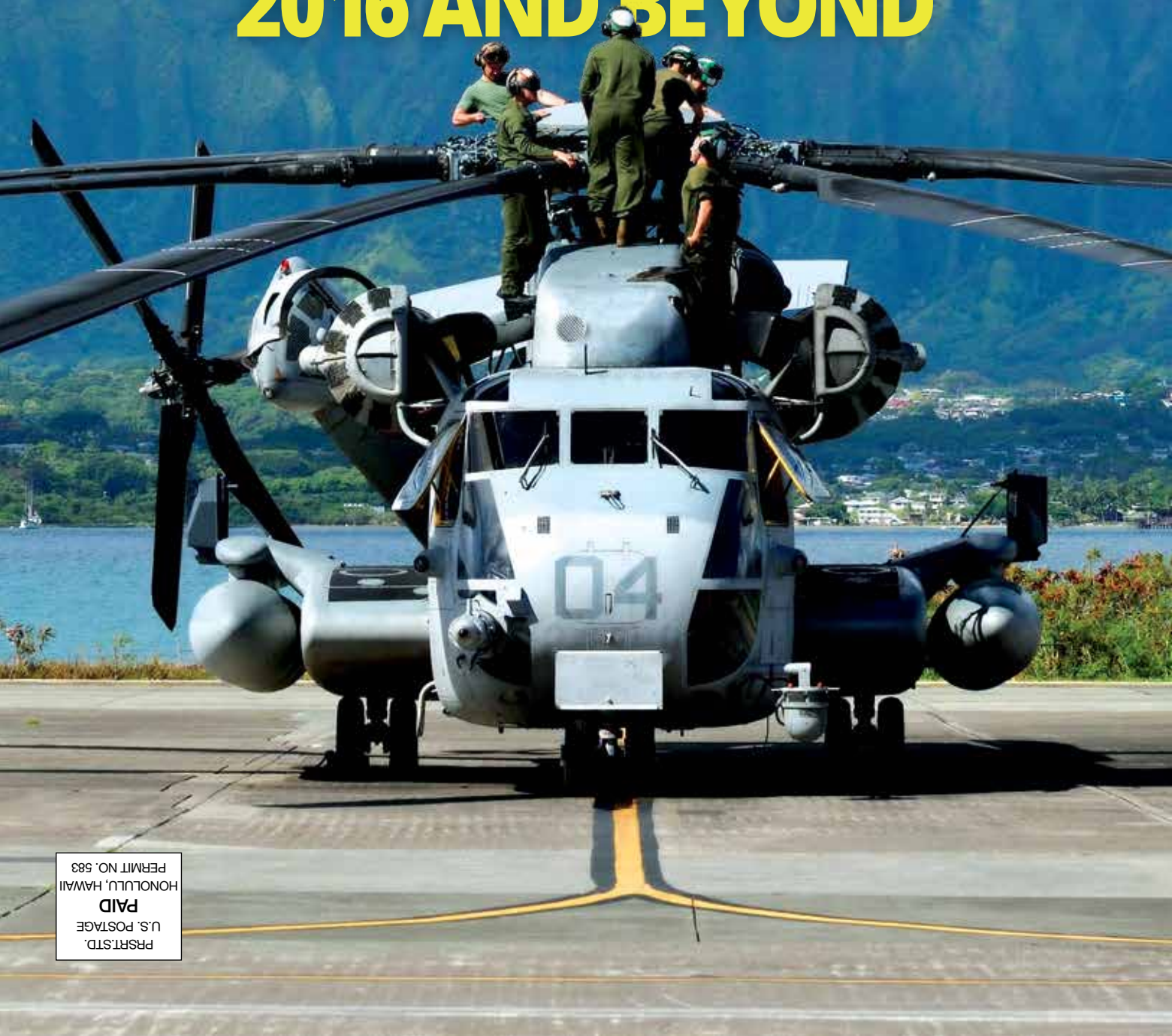


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COFFEE BREAK

May is Military Appreciation Month and in line with that *Building Industry Hawaii* salutes the U.S. armed forces' contribution to Hawaii's people, its economy and, in particular, the construction industry. It's not too hard to imagine the blow that the loss of hundreds of millions of dollars in military-related building contracts would wreak on the Islands.

The buzz in residential construction has been about ADUs—accessory dwelling units. Some say they are a solution to the state's shortage of affordable rental properties. Others say ADUs will put cash back in the pockets of homeowners struggling to stay afloat against the high cost of living in paradise. In our report, we take a look at the surging interest in building the tiny homes.

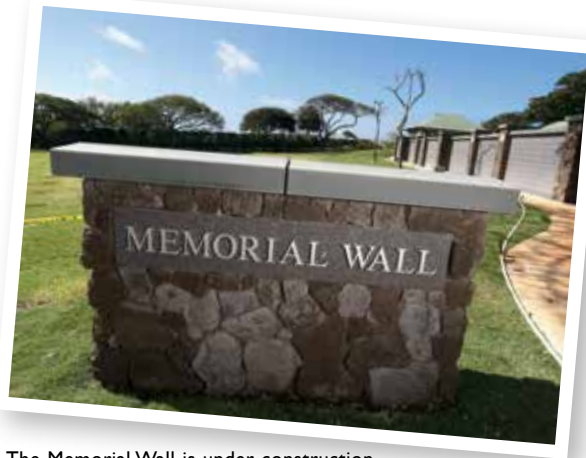
As the rail's guideway continues rising toward Downtown Honolulu, we talk with Harrison Rue, the administrator for city hall's TOD (transit-oriented development) plans for the development of businesses and homes around the train stations that will dot a 20-mile path from Kapolei to Ala Moana.

Our monthly "Collaboration" feature profiles the Kahului headquarters of the International Brotherhood of Electrical Workers (IBEW) Local 1186. The trade union's new office includes a state-of-the-art training center.

Also in this issue, we take a look at the health of the Islands' concrete industry and its trucking and hauling sector. 🏠

A hui hou,

david@tradepublishing.com



The Memorial Wall is under construction at the National Memorial Cemetery of the Pacific.

PHOTO BY GREG YAMAMOTO

BUILDING INDUSTRY HAWAII

The Construction Magazine of Hawaii

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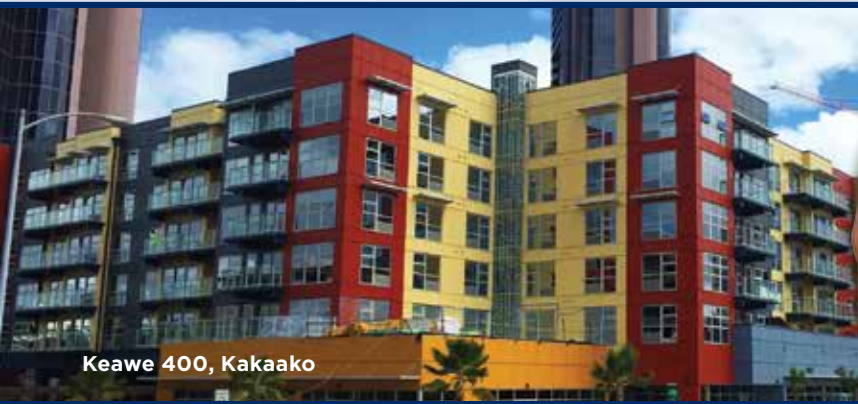
Four Seasons Resort Oahu at Ko Olina, Renovation



Kapolei Commons Entertainment Center



Ka Makana Ali'i



Keawe 400, Kakaako



Kaanapali Ocean Resort Maui



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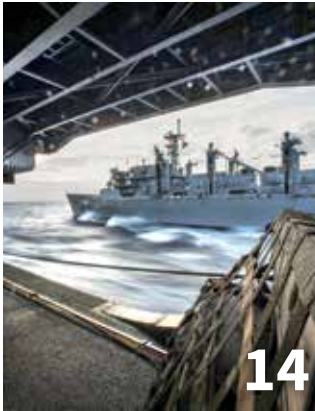
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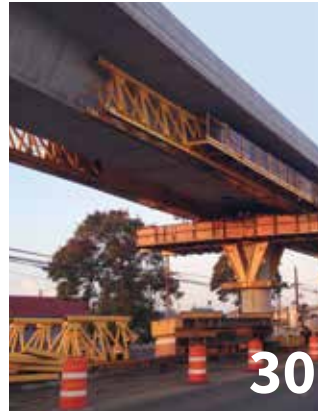
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BUILDING
INDUSTRY HAWAII

