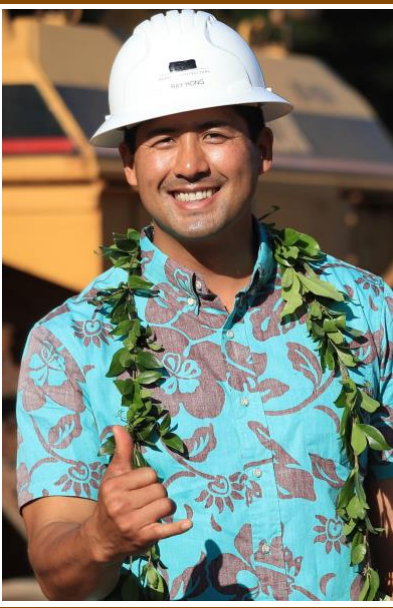




Lic # BC-37755

## Resume & Job List



### RAYMOND HONG

4Front Construction LLC

Owner

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rjhong@gmail.com

PO Box 11891

Honolulu, HI 96828

### CERTIFICATIONS

LEEP AP BD+C

DBIA Certified Professional

OSHA 30

### EDUCATION

Punahou High School

Cal Poly San Luis Obispo

B.S. Construction

Management

### INTRODUCTION

With 18+ years of professional construction experience, as a business owner and project manager, Ray’s goal is to identify challenges and create solutions to help clients deliver a successful project. This includes a hands-on approach during pre-construction, construction, and smooth transition of close out and turnover. Ray graduated from Cal Poly San Luis Obispo with a B.S. degree in Construction Management and worked for a prominent general contractor in the San Francisco and the Bay Area for 12 years. Ray moved back to Hawaii to start 4Front Construction in 2018 and continues to create success completing projects on both Oahu and Maui. Ray provides a thoughtful and measured approach that is appreciated by project teams and owner. Ray partners with Bo Hamasaki of Negotiated Construction LLC. Their complimentary skillsets and attitudes lend toward a great working relationship and project results. Their ability to understand expectations on a project, clearly communicate, and deliver, helps ensure well executed projects.

### COMPANY GOAL

Become a preeminent builder of challenging projects in the commercial, warehouse, and education market sectors in Hawaii.

### PROJECT APPROACH

Strategies used to navigate through these challenges:

- **Design to a budget:** a successful project is one that maximizes the building footprint, by making smart decisions on materials and methods of construction is key
- **Cost Analysis:** quick analyses for different materials or construction methods based on industry knowledge or relationships with subcontractors will be provided for proper decision making
- **Permitting:** identifying work that can be done prior to receiving the building permit helps expedite the overall schedule in the long run
- **Schedule Management:** detailed schedules are generated early, along with subcontractor and owner input to create the most realistic schedule
- **Quality Management:** a punchlist starts as soon as products get installed (not at the end of the project). This helps eliminate surprises at the end
- **Communication:** quick, clear and honest communication during a project is key to any project’s success. Ray possesses the soft skills in order to communicate with owners, design partners, end users, along with subcontractors, vendors and craftspeople alike



## PROJECTS LIST

Combined list of 4Front Construction and Negotiated Construction

### **HFM Food Service Maui (Sysco Hawaii)**

120 Kane Street, Kahului, HI 35,000 sf – Completed August 2015

Ground up food storage facility. 5" KingSpan Panels w/ Cold Storage and Freezers of -12°F, 38°F, 42°F Loading Dock. Including Kelley "Entramatic" Dock Levelers, Dalton Dock Doors. Rack Storage up to 35'H clear.

Click for Project [Photos1](#), [Photos2](#)

### **H-Mart Honolulu Supermarket Tenant Improvement**

Kakaako, Honolulu, HI 24,800 sf – Completed May 2020

Renovation of a 2 story building to create grocery, walk-in coolers and freezers, restaurant spaces, dining and support spaces. Includes upgrade of electrical, water, sewer infrastructure as well as extensive structural upgrades.

Click for Project [Photos1](#), [Photos2](#), [Photos3](#), [Photos4](#)

### **H-Mart Pearl City Supermarket Tenant Improvement**

Pearl City, Honolulu, HI 30,124 sf – Completed June 2022

Renovation of an existing 1-story building to create grocery, walk-in coolers and freezers, restaurant spaces, dining and support spaces. Includes upgrade of electrical, water, sewer infrastructure as well as extensive structural upgrades.

