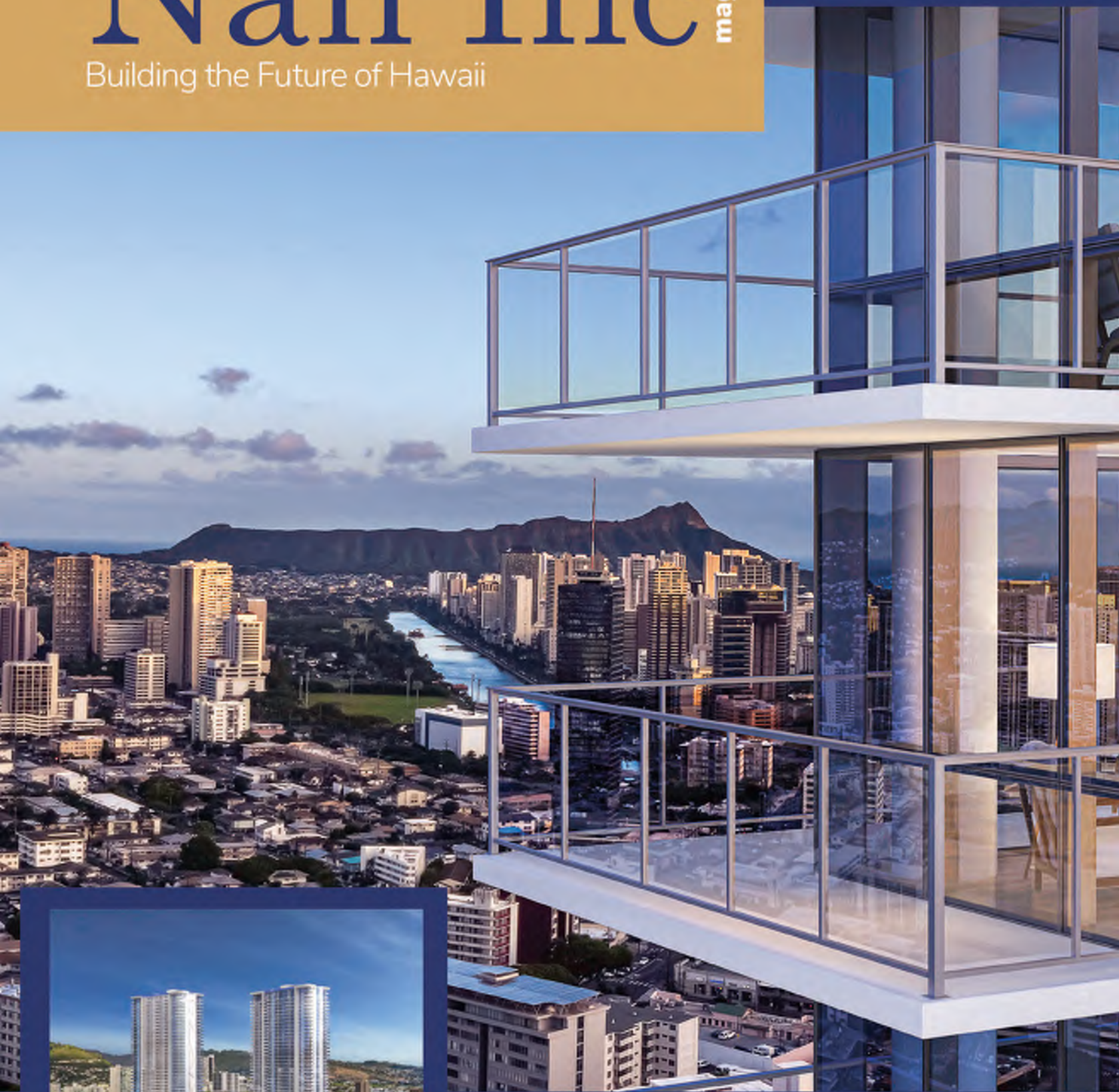


# Nan Inc

magazine

VOLUME 11 • ISSUE 1 • SUMMER 2021

Building the Future of Hawaii



An in-Depth Look at  
The Park on Ke'eaumoku

Welcome

# Executive Profile



Greetings from the Nan `Ohana and we hope that this magazine edition finds you in good health and in good spirits. This past year has certainly been an unprecedented one, where we were confronted with multiple challenges in every aspect of both our personal and professional lives. And no doubt that the road ahead will also be filled with additional obstacles to overcome as well. Still, when viewing these circumstances through a positive lens, the endeavors we faced had also presented unique opportunities, which allowed us to find strength in ourselves that we never knew existed. More importantly, we were and still are, reminded to never take anything for granted and that teamwork and collaboration between one another are more vital than ever.

Thankfully, the construction industry had been deemed essential, where we have been able to continue serving our clients while simultaneously supporting our families. On the same token, the company has remarkably continued to grow during these challenging times, both in volume and into new uncharted market sectors. While I am always amazed when looking back at all that Nan, Inc. has accomplished over the years on a macro scale, the reasons become clear when one observes the everyday dedication of each individual at the micro-level, who are all unified under the ideals of the company creed that the customer must always come first. In parallel to the company's continued growth, this integrated culture that bonds each team member also continues to evolve in other positive directions, which include being cognizant of our fourth decade. These pages capture just a mere glimpse of all that the Nan team is achieving throughout the various regions of the Pacific. This includes Guam and the distant Kwajalein Atoll, situated in the far remote area known as the Marshall Islands. I still remember our first exploratory flight to Kwajalein, especially when the plane was on approach to land on its runway, which was much smaller than the typical airstrip, yet occupied about one-fifth of the total space on the entire atoll! While I had seen photos of Kwajalein beforehand, I still remember the cold sweat during the descent as I peered out the window and wondered to myself, "uh, where's the rest of it???" Well that was nearly ten years ago and since then our teams have mastered the logistical challenges and have successfully delivered numerous projects, including the state-of-the-art Space Fence facility while earning the prestigious recognition of being an Elite Supplier of Lockheed Martin.

This is indeed an exciting time as we also head toward a new milestone and market sector with our very own residential condominium. The Park on Ke'eaumoku will soon become realized as the design wraps up and the sales continue to advance, thanks to the incredible work of the development team. As with all new ventures that the company takes on, the collective teamwork and expertise, paired with a whole bucketload of "blood, sweat, and tears," has formed a successful path down this undiscovered country. The new towers will not only represent a beacon of Nan's ingenuity and determination, they will also open many more doors to new opportunities and our sustained growth.

Meanwhile, as the company thrives and continues to flourish, it is equally important to remember where we came from and our obligation to support the community. As the articles will show, this ideal of giving back is ingrained and adopted throughout all levels of the company, from the very top to all the project teams, where each continues to contribute in their best respective capacity, whether it is financial aid or donations of their valuable time. Needless to say, I am so proud to know and stand next to all the fine individuals of the Nan organization.

To the Nan `Ohana, thank you again for all your continued hard work, perseverance, and dedication to excellence. It is because of all your collective efforts that the company keeps climbing to new heights, and the responsibility remains with each and every one of us to perform our part to the fullest. While there are other challenges ahead for us to overcome in this ever-changing world and economy, there is nothing that the Nan team cannot accomplish and it is exciting to see what the future holds.

