SWINERTON

INTEGRITY • LEADERSHIP • PASSION • EXCELLENCE

BUILDING GREAT RELATIONSHIPS SINCE 1888

Business in Hawaii is built upon a foundation of trust. At Swinerton, we strive to build strong relationships by delivering on our commitments to you on every project. We look at every project as an opportunity to earn your loyalty, building long term relationships that have sustained our company for over 125 years.

SWINERTON BY THE NUMBERS

- **Top 5 Commercial Builder** in Hawaii with over **$200M Annual Volume**
- 125 year history with over **$1.2B Bonding Capacity**
- One of Hawaii's safest contractors with **WC mod rate of 0.69**
- One of Hawaii's largest green builders with **over 25 LEED APs**

WHY WE BUILD

FIRST AND FOREMOST WE ARE MEMBERS OF OUR COMMUNITY. OUR PEOPLE HAVE A PASSION FOR MAKING A DIFFERENCE AND LEAVING A LEGACY FOR THE NEXT GENERATION.

AS A 100% EMPLOYEE-OWNED COMPANY, OUR PEOPLE ALSO POSSESS A PRIDE OF OWNERSHIP THAT IS FOUNDATIONAL TO OUR CULTURE.

When our employee-owners show up for work, they are highly motivated to give their best every day. If Swinerton is your builder, the owners of the company are not in another state, they are right here on your jobsite.

WHEN OUR PEOPLE WORK FOR YOU:

- **WE AREN'T JUST BUILDING A RESORT**
  We are building the places where your guests create memories that will last a lifetime.
- **WE AREN'T JUST BUILDING A HOSPITAL**
  We are building the spaces where healing happens and babies are delivered.
- **WE AREN'T JUST BUILDING A RETAIL CENTER**
  We are improving the shopping experience of visitors and residents alike, bringing the best brands and values to Hawaii.
- **WE AREN'T JUST BUILDING A COURTHOUSE**
  We are constructing the buildings where justice is delivered and wrongs are made right.

WE ARE BUILDING OUR COMMUNITY, ONE PROJECT AT A TIME.

MEETING OUR COMMITMENTS

OUR CULTURE IS BASED ON SERVING YOU AND ENSURING THAT YOU FULLY ACHIEVE YOUR VISION THROUGH THE CONSTRUCTION PROCESS.

WE UNDERSTAND THAT ONLY THROUGH YOUR SUCCESS IS OUR SUCCESS POSSIBLE.

We serve you by meeting our commitments to you on cost, quality and schedule. Plans and specifications are never perfect, unforeseen conditions may arise, and the scope of work may change, but our commitment to your success is unwavering. As a result, over 98 percent of our work has come from loyal repeat customers with whom we have established long-term business relationships.

EMBRACING INNOVATION

THE CONSTRUCTION INDUSTRY HAS BEEN DESCRIBED BY SOME AS "THE INDUSTRY THAT TIME FORGOT." CONSTRUCTION PRODUCTIVITY RATES HAVE IMPROVED LITTLE IN THE PAST FIFTY YEARS. IN THIS ENVIRONMENT, SWINERTON EMBRACES INNOVATION AND PUTS TECHNOLOGY TO WORK FOR YOU.

AT SWINERTON WE ARE COMMITTED TO CONTINUALLY OPTIMIZING OUR CONSTRUCTION PROCESSES, AND PROVIDING THE BEST SOLUTIONS FOR YOUR PROJECT.

These are just some of the many technologies that are currently being implemented on our current projects in Hawaii.

3D LASER SCANNING

- Accurate 3D as-builts of existing conditions can be scanned in minutes
- 3D as-built conditions can be provided to design team in Revit format, ensuring more accurate plans and fewer changes or delays due to existing conditions
- Highly accurate 3D as-builts allow for increased efficiency and safety through off-site prefabrication

4D SCHEDULING

- Linking 3D model to CPM schedule facilitates planning to a higher level
- 4D scheduling improves communication on safety, schedule and site logistics

5D ESTIMATING

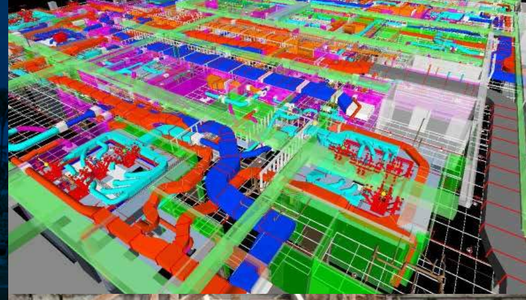
- Take-off quantities can be quickly extracted from the 3D model
- What-if scenarios can be modeled and understood more effectively in 3D

ROBOTIC TOTAL STATION (RTS)

- Layout points are derived directly from the 3D model, eliminating potential for layout errors
- Layout with the RTS is more cost effective, reducing the size of layout crew and increasing efficiency

CONSTRUCTION TECHNOLOGY

- BIM 360 Glue allows for more efficient real-time MEP coordination and clash avoidance
- BIM 360 Field allows for more efficient quality program, reducing rework, punchlist and commissioning durations
- Electronic plans and specs are available to our field crews, getting critical information to where it is needed most – in the field



OUR PEOPLE

UNDERSTANDING THAT OUR SUCCESS DEPENDS UPON THE QUALITY OF OUR PEOPLE HAS ENABLED US TO BE RECOGNIZED AS ONE OF HAWAII'S TOP 250 COMPANIES, BEST PLACES TO WORK, AND MOST CHARITABLE COMPANIES.

HawaiiBusiness TOP 250

HawaiiBusiness magazine Best Places to Work 2018

HB MOST CHARITABLE COMPANIES

WE ARE AN INTEGRATED COMPANY AND WE WORK BEST IN A COLLABORATIVE TEAM ENVIRONMENT.

We hire those people who fit our culture and embrace our values, and invest heavily in their development. As a result, you get a team that is both technically skilled and focused on building your trust.

Our people are leaders on the jobsite, and in the community. As a successful business, we are able to support many of our local charities including:

- CHILD & FAMILY SERVICE
- THE SALVATION ARMY
- GREAT ALOHA RUN
- HAWAII ARTHRITIS FOUNDATION
- HABITAT FOR HUMANITY
- HAWAII FOODBANK

GIVING BACK TO OUR COMMUNITY TOGETHER REINFORCES OUR CULTURE OF SERVING OTHERS, AND BUILDS A SENSE OF CAMARADERIE THAT PROMOTES TEAMWORK ON YOUR PROJECT.

NOHONA HALE

HONOLULU, HAWAII

CLIENT: BRONX PRO DEVELOPMENT

ARCHITECT: WCIT ARCHITECTS

SQUARE FEET: 140,000

The Nohana Hale project includes 105 low-income, energy efficient micro-units in two separate 17-story towers set upon a two-level podium that will house the lobby, living room, community spaces and management offices.

The rental project will be built with a panelized building technology that is new to Hawaii. The building's components will be delivered to Hawaii from the Mainland and assembled in the state.

HALE KEWALO

HONOLULU, HAWAII

CLIENT: STANFORD CARR DEVELPMENT

ARCHITECT: ALAKEA DESIGN GROUP

SQUARE FEET: 120,000

Hale Kewalo consists of an 11-story concrete structure that includes 128-unit low income rentals.

