

May 12, 2026

County of Hawai'i, Housing and Community Development  
Ms. Kehaulani M. Costa, Administrator  
1990 Kino'ole St. Ste 102  
Hilo, Hawai'i 96720

Re: **County of Hawaii – Provider of Professional Services – Construction Management – CofH Office of HCD – Item OH.4.**

Aloha Ms. Costa,

Berlien & Co. respectfully submits this Statement of Qualifications and Expression of Interest in response to the County of Hawai'i Notice to Providers of Professional Services for Fiscal Year 2025–2026.

**1. Firm Information**

Berlien & Co. is a Hawai'i-based Owner's Representation and Construction Management firm headquartered at 355 Hukilike Street, Suite 202, Kahului, Hawai'i 96732. The firm provides construction management, owner's representation, project leadership, procurement support, scheduling, estimating, contract administration, and project oversight services throughout the Hawaiian Islands. Primary contact for this submission is Lucia Souza, Lead PM on Hawai'i Island, at [lsouza@berlienconsult.com](mailto:lsouza@berlienconsult.com).

We have several customers that have brought our services to the Island of Hawai'i. We believe in hiring locals on each island and have begun staffing with local Big Island people. We are continuing to recruit locals with the intent to pay well and provide an awesome place to work.

**2. Firm History and Staffing**

Berlien & Co. has provided professional construction and project management services in Hawai'i since 2018. Our 5-year staff average is 10 employees, but our growth trajectory has been exponential. The firm currently maintains a staff of over 20 professionals across project management, construction management, estimating, and administrative disciplines. Berlien & Co. actively manages more than 100 projects with a combined construction value of approximately \$500 million.

**3. Education, Training, and Qualifications**

The Berlien & Co. team includes highly qualified professionals with extensive experience in construction management, engineering, public works, hospitality, infrastructure rehabilitation, and owner's representation. Key personnel include Joshua H. Berlien, who holds a Bachelor of Science in Building Construction Management & Technology from Purdue University and has more than 20 years of industry experience managing projects throughout Hawai'i. Additional team members include licensed contractors, certified project managers, and construction professionals with backgrounds in public works, hospitality renovations, renewable energy, and institutional construction projects.

**4. Recent Project Experience and Client References**

Berlien & Co. has successfully managed and represented owners on numerous projects throughout Hawai'i, including hospitality renovations, public infrastructure improvements, multifamily housing, commercial tenant improvements, and capital improvement programs. Representative projects include:

1. Hale Kamaole Plumbing Replacement Project, Scott Lowry, AOA Board V.P, [stephen.scott.lowry@gmail.com](mailto:stephen.scott.lowry@gmail.com)
2. Kamaole Sands Plumbing Replacement and Roof Replacement Projects , Rob Bryan,

- AOAO Board President, [seerobgo@gmail.com](mailto:seerobgo@gmail.com)
3. Hale Hui Kai Plumbing Project and Exterior Improvements, Ed Schnieder, AOA Board President, [schneiderhhk@gmail.com](mailto:schneiderhhk@gmail.com)
  4. Hawaii Tech Academy, Carrier White, Facilities Director, [cwhite@myhta.org](mailto:cwhite@myhta.org)
  5. HomeAid Hawaii Transitional Housing Project, Kimo Carvalho, CEO, [kimo@homeaidhawaii.org](mailto:kimo@homeaidhawaii.org)
  6. Host Hotels, Samantha Cannon, Senior Director, Development, Design & Construction, [samantha.canon@hosthotels.com](mailto:samantha.canon@hosthotels.com)
5. **Supplemental Literature** – Please see included information about our company, sample of employee resumes and reference letters.

Berlien & Co. appreciates your consideration and welcomes the opportunity to support the County of Hawai'i with professional services.

We look forward to working with you.

With Aloha,

Lucia Souza  
Hawai'i Island Lead  
Berlien & Co.

# BERLIEN & CO.

CONSTRUCTION & PROJECT MANAGEMENT

We are Maui's premier Owner's Representative and Construction Management firm dedicated to delivering unparalleled project performance across the island. **We are the largest Maui-based CM/PM firm servicing all Hawaiian Islands**, currently managing 100+ projects totaling over \$500 million in contract values. Our team represents the best interest of the Owner and Project from concept to completion. Our services cover all phases of a project; programming, scope development, cost estimating, Architect/Engineer/Contractor solicitations and selections, contracts, permitting, plans review, scheduling, change management, payment application review, project accounting, progress meetings, supervision and documentation.

**We lead all phases of complex projects with precision, efficiency and integrity, specializing in Commercial, Subdivisions, Multifamily, Hospitality and Infrastructure Rehabilitation.**

## PROJECTS WE'RE PROUD OF

**Charley's** – Restaurant Buildout

**Kamaole Sands** – Pipe & Roof

**Mahina Surf** – Renovations

**Kahoma Village** – Workforce Housing

**Olukai** – Multiple TI Projects Island Wide

**Ka Lai Ola** – Emergency Housing

**World Wide Golf Store** – Multiple TI Projects Island Wide

**Windward Aviation** – New Airplane Hangar

**The Mahana** – Structural Repairs

**Hale Ono Loa** – Various Projects

**Ho`olea Terrace** – Defect Repairs

**Island Surf** – Roof, Column and Structural Repairs

**Hale Hui Kai** – Exterior Renovations & Plumbing

**Financial Institution Services** – Pay Application Certification

**Hawaii Tech Academy** – New School

**Hale Kamaole** – Pipe Rehabilitation

**Puamana Community** – 24 Buildings Ground Up

**Polynesian Shores** – Exterior Renovation

**Civic Center Booster Pumps** – DWS

**Maui Health Foundation** – 32-unit Subdivision

**Berlien & Co.**

Owner's Representation | Construction Management | Project Leadership

355 Hukilike Street, Suite 202, Kahului, HI 96732 | [www.berlienco.com](http://www.berlienco.com) | [josh@berlienconsult.com](mailto:josh@berlienconsult.com)

**Company Overview**

Berlien & Co. is Maui's premier Owner's Representation and Construction Management (CM/PM) firm, delivering high-performance project outcomes throughout the Hawaiian Islands.

With 20 professionals and an active portfolio exceeding \$500 million in construction value across 100+ projects, Berlien & Co. stands as the largest Maui-based CM/PM firm.

We represent the Owner's best interest from concept to completion, providing comprehensive management of all project phases — from programming, design coordination, permitting, bidding, and contracting through construction oversight, cost control, and closeout.

**Core Services**

- Owner's Representation
- Construction & Project Management
- Preconstruction Planning & Cost Estimating
- Design Team Coordination & Contract Administration
- Procurement & Bid Management
- Schedule Development & Oversight
- Change Management & Pay Application Review
- Project Documentation & Quality Control
- Contractor Evaluation & Mentorship

**Market Sectors**

- Hospitality, Association & Resort Renovations
- Commercial & Retail Tenant Improvements
- Multifamily & Subdivisions
- Infrastructure Rehabilitation
- Public Works & Institutional Projects

**Key Leadership**

**Joshua H. Berlien**

Founder & Owner

- B.S., Building Construction Management & Technology, Purdue University
- Certifications: OSHA 30, First Aid, CPR

Appointments:

- County of Maui Public Works Commissioner (2021–2026)
- Past Board Chairman, Construction Industry of Maui
- Founding Board Member, Makai Foundation
- Board of Directors, Boys & Girls Club Maui

Josh is a proven executive and construction management leader with 20+ years of experience delivering projects across commercial, residential, hospitality, and infrastructure markets. He specializes in program-level planning, contract negotiation, risk management, and multi-phase project execution, having managed or represented over \$800 million in project value throughout Hawaii and the continental U.S.

**Tammy Campbell**

VP of Operations

- M.S., Computer Information Science, University of North Florida
- B.S., Business Management, Jacksonville University
- Licenses: Florida General Contractor, Hawaii Building Contractor

Tammy is a high-energy operations and construction management executive with 18+ years of experience overseeing large-scale hospitality, solar infrastructure, and multifamily projects.

A former U.S. Navy Commander, she brings unmatched discipline, leadership, and process-driven management to every project.

**Client Testimonials**

*"I would NOT recommend doing any significant infrastructure project WITHOUT contracting Berlien Consulting." – Rob Bryan, President, Kamaole Sands AOA*

*"Without hesitation, I can highly recommend Berlien Consulting for any future projects." – Don Clary, President, Polynesian Shores AOA*

*"Josh proved invaluable in managing our retail construction project. He was the best consulting hire I made." – Ted Pronel, Director of Store Design & Construction, J. McLaughlin*

**Corporate Capacity**

- Staff: 20+ professionals across CM, PM, and administrative disciplines
- Active Projects: 100+
- Approved Vendor/Service Provider: University of Hawaii, Hawaii DOE, County of Maui
- GL \$1M/\$2M, \$5M Umbrella
- E&O \$1M/\$1M

# Joshua H. Berlien

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## Professional Summary

Accomplished Project/Construction Manager, Business Director, Executive Consultant with a successful track record of planning, programming, managing, and overseeing construction projects.