Click for Project [Photos1](#)

### **Armstrong Produce Honolulu**

Honolulu, HI - Completed 2005

Tilt-up concrete warehouse used for food storage, including cold and freezer storage.

Click for Project [Photos1](#)

### **Maui Preparatory Academy Gymnasium & Performing Arts Center "Bozich Center"**

Lahaina, Maui, HI 13,113 sf – Completed May 2020

Construction of a new gymnasium and performing arts center building with interior and exterior finishes. Includes sitework upgrades and new utilities. This new facility is located on the campus of an elite private school on the west side of Maui that will serve not only the students of Maui Prep, but thousands of folks within the west Maui community.

Click for Project [Photos1](#)

### **Ashley Furniture Showroom / Dairy Road Flex Building**

Kahului, Maui, HI 21,320 sf – Completed August 2019

New construction of a groundup 21,320 s.f. pre-engineered steel building for a future furniture tenant. Showroom spaces that includes highgloss polished concrete. Includes exterior improvements and new utilities such as electrical, sewer, water and onsite storm water storage

Click for Project [Photos1](#)

### **215 Wakea Ave – Flex Building Warehouse**

Kahului, Maui, HI 29,000 sf – Completed September 2016

New construction of a groundup pre-engineered steel building for multiple tenants. KingSpan Granitestone Panels (Exterior Walls), 8' high split faced CMU walls. Built for as many as 19 individual users.

Click for Project [Photos1](#)



## LIST OF OTHER PROJECTS

- **Doctors on Call Urgent Care Clinic - Tenant Improvement** - Wailea, Maui, HI 1,300 sf
- **Maui Tropix Retail Store Tenant Improvement** - Kahului, Maui, HI 3,368 sf
- **Paradise Beverages Warehouses** – Oahu, Kona, Kauai, Maui
- **Sun Noodle** – Oahu
- **Unicold** – Oahu
- **Pint Size (Hagen Daz)** – Oahu
- **Honolulu Poi Company** - Oahu

## PAST EXPERIENCE

### EDUCATION

#### **Maui Preparatory Academy Gymnasium & Performing Arts Center “Bozich Center”**

Lahaina, Maui, HI 13,113 sf

Construction of a new gymnasium and performing arts center building with interior and exterior finishes. Includes sitework upgrades and new utilities. This new facility is located on the campus of an elite private school on the west side of Maui that will serve not only the students of Maui Prep, but thousands of folks within the west Maui community.

#### **Sonoma Academy – Guild and Commons Building**

Santa Rosa, CA 20,000 sf

Project highlights included: geoechange heating and cooling system, radiant heating, cistern, green roof. The project consists of the construction of two new buildings; a grange building and the maintenance building. The 20,000 s.f. Grange Building features a student center, metal shop, wood shop, electronics lab, community gathering, and a dining hall with a commercial kitchen. **The Living Building Challenge Petal Certification and LEED Platinum.**

#### **Woodside Elementary - Gym / Multi-Purpose, Design Lab & Preschool Buildings**

Woodside, CA 14,000 sf

New construction of three buildings for an elementary school in Woodside. Project consists of demolition of three existing buildings and construction of new in the same location. This project also included site work and utilities upgrades throughout the campus. The project scope included using natural lighting in the design of the building and preserving mature trees on campus. Construction took place while campus was occupied.

#### **Woodland School - Gymnasium**

Portola Valley, CA 12,000 sf

Construction of a new 12,000 s.f. gymnasium with interior and exterior finishes that inherits the Ladera style of building prevalent throughout the Portola Valley community. Additionally, site work upgrades include an installation of a new fire lane, concrete amphitheater, a courtyard, and new accessible ramps and ADA parking spaces.

#### **Sacred Heart School - Practice Gymnasium**

Atherton, CA 12,000 sf

New 12,000 s.f. ground-up multi-purpose gymnasium, including surrounding fire lane and site improvements.

