



GOTO CONSTRUCTION INC.

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INTRODUCTION

Providing construction and project management services to a wide variety of public and private sector clients has accounted for a large percentage of our work in the past 29 years since the company was started by David Goto. With capabilities that carry a project from inception to completion, we play an important role in assuring that every phase of the project is effectively controlled. Through planning, design, construction and move-in, the focus is on achieving the owner's goals for cost, schedule and quality. Finishing projects on schedule, within budget, and exceeding the Owner's expectation, whether it's a \$50,000 or a \$150 million project is the total objective.

Our commitment is to provide the highest quality construction services to clients that will help them achieve the goals of their construction program in an ethical, creative and cost-effective manner.

SERVICES:

Construction and Project Management

Focusing on the management of the planning and design phase, bid and award phase, construction phase, and closeout through occupancy of a single project. Services may include:

- Project definition
- Development of a realistic and complete budget
- Review of documents for coordination and constructability
- Schedule of planning and design activities
- Management of information systems
- Optimizing strategies for purchasing and phasing construction
- Soliciting bidders to ensure competitive prices
- Schedule control
- Cost control
- Quality control
- Commissioning
- Closeout and document turnover
- Transition to occupancy
- Post-occupancy evaluation

Design-Build

We offer integration of the design discipline with construction to provide a finished product that satisfies the owner's program requirements. This approach is both a science and an art, offering one of the most cost efficient project delivery. We select from proven design professionals to join with us in a team approach to deliver a complete project in a compressed schedule at a predetermined budget. This method delivers savings in cost and time, and establishes a team approach at the onset with the advantage of minimizing possible owner-designer-builder conflicts. Goto Construction, Inc. excels at this delivery approach offering the experience of numerous past projects employing this proven methodology.

Commercial Tenant Improvements

Tenant improvement construction, that is, the improvement of office, restaurant, commercial, retail or industrial spaces is a specialty discipline in the construction industry not suited to all builders. Tenant improvement construction requires a contractor capable of providing the attention necessary for the project. We are specialists in food service establishments to include; high end restaurant and bar facilities to large scale food service warehouse storage and freezer construction. The assembly of a team of specialty contractors in partnership with Goto Construction, Inc. management and in house crews insures smooth job progress in concert with the owner, property management, and all others involved in the process. Goto Construction, Inc. crews take pride in their work by paying attention to every last detail to produce quality construction. Past projects include quality name brand showrooms at resorts and regional shopping centers to corporate headquarters in high rise towers in downtown Honolulu.

Building Renovations

Goto Construction, Inc. uses its extensive experience to examine buildings and propose solutions to the owner's team for review and decision. Building surveys, consider existing conditions, possible problems, current codes, regulations, etc. resulting in professional appraisal and developed problem solving solutions. Projects vary in size and scope, however, Goto Construction Inc.'s service and commitment remains consistent.

Playground and Play Surfaces

We have contracted with the City and County of Honolulu and Kamehameha Schools to design, construct and install over 30 playgrounds on three islands in the past four years. We represent cutting edge Kompan Play Structures that offer more than the conventional swings, slides and teeter totters, and provide durable equipment requiring tactile and cerebral thought process to challenge little as well as larger children. Bridges, domes and towers that can be completely circumnavigated offer physical as well as mental challenges. In concert with the play structures we are

distributors and installers of a myriad of play surfaces to choose from, be it Turf and Foam, Pour in Place rubber granules or Rubber Tile squares, all of which can be tailored to the latest CPSI fall height surfacing standards.

Program Management

Program Management is the development of a comprehensive program for the design, development and implementation of a large scale, multi-project facilities program, generally occurring over several years or longer. Program management services may include:

- Condition assessments
- Facilities master plan
- Implementation plan
- Master program schedule
- Program budget and budget control system
- Cash flow analysis
- Project prioritization
- Management information system

Value Engineering

Value engineering analysis focuses on meeting the functional requirements of the building at an acceptable cost while maintaining the highest quality possible. Each building system and its components are analyzed for adequacy, efficiency, and length of useful life and cost. Life cycle costs are established for alternative systems and components. Our strengths in securing various engineering disciplines for this review, combined with daily hands on experience, can be a significant benefit to the owner.