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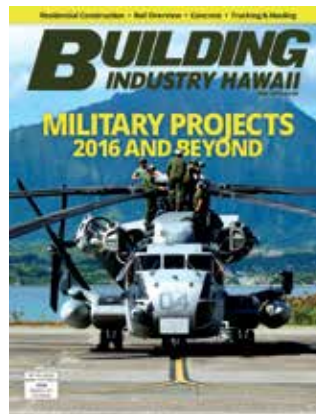
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On the Cover

A U.S. Marines Sikorsky Super Stallion helicopter and ground crew at Kaneohe Bay during RIMPAC 2014

Design by Ursula A. Silva
PHOTO COURTESY U.S. NAVY/SGT. MATTHEW MCGREGOR, CANADIAN FORCES COMBAT CAMERA

COMING IN JUNE

Building Industry Hawaii presents its annual **Top 10 Roofers** in Hawaii feature. We also see what's the latest with **Trade Unions** and go **Inside the AIA**. There will also be an update on **Guam Construction**, and be sure to catch the **Lumber Products Resource Guide**.

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MAY 1 (FRIDAYS THROUGH JUNE)

Fall 2016/Spring 2017 School Year Orientation

The Associated Builders and Contractors (ABC) of Hawaii's Fall '16 and Spring '17 mandatory school year orientations for ABC programs in carpentry, electrical, painting and plumbing are held every Friday from February through June 24.

9 a.m. (Fridays, as scheduled). To schedule an orientation, call the ABC Hawaii office at 845-4887 or sign up online at abchawaii.org.

MAY 2, 3, 4

Pacific Rim Safety & Health Conference 2016

The American Society of Safety Engineers-Hawaii Chapter's three-day conference at the Sheraton Waikiki features more than 75 exhibitors and 50 speakers from around the world presenting tools and information that enhance workplace safety.

For registration and information, go to www.cvent.com/d/9rqtys or call 478-3257. Fee: single-day registration \$225; three-day registration \$425.

MAY 3

AIA/GCA Committee Meeting

The American Institute of Architects (AIA) Honolulu Chapter sponsors this brown-bag meeting of AIA members and General Contractors Association of Hawaii (GCA of Hawaii) members exploring current design and building industry trends. Open to all AIA and GCA members. Topic to be announced.

11:30 a.m.-1 p.m. Center for Architecture: Conference Room, 828 Fort Street Mall, Suite 100. Register/RSVP online at aiahonolulu.org until May 3. Contact Troy Miyasato, committee chair, at troy@ferrarochoi.com.

MAY 4, 11, 18, 25; JUNE 8, 15

Communication Class Level I

The AIA Honolulu Chapter hosts Presentation Course Level 1, Pam Chambers' Wednesday evening public speaking course that also features small group practice.

6-8:30 p.m. (Wednesdays). Center for Architecture, 828 Fort Street

Mall, Suite 100. For registration and information contact Pam Chambers at 377-5679 or via SpeakOut@pamchambers.com.

MAY 6

NAIOP Hawaii 2016 Kukulu Hale Awards Ceremony

The NAIOP Hawaii 2016 Kukulu Hale Awards recognize individuals and organizations that have completed new or renovated commercial real estate projects, including those in the public and nonprofit sectors, that have made significant contributions to Hawaii's commercial real estate industry.

5 p.m. (cocktails); 7 p.m. (awards). Royal Hawaiian Hotel, Monarch Room, 2259 Kalakaua Ave. For registration and information, contact Barbie Rosario at barbie@naiophawaii.org.

MAY 7, 14

Leadership and Motivation (STP Unit 1)

The General Contractors Association of Hawaii (GCA of Hawaii) presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 1—"Leadership and Motivation" (2015 edition)—is the first in STP's six-course program. Instructor Glenn Nohara, Genba Hawaii Inc. president, covers motivation, feedback, training and more. Includes manual and lunch. Certificate available after completion of course.

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. RSVP by April 20. To register and for more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA members \$295; nonmembers \$395. No refund after April 20. Substitutions available.

MAY 10, 11, 12

Construction Quality Management (CQM)

ABC of Hawaii hosts this three-day CQM course. CQM certification is a mandatory requirement for federal

government contracts and is valid for five years. Lunch and other refreshments served daily.

Noon-4 p.m. (daily). ABC Hawaii Chapter, 1375 Dillingham Blvd., Suite 201A. Register with payment by May 2. Download registration form at abchawaii.org. Fax or email completed form to Renee Rosehill at 847-7876 (fax) or via renee@abchawaii.org. Fee: ABC members \$90; non-members \$120. No refunds for cancellations after May 2 and no-shows. Substitutions available.

MAY 10, 12, 20, 24, 26

OSHA 30-Hour for the Construction Industry

Offered by GCA of Hawaii. Instruction in OSHA safety standards for safety administrators, managers, supervisors, job site superintendents, project managers and engineers, foremen and workers. Course content: "Introduction to OSHA," "OSHA Focus Four Hazards" and more. Includes lunch and course handout. Attendees will receive an OSHA card upon completion of the course.

7:30 a.m.-3 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. Registration required by May 3. To register and for more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA members \$200 nonmembers \$300. No refunds after May 3. Replacements accepted.

MAY 12

ASID Hawaii Event

The AIA Honolulu Chapter hosts the American Society of Interior Designers (ASID) monthly event. Event details and registration to be announced at aiahonolulu.org.

5-7 p.m. Center for Architecture, 828 Fort Street Mall, Suite 100. For more information, contact Reiko Lewis, Allied Member, at rlewis@ventusdesignhnl.com.

MAY 12

General Membership Luncheon Meeting

The Building Industry Association of Hawaii (BIA-Hawaii) May general

membership meeting features networking, lunch and a presentation by the Department of Planning & Permitting. DPP's Art Challacombe explains the new "One Time Review Process" that expedites permitting for single-family residential construction.

11 a.m.-1 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration until May 12. Contact Cathleen Langin at 629-7507 or cnl@biahawaii.org for information and registration. Fee: BIA members: \$40; nonmembers \$50; walk-ins \$55. Tabletops available: contact Lea Wong at 629-7505 or LKK@biahawaii.org.

MAY 11

Government Contracting 101 and Small Business Certifications

Two back-to-back Small Business Administration (SBA) workshops explain how to start doing business with the federal government and eligibility for small business certifications such as 8(a), HUBZone, and Woman-Owned small business. Advanced registration required.

9-11 a.m. Waterfront Plaza (Restaurant Row), 500 Ala Moana Blvd., Bldg. 1, Ste. 306. Contact Joyce Quinn, 541-2990 ext. 223 or at joyce.quinn@sba.gov, or go to <http://events.sba.gov> for registration and other information. Free.

MAY 12

NAWIC General Membership Meeting

The National Association of Women in Construction (NAWIC) hosts its monthly dinner and membership meeting. Get to know other women in the industry, build partnerships and increase your knowledge.

5:30 p.m. (networking); 6 p.m. (dinner and meeting). Honolulu Country Club, 1690 Ala Puumalu St. For more information, go to nawic114@yahoo.com or Honolulu-nawic.org. Dinner fee \$35.

