



## A Message From Our President

by Glenn Nohara

As we start the New Year, we are faced with some tough economic challenges on many fronts – worldwide, national, state, and local. Though these lean times may be different from what we have been enjoying during recent years, it is not something that we have not experienced in our company's thirty-five year history.

One thing that we have learned from our past experiences is that in tough times we cannot proceed with business as usual. Reductions in our overhead expenses have already been implemented and we will continue to look for ways to be more efficient. Projects that we were comfortable doing will not be flowing to us as in the past. We will need to seek out and work harder for projects that may be a little different for us. Our Deming methods will be all the more important as we move forward and conquer the challenges ahead. Team meetings, brainstorming, flow charts, and run charts will need to be stepped up. We need to adopt a new sense of urgency that is balanced with optimization, systems, and constancy of purpose.

For the past several years we have been educating and training ourselves. These sessions included the Deming Big Why's, Negotiating Skills, Understanding Personality Profiles, Handling Difficult Situations, Chaos Over, the job specific and ongoing safety and health training series. So moving forward, we know that we are equipped with the tools necessary to overcome the challenges ahead and together we can do it.

Yes We Can! 

## Project Highlight

### Honua Kai Phase I – South Enclave

by Russell Inouye



Ironically, the last article I had to write was done on Kaua'i for Poipu Beach. Currently, my office overlooks Kaanapali Beach with the whales distracting me all day long. It gets tough to sit in field offices all day long with these breathtaking views...

Located between Kaanapali Beach and Kapalua on Maui's west side sits **Maui Beach Resort Limited**

**Partnership's** newest creation **Honua Kai**. The 39.8 acres of beachfront property designed by **WCIT Architecture of Honolulu** consists of two condominium towers totaling 628 units and an intimate collection of 72 town homes. The towers feature studios as well as one, two and three bedroom units and are seven stories near the beach and ten stories further back.

As **Intrawest** and **Ledcor Group** prepare to unveil **Hokulani** (South Enclave) later this month, I will try to provide you with a brief three year history.

We brought our Deming principles to the "Valley Isle" and broke ground in late December of 2005. Initially, our work consisted of importing large amounts of dirt for the surcharge of the building slab and then the removal and excavation of the raft slab. Continuous dewatering was required to keep the entire building footprint dry due to the subgrade being below the existing ground water table. With the water table stabilized, **Nordic Construction** was able to pour thousands of cubic yards of concrete over several months. As the vertical construction continued, we were kept busy with the installation of utili-



Completed Hokulani building

ties (sewer, water, and drain), concrete walkways, heavy duty pavements, concrete curbs, a sewer pump station, mass excavation and grading, swimming pool excavation, installation of roadways and widening of adjacent county and state roads.

It was a total team effort from start to finish. We would like to thank **Ledcor Construction, Inc., Wilson Okamoto Corporation, WCIT, Department of Water Supply – County of Maui, Department of Transportation – Maui District, Department of Public Works – County of Maui, Wastewater Division – County of Maui and Plumbing Department – County of Maui** along with **Nordic Construction** for their help and expeditious response to questions and problems that arose. In addition, we would like to thank our subcontractors on this project **Hawaiian Dredging, Reef Development of Hawaii Inc., Sun Star Surveying, LLC, Maui Paving, Harry Asato Painting Inc.** and our major vendors **Hawaiian Cement, Irrigation Systems Inc.** and **Walker Industries** for the effort put into meeting the overall schedule.

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# Keeping Up With Mal

Happy New Year! Here we go...it's time for my Chinese Zodiac story. 2009 is the Year of the Ox or Buffalo if you wish. From my research, this is what I found on [www.springsgreetingcards.com](http://www.springsgreetingcards.com)...