## Education, Associations & Certifications

Purdue University | Bachelor of Science | Building Construction Management & Technology

Makai Foundation | Founding Board member | Inception to Current

Construction Industry of Maui | 2017 to 2023, Board Member;

Secretary – 2018, 2019

Founding Scholarship Chair – 2018 to Current

Legislative Committee Chair – 2019 to 2020

Board Chairman – 2020, 2021, 2022

Past-Chair – 2023 - 2024 | 2025 to Current

County of Maui Public Works Commissioner – Appointed 2021 to 2026

Boys & Girls Club Maui | Board of Directors | 2025 to Current

Certifications – OSHA 30, First Aid, CPR

Berlien & Co. is an Approved Professional Service Provider with University of Hawaii, Hawaii DOE and County of Maui agencies in the fields of Project Management and Construction Management

## Experience & History

### Owner

Berlien & Co. – Maui, Hawaii | 2018 – Present

- Provide ownership planning, permitting, design and execution of construction projects
- Assist ownership and stakeholders with project prioritization to maximize budgets
- Create detailed scopes of work ensuring accuracy and fulfillment of contractor proposals
- Interview, evaluate and select the appropriate design teams
- Solicit and evaluate contractor proposals for accuracy, completeness, and pricing
- Develop conceptual estimates for project feasibility and preliminary ownership approvals
- Oversee and facilitate the competitive bid process and/or negotiated projects
- Compose and negotiate construction contracts
- Project scheduling and phasing
- Monitor, inspect and guide programming, preconstruction, construction, and closeout activities
- Project progress and pay application reviews
- Consulting services mentoring Contractor's estimating, operational and financial improvements
- Quantify and verify contractor pricing
- Overall management of project designers, contractors, and ownership from inception to closeout
- Ledner Service provided to First Hawaiian Bank

### Group Vice President

The Castaway Group – Maui, Hawaii | 2016 – 2018

- Charged with leading the overall business strategic direction for 5 company brands & Establishing presence of all group bands in all Major Resorts
- Mentoring and continuing education of aspiring construction professionals and assist with operational guidance and direction when necessary
- Prospect, prioritize & engage potential customers and projects
- Develop and implement marketing, branding & company image to new Clients

- Legal review, strategic contract negotiation
- Re-crafted all contract boilerplate terms & conditions, PO terms and notice templates
- Created and implemented company forecasting models and project production controls
- Public relations and representation through multiple organizational boards
- Preplanning and Scheduling of larger company projects
- Implemented CRM and Business Development framework ensuring touches to all markets and clients
- Leadership of internal and external personal direction and development
- Intervene as Project Lead to overcome challenges and contention to protect company liability and image

### **Director of Business Development & Project Manager**

Elcco Inc. – Maui, Hawaii | 2012 – 2016

- Instrumental to overall company growth of 350% in revenue over 3 years while improving company image while increasing gross profit margin
- Prospected and prioritized potential customers and projects resulting in 50% increase to client base
- Implemented CRM and Business Development framework achieving \$45M in bid opportunities over 6 months
- Oversaw all construction projects for Maui and Big Island operations and coordinated all Clients, Designers, Owners, Subcontractors and Suppliers.
- Planned and executed pre-construction, construction, and closeout deliverables
- Performed the legal review and strategic negotiation of all contracts, ensuring neutralization of all unnecessary risk
- Acted as authority of dispute resolution resulting in zero claims or legal suits during tenure
- Implemented effective construction management systems and organized operational meetings
- Managed and assisted with writing and packaging of technical bid proposals
- Developed and coordinated marketing, branding, and new company website

### **Surfer**

Self-Sponsored Surf Trip – Global | 2010 - 2012

- Circumnavigated planet earth
- 5 Continents while maintaining a fixed budget to attain all goals
- Achievement of a lifelong dream

### **Project Engineer**

Nordic PCL – Maui, Hawaii | 2006 – 2010 – *The Residences at Kapalua Bay*

- Implemented weekly Contractor/Designer/Owner SWAT meetings to obtain necessary information and submittal review critical to maintain project schedule on \$400M project
- Oversaw all work scope for Mechanical, Electrical, Vertical Transportation and Life Safety
- Facilitated design and installation compliance with Marriott Life Safety
- Main interface between project Architect and Contracting team
- Maintained and updated master project schedule capturing 250+ owner driven CCDs
- Responsible for all MEP deliverables; submittals, 3500 RFIs and Closeout

### **Engineering Intern**

PCL - Minneapolis District 2004

PCL - Anchorage\Seattle District 2005

### **Notable Project List as a direct Project Manager, Construction Manager or Owner's Rep**

- The Residences and Ritz Carlton Club at Kapalua Bay, \$400M Prime Contract
- Kihei Police Station, \$2.5M Electrical Contract
- Pi'iholo Water Treatment Plant, \$1.5M Prime Contract
- Lowes Kahului, \$1.4M Electrical Contract
- Pahoia Regional Park, \$2.5M Electrical Contract
- Waimea Regional Park, \$1.6M Electrical Contract

- Eddie Tam Ball Field Lights, \$400k Prime Contract
- Various Ball Field Lights County of Hawaii, \$1.6M Prime Contract
- Fairmont Kea Lani Rooms Renovation, \$800k Electrical Contract
- Liberty Dialysis Kahana, \$300k Electrical Contract
- Upcountry Phase 6 Booster Pump Site, \$2.4M Electrical Contract
- Maui Meadows Booster Pump Site, \$400k Electrical Contract
- Wailuku Heights Booster Pump Site #1, \$1.2M Electrical Contract
- Wailuku Heights Booster Pump Site #2, \$800k Electrical Contract
- King K Performing Arts Center, \$1.9M Electrical Contract
- Island Gourmet Market, \$1.3M Electrical Contract
- Mahana Door Replacement, \$2.4M Prime Contract
- Pearlridge Garden & Tower Sewer Pipe Rehabilitation, \$4.3M Prime Contract
- The Marszal Residence, \$6.6M Prime Contract
- Maui Parkshore Parapet Rehabilitation, \$100k Owner's Construction Manager
- Jmclaughin Maui, \$500k Owner's Construction Manager
- Polynesian Shores Fire/Water/Electrical Upgrades, \$250k Owner's Construction Manager
- Polynesian Shores Exterior Upgrades, \$3M Owner's Construction Manager
- Polynesian Shores Pool and Social Area, \$550k Owners Construction Manager
- The Breakers Lanai Remediation Various T&M Repairs, \$50k Owner's Construction Manager
- The Parkshore Spalling Remediation, \$125k Owner's Construction Manager
- World Wide Golf Store, Peral City Tennant Improvements, \$100k Owner's Construction Manager
- World Wide Golf Store, Ward Village Tennant Improvements, \$400k Owner's Construction Manager
- World Wide Golf Store, Kahului Tennant Improvements, \$225k Owner's Construction Manager
- Financial Services, Pay Application Certification, First Hawaiian Bank's Rep.
- The Mahana Limited Façade Concrete Repairs, \$11.2M Owner's Construction Manager
- The Summit at Kaanapali, Exterior Repairs and Painting Phase 1, \$500K Owner's Rep.
- Olukai, The Shops of Wailea, \$400k Owner's Construction Manager
- The Mahana Roof and Associated Mechanical Project, \$9M Owner's Construction Manager
- The Island Surf Columns Repairs Project, \$6.5M Owner's Construction Manager
- Paradise Ridge Estates, \$25M Owner's Programming Representative
- The Masters Pipe Rehabilitation Project, \$2M Owner's Representative
- Windward Aviation New Airplane Hangar, \$15M Owner's Representative, Partner/Owner
- The Mahana Lobby and Various Roofs, \$500k Owner's Representative
- Olukai Waikiki Tenant Improvement, \$400K Owner's Representative
- Kamaole Sands Pipe Rehabilitation, \$22M Owner's Representative
- Kamaole Sands Roof Replacement, \$10M Owner's Representative
- Polynesian Shores AC Infrastructure Project, \$1M Owner's Representative
- Mahina Surf Renovations, \$7.5M Owner's Representative
- Hale Kamaole Pipe Rehabilitation, \$10M Construction Manager
- Hale Hui Kai Exterior Renovations, \$4M Owner's Representative
- The Island Surf Roof Repairs, \$2M Owner's Representative
- Cove Beach Village Development, \$18M Owner's Representative
- Trilogy Restaurants, \$1M Owner's Representative
- Paradise Grill Rehabilitation, \$1M Owner's Representative
- Housing for Healthcare 16 Homes, \$10M Owner's Representative
- Kahoma Village Buildings 11, 12, 14,15, \$20M Owner's Representative
- Bello Realty – Multiple TI Projects, Value TBD, Owner's Representative
- SouthPointe Roof & PV Project, \$3M Owner's Representative
- Hale Ono Loa Structural Repairs, Value TBD Owner's Representative
- Puamana Rebuild - \$70M Owner's Representative
- Charley's Restaurant - \$5M Owner's Representative
- Maui Sunset Plumbing Project - Owner's Representative

# Tammy Campbell

808-757-8802 | tcampbell@berlienconsult.com

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## Professional Summary

Tammy has 20+ years of construction and development management experience. She is high-energy with a positive attitude. As a Commander in the United States Navy, a General Contractor in Florida and a Building Contractor in Hawaii, she is a leader and manager that has acquired broad-based, multi-market experience in construction procedures, pre-construction services, contract negotiations, project management, management of self-performance staff and sub-contract scope review. She is a true builder, and continues to provide decisive, proactive, client-driven team leadership. Her project experience and exposure to innovative systems and methods will benefit your team.