Hale Kewalo was built in part with financing obtained through the Low Income Housing Tax Credit (LIHTC) program. Households earning 60% or less of the Area Median Income (AMI) qualify for targeted rental units in LIHTC financed housing. This property may also designate units for renters with even lower incomes, from 60% of AMI down to 30% AMI.

KALAKAUA GARDENS

HONOLULU, HAWAII

CLIENT: ISLAND PARADISE INVESTMENTS

ARCHITECT: ARCHITECTS HAWAII, LTD.

SQUARE FEET: 128,250

FEATURES:

- Cast-in-place and Precast Construction
- 17-story building
- 2 level office space
- 3 level parking garage

KALAKAUA GARDENS IS A 17-STORY ASSISTED LIVING FACILITY BUILT USING BOTH PRECAST AND CAST-IN-PLACE CONCRETE CONSTRUCTION. THE NEW FACILITY ALSO INCLUDES THAT INCLUDES A 3 LEVEL PARKING GARAGE AND OFFICE SPACES.

Project consisted of a multi-purpose Senior Care Facility located at 1723 Kalakaua Avenue in Honolulu. The Project includes Assisted Living, Memory Care and Skilled Nursing services in 167 units within a single 17-story building. The building also consists of 3 level above grade parking garage with a total of 78 parking stalls and 2 loading spaces. An additional two-story office building located adjacent to the main Kalakaua Garden facility was also constructed on the property.

MAUI OCEAN CLUB PHASE 1

LAHAINA, MAUI, HAWAII

CLIENT: MARRIOTT OWNERSHIP RESORTS, INC.

ARCHITECT: GROUP 70 INTERNATIONAL

SQUARE FEET: 157,248

FEATURES:

- Completed one week ahead of schedule
- 2008 GCA Hawaii Build Hawaii Nominee
- 2008 NAIOP Kukulu Hale Distinguished Entry

DEMOLITION OF EXISTING FIVE-STORY PARKING STRUCTURE AND BALLROOMS AND CONSTRUCTION OF THE NEW LAHAINA VILLAS, ASSOCIATED PARKING STRUCTURE, AND WATER FEATURES.

The new 157,248 square-feet, 12-story tower is a concrete structure with post-tensioned slabs built on precast concrete piles driven up to 240 feet. New Lahaina Villas, built on approximately 2 acres of land, includes 77 luxury timeshare units to the existing resort. The Villas consist of 1, 2 & 3 bedrooms, fully equipped kitchens, upscale furnishings and views of the Pacific Ocean or mountain views. Project was completed one week ahead of the 17 months with minimal disruption to ongoing operations at the resort.

MAUI OCEAN CLUB PHASE 2

LAHAINA, MAUI, HAWAII

CLIENT: MARRIOTT OWNERSHIP RESORTS, INC.

ARCHITECT: GROUP 70 INTERNATIONAL

SQUARE FEET: 144,266

FEATURES

- Project was negotiated based upon the successful completion of Phase 1
- Work was completed within the existing Maui Ocean Club Resort with minimal disruption to the guest experience
- Project was completed two weeks early
- 2009 GCA Build Hawaii Award of Merit

DEMOLITION OF EXISTING FITNESS CENTER AND PARKING LOT AND CONSTRUCTION OF THE NEW NAPILI TOWER, ASSOCIATED PARKING STRUCTURE, AND WATER FEATURES.

New 10-story tower is a concrete structure with post-tensioned slabs built on precast concrete piles driven up to 240 feet. New Napili Villas added 71 luxury timeshare units to the existing resort. The Villas consist of 2, & 3 bedrooms, bathrooms and kitchen.

LANIKEA AT WAIKIKI

WAIKIKI, HI

CLIENT: A & B PROPERTIES, LLC

ARCHITECT: ARCHITECTS HAWAII

SQUARE FEET: 146,025

FEATURES:

- 2006 NAIOP Kukulu Hale Award Winner
- 5 level parking structure

LANIKEA IS A HIGH-RISE 31-STORY CONDOMINIUM IN WAIKIKI WITH 100 LUXURY UNITS OVER FIVE LEVELS OF PARKING.

Project consists of a cast-in-place concrete frame with post-tensioned slabs and walls over 150 foot long pre-stressed concrete piles. Challenges on the project included driving piles in the heart of Waikiki, a tight site, and an aggressive four-day concrete cycle. Project was completed in 17-1/2 months.

ROYAL HAWAIIAN HOTEL

WAIKIKI, HAWAII

CLIENT: KYO-YA HOTELS & RESORT

ARCHITECT: WCIT ARCHITECTURE

FEATURES:

- 2009 NAIOP Kukulu Hale Award Winner
- Recipient of 2009 Presentation Honor Award from the Historic Hawaii Foundation
- Only hotel in Hawaii recognized as a Historic Hotel of America under National Trust for Historic Preservation

THE ROYAL HAWAIIAN HOTEL OPENED ITS DOORS IN 1927 AND WAS ONE OF THE FIRST HOTELS ESTABLISHED IN WAIKIKI.

Renovation and new construction of The Royal Hawaiian Hotel, chosen to be a member of Starwood Hotels & Resorts' elite coterie of Luxury Collection properties. The renewal, part of the master plan, had a seven month fast-track schedule.

The renovation of the guestrooms and suite included 309 typical rooms, 39 suites including the Prestige Suites – the Kamehameha Suite, the Presidential Suite and the Governor's Suite which offer opulent and distinguished accommodations with grand amenities along with spectacular views of Diamond Head and the sparkling Pacific Ocean. The entrance to each guestrooms and suites retain their original koa wood doors.

ANDAZ WAILEA RESORT & VILLAS

WAILEA, MAUI, HAWAII

CLIENT: STARWOOD HOTELS & RESORTS

ARCHITECT: WCIT ARCHITECTURE

SQUARE FEET: 350,000

FEATURES:

- 2014 NAIOP Kukulu Hale Award Winner
- Ranked Top Five Beach Hotel by Conde Nast
- LEED Silver Certified
- New Construction of Five Resort Villas
- 2014 AIA Merit Award

THE ANDAZ WAILEA RESORT & VILLAS WAS RENOVATED TO A FIVE-STAR LUXURY RESORT, PROVIDING GUESTS WITH A UNIQUE HOTEL EXPERIENCE ON MAUI'S EXQUISITE WAILEA BEACH. THE ANDAZ MAUI RECEIVED A KUKULU HALE AWARD AND RANKED AMONG TOP FIVE BEACH HOTELS IN THE WORLD BY CONDE NAST. THE PROJECT ALSO RECEIVED A LEED SILVER CERTIFICATION UPON COMPLETION.

The ANdAZ Wailea is a renovation of a previous resort with existing structures that include hotel, parking structure, pools and ocean front villas. The renovation project includes 288 hotel units, public corridors and lobbies, entry lobby, two-meal restaurant, Spa, Back-of-House, Kitchen, Fitness Center, roof, MEP systems, exterior skin, Arrival bridge, Studios, Ballrooms, Garden area, Administration, Porte Cochere, Kids Club, and Departure Lounge.