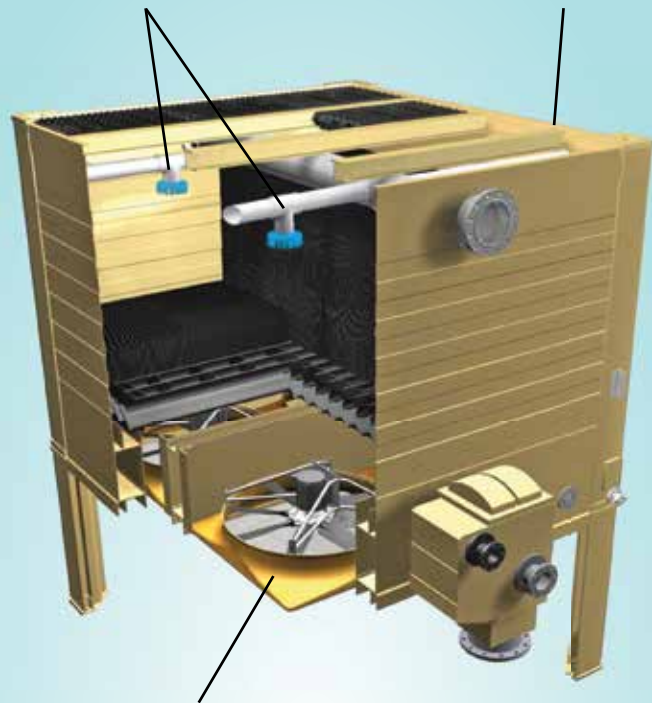
MAY 12

AIA Monthly Program: Site Tour at Kapiwai

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3:30-5:30 p.m. Center for Architecture, 828 Fort Street Mall, Suite 100. Advanced registration and payment required at aiahonolulu.org; available until May 12. Limited space available; first-come, first-served. For more information, contact Camilla Nicholas at camilla@aiahonolulu.org or 628-7245. Fee: \$20 AIA Honolulu members; nonmembers \$35. No refunds for cancellations after May 10. Substitutions available.

MAY 14, 21; JUNE 11

AIA Architectural Walking Tour

The AIA Honolulu Chapter’s Saturday walking tours are led by AIA-Honolulu Chapter architects who relate the tales and architectural history of Honolulu’s downtown district. Tour groups must be 4-10 people.

9-11:30 a.m. Center for Architecture, 828 Fort Street Mall, Suite 100. Register/RSVP with payment at www.aiahonolulu.org. For more information, go to contact@aiahonolulu.org, or call 628-7243. Fee: \$15 per person.

MAY 16

2016 BIA Golf Challenge

The BIA-Hawaii Golf Challenge is held annually to support BUILD-PAC or BIA-Hawaii. Great golf and networking opportunity with developers, builders, contractors, suppliers, associates and with Ed Brady, 2016 NAHB Chairman.

10:30 a.m.-4 p.m. Oahu Country Club, 150 Country Club Rd. Register online at biahawaii.org until May 16. For more information, contact Gladys Marrone at gqm@biahawaii.org or 629-7509. Fee: \$500 per player for two-person teams. Fee includes play, lunch, dinner, awards and reception hosted by Ed Brady and BIA-Hawaii leadership.

MAY 16

Networking Reception with 2016 NAHB Chairman of the Board

Ed Brady, 2016 NAHB Chairman of the Board and leading Illinois residential developer, joins BIA-Hawaii

leadership in hosting a networking reception following the 2016 BIA-Hawaii Golf Challenge. Attendance is free for participating Challenge golfers.

4-7 p.m. Oahu Country Club, 150 Country Club Rd. Register online at www.biahawaii.org until May 16. For more information, contact Gladys Marrone at gqm@biahawaii.org or 629-7509. Non-golfer fee: \$50 per person; includes two drinks and heavy pupus.

MAY 18

Marketing to the Federal Government and SAM Registration Explained and Cybersecurity for Small Businesses

This SBA workshop shows small business owners how to successfully market to the federal government, including Capabilities Statement information requirements. Also covered is how to register in the System for Award Management (SAM) with step-by-step instructions. Advanced registration required.

9-11 a.m. Waterfront Plaza (Restaurant Row), 500 Ala Moana Blvd., Bldg. 1, Ste. 306. Contact Joyce Quinn, 541-2990 ext. 223 or at joyce.quinn@sba.gov, or go to <http://events.sba.gov> for registration and other information. Free.

MAY 18

BIA Networking Night

At BIA-Hawaii’s Networking Night hosted by Ferguson, you’ll enjoy pupus and drinks, get the latest industry buzz and network with peers.

5-7:30 p.m. Ferguson Enterprises Inc., 925 Kokea St. Register online at biahawaii.org until May 18. For more information, go to biahawaii.org or contact Lea Wong at 629-7505 or at LKK@biahawaii.org.

MAY 18

AIA/GCA Meeting: Design-Build Delivery

This brown-bag meeting of AIA Honolulu Chapter and GCA of Hawaii members presents a panel discussion on the Design-Build delivery method. AIA/CES LUS to be announced.

11:15 a.m.-1:15 p.m. Center for Architecture, 828 Fort Street

Mall, Suite 100. Register/RSVP with payment online at aiahonolulu.org until May 17. For payment questions, call 628-7243 or go to contact@aiahonolulu.org. For more information, contact Troy Miyasato, committee chair, at troy@ferrarochoi.com. Fee: AIA Honolulu and GCA of Hawaii members \$10; non-members \$20; walk-ins \$15-\$25.

MAY 19

Understanding Your Credit and Why You Need A Business Plan

This SBA workshop includes analysis of your credit by an SBA Economic Development Specialist who shows how to use your credit to build a strong business plan. Also covered are lenders’ policies regarding small business loan requests.

6-7:30 p.m. Waterfront Plaza (Restaurant Row), 500 Ala Moana Blvd., Bldg. 1, Ste. 306. For registration and other information, contact Mary Dale, 541-2990 ext. 211 or at mary.dale@sba.gov, or go to <http://events.sba.gov> for registration and other information. Free.

MAY 20

RUDC Committee Meeting

The AIA Honolulu Chapter holds its Regional and Urban Design Committee (RUDC) monthly meeting to review and discuss AIA positions on various urban design issues. The meeting is open to all AIA members. Agenda to be announced; bring your own lunch.

Noon-1 p.m. Center for Architecture, 828 Fort Street Mall, Suite 100. AIA members only. Register/RSVP online at aiahonolulu.org until May 20. Contact Scott Wilson at scottrw51@gmail.com.

MAY 21

Seminar: Building Your Home for Life

Residential design and construction firm Graham Builders guides homeowners on home additions and renovations from start to finish: where to begin, how to select a builder, potential problems, as well as requirements for residential design, setting a budget, estimating, financing and scheduling, going green and more. Seminar is free and open to the public.

9-11 a.m. Honolulu Country Club, 1690 Puumalu St. Registration required. Limited seating. Call 593-2808 or go to grahambuilders.com.

MAY 21

The Informal Approach to Formal Public Speaking

BIA-Hawaii's workshop features Danilo Marrone, Google Certified Trainer, and shows how to boost your public speaking and presentation skills. Learn about stage presence, visual aids, key concepts and more. Participants make an in-class presentation. Includes continental breakfast.

9 a.m.-noon. CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration at biahawaii.org until May 21. Contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org for information and registration. Fee: BIA members \$150; nonmembers \$200; \$100 through available ETF funding.

MAY 25

Tackling the 8(a) Application

This SBA workshop provides step-by-step information and guidance to eligible individuals and firms interested in applying to the SBA 8(a) Business Development Program. Prerequisite: applicants must have attended the SBA's Government Contracting 101 & Small Business Certifications courses. Advanced registration required.

9-11 a.m. Waterfront Plaza (Restaurant Row), 500 Ala Moana Blvd., Bldg. 1, Ste. 306. For registration and other information, contact Joyce Quinn at 541-2990 ext. 223 or via joyce.quinn@sba.gov. Free.

MAY 27

Identifying Trouble Areas in Residential Buildings & Permitting

Offered by BIA-Hawaii. Ideal for both seasoned and novice realtors, this workshop is taught by a licensed general contractor and covers topics including types of builders, basic building construction, ADUs, permitting basics and more. Counts for four DCCA 2015-2016 biennium continuing education requirements.

9 a.m.-1:30 p.m. CTC-Pacific, 94-487 Akoki St., Waipahu. Online

registration until May 27. Contact Barbara Nishikawa at 629-7505 or BLN@biahawaii.org for information and registration. Fee: BIA members \$85; nonmembers \$100; \$50 through available ETF funding.

MAY 31

Business Planning and Your Credit

This SBA workshop teaches how to write a business plan as well as what it says about your business. Also included are pointers on how lenders review your plan.