Value engineering analysis is divided into four phases: **information exploration, analysis, planning and implementation**. The information phases define who the owner/users are and their needs and wants. The exploration phase is pursued to generate as many ideas as possible utilizing a *brainstorming* approach. These ideas are then evaluated and ranked for feasibility based upon critical criteria. The last phase, planning and implementation takes the best ideas and provides an in-depth review for evaluation by the decision-makers for final selection.

Typical value engineering sessions would include:

- Identification of needs and definition of function
- Creative solutions to meeting the basic needs or function
- Developing the costs for the various alternative solutions
- Evaluation and ranking of the various solutions based on project criteria, feasibility of implementation and cost
- Selection of the optimum solution and implementation

Analysis of cost is not limited to the first costs, such as basic construction costs but should include all costs, such as operation cost, maintenance cost, life expectancy, and all other aspects of life cycle cost. For example, using a

material or system that is 80% of the cost of an alternate but will last just five years, rather than twenty years, may not be a prudent decision. Consideration of life cycle costs can actually result in project solutions that increase the first cost of the projects but are in the owner's best long-term interest.

Key Accomplishments – Goto Construction, Inc.

EATING HOUSE BY ROY'S AT KAPOLEI COMMONS, Kapolei, Oahu.

Complete new construction of a 5,900 square foot eating establishment for the reknown Chef Roy Yamaguchi in the newly constructed Kapolei Commons Center. "open view" kitchen in a rustic décor to simulate a restaurant in Honolulu circa 1849, featuring comfort food menu with the panache of Chef Roy's Pacific Rim Cuisine.

Project cost \$1,860,000

Developer: Ry-12, Inc.

Architect: BKF & Associates, LLC

EATING HOUSE BY ROY'S AT INTERNATIONAL MARKET PLACE, Honolulu, Oahu.

Complete new construction of a 6,600 square foot eating establishment for the renown Chef Roy Yamaguchi in the newly opened International Marketplace in the center of Waikiki.

Project cost \$3,425,000

Developer: Ry-12, Inc.

Architect: BKF & Associates, LLC

DEMISING WALLS AND BARRICADE WALLS AT INTERNATIONAL MARKET PLACE

Construction of 6,000 lineal feet of demising walls and 1,400 lineal feet of level 5 finish temporary barricade walls at the newly constructed International Marketplace for the Taubman Centers Group

Project cost \$1,500,000

Developer: The Taubman Centers

Architect: Plans per Sachse created work orders

INTERIOR ALTERATION FOR WISMETTAC, Honolulu, Oahu.

Construction of a 5,000 square foot state of the arts office facility for the Wismettac within the confines of a 22,000 square foot Asian Foods Group

Project cost \$674,800

Developer: Wismettac Asian Foods, Inc.

Architect: Bryce E. Uyehara, AIA, Inc.

NISHIMOTO SIDING REPLACEMENT, Honolulu, Oahu.

Description:

Project cost \$1,300,000

Developer: Kamehameha Schools

Architect: Next Design

SHERATON WAIKIKI RUMFIRE REFRESH AND EXTENSION, Honolulu, Oahu.

Time sensitive accelerated construction of a new bar area counters and equipment, seating, outdoor aluminum cabanas, flooring, banquettes, custom iron grill work, custom wood entry doors, custom millwork and casework, stone counters, bathroom renovations and new tenant space improvements. Project duration ongoing.

Project cost \$880,000

Developer: Kyo-Ya Hotels and Resorts

Architect: Pacific Asia Design Group, Inc.

SHERATON PRINCESS KAIULANI LOBBY REFRESH, Honolulu, Oahu. Time sensitive accelerated complete lobby area refresh to include drywall, painting, flooring, planters, cabinetry, electrical, carpentry, plumbing, carpet awnings, windows, furniture install, signage, artwork, restaurant flooring, banquettes

Project cost \$760,000

Developer: Kyo-Ya Hotels and Resorts

Craig Lovett Director of Engineering

SHERATON WAIKIKI KAI MARKET & HAPAS PIZZA RENOVATION, Honolulu, Oahu.

