life, Nan, Inc. believes in supporting such events that contribute to the local community. One function in particular that the company has supported over the years is the Hawaii Korean Chamber of Commerce's Korean Festival.

Since 2002, the Hawaii Korean Chamber of Commerce has annually held the Korean Festival at the Kapiolani Park and Bandstand area. Free to the public, the festival exposes the community to the unique culture of Korea, which is alive and rich throughout the islands. Sharing the culture through food, dance, art, music, and entertainment, the festival appeals to participants of all ages and interests. Whatever tickles your fancy, you are sure to find it here!!!

This year at the 9th Annual Korean Festival, Nan, Inc. was fortunate enough to participate as a Platinum Sponsor. As a Platinum Sponsor, we were allowed the opportunity to staff a booth to showcase our company as well as entertain the many visitors who stopped by. The Nan, Inc. Engineering Leadership Committee took on the role of managing the booth, which included games and activities in which the public was welcomed to participate in for fun, and, better yet, for free prizes.

The Nan, Inc. booth hosted two games. "Going the Distance" tested a contestant's hand-eye coordination by rolling a ping-pong ball down an extended tape measure into a series of glasses that got progressively smaller, which increased the level of difficulty. "Light-it-Up Tic-Tac-Toe" challenged participants to turn on home décor push-on lights mounted on a tic-tac-toe board by throwing bean bags.

Having a booth at the festival for the first time gave Nan, Inc. the opportunity to actively support the festival. In addition, it also presented our engineers and employees with the opportunity to interact with the general public, informing them of the company's services as one of Hawaii's leading General Contractors.

Sponsorship events such as the Korean Festival provide Nan, Inc. with the opportunity of giving back to the local community. The successful completion and operation of Nan, Inc.'s booth at this event would have not been possible had it not been for the following employees who volunteered their time, support, and/or took a leadership role in showcasing Nan, Inc. at the festival: Van Law, Brandon Gibu, Mark Galdiano, Justin Choriki, Zonia Hill, Federico Abes, Sandra Kim, Abby Siatuu, and Chayson Seneca. Again, much thanks to all of these employees who took the time to help and support our booth and broadcast Nan, Inc.'s history and projects. [Nan Inc](http://NanInc.com)



(L-R): Chayson Seneca, Van Law, and Brandon Gibu manning the Nan, Inc. booth.



Chayson Seneca: always a hit with the ladies



Nan, Inc.'s booth at the Korean Festival

..... Nan News is Good News
Building the Future of Hawaii...with Heart

By Abby Siatu'u

Believing in the spirit of 'ohana, Nan, Inc. has found that one of the most satisfying, fun, and productive ways to unite a company is through participation in community functions. After beginning the year by participating in the Great Aloha Run held in February, followed by the Relay For Life of Leeward Oahu in March, Nan, Inc. continued its community involvement with the following events.

For the first time, Team Nan, Inc. participated in the Hawai'i Hotel & Lodging Association's annual Visitor Industry Charity Walk event. The Charity Walk is a state-wide event that occurs simultaneously on Oahu, Maui, the Big Island, and Kauai on the 3rd Saturday in May. The six-mile route begins and ends at McCoy Pavilion in Ala Moana Beach Park, with the walk route weaving and checkpoints set-up through Waikiki. The best part is that walkers are treated to food and drinks at the checkpoints, of which all checkpoints are operated and supplied with refreshments and helpers by Hawai'i hotels and allied organizations. What could be more fun than eating while you exercise?!? At the end, participants are treated to a plate lunch, entertainment, and door prizes. Being our first time, Team Nan, Inc. entered this event with a total of 24 participants and impressively raised \$1,005! By the 7 am start time on walk day, though



Team Nan, Inc. at the Visitor Industry Charity Walk

the early morning presented us with intermittent downpours, a beautiful rainbow graced the skies and greeted us to the start. There were a total of 15 checkpoints set-up along the route, which treated us to a variety of goodies including cookies, gadgets, and ended with a red velvet cupcake! Overall, it was great for Nan, Inc. to be a part of this year's 32nd Walk held on May 15, 2010 and among the 9,111 participants who raised a whopping \$909,150!