9-11:30 a.m. Ewa Beach CBDO Office, 1001 Kamokila Blvd., Suite 133, Kapolei. For registration and other information, contact Mary Dale, 541-2990 ext. 211 or at mary.dale@sba.gov. Free

JUNE 1

Financing for Young Entrepreneurs

This comprehensive SBA workshop shows young entrepreneurs how to identify and secure financial capital for new or existing businesses.

9-11:30 a.m. Ewa Beach CBDO Office, 1001 Kamokila Blvd., Suite 133, Kapolei. For registration and other information, contact Mary Dale, 541-2990 ext. 211 or at mary.dale@sba.gov. Free.

JUNE 4, 11

Oral and Written Communication (STP Unit 2)

GCA of Hawaii presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 2—"Oral and Written Communication" (2015 edition)—is the second in STP's six-course program. Instructor Glenn Nohara, Genba Hawaii Inc. president, covers effective communication, meetings, persuasion and written records and more. Includes manual and lunch. Certificate available after completion of course.

7:30 a.m.-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come,

first-served. RSVP by May 18. To register and for more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA of Hawaii members \$295; nonmembers \$345. No refund after May 18. Substitutions available.

JUNE 14, 15, 16

Construction Quality Management (CQM) for Contractors

Offered through BIA-Hawaii. NAVFAC's three-day class is for credentialed CQ Managers and is limited to four attendees per company per course. After attending all classes, attendees will be issued a certificate, which is valid for five years after successful testing.

Noon-4 p.m. (daily). CTC-Pacific, 94-487 Akoki St., Waipahu. Online registration until June 14. Register at biahawaii.org. Contact Lea Wong at 629-7506 or LKK@biahawaii.org for information and registration. Fee: BIA-Hawaii members \$95; nonmembers \$125.

JUNE 18, 25; JULY 9

Planning and Scheduling (STP Unit 3)

GCA of Hawaii presents the Associated General Contractors of America's Supervisory Training Program (STP), designed and field-tested for contractors to help them effectively manage people, time, equipment and materials. Unit 3—"Planning and Scheduling" (2015 edition)—is the third in STP's six-course program. Instructor Clyde Wachi of Swinerton Builders covers plan preparation, creating a critical path, scheduling software and more. Includes manual. Certificate available after completion of course.

7:30 a.m.-12:30 p.m. (daily). GCA Conference Room, 1065 Ahua St. Limited seating; first-come, first-served. RSVP by June 3. To register and for more information, go to info@gcahawaii.org or gcahawaii.org, or call 833-1681. Fee: GCA members \$295; nonmembers \$395. No refund after June 3. Substitutions available.

Contracts on the Rise

Contracts awarded by government agencies in March rose slightly to \$37,889,047, an increase of almost \$7 million over the previous month's total.

For the first three months of 2016, agencies have awarded a total of \$175,037,124 in jobs.

The Department of Education handed out the highest total of contracts in March at \$10,114,043, followed by the Department of Transportation's Airports Division at \$8,999,194 and the University of

Hawaii system at \$6,826,895.

The single largest contract in March was claimed by Hawaiian Dredging Construction Co. Inc. for \$7,383,178 in improvements to Honolulu International Airport's Interisland Terminal third-level roadway.

Other leading bid-winners for the month were Paul's Electrical Contracting LLC, which landed two jobs totaling \$6,463,716—topped by a \$4,847,700 contract for work on the Kalaeloa Community Development

District's Kalaeloa Energy Corridor—and Global Specialty Contractors Inc., which won a contract from UH worth \$5,999,000 for Coconut Island pier and seawall repairs.

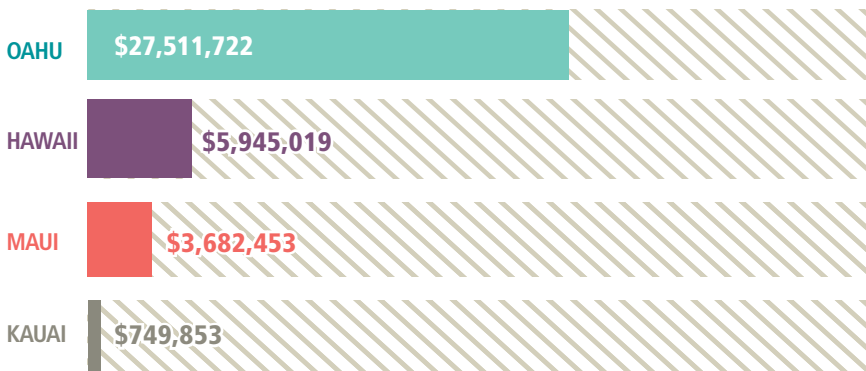
Awards By Agency

DOE.....	\$10,114,043
DOTHNL	8,999,194
UH	6,826,895
HCDA	4,847,700
DOTMA	3,365,231
DPWHI	2,108,131
DOTHI.....	878,000
DAGSKA	486,053
DOTKA	263,800
Total.....	\$37,889,047

Awards By Area

Oahu	\$27,511,722
Hawaii	5,945,019
Maui	3,682,453
Kauai	749,853
Total.....	\$37,889,047

AWARDS BY AREA



MARCH (Awards are rounded up to the nearest dollar.)

Oahu

Hawaiian Dredging Construction Co. Inc.	\$7,383,178
Interisland Terminal 3rd Level Roadway and Miscellaneous Improvements at Honolulu International Airport	
Global Specialty Contractors Inc.	5,999,000
Coconut Island, Pier and Seawall Repairs, Lilipuna Pier Repair, University of Hawaii at Manoa	

Close Construction Inc.	5,331,306
Waipahu High School, Track and Field Facility Improvements	
Paul's Electrical Contracting LLC	4,847,700
Kalaeloa Community Development District, Kalaeloa Energy Corridor	
Paul's Electrical Contracting LLC	1,616,016
Traffic Operational Improvements at Various Locations, Vicinity of Kaneohe Bay Drive and Puoahala Street, Vicinity of Kunia Road and H-1 West On-Ramp	

Tory's Roofing & Waterproofing Inc.	964,567
Waialua High School, Building D Reroof Walkway, Building Q Reroof, Building S Reroof, Reroof Walkways S to E, Buildings N & O Reroof	

Paradigm Construction LLC	526,700
Electrical Tie-In for Hale Awa Cottages (Bldg. 5993) and Main Vault Upgrades, Windward Community College, UH	

Society Contracting LLC	301,195
Repainting of Two Art Sculptures, Gate of Hope and The Fourth Sign, UH-Manoa	

Brian's Contracting Inc.	199,000
Haleiwa Elementary School, Miscellaneous R&M Fiscal Year 2014	

Road Builders Corporation	160,000
Kalaheo High School 02, Resurface Roadway	

Certified Construction Inc.	132,900
Wheeler Elementary School, Building G Reroof	

HSI Mechanical Inc.	50,160
Wahiawa Middle School, 03 Replace Gutters	

Maui

Maui Kupuno Builders LLC	3,365,231
Mokulele Highway, Pavement Preventive Maintenance, Vicinity of Humane Society to North Kihei Road, Wailuku	

Certified Construction Inc.	159,522
Haiku Elementary School, Miscellaneous R&M FY2013	

Site Engineering Inc.	157,700
Iao Middle School, Miscellaneous R&M FY2013, Wailuku	

MARCH'S TOP 10 CONTRACTORS

- 1) Hawaiian Dredging Construction Co. Inc. (1) \$7,383,178
- 2) Paul's Electrical Contracting LLC (2)..... 6,463,716
- 3) Global Specialty Contractors Inc. (1)..... 5,999,000
- 4) Close Construction Inc. (1)..... 5,331,306
- 5) Maui Kupuno Builders LLC (1)..... 3,365,231
- 6) Summit Construction Inc. (1) 2,958,888
- 7) ELCCO Inc. (1) 1,004,835
- 8) Island Construction & Demolition (1)..... 988,840
- 9) Tory's Roofing & Waterproofing Inc. (1)..... 964,567
- 10) GP Roadway Solutions Inc. (1)..... 878,000

Information is summarized from the Contractors Awarded section of *BIDService Weekly*, compiled by Research Editor Alfonso R. Rivera.