## Education, Associations & Certifications

University of North Florida | Masters in Computer Information Science  
Jacksonville University | Bachelors in Business Management

Florida General Contractor | 2005 – Present

Hawaii Building Contractor | 2015 – Present

Certifications | First Aid, CPR

NaKai Ewalu Outrigger Canoe Club | Vice President

Paddle IMUA, Camp IMUA, Paddle for Life, Pacific Cancer Foundation | Sponsor & Volunteer

## Experience & History

### VP of Operations

Berlien Consulting | Maui, Hawaii | 2023 – Present

- Provide ownership planning, permitting, design and execution of construction projects
- Assist ownership and stakeholders with project prioritization to maximize budgets
- Create detailed scopes of work ensuring accuracy and fulfillment of contractor proposals
- Interview, evaluate and select the appropriate design teams
- Evaluate contractor proposals for accuracy, completeness and pricing
- Develop conceptual estimates for project feasibility and preliminary ownership approvals
- Oversee and facilitate the competitive bid process and/or negotiated projects
- Compose and negotiate construction contracts
- Project scheduling and phasing plan
- Monitor, inspect and guide contractor preconstruction, construction and closeout activities
- Project inspections and pay application reviews
- Consulting services mentoring Contractor's estimating, operational and financial improvements
- Quantify and verify contractor pricing
- Overall management of project designers, contractors and ownership from inception to closeout

### Senior Project Manager

Group Pacific (Hawaii) Inc. | Maui, Hawaii | 2019 – 2023

- Senior Project/Construction Manager Owner's representative for the construction of the Grand Wailea Resort major renovation and expansion.
- Senior Project/Construction Manager for the Grand Wailea Resort, managing all General Contractors for all pre-construction activities and construction on site to include room renovations, resort expansion, food and beverage remodeling, spa renovation and pool additions. Owner's representative for 20 projects representing over \$400 Million in improvements.

- Senior Project/Construction Manager taking the lead on the PV solar system connectivity for the Grand Wailea Resort.
- Consultant and Advisor for Capital Expenditure projects at the Grand Wailea Resort.

### **Senior Project Manager**

Castaway Construction & Restoration LLC | Maui, Hawaii | 2017 – 2019

- Directly supervised and managed up to 16 Project Managers, Engineers and Coordinators to Project Manage over 40 Million annually in Commercial, Residential, State and Government projects. Senior Project Manager for Castaway Construction, Island Tile and Stone, Hawaiian Electrical Solutions and Cooling Hawaii.
- Initiated and trained a project cost management system to forecast project completion costs and budget projects from start to completion.
- Mentored and trained Project Engineers to become Project Managers and Coordinators to become Project Engineers.
- Managed and oversaw Commercial Projects up to 13 Million and Residential Luxury Homes up to 6 Million.
- Implemented and trained a new Financial and Project Management Software Solution –to manage and track all financials, contracts, sub contracts, submittals, change orders, employee hours and resources.

### **Director of Operations/General Building Contractor RME**

Rising Sun Solar, LLC | Maui, Hawaii | 2015 – 2017

- Directed and managed the operational side of the business to include Pre-Construction, Construction, Residential and Commercial projects, Project Management, Service and Monitoring, Quality Control, HR Staffing, Purchasing, Warehouse Operations, Sub-contracting, Customer service and Facility Management
- Hawaii Licensed Certified Building Contractor/Responsible Managing Employee for Rising Sun
- Created and developed a CRM that tracked Business Opportunities from contact through Installation, Service, Monitoring and Payment.
- Automated Reporting requirements and Key Performance Indicators across the company.
- Managed a fleet of over 50 vehicles.
- Managed off island operations to include Hilo and Kona on Big Island, Oahu, and Kauai.
- Forecasted and Job costed all projects in a constantly growing and shrinking solar environment.
- Reviewed construction documents, managed and signed off as the General Contractor on permits for ground mounts and carports.

### **Construction Performance Manager**

Oldcastle Materials Group | Nationwide | 2008 – 2015

- Construction Performance Manager training Project Managers and Estimators across the Country
- Executive Assistant to the President of the Architectural Product Group and Oldcastle Materials Group Southeast Division
- Operational and Administrative Support Analyst
- Inside Sales Consultant for RME Construction Supply Company
- Communication's Manager
- National Safety Council Leader and Trainer
- Procurement Analyst and Trainer
- Manager of Systems software to include SalesForce, Sharepoint, ArcGis Mapping Software

### **Vice President/General Contractor**

EM Phillips | Florida | 2005 – 2008

- Florida Licensed Certified General Contractor, Vice President, Project Manager, HR and Safety Director
- Experience in full, on-site construction management and land development; scheduled, managed, monitored and inspected all work from the marketing and planning stages to the Certificate of Occupancy and customer orientation.

- Construction Project management, including takeoffs, sales and marketing, estimating, budgeting, contracting, personnel management, purchasing and invoicing.
- Worked with contractors, developers, architects, engineers, bankers, inspectors, city officials, decorators, agents and home buyers.
- Marketed, budgeted, managed, and contracted work on condominium/townhouse projects, ground up buildings, interior office space and retail build outs.
- National Safety Council Leader and Trainer

### **Commander, Information Technology Director**

United States Navy | Florida | 1984 – 2005

- Administrative, Auditing, Training, Operations, Legal and Scheduling Officer with twenty-one years of management experience in the strategic planning, staffing, budgeting, resource allocation and leadership of administrative, flight operations, information technology, training and logistics.

### **Notable Project List as a direct Project Manager, Construction Manager or Owner's Rep**

- Notable Project List as a direct Project Manager, Construction Manager, Owner's Rep, and Licensed Contractor
- The Mahana Roof and Associated Mechanical Project, \$7.2M Owner's Construction Manager
- The Mahana Lobby and Various Roofs, \$500k Owner's Representative
- Kamaole Sands Roof Project, \$8M Owner's Representative
- Kamaole Sands Pipe Rehabilitation, \$15M Owner's Representative Sr Project Manager
- Napua Lounge Renovation at Grand Wailea, \$4.6M Senior Project Manager/Construction Manager
- Room Renovation Project at Grand Wailea, \$160M Senior Project Manager/Construction Manager
- Botero Lounge and Grand Dining Renovation at Grand Wailea, \$15M Senior Project Manager/Construction Manager
- Café Kula, Bistro Molokini, and Humuhumu Restaurant Renovations at Grand Wailea, \$21M Senior Project Manager/Construction Manager
- Spa Grande Renovation at Grand Wailea, \$53M Senior Project Manager/Construction Manager
- Preconstruction for future SMA projects at Grand Wailea, \$150M Senior Project Manager/Construction Manager
- Room renovation at the Westin Ka'anapali Ocean Resort (516 Units) \$40M Senior Project Manager
- Mahana Door Replacement, \$2.4M Senior Project Manager/Construction Manager
- The Marszal Residence, \$6.6M Senior Project Manager
- The Banyon Tree Renovation at Ritz Carlton at Kapalua Bay, \$3M Senior Project Manager
- Renovation of the Terrace Restaurant at the Ritz Carlton at Kapalua Bay, \$3M Senior Project Manager
- Renovation of the Kapa/Cafeteria/Banquet Kitchens at Wailea Beach Resort Marriott – Maui, \$3M Senior Project Manager
- Various Tenant Improvements at the Whalers Village to include the Food Court, Martin and MacArthur, Travis Mathew, Tory Richards, Choice Health Bar, and Alex & Ani, \$2.5M Senior Project Manager
- Kauai Village Shopping Center, \$2.5M Senior Project Manager
- Various Tenant Improvements at the Shops at Wailea to include Lululemon, Martin, and MacArthur and preparation of several vanilla shell spaces for leasing, \$1.5M Senior Project Manager
- Ground up, Ashley Home store, Maui, \$2.5M Senior Project Manager
- Kahului Airport projects to include TSA expansion, OGG Bathroom upgrades, DFS Retail Projects, OGG Rotunda, OGG infill project, Hawaiian Airlines, and OGG CONRAC, \$2M Senior Project Manager
- EZ Advantage Car Rental space in the CONRAC facility, \$0.5M Senior Project Manager
- Lihue Airport Kauai, \$1.2M Senior Project Manager
- Lahainaluna High School Science Facility Upgrades, \$1.5M Senior Project Manager
- Kapaa Middle School Buildings Hardening of Hurricane Shelters, \$0.8M Senior Project Manager
- Maui High School, Ground-up addition for weight training and wrestling facility, \$2.5M Senior Project Manager
- Lihikai Elementary School Air conditioning project, \$0.5M Senior Project Manager
- Ka'anapali Shores Solar PV Project, Director of Operations/RME

- The Pukalani Country Club Ground Mount, Director of Operations/RME
- The Whaler Solar PV Project, Director of Operations/RME
- Maui Coast Hotel Solar PV Project, Director of Operations/RME
- Maui Country Club Solar PV Pavilions, Director of Operations/RME

**Project involvement as Executive oversight not included in the above list**

## Tracy “Dino” Allen

808-793-9840 | dallen@berlienconsult.com

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### Professional Summary

Dino is a Seasoned Superintendent and Project Manager with over 46 years of experience leading high-value construction projects across Hawaii and the U.S. mainland. He has a proven track record managing commercial, hospitality, industrial, and infrastructure developments ranging from \$100,000 to \$750 million. Dino is an expert in construction planning, contractor coordination, budget control, scheduling, and jobsite safety. He has been recognized for strong leadership, community engagement, and deep industry relationships—particularly within Maui’s construction landscape. Dino is dedicated to delivering quality, efficiency, and safety on every project.