## Nan Inc

### Magazine Team

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# Nan Inc

magazine

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# Building a Place of Respite for Hawaii's Veterans

By Justin Barfield



"This is huge! It's a godsend to the veterans and their families." That's how Brigadier General Stephen Logan, the Deputy Adjutant General for the Hawaii Department

of Defense describes Nan, Inc.'s newest high-profile project. The \$75.5M Daniel K. Akaka Hawaii State Veterans Home is being built on a seven-acre parcel of land in Kapolei.

To get a sense of just how important this project is for Nan, Inc. and the community, one needs only to look at the guest list for the groundbreaking ceremony held on Memorial Day, May 31st, 2021. Governor David Ige, U.S. Representative Ed Case, Honolulu Mayor Rick Blangiardi, Major General Kenneth Hara, members of the state legislature, a veteran representative from each war era, and the family of the late Senator Daniel Akaka were among the dozens who attended the ceremony. The ceremony included comments by Governor Ige, Major General Hara, Millannie Mattson of the Akaka family, Nan, Inc., Vice President Wyeth Matsubara and a groundbreaking event and blessing presided by Kahu Kordell Kekoa and Kahu Danny Akaka, Jr.

The decision to name the facility after Senator Akaka was clear-cut. As a World War II Army veteran, Senator Akaka experienced and understood the unique challenges many other veterans like himself dealt with on a daily basis, and knew that more

focused and specialized care by "peers" who also understood the needs of those who faced combat was necessary. And as former chair of the Senate Committee on Veterans' Affairs, Senator Akaka made sure to continue to expand the services and care for our veterans during his tenure in U.S. Congress which spanned five decades. "Dad had a special love for veterans and could never do enough for the men and women who served in uniform. He was one of them. He knew the sacrifice, he witnessed the atrocities, and he understood the needs," said Millannie Mattson, Senator Akaka's daughter. "It is impossible to adequately pay tribute to the veterans and their families for their sacrifices protecting our beloved country," said Major General Kenneth Hara. "Our men and women, many of whom continue to serve today, represent just less than half of 1% of

our population. We must remember them today and every day."

The project is eagerly awaited because there is a great need for long-term care for Hawaii's veterans. There are an estimated 170,000 veterans in Hawaii and two-thirds of them live on Oahu. But when it comes to long-term care, there are only 60 beds at the VA Community Living Center and 95 beds at the State Veterans Home in Hilo. Nan, Inc.'s project will add 120 beds. "It is an understatement to say that this project is direly needed," said Nan, Inc. Project Manager Brian Shin. State Senator Mike Gabbard who represents the Kapolei area agrees: "It's clear that there's a strong need for a new facility."

The project involves construction of two residential buildings, each two stories high, along with a skilled nursing facility/community building also two stories high. The facility



Bird's eye-view rendering of Verarans home

Rendering courtesy: MGA Architecture

will also incorporate sustainable and energy efficient technologies including: roof overhangs, sunshades, special glazing to reduce solar heat gain, energy efficient air conditioning system, LED lights, occupancy sensors, reclaimed non-potable recycled irrigation water, and native, drought tolerant plants. "The project is unique in that it has residential and light commercial all bundled up into one—almost like a hotel. It is a 120-bed facility with private residence rooms/suites but also has a commercial kitchen, laundry, administrative office space, rehabilitation/therapy rooms," said Shin.

This is Shin's second high-profile project in West Oahu. He led the team that constructed the three stations that make up the Kamehameha Highway Stations Group for the Rail Transit Project. He says that experience will come in handy. "I'm excited to tackle this new challenge. And it's a bonus that the job is at one location, whereas with the stations we had to bounce back and forth between three sites."

During peak construction, this project will employ nearly 100 local workers, including the office staff, field workers, and sub-contractors. And once opened, the Veterans Home will also be a job creator in West Oahu. "...the facility will provide approximately 200 healthcare and administrative jobs, along with internships with the University of Hawaii West Oahu and with neighboring high schools," said State Senator Mike Gabbard.

The project is slated to take two years to complete and military officials say Nan, Inc.'s track record is excellent. "We've worked with



Rendering of front entrance of Veterans home

them federally on several other projects before and they've always come through. So we're really happy with the partnership we have with them today," said Brigadier General Stephen Logan. And Shin knows that the successful completion will lead to even more opportunities for Nan, Inc. "Since this is a mix-used type of facility, it is for sure going to be a great company resume booster. The success of this project will propel the company to pursue more healthcare and hospitality jobs in the future."



Kahu Kordell Kekoa performs blessing



Nan, Inc. VP Wyeth Matsubara delivers remarks



Governor David Ige, U.S. Rep. Ed Case, Honolulu Mayor Rick Blangiardi, and other dignitaries take part in Groundbreaking Ceremony

## Featured Projects

# Important Airport Projects Take Flight

By Justin Barfield



Tourism and air travel in Hawaii have seen a dramatic

resurgence after the COVID-19 vaccine opened up travel from the U.S. mainland. Our local airports are bustling again which makes the numerous projects that Nan, Inc. is performing at our local airports more important than ever.

### Replacement of Parking Structure Pedestrian Bridges at Daniel K. Inouye International Airport

Let's start with work happening at Hawaii's busiest transit hub, the Daniel K. Inouye International Airport (HNL). Nan, Inc. has replaced the three elevated pedestrian bridges that span nearly 175 feet between the parking structure and the terminal. The \$20M project was awarded by the Hawaii Department of Transportation Airports Division back in 2018. The team handed over the first bridge in February 2021, the

second in July 2021, and is on track to wrap up the project by the end of 2021. Project Manager Keanu Kuna says during the geotechnical drilling it was discovered that the State's column and foundation plans needed to be redesigned. "Our project team worked closely with the State's construction managers and designers to come up with a cost-effective and constructible solution." Much of the work was done during the overnight hours when the airport isn't so busy. And while the COVID-19 pandemic created numerous challenges in the construction industry, in this case, it also provided an opportunity. "Traffic at the airport virtually disappeared for a year which opened up opportunities for day shift work and improved access to our work area during the night shift," said Kuna. After working overnights for nearly three years, the project team is thrilled to be on the cusp of completing this important project.

### Restroom Improvements Phase 2 at Daniel K. Inouye International Airport

Staying at the Honolulu airport, Nan, Inc. has begun the \$22M HNL Restroom Improvements Phase 2 project which involves the renovation of 42 public restrooms at both Terminals 1 and 2. The team will be doing these renovations in 17 pairs (men's and women's) with an additional 8 family restrooms to be renovated. These restrooms haven't been renovated in decades, so this makeover will be welcomed by Oahu travelers. The project requires major demo, followed by the installation of metal wall framing, structural steel, and other major infrastructure that must all be buttoned up before the toilets, sinks, and other fixtures will be installed. The team has already encountered unforeseen existing utilities and there's the challenge of bringing in materials and doing heavy construction in an airport that's once again packed with people.