Hawaii

Summit Construction Inc.	2,958,888
Laupahoehoe High and Elementary School, 2007 Whole School Renovation	
ELCCO Inc.	1,004,835
Hualani Park Ball Fields, Lighting Improvements, Keaukaha	
Island Construction & Demolition	988,840
Hilo Bayfront Trail, Phase 1, South Hilo	

LOW BIDS

The companies below submitted the low bids in March for the work detailed. Submitting the lowest bid is not a guarantee of being awarded the job. However, it is a strong indication of future work, and subcontractors can plan accordingly.

Oahu

Swinerton Builders	\$26,791,000
FY16 PN80412, Health Clinic Parking Structure, Phase 1, Schofield Barracks	
Haron Construction Inc.	5,307,161
Rehabilitation of Secondary Streets at Kaimuki	
F&H Construction	4,152,000
Kennedy Theater, General Repairs And Code Compliance, University of Hawaii at Manoa	
MEI Corporation	1,900,768
Diamond Head Portable Improvements, Leeward Community College, UH	
Certified Construction Inc.	1,527,422
Reroof Phase II, Building 7882, Campus Center, Leeward Community College, UH	
Hawaii Works Inc.	1,286,544
Kamehameha Highway Safety Improvements, Vicinity of Kahana Valley Road to Kaaawa Bridge	
Brian's Contracting Inc.	1,285,000
Reroof Building 5982 (Hale Alakai), Windward Community College, UH	
Index Builders Inc.	773,256
OHIA Auditorium Improvements, Kapiolani Community College, UH	
Henry's Equipment Rental & Sales Inc.	747,295
Nanakuli Elementary and Nanakuli High and Intermediate School, Miscellaneous R&M	
Grace Pacific LLC	714,305
Repair of Asphalt Concrete Pavement, Honolulu International Airport	
Index Builders Inc.	608,850
Mililani High School, Area 01, Repair Stadium Bleachers	
Ted's Wiring Service Ltd.	550,883
Central Fire Alarm System, Phase II, UH-Manoa	
DLC Express Fencing LLC	485,641
Campbell High School, Temporary Facilities	
Oceanic Companies Inc.	468,888
Honouliuli WWTP Scum Concentrator System	
Sea Engineering Inc.	436,260
Substructure Repairs at Pier 29, Honolulu Harbor	
Site Engineering Inc.	400,400
Ala Moana Regional Park, Improvements Along Ala Moana Boulevard	
Hawaii Works Inc.	380,000
Thomas Square Park Improvements	
Haron Construction Inc.	353,877
Repave Back Parking Lot and Driveway Between Naauao (Noeau) and Manaleo (Laakea), Buildings 5980 & 5977, Windward CC	
Husky Electrical	300,000
Campbell High School, Electrical Upgrade, Phase III	
Pacific Isles Equipment Rental Inc.	214,000
Palolo Elementary School, Area 03, Resurface Parking	
Statewide Gen. Contr. & Construction	135,822
Kahuku High School, Bldg. V, Replace Acoustical Ceiling Tile and LED Light Fixtures	

GP Roadway Solutions Inc.	878,000
Replacement of Highway Signs, Various Locations, Island of Hawaii	
DWE Inc.	114,456
Kailua Park Events Pavilion, Lighting Renovations, Kailua-Kona	

Acme Mechanical LLC	128,868
Kapolei Elementary School, Dining Room, Install AC	
Certified Construction Inc.	111,300
Palolo Elementary School, Bldg. L Reroof	
Rons Construction Corporation	98,500
Haleiwa Elementary School, Area 01, Resurface Playcourt	
Pacific Isles Equipment Rental Inc.	92,000
Kaaawa Elementary School, Area 01, Replace Basketball Poles	
Society Contracting LLC	89,916
Waianae High School, Various Buildings, Repair Fascia	
Acme Mechanical LLC	88,759
Pearl City Highlands Elementary School, Various Building Classrooms, Install AC	
CMT Hawaii	87,000
Campbell High School Campus, Replace Fence	
Ke Nui Construction LLC	64,760
Kaewai Elementary School, Admin Bldg., Repair Fire Damage	
Society Contracting, LLC	61,538
Maemae Elementary School, Bldg. D, Repairs to Fascia and Soffit	
AA Electric Ltd.	59,644
Red Hill Elementary School, Bldgs. B & C, Install Ceiling Fans	
Close Construction Inc.	59,345
Palolo Elementary School, Bldg. D, Re-carpet Library	
Leeward Roofing & Gen. Contr. Co.	49,696
Kaaawa Elementary School, Bldg. F, Reroof and Carpentry Repairs	
KKK Aluminum & Glass Inc.	49,570
Haleiwa Elementary School, Bldg. R, Replace Entry Doors	
Liliuokalani Electrical Contracting LLC	47,700
Liliuokalani Campus, Install Pole Lights	
Tokunaga Masonry Inc.	28,488
Red Hill Elementary School Campus, Concrete Walkways	
Commercial Roofing & Waterproofing Inc.	28,339
Mililani Middle School, Bldg. B, Replace Gutters and Downspouts	
Leeward Roofing & Gen. Contr. Co.	27,696
Kapalama Elementary School, Bldg. F, Various Roof Repairs	
Yap Electric	26,178
Wheeler Elementary School Portables, Fire Alarm Repairs	
Alakai Mechanical Corp.	22,805
Mililani Middle School, Bldg. C, Remove and Replace Rusted Gutters and Downspouts	
Pacific Equipment Rental Inc.	22,500
Stevenson Middle School 01 & A, Drainage Improvements	
Pacific Isles Equipment Rental Inc.	22,490
Haleiwa Elementary School, Demolish and Remove Storage	
Paul's Electrical Contracting LLC	17,700
McKinley High School, Replace Light Poles	
Ke Nui Construction LLC	17,320
Dole Middle School Library, Replace Double Doors	

Kauai

Pacific Blue Construction LLC	392,053
Kapaa Public Library, Air Conditioning System Improvements	
Wasa Electrical Services Inc.	263,800
Emergency Generators Synchronization Replacement at Lihue Airport	
Kauai Builders Ltd.	94,000
Kauai Plant Industry Facility, Coffee Roasting Room, Install Exhaust System, Lihue	

Delta Ag LLC	14,675
Kalihi Uka Elementary School Various Classrooms, Replace/Install Ceiling Fans	
AA Electric Ltd.	12,539
Maemae Elementary School, Bldgs. B & J, Replace Electrical Panels	
HI Built LLC	4,866,227
Old Haleakala Highway Reconstruction (Aeolo Road to Kula Highway), Makawao	
Maui Kupuno Builders LLC	3,228,034
Kaunapapa Highway Pavement Preventive Maintenance, Airport Road to Lanai City, Lahaina	
Maui Paving LLC	2,745,621
Honoapiilani Highway Resurfacing, Plantation Estates Golf Course to Honokohau Bridge	
GP Roadway Solutions Inc.	444,020
Guardrail R&M at Various Locations, Island of Maui	
F&H Construction	388,000
Wailuku Elementary School, Building C, Shelter Hardening	
Maui Kupuno Builders LLC	178,475
Repave Access Road Phase III at Lanai Airport	

Hawaii

Bodell Construction Co.	4,973,605
Modernization and Repair of UH Telescopes on Mauna Kea, UH Institute for Astronomy, Hilo	
Coastal Construction Co. Inc.	4,349,528
Kamakaou Nui, Phase 5, Waikoloa	
Stan's Contracting Inc.	488,700
Kohala Elementary School, Miscellaneous R&M FY08-10, Kapaau	
Isemoto Contracting Co. Ltd.	122,606
Honaunau Elementary School, D Installation ACC Ramp, Capt. Cook	
Kokea Construction & Consultants Inc.	105,800
Repair Termite Damaged Buildings, Phase II Campuswide, Kapiolani Community College	
IPR Inc.	98,368
Lincoln Park Playground, Resurfacing and Repairs, Ponahawai	
Site Engineering Inc.	80,500
Waiakea Elementary School, Bldg. C, Renovate Office, Hilo	

Kauai

Pacific Blue Construction LLC	2,622,634
4459A Fine Arts 1 Classroom Addition, Kauai Community College, UH, Lihue	
Oahu Plumbing & Sheetmetal Ltd.	312,333
Kapaa Public Library, Air Conditioning System Improvements	
Society Contracting LLC	144,695
4468 Chiller Plant Reroof, Kauai Community College, UH, Lihue	



Hand-to-Hand Kokua

Strong bond between Hawaii
and U.S. military spurs RIMPAC
2016 and upcoming projects

BY BRETT ALEXANDER-ESTES

A Navy helicopter rises from Ford Island, heading for a vessel anchored offshore. Inside, a young cholera patient's blood pressure is dropping like a stone. "She's going into shock," yells a medic, upping the patient's IV dose—and her odds of recovery once on board the military hospital ship coming into view.