"According to the Chinese Zodiac, the Year of 2009 is the Year of the Ox. The Ox, or the Buffalo sign symbolizes **prosperity through fortitude and hard work.** Those born



under the influence of the Ox or Buffalo are fortunate to be **stable and persevering.** The typical Ox is a **tolerant person with strong character.** Not many people could equal the **resolution and fearlessness** that the Ox exhibits when deciding to accomplish a task. Ox people **work hard without complaints at**

work or at home. They know that they will **succeed through hard work and sustained efforts, and do not believe in get-rich-quick schemes.**"

Interesting Ox people: Barack Obama, Margaret Thatcher, Kimberly Kubo (my youngest daughter) and Trevor Holt (my grandson). ♻️

## Koga Jobs

<b>Oahu Current Projects</b> .....	<b>General Contractor / Client</b>
Kaiser Moanalua Medical Center .....	McCarthy / Kiewit JV
Hilton Hawaiian Village	
Waikikian Tower .....	Dick Pacific Construction Co., Ltd.
Trump International Hotel & Tower ..	Albert C. Kobayashi, Inc / Kiewit JV
HRSOC .....	Dick Pacific Construction Co., Ltd.
HRT Medical Building .....	Kiewit Building Group
HECO Pole Foundations .....	Hawaiian Dredging Construction Company, Inc.

<b>Kaua'i Current Projects</b> .....	<b>General Contractor / Client</b>
Kukui'ula Plantation Core .....	Linthicum Custom Builders, LLC
St. Regis Princeville Hotel .....	Unlimited Construction Services, Inc.
Kaua'i Lagoons Affordable Housing..	Armstrong Builders, LLC
Kapa'a Homesteads	
0.5 MG Storage Tank .....	Kaua'i Builders, Ltd.

<b>Big Island Current Projects</b> .....	<b>General Contractor / Client</b>
Large Cesspool Conversion .....	Department of Human Services
Target Kona .....	Dick Pacific Construction Co., Ltd.

<b>Maui Current Projects</b> .....	<b>General Contractor / Client</b>
Honua Kai Lot 4 Kaanapali .....	Ledcor Construction, Inc.
Honua Kai Ph II .....	Ledcor Construction, Inc.

## Project Highlight

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Congratulations to **Ledcor Construction, Inc.** and all its subcontractors for working together to complete this undertaking. We would also like to congratulate **Intrawest Placemaking** and **Ledcor Group** on the completion of Phase I.

It would take up too much space to list every person that had a hand in this project...you all know who you are. However, I would like to



Aerial view, Hokulani foreground, Phase II in the background

acknowledge and thank them for the tremendous dedication they put forth daily. A special "mahalo" to the Koga employees who volunteered from Oahu, Kaua'i and the Big Island. I would also like to thank the families of these off island men for their

understanding of having their loved ones away during the week. I think you would have to agree that it is great to work for a company who has employees and families that are so dedicated.

I would especially like to recognize and acknowledge the overall Project Foreman **Robert "Bob" Connolly**, for volunteering to travel to the outer island "again" to take on this new challenge, commuting daily from Oahu, use of the Deming principles and for a job **WELL DONE!** In addition, I would also like to mention and thank late additions to the **"Maui No Ka Oi"** team which included Foremen **Lee Iboshi** and **Efren Mateo** along with Project Engineer **Keun "Not Kwan" Pak** for volunteering their services.

Last but not least, I would like to thank my wife Gwen for being understanding of my continuous work on the outer islands and handling the day to day responsibilities and necessities that go along with having two little girls. No words can express my sincere gratitude.

As the near future looks unclear for construction, it is important to remember to use the Deming Principles and Tools. Most importantly, do not forget the values that have brought us this far: Personal Responsibility, Safety, Integrity, Quality, Commitment, and Ohana (Family).

Until next time... "Maui No Ka Oi"! ♻️



Maui No Ka Oi!



# Koga Christmas 2008

by Kristi Koga

The Christmas Party Team comprised of Clay Asato, Brian Kunioka, Carol Koga, Lori Isara and myself were in for a "treat" this year. We are typically tasked with planning the Christmas party for all the employees of the company. This year we were blessed four times over as we planned four different parties on four different islands. Phew!! So, let me give you a quick run down on each fabulous event.