Build-out of new restaurant to ground floor of Sheraton Waikiki Hotel to include: selective demolition, carpentry, doors and windows, gypsum drywall, painting, tile, carpeting, install furniture, plumbing, HVAC and electrical. Kyo-ya based demand for new restaurant renovation of main dining area to ground floor of hotel. Developer:

Project Cost: \$464,806

Developer: Kyo-Ya Hotels and Resorts.

Architect: Next Design

SHERATON WAIKIKI LAWSON CONVIENENCE STORE EXPANSION, Honolulu, Oahu.

New addition to existing Lawson Station @ Sheraton Waikiki Hotel to include: selective demolition, carpentry, doors and windows, gypsum drywall, painting, tile, hard ceilings. carpeting, install furniture, plumbing, Kitchen equipment, HVAC and electrical. Project scope includes a 1100 square foot addition to the existing Lawson store to create a new liquor and retail outlet to supplement hotel client's needs.

Developer: Kyo-Ya Hotels and Resorts
Architect: Wanderlust

LAWSON CONVIENENCE STORE at HYATT PLACE WAIKIKI, Honolulu, Oahu.

Complete new 1800 square foot store at the Hyatt Place Hotel in Waikiki to include demolition, store furnishing, walk in freezer/refrigerator, acoustic ceilings. carpentry, doors and windows, gypsum drywall, painting, tile, carpeting, install furniture, plumbing, Kitchen equipment, HVAC and electrical.

Developer: Lawson Hawaii
Architect: Peter Vincent Architects

KAMEHAMEHA SCHOOLS PRESCHOOL HE'EIA, He'eia, Oahu.

New six-classroom preschool facility of approximately 9,400 SF complete with all sitework, parking lot, and playground structures. School is ADA compliant and the first LEED's Gold certified facility for Kamehameha Schools.

Developer: Kamehameha Schools
Architect: Bryce Uyehara, Bryce Uyehara Associates
Project Cost: \$2,232,458.00
Date Completed: 1/31/2011

KAMEHAMEHA SCHOOLS HE'EIA FISHPOND –

New Caretaker's Residence, He'eia, Oahu.

A 3,800 SF combined ocean research facility and caretaker residence for the He'eia fishpond.

Developer: Kamehameha Schools
Architect: Bryce Uyehara- Bryce Uyehara and Associates.
Project Cost: \$980,220.00
Date Completed: 6/30/2009

ROYAL HAWAIIAN HOTEL TOWER CORRIDOR WINDOWS, Waikiki, Oahu

Royal Hawaiian Hotel Tower Corridor Windows. Waikiki, Oahu. The corridor windows of this historic hotel were deteriorated and no long weather-tight. The scope of this \$561,000 project was to replace all the windows down the single-loaded corridor, with the added challenge of not disturbing the guests, either with noise or by impeding access to their suites, all while the hotel was at 100% occupancy. Work was carefully sequenced so that the original windows were removed and new ones installed before the end of the day. This work was performed as Design-Build in-house.

Owner: Kyo-Ya Hotels & Resorts
Chief Engineer: Mr. Francis Anderson
Project Cost: \$561,000.00
Date Completed: 6/30/2012

ROYAL HAWAIIAN HOTEL ORIGINAL TOWER WINDOWS, Waikiki, Oahu.

For this \$267,000 project, 42 windows from 12 guest suites were removed, replaced new wood trim install and painted, in a manner that would minimize the time the rooms would be out-of-order. Working with the hotel staff, Goto contractors were granted access into a suite immediately after a guest had checked out and we had to return the room into service by the next day. This work was performed as Design-Build in-house.