### Education, Associations & Certifications

Hawaii Carpenters Apprentice Program | Certificate of Carpentry  
OSHA-30 Certified

### Experience & History

#### Construction Manager

Berlien Consulting | Maui, Hawaii | 2025 – Present

- Lead scope development, programming, and preconstruction phases, ensuring seamless design alignment, permitting, pricing, and procurement activities.
- Manage the engagement and coordination of multidisciplinary professional teams (e.g., architects, engineers, contractors).
- Develop and review construction documents to create comprehensive Requests for Proposals (RFPs) and clearly defined scopes of work for contractor bidding.
- Oversee the contractor proposal process, including solicitation, qualification, and negotiation to secure optimal pricing and value.
- Compose and negotiate construction contracts, effectively translating owner requirements into legally sound agreements.
- Establish and maintain detailed project schedules, incorporating contractor timelines, owner procurement milestones, and critical delivery dates.
- Facilitate effective communication and integration across diverse project stakeholders and scopes of work.
- Develop and manage project deliverable and procurement logs in collaboration with contractors to ensure timely execution.
- Proactively monitor construction progress against established schedules, implementing and managing recovery plans as necessary.
- Conduct regular onsite observations, providing owners with comprehensive written reports detailing work progress and quantities.
- Facilitate productive progress meetings, ensuring clear communication of project status and proactive issue resolution.
- Thoroughly review contractor pay applications, providing informed recommendations for payment based on verified work completion and schedule of values.
- Manage the change order process, ensuring accurate assessment, negotiation, and documentation of scope modifications.
- Conduct detailed punch list inspections upon substantial completion, ensuring all deficiencies were addressed prior to owner occupancy.

- Manage the collection, review, and delivery of all project closeout documentation to the owner, ensuring a smooth and complete project handover.

### **Senior Superintendent**

Swinerton Builders | Maui, HI | 2024-2025

- Oversaw day-to-day construction activities, ensuring adherence to schedule, safety, and quality standards.
- Coordinated and supervised all subcontractors, trades, and vendors on-site.
- Developed and managed look-ahead schedules, site logistics plans, and daily work plans.
- Collaborated with the project manager and preconstruction team to review drawings, scopes, submittals, and budgets.
- Ensured compliance with building codes, safety regulations, and company policies.
- Conducted daily safety meetings and enforce jobsite safety protocols (OSHA and company-specific).
- Communicated regularly with owners, architects, engineers, and inspectors to provide progress updates and resolve issues.
- Lead site meetings and ensured accurate documentation of field activities.
- Monitored materials delivery, equipment usage, and manpower to optimize site productivity.
- Participated in company and department planning meetings
- Managed inspections, punch lists, and project closeout processes.
- Contributed to process improvement initiatives by offering valuable insights based on extensive field experience.

### **Senior Superintendent**

Layton Construction | Maui, HI | 2023-2024

- Coordinated daily with subcontractors, the construction management team and property managers to maintain good communication.
- Handled all aspects of the preconstruction project process.
- Managed bid coordination and review.
- Managed scheduling and project phasing.
- Assisted in the coordination to obtain permitting from the county of Maui and state of Hawaii.
- Managed FF&E coordination and implementation.
- Reviewed and approved all purchase orders, invoices, and other significant reports and documents.
- Kept sites compliant with OSHA, state, and local regulations to ensure a safe workplace.
- Ensured a safe jobsite by conducting regular site inspections and implementing necessary corrective actions.
- Verified completed projects met approved time, quality, and cost estimates.

### **Senior Superintendent**

Maryl Group Construction | Maui, HI | 2022 – 2023

- Oversaw day-to-day construction activities, ensuring adherence to schedule, safety, and quality standards.
- Coordinated and supervised all subcontractors, trades, and vendors on-site.
- Developed and managed look-ahead schedules, site logistics plans, and daily work plans.
- Collaborated with the project manager and preconstruction team to review drawings, scopes, submittals, and budgets.
- Ensured compliance with building codes, safety regulations, and company policies.
- Conducted daily safety meetings and enforce jobsite safety protocols (OSHA and company-specific).
- Obtained building and specialty permits from local jurisdictional agencies and managed inspections.
- Read and interpreted blueprints before planning.
- Led weekly production and operations contractor meetings, facilitating stronger communication, and helping to resolve critical issues.
- Managed FF&E coordination and implementation.

- Reviewed and approved all purchase orders, invoices, and other significant reports and documents.
- Managed bid coordination and review.

## **Project Manager**

Rider Levett Bucknall | California & Hawaii | 2015-2022

- Demonstrated versatility as a journeyman flooring installer with experience in all flooring types across diverse construction sites.
- Handled all mitigation at protected worksites (Hospitals, Schools, Government Agencies)
- Completed installations of building structures, trim, flooring, and cabinetry.
- Inspected job sites to identify potential hazards and establish protection and safety standards.
- Demonstrated versatility as a journeyman carpenter with experience in both rough framing and finish work across diverse construction environments.
- Read and interpreted blueprints, sketches and specifications to understand job.
- Installed and repaired woodwork, millwork and cabinetry.
- Improved project efficiency by effectively managing carpentry tasks and maintaining a well-organized worksite.

## **Superintendent**

Swinerton Builders | Maui, HI | 2012-2015

- Supervised all on-site construction activities from mobilization to project closeout.
- Coordinated and manage subcontractors, vendors, labor crews, and material deliveries.
- Developed and maintained short-term and long-term construction schedules
- Conducted daily site walks to monitor progress, quality, and safety compliance.
- Collaborated with project managers, architects, engineers, and inspectors to address design and field issues.
- Conducted routine maintenance on utility equipment to prevent downtime and ensure operational efficiency.
- Ensured that all subcontractors were met scope, timeline and quality expectations.

## **Superintendent**

Dick Pacific | Hawaii | 1999-2015

- Supervised all on-site construction activities from mobilization to project closeout.
- Coordinated and managed subcontractors, vendors, labor crews, and material deliveries.
- Developed and maintained short-term and long-term construction schedules.
- Ensured work is completed in accordance with plans, specifications, building codes, and safety standards.
- Conducted daily site walks to monitor progress, quality, and safety compliance.
- Lead daily talks and enforced OSHA and company-specific safety protocols.
- Collaborated with project managers, architects, engineers, and inspectors to address design and field issues.
- Maintained accurate and up-to-date site documentation including daily logs, inspection reports, and progress photos.
- Ensured that all subcontractors are meeting scope, timeline, and quality expectations.
- Managed project milestones and coordinate critical path activities to maintain schedule integrity.
- Oversaw jobsite cleanliness, organization, and logistics to support safe and efficient operations.
- Handled change orders, RFIs, and punch lists in coordination with project management.
- Participated in progress meetings and provide updates to stakeholders and ownership.
- Supported the implementation of QA/QC programs to ensure high construction standards.

## **Notable Project List as a Construction Manager/Senior Superintendent**

- HomeAid Hawaii, Ka La'i Ola Village, Wildfire Interim Housing Build, \$200M, Construction Manager
- Whalers Village, Senior Superintendent
- Maui Airport Industrial Warehouse, \$53M, Senior Superintendent
- Maui Coast Hotel, \$48M, Senior Superintendent
- Kaiaulu O'Halela Affordable Housing, \$62M, Senior Superintendent
- Park Central Hyatt Regency, \$70M, Project Manager

- Maha/Guenoc Valley Resort, \$5M, Project Manager
- Hyatt House/Hyatt Place, \$350k, Project Manager
- Sheraton Maui Resort & Spa, \$26.5M, Project Manager
- Westin Maui Resort and Spa, \$70M, Project Manager
- Four Seasons Ko Olina, \$500M, Project Manager

## Lucia Souza

808-557-2534 | lsouza@berlienconsult.com

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### Professional Summary

Lucia is a results-driven construction and operations professional with over 15 years of experience in project management, business operations, and team leadership across commercial and residential industries in Hawaii. She has a proven ability to manage complex construction projects from preconstruction through closeout, including budgeting, subcontractor coordination, procurement, scheduling, billing, and client relations. Lucia has a strong background in leading multidisciplinary teams, implementing safety programs, and maintaining productive relationships with owners, architects, consultants, and field personnel. Lucia is an entrepreneurial leader with extensive experience operating and managing successful local businesses, and is recognized for her integrity, accountability, problem-solving, and strong work ethic. Lucia is committed to contributing leadership, industry knowledge, and operational expertise to support the success and growth of local businesses and construction teams.