View of Pedestrian Bridge progress at Daniel K. Inouye International Airport



Construction of HNL Restroom Improvements

“At the start of 2021 when air traffic was minimal, we were able to move freely in and out of the airport; but with the spike in incoming flights, pedestrian traffic is making it difficult to bring materials in and out. Also, we have to work off-hours during demo and any other noisy work. Outages have to be coordinated and performed at night,” said Project Manager Dio Labayog, Jr. The restrooms’ design focuses on being environmentally friendly and conservation-minded which also helps lower operations and maintenance costs. For instance, the sinks will feature a linear trough beneath the soap, water, and hand-driers, so no soap and water drips to mop up on the floor; and paper towel waste will be eliminated. Also, there’s a central pumping system that’ll feed soap to all the dispensers which mean refills happen in one place instead of several. And Labayog, Jr. also notes these bathrooms will be aesthetically pleasing. “Walls will be finished with large white ceramic tiles which will brighten up the space and give it a modern look. Custom puka shell glass panels will also be installed on the walls to provide a subtle touch of Hawaii.” Work on this project is slated to be wrapped up in 2023.

### **Overseas Terminal Asbestos Abatement, Phase 1—Air Conditioning Modifications at Daniel K. Inouye International Airport**

Also, at the Honolulu airport, Nan, Inc. has begun work on the \$11.4M Overseas Terminal Asbestos, Phase 1—Air Conditioning Modifications. The scope of work consists of replacing roof and basement HVAC equipment and structural support frames for mechanical equipment, reroofing, demolition, and asbestos-containing materials (ACM) abatement at the Overseas Terminal.



Aerial view of KOA Federal Inspection Services (FIS) Building

The Nan, Inc. team will have a couple of challenges to overcome, including the installation of a chilled water line that runs from the basement to the rooftop of the terminal’s 3rd level. The team has discovered that the existing pipe chase isn’t big enough, so they’re working on an alternate route. There’s also the matter of the structural support frame for the rooftop HVAC system. “That frame needs to be installed on top of girder beams which are spanning across the building in the 3rd level ceiling. The 3rd level is a non-continuous floor and is open to the 2nd level below. Setting up scaffolding on a 2nd floor that is under continuous operation to reach the top of girders at 50+ feet is one of the challenges that the project is facing,” said Project Manager Gokul Yeldandi. The team is confident they’ll overcome these hurdles, and project completion is set for late 2022.

### **Ticket Lobby Renovations and BHS Improvements Phase 2 at Daniel K. Inouye International Airport**

After delays beyond Nan, Inc.’s control, work is set to begin on the \$140M Ticket Lobby Renovations and BHS Improvements Phase 2, at

the Honolulu airport. It will be the biggest project Nan, Inc. has ever done at the international airport. The work involves renovations to the overseas terminal and the inter-island terminal to include ticket lobbies and baggage handling systems (BHS). Look for updates on this three-year-long project in future editions of this magazine.

### **Federal Inspection Services (FIS) Building at Ellison Onizuka Kona International Airport**

Meanwhile, on Hawaii Island, work is underway on two large projects at the Ellison Onizuka Kona International Airport. The \$56M Federal Inspection Services (FIS) Building is expected to wrap up the 2nd half of 2021. The scope of work included the demolition of the existing general aviation hangars and construction of the FIS building, hold room building, ground transportation waiting area, covered walkway, and the apron parking. Once completed, foreign arrivals will pass through the new facilities to get processed by U.S. Customs and Border Protection personnel for entry into the United

*continued on page 8*

## Featured Projects

*continued from page 7*

States. It will be a big improvement from the existing facility which is a temporary tent. One of the most challenging aspects of this project has been constructing the apron parking out on the edge of the airport's tarmac. According to Project Manager Glenn Kobayashi, planes had to change up their operations. "The apron parking work required the shutdown of two taxiways forcing the planes to back taxi on the runway. We needed to minimize the duration of this work and we were understandably held to a very strict schedule."



*Exterior of Hilo International Airport restroom*

### USDA Inspection Building at Ellison Onizuka Kona International Airport

The other large project underway at the Kona airport is the \$8.3M USDA Inspection Building. This involves an expansion to the existing baggage make-up building, the connection of oversized baggage screening machines at the existing bag drops, and related work to include: CCTV, access control systems, mechanical, and electrical systems. Once finished, passengers will be able to have their baggage dropped off for USDA inspection at the check-in counters. Currently, they have to get it pre-checked at a separate location before they head to check-in. As passenger traffic has increased, Kobayashi and the team have had to work quite closely with

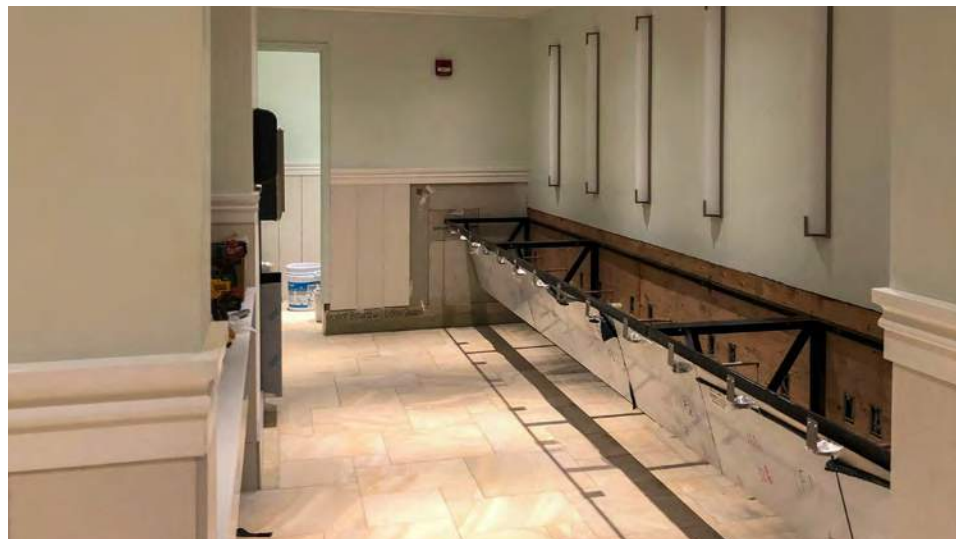
their airport partners. "As this project is near the airline gates, aircraft, and airport tenants, it's challenging to coordinate traffic control, demolition work, etc., but we're fortunate to have a great working relationship with all stakeholders involved." The project is slated to be wrapped up in 2022.