KAISER MOANALUA ANCILLARY

MOANALUA, HAWAII

CLIENT: KAISER PERMANENTE

ARCHITECT: LIONAKIS

SQUARE FEET: 158,000

FEATURES:

- Complex renovation within an existing, operating, 24/7 acute care hospital
- Detailed phasing and scheduling plan
- Surgical, ICU, and other critical-care suites
- Long-term, repeat client

THE RENOVATION ADDED SURGICAL SUITES, DIAGNOSTIC IMAGING, ICU, STATE-OF-THE-ART TECHNOLOGY, AND DESIGN ELEMENTS THAT FEATURE SOFT, WARM COLORS AND DESIGN THEMES BY FLOOR OF PALM, ORCHID, KUKUI, WATER, AND BAMBOO ALL SERVING TO PROVIDE HIGH QUALITY CARE TO CREATE A TOTAL HEALING ENVIRONMENT.

The renovation includes refurbishment of 158,000 square feet of space and the addition of more than 80 patient beds, family waiting areas and state-of-the-art patient care technologies. The six-story, 158,000 square foot Ancillary wing holds various departments and functionality that include intensive care unit, surgical suites, medical surgery beds, and administrative spaces. Additions to the Ancillary wing includes 16 private rooms in the neonatal intensive care unit, a family waiting area on every patient-care floor, 28 new intensive care rooms, 40 new and renovated inpatient rooms, a meditation room, and a outdoor garden lanai with seating and shading for patients and staff.

WAIKIKI SHOPPING PLAZA

WAIKIKI, HAWAII

CLIENT: WAIKIKI SHOPPING PLAZA, LLC.

ARCHITECT: MGA ARCHITECTS

FEATURES:

- LEED Certified
- Preconstruction Services leading to Construction Services
- Swinerton created a full BIM of the building. BIM was fully integrated with a robotic total station for more efficient and accurate layout.
- Tight urban site with zero lot lines
- 2011 GCA Build Hawaii Award of Excellence Recipient

DEMOLITION AND CONSTRUCTION OF STRUCTURE AT 2230 KALAKAUA AVENUE THAT EXPANDS INTO THE EXISTING WAIKIKI SHOPPING PLAZA.

The new construction of Waikiki Shopping Plaza Expansion ties into the existing Waikiki Shopping Plaza that remained operational through the length of construction. The tight space added a 60′ high, core and shell of a three-story steel building with curtain wall, exterior stone cladding, and metal wall panels. Two roof decks feature a floating stone flooring system. The building features a custom GFRP trellis and custom framed drywall façade that could be viewed through the storefront system on the popular Kalakaua Avenue. The 10,350 SF ground floor with 16′ high ceiling could house three tenants, second floor is also 10,350 SF with a 13.5′ high ceiling and the third floor 8,680 SF with a 29.5′ ceiling. The building also has a 275 SF rooftop area for a future social lounge.

HILO JUDICIARY COMPLEX

HILO, BIG ISLAND, HAWAII

CLIENT: STATE OF HAWAII
DEPARTMENT OF ACCOUNTING & GENERAL SERVICES

ARCHITECT: CDS INTERNATIONAL

SQUARE FEET: 165,000

THE HILO JUDICIARY COMPLEX NAMED "HALE KAULIKE" IS A CAST-IN-PLACE, PRECAST CONCRETE PROJECT CONSISTING OF A 175,000 SF, THREE-STORY FACILITY WITH A BASEMENT LEVEL AND AN ADJOINING ONE-STORY WING.

The new facility consists of seven general purpose courtrooms, two family courtrooms, a law library, holding cells, witness rooms, attorney interview rooms, a grand jury meeting room and archiving space. There are also 400 parking stalls for the public and court employees and secured underground parking spaces for officials. The complex, with spacious courtrooms, also include a state-of-the-art electronic security card access system and furnished with flat screen TVs (even in the jury box) with touch screen technology for legal proceedings.

FREAR HALL UNIVERSITY OF HAWAII AT MANOA

HONOLULU, HAWAII

CLIENT: UNIVERSITY OF HAWAII

ARCHITECT: CDS INTERNATIONAL

SQUARE FEET: 200,700

FEATURES:

- Water efficient landscaping
- Indoor Air Quality Performance, low VOC's
- Energy efficient Air Conditioning, with refrigerant individually metered to each room
- Reduced heat island effect (roof/non-roof)
- High recycled content materials
- 2009 GCA Hawaii Build Hawaii Award of Merit
- 2009 ACEH Engineering Excellence Award
- 2010 NAIOP Kukulu Hale Award Winner

THIS PUBLIC/PRIVATE PARTNERSHIP PROJECT INCLUDES THE DEMOLITION OF THE EXISTING FREAR HALL AND CONSTRUCTION OF A NEW STUDENT HOUSING COMPLEX IN THE HEART OF THE UNIVERSITY OF HAWAII MANOA CAMPUS.

The New Frear Hall is a 197,000 SF facility consisting of two 12-story post-tensioned concrete towers joined by a "bridge" at each level. Frear Hall includes 810 beds in 240 units and shared common areas. Includes separate timber structure for entry lobby and front desk, as well as a separate pre-engineered steel building for bike, moped, and surfboard storage. Some of the amenities include a social lounge, game room, conference rooms, and private study rooms. Project achieved LEED Silver certification.

PRINCE JONAH KUHIO KALANIANAOLE (PJKK) U.S. FEDERAL COURTHOUSE

HONOLULU, HAWAII

CLIENT: U.S. GENERAL SERVICES ADMINISTRATION

ARCHITECT: GENSLER ARCHITECTS

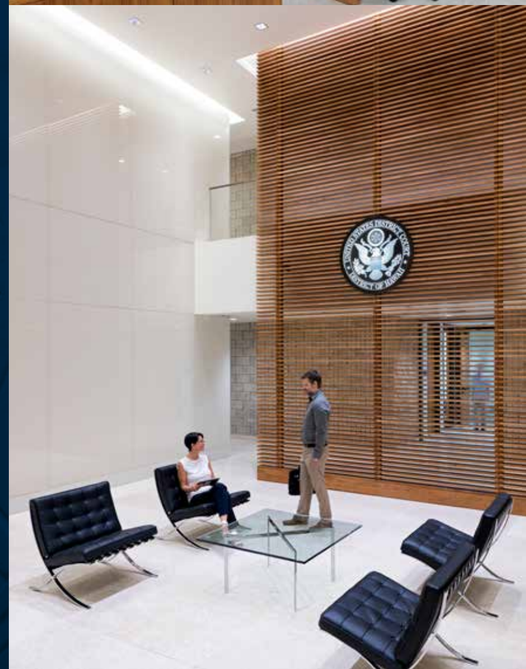
SQUARE FEET: 930,000

FEATURES

- CMc (Construction Manager as Contractor)
- LEED Certification goal of Silver
- Work is done on fully operational campus

FUNDING FOR THE MODERNIZATION AND RENOVATION IS MADE AVAILABLE THROUGH THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009.

