



 **PROJECT HIGHLIGHT**

**Kukui'ula
Plantation Core**

by Andy Ragasa

The spirit and seductive charm of classic Hawai'i combined with the transcendent beauty of the Garden Island is displayed no more prevalently than on the south shore of Kaua'i. Here, the 'aina is cherished by generations and preserved by all who call it home. Here, an iconic new luxury community has come to life, the first in Hawai'i in over a decade. *Kukui'ula*, "red light of the kukui nut", so named for the guiding red flame that led ancient Polynesian voyagers back home to Kaua'i, is 1,000 acres overlooking the blue Pacific. *Kukui'ula*, once revered by royalty for its beauty and deep rooted culture, is like no other place in Hawai'i. It possesses the *mana* that draws people home and allows families to discover the gift of reconnection.

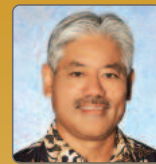


Main Entry Drive Plantation House

Kukui'ula is owned and developed by *Kukui'ula Development Company (Hawai'i), LLC*, a joint venture by *A&B Properties, Inc.* and *Arizona-based DMB Associates, Inc.* Located within this new master-planned resort community is the recently completed *Kukui'ula Plantation Core*. Officially named the **Club at *Kukui'ula***, it is the social and recreational centerpiece of the community, the resort's focal point and home to its core amenities. It is spread across 20 acres and consists of more than 20 building structures, the primary one being *The Plantation House* occupying 20,000 square feet. Other facilities include a spa and fitness center complete with a lap pool, treatment rooms, steam and sauna facilities and an extensive collection of fitness equipment. The golf clubhouse is equipped with men's and women's locker room facilities and an aquatic facility which includes a beach pool, a vanishing pool, a water slide and



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 **MESSAGE**

**From Our
President**

by Clay Asato

Aloha! Half of our fiscal year is complete and our industry is still in a relatively flat economic environment. The estimating department is still busy though and our outlook has not changed. We are still hopeful that by the end of this year going into 2012 things will start picking up. We are fortunate that Kaua'i has been busy and the Big Island is starting to pick up. Thanks to everyone for "digging in" as we endure these tough times.

Algae for jet-fuel? Now that's an interesting concept. One of our projects on Kaua'i involves algae farming or "algaculture." Being involved in this unique project invoked my curiosity so I did some research in this area. Here is a brief summary of what I learned. Algae is a rich source of essential nutrients like carbohydrates, protein, enzyme, fiber, vitamins and minerals. There are many different types of algae. Microalgae is what will be produced to create jet fuel. It is one of the fastest growing plants in the world and 50% of its weight is oil. Its oil production per acre far exceeds that of rapeseed, soybeans, palms, jatropha and corn. Since 1978, the US Department of Energy has studied the use of algae for fuel. However, in 1996, they discontinued the study because the cost and technology of this fuel process could not compete with the price of oil at the time (\$20 per barrel). Now with continued advancements in research and technology coupled with the rising price of oil (\$90+ per barrel), it will be only a matter of time before algae fuels are competitive with fossil fuels.

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Kukui'ula Plantation Core

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lagoons and an outdoor bar and restaurant facility.

Koga Engineering & Construction, Inc. performed the civil sitework and excavations for the Kukui'ula Plantation Core. We were part of an excellent team of subcontractors, vendors and suppliers assembled for this project by general contractor Linthicum Custom Builders, LLC. Koga's work included foundation preparations for all the buildings and other structures including site walls, cart paths and sidewalks, installation of all underground sewer, drain and water improvements, excavations for all underground electrical, condenser water, plumbing and gas lines, subgrade preparation for the main entry drive and parking lots as well as finegrading the remainder of the site for landscaping.

A dedication ceremony commemorating the grand opening of the Club was held on December 14, 2010 following a construction period that spanned a little over two years. The construction progress was marked by many challenges including a work stoppage in October 2008 of all the buildings with the exception of The Plantation House due to the downturn in the economy. After extensive redesigning and rebidding to meet budget and schedule constraints, the owner made the decision to move forward with the project in its entirety and construction of the remaining structures restarted a year later in October 2009. The owner's commitment to moving forward came with the challenge for the entire project team to deliver the facility by the end of 2010. When asked to comment on the project's inspiration, Jeannine Doyle, President and COO of Linthicum Custom Builders, LLC stated, "...it took commitment from all members of the team – the owner, the subcontractors and vendors and the design team working in conjunction with the

Linthicum team to achieve the goals. Everybody rolled up their sleeves and made decisions to move the project forward as effectively as possible."

The Kukui'ula Plantation Core project was a most welcome commodity at a very demanding and challenging time in our economy. We'd like to take this opportunity to thank Eric Linthicum and Jeannine Doyle and commend their team of very professional individuals at **Linthicum Custom Builders, LLC**. Their responsiveness, dedication and understanding made for a pleasurable experience throughout the construction duration. Congratulations to them and all their subcontractors for a job well done. Congratulations also to the entire **Koga Engineering 'Ohana** who were involved in one way or another with this successful project. A special mahalo goes out to Foreman **Jordan Kahananui** with assistance from **Presley Wann, Kip Furugen and Bradley Sarmiento**. They along with their crews ran a smooth project from start to finish. Last, but not least, congratulations to **Kukui'ula Development Company (Hawai'i), LLC**. Their commitment to moving forward with this project even in the most challenging of economic times is to be commended. Best wishes for the continued success of Kukui'ula. We look forward to working with all of you again in the very near future.