Owner: Kyo-Ya Hotels & Resorts
Chief Engineer: Mr. Francis Anderson
Project Cost: \$267,000.00
Date Completed: 3/31/2012

WAYLAND BAPTIST UNIVERSITY, Mililani, Oahu

This project was the conversion of an old sales office and business office for the developer of Mililani into a university with classrooms, book store, and business offices. Work included demolition, new interior walls, doors, windows, flooring, ceilings, air conditioning and then installation of FF & E for the university. AS with many renovation projects, this project had several surprises that required additional work and solutions to be developed such as the air

conditioning system was not functioning properly. The system was modified and serviced to perform without having to replace the entire system.

Owner: Wayland Baptist University
Architect: Hale Takazawa
Project Cost: \$393,400.00
Date Completed: 9/30/2011

WKF, INC.- Honolulu, Oahu

For many years Goto has been renovating and maintaining the Australian Consulate residence and their offices located in the Bishop Trust Building (BTB) at 1000 Bishop Street. Then in late 2011 Goto was awarded a \$50,000 tenant improvement project for the Consulate offices which has led to 22 TI projects at BTB, HPU, the Executive Center and other buildings owned by WKF or their affiliates and the construction of a million dollar house for the son of one of the WKF owners. Our portion of the tenant work that we have completed in-house to date is approximately \$227,000 and we have pending proposals for more than \$100,000 more. The total cost of these renovations is well above one million dollars. The projects have varied from renovating offices while occupied to reconfiguring offices to create new spaces for larger or smaller businesses. The largest single project was about 7000 SF to create offices for Ohana Broadcasting and their six separate radio stations. Work performed in-house and/or overseen on the typical project includes; demolition, framing and hanging walls, electrical, plumbing, ceilings, painting, carpeting, VCT, air conditioning, doors and windows. One challenge in performing this kind of work is to minimize the disruption to the tenants of the building (which are primarily legal firms) from things such as use of the elevators, noise, offensive odors, utility outages, protection of common area finishes as materials are transported in and out. To satisfy these requirements we have worked nights, weekends, holidays and sequenced the work to perform the disruptive work after hours and work during business days on non-disruptive work

Owner: WKF, Inc.
Project Manager: Freddie Realista
Project Cost: \$1,000,000.00 +
Year Completed: Ongoing

MARKET CITY FOODLAND SUPER MARKETS RENOVATION, Kaimuki, Oahu.

Renovation of the 28,000 SF supermarket while it remained open. Renovation included replacing the primary switchgear, the entire air conditioning system and the refrigeration systems. Old systems had to remain in service until new systems were operational.

Developer: The Sullivan Companies
Architect: Robert Domingo, Retail Design Group
Project Cost: \$2,888,838.00
Date Completed: 7/31/2008

EPIPHANY EPISCOPAL CHURCH RENOVATIONS, Kaimuki, Oahu.

Addition of about 400 SF of new Sacristy and Primary Switchgear vaults, removal of structural walls to create one open meeting room that can be divided with movable partitions into three classrooms, creation of a commercial kitchen and restrooms. Scope included bringing in new 800 amp HECO service and providing central air conditioning. All of this was done with the church and affiliated preschool remaining open

Developer: Epiphany Episcopal Church
Architect: Donald Botsai, Donald Botsai AIA
Project Cost: \$700,921.00
Date Completed: 7/31/2011

PU'UWAI REEF COTTAGES, Diamond Head, Oahu

Three luxury homes built on a 64,000 square foot oceanfront lot with a common entry and motor court. The homes were built to Exposure "D" standards, and intended to sell in the price range of \$10 - \$15 million each.

Developer: Duncan MacNaughton, The MacNaughton Group
Architect: Mark de Reus, Hart Howerton & Associates
Interior Design: Jon Staub, Philpotts Interiors
Landscape Design: Steve Mechler, The Mechler Corporation

DAVID KAWANANAKOA RESIDENCE, Waimanalo, Oahu

Four unique pods built on an exclusive oceanfront property. Distinctive Balinese design with thatched and ironwood roofs, hand-carved columns, and lauhala basket weave ceilings.