Modernization and renovation of the 9-story Federal Building and 5-story U.S. Courthouse includes a comprehensive replacement of the core mechanical, electrical, life-safety and plumbing infrastructure. Repairs and alterations include replacement of most of the air cooling and circulation systems, major upgrades to the electrical power systems and other life-safety capabilities, new ceilings and lighting, extensive renovation of the restrooms and associated plumbing, sealing and re-finishing of deteriorated areas and reworking of the fire sprinkler systems. Improvements also include accessibility for disabled people to be more efficient and functional. Once complete, the Federal Building and U.S. Courthouse project will reduce energy consumption by 30 percent and will be registered with the LEED certification goal of Silver through United States Green Building Council (USGBC)



SHERATON MAUI RESORT & SPA

LAHAINA, MAUI, HAWAII

CLIENT: SHERATON MAUI RESORT & SPA

ARCHITECT: ARCHITECTS HAWAII

SQUARE FEET: 155,000

The project consists of the guestroom and corridor renovation for the Sheraton Maui Resort & Spa, which includes 495 hotel units in 5 towers (Lahaina, Anuenue, Nalu, Moana, Ohana). Additional scope of work also included demo of existing finishes and bathroom and improvements with new finishes, and bathrooms including tub and/or shower with replacements to light fixtures & outlets. The renovation also included significant improvements to the hotel corridors with new floors and interior wall finishes.

HILTON GARDEN INN WAIKIKI BEACH

WAIKIKI, HAWAII

CLIENT: RBE, WAIKIKI HOTEL, LLC.

ARCHITECT: INDIDESIGN

SQUARE FEET: 408,701

Previously known as the Ohana West Waikiki, the project consists of a complete renovation of all 623 guestrooms of the two towered hotel. Renovations include all of the hotel's public areas which include the porte cochere, lobby and lobby bar, front desk, restrooms, entry ways, pool deck, and fitness center. The complete scope of work includes demolition of existing rooms and public areas, installation of new MEP systems, elevators, chillers and transformer, extensive site work and exterior improvements. Upon completion of the project, the hotel will be rebranded as the Hilton Garden Inn Waikiki.

THE LAYLOW, MARRIOTT AUTOGRAPH COLLECTION

WAIKIKI, HAWAII

CLIENT: RBE, WAIKIKI HOTEL, LLC.

ARCHITECT: DLR GROUP

SQUARE FEET: 215,350

This scope of this project is a complete renovation and modernization of a 16-story, 250 room hotel with new guestroom, retail areas. The street level includes more than 10,000 SF of retail space, additional back of house/service areas and a 500 SF Lanai. On the 2nd floor lobby level a pool deck, fitness area, spa rooms, kitchen and offices, dining area, and a lounge/bar are featured. Through the design process furnishings and finishes were carefully selected to create a strong sense of rustic Hawaiian luxury, while keeping the hotel stylish and sophisticated. A 20,500 SF parking garage for hotel guests and shoppers is located just below street level. DLR Group provided architectural design and structural, mechanical, and electrical engineering services.

HYATT CENTRIC WAIKIKI

WAIKIKI, HAWAII

CLIENT: CHARTRES LODGING GROUP

ARCHITECT: GROUP 70 INTERNATIONAL

SQUARE FEET: 190,000

Prior to renovation the Waikiki Trade Center was a 210,000 sf mixed-use office building with retail space in the busy Kuhio Avenue strip of Waikiki. The 22-story tower floorplans were reconfigured for 230 guestrooms and suites and consisted of a new addition of a hotel swimming pool, entertainment deck, bar and restaurant, and hotel lobby/reception on the 8th floor.

The project was completed with several occupied retail tenants in full operation during construction and prevented any disruption and interference to ongoing businesses and foot traffic.

Renovations are also made to the public space surrounding the property and the four-story, 400-stall parking garage.

HILTON HAWAIIAN VILLAGE RAINBOW TOWER

WAIKIKI, HAWAII

CLIENT: HILTON HOTELS

ARCHITECT: PACIFIC ASIA DESIGN GROUP, INC.

Project was carried out into two phases consisting of renovating corridors, elevator lobbies, and 790 Guestrooms. New bath vanities, tubs, toilets and fixtures were added to all bathrooms, with the bedrooms provided with new beds, carpet and wall-covering. This project also features the renovation of the tower's two signature suites, the Duke Kahanamouku and the Niumalu Suite, complete with approximately $1.3 Million worth of upgrades per unit Comprehensive construction coordination was also done with the complete rehaul and modernization of the passenger elevators. An upgrade of the fire alarm system was also implemented. The demanding construction schedule was met by the Swinerton team, enabling the Hotel to open up newly renovated guestrooms week after week starting June 2011.

HILTON HAWAIIAN VILLAGE ALII TOWER

WAIKIKI, HAWAII

CLIENT: HILTON HOTELS

ARCHITECT: PACIFIC ASIA DESIGN GROUP, INC.

THE NEW GUEST ROOMS HAVE A CONTEMPORARY LOOK AND FEEL, WITH SUBTLE ALI'I INFLUENCES REFLECTED IN THE CORRIDORS AND GUESTROOMS. THE ALI'I TOWER LOBBY ALSO RECEIVED UPGRADES WITH AN EMPHASIS ON GUEST SERVICES WITH THE ADDITION OF A GUEST LIBRARY AND A GUEST LOUNGE AREA.

Within a highly aggressive work schedule of five months, the Alii Tower renovation consisted of 322 guestrooms along with 8 junior suites, four two-bay suites, 15 floors of corridors, and the entire ground floor lobby. Scope of work included the installation of new carpet, providing layout for guest bathrooms, new tile and paint, electric mirrors, new bath, vanity and closet doors, and FF&E installation. The entire renovation took place within the busy resort of the Hilton Hawaiian Village and partial occupancy of the Alii Tower.

HYATT PLACE WAIKIKI BEACH

WAIKIKI, HAWAII

CLIENT: CHARTRES LODGING GROUP, LLC.

ARCHITECT: GROUP 70 INTERNATIONAL

SQUARE FEET: 110,000

FAST-TRACKED PROJECT COMPLETED IN LESS THAN NINE MONTHS FROM PROJECT CONCEPT.

The Hyatt Place Waikiki Beach project was a fast-tracked renovation of the existing Ocean Resort Hotel repositioned to the Hyatt Place brand name. The first phase of the extensive renovation was completed and in operation for the November 2011 APEC summit in Hawaii. The extensive renovation/make-over included a complete gutting and renovation of all public spaces, Guestroom towers, addition of ADA units, new systems and finishes, new MEP installations, modernization of the elevators, landscape improvements, installation of a new grease trap and other updates to the utilities.

Phase 1 included the Pali Tower (191 rooms) and all of the Public spaces. An additional challenge to the project was the Diamond Head Tower's guest rooms and a portion of the lobby was to remain in operation during the Phase 1 construction. The Hyatt Place Waikiki Beach is the biggest development among Hyatt's stylish boutique line of hotels, and is the first Hyatt Place "Gen2" in the State of Hawaii and the world. Previously known as the Ocean Resort, the design team regionalized the "Gen2" modern design to embrace the Hawaiian urban lifestyle. A continuation of Phase 2, included the renovation of 235 guest units. This renovation included structural modifications to the existing floors layouts to accommodate revised suite layouts and included the renovation of 3,000 square feet of public and retail spaces.

TURTLE BAY RESORT

KAHUKU, HAWAII

CLIENT: TURTLE BAY RESORT

ARCHITECT: WCIT ARCHITECTURE

SQUARE FEET: 130,000

FEATURES:

- 2014 NAIOP Kukulu Hale Award Winner
- Custom curved walls
- Custom sliding glass bathroom doors

The project required the renovation of all the existing Guestrooms and Corridors as well as the expansion of the existing Spa, which include demolition of existing spaces, the construction of new spaces, MEP, elevator work, finish carpentry and tile work. Consisting of three six-story towers, the renovation included a total of 410 units, in which 106 of those units were converted into "Premium" Guestrooms. The corridors were refreshed with new carpeting, FF&E as well as wood wall covering at the entries of each room. The same treatment was applied to the Spa to transform the 12 year old space to better fit with the newly rebranded resort.