RIMPAC 2014 included 42 ships and submarines from 15 international partner nations.
PHOTO COURTESY U.S. NAVY/ MASS COMMUNICATION
SPECIALIST 1ST CLASS SHANNON RENFROE



This summer, U.S. armed forces will again treat scores of Hawaii “patients” during the 2016 Rim of the Pacific humanitarian exercises reinforcing drills practiced two years ago, says Chris Crabtree, interim director of Healthcare Association of Hawaii Emergency Services, a RIMPAC first responder.



Chris Crabtree

RIMPAC, the world’s largest international military maritime exercise, is held every two years

in Hawaii. RIMPAC 2016 runs from June 30 through Aug. 4 and is a linchpin of U.S. Asia-Pacific policy.

RIMPAC engages most Hawaii Department of Defense (DOD) facilities, which have long supported Island construction with such projects as the \$245 million Navy contract recently awarded to five companies—Allied Pacific Builders Inc., Environet Inc., Hako Plumbing Inc., Heartwood



Triage tent during RIMPAC 2014 humanitarian exercises
PHOTO COURTESY HEALTHCARE ASSOCIATION OF HAWAII EMERGENCY SERVICES

Pacific LLC and TOMCO Corp. Each has been awarded an indefinite-quantity Naval Facilities Engineering Command (NAVFAC) contract that extends to 2021 and typifies the vigilant upgrades that keep the Navy and Hawaii construction humming.

During Military Appreciation Month in May, *Building Industry Hawaii* salutes the U.S. armed forces’

contribution to Island construction and Hawaii’s people through their vision, expertise and heart.

Crisis Managers

On June 30, RIMPAC participants from across the globe will converge on Hawaii and its surrounding waters. Hosted by the U.S. Third Fleet, RIMPAC conducts combat and humanitarian exercises by U.S. and international forces and includes the Hawaii National Guard and state emergency and medical personnel.

“Hawaii plays a strategic role in our country’s defense because of its unique location,” says U.S. Rep. Mark Takai. “But at the same time, it makes it very vulnerable to attack. The U.S. military presence on our islands keeps our citizens safe every day, and that is invaluable.”

And as China and North Korea increasingly assert their claims in the Asia-Pacific, RIMPAC 2016 is especially well timed. “With our nation’s pivot to the Asia-Pacific region, Hawaii’s strategic importance remains ever important,” says David Carey, Chamber of Commerce Hawaii Military Affairs Council chair.



David Carey

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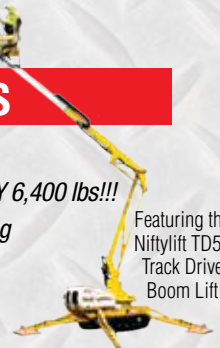


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“Competition for military installations and activities is fierce.”—David Carey

One of these is the 343-acre Infantry Platoon Battle Course in the Pohakuloa Training Area on the Big Island, site of many RIMPAC 2014 drills. The U.S. Army Corps of Engineers (USACE) awarded a \$27.3 million contract to Goodfellow Bros. Inc. for site upgrades, which will enhance infantry training with simulated engagements and an array of automated targets. The project is set to wrap in October.



Rear Admiral John Fuller

Notable features include a Moving Armored Target (MAT) Wall consisting of 525 concrete blocks, 2 by 8 by 1,200 feet long. The MAT wall is distinguished by vertical and horizontal curves and is constrained by limitations on overlap and gap between blocks. Nearby, a 400-foot-long

infantry trench consists of heavy timber walls supported by 195 steel H-piles set in holes drilled into *pahoehoe* lava and set in reinforced concrete.

On Oahu, RIMPAC 2016 is expected to engage aircraft using two Watts Constructors LLC projects. “The Daniel K. Inouye Fighter Squadron Operations and Aircraft Maintenance Facility at Joint Base Pearl Harbor Hickam was utilized in support of RIMPAC in 2014, and will likely also support the 2016 activities,” says Gennaro Di Nola, Watts Constructors general manager.

The \$43.3 million hangar, completed in 2014, is part of Hawaii’s complex of F-22 Raptor aircraft support facilities that have generated more than \$210 million in construction contracts since 2010. Di Nola notes that the \$57 million MV-22 Hangar and Infrastructure and Aircraft Staging Area, Marine Corps Base Hawaii, will also support

\$25 MILLION OR MORE

Upcoming FY 2016-2017

NAVFAC Projects

- Construct/Renovate Various Bachelor Enlisted Quarters, MCB Hawaii
- Medical/Dental Clinic Replacement, MCB Hawaii
- Repair Spalls & Replace Deck at Wharves B25-B26, JBPHH
- Airfield Lighting Modernization, MCB Hawaii

RIMPAC in 2016.

Watts is currently building the \$32 million Kalaeloa National Guard Bureau Army Aviation Support Facility, set to wrap on Nov. 1. At Fort Shafter, Watts is building the \$63 million Phase 2 of the U.S. Army Pacific Mission Command and Control Facility (C2F). The USARPAC center will “support Mission Command of the Army across the Asia-Pacific Area of Operations,” says the U.S. Army Corps of Engineers, and is scheduled to wrap in December 2017. The USACE has issued a “notice for sources sought” for Phase 3 of the project, estimated at \$250 million to \$300 million.

“We greatly appreciate the kokua given by the people of Hawaii.”

—Adm. John Fuller

As of Dec. 1, 2015, NAVFAC has funded nearly 250 FY 2016 projects worth more than \$225 million. In fiscal years 2016 and 2017, NAVFAC expects to begin construction on at least four projects worth \$25 million or more apiece, and include repairs to wharves at Joint Base Pearl Harbor Hickam, and airfield lighting modernization at Marine Corps Base Hawaii.

In Honor

At Punchbowl’s National Memorial Cemetery of the Pacific, Nan Inc. is constructing a new symbol of sacrifice. “Similar to a columbaria used



F-22 Raptors in the Daniel K. Inouye hangar built by Watts Constructors
PHOTO COURTESY WATTS CONSTRUCTORS LLC

DESIGN – BUILD / GENERAL CONTRACTING / CONSTRUCTION MANAGEMENT

F-22 Flight Simulator, Joint Base Hickam

Camp Smith Fitness Center

Production Services Support Facility,
Pearl Harbor Naval Shipyard

F-22 Weapons Load Training Facility, Joint Base Hickam

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Nan Inc

Communication Facility, Joint Base Hickam

The ideals of *Nan, Inc.* have always centered on the customer, whose satisfaction with the company's services are applauded in numerous commendations received from its clients. Furthermore, it is the company's belief that the foundation of a successful project relies on the dedication, timeliness and quality of work, flexibility, and emphasis on safety by all employees. Overall, these principles have raised Nan, Inc. to be at the heart of...

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Nan Inc. installed the concrete at the new 105-foot Memorial Wall at Punchbowl's National Memorial Cemetery of the Pacific
PHOTO COURTESY ED GROSS/THE IMAGE GROUP LLC

for the interment of cremains, the Memorial Wall is used to commemorate those veterans whose remains are not available for burial,” says the Veterans’ Association. “Their names and military service information is engraved onto brass plaques, which will then be placed on the polished granite covers.”

Construction of the Memorial Wall is nearly complete, says Michael Hew, Nan Inc. project manager. The 97-foot wall has a rhythmic design, with leading sections positioned forward and the next two sections recessed. Carnelian granite covering Wall niches will frame 693 plaques. The Wall’s viewing space will be shaded and intimate, with plant screening above and canopy trees overhead.

The \$25.6 million project also includes erecting retaining walls on Punchbowl’s slopes, the demolition and removal of an existing visitor center, and the construction of a new court and building.



Sherry Menor-McNamara

Builders Inc. has installed the new hillside structure’s supporting piers.