#### **La Entrada Middle School - Classroom Building**

Menlo Park, CA 35,000 sf



New construction of a 35,000 s.f. two story classroom building with an atrium, an associated site work. Included demolition of an existing building and construction of a new courtyard, new play courts, and lunch area with a shade structure on an occupied middle school campus.

#### **Presentation High School - B200 Addition**

San Jose, CA 7,500 sf

Addition of a new 7,500 s.f. second story addition onto an existing one-story music and arts building. XL's project team used an off-site prefabricated method for constructing our exterior wall framing for Building 200 addition.

#### **Antioch Unified School District - Middle School**

Antioch, CA (Lease Lease-Back) 40,000 sf

Improvements to an existing 2-story 40,000 s.f. building including a new free standing modular elevator, seismic upgrade of building to comply with 2010 California building code, revision of classroom configuration, new ADA ramps and a new fire alarm system for the entire campus with HVAC and controls.

#### **Harker School - New Preschool Campus**

San Jose, CA 20,000 sf

Design-build project including the demolition of one building and construction of 20,000 s.f. interior improvements and related site work for a new Pre K- 5th grade campus.

#### **Sacred Heart School - Main Bldg Restoration**

Atherton, CA 30,000 sf

Restoration of the school's main building built in the late 1800's included exterior upgrades: structural upgrade, re-roof, masonry re-painting, slate roof replacement, and wood trim restoration. The historical detail and features of the original construction were maintained and/or replicated.

## **HEALTHCARE / BIO-TECH**

#### **Kaiser San Jose Medical Center - MRI Installation**

San Jose, CA

Renovations to an existing MRI suite, including the replacement of a customer-furnished MRI and utility upgrades in an occupied hospital. (OSHPD)

#### **Kaiser San Jose Medical Center – Generator Install and Electrical Upgrades**

San Jose, CA

Electrical upgrades supplying a fully-functioning hospital, including new emergency generator install and emergency power upgrades through the hospital. (OSHPD)

#### **John Muir Health - Laboratory Buildout**

Concord, CA

Full gut and buildout of 8,500 s.f. laboratory located on 2<sup>nd</sup> Floor.

#### **Linear Technology - Class 1 Clean Room Expansion**

Milpitas, CA 7,000 sf

A 7,000 s.f. expansion of an H6 Class 1 clean room wafer fabrication facility, adjacent to operating fabrication lines.

#### **Amgen Campus (Thousand Oaks, CA)**



- Cooling Tower replacement
- TPO Roof replacements
- Cage Washer replacement
- Epoxy Floor replacement
- BAS Controller replacement
- Auditorium refresh of finishes

#### **Novartis Campus (Emeryville, CA)**

- Infectious Diseases laboratory building
- Other various Lab buildouts

#### **Genentech Campus (South San Francisco, CA)**

- Campus wide K6 Roche Directive eliminating global warming and ozone depleting substances from operations.
- Various HVAC Unit Replacements
- Lab Buildouts

#### **Gilead Campus (Foster City)**

- Various Lab buildouts

#### **PDL BioPharma - Building G Tenant Improvement**

Redwood City, CA 269,000 sf

A 269,000 s.f. renovation of laboratory and office space, including a 10,000 s.f. data center, and a 20,000 s.f. vivarium.

#### **ICON Aircraft - Manufacturing Facility**

Vacaville, CA 200,000 sf

Warehouse Buildout for ICON Aircraft's Manufacturing, Test, Assembly and R&D aircraft flight facilities.

## **OTHER**

#### **St. Francis Retreat Center**

San Juan Bautista, CA 10,000 sf

New construction of a 10,000 s.f. retreat center including dormitory, food service facilities, a Lecture Hall for seating for up to 49 persons, full A/V system, and a flexible data and projection system allowed user groups to access different teachings via the internet.

#### **St. John the Baptist Episcopal Church**

Aptos, CA 6,000 sf

A ground-up, 6,000 s.f. wood-frame church facility. Main theater is open pavilion-style with storage for fixed seating and a capacity for 120 attendees. Fixed speakers with multiple sound control points around the room. High grade wood finishes with varied relief also served as sound attenuation. Informal lobby opened to landscaped courtyard for borrowed intermission gathering.

## ***REFERENCES UPON REQUEST***