FAIRMONT KEA LANI

WAILEA, MAUI, HAWAII

CLIENT: HOST HOTELS & RESORTS

ARCHITECT: ISLAND DESIGN CENTER

FEATURES:

- The guestrooms and suites renovation was done concurrently with the guest pools project
- Detailed phasing and scheduling plan

A fast-track project that includes the renovation of 450 guestrooms (383 one-bedroom suites, 840 square-feet; 30 larger suites and 37 villas, two- and three- bedroom suites). Features to the suites include expansive marble bathrooms and deep soaking tubs.

In conjunction with the guestrooms renovation, the pool replacement is a renovation of four Guest pools (three main pools and one smaller pool) which feature quartzite stones. Work is being done in a fully operational resort.

KO RESTAURANT FAIRMONT KEA LANI

WAILEA, MAUI, HAWAII

CLIENT: HOST HOTELS & RESORTS, INC.

ARCHITECT: GROUP 70, INT.

SQUARE FEET: 11,340

THE OPEN-AIR RESTAURANT PREVIOUSLY CALLED THE CAFE CIAO RESTAURANT COMPRISES CUISINES WHICH ARE INSPIRED BY HAWAII PLANTATION.

Designed by Island Design Centre, refurbishments at Ko includes transforming its form from a sidewalk cafe-style eatery to a contemporary restaurant. The facility features curved walls, skylights, porcelain tile flooring as well as fire elements resembling an outdoor fire pit. The building also consists of elevated seating arrangements and tables to ensure privacy.

Other upgrades involve shifting of the bar located at the front side of the restaurant to the centre. The bar is comprised of a cloud-like roof with skylights overhead with the roof also covering the nearby seating. Some pillars are used to hold the roof upright which maintains the eatery's open-air factor instead of enclosing it. The structure is so designed that it allows customers glimpses of the sky as well as the underside of the table umbrellas or the leaves from the trees in the nearby surroundings.

DUKE'S LANE MARKET & EATERY

WAIKIKI, HAWAII

CLIENT: MNS, LTD.

ARCHITECT: ADM ARCHITECTS

SQUARE FEET: 13,000

Project consists of the complete demolition and tenant build-out within the 13,000 SF space with exterior renovation of the facade along Kuhio Avenue. Located on the ground floor of the Waikiki Trade Center, the project will feature new restaurants and bar, local market and convenient outdoor seating.

RUMFIRE BAR SHERATON WAIKIKI

WAIKIKI, HAWAII

CLIENT: HOST HOTELS & RESORTS, INC.

ARCHITECT: WCIT ARCHITECTURE

SQUARE FEET: 9,506

FEATURES:

- In 2007, Swinerton began renovations to the hotel they built almost 40 years earlier
- Design-Assist

THIS RENOVATION INCLUDED CONSTRUCTION OF THE RUMFIRE BAR, INGREDIENTS; A HIGH-END TAKE-OUT FOOD OUTLET AND ASSOCIATED PUBLIC RESTROOMS.

Pre-Construction and construction on RumFire Bar, a new full-service bar with a display kitchen and air purification system. RumFire features marbeled envelex panels, merbau flooring and naturalines louver wood ceiling.

The restaurant/lounge/bar is located on the lobby level of the Sheraton Waikiki. The floor-to-ceiling windows open up to the beautiful views of Diamond Head and the Pacific Ocean.

AZURE RESTAURANT

WAIKIKI, HAWAII

CLIENT: KYO-YA HOTELS & RESORTS, LP

ARCHITECT: WCIT ARCHITECTURE

SQUARE FEET: 7,744

A FIVE-STAR DINING EXPERIENCE ALONG THE WAIKIKI BEACHFRONT LOCATED AT THE ROYAL HAWAIIAN HOTEL. SERVING LOCAL CAUGHT FISH AND THE FRESHEST FRUITS AND VEGETABLES IN THE ISLANDS.

New construction and renovation of a 4,480 SF restaurant and 3,264 SF kitchen with complete replacement and upgrades of all existing finishes and equipment and abatement of hazardous materials in crawl space. Restaurant features an illuminated onyx bar, wood flooring, new HVAC system (a previously unconditioned space) and state-of-the-art lighting system, a/v and data. The kitchen has a complete MEP upgrade and replacement, and new wall and ceiling finishes.

UMALU AT HYATT REGENCY MAUI

LAHAINA, MAUI, HAWAII

CLIENT: HOST HOTELS & RESORTS, INC.

ARCHITECT: GROUP 70 INTERNATIONAL

SQUARE FEET: 10,000

FEATURES:

- Design-Assist

THIS PROJECT INCLUDES SOFT DEMOLITION OF EXISTING RESTAURANT, THE PAVILLION.

New construction of bar features Granite counter tops, gold travertine floor, limestone and quartzite wall cladding with pebble-faced columns, and canopy roof structure which is be supported by three columns along with a retaining wall clad with quartzite and travertine. The renovation also created a new poolside bar at the north end of the restaurant covered by structural steel frame, concrete deck, membrane roof and paver system.

HILTON HAWAIIAN VILLAGE CORAL BALLROOM

WAIKIKI, HAWAII

CLIENT: HOST HOTELS & RESORTS, INC.

ARCHITECT: DESIGNER GROUP

SQUARE FEET: 27,054

THE HILTON HAWAIIAN VILLAGE CORAL BALLROOM WAS SUCCESSFULLY COMPLETED WITH AN AGGRESSIVE 5 WEEK NON-STOP PROJECT SCHEDULE.

Renovations included the replacement of carpeting, wall coverings and chandeliers. Inside the ballroom, the lighting is one of the focal points of the new look, which includes custom chandeliers designed to look like a Hawaiian lei.

In addition to the ballroom and its pre-function areas, Hilton made upgrades to the public restrooms adjacent to the ballroom, which reflect new fixtures, lighting and decorative stone tiles.

TIFFANY & CO. WAIKIKI

WAIKIKI, HAWAII

CLIENT: TIFFANY & CO.

ARCHITECT: CALLISON/RTKL

SQUARE FEET: 11,250

Project consists of a multi-level, 11,250 SF high-luxury Tiffany & Co. flagship store at the Royal Hawaiian Center in Waikiki. The newly designed store included high-end stones and finishes procured from overseas and required the meticulous assembly throughout the store's unique features. This is evident in the store's marble floors, seamless curved ceilings, the self-supporting staircase and the store's entire exterior. Additional scope included the installation of a new elevator system, MEP systems, and lighting systems. The completion of the store was met with great satisfaction from the Tiffany & Co. and commendations for the quality from our self-perform capabilities and the exceptional client service provided by our team.

BLOOMINGDALE'S ALA MOANA CENTER

HONOLULU, HAWAII

CLIENT: MACY'S INC.