### Restroom Improvements at Hilo International Airport

On the other side of Hawaii island, Nan, Inc. is wrapping up work on the \$8.7M Restroom Improvements project at the Hilo International Airport. This consists of a major makeover for the airport's eight public restrooms and three family restrooms. Crews performed selective demolition, hazardous material abatement, restroom expansion and interior improvements, fire protection work, plumbing work, air conditioning, and ventilation work, electrical work, and incidental related work. The scope also included construction of a new VIP office and service animal relief area and miscellaneous utility improvements. Much of the construction took place during the peak of the COVID-19 pandemic which provided both challenges and

opportunities according to Project Manager Randy Yumul. "The impact on material procurement and supply was almost catastrophic to the flow of our schedule and budget. Increased material costs and production/delivery delays have created many obstacles for our team." But Yumul also notes that through working with their airport partners, those obstacles have been overcome. On the plus side, the decrease in passenger foot traffic allowed for more flexibility in work schedule and access. Slated to wrap up later in 2021, Yumul says these upgrades are a huge step forward. "Since its construction in 1974, the Hilo Airport has seen little to no restroom renovations, so this project marks the first major change in over 45 years. This Restroom Improvements project will be a significant improvement in facilities for all of the airport staff and especially to the incoming and outgoing passengers."

All told, these projects cover three airports on two islands with an eye-popping value of over \$266 million. These are keystone projects for Nan, Inc. and they will also greatly improve the travel experience for visitors and locals alike.



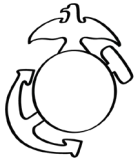
*Interior construction of Hilo International Airport restroom*

## Airport Projects



# Building a New Home for Our Local Kaneohe Marines

By Justin Barfield



Nan, Inc. has built several Bachelor Enlisted Quarters (BEQ) on Oahu, but its latest \$117.8M project at

Marine Corps Base Hawaii in Kaneohe is definitely unique. The project consists of demolishing existing BEQ structures and replacing them with a four-story building with 102 residential rooms. If the scope ended there, this would be a fairly straight-forward project, comparable to other BEQ we've built. However, this project also includes construction of an adjacent seven-story parking garage and four self-storage buildings which are located almost a mile and a half away from the main job site. Project Manager Darren Iida welcomes the challenge that comes with complexity. "The most exciting part of this project is the high level of planning and coordination with the project being three separate sites, building types, and scopes of work."

The project kicked off in early 2021, and it didn't take long for the unexpected to arise. "Our biggest challenge so far has been the unforeseen utilities running through the project site. Through partnering we have relocated all the utilities and the buildings' foundations are now underway," said Iida. That partnering included close coordination with the Marine Corps because power and water outages were needed at neighboring military housing to relocate those utilities. And those utilities are situated in a somewhat unusual location. "The unique aspect of the project's new seven-story

Rendering of Bachelor Enlisted Quarters, Northeast view



Rendering of the Kaneohe BEQ Parking Structure, East view

parking structure is that it also houses the utilities that sustain the adjacent BEQ buildings," said Iida.

Another project challenge is one that's touched everyone's lives, the COVID-19 pandemic. For the Nan, Inc. team, that has meant online meetings with their partners instead of face-to-face. And while restrictions are starting to ease up, there is still major fallout. Material prices have soared and lead times for some of those items have increased dramatically. But Iida and his team are

poised to overcome those COVID-19 hurdles. "The team's chemistry is exceptional. We have team members that come from all over the world with complementary strengths. We feel fortunate to be a part of this project having the satisfaction to build vital infrastructure for the Marines."

And there's also a major perk to working this particular job. The scenery is amazing. "Driving to the jobsite on H3 is one of the most spectacular drives on Oahu. The Kaneohe Marine Corps Base is a beautiful place being on a peninsula and surrounded by the Pacific Ocean," said Iida. This idyllic setting will serve as a source of inspiration as the team marches toward the finish line of this intricate and exciting project. They're targeting fall of 2023 to complete the work.



Kaneohe BEQ office staff and field workers at a morning safety briefing

## Featured Projects

# Back to School: Nan, Inc. Delivers Major Upgrades for the University of Hawaii

By Mike Mitchener



Education is one of our most valuable resources.

As an entity that benefits greatly from a highly trained and well-rounded work force, Nan, Inc. understands the value of supporting our local educational institutions, not just for the greater good of the community but ultimately to enhance our company's success. In the past year, we have been lucky enough to be selected as the general

contractor for four University of Hawaii projects. These projects are happening at two UH campuses, and a remote island off windward Oahu. In the spirit of a certain cliché, but still a very important mantra among construction companies, let's start with "Safety First". Enhanced safety is the focus of ongoing improvements for the \$6M UH Manoa Phase I and II Parking Structure project on the island of Oahu. This work is taking place at the very busy five-story UH Manoa parking garage. Nan, Inc. is replacing the deteriorated guardrails and improving the structure's fire sprinkler system. Project Manager Brandon Begonia says time is of the essence for this job, because the 2,250-stall parking lot will be packed in the fall when classes resume, and also for the first time ever, UH football games will be played on the Manoa campus. The team is

of those issues is sharks! Just kidding, it's corrosion. The \$3.1M contract involves replacing the existing roof of the research lab, which houses various delicate scientific instruments and data for numerous ongoing studies. Since this is an active facility, you can't just tear the old roof off and hope it doesn't rain. The solution? Roof over the existing, with the inclusion of additional structural elements, to ensure that the integrity of the building remains intact. This, according to Project Manager Ashkan Arhami, is easier said than done when you have to move materials by barge and manpower needs to catch a boat to and from the site every day. Factoring in tides and getting accurate weights on deliveries to prevent boats from damaging the coral reef were just a couple examples of the logistical hurdles to overcome. While the construction itself is fairly straightforward, the scheduling and coordination efforts required are noteworthy, and I'm sure these unique circumstances will ensure that for everyone who played a role in making this project happen, it will be an experience they will never forget.

If you've ever spent time in Hilo on the Big Island of Hawaii, you can't help but notice the ridiculous amount of rainfall the area receives. With this in mind, the addition of synthetic turf playing fields and a new shared concession and storage building at the UH Hilo Women's Soccer and Softball fields, is highly anticipated by the local athletic community. The excessive rain has



Guardrail Repairs at University of Hawaii Manoa's Parking Structure

contractor for four University of Hawaii projects. These projects are happening at two UH campuses, and a remote island off windward Oahu.

In the spirit of a certain cliché, but still a very important mantra among construction companies, let's start with "Safety First". Enhanced safety is the focus of ongoing improvements for the \$6M UH Manoa Phase I and

hammering out as much work as possible this summer, with the goal of wrapping up by the end of 2021.

On the other side of Oahu, in the middle of Kaneohe Bay, Nan, Inc. is taking on a very unique project at the UH Hawaii Institute of Marine Biology on Coconut Island. There are multiple issues at hand when working in a remote island environment, and one



University of Hawaii Manoa's Bachman Hall

both created the necessity for, and been the greatest challenge to the construction of this \$4.1M project, where it is not uncommon to see five inches of rain or more in a 24-hour period. Whether you are an aspiring soccer champion or an operator on a CAT 328 Excavator, field conditions can be miserable and not conducive to the task at hand. In conjunction with the synthetic turf, a specialized flat drain system will be utilized to transport water quickly and efficiently underground and out from under the athletes' feet. While nothing can save local players from being drenched in the torrential downpours, they can at least remove "having to play in mud up to our shin guards" from their list of concerns. The turf, new building, soccer scoreboard, and a brand-new access road are all visible from adjacent West Kawili Street and will do much to improve the overall aesthetic of the complex. I know that the Nan, Inc. field crew and admin staff who call the Hilo side of the island "home" will get great satisfaction from being able to see

the product of their hard work and dedication every time they drive by.