### Education, Associations & Certifications

University of Hawaii | Bachelor of Social Sciences

Certifications – Substitute Teacher, Certified Substance Abuse Counselor, OSHA 10, Forklift & Gradall, First Aid

### Experience & History

#### Project Manager

Berlien Consulting | Maui, Hawaii | 2025 – Present

- Lead scope development, programming, and preconstruction phases, ensuring seamless design alignment, permitting, pricing, and procurement activities.
- Manage the engagement and coordination of multidisciplinary professional teams (e.g., architects, engineers, contractors).
- Develop and review construction documents to create comprehensive Requests for Proposals (RFPs) and clearly defined scopes of work for contractor bidding.
- Oversee the contractor proposal process, including solicitation, qualification, and negotiation to secure optimal pricing and value.
- Compose and negotiate construction contracts, effectively translating owner requirements into legally sound agreements.
- Establish and maintain detailed project schedules, incorporating contractor timelines, owner procurement milestones, and critical delivery dates.
- Facilitate effective communication and integration across diverse project stakeholders and scopes of work.
- Develop and manage project deliverable and procurement logs in collaboration with contractors to ensure timely execution.
- Proactively monitor construction progress against established schedules, implementing and managing recovery plans as necessary.
- Conduct regular onsite observations, providing owners with comprehensive written reports detailing work progress and quantities.
- Facilitate productive progress meetings, ensuring clear communication of project status and proactive issue resolution.
- Thoroughly review contractor pay applications, providing informed recommendations for payment based on verified work completion and schedule of values.
- Manage the change order process, ensuring accurate assessment, negotiation, and documentation of scope modifications.

- Conduct detailed punch list inspections upon substantial completion, ensuring all deficiencies were addressed prior to owner occupancy.
- Manage the collection, review, and delivery of all project closeout documentation to the owner, ensuring a smooth and complete project handover.

### **PE/Assistant Project Manager**

Maryl Construction, Inc. | Kona, HI | 2022-2025

- Created, maintained and tracked project budgets & revised control estimates.
- Analyzed, qualified, & executed subcontractor agreements for all construction trades.
- Managed site superintendents, project engineers, and subcontractors.
- Processed subcontractor billings, change orders, & client billings.
- Managed and scheduled all subcontractor's scope of work.
- Facilitated and ran bi-weekly owner, architect, and consultant meetings.
- Coordinated and managed architectural drawings, ASI's, RFI's, shop drawings & submittals.
- Communicated & coordinated details with COH and engineering departments.
- Produced material take offs, qualified proposals, executed purchase orders & tracked procurement.
- Maintained and facilitated healthy communication & relationships with all team members.
- Managed and implemented project comprehensive safety programs.

### **Director of Operations**

No Sweat Air Conditioning, Inc. | Kona, HI | 2007-2024

- Started, owned, and operated local union HVAC company.
- Collaborated with residential and commercial general contractors.
- Performed site visits, equipment design, & created proposals.
- Managed all office tasks; HR, billings, payments, & client communications.
- Directed all field employees & scope of work.
- Scheduled, dispatched, and managed field for all service work, system installations, & preventative maintenance.
- Organized and maintained all business operations.

### **Substitute Teacher**

Department of Education | Kona, HI | 2005 – 2015

- State of Hawaii Migrant Education Database Coordinator.
- Teaching: Waiakea Intermediate, Waimea Elementary, Konawaena Middle.

### **Certified Substance Abuse Councilor**

Big Island Substance Abuse Council | Kona, HI | 2003-2005

- Conducted biopsychosocial assessments, diagnosis, & treatment planning.
- Evaluated and assigned substance abuse education and prevention.
- Taught intensive outpatient care group classes and facilitated case management.

### **Notable Project List as a Construction Manager/Senior Superintendent**

- Confidential Project #1, Renovation, \$30M, Project Manager
- Confidential Project #2, New Construction, \$17M, Project Manager
- Confidential Project #3, Renovation, \$17M, Project Manager

March 1, 2026

## Recommendation for Berlien & Co.

I am Scott Lowry, VP of the Hale Kamaole HOA and program manager for our \$13.8M plumbing project. I highly recommend Berlien & Co. as construction manager for any major construction project. As a retired certified project manager, I can vouch for the exceptional job they did in building a comprehensive schedule and managing the resources on our project.

Berlien & Co. built a detailed schedule, taking into consideration owner scheduling requirements and cost concerns. When our original subcontractors underperformed, Berlien & Co. stepped in, managed the bid process, and not only got the project back on track, but provided expertise to improve the original plan of implementation.

The construction manager that Berlien & Co. provided for our project was our trusted advocate, providing advice and attention to detail that I can only describe as being a godsend to us.

Berlien & Co.'s proactive approach enabled us to meet our 2-year deadline and complete the project on time and on budget. I give my highest recommendation to Berlien & Co. for their professionalism and expertise for any construction project.



Scott Lowry, VP Hale Kamaole HOA

4:55 PM



To Whom It May Concern:

The Mahana at Kaanapali is a 216 unit condominium with two concrete towers close to the shoreline. Most units are involved in transient accommodation rentals and are coveted by owners and guests for their proximity to the ocean and unobstructed ocean views. The Mahana was constructed in the Mid-1970s with post-tension concrete and concrete blocks (CMU) with rebar reinforcement. Our proximity to the ocean (couple dozen feet) results in concrete spalling damage when the rebar corrodes, expands, and breaks up the surrounding concrete. To maintain the structural integrity of the Mahana, the owner's association (AOAO) schedules spalling repair projects every 5 to 7 years with repairs totaling several million dollars. These projects are challenging because the spalling damage cannot be entirely ascertained or predicted until areas indicating spalling are demolished and the depth of the damage is chased. As a result, spalling projects have typically gone well over budget and far beyond the timeline originally scheduled, causing significant disruption to owner and guest enjoyment of the property.

In 2020 the Mahana launched its latest spalling repair project and due to past difficulties managing the project with Board Directors and AOAO Staff, we sought the engagement of a professional project manager that could act on behalf of the AOAO and manage the spalling project. The objective was that the project manager would closely monitor the work, prepare schedules, analyze and track costs, review and validate change orders, and reporting directly to the Board, provide greater oversight of the entire effort. We searched for candidate project managers and eventually engaged Berlien Consulting and the assistance of that firm's Principal, Josh Berlien.

It is my pleasure to relate our experience with Berlien consulting and Josh Berlien specifically. Josh is a consummate professional who has exceeded our expectations on all aspects. Josh has pertinent experience with the construction industry, with spalling projects specifically, and with the local vendors we have engaged on the project. Josh is able to observe the work as it is being done, make insightful recommendations to improve efficiency, push the effort when that is needed, and at the same time maintain an incredibly detailed and in-depth record of the work accomplished and the costs associated with that work. Josh's diligence on the work done and the associated costs is critical because our contract with the vendor is based on a "measure of work" construct. Josh created detailed plans and summary versions of those plans which enable us to keep owners advised regarding when their units will be impacted. Unforeseen damage regularly alters the plans and Josh provides updated plans on a timely basis. Josh has also effectively interfaced directly with our owners when needed, vastly increasing owner understanding of the effort.

In summary, Josh Berlien has consistently exceeded our expectations and has been well worth the cost to have him on our project. I would highly recommend Josh Berlien without reservation and I'm confident we will engage him on other efforts in the future if he will have us. Should you have any questions please feel free to contact me regarding Berlien Consulting and Josh Berlien.

Sincerely,

A handwritten signature in black ink that reads "James R. Anderson".

James R (Jim) Anderson

Mahana AOAO – President

(c) 1-415-518-30282 email: [JRA54449@Gmail.com](mailto:JRA54449@Gmail.com)



February 26, 2026

**To Whom It May Concern:**

I am writing to enthusiastically recommend Berlien and Co., specifically consultant Casey Doll, for any Organization seeking expert project management and vendor coordination services.

During our engagement with Berlien and Co., Casey Doll proved to be an invaluable resource for the Ka'anapali Golf Estates Community Association. We faced a complex major drainage pipe project that involved coordinating two different vendors and navigating multiple technical and logistical challenges. Casey's expertise in project management, vendor coordination, and problem-solving was instrumental in bringing this difficult project to successful completion.