Architect: Source Tropical

Interior Design: Mary Philpotts, Philpotts Interiors

SALEVAA ATISANOE RESIDENCE, Maile, Oahu

Unique 8,000 square foot oceanfront residence with guest hale. The home was designed and constructed for the special needs of the owner, former Sumotori Konishiki, champion sumo wrestler. Unusual features included second floor reinforced concrete slab floors, 4 ft. by 8 ft. doors and a moat surrounding the furo tub to catch the 180 gallons of water displaced when the owner entered the Japanese style tub.

Architect: Stanley Yasumoto

COCO COVE KALAKAUA, Waikiki, Oahu

Specialty store, tenant improvement for the Sullivan Companies at the former site of the Waikiki Theater. This 6,000 square foot store was completed in 3 months. Unique features of this store included concrete stained floors and FF&E shipped in from Tennessee.

Owner: The Sullivan Companies

COCO COVE BEACHWALK, Waikiki, Oahu

The Sullivan Companies requested that Goto Construction construct their first store of the genre, in 8 weeks to coincide with the opening of the new Embassy Suites Beachwalk. The project was completed on the due date and at the same time that the building permit was issued.

Owner: The Sullivan Companies

Cockett Residence, Waianae, Oahu

A new 3,200 SF custom residence designed in conjunction with Robert Lazo, Architect in a gated community in Makaha Valley.

Owner; Dr. and Mrs. Abraham Cockett.

Architect: Robert Lazo, AIA

Hulihe'e Residence, Kahala, Oahu

A 3,000 SF custom residence and hula halau structure on Aukai St. in Waialae-Kahala

Owner: Ms. Lehua Hulihe'e

Architect: Robert Lazo, AIA

Hunsaker Residence, Diamond Head, Oahu

A 2,400 SF custom residence built on the Diamon Head hillside.

Owner: Mr. & Mrs. Mark Hunsaker

Architect: Clarence Fong, AIA

Lee Residence, Waimanalo, Oahu

A 4,400 SF custom Residence

Owner: Dr. & Mrs. Worldster Lee

Architect: Fred Sutter, AIA

Renovations to McVay Residence, Manoa, Oahu

Complete restoration of a sixties era residence on the Manoa Valley hillside, to include new windows, gazebo and sun lanai. Wiring and code defects brought up to date.

Owner: Mr. and Mrs. Wade McVay

Architect: Robert Lazo, AIA

Renovations to Chong Residence, Moanalua Valley, Oahu

Addition of 800 SF and renovation of 1600 SF of the house

Owner; Vincent and Shirley Chong

Architect: Robert Alexander Lazo Architects

Renovations to Lee Residence, Manoa, Oahu

Interior renovations to home.

Owner; Mrs. Patricia Lee

Architect: N/A

Renovations to Liu Residence, Waialae Iki, Oahu

Complete renovation of residence including providing hurricane tie-downs, replacing windows with insulated low E glazing, replacing air conditioning systems

Owner; Dr. Phil and Dr. Letty Liu.
Architect: Clarence Fong AIA

Renovations to Kawanakoa Residence, Lanikai, Oahu

Addition of an in-laws quarters.

Owner; Quenton and Liz Kawanakoa
Architect: DSB Enterprises

Renovations to Okura Residence, Waikiki, Oahu

Complete gutting and renovation of a 660 SF oceanfront condo on the Gold Coast

Owner: Patricia Okura
Architect: Goto Construction

Renovations to Guertler Residence, Mariner's Ridge, Oahu

Re-building approximately 800 SF of sun decks to include upgrading decking to "ipe'e" and complete joisting and posting

Owner; Dr. Lee Guertler
Architect: N/A

Renovations to Harrington Residence, Kahala, Oahu

Interior renovations for client, to include creating a Japanese style tea room with "tatami" mat flooring and bathroom renovation to include a "furo" and shower area

Owner: Mr. James Harrington
Architect: N/A

Renovations to Australian Consulate Residence, Waialae Iki, Oahu

Goto has completed numerous renovations during the last ten years at this Consulate, including the renovation of the kitchen, tiling the pool, replacing railing,

Owner; Australian government
Architect: various

Renovations to Saunders Residence, Diamond Head, Oahu

Interior and exterior renovations to include: windows, doors kitchen and cesspool upgrades in the Blackpoint area.