ARCHITECT: CALLISON RTKL

SQUARE FEET: 150,000

Project involves the construction of Hawaii's first ever Bloomingdale's store at the Ala Moana Center. The flagship store encompasses 150,000 SF and involved the complete buildout of the exterior envelope on the existing structural frame, an interior vanilla box build-out, and coordination of over 8 vendor fixture operations. Additional scope included the installation and configuration of the brand new escalator system from the store to the main entryway of the new Ewa Wing expansion of the Ala Moana Center. The concrete and finished carpentry was self-performed on the project and was completed within budget and on time for the Black Friday opening.

TARGET
ALA MOANA CENTER

HONOLULU, HAWAII

CLIENT: TARGET

ARCHITECT: CALLISON RTKL

SQUARE FEET: 140,000

The 140,000 sf Target store replaced two levels of the previously occupied Nordstrom store building. Built within the Mauka Wing of the occupied Ala Moana Center, the scope of work consisted of the complete demolition of the 2nd and 3rd floor of the building interior, and minor configuration of the building's MEP systems and also included the installation of two escalator systems located on the ground floor and the second system connecting the 2nd and 3rd floors.

LOUIS VUITTON HILTON HAWAIIAN VILLAGE

WAIKIKI, HAWAII

CLIENT: HILTON HOTELS

ARCHITECT: GROUP 70

SQUARE FEET: 3,500

PART OF THE HILTON HAWAIIAN VILLAGE REVAMPED MASTERPLAN, THE NEWLY CONSTRUCTED LOUIS VUITTON STORE HOLDS TRUE TO ITS BRAND WITH A TRUELY UNIQUE WOODEN EXTERIOR AND MODERN INTERIOR FINISHES.

The project consists of the demolition of three existing structures, relocation of underground utilities, construction of an approximately 3500 square foot free standing retail store, and landscape and hardscape improvements.

THE WEDDING RING SHOP

HONOLULU, HAWAII

CLIENT: THE WEDDING RING SHOP

ARCHITECT: PETER VINCENT & ASSOCIATES

SQUARE FEET: 7,000

FEATURES:

- 2008 NAIOP Kukulu Hale Award Winner

New three-story, 7,000 SF retail boutique consisting of structural steel frame with EIFS exterior, cast stone veneer, and curtain wall. The boutique retail facility was built on drilled caissons due to poor soil conditions and consists of retail operation area, jewelry fabrication, meeting spaces with offices and parking stalls.

The construction of The Wedding Ring Shop involved close communication with a neighboring property owner, due to a zero-lot line situation. The tight corner property was previously an unused car lot.

BEST BUY

HONOLULU, HAWAII

CLIENT: BEST BUY CO., INC.

ARCHITECT: RIM ARCHITECTS

SQUARE FEET: 51,000

FEATURES:

- Building includes rooftop parking and elevators
- Concrete tilt-up construction
- Precast concrete foundation

NEW CONSTRUCTION OF A CONCRETE TILT-UP RETAIL PROJECT WITH 110 PRECAST CONCRETE PILES DRIVEN TO A DEPTH OF 80 FEET.

The tallest tilt-up panel was 45 feet tall. Building includes rooftop parking, elevators, and curved ramp to roof. Slabs were laser-screeded in 25,000 square foot pours with floor flatness (FF) readings of over 45.

FOREVER 21 HONOLULU FLAGSHIP STORE

WAIKIKI, HAWAII

CLIENT: FOREVER 21, INC.

ARCHITECT: J.T. NAKAOKA ASSOCIATES ARCHITECTS

SQUARE FEET: 42,520

FEATURES:

- 2011 GCA Build Hawaii Award of Merit
- Three-Story 42,520 Tenant Improvement
- Recessed Lighting Systems
- Baroque Architectural Wood Features
- Attractive Clear Glass Facades and Entry Areas
- Timeless Stone Flooring Décor

Forever 21 now sits as part of an elite list of tenants who reside in one of Hawaii's premier tourist venues - Waikiki. The scope of work for the three-story, 42,520 SF retail project includes exterior tenant improvements with a curved glazing system and interior renovations. Features of the building include an elaborate recessed lighting system and a baroque of Architectural wood features throughout the store. Attractive clear glass with aluminum framing was used as part of its three-story façade, and along the entries for their store. Elegant chandeliers, and timeless - yet contemporary style stone flooring décor, along with elevators, and escalators defined the level of tenant improvements required. The construction of Forever 21's Honolulu flagship store was done in a fully operational shopping center, Royal Hawaiian Center located next to one of Hawaii's signature hotels – the Royal Hawaiian Hotel. The project was completed within budget and on-time.

MACY'S KAPOLEI

KAPOLEI, HAWAII

CLIENT: MACY'S, INC.

ARCHITECT: KA, Inc.

SQUARE FEET: 103,000

FEATURES:

- Concrete Tilt-Up building
- 79 Tilt-Up panels

Valued at $16 million, the 103,000 SF single story concrete tilt up building is showcasing Swinerton Builders concrete self-perform services. The slab pours were conducted with use of the division's first laser screed which ensured a flat and solid foundation for the new store. The panel placement and the pours for the 79 tilt panels were cast directly onto the slab with all steel embed locations and the picking of the panels.

LOWE'S HOME IMPROVEMENT

KAILUA-KONA, BIG ISLAND, HI

CLIENT: LOWE'S

ARCHITECT: MULVANNY G2 ARCHITECTS

SQUARE FEET: 165,000

FEATURES:

- Over forty feet of lava was removed from the back of the site

NEW CONSTRUCTION OF A TILT-UP LOWE'S HOME IMPROVEMENT WAREHOUSE ON AN 11-ACRE SITE IN KAILUA-KONA, HAWAII.

Worked with Owner and Architect to value engineer $793,000 out of the original lump sum bid. Project was built on a lava bed, requiring extensive probing and grouting under footings, and multiple hoe-rams to install footings and site utilities. Over forty feet of lava was removed from the back of the site to create the building pad. Tilt-up panels were erected eight weeks after the first concrete footing pour. Project was completed in 5 ½ months.

MAKAALA CENTER SITE RE-DEVELOPMENT

HILO, BIG ISLAND, HAWAII

CLIENT: PROPERTY DEVELOPMENT CENTERS

ARCHITECT: SATO & ASSOCIATES

SIZE: 15.5 ACRES

FEATURES:

- Completed ahead of schedule and under budget
- Remediation of contaminated soils
- Demolition of existing buildings
- Construction of a keystone retaining wall
- Creative over excavation into native bedrock for the foundations and utilities
- Developed a crushing operation bedrock for usable fill
- Provided pavement and curbing for 823 parking stalls

This 15.5 acre parcel was re-developed for the new home of retail anchors Safeway and Target. The re-development included the demolition of existing buildings, remediation of contaminated soils, grading, and site work. Construction of a keystone retaining wall was needed to level the site for the building pads and parking lot. Permanent fencing was also installed on top of the keystone wall to protect the public from fall hazards. Approximately 17,000CY of fill was imported to level the site, and an over excavation – crushing operation of native bedrock was used to provide usable fill and bedding material for utilities and footings. Drilling and pressure grouting below the footings was needed due to the volcanic soil conditions. All utilities installed for both tenants included electrical, fire water, domestic water, irrigation water, drywells, sewer, and communications conduits.

SAFEWAY

HILO, BIG ISLAND, HAWAII

CLIENT: SAFEWAY, INC.