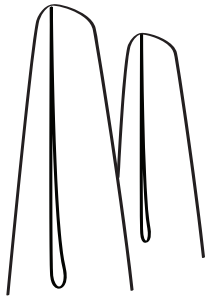
Bachman Hall. As one of UH Manoa's most prominent and historical buildings, you've probably seen it on the local news on several occasions. If you were a student at UHM or a frequent visitor to campus anytime between now and 1948 you're probably familiar with it. If you happen to be UH President David Lassner, that's where your office is, along with other key U.H. System administrative staff. Previously used for in-person student registrations, and as a dedicated Admissions Building, this historic campus landmark is in dire need of a facelift. This \$20.9M Bachman Hall Renovation project is being approached as a design build, which can be challenging due to the number of entities involved in all decision making, but can also lead to an efficient path to completion once all of the key contributors get on the same page. The goal for this project is to provide a fully renovated interior, complete with modern technology

infrastructure, multiple conference rooms, operable partitions, sound rated walls, new HVAC and possible photovoltaic system all while preserving the exterior to the standards of the State of Hawaii Historic Preservation Division. While simplicity will not be a luxury in either the design or construction phases, our capabilities as a top construction and engineering firm will be on full display throughout the entire process.

Overseeing projects such as these is a privilege, and these opportunities allow us to show the true breadth and variety of talent that we have to offer as a construction firm. In many cases, we owe a debt of gratitude to the very institutions that we work for and with for the things that they provide us, both as a company, and as Hawaii residents. The University of Hawaii being a prime example. Delivering the highest level of service possible is Nan, Inc.'s subtle, but important way of honoring the University of Hawaii's enduring legacy.

# Anticipation Builds for Exciting New Honolulu Condo Project

By Justin Barfield



The wait is finally over! Sales have begun for The Park on Ke`eaumoku, an iconic and catalytic mixed-use twin tower project, with 972-

condominium residences, including affordable for sale condominium residences, ancillary common use areas, commercial development with retail, eating and drinking establishments and an almost half acre open park located across from Walmart/Sam's Club in the heart of Honolulu. The Park on Ke`eaumoku offers studios, 1, 2, and 3-bedroom units at very attractive prices. It includes a stunning amenities deck with an infinity pool, private BBQ areas, fitness center, club rooms, movie theater, and a sauna. The residences themselves feature open floor plans, outdoor lanais in all units, split A/C system, floor-to-ceiling window, and contemporary finishes. The ground level, known as "The Grove", features nearly a half-acre of lush, tropical space that includes places to picnic, a tot lot, and plenty of open seating. The commercial space will provide numerous shopping and dining options. Coldwell Banker has been selected as the sales broker. "This dynamic plan takes perfect advantage of the opportunity to develop a whole block along Ke`eaumoku Street by creating a complete environment including greenery, recreation, commerce, and condominiums. At the same time, it is

welcoming to the existing community, including office employees who will be able to relax by the park for lunch and the mom & pop businesses who can benefit from our many new residents," said Doug Shanefield, Vice President & Projects Director for Coldwell Banker.

As you can see, there's a lot of thought and planning that's gone into this project. And getting to the all-important sales milestone didn't come easily. But then again, nothing worthwhile ever does. So, let's look at what it's taken to get the project this far and what's on deck next.

In the last year since we updated the project, The Park on Ke`eaumoku has achieved 100% design development, which means the overall design of the building is set. The project is now in the construction documents phase, which is where design details turn into buildable plans. The Park on Ke`eaumoku design team; Yulee Kim, Kellie Kodama, and Vinutna Yelaka has also obtained approval of its condo documents. These documents are public record, spell out the basics of the project, and are given to prospective buyers. "Securing this required

approval of our condo documents by the Real Estate Commission allowed us to officially proceed with selling individual units and it's extremely gratifying to reach this major milestone," said Wyeth Matsubara, Nan, Inc. Vice President.

Another project milestone is the opening of the sales office for The Park on Ke`eaumoku. Located at the Pacific Guardian Tower overlooking the future building site, this office is now abuzz with activity. The initial phase selling to friends and family has gone extremely well. "Everyone wants to get into the latest and greatest new development and can see right away that the buildings' thoughtful design responds to so many people's needs. We foresee huge demand and luckily have plentiful units of many sizes to satisfy the market," said Shanefield.

The COVID-19 pandemic has created both challenges and opportunities for The Park on Ke`eaumoku. Initially, the pandemic created a pause in the process,



Rendering of The Park on Ke`eaumoku's Two Towers

# The Park on Ke'eumoku



The Project	2 towers, 44 floors each
Parking	12 levels, 1,550+ stalls
Commercial	65,000+ SF
Amenities	47,000 SF (approx.)
Green Space	Nearly 1/2 acre

because virtually everyone was on lockdown. But that time of shutdown had a profound effect and created a paradigm shift on how people view "home". "Many realized they wanted their own places, whether to hunker down and work from home, be near extended family, or have secure investment property. As the year progressed the market got stronger and stronger. However, no one wanted to sell, so there was less inventory to buy. Our offering is coming at a really welcome time," said Shanefield. "The initial lockdown uncertainty has eased, and now more than ever, people are looking to the future and home ownership is a huge component of that," Matsubara added.

The teamwork component has been crucial to overcoming adversity. "With any project of this scale, it takes an extremely dedicated team of architects, designers and consultants to come together in collaboration

to produce a project that is not only functional but beautiful," said Matsubara. "Countless hours of meetings and review have gone into vetting out every small detail of this massive project." Teamwork is also well in play for Coldwell Banker. They've assembled a strong salesforce and say this project is incredibly attractive. "A selling point I love is the driveway entrances for the two towers being located on the quiet side streets at either end of the block, not on multi-lane Ke'eumoku Street. The location is also close to the wide bike lane of S. King Street. In addition to the appeal of the location being within the urban core and economic center, this condominium's large size allows the developer to build all the amenities residents want to use, while keeping maintenance costs reasonable due to the large number of units," said Shanefield.

So as sales accelerate, the Park

on Ke'eumoku team is gearing to move the project from the drawing board to reality. We expect to submit for the building permits in the later half of 2021 and with a goal of starting construction in early 2022. "The public response so far has been tremendous. We are eager to reach the construction phase of this project where an amazing new community will be created from the ground up," said Matsubara. A community that will thrive, just like the team that created it.



Above: Fitness center rendering

Below: Rendering of typical living room at The Park on Ke'eumoku



The Park on Ke'eumoku's sales team



## Featured Projects

# Nan, Inc. Gives Back with New Volunteer Club

By Justin Barfield



When it comes to making New Year's resolutions, losing weight, exercising more, and better financial management are consistently ranked at the top of most surveys. You'd be hard-pressed to find volunteer work on any official top 10 list. But when the clock struck midnight to ring in the start of 2020, giving back was top of mind for Nan, Inc. Engineer Sergi Beltrol whose resolution led him to create the Nan, Inc. Volunteer Club. "In my mind, if I started it I would have the accountability factor because now my name would be attached to it so there would be no turning back," said Beltrol. And true to his word, there's been no turning back. In fact, the Volunteer Club has proven to be a huge success.