Following our annual company picnic held in July, our most recent event in-

volved participating in The American Heart Association's 2010 Oahu Start! Heart Walk. This event was spearheaded by the Safety Committee to benefit both our health and the community. The Heart Walk took place on Saturday, August 7, 2010 at Kapiolani Park. This was Team Nan, Inc.'s second time participating, and we had approximately 50 participants who either completed the 1-mile route around the park or a 4.5-mile route around Diamond Head, and who then joined the company for a small BBQ that followed. For this terrific event, Team Nan, Inc. was able to raise an impressive \$1,503. However, as the company agreed to match all company contributions, our company donation actually amounted to \$3,005 of the total \$247,667 raised for the event.

Nan, Inc.'s final community event to round out 2010 is our 3rd Annual Food and Fund Drive being held throughout the month of the December in support of the Hawaii Foodbank (HFB). Donations are especially needed right now as the Hawaii Foodbank is currently experiencing a shortage of canned meals with only a 13-day supply of food on hand - not much when you consider the possibility of a major disaster. Last year, our total donation was \$4,193.00 and 2,305 canned goods (roughly 1,809



Team Nan, Inc. poses at the Oahu Start! Heart Walk.

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..... Nan News is Good News

A Celebration to Remember - 2010 Year-End Party

By Jocelyn Soriano

The twilight was warm and balmy with the tropical breeze flowing in from the ocean. The sound of music whispered its way throughout the grand foyer. Handsomely attired men, escorting beautifully dressed women, slowly eased their way down the stairs to the Ocean Ballroom, stopping to register and purchase their raffle tickets, then glided to the hors d'oeuvres station and the bar. It's time for Nan, Inc.'s Annual Year-End Party!

This year marks Nan, Inc.'s 20th year anniversary and therefore it was the Year-End Party Committee's goal to make this year's party the best event ever! The party was held on Saturday, December 18, 2010 at the Ihilani Resort & Spa in beautiful Ko'olina. Employees and guests enjoyed the Lanikuhonua Buffet, which included the Ihilani's delicious prime rib and the delectable bread pudding among other delicacies. And due to the generosity of the executives, all were able to enjoy a few drinks throughout the night.

The program commenced with a slide show that depicted various moments in Nan, Inc. history, which began in a little office on Moowaa Street, when the company was more widely known as Ocean House Builders; included the move to Laumaka Street in 1998 when the company



The Nan, Inc. 'Ohana

grew too big for the tiny mezzanine office; and highlighted the 2010 migration to the new office at Bannister Street.

As a tradition (with the exception of the mobile disc jockey, X-Quizit Mobile Sounds) employees and guests were treated to in-house entertainment and games. The in-house talent show included stellar performances by Estimator Justen Dela Cruz who performed "Best I Ever Had" by Drake; Quality Control Manager Sonny Kang who performed "O Sole Mio" and "God Bless Nan, Inc."; and Intern Nakita Pineiro who performed the Celtic Woman and Chloe Agnew's "Walking in the Air". Sonny and Nakita also performed "O Come All Ye Faithful" as a duet. They were accompanied on the piano by our talented Accounts Payable Clerk Jina Kwak. To cap the in-house talent, Administrative Assistant Malia Verdadero performed a stunning hula to Ho'okena's "He Hawaii Au."

The games organized by emcee and Project Engineer Chayson Seneca, Estimator Shane Clark, and Safety Manager Paul Siatuu were hilariously entertaining for all. The participants were all great sports captivating the audience throughout the night. The party ended with dancing to the musical mixes provided by the disc jockey.

Time was also set-aside to take a company photo, which is no easy feat with 150 employees, as well as to honor those employees who reached a milestone year - 5 or 10 years - with Nan, Inc.

Each year, members of the Year-End Committee come together to plan and organize this culminating event to plan and ensure a party in which everyone who attends enjoys themselves. Members of the 2010 committee included: Invitations & Reception - Jing Peralta, Abby Siatuu, Katrina Belisario, Justen Dela Cruz, Malia Verdadero, and Van Law; Decorations & Favors - Nick Schreiner, Cathy Kaaina, Lei Nakaima, and Mark Galdiano; Games & Entertainment - Chayson Seneca, Shane Clark, and Paul Siatuu; Raffles & Door Prizes - Sandra Kim, Kyoko Sobue, Van Law, and Siri Newsham; Service Awards - Nealan Inouye and Jinny Miranda; Slide Show - Nealan Inouye, Federico Abes, and Ryan Nakaima; and myself, Event Coordinator - Jocelyn Soriano. Of course, there would be no Year-End Party without the consent and support of our auspicious Executive Staff.