What distinguished Casey's work was his ability to maintain clear communication among all stakeholders, keep the project moving forward despite setbacks, and ensure quality outcomes. Casey was consistently responsive, proactive in identifying potential issues, and committed to protecting our association's interests throughout the process.

I recommend Berlien and Co. and Casey Doll without reservation and am confident they will provide exceptional value to any organization they serve.

Sincerely,

**Brinton Meadows**

General Manager  
Ka'anapali Golf Estates



To Whom It May Concern:

OluKai is the maker of island inspired premium footwear with premium designed and constructed retail stores throughout Hawaii. In 2021 we engaged the services of Berlien consulting to assist with the opening of a store at the Shops at Wailea, handling OAC meetings and keeping all parties accountable to timelines and job quality. This involved weekly meetings with agendas and follow up assignments, on the ground site visits and progress reporting as well as challenging vendors and partners to on time delivery and creatively managing adjustments to the work and materials schedules.

After experiencing delays on a new project OluKai again employed Berlien Consulting in early 2023 to provide similar services for the opening of a store at the Sheraton Waikiki. This project included new nuances such as union requirements and contractor bids, negotiations and value engineering. The work became much more organized, and roles more clearly defined once Josh took over the meetings.

In summary, we have been very happy with both Berlien Consulting's management of projects as well as his industry knowledge, connections, and relationships throughout the market. We intend to use Josh and his team for future projects that require his organizational skillset and attention to detail.

Please don't hesitate to reach out if you have any follow up questions.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Landon John".

J. Landon John  
Director of Retail – Archipelago Companies  
(c) 760-805-3731  
[Ljohn@olukai.com](mailto:Ljohn@olukai.com)

THE  
*Island Surf*  
CONDOMINIUMS

September 18, 2023

**Board of Directors**

Bryan Kortis  
*President*

Marian Hansen  
*Treasurer*

Patty Shepherd  
*Secretary*

Jason Bello

Norma Russell

**General Manager**  
Michele Rysdon

**Site Manager**  
Matt Robbins

Re: Letter of Recommendation for Berlien Consulting LLC

To Whom It May Concern,

I'm honored to offer my highest recommendation for Berlien Consulting, a construction project management firm led by Joshua Berlien.

Approximately a year and a half ago, our Board of Directors hired a structural engineer to inspect our six-story, concrete building because it was close to 50 years old and a similar type of building was involved in the Surfside, Florida collapse. Unfortunately, major issues were discovered in the columns supporting both the building and its walkways.

So began a journey into the world of engineers, architects, concrete contractors, hazardous material abatement, plumbers, electricians, the County of Maui's permit process and more. With the constant and almost daily assistance of Mr. Berlien and his team, we have navigated this journey to the point where work is soon to begin, and all permit applications timely submitted.

If we had attempted to manage this project without Berlien Consulting's expert guidance, I am certain we would still be years away from breaking ground instead of possibly a couple of months. Not only has Mr. Berlien hastened the process, but he has also identified hundreds of thousands of dollars of savings and put together a highly functional and competent team of professionals to execute the project. Mr. Berlien's expertise in construction cost estimating has made the process of securing a construction loan much smoother, less expensive, and faster.

We are truly fortunate to have secured Berlien Consulting's services and I could not be more pleased with their work. I can be reached at 602-803-7092 if any further information is desired.

Sincerely,



Bryan Kortis, Esq.  
President, Board of Directors

1993 South Kihei Road, Kihei, HI 96753

808-276-1500

[islandsurfmaui@gmail.com](mailto:islandsurfmaui@gmail.com)

Visit us at: [www.islandsurf.org](http://www.islandsurf.org)

September 15, 2023

To Whom it May Concern,

If asked the question; “Would you recommend contracting a large, high profile and inherently expensive infrastructure project management and oversight using Berlien Consulting” my confident response would be that “I would NOT recommend doing any significant infrastructure project WITHOUT contracting Berlien Consulting to manage the project”.

At this writing, our association is in the middle of an approximate \$21M complete cast iron waste pipe replacement project for an 11 building, 440 unit condominium complex on Maui. As well, we are simultaneously planning a complete roof renovation of our 11 buildings from the original tile roofs to an insulated standing seam aluminum roof material. Both of these infrastructure items are at the end of their useful life. These projects are being completely managed by Josh Berlien and his team of professionals at Berlien Consulting. What had begun as the waste pipe replacement project being project managed by Berlien Consulting became a combination pipe and roof renovation project based on the level of confidence we had with the results that Berlien Consulting was achieving in our initial pipe project. The long term cost benefits of Berlien Consulting managing both of these high profile, key infrastructure projects simultaneously combined with the highly organized and efficient processes that they encompass assures us that we will soon have two of our most important infrastructure projects completed correctly and with as little impact on our ownership as possible.

What had been a years long battle against time and mother nature was completely planned and approved with plans submitted for county permits within a 7 month period of time. This amount of planning and implementation could not have happened without the professional involvement and expertise of Berlien Consulting.

What impressed our board the most in our initial choice to proceed with Josh Berlien was the quality control checks that Josh makes part of the planning, installation and completion stages of the project. We know that this project must be done correctly to stand the test of time. Working with Josh and his team continues to be a pleasure, in spite of the complexity of these two projects.

I am looking forward to writing yet another letter of recommendation once these projects are completed. With the efficiencies and progress that we’ve seen over these past 7 months, I am confident that Berlien Consulting will have exceeded our expectations and have delivered us two well executed, safe and complete projects that will serve our ownership well for many decades to come.

I would welcome any questions from potential clients of Berlien Consulting to contact me in person should they care to discuss our still evolving projects currently being project managed by Berlien Consulting. My contact information is listed below.

Respectfully,

Rob Bryan  
Kamaole Sands AOA Board of Directors - President  
E: [seerobgo@gmail.com](mailto:seerobgo@gmail.com)  
C: 415-299-9055

April 6, 2020

Re: Berlien Consulting, LLC & Josh Berlien

To Whom It May Concern,

My name is Don Clary and I am the president of the Polynesian Shores Association of Apartment Owners. Last year the Association approved a \$3.75MM major infrastructure project for our 52-unit condo complex. The Board hired Mr. Berlien and his consulting company to assist us with project planning, permitting, contractor management & scheduling, contractor vetting & contract review and vendor payments. In a nutshell, anything that one can envision that would be required for a project of this magnitude, Mr. Berlien has assisted the Association with implementation.

I can say without reservation, that without his project management expertise and professional qualifications we would never have been able to move forward with our project. We are now in the 2<sup>nd</sup> phase of completing the project which includes; replacement of all doors, windows, lanai coverings, fire sprinkler installation, social area & pool improvements and electrical system upgrades. Mr. Berlien with his experience has successfully navigated the Association through the complicated permitting process that involved multiple County of Maui agencies & departments, all with differing levels of approval authorities and regulations. Furthermore, he has provided the Association with regular and timely project updates which have been critical in the Board's decision-making processes and communications with the owners. Finally, and maybe most importantly, he has assisted the Association with working within the constraints of our budget and seeking the best cost options without jeopardizing the quality of materials used and contractors selected.

Without hesitation and on behalf of the Board I can highly recommend Mr. Berlien and his company and would seek his consultation & management services for any future projects.

Sincerely,

Don Clary  
President  
Polynesian Shores AOA



236-250 Greenpoint Ave. Brooklyn, NY 11222  
Phone# (718) 532-9091 Fax# (718) 532-1635

April 7, 2020

To Whom It May Concern,

My name is Ted Pronel and I am The Director of Store Design and Construction for J. McLaughlin. I hired Joshua Berlien of Berlien Consulting to be my representative/project manager of our new store build out at the Shops at Wailea in the summer of 2019. Since I am based 6000 miles away from Hawaii, I needed someone locally to be my eyes and ears. Josh proved to be invaluable in managing this project locally for me and he was the best consulting hire I made for this project.

Josh is well acquainted with the local building permit filing process in Maui County and with local construction regulations and he also knows the various agencies that need to be coordinated during the construction process. Josh's is extremely well organized, and he demonstrated acute attention to detail throughout the entire project. He managed a clear and concise flow of information between me, the general contractor, other consultants and the Landlord. He was meticulous in conducting weekly conference calls with myself, the general contractor and our architects. He always followed up with a detailed conference call recap. His professionalism and oversight on all issues that arose during the project helped to make this project proceed smoothly. He is also a very congenial person that is was a pleasure to have on our team.

In short, I would highly recommend Josh to anyone contemplating hiring him and his firm to assist on a retail store project or any construction project for that matter on Maui.

If you have any questions, I can be reached at 646-522-0827 Mon-Fri EST.