The inaugural Volunteer Club

event happened in the fall of 2020. A few dozen Nan, Inc. employees and their family members converged on The Institute for Human Services' (IHS) Women and Family Shelter in Iwilei. The choice to volunteer there seemed especially apropos. The shelter serves as a lifeline for Oahu's most vulnerable people. Also, IHS had been an extremely gracious neighbor while Nan, Inc. crews performed major construction right outside their door for over two years. Volunteers spent a hot, humid Saturday morning painting several areas inside the shelter and sorting out boxes of donated goods. "In one day, we completed a major painting project that would have taken several days for us to do on our own. The impact is not just in maintaining our shelter, but it also influences how everyone feels and offers a sense of

encouragement and care, something that is very important for us to offer our guests," said Andrew Long, IHS Volunteer Program Manager.

The Volunteer Club has pitched in at several locations since, including the Koko Crater stairs. Located in East Oahu, the former WWII-era tramway that runs up the steep face of the crater is now one of the island's most popular hikes. But that popularity combined with natural erosion has caused the stairs to fall into severe disrepair. Many of the wooden cross ties have rotted away and several sections have become quite dangerous. In February 2021, Nan, Inc. partnered with the Kokonut Coalition, a non-profit spearheading the effort to repair the stairs. More than 60 Nan, Inc. volunteers, including dozens of tradespersons, repaired a section of the stairs. Some

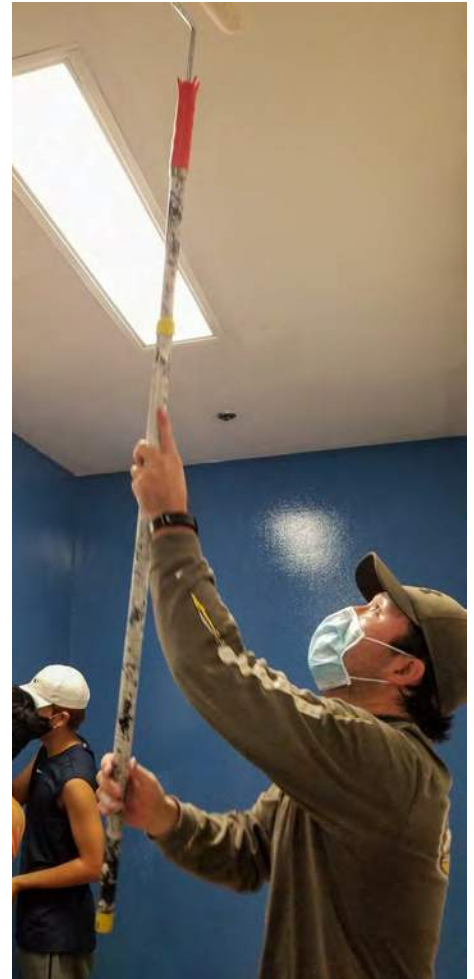


formed a human chain to haul up gravel and heavy wooden beams. The carpenters were the strike team, installing the new ties. The volunteer event garnered local TV coverage and high praise from the Kokonut Coalition, but Beltrol is quick to put the praise back on the non-profits. "All these organizations are always so thankful when we help them, but I always tell them that we are the ones that are thankful. We do this one day a month. They do it day in and day out."

The Volunteer Club has also lent a hand at Diamond Head State Park, Camp Erdman, and at the Hawaii Food Bank. The Diamond Head event took place during Earth Week and involved clearing out invasive plants which are choking out native plant species. "It is important to volunteer not only at Diamond Head but around the island(s) because we are all impacted by the encroaching invasive species. Hawaii is the extinction capital of the world, and we have the greatest number of ecosystems in one state," said Cassandra Springer, Diamond Head

Park Interpretive Technician. "In my time at Diamond Head, I have not been approached by a company to volunteer. Most groups are from the military, local schools, and universities. It would have taken us weeks to get that amount of work done."

The Volunteer Club isn't just a grassroots effort. It's backed by the company as a whole. "From the moment I proposed it to upper management we got their full support and Nan, Inc. has been helping the Volunteer Club from the beginning," said Beltrol. That support comes in several forms. The company typically buys lunch for the volunteers and often pays for supplies and materials when needed. So, what's next for the Volunteer Club? Beltrol sees more success ahead. "It's been great seeing how many people dedicate so much time and effort to causes they care about. My hope is that even more people will join our club so that we can have an even greater impact at each event we put together."



Nan, Inc. volunteers paint at IHS shelter in Iwilei

Below: Nan, Inc. volunteers replace railroad ties at Koko Crater stairs



## Featured Projects

# Guam Team Charts Course for Continued Success

By Carol Nelson



It's full steam ahead for our Guam team with six projects in full swing – three of which are projected for completion by the end of 2021.

First in line is our **Nan Workforce Housing project**. With limited housing availability on Guam, Nan, Inc. ventured into providing and building our own housing for our incoming craftworkers. This project was fast-tracked to supplement Nan, Inc.'s existing workforce housing, and to accommodate the substantial increase in craftworkers needed to meet the demands of our construction pipeline. The two-story, 37 room dormitory with common toilet and bathrooms will have the capacity to house 375 workers. The project provides for a laundry area equipped with washers

and dryers and a separate kitchen to be operated by a local catering company. At 95% complete, the dormitory is projected for delivery the second half of 2021.

Following close behind is the \$56M **Apra Medical Dental Clinic**, which at 80% complete is estimated to be finished by September 2021. This design-bid-build Caddell-Nan Joint Venture (CJNV) project is a single-level outpatient facility located in the Apra Harbor family housing area of Naval Station Guam. Its delivery is critical in providing the necessary outpatient medical/dental facilities and infrastructure to support Guam's current and future active-duty personnel.

The \$15M **P295 Ordnance Operations Facility** project at Andersen Air Force Base is coming in right behind at 75% complete and is slated to wrap up in December 2021. This facility will support

the United States Marine Corps' ordnance operations and includes the construction of two low-rise structures with reinforced concrete walls and roofs – an Inert Storehouse and an Operations building.

Next in line is the **Nan Guam Warehouse**, which is just now getting underway. Located within Nan, Inc.'s Guam office compound in Tiyan, the 30,000 square foot warehouse will provide a much-needed storage area for construction materials and equipment. At just 10% complete, its delivery date is slated for January 2022.

And now for the big gun projects on Marine Corps Base Camp Blaz (MCBCB), the first new Marine Corps Base activated since 1952. The base is named after the late Brig. Gen. Vicente Tomas Garrido Blaz, the first Chamorro marine to reach the rank of General officer. Marine Corps Base Camp Blaz is located on the northern end of Guam adjacent to Andersen Air Force Base. The base will become home to approximately 5,000 marines whose relocation from Okinawa, Japan is expected in the first half of the 2020s. Military housing is ramping up at Guam's newest base and many of these marines will be housed at these three barracks.