On Duty

Along with enhancing national security, says Sherry Menor-McNamara,



Michael Hew of Nan Inc. at the Memorial Wall at Punchbowl National Cemetery of the Pacific
PHOTOS BY GREG YAMAMOTO



Nan Inc. constructs earthworks and a retaining wall on the slopes of Punchbowl.
PHOTO COURTESY NAN INC./MICHAEL HEW

people from more than 20 nations to Hawaii. “RIMPAC 2014 was projected to have an initial economic impact of \$52.5 million,” she says.

According to Thomas K. Lee, Gov. Ige’s military affairs liaison, “the economic impact of the U.S. armed forces for our state outlined in fiscal year 2014 showed that the DOD contributed \$7.6 billion, or



Thomas K. Lee

9.9 percent of the state gross domestic product in direct spending in Hawaii, making it second only to tourism.”

The Chamber of Commerce Hawaii Military Affairs Council says the impact of the state’s defense industry creates \$14.7 billion in revenue (as of 2013) and job opportunities for more than 100,000 Island residents.

On Leave

Menor-McNamara says RIMPAC’s initial economic impact of \$52.5 million in 2014 “increased after purchases of supplies, fuel, food or the



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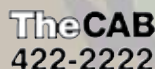


Major General Charles A. Flynn



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spending by family, friends and participants were calculated.” An additional revenue multiplier, she says, “is the word-of-mouth impact from RIMPAC visitors who return home after experiencing the Aloha spirit of the people of Hawaii and seeing the natural beauty of our islands.”

“Pearl Harbor Naval Shipyard will play a key role in the defense, not only of Hawaii, but our nation.” —Thomas K. Lee



Nan Inc.'s twin six-story CAB barracks are aiming for LEED Silver certification. PHOTO COURTESY NAN INC.

On Base

Nan Inc.'s ongoing \$69.7 construction of Wheeler Air Force Base Combat Aviation Brigade (CAB) Complex will aim for LEED Silver

certification and provide living quarters for 404 soldiers in twin six-story barracks when completed as scheduled

in January 2017.

Ryan Nakaima, Nan Inc. vice president, says the barracks are arranged in two-bedroom units, with each including a bathroom, kitchen and dining area. There are laundry rooms on each floor, bicycle storage, one motorcycle parking shelter, a multi-purpose play court and a physical training area.



Ryan Nakaima

“We are proactively supporting our military’s presence here in Hawaii.” —David Carey

“The structure has incorporated ‘tried and true’ materials, practices and procedures that meet or exceed the government’s expectations,” says Nakaima. These include cast-in-place concrete, CMU and precast concrete products. “However, innovative techniques are incorporated into the

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MILITARY CONTRACT VALUES

Nan Inc. reports that from 1996 to 2015, its total estimated count of military projects is 2,427 projects worth approximately \$2.041 billion.

Watts Constructors LLC reports that since earning its first military contract in Hawaii in 2004, Watts Constructors, along with its joint venture partners, has completed 49 projects in Hawaii and Guam totaling more than \$1.03 billion in contract value. Watts has 12 projects currently underway in Hawaii and Guam totaling \$358 million.

various design and engineering aspects in order to achieve LEED Silver certification”—including high-tech air conditioning systems, structural designs that maximize thermal efficiency, integrated solar hot water systems and added provisions for future PV. “The underlying concepts that are consistent with all (military) projects are energy conservation and the protection of the environment and our natural resources,” Nakaima says.

The U.S. military housing privatization program in Hawaii provides base housing to military families, and

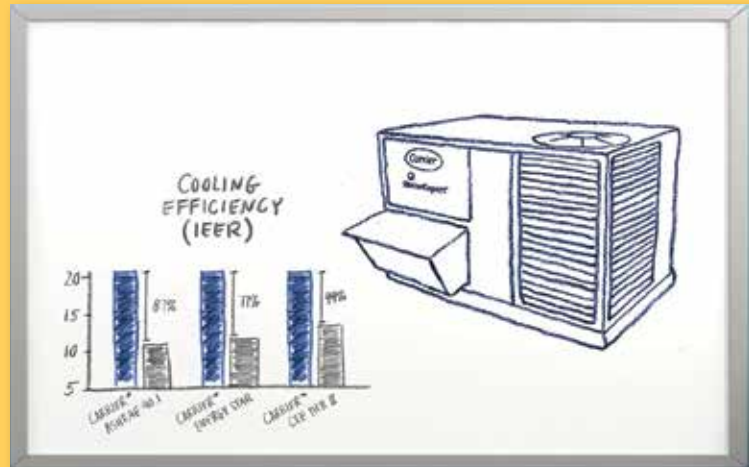


Gladys Marrone

“has been a huge help (to Hawaii’s construction industry),” says Gladys Marrone, CEO of the Building Industry Association of Hawaii. “Not only did it provide work to the construction industry during a weak construction period, it produced housing stock that provided some relief to the private sector as military families were also able to live on base.”

The Air Force’s Hickam Communities and the Army’s Island Palm Communities, developed in partnership with Lend Lease Hawaii, are building, renovating and upgrading Hawaii base housing this year and

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Lend Lease Hawaii completed Rainbow Village above Tripler Army Hospital in March.
PHOTO COURTESY LEND LEASE HAWAII

well into the future. This year, energy upgrades for Lend Lease Hawaii neighborhoods include installing 319kW on newer homes in Hickam’s Historic District and another 3.25MW on existing homes. The remaining \$420 million project term for construction at Hickam Communities extends to 2057; when Island Palm Communities wraps as scheduled in 2054, the project’s construction will have generated \$7.785 billion.

“Outside of our construction and renovation work, our ongoing property management operations annually contract more than \$20 million to support nearly 10,000 Army and Air homes,” says Pete Sims, Lend Lease Hawaii senior vice president and regional general manager.



Pete Sims

Hunt Companies joins Lend Lease as a new Hawaii military privatization partner. Hunt recently acquired Forest City Hawaii’s military housing privatization portfolio and now manages the approximately 7,000 Navy and Marine residential units on Oahu and

Kauai, valued at approximately \$1.6 billion.

In June, Hunt—through Moss & Associates—will begin ground-up renovation of Hana Like, Marine Corps Base Hawaii residences first constructed in 1991. Scheduled to last 18 months, the 260-unit project

also includes infill housing at nearby neighborhoods.

Off Post

“(The U.S. military) both employs our residents and benefits many sectors—from planning, design and construction to supporting our



A Marine assault amphibious vehicle during RIMPAC 2014
PHOTO COURTESY U.S. NAVY/ MASS COMMUNICATION SPECIALIST 2ND CLASS AMANDA R. GRAY

restaurants and auto dealerships,” says Carey.

“Military construction projects employ our local workers,” says state Sen. Will Espero. Moreover, he notes, local supplies and equipment are utilized for these projects.

“Our economy is stimulated by (military construction) funding, and there is a trickle-down effect in military communities everywhere,” he says. “Direct and indirect spending easily accounts for thousands of local jobs and increased general excise tax collections.”

Rick Heltzel, Healy Tibbitts president, says, “the U.S. military is a huge part of Hawaii’s communities. I’m especially impressed with the various military reserve programs in Hawaii,



Sen. Will Espero

HANGAR TOUR

Watts Constructors General Manager Gennaro Di Nola outlines some of the LEED features of two hangars supporting RIMPAC 2016 exercises: **Daniel K. Inouye Fighter Squadron Operations and Aircraft Maintenance Facility**

“The LEED Platinum-certified project includes an open-bay maintenance hangar for six F-22 aircraft, a two-story administrative area and a single-story flight line maintenance shop.” Features include:

- Photovoltaic arrays on the roof and parking canopy
- Solar power that offsets electrical costs by 60 percent
- Low-flow fixtures reduce water use by 47 percent
- 94 percent of demolition/construction waste diverted from landfills
- Recycled concrete from a demolished taxiway (used) for infiltration basins, which reduced storm water runoff by nearly half

MV-22 Hangar and Infrastructure and P905 Aircraft Staging Area

“Work includes the construction of a new high bay 41,021-square-foot hangar, apron, and taxiway, as well as an aircraft staging area to support one MV-22 squadron, which consists of 12 aircrafts.” Features include:

- Multi-story Type II modified aircraft maintenance hangar for inspection, service, and maintenance
- 17,229-square-foot work center space for equipment, personnel and administrative functions
- Aircraft staging area is more than 500,000 square feet (18,518 cubic yards) of 12-inch-thick high temperature concrete paving over 8 inches of base course over 24 inches of structural fill
- Slated to achieve LEED Silver certification

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Rick Heltzel

as they provide excellent opportunities to train and develop young leaders. There are many members of our community that serve in these reserve programs,

and the skills and discipline they learn from the reserves greatly benefits them and carries over to their permanent jobs.”