Sincerely,

**Ted Pronel**  
Director of Store Design & Construction



# David E. Sellers

P.O. Box 948, Haiku, HI 96709 • Phone: 808 554 8006 • Fax: 808 791 2513

Email: [david@hioffgrid.com](mailto:david@hioffgrid.com) • Web: [hioffgrid.com](http://hioffgrid.com)

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Date: [April 02, 2020](#)

To Potential Customers,

Our Firm, Hawaii Off Grid, is the Architect of Record for a significant complex renovation on West Maui. Berlien Consulting is the orchestrator of our scope of work in addition to several other design teams and contractors. As the Construction Manager, Berlien Consulting has assisted in navigating county agencies throughout the permitting processes, performed budgetary services, developed a coordinated project schedule and logistical plan, controlled the RFP processes and contracted all parties. Phase 1 of the undertaking was completed on time and to the Owner's delight, Phase 2 is currently underway and on schedule as well. We have also been pleased with the fashion in which Berlien Consulting has conducted this project and thus would refer their services to anyone seeking a smooth project.

Sincerely,

David E. Sellers

April 8, 2026

To Whom It May Concern,

**SUBJECT: Letter of Recommendation for Berlien & Company**

As the President of the Board for the ownership of Kahoma Village AOOU, I am writing to provide my strongest recommendation for Berlien & Company. Following the total loss of four multi-family residential buildings in the August 2023 Lahaina wildfire, Alix Buchter and the rest of the team at Berlien & Company served as our Owner's Representative, guiding us through a high-stakes, multi-year recovery and reconstruction.

Their performance exceeded our expectations in three critical areas:

**1. Exceptional Project Delivery & Efficiency**

Despite the immense logistical challenges in West Maui, Berlien & Company managed the rebuild to completion ahead of schedule. Their proactive management of the contractor, bid leveling, and permitting (including navigating complex SMA exemptions and County stalls) ensured the project never lost momentum. Because of this early delivery, they successfully secured financial credits from our builder's risk insurance, providing immediate secondary savings to the ownership.

**2. Relentless Insurance & Financial Advocacy**

Alix acted as our primary advocate against the loss carrier. Through exhaustive documentation, high-level meetings, and complex appeals, she secured considerable additional funding for our loss claim that would have otherwise been left on the table. Lance Simpson and Alix also managed many rounds of highly complex special assessment allocations for our community owners with total transparency.

**3. Diligent Oversight & Close-out**

Throughout the course of construction, they protected our interests by pushing back on unwarranted change orders from the contractor and making the case on our behalf to the loss carrier to ensure compensation for justified change orders. Even post-construction, they successfully negotiated additional funds from the contractor to resolve disputed items, ensuring the ownership was made whole. They continue to provide value today by managing the warranty process and the destructive sampling assessment for fire and wind damage to standing buildings.

Josh Berlien, Alix, Lance and the rest of the team at Berlien & Company possess a rare combination of technical construction expertise, financial acumen, and the tenacity required to navigate post-disaster recovery and I recommend them without reservation.

Sincerely,



Evette Green  
President, Kahoma Village AOOU



April 2, 2020

Jennifer Salisbury  
Project Assistant, Paradise Ridge  
Vice Chairman, Construction Industry of Maui  
[jennifer@westcoastend.com](mailto:jennifer@westcoastend.com)

Re: **Letter of Recommendation for Joshua Berlien**

To whom it may concern,

As a long-time contractor and real estate developer in Hawaii, I understand firsthand the ability and skillsets necessary of a good construction manager. The position demands that person be a leader, possess technical aptitude, understand business, comprehend the law, enforce safety, be well organized, possess excellent communication skills and do so while having the ability to fluidly adapt to an ever-changing environment.

My experience with Josh on the Construction Industry of Maui for three years, we represent over 100 Maui companies as our non-profit way of giving back to the community through education, advocacy, fellowship and scholarships. This year, with Josh at the helm, we have endeavored to offer two \$15,000 scholarships to graduating high school seniors entering education in a trade.

With his education in Construction Management and background in project management along with building construction companies, Josh is THE go-to-guy. The business he created, Berlien Consulting, brings the experiences from years of contracting work in positions ranging from engineer to executive and places it at the oversight position as an Owner's representative who knows how to execute from concept to completion. As I have seen his skillsets at work, I give my recommendation of his services as a construction manager.

Kindest Regards,

A handwritten signature in cursive script that reads "Jennifer Salisbury".

Dr. Jennifer Salisbury



April 7, 2020

Re: **Letter of Recommendation**

To Whom it may concern,

Berlien Consulting has served as the Owner's Construction Manager on recent projects with Inform Design as the Architect. We have found that Berlien Consulting brings project value of maintaining goals, quality and overcoming challenges in a practical and rational manner. Prior to Berlien Consulting, we have also previously worked with Josh Berlien in an Architect-Contractor relationship, experiences which further accredits his knowledge and capability to ensure projects maintain schedule and budget.

We at Inform Design have confidence in recommending Berlien Consulting to prospective Clients.

Sincerely,

A handwritten signature in black ink, appearing to read "Ann A. Kutaka".

Ann A. Kutaka, AIA, LEED AP, CDP, CRX  
President/Principal

InForm Design  
A Hawaii Corporation



Date: April 1, 2020

To Whom it May Concern,

We have had the pleasure of working with Josh Berlien on our retail store relocation project in Pearl City in the fall of 2019. He was very instrumental in coordinating all aspects of project management. City permits, trades persons, architect, and property management (landlord) persons all benefitted by his communication skills which kept our project on task. He pays specific attention to detail and is very well organized.

Because of his performance on the Pearl City project, we are currently working with him on another, larger scale, project in Honolulu. Should other opportunities arise, we would not hesitate to use his services again in the future.

Feel free to contact me directly if you may have any further questions.

Thank you,

John Kopacz  
VP Store Operations  
714-543-6661(o)  
951-733-8818 (c)



**STATE OF HAWAII**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES

**QUESTIONNAIRE FOR ARCHITECTS, ENGINEERS AND OTHER PROFESSIONAL SERVICES**

QUESTIONNAIRE FOR: (LIST DISCIPLINE)	OTHER QUESTIONNAIRES SUBMITTED: (LIST DISCIPLINES)	DATE
FIRM NAME	ESTABLISHED YEAR STATE	TYPE OF ORGANIZATION (Underline)  INDIVIDUAL    PARTNERSHIP <u>CORPORATION</u> JOINT VENTURE    OTHER
BUSINESS ADDRESS, TELEPHONE & FAX NO. OF HAWAII OFFICE	AGE OF FIRM	FEDERAL ID NO.      YEARS ESTABLISHED IN HAWAII <span style="border: 1px solid black; padding: 0 2px;">8</span>
PRINCIPALS OF FIRM: (NAMES)	ASSOCIATE MEMBERS OF FIRM: (NAMES)	
PRESENT BRANCH OFFICE(s): (ADDRESS, TELEPHONE & FAX NO.)	PERSON IN CHARGE: (NAMES)	

**NUMBER OF PERSONNEL IN YOUR PRESENT ORGANIZATION**

LOCATED AT	PRINCIPALS & KEY PERSONNEL			OTHER PERSONNEL										TOTAL	
	Architect	Engineer	Others	Architect	Engineers				Draftsmen	Spec. Writer	Estimator	Inspector	Surveyor		Balance
					Mech.	Electri	Civil	Others							
HOME OFFICE			1												
BRANCH IN															
<b>TOTAL</b>			1												
TECHNICAL PERSONNEL:			NUMBER OF PERSONNEL WITH HAWAII LICENSES						NUMBER OF PERSONNEL WITHOUT HAWAII LICENSES						22

PERSONAL HISTORY STATEMENT OF PRINCIPALS AND ASSOCIATES WITHIN YOUR FIRM								
NAME			RESIDENT OF		NAME			RESIDENT
TITLE				TITLE				
YEARS OF EXPERIENCE 22	AS PRINCIPAL IN THIS FIRM 8	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS				
REGISTRATION (TYPE, YEAR, STATE)				REGISTRATION (TYPE, YEAR, STATE)				
NAME			RESIDENT OF		NAME			RESIDENT OF
TITLE				TITLE				
YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL	YEARS OF EXPERIENCE	AS PRINCIPAL IN THIS FIRM	AS PRINCIPAL IN OTHER FIRMS	OTHER THAN PRINCIPAL	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)				
MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS				MEMBERSHIP IN PROFESSIONAL ORGANIZATIONS				
REGISTRATION (TYPE, YEAR, STATE)				REGISTRATION (TYPE, YEAR, STATE)				

