

**HAWAII**

---

**PORTER  
CONSTRUCTION**



**PCI**



# OVERVIEW

---

<b>Corporate Overview</b>	<b>05</b>
<b>Specialized Practice Groups</b>	<b>09</b>
<b>Services</b>	<b>12</b>
<b>Project Examples</b>	<b>13</b>

---

# FAMILY OWNED - FAMILY OPERATED

**“Building with Integrity”** Solving construction defects for decades, mitigating costs and always ensuring appropriate completion. PCI has established top-to-bottom solutions for a myriad of critical construction deficiencies.

We offer investigation services, cost and litigation support and repairs at every phase. PCI brings decades of hands-on experience to your project.

Opening doors in 1997, Porter Construction has networked across the West Coast and Hawaii, tailoring solutions to adapt to each unique project. Assembling knowledgeable teams to create real solutions for AOAOs and owner groups.

Our projects are homes and workspaces, neighborhood fixtures, and places of rest. For Porter Construction, repairs are more than a bottom line. Allow us to be your solution.

A handwritten signature in black ink, appearing to read "John Porter". The signature is fluid and cursive, with a large initial "J" and "P".

**PRESIDENT**



## MULTI-FAMILY CONSTRUCTION

Multi-family buildings are on the rise. But this growing trend isn't just for urbanites. Suburbs and small towns are building multi-family structures and walkable districts.

When repairs become necessary, every resident has a voice. Occupied buildings like these require a high degree of coordination, scheduling, and communication.

Owners and renters must be collaborated with to eliminate confusion and surprises. Porter knows that occupants appreciate a clear understanding of the work and exactly how it will impact them personally.

We leverage advance notices, group presentations, real-time schedule updates, and hands-on leadership to bring your project to completion.



# COMMERCIAL CONSTRUCTION

Keeping the doors open during construction requires a flexible contractor who can provide alternative work schedules and maintain your property as they go. We partner with you to meet the needs of your patrons, businesses, and building management. Porter has the experience to provide solutions regardless of the business environment.

We have successfully worked in occupied office buildings, medical centers, banks, and retail businesses. Our objective is to provide solutions that meet your needs through the entire course of work while allowing day-to-day operations to continue during construction.



## CONSTRUCTION DEFECT

While many construction methods worked well in the past with the materials and codes of that period, these same methods have produced considerable construction defects in our current construction environment.

Working as a partner with mitigation teams, PCI understands the role and responsibilities required to successfully impliment

targeted repairs. We balance cost with value to ensure a lasting repair.

Also, we understand that a project can require a multi-year commitments from a contractor as the mitigation team works to secure funds and develop a design.



# INSURANCE RECONSTRUCTION

---

Understanding the process of insurance reconstruction is where our strengths start. We understand that it takes customer service, budgets, time frames, and versatility.

Each project requires a careful investigation ensuring all phases of construction are adequately prepared for.

PCI takes every project seriously from complex insurance claims to routine investigations.

Whether you are an Insurance Company Representative, Specialized Trade Service, or Building Owner/Manager, PCI understands that all parties have specific needs that need to be met.



## EXTERIOR ENVELOPES

---

Exterior envelope defects are a consistent challenge facing the building industry. The result: moisture control problems which can threaten structural integrity and interior finishes.

A smart fix takes experience in implementing up-to-date building science. But, we also understand that this is only half the problem. Occupied spaces and ownership groups can make a challenging situation more complex.

Our experience in cold weather, island, and Pacific North West climates have prepared us to meet every building envelope challenge. This background drives our efficiency and allows us to collaborate with design professionals.

Familiar with every envelope material and common applications to help them perform, PCI is your exterior solution.

## STRUCTURAL DEFICIENCIES

---

Buildings, both new and old, can experience structural deficiencies. Whether these problems emerge as a result of envelope failure or building settlement issues, they can cause considerable concern. The problem is compounded when the structure is occupied. The right contractor must be able to balance occupants' needs with the challenges of structural repairs.

PCIs extensive background in structural repairs will guarantee the right solution for your building.

**Porter Construction maintains a staff of Construction Structural Repair Experts who can solve your problems.**

# WINDOWS AND DOORS

---

Windows and doors can be one of the most appealing assets of any building. But they can also be a point of envelope failure and water intrusion, especially in areas of high winds.

Leaking windows and doors allow water to freely enter the framing cavity of your wall. This moisture provides an ideal environment for structural rot, mold, carpenter ants, and termites.

**Porter Construction provides its clients with the finest doors and windows available and protects their investment with Advanced Flashing techniques.**

# SERVICES

---

**Professional General  
Contractor Specializing in  
Construction Defect and  
Insurance Repair Services.**

## GENERAL

- Construction Management
- Project Budget and Estimates
- Free Preliminary Inspections
- Tenant Improvements & Remodeling

## CONSTRUCTION DEFECT

- Building Envelope Remediation
- Water and Rain Management Systems
- Advanced Flashing Techniques
- Litigation Support

## INSURANCE RECONSTRUCTION

- Disaster Reconstruction  
Fire, Water & Storm
- Site Stabilization
- Large and Small Loss  
Reconstruction

---

# KALAMA KUU

---

## TOWNHOUSES

725 Kapiolani Blvd.  
Honolulu, HI 96813

Your paragraph text

## PROJECT DETAILS

- Built in 2002
- 2-Story townhouses
- Complete building overhaul

## PROVIDED SERVICES

- Window flashing replacement
- Siding, deck and railing replacement
- Stucco and Spalling repairs
- Wall anchor replacement
- Structural upgrades



---

# IMPERIAL PLAZA

---

## CONDOMINIUMS

725 Kapiolani Blvd.  
Honolulu, HI 96813

## PROJECT DETAILS

- Built in 1991
- 39-Stories
- Lack of fireproofing
- Arsenic infused insulation

## PROVIDED SERVICES

- Firewall remediation including drywall, painting and fire caulking
- Abate arsenic infused insulation
- 5th floor slab defect remediation (10,000 sq ft)



---

# WAILEA BEACH VILLAS

---

COMMERCIAL

3800 Wailea Alanui Dr.  
Wailea, HI 96753

## PROJECT DETAILS

- Built 2006
- 98 unit luxury resort
- Partial building envelope failure with water damage

## PROVIDED SERVICES

- Window removal and replacement
- Caulking, sealant and waterproofing
- Flashing replacement
- Extensive stucco repairs



---

# THE RIDGE AT LAUNANI

---

## TOWNHOUSES

95-510 Wikao St.  
Mililani, HI 96789

## PROJECT DETAILS

- Built in 1992
- Townhouse community with 182 Units
- Foundation settlement
- Occupied

## PROVIDED SERVICES

- Hillside foundation stabilization
- Structural shoring using Helical and Pile Anchors
- Concrete slab repairs





---

---

# HAWAII



## OFFICES:

### Oahu

2130 S Beretania St.

Honolulu, HI 96826

Phone: 808.278.6725

License: BC 30480

### Maui

40 Halekuai St

Kihei, HI 98753

Phone: 808.270.1901

License: BC 30480

### Washington

11304 8th Ave. NE

Seattle, WA 98125

Phone: 206.634.2955

License: PORTERCI972JM

### Oregon

2527 N Hayden Island Dr.

Portland, OR 97217

Phone: 503.248.2455

License: CCB 155212