We started off on December 7th at the Maui Prince Hotel. The banquet room was beautifully decorated, the turkey and fixings were a special treat (especially for Keun) and the "Maui No Ka Oi" crew had a really nice time celebrating and bonding with each other. We would like to thank Byron Obregon for "volunteering" his expert emcee skills and Patrick Ancheta for bringing some additional party activities for the gang. Mahalo also to Lee Iboshi, Bob Connolly and Keun Pak for allowing their handsome likenesses for the gingerbread look alike contest!

On December 13th, we headed over to the very rainy Big Island for a party at the Volcano House atop the very majestic Kilauea Volcano. Although foggy and rainy, it really felt "Christmas-y" because of the cool weather up at the National Park. The setting there was so great, we have new aspirations to hold another company event there. Kudos to Kyle for choosing such a great venue! Mahalo also to Ken Grote, Willie Azevedo and Kyle Sakaitani for allowing the group to re-create their fantastic physiques... gingerbread style.

On that same day, another Oahu entourage headed over to the Garden Isle for the Kaua'i party. Here is a write-up by Andy Ragasa on that island event.



Andy with Kawehi Kahananui and the winning Kaua'i creation



Maui Koga Foremen – Lee Iboshi, Efen Mateo and Bob Connolly



Blaine Ah Sing working on his masterpiece at the Big Island party



Presley and Colleen Wann with musician Mike Young on Kaua'i

"Our Kaua'i Christmas Party was held on Saturday, December 13 at the Jasmine II Ballroom of the Hilton Kaua'i Beach Resort. The Koga 'Ohana braved the elements & flash flood warnings that day to attend our annual celebration at this beautiful venue. This year for the first time in over 10 years, management decided to have the respective islands hold their own Christmas party and I must say it went better than expected and everyone had a great time. As reluctant as he was about assuming the responsibility, Troy Furugen did an outstanding job as Master of Ceremonies. Glenn's slideshow was awesome as always and everyone had fun playing the games; Congratulations to Kawehi Kahananui, Kelcie Ragasa & Primo Kelihoomalulu for their winning "Gingerbread Man" imitations of Andy (Gor8rs) Ragasa, Presley (Da) Wann & Kip (All-Bust) Furugen respectively. Mahalo to Mal, Carol, Dennis, Sandy, Lori, Jits, Garrett & Hae Min for flying over from O'ahu to help us celebrate the occasion."

Last but not least, the final gala was held on Oahu at the Waikiki Beach Marriott Resort & Spa on December 21st. The guests were entertained by the "Kona Winds" band, and Oahu saw the comeback of the infamous emcee, Jits Kunioka. His original "Yes we can!" speech kept the audience at the edge of their seats, waiting with bated breath for each inspirational and poetic stanza. Mahalo also to our last group of jolly gingerbread men Kavin Denning, Alvin Fujioka and Flor Mendoza.

We would like to thank all the island vendors who supported each event. Your donations allowed each one of our well-deserving employees to go home with a generous door prize. Lastly, no matter where the party was located, a few things were quite evident. The crews all really enjoyed each others company and the well deserved time for fellowship and fun. And secondly, the feeling of "ohana" is evidenced by the camaraderie of the spouses, kids and employees at each event. Until next year...

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# KOGA REPORT

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Think Sitework...Say Koga!

## Koga Christmas 2008

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Glenn talking with the Big Island Crew



The Hamada family showing off their Kavin gingerbread at the Oahu party

## Koga Bits & Pieces

**Congratulations to the Koga Ohana!**

### **New Parents**

*T.Y. Ching* (Oahu Laborer) and *Chandie Silva*  
Baby Girl; October 23, 2008  
Heaven Lynn Kauakailani Ching

### **Condolences to the Koga Ohana on the recent passing of:**

*Floriano Acosta, Father of Billy Acosta* (Oahu Foreman)  
December 2008, age 81

### **Koga Christmas Party 2008**

Congratulations were given to the following employees for their years of service at Koga Engineering & Construction, Inc.

**10 years:** *Asotasi Afi*

**20 years:** *Alex Calumag* and *Marc Johnson*



*Asotasi Afi*



*Alex Calumag*



*Marc Johnson*