Owner: Mr. and Mrs. William Saunders
Architect: SPQ Architects

Other projects completed by Steve Timpson prior to working with Goto Construction. Steve would be assigned to be the Project Manager for this anticipated project;

Director of Construction

OUTRIGGER WAILEA RESORT, Wailea, Maui

528 rooms, combination 8 story tower plus 3 and 4 story clusters
Reposition and upgrade resort to "Four Star" status.

Design/build: Pankow Construction and
Wimberly Allison Tong & Goo Architects and Planners

Director of Construction

OUTRIGGER WAIKOLOA RESORT, Waikoloa, Big Island

543 rooms, two 6 story towers, demolition of 40,000 square feet
Reposition and upgrade resort to "Four Star" status.

Design/build: Pankow Construction and Architects Hawaii

Director of Construction

OUTRIGGER GUAM BAYVIEW HOTEL, Tumon Bay, Guam

600 rooms, 25 stories, structural steel. Represented hotel operators in the design and construction of new hotel.

Owner: Tanota Partners

Architect/Contractor: AES

Director of Construction

OUTRIGGER REEF FIJI HOTEL, Vitu Levu, Fiji
207 rooms, four 4 story towers and 47 individual bungalows, CMU/thatched roof design.
Represented hotel operators in the design and construction of a new hotel.
Owner: Hillview Partners
Architect/Contractor: Northern Pacific Management Pty Ltd.

Director of Construction

OUTRIGGER MARSHALL ISLAND RESORT,
Majuro, Marshall Islands
149 rooms, seven 3 story clusters, Waffle-crete construction
Represented hotel operators in the design and construction of new hotel.
Owner: Pacific International

Director of Construction

OUTRIGGER HOTELS AND RESORTS, Waikiki, Oahu
Numerous capital budget projects such as air conditioning plant installations, concrete restoration work, exterior painting, roof replacements, energy efficiency improvement projects and interior tenant improvements.

Senior Project Manager

DUTY FREE SHOPPERS SETTLEMENT, Waikiki, Oahu
Restoration of 103 properties at a cost exceeding \$5 million due to the dewatering program used in the construction of the Duty Free Shoppers store, causing surrounding property settlement. Affected properties included Iolani School, numerous Outrigger Hotels properties and was completed without any litigation.

Senior Project Manager

HAWAII NATIONAL BANK, Main Branch,
Honolulu, Hawaii
500,000 square feet, 8 story building, architectural concrete
Owner: KJL Incorporated
Architect: Bank Building Corp.
Contractor: Pacific Construction Co., Ltd.

Senior Project Manager

SERVICE SHOPS CONSOLIDATION PROJECT,
Pearl Harbor, Oahu
200,000 square feet, top security nuclear repairs facility,
tilt-up/structural steel
Owner: United States Navy
Architect: Ralph Parsons
Contractor: Pacific Construction Co., Ltd.

Senior Project Manager

PANASONIC DISTRIBUTION CENTER, Aiea, Oahu
80,000 square foot office/warehouse, tilt-up
Owner: Grosvenor Jardin
Contractor: Pacific Construction Co., Ltd.

Senior Project Manager

WESTBURY CONDOMINIUM, Waikiki, Oahu
136-unit high-rise hotel/condominium, 40 story slip-form on an unprecedented one-floor-per-day cycle. Completed \$2 million under budget and 4 months ahead of schedule.
Owner: Westbury Development
Architect: JoPaul Rognstad
Contractor: Pacific Construction Co., Ltd.

Senior Project Manager

TAPA TOWERS HILTON HAWAIIAN VILLAGE, Waikiki, Oahu
1000 room luxury high-rise hotel, 40 stories, and jump-formed concrete.
Designed and developed architectural concrete forming systems
and procured tower cranes, concrete pumps and manhoists.
Completed 4 months ahead of schedule and more than seven million
dollars under budget.
Owner: Hilton Prudential
Architect: Wimberly Allison Tong & Goo Architects and Planners
Contractor: Pacific Construction, Ltd.

REFERENCES

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