**PERSONAL HISTORY STATEMENT OF TECHNICAL PERSONNEL WITHIN YOUR FIRM**

NAME		STATUS (Underline) Full-Time Part-Time		NAME		STATUS (Underline) Full-Time Part-Time					
TITLE OR POSITION			YEARS OF EXPERIENCE			TITLE OR POSITION			YEARS OF EXPERIENCE		
WITH THIS FIRM		WITH LAST FIRM (NAME & NO. OF YEARS)		WITH OTHER FIRMS		WITH THIS FIRM		WITH LAST FIRM (NAME & NO. OF YEARS)		WITH OTHER FIRMS	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)						EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)					
REGISTRATION (TYPE, YEAR, STATE)						REGISTRATION (TYPE, YEAR, STATE)					
NAME		STATUS (Underline) Full-Time Part-Time		NAME		STATUS (Underline) Full-Time Part-Time					
TITLE OR POSITION			YEARS OF EXPERIENCE			TITLE OR POSITION			YEARS OF EXPERIENCE		
WITH THIS FIRM		WITH LAST FIRM (NAME & NO. OF YEARS)		WITH OTHER FIRMS		WITH THIS FIRM		WITH LAST FIRM (NAME & NO. OF YEARS)		WITH OTHER FIRMS	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)						EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)					
REGISTRATION (TYPE, YEAR, STATE)						REGISTRATION (TYPE, YEAR, STATE)					
NAME		STATUS (Underline) Full-Time Part-Time		NAME		STATUS (Underline) Full-Time Part-Time					
TITLE OR POSITION			YEARS OF EXPERIENCE			TITLE OR POSITION			YEARS OF EXPERIENCE		
WITH THIS FIRM		WITH LAST FIRM (NAME & NO. OF YEARS)		WITH OTHER FIRMS		WITH THIS FIRM		WITH LAST FIRM (NAME & NO. OF YEARS)		WITH OTHER FIRMS	
EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)						EDUCATION (COLLEGE, DEGREE, YEAR, SPECIALIZATION)					
REGISTRATION (TYPE, YEAR, STATE)						REGISTRATION (TYPE, YEAR, STATE)					

OUTSIDE ASSOCIATES AND CONSULTANTS USUALLY EMPLOYED

DISCIPLINE	NAME OF FIRM OR INDIVIDUAL	DISCIPLINE	NAME OF FIRM OR INDIVIDUAL

**ERRORS AND OMISSIONS INSURANCE**

DOES YOUR FIRM HAVE ERRORS & OMISSION (E&O) INSURANCE? (Underline)			AMOUNT OF COVERAGE PER CLAIM	AMOUNT OF DEDUCTIBLE
<u>YES</u>	NO	PROJECT INSURANCE	\$	\$

Submit proof of insurance or insurability from your insurance carrier with this form.

**SUMMARY OF YOUR FIRM'S COMPLETED AND PRESENT PROJECTS DURING THE LAST TEN YEARS  
AS A PRIME A/E CONSULTANT**

TOTAL NUMBER OF COMPLETED PROJECTS	
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS	\$ 140,000,000.00
TOTAL NUMBER OF PRESENT PROJECTS	
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS	\$

**AS AN ASSOCIATE WITH OTHER A/E CONSULTANTS**

TOTAL NUMBER OF COMPLETED PROJECTS	
TOTAL ESTIMATED CONSTRUCTION COST OF COMPLETED PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM WAS RESPONSIBLE)	\$
TOTAL NUMBER OF PRESENT PROJECTS	
TOTAL ESTIMATED CONSTRUCTION COST OF PRESENT PROJECTS (ONLY THE PORTION OF WORK FOR WHICH YOUR FIRM IS RESPONSIBLE)	\$

**CLASS OF WORK AND PROJECT TYPE SPECIALIZATION**

TYPE OF PROJECT	TOTAL NO. OF COMPLETED PROJECTS	TOTAL ESTIMATED CONSTRUCTION COST	TOTAL ESTIMATED PROJECT SIZE (G.S.F.)

Categorize your firm's class for work during the last ten years by project type. Examples of project types include Educational, Commercial, Industrial, Residential, Health Care, Correctional and Judicial Facilities. Work may also be categorized as planning, civil sitework, renovation/alteration, architectural barrier removal, fire alarm system, etc.

**PRESENT/COMPLETED PROJECTS IN WHICH YOUR FIRM IS/WAS DESIGNATED THE PRIME CONSULTANT (BY TYPE)**

(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

TYPE:							
YEAR	NAME AND LOCATION OF THE PROJECT	NAME OF LEAD DESIGNER	NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER	ESTIMATED CONST. COST (\$)	DURATION FOR DESIGN (MONTHS)	% COMPLETED	
						DESIGN	CONST.

**PRESENT/COMPLETED PROJECTS THAT YOUR FIRM IS/WAS ASSOCIATED WITH OTHERS (BY TYPE)**

(LIST A MAXIMUM OF 10 PROJECTS FOR EACH DISCIPLINE/TYPE OF WORK BEING APPLIED FOR. LIST PROJECTS THAT REFLECT YOUR ABILITY TO PROVIDE QUALITY WORK FOR YOUR REQUESTED PROJECTS.)

TYPE:								
YEAR	NAME AND LOCATION OF THE PROJECT	NAME, ADDRESS, PHONE & FAX NO. OF THE OWNER	ESTIMATED CONSTRUCTION COST		DURATION FOR DESIGN (MONTHS)	PRIME FIRM ASSOCIATED WITH	% COMPLETED	
			ENTIRE PROJECT	YOUR FIRM'S WORK			DESIGN	CONST.

**Explain firm's individual project assignment, project management structure, project execution (work flow and responsibilities) and quality control process.** In the event the spaces provided on this form are not sufficient for entries, or if you wish to furnish additional information, it may be inserted here or on separate sheets, with appropriate references.

Empty space for providing details on project assignment, management structure, execution, and quality control process.

As of this date \_\_\_\_\_ the foregoing is a true statement of facts.

NAME OF FIRM OR INDIVIDUAL SUBMITTING QUESTIONNAIRE	TYPE NAME AND TITLE OF PERSON SIGNING	SIGNATURE

NOTE: It is to a firm's advantage to maintain its experience record on a current basis. This may be accomplished by periodically forwarding current data to DAGS.

**PRINCIPALS ONLY - ADDITIONAL INFORMATION**

NAME	TITLE AND POSITION	YEARS WITH FIRM
MAJOR RESPONSIBILITIES WITH THIS FIRM		

**PRIOR EMPLOYMENT**

(START WITH LATEST EMPLOYMENT PRIOR TO JOINING THIS FIRM AND PROVIDE SIMILAR INFORMATION FOR EACH SEPARATE EMPLOYMENT OR MAJOR CHANGES IN DUTIES WITH THE SAME EMPLOYER.)

FIRM: <b>Castaway Construction</b>	DATE FROM:                      TO:	FIRM: <b>Elcco Inc</b>	DATE FROM:                      TO:
ADDRESS:		ADDRESS:	
JOB TITLE:		JOB TITLE:	
SUPERVISOR'S NAME AND TITLE:		SUPERVISOR'S NAME AND TITLE:	
MAJOR DUTIES:		MAJOR DUTIES:	

FIRM: <b>Nordic PCL</b>	DATE FROM:                      TO:	FIRM:	DATE FROM:                      TO:
ADDRESS:		ADDRESS:	
JOB TITLE:		JOB TITLE:	
SUPERVISOR'S NAME AND TITLE:		SUPERVISOR'S NAME AND TITLE:	
MAJOR DUTIES:		MAJOR DUTIES:	



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/21/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>		<b>CONTACT NAME:</b> Matthew Terry	
Atlas Ins Agency, a Marsh & McLennan Agency LLC Co		<b>PHONE (A/C, No, Ext):</b> (808) 533-3222	<b>FAX (A/C, No):</b> (808) 533-8777
201 Merchant Street		<b>E-MAIL ADDRESS:</b>	
Suite 1100		<b>INSURER(S) AFFORDING COVERAGE</b>	
Honolulu HI 96813		<b>INSURER A:</b> *Underwriters at Lloyds of London	<b>NAIC #</b>
<b>INSURED</b>		<b>INSURER B:</b> *Burlington Insurance Co.	23620
Berlien Consulting, LLC		<b>INSURER C:</b> Hawaii Employers' Mutual Ins Co Inc.	10781
355 Hukilike St., Ste 202		<b>INSURER D:</b> *Broker: NMF Insurance, Inc.	
Kahului HI 96732		<b>INSURER E:</b>	
		<b>INSURER F:</b>	

**COVERAGES**

CERTIFICATE NUMBER: 25/26-27 CCG23

REVISION NUMBER:


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			*This insurance contract is issued by an Insurer which is not licensed by the State of Hawaii and is not subject to its regulation or examination. If the Insurer is found insolvent, claims under this contract are not covered by any guaranty fund of the State of Hawaii.  *ANE554532726 *Broker Name: NMF Insurance Inc / IC International. License #118063 Address: 1022 Bethel Street, Suite 100, Honolulu, Hawaii 96813	04/26/2026	04/26/2027	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			*ANE554532726	04/26/2026	04/26/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			*223BE11868	09/03/2025	09/03/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	WC0058024	06/25/2025	06/25/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability			*ANE554532726	04/26/2026	04/26/2027	Each Claim \$1,000,000 Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance certificate provided for coverages indicated.

**CERTIFICATE HOLDER****CANCELLATION**

Berlien Consulting LLC 355 Hukilike Street Suite 202  Kahului HI 96732	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>  <b>AUTHORIZED REPRESENTATIVE</b> 
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