ARCHITECT: MULVANNY G2 ARCHITECTS

SQUARE FEET: 61,000

FEATURES:

- Project was completed and turned over to the Owner ahead of the given schedule and opened on time for a successful store grand-opening
- Self-perform work included tilt-up concrete, flatwork, rough and finish carpentry
- Construction included sizeable coordination with Owner's subs and vendors

The new construction of Safeway is part of a 15.5 acre re-development project, Makaala Center - located in Hilo on the Big Island of Hawaii. This 61,000 square-foot grocery store is composed of 30 foot high single level precast tilt-up concrete panels, structural beams and columns, and open web joists. The building is waterproofed with a Sarnafil single ply membrane roofing system, elastomeric paint, and includes details designed by an independent waterproofing consultant. The exterior of the building includes 3 loading dock areas, architectural highlights such as a partial stone veneer wall, columns around a front eating area, stucco corbels supporting Gargoyle metal deck roofs over the entrance areas, and an architectural lighting display to showcase these features at night.

The interior design is modeled after Safeway's new Lifestyle Store Model which features a full, independent bakery, deli, and meat & seafood preparation area. Safeway's interior space features independent businesses that include Starbuck's, Bank of Hawaii, and a Pharmacy.

TARGET KAHULUI

KAHULUI, MAUI, HAWAII

CLIENT: TARGET CORPORATION

ARCHITECT: MULVANNY G2 ARCHITECTS

SQUARE FEET: 140,000

FEATURES:

- Tilt-Up Construction
- Precast Concrete Foundation

Maui's first ever Target store is located on Ho'okele Street as part of the Pu'uneneëShopping Center. The Maui store will be approximately 140,000 square feet, and will offer guests the everyday essentials and exclusive brands they have come to expect from Target. In addition, the store will include a selection of fresh produce, fresh packaged meat and pre-packaged baked goods, as well as a Starbucks and a Target Pharmacy, to further enhance guests' shopping experience.

Scope of work involved complete build out of the concrete structure using precast Tilt-up panels, exterior facade, and extensive sitework and landscaping.

The Tilt-Up construction of the store consisted of 74 panels with the tallest panel scaling at 42 feet high.

PEARL CITY GATEWAY MANANA

PEARL CITY, HAWAII

CLIENT: ROBERTSON PROPERTIES GROUP

ARCHITECT: ARCHITECTS HAWAII

SQUARE FEET: 97,700

FEATURES:

- Anchor tenants include Babies R' Us and PETCO
- 2009 Masonry Institute of Hawaii (MIH) Outstanding Masonry Project Recipient
- Pearl City Gateway stands at the center of Leeward Oahu's retail corridor with major big box retailers creating regional draw

New construction of a 97,700 SF community shopping center with retail stores and restaurants on a 13.5 acre site in Pearl City, Hawaii. The six buildings range in floor area of 5,500 to 46,000 SF. Pearl City Gateway includes approximately 668 parking stalls with loading docks for the major tenants located on the west side of the project. The scope of work includes core and shell of the six buildings, tenant fit-out for Babies R' Us and PETCO, on-site improvements, hardscaping, and off site-work with road widening and traffic modifications.

Structures are concrete spread footings, slabs on grade, CMU walls, and open-web steel joist roof framing. The building architecture visually reduces the volume of the development through details such as roof lines, columns, colors, and materials. The design also creates a fluid flow and gathering places for pedestrians.

HAWAII PACIFIC UNIVERSITY WATERFRONT LOFTS

HONOLULU, HAWAII

CLIENT: HAWAII PACIFIC UNIVERSITY

ARCHITECT: GROUP 70, INT.

SQUARE FEET: 160,000

FEATURES:

- Multi-phased renovation
- Design-Assist
- Extensive Energy Efficient Project - HAWAII ENERGY

FOR MANY YEARS THE ALOHA TOWER WAS AN ICON THAT GREETED THE EARLY VISITORS TO HAWAII. AFTER SEVERAL FAILED ATTEMPTS TO REVITALIZE THE MARKETPLACE, THE ALOHA TOWER NOW SERVES AS A THRIVING NEW HOME FOR 300 HPU STUDENTS.

The project consisted of the conversion of the 160,000 SF property of the Aloha Tower Marketplace, which was carried out into phases within the four 2-story buildings. Warehouse, office and retail units previously occupied the property and had to be converted into 84 apartment style lofts and campus spaces. The extensive renovation required the implementation of 3D BIM modeling and 3D Laser scanning to improve field efficiency, coordination, and design.

The additional scope included the entire deconstruction of the damaged clay tiles and the installation of the clay and new installation of more cost and energy efficient Sanafil PVC panels.

The project was completed several weeks ahead of schedule prior to the upcoming 2015-2016 school year for Hawaii Pacific University.


HAWAI'I PACIFIC
UNIVERSITY

UNIVERSITY OF HAWAII WEST OAHU

ALLIED HEALTH AND ADMINISTRATIVE BUILDING

KAPOLEI, HAWAII

CLIENT: UNIVERSITY OF HAWAII

ARCHITECT: PERKINS+WILL, KYA DESIGN GROUP

SQUARE FEET: 44,000

FEATURES:

- Classrooms and laboratories
- CMU Construction
- Self-perform Concrete and Carpentry

The Administration and Allied Health Facility (AAHF) at the University of Hawaii West Oahu (UHWO) campus consists of a two-story 43,442 square foot learning and office facility. Designed by architecture firms Perkins+Wills and KYA Design, the newly constructed building features the gable roof style that draws upon the architecture of sugar mills that once dotted Oahu, while the exterior masonry incorporates angular patterns that recall those on kapa, or traditional Hawaiian bark cloth, while the expansive second floor lanai features architecturally designed wood slat ceilings.

Prior to its construction, UHWO Human Resources and administrative staff were based off-campus until the AAHF building was completed. The new Administrative and Allied Health Facility now provides substantial office space to sustain the programs of the growing campus and a brand-new facility that will foster the health sciences program for many years to come.

808 FUTSAL

KAPOLEI, HAWAII

CLIENT: 808 FUTSAL

ARCHITECT: CDS INTERNATIONAL

PROJECT SIZE: 53,000 SF

FEATURES:

- Design-Build project
- Fast-Track Schedule

This is the Hawaii Division's first Design-Build project, that consisted of the design and construction of a 53,000 SF indoor futsal facility in Kapolei, Hawaii. Swinerton Builders partnered with Honolulu Architect firm CDS International on the design-build collaboration, and developed the first two-level air-conditioned futsal facility in Hawaii, which includes a retail shop, changing rooms, a full kitchen and food court seating area, and 3 full sized futsal courts surrounded by netting. The facility was designed utilizing BIM 360 Glue 3D modeling software, and was constructed using integral colored CMU walls and a structural steel roofing framing system that remained exposed as the final interior building finish.

KAMEHAMEHA COMMUNITY LEARNING CENTER AT MA'ILI

MA'ILI, HAWAII

CLIENT: KAMEHAMEHA SCHOOLS

ARCHITECT: SVA ARCHITECTS

PROJECT SIZE: 180,000 SF

FEATURES:

- Design-Assist
- Fast-Track Schedule
- HardiePanel System Exterior
- Missile Impact Glass

What was once an empty field of rocks and dry kiawe wood, is now a sanctuary of early education and family resources for the surrounding communities of the Waianae Coast. The Kamehameha Schools Community Learning Center at Ma'ili consists of a ground-up construction totaling about 10 acres of extensive sitework and the erection of 57,509 SF of mix-use buildings, which included an Infant Toddler Center, 3 Pre-School Buildings, and the Kauahale building which housed office administration and operations for the facility. The Kamehameha Community Learning Center provides an invaluable resource of early education and childcare, essentially creating 185 additional preschool seats and expanding the capacity from Kahe Point to Ka'ena Point by 20 percent, which will continue to benefit the people and families of the Waianae Coast for many years to come.