The Kukui'ula Team

Until next time, 'ā hui hou mālama pono...



Keeping Up With Dennis

It's been 6 months since I retired, and let me tell you, it is great! My initial concern was about losing touch with good friends and colleagues that I've worked with over my 36 year career. Gladly, that has not happened. I am working for Koga Engineering & Construction, Inc. and the new management team as a consultant, doing estimates and marketing. The marketing part is great, doing estimates...well, let's just say, Jits is a slave driver. I do about two to three estimates per month. The only drawback is that I'm working harder now than when I was a partner.

I report to work every day and work between four to eight hours or about 100 hours per month. The rest of my time is spent watching the stock market, marketing, golfing, going on trips or at home looking at my list of "Things to Do".

I am glad to report that the new Koga team is doing a super job with a very smooth transition over the new year. The ideas and systems that have been implemented since my retirement show me that this team is "on it" and will be successful. Their spirit and camaraderie is awesome. Keep up the good work!

As a consultant, I have the best of both worlds. I get to see everyone daily and still have the time to do my own thing...including my wife's "To Do" list.



SAFETY

by Kristi Koga

Koga Engineering & Construction, Inc. participates annually in the National AGC Safety Awards program. This program has been an ongoing effort since 1991 to offer AGC members an opportunity to evaluate their safety record. A participating company's safety statistics is compared with similar size and type AGC contractor members both locally and nationally. The National AGC Safety Awards provides Koga Engineering a great opportunity to compete for nationally recognized awards. There are 3 categories for awards. AGC Chapter Safety Awards, AGC Member Awards and the GCA Member Awards. Congratulations to everyone at Koga for receiving the **2011 GCA Best in Category Award for Municipal-Utilities 224,999 to 80,000**.

On another note, we'd like to thank all of our team members who continue to come to our training classes to further their knowledge and field skills. Many of the federal jobs now require complete listings of all the certifications of our crew so these classes allow you to continue working on these type of projects. Also, with changes in regulations and new equipment, it is always a good thing to continually update your knowledge on a topic. Thank you for your efforts to be a life-long learner!

Message From Our President

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This is just another reminder that no industry including construction is insulated from change and advancements in technology. It has been said that the best way to predict the future is to create it. Keep imagining...
Till next quarter.

PROJECT NAME

GENERAL CONTRACTOR/CLIENT

O'AHU

Alapai Transit Center Renovation	Designer Built Systems, Inc.
Air Cargo Handling Expansion	Ralph S. Inouye Co., Ltd.
Campbell High School 8 Classroom Bldg.	Layton Construction
Cancer Research Center	Albert C. Kobayashi, Inc.
Craigside Retirement Residence	Nordic PCL Construction, Inc.
Pacifica Honolulu	Ledcor Construction Hawaii LLC
Pearl Harbor Fitness Center	Kiewit Building Group, Inc.
Regional SATCOM Center WAAF Waterline	ERRG Inc.
Valleyview Slope Repair	AOAO Melemanu Woodlands
Repair BEQ Bldg 229 - Whitmore	Hawaiian Dredging

MOLOKA'I

Blessed Damien Catholic Church	Nordic PCL Construction, Inc.
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KAUA'I

Kukui'ula Plantation Core	Linthicum Custom Builders, LLC
Kekaha Cesspools Conversion	State of Hawai'i HPHA
Kaua'i Algae Farm	Hawaii BioEnergy, LLC
Pipeline Replacement Wailua & Kuamo'o Road	DOW Kaua'i
Pa'anau Village Housing Ph II	Shioi Construction, Inc.

BIG ISLAND

Lanakila Housing	Alan Shintani, Inc.
Hilo High School Gymnasium	F&H Construction
La'ilani Rental Housing Cesspool	DAGS
Campus ADA Improvements	Alan Shintani, Inc.
Waikoloa King's Land - Parcel K	Hilton Worldwide, Inc.



Waikoloa Kings' Land Crew



Kaua'i Algae Farm



Cancer Research Center



La'ilani Rental Housing Cesspool, Hilo

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Koga Bits & Pieces

Congratulations to our 2011 Graduates!

Victoria Acosta, daughter of Villamor Acosta (Koga Foreman)
Campbell High School

Savannah Anderson, daughter of Yolanda Anderson (Payroll Clerk)
Campbell High School

Brisan Kunioka, son of Brian "Jits" Kunioka (Koga VP of Estimating)
Punahou School



Victoria Acosta and Savannah Anderson



Brisan Kunioka (and family)

Happy Retirement!

A long overdue retirement party was held for Malcolm Koga, the founder of Koga Engineering & Construction, Inc. Malcolm founded the company in 1973 and after 38 years of service, currently serves on the Board of Directors as Chairman Emeritus.