Nan, Inc. and longtime Alabama joint venture partner, Caddell, were awarded the **Bachelors Enlisted Quarters (BEQ) D & F and BEQ H** within months of each other in early 2020. The combined contract value for these three barracks is just over \$300M.

The \$204M **Bachelor Enlisted Quarters D & F** project commenced



Nan, Inc. constructing BEQ D and F



## Guam Projects

on the heels of the COVID-19 pandemic and has weathered a myriad of COVID-19 pandemic-related restrictions in securing the necessary labor needed for its construction operation. It cannot be refuted that we are working in an environment of unprecedented challenges. Although design modifications created a slight delay in the project schedule, partnering sessions and hard work have got the team back to work on the vertical construction. Not at all deterred or discouraged by this, the project team continues to persevere and overcome these obstacles with a rigorous construction schedule involving both extended hours and days. Of note is the project's safety record to date in which they have maintained zero lost days on this large-scale project.

This diverse project team hails from all over the world (Alabama, China, Guam, Hawaii, India, Iowa, Korea, Philippines, and Turkey) and brings with it construction experience that spans the globe. This melting pot of experience has created a strong team synergy that has enabled them to face challenges head-on and with much creativity.

BEQ D&F will sport two identical towers and Community Core Buildings. Each BEQ will be 6 stories high and have 50 living units per floor for a total of 600 units. Completion of both BEQ towers is projected for mid-2022.

Next up, the \$103M **Bachelor Enlisted Quarters H**. This project, too, will be a building complex consisting of a 6 story BEQ tower, Community Core building, Utility building, Washdown and Drying areas, Pavilions, and a Horseshoe Pit. To date, the main tower foundations are 100% complete, slab-on-grade and 1st-floor walls preparation are ongoing; including the placement of

footing and grade beams at the first floor.

Not to be forgotten is the Naval Facilities Engineering Systems Command (NAVFAC) Pacific's 5-year \$990M Mamizu Multiple Award Construction Contract (MACC) for which Nan, Inc. and its joint venture partner, Caddell (CNJV) is one of seven large companies awarded the right to bid on various projects (task orders) primarily located on Guam and other sites within NAVFAC Pacific's area of operations. The scope of work to be performed under the MACC include work on administrative, educational, training, and dining facilities; barracks/dormitories; ranges; and infrastructure such as roads, streets, and utilities.

The Nan Guam team has navigated expertly through strong headwinds and continues to chart a course for success and excellence.



The CNJV crew pumping concrete at BEQ H



P295 Ordnance Operations Facility



Construction of APRA Medical Dental facility



Nan's workforce housing

## Featured Projects

# Nan, Inc. Department Profile: The MACC Team

By Abby Siatuu



“IDIQ”;  
Indefinite Delivery,  
Indefinite Quantity.  
“JOC”; Job  
Order Contract.

“MATOC”; Multiple Award Task Order Contract. “MACC”; Multiple Award Construction Contract. Do these words mean anything to you? Well, these are contracting terms that many in even the construction world are unfamiliar with, so don’t take it too hard if you don’t. However, for Nan, Inc. and our company personnel, we’ve been fortunate to become very well-acquainted with IDIQ-type contracts – of which our company has primarily dealt with JOCs, MATOCs, and MACCs. These types of contracts in construction require a different effort than managing and constructing a single project, and for those selected company individuals tasked with the challenge, they are part of an elite division of our company dubbed the “MACC Team”.

Before diving into the exceptional individuals that make up this team, let’s examine the IDIQ contract, which is the MACC team’s bread and butter. IDIQ contracts are, simply defined, umbrella

contracts with a designated purpose, capacity, and duration under which an owner is able to procure a wide range of services – or task orders as individual projects under the main IDIQ contract are called – in varying dollar values and timelines from a selected pool of contractors. Owners that Nan, Inc. have had the opportunity to work with under an IDIQ process have been the Navy, Army, Army Corps of Engineers, United States Postal Service, Kamehameha Schools, and most recently the Department of Education. Task orders can be design-bid-build, design-build, or a mixture of both, and have taken our company to locations throughout the State of Hawaii and the Pacific as far as Guam and Kwajalein Atoll. Our company has also managed these contracts as a Prime Contractor on our own and through joint venture partnerships, as well as been involved through prime/subcontractor teaming arrangements. Since Nan, Inc.’s first JOC contract award in 1996, IDIQ contracts have provided our company with countless opportunities to gain experience on various types of projects. These contracts were also key to our expansive initial growth in a very short period of time, helping to build and

shape our foundation for our future and current success.

Now back to the team. As you can imagine, in order to accomplish the management and performance of multiple task orders in multiple locations, most times concurrently, it requires a great team of individuals that are able to multi-task and perform multiple functions on the team. As Pruthvi “Raj” Reddy Paide, who serves primarily as one of the MACC Team Program Managers, shared, “being part of (the) MACC team we work on multiple projects at the same time. So I have different responsibilities depending on what project I am working on.” While MACC Team positions include typical key construction management positions as Project Manager, Design Manager, Project Engineer, Project Superintendent, Quality Control Managers, and Safety Managers, the management and performance of IDIQs require several Program Managers to oversee specific IDIQ contracts, along with a large pool of individuals to execute the wide scale of the contract. Nan, Inc. actually has performed and is currently overseeing several IDIQ contracts at the same time. Currently,

Some of the 29 member MACC Team at Nan, Inc.’s Bannister Office



our MACC Team is comprised of about 30 individuals, supported by a strong field crew that fluctuates with the demand of the ongoing IDIQ contracts. "MACC is one big family," proudly exclaims Kyoko Sobue primarily a MACC Senior Design Manager, "I enjoy working with/interacting with various young engineers and also seasoned Sups, Project/QC/Safety Managers."

Regarding "demand", one key item of IDIQ contracts and the task orders issued under them is that they are indeed demanding, especially if the contract involves smaller task order minimum and maximum dollar value limitations. "The duration of these projects can be somewhere between 6 months to 2 years," MACC Program/Project Manager Ashkan Arhami explains, "This type of contract allows us to work on multiple projects at any given time and deal with very unique challenges, including remodeling historical buildings in Pearl Harbor." Additionally, while the main contract is issued under one agency/owner, each task order comes with its own customer and client, as well as others that must be taken into consideration when you factor in ongoing or surrounding operations. "Managing MACC projects is a learning experience especially adapting yourself to work with diversity group of people in both client and joint venture/teaming partnerships."

In all, because IDIQ contracts and task orders are fast-paced, as Arhami further adds "we need to procure the material promptly and there is no room for delay or mistakes. We need to be able to work in multiple projects with different challenges." Yet, as Sobue adds, "The versatility and multi-functional aspect of MACC projects are also very challenging and fun at the same time."