Matt Moe showing off his hula moves

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2010 Dessert Contest Winner - "Mini Strawberry Shortcakes"

By Nealan Inouye

- 1 poundcake
- 1 box strawberries
- 1 pound cream cheese, softened
- 2 sticks butter, softened
- 1 teaspoon vanilla extract
- 4 cups confectioners' sugar, sifted
- 1 package white chocolate chips (optional)
- 1 orange
- 1 cup sugar
- cupcake cups

Orange syrup:

In a small pot, dissolve 1 cup sugar in 1 cup of water. Remove rind of orange, add to pot and boil for 5 minutes. Set aside to cool.

Cream Cheese Frosting:

In a large mixing bowl, beat the cream cheese, butter, and vanilla together until smooth. Add the sugar and on low speed, beat until incorporated. Increase the speed to high and mix until very light and fluffy.

Cut the poundcake into small 2 x 2 inch squares about ¼ inch thick. Thinly slice strawberries and put them into a bowl.

Assembly:

Place one poundcake square at the bottom of a cupcake cup. Using a brush, brush on the orange/sugar syrup on the poundcake square. Spread the cream cheese frosting over the square. Place a sliced strawberry on top. Continue layering in that sequence 2 more times for a total of 3 layers.

Optional:

Melt the white chocolate in the microwave until smooth. Use a spoon to lightly cover the top of the shortcake after layering. *Nan Inc*

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Recent Significant Company Awards

Indefinite Quantity Contract Awards

- Design-build Multiple Award Construction contract (MACC) for U.S. Military Construction Projects for Sites in Guam and Other Areas Under the Cognizance of Naval Facilities Engineering Command, Pacific; \$4B maximum over a possible five-year period

Joint Venture / Teaming Awards

- FY10 MCON P-307, Production Services Support Facility, Pearl Harbor Naval Shipyard (PHNSY) & Intermediate Maintenance Facility (IMF), Island of Oahu, Hawaii; \$15.9M
- FY10 MCON P-004 Conference and Technology Center, Asia Pacific Center for Security Studies, Fort DeRussy, Island of Oahu, Hawaii; \$9.3M
- FY10 Macomb Roundabout, Schofield Barracks, Island of Oahu, Hawaii; \$2.4M
- FY10 OMN Renovate Medical-Dental Clinic, Building 22, Naval Computer and Telecommunications Area Master Station (NCTAMS), Wahiawa, Island of Oahu, Hawaii; \$2.0M
- Provide Various Solar Hot Water Heating Systems and Photo Voltaic at Various Locations, Hawaii; \$2.1M
- Major Repairs/HI1128R, Electrical Upgrades & Restroom Expansion, Building 208, Marine Corps Base Hawaii, Kaneohe Bay, Island of Oahu, Hawaii; \$1.6M
- Design-Build, Repair and Improve Annex C Parking at Pearl Harbor Naval Shipyard (PHNSY) & Intermediate Maintenance Facility (IMF), Island of Oahu, Hawaii; \$1.6M
- FY10 DHP 77226 Repair G1B Electrical Unit Substation Tripler Army Medical Center, Island of Oahu, Hawaii; \$9.7M
- Design-Build/Design-Bid-Build HUBZone Multiple Award Construction Contract (DB/DBB HUBZone MACC), Various Locations, State of Hawaii; \$200M maximum over a possible five-year period *Nan Inc*

The Nan 'Ohana Welcomes Our New Team Members

Project Manager:

- Michael Lynch, F22 LOCRF, HAFB
- Weon Moon Choi, CDC, KMCBH

Design Manager:

- Stanley Shen, Main Office

Quality Control Manager:

- Ryan Kiyabu, Youth Center, KMCBH

Engineers:

- Shane Clark, JV MACC
- Shane Kutaka, F22 LOCRF, HAFB
- Kyle Loo, BEQ, KMCBH

Estimators:

- Yu Ming Cai, Estimator
- Justen Dela Cruz, Estimator
- Marmelyn Panuelo, Estimator
- Ed Shukri, Senior Estimator

Safety Managers:

- Byron Ho, Hangars, KMCBH

Administration/Office Support:

- Jina Kwak, AP Clerk
- Janice Manarpaac, Admin Assistant
- Malia Verdadero, Admin Assistant