HAWAII TOKAI INTERNATIONAL COLLEGE AT KAPOLEI

KAPOLEI, HAWAII

CLIENT: TOKAI UNIVERSITY

ARCHITECT: JOHN HARA & ASSOCIATES

PROJECT SIZE: 85,000 SF

FEATURES:

- 2-Level steel frame and CMU concrete structure
- New Campus with student dormitory, classrooms, multi-purpose room and faculty offices

THE NEW HAWAI'I TOKAI INTERNATIONAL COLLEGE CAMPUS WAS DESIGNED BY THE SAME TEAM THAT DESIGNED THE UH WEST O'AHU CAMPUS, LED BY JOHN HARA & ASSOCIATES INC., TO BUILD ENVIRONMENTALLY FRIENDLY RESIDENCE HALLS, DINING FACILITIES AND CLASSROOMS FOR APPROXIMATELY 150 STUDENTS PRIMARILY FROM JAPAN.

Hawai'i Tokai International College is a state-of-the-art, 85,000 square foot, sustainable campus on three acres of UH West O'ahu land. The college has recently relocated from its Honolulu site on Kapi'olani Boulevard. Swinerton also self-performed the concrete scopes; pouring concrete slabs for the entire campus that included the multi-purpose room, administrative office, and student dormitories. The 20,000 sf multi-purpose room consisted of a metal structure with podium and served as a gymnasium and campus hall. The 2-level Office/Administration building and student dormitories were built using CMU concrete and framing.

MEDLINE WAREHOUSE

KAPOLEI, HAWAII

CLIENT: MEDLINE INDUSTRIES

ARCHITECT: WARE MALCOMB

SQUARE FEET: 40,000

FEATURES:

- Tilt-Up Construction
- LEED Silver Certification

The Medline warehouse marks the newest expansion of the worldwide medical supplier to the state of Hawaii. Swinerton successfully completed the state-of-the-art warehouse facility utilizing its laser screed machine to achieve exceptional flat levels on its warehouse floors, and self-perform concrete capabilities on the tilt-up construction. The warehouse consisted of 121 concrete tilt-up panels and achieved a flatness level of 66/52, setting records for a high standard of floor flatness in Hawaii. Upon completion, the Medline warehouse also achieved a LEED Silver certification.

DIAMOND HEAD SELF-STORAGE

HONOLULU, HAWAII

CLIENT: REIT MANAGEMENT AND RESEARCH

ARCHITECT: RIM ARCHITECTS

SQUARE FEET: 125,000

NEW SIX-STORY STEEL STRUCTURE WITH CONCRETE FOUNDATIONS AND ELEVATED SLAB ON METAL DECK.

Building is supported on 160 foot long precast piles. The exterior is pre-insulated metal panels on the makai (street) side and direct applied finish on the mauka (alley) side. The ground floor is dedicated to parking type storage while the five elevated floors are standard storage units with a climate controlled air system. The new building project was completed in 10 months in addition to the demolition phase that included completely removing an existing automotive shop.

PUBLIC STORAGE

HONOLULU, HAWAII

CLIENT: PUBLIC STORAGE, INC.

ARCHITECT: SUEDA & ASSOCIATES

SQUARE FEET: 200,000

FEATURES:

- Construction duration was 10 months
- 2007 GCA Hawaii Build Hawaii Nominee
- 2007 NAIOP Kukulu Hale Distinguished Entry

New construction of six-story steel frame building on a thickened concrete mat foundation, alleviating the requirements for a deep foundation system. Upper floors were constructed of lightweight concrete on metal decking. Project was built with zero lot lines with three adjacent properties, requiring extensive underpinning of existing buildings with micro-piles. Construction duration was 10 months.

MONSANTO KUNIA

KUNIA, HAWAII

CLIENT: MONSANTO COMPANY

ARCHITECT: AES ARCHITECT

SQUARE FEET: 78,600

FEATURES:

- LEED Silver
- Pre-engineered Metal Building
- Laser screeded slabs and layout with robotic total station
- Repeat client

MONSANTO HAWAII'S LEED SILVER RESEARCH STATION WILL WORK TO DEVELOP IMPROVED VARIETIES OF SEED CROPS FOR FARMERS. THE KUNIA LOCATION WILL MOSTLY FOCUSES ON CORN ALONG WITH SOYBEANS AND A FEW OTHER CROPS.

PHASE 1: The Seed Research Station is approximately 69,264 SF and includes administrative offices; meeting rooms; seed processing labs for various Monsanto groups including the Conventional Corn Program, Marker Assisted Breeding, Soybean Group, Trait Integration, Pre-Foundation, Foundation, and Production Research; a security command center; medical office and exam room; employee break and locker rooms with restrooms.

The Employee Building includes associated parking and roadways. The facility is approximately 6,600 SF and includes employee locker rooms, assembly and restrooms. The 3,000 SF construction of The 7 Box Dryer Building is an open air structure that houses Monsanto's Seed Drying Equipment.

PHASE 2: The 37,500 SF Shop/Warehouse includes administrative offices, a break room with restrooms, archive and electrical rooms and also include an exterior loading dock. The project also consists of a 20,000 SF Machine Shed with gravel flooring; a 1,000 SF T-framed metal Box Dryer building; and a 1,200 SF concrete pad housing a thresher with roll down plastic curtain acting as walls.

KALAELOA RENEWABLE ENERGY PARK

KAPOLEI, HAWAII

CLIENT: KALAELOA RENEWABLE ENERGY PARK LLC

PROJECT SIZE: 21 ACRES

FEATURES:

- Design-Assist

Project consisted of engineering, procuring, and constructing the solar park, which comprises of 20,800 photovoltaic panels. The park is built on 21 acres near Ewa Field, a former World War II-era Marine Corps airstrip on Oahu, Hawaii. The project involved the construction of Inverter pads, a control building and approximately 22 acres of ballasts, vertical supports and chords, and PV array panels for a complete renewable energy system.

The KREP project will reduce Hawaii's reliance on foreign oil and help the state meet its mandate to produce 40 percent of its electricity from clean, renewable sources by 2030. Based on U.S. Environmental Protection Agency estimates, the solar park will produce enough renewable power to prevent almost 11,000 tons of carbon dioxide emissions per year.

677 ALA MOANA

HONOLULU, HAWAII

CLIENT: REDICO

ARCHITECT: MGA ARCHITECTS

SQUARE FEET: 125,000

677 was an $11.4 million dollar project completed in a 12-month duration. The exterior curtain wall was a design/assist scope by Architectural Glass & Aluminum. Swinerton completed the project with zero safety incidents and within budget and was successful in working on the exterior of an occupied building with tenants. Swinerton coordinated the schedule and phasing plan to accommodate those tenants along with addressing road closures, and minimizing disturbances to businesses. The Design/assist approach allowed us to work closely with the architect and subcontractor to help make the Owner's vision come alive.

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