That being said, because workloads under IDIQ contracts cannot be determined as they are dependent upon the needs of the owner, purpose



Replacement of mountain line at NAVMAG Lualualei

of the contract, and ultimately available funding, there can be surges in workloads as well as lulls in the work. Therefore, besides the IDIQ/MACC work, members of the team also assist with other areas and divisions of the company, including execution of various single/non-IDIQ projects, estimating, and operations support, to name a few. That being said, the multifaceted requirements of this team can put not only new employees, but even the most seasoned and skilled workers, to the test. While with any new position it may be overwhelming at first, from Paide's experience joining the team after being

on a single-project on the Big Island of Hawaii, "being part of the MACC team, if you are a Project Engineer, this can be your path to start taking more responsibilities by working on small projects where you get to learn other aspects of Project management." Sobue also joined the MACC team after being part of a single project team and noted, "The contracts MACC Team handles also come in different types and sizes, and you can learn a lot from them. Because the project sizes are smaller, you are given more responsibilities and it's tough from time to time, but you are learning to run your own projects and build experience."

As you can see, being part of the MACC Team is no easy feat. To be part of the MACC team means to be, at the very least, flexible and up to the task. But many of our company 'ohana (members) are definitely up to the challenge. To sum it up, Raj put it best, "Being part of MACC team you get to work on different projects at the same time, that means you are not stuck at one location doing same kind of work all the time, you get to work with different people and learn about different scopes of work in construction. And we have a pretty big team so whenever we have team lunches or outings it's always fun and we have a great time talking story."



Rockfall protection at Red Hill Tunnel

## Featured Projects

# Work Presses on in Kwajalein Despite Pandemic Challenges

By Justin Barfield

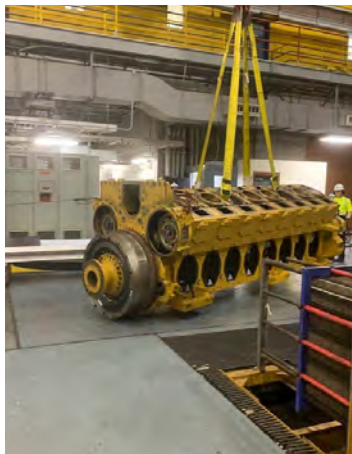


Construction in Hawaii during the COVID-19 pandemic has created all sorts of challenges,

including health and safety and an uncertain supply chain. Now imagine what kind of complications can arise when performing construction in a remote area like Kwajalein which is 2400 miles away from the Aloha State! Mike Lynch, Nan, Inc.'s Director of Building Operations, and his team have been dealing with and overcoming these logistical hurdles for more than a year now. Here's a look at the work that's happening.

### Generator #2 Rebuild at Kwajalein Power Plant

Despite numerous difficulties due to the pandemic, Nan, Inc. and its partners have managed to complete this \$6.6M design-build project. The work involved design and construction to overhaul a 4-megawatt generator. The contract called for a conversion of the engine from Mechanical Unit Injection to a more advanced Electronic Unit Injection. The scope also called for new wiring, exhaust and intake piping, and a new generator control panel. The project was originally slated to be finished in the summer of 2020, but then a travel ban caused the unexpected: "One of our subcontractor's workers were off-island waiting for materials to arrive when travel restrictions went into effect. We worked closely with the U.S. Army who allowed those crucial



CAT generator being hauled into place

workers to return to Kwajalein and then back to work after quarantine. That partnering effort was crucial to getting this work done," said Lynch.

### Fuel Tanks Replacement, Meck Island

Work is finally underway on this \$8.5M project on Meck Island which serves as a launch site for anti-ballistic missiles. Nan, Inc.'s contract called for

the replacement of four 40,000-gallon fuel tanks with four 30,000-gallon fuel tanks. The swap must happen two tanks at a time. Crews must also replace 900 linear feet of single-wall fuel line with a six-inch double wall fuel line. The contract was awarded right before the COVID pandemic hit and the Republic of the Marshall Islands travel ban prevented the designers from doing the needed site visits. Nan, Inc. still had workers available to do much of the fuel line exploratory work while the travel ban was in place. The project has undergone significant design changes from the government and is now finally ready to be constructed.

### Replacement of Helicopter Hangar Sliding Doors, Kwajalein Atoll

Work is underway on a challenging \$2.3M design-build project to replace eight existing doors at an active helicopter hangar. Before the new 20-foot-tall sliding doors can be installed, Nan, Inc. crews must inspect and repair the box truss above it. Creating a design for these doors hit a snag during COVID-19. Since the design subcontractor was unable to make a site visit, Nan, Inc. crews had to take incredibly detailed photos and send them to the designer. That effort paid off and the design got approved. But there will be a fresh set of challenges ahead. "This is an active helicopter hangar on the flight line that needs to remain operational at all times. The project site needs to be maintained free of FOD (foreign object debris) to avoid damage to aircraft engines,"



Part of Nan, Inc.'s Kwajalein team displays their Elite Supplier recognition from Lockheed Martin



Meck Island fuel tanks

said Lynch. With a long track record of successful aviation projects with similar imperatives, Nan, Inc. will be up to this task as well.

### Bright Future

With the effects of the COVID-19 pandemic beginning to diminish, there is plenty of new work in Kwajalein on the horizon. Nan, Inc. is awaiting the green light to proceed with another \$2.6M fuel tank replacement project that's already been awarded. We are also repairing and replacing emergency generators at the U.S. Embassy on Majuro island. Nan, Inc. also provides manpower and expertise to several defense contractors across Kwajalein. In fact, Lockheed Martin just bestowed a huge honor on Nan, Inc., naming our company a "Rotary and Mission Systems Elite Supplier for 2020." The honor is linked to the work we've done on the Space Fence project. We are just one of 29 companies to receive this honor. The future is indeed bright in this remote locale.



View of Kwajalein helicopter hangar

Donation

# Nan, Inc. Donates \$1M to Local Oahu Hospital

By Justin Barfield



Nan, Inc. presents \$1,000,000 donation to WCCHC

On December 10th, 2020, Nan, Inc. added to its amazing legacy of giving back with a \$1 million donation to Waianae Coast Comprehensive Health Center (WCCHC). This was the third million-dollar donation Nan, Inc. has made to local hospitals in eight years. The money represented one of the largest donations in WCCHC's

history and will help provide much-needed health and social services to low-income keiki on the Waianae Coast and Oahu as a whole.

"This was not expected and comes at a time of extraordinary need in our community," said Richard Bettini, President & CEO of Waianae Coast Comprehensive

Health Center. Nan, Inc. selected WCCHC for this donation because it serves as an indispensable lifeline for the underserved residents of West Oahu. "Many of our employees call the Leeward Coast home, so we see first-hand how WCCHC improves the quality of life for residents there," said Nan, Inc.'s owner Nan Chul Shin.



Waianae Coast Comprehensive Health Center executives

# Honouliuli Middle School Phases 2 & 3

By Justin Barfield



Completed phase 1 of Honouliuli Middle School

Having successfully completed Phase 1 of Honouliuli Middle School in Kapolei, Nan, Inc. is now tasked with completing Phases 2 and 3 at this growing institution.

Phase 2: \$21.1M project that entails constructing a new 3-story classroom building. The scope also includes a playfield and an additional paved parking lot.

Phase 3: \$33.6M project that involves building an additional 3-story classroom building. Nan, Inc. is constructing a one-story physical education locker/classroom building, and seven tension fabric shade structures and relocating portable classroom buildings.



Phase 2 of Honouliuli Middle School under construction



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ON KE'EAUMOKU

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