Shop Personnel/CDL:

- Arthur Hong, Mechanic

Interns:

- Jon Ishitani, BEQ, KMCBH
- Andrew Shin, KMR, Hilo

Promotions:

- Nicole Yuen, Small Business Liaison Officer
- Cheryl Gano, Contract Specialist *Nan Inc*

Nan News is Good News

2010 Year End Party

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5-Year Service Award Recipients with Officers (L-R): Bottom Row - Fooney Freestone, Douglas Sylva, Nealan Inouye, Ian Arakawa; Top Row - Alvin Escalante, Wilfredo Carreon, Ryan Nakaima, Frank Okimoto, Matt Moe, Zonia Hill, Sam Ho, Kevin Konishi

Mahalo Nui Loa to the Committee members and the Executive staff for another successful event! From hearing some of the comments and compliments from various individuals, this year's party was a celebration to remember!

We will be looking for Committee members for the 2011 Year-End Party, which is tentatively scheduled for Saturday, December 17, 2011. Employee participation is the key to the success of any company sponsored event; so please do consider joining the team. Nan Inc



10-Year Service Award recipients with Officers (L - R): Ryan Nakaima, Abby Siatuu, Frank Okimoto, Sam Ho, Larry Tuileta, Pete Peralta, "JR" Esmerio Andres and Fooney Freestone

Nan "Ohana" Natter

Congratulations to the following employees and their families who welcomed a new addition to the family:

- Administrative Assistant **Kamie Kajikawa** whose daughter, Tehani Ayumi Sibayan-Kajikawa, was born on June 17, 2010
- Project Manager **Reginald Coballes** and his wife Kelly whose son, Ryder Ikaika Kam Coballes, was born on July 8, 2010
- Working Foreman **John Suehisa** and his wife Cheryl whose daughter, Ava-J Suehisa, was born on July 18, 2010
- Estimator **Yu Ming Cai** and his wife Jiang Li Guo whose son, Isaac Cai, was born on August 14, 2010
- Project Engineer **Jack Renauer** and his wife Krish whose son, Jazz Kai Renauer, was born on October 13, 2010
- Project Engineer **Federico Abes** and his wife Kathy whose son, Aiden Guerrero Abes, was born on November 12, 2010
- Quality Control Manager **Steve Lee** and his wife Seong Ah whose son, Maru Lee, was born on November 24, 2010

Nan Inc



Tehani Sibayan-Kajikawa



Aiden Guerrero Abes



Jazz Kai Renauer



Maru Lee



Ryder Ikaika Kam Coballes



Isaac Cai

Nan News is Good News

Building the Future of Hawaii...with Heart

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pounds of food)! So we definitely hope to exceed that total this year and are encouraging all employees, including family, friends, field workers, and subs, to participate and support the company's efforts to feed Hawaii's hungry.

Overall, much thanks to all who participate in and support these events! However, please do remember that everyone who is part of the Nan, Inc. 'ohana and our extended 'ohana - family, friends, and subcontractors - are welcome to be involved in the company's community events as we hope that interest and participation will grow more and more each year. There is never a more rewarding feeling than knowing you were a part of something wonderful that benefited those in need of our support and who are less fortunate. On that note, during the holiday months it is so easy to get lost in the hustle and bustle of the season. So as we celebrate, let us remember the true spirit of the holidays: family, giving, and being thankful. Happy Holidays and keep finding ways to give..."with Heart"! Nan Inc



Help to feed Hawaii's hungry by donating these items to the Hawaii Foodbank!

TOP FIVE MOST WANTED

- 1.Canned Meats & Tuna 
-  2.Canned Meals*
- 3.Canned Soups 
-  4.Canned Vegetables
- 5.Canned Fruits 

*Spaghetti, Chili, Corned Beef Hash

Nan, Inc. Golf Club Tees Off

By Brandon Gibu

Much to the pleasure of the many golf fanatics within our company, Nan, Inc. proudly announced the establishment of our very own company golf club this year! Officially started in August 2010 by Club Chairman/Vice President Sam Ho, the Nan, Inc. Golf Club provides company employees with a great opportunity to get together once a month to play a fun round of golf. Whether you're new to it, an amateur, or even consider yourself a pro, all levels and handicaps are welcome to join. For employees, there is a \$20 annual membership fee and the club sponsors 50%-75% of the green fee for each outing. Enrollment is also open to interested non-employees for an annual membership fee of \$40 plus the full cost of the associated green fee per course.



Cherif Guirguis and Glenn Takahashi watch Emerson Garcia tee off on Nan, Inc. Golf Club's first round of golf at Royal Kunia

To add to the fun, every outing offers several awards that club members have an opportunity to play for and win. Prizes are presented for each of the following accomplishments: closest to the hole on each of the par 3s, lowest front nine score, lowest back nine score, and lowest overall score. Scores are documented after every outing and each person's handicap is adjusted prior to the following outing.

On October 16th, the first golf club outing was held at Royal Kunia Country Club. Out of 17 golfers, Project Superintendent Doug Sylva shot a net score of 69 to become our first overall winner on the leader board; great job Doug! Congratulations also go out to Project Superintendent James Gordon, Project Engineer Cherif Guirguis, and Project Engineer Teddy Odgers, who each won a par 3.

Currently, there are 50 members in our golf club. Outings were held in November and December, and we are happy to announce that both outings were sold out. Next year's schedule was e-mailed to all club members on December 1st and we are currently taking reservations until all tee times are filled. In 2011, the club will be playing at different venues such as Ewa Beach Golf Club, Pearl Country Club, and many other challenging locations. Therefore, as a result of the overwhelming interest expressed in 2010, club members should be sure to sign-up for a location as slots are again filling up quickly!

If you are interested in joining the club or have any questions about the club, please contact Club Treasurer/Project Engineer Brandon Gibu or Club Secretary/Estimating Administrative Assistant Katrina Belisario at the main office. Note Sam, Brandon, and Katrina have volunteered their time for this club, so much thanks to all of them for making it a success!

Nan Inc

The Newsletter
of
Nan, Inc.

Volume 3, Issue 2
December 2010

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..... *Safety Check*
...on Nan, Inc.'s Safety Program

By Celso Cababat

Aloha from the Safety Department! This past year was a great year for Nan, Inc. and the Safety Department as we saw many changes and improvements in our company safety program.

First was the executive decision to reclassify our safety personnel from "Safety Administrators" to "Safety Managers." This reclassification reflects the company's recognition that our safety staff brings a high level of professionalism and experience to our job sites. The change also is in line with new requirements we are seeing for Navy and Army Corps of Engineers contracts.

We also saw an increase in the number of highly qualified and experienced Safety Professionals coming on board with Nan, Inc., which helps to strengthen the company safety program and ensure that we continue to have a reputation of having a superior Safety Program. This year alone, there were several project engineers and superintendents that achieved the "Safety Trained Supervisor", or STS, certification. All of these certified STS personnel make obvious that changes and improvements in Nan, Inc.'s safety program is in progress.

Getting employees to obtain safety certifications is one issue; helping them maintain and keep their certifications up-to-date is another. To streamline and manage this process, Senior Safety Manager Celso Cababat was placed in charge of maintaining a training log for each safety personnel, though personnel are also advised to maintain their own log as a double check and for their own records.

After a log was established, the Safety Department

formulated a training schedule for the year. Though set-up primarily for safety personnel to maintain the required training hours per year and be kept up-to-date on safety procedures, all employees are invited to attend these trainings to educate themselves and improve safety in their work areas. For 2011, we are planning to provide the OSHA 30-hour construction safety course in the first and third quarters of 2011, and the NAVFAC required 40-hour "Construction Safety Hazard Awareness Training for Contractors Course" course in the second quarter. In addition, other planned courses include the OSHA and EM 385-1-1 mandated training sessions such as Fall Arrest and Fall Protection, Confined Space Entry, Excavation Safety, Scaffold Safety, as well as American Heart Association CPR and First Aid classes. The goal is to have each personnel understand the tasks and know the safety procedures so that it becomes second nature, which results in tasks being completed efficiently and safely whether at home or at the jobsite.

Overall, the design and implementation of the Nan, Inc. safety program is to provide and maintain a safe and healthy working environment for all workers, and that in turn will produce greater benefits to the overall project regarding time, quality, and budget. As communication is the best tool in this industry to ensure this, the Safety Committee was organized and meets the last Wednesday of each month to discuss any ongoing and/or anticipated safety matters. As we are always looking for ways to improve our safety program, if you have ideas and would like to get involved, we invite you to become a member of the Nan, Inc. Safety Committee. [Nan Inc](#)