On the Horizon

Hawaii’s mid-Pacific location, extensive military infrastructure and status as home to the U.S. Pacific

Command attract many research and development projects as well as the nation’s leading defense contractors, including BAE Systems, Boeing, General Dynamics, Lockheed Martin, Northrop Grumman and Raytheon, among others. Additionally, the Office of Naval Research and the Defense Advanced Research Projects Agency

2016 PROJECT UPDATES

NAN INC.

Major Ongoing Military Projects

- Combat Aviation Brigade Complex, Phase 2, Wheeler Army Airfield (\$69.7 million)
- Renovate Quality Assurance Laboratory, Bldg. 1443, JBPPH (\$10.6 million)
- Quad B Building Renovation, Phase 2B/2C, Schofield Barracks (\$74.5 million)
- Repair PACAF Bldg. 1102, Phase 5, Joint Base Hickam (\$42 million)
- Repair Diesel Oil/JP8 Storage Above Ground Tank, Kwajalein Atoll (\$1.5 million)
- National Memorial Cemetery of the Pacific, Punchbowl (\$25.6 million)
- P-861 Facility Modifications for VMU, MWSD & CH53E, Marine Corps Base Hawaii (\$41.8 million)

Indefinite Quantity Contracts

- Guam Multiple Award Construction Contract (MACC), NAVFAC Pacific
- Multiple Award Task Order Contract (MATOC) for US Army Kwajalein Atoll/Reagan Test Site, U.S. Army Corps of Engineers

WATTS CONSTRUCTORS LLC

Major Ongoing Military Projects (Hawaii)

- MV-22 Hangar and Infrastructure and Aircraft Staging Area, Marine Corps Base Hawaii (\$57 million)
- Army Aviation Support Facility, National Guard Bureau, Kalaeloa (\$32 million)
- USARPAC Command and Control Facility (C2F) Phase 2, Fort Shafter (\$63 million)

Indefinite Quantity Contracts (Guam)

- GUAM DB MACC: GUAM MACC BUILDERS A JV
- N62742-10-D-1309 Task Orders:
 - P-625 BAMS Hangar, AAFB (Watts only, no other JV partners; \$45 million)
 - Emergent Repair Facility Polaris Point, NBG (Watts only, no other JV partners; \$27 million)
 - P-425 Modular Storage Magazines, NBG (Watts only, no other JV partners; \$44 million)
 - P-518 X-Ray Wharf Improvements, Berth 1 (\$40 million)
- GUAM SB DBMACC: BULLTRACK-WATTS A JV
- N40192-10-D-2801 Task Orders:
 - P637 Dehumidified Storage Warehouse, NBG (\$13.3 million)

HEALY TIBBITTS BUILDERS INC.

Major Ongoing Military Projects

- Navy’s X-Ray Wharf Improvements at Apra Harbor, Naval Base Guam (\$40 million)
- Navy’s \$3 million Design-Build Repair Wharf S-369, Ford Island, Pearl Harbor (\$3 million)
- Navy’s Design-Build Demolish and Reconstruct Quay walls S14A, S16A, S18A, and Building 797, Sub Base, Pearl Harbor (\$5.5 million)
- Navy’s Design-Build Maintenance Dredging at Wharves B4-B26, M1-M4, S1-S8 and Piers H1-H4, Pearl Harbor (\$6 million)

Healy Tibbitts Indefinite Quantity Contracts

- NAVFAC SW Waterfront MACC, Naval Base San Diego, joint venture with Granite Construction
- NAVFAC Hawaii 8a Developmental MACC, joint venture with Mega Construction

GOODFELLOW BROS., INC.

- Pohakuloa Training Area Non-potable Water Storage Upgrade (Military Water System Upgrade)
- Urban Combat Aerial Assault Course and Aerial Bombing Range (Military Training Facility)
- Infantry Platoon Battle Course (Military Training Facility)
- Pohakuloa Training Area Terrorist/Threat Barricades at Entrances (Military Security Enhancement)
- Santa Fe Neighborhood - Site Civil (Private Military Housing)
- Kalakaua Phase III - Site Civil (Private Military Housing)
- Kaneohe Bay Marine Corps Housing - Phase 6 (Private Military Housing)

LEND LEASE

Island Palm Communities

- IPC’s 15-year initial development includes the construction of 5,241 new homes and renovation of 2,515 existing homes across seven installations on Oahu. Initial 15-year development is scheduled to wrap in 2020.
- In 2016, 209 new units will be constructed as well as a new community center.
- Through 2020, the remaining homes will be constructed and renovations and capital repair and replacement will continue.

PV Initiatives (Island Palm and Hickam Communities)

- In 2016, plans include installing 319kW on newer homes in Hickam’s Historic District and another 3.25MW on existing homes

award federal grants to many of the state's new high-tech firms.

This works to Hawaii's advantage as the DOD tightens its belt.

"We recognize with shrinking federal budgets that competition for military installations and activities is fierce," says Carey. "We are proactively supporting our military's presence here in Hawaii."

RIMPAC 2016—especially U.S. Navy exercises—underscore Hawaii's support and strategic value.

"The 'Pivot to the Pacific' is forecast to bring 60 percent of the U.S. Navy fleet to the Pacific region," says Lee. "Pearl Harbor Naval Shipyard & Intermediate Maintenance Facility currently employs over 4,800 civilian personnel. Thus, Hawaii and the Pearl Harbor Naval Shipyard will play

During RIMPAC 2014, sailors aboard the military hospital ship *USNS Mercy* man the rails while passing the Arizona Memorial.

PHOTO COURTESY U.S. NAVY/ MASS COMMUNICATION SPECIALIST 3RD CLASS PYOUNG K. YI



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During RIMPAC 2014 training, a Canadian Air Force soldier jumps from a helicopter into Hawaii waters. PHOTO COURTESY U.S. NAVY/ MASS COMMUNICATION SPECIALIST 2ND CLASS AMANDA R. GRAY

a key role in the defense, not only of Hawaii, but our nation by providing needed repairs and maintenance to the fleet through the skilled labor force at the largest industrial employer in Hawaii.”

On the Alert

“RIMPAC Humanitarian Assistance/Disaster Relief (HA/DR) exercise began in 2012, and gets bigger and better every year,” says the HAH Emergency Services’ Crabtree, who notes that HA/DR is the most realistic test of the combined relief capabilities of the U.S. military, Hawaii healthcare system and combined multi-national agencies.

In 2014, he says, RIMPAC and HAH Emergency Services constructed an Acute Care Module field hospital on Ford Island that circulated 200 casualties in and out of the facility—performing triage, determining appropriate care, monitoring patients’ quickly changing medical needs and transporting patients by ground, air and sea to appropriate facilities, including the *USNS Mercy* and other military hospital ships.

“In describing the RIMPAC exercise, war is the wrong word,” Crabtree says. “Our HA/DR operations involved 20 Hawaii hospitals,

all branches of the armed services—Navy, Air Force, Army, Marines, Coast Guard, National Guard—and a disaster team with approximately 100 doctors and nurses as well as medical

administrators, therapists, logistics specialists and other medical support staff.

“When it comes to disaster relief, our position is: ‘Let’s practice as we



Goodfellow Bros.’ work at the Pohakuloa Training Area PHOTO COURTESY GOODFELLOW BROS.

fight.’ HAH Emergency Services and the military spend a lot of time and effort to find the gaps in relief operations so that we can shore them up with improved procedures. It answers the question of how we can do this better on land, air and sea, and how our procedures and policies interact.”

At Ease

“While RIMPAC pumps tens of millions of dollars into Hawaii’s economy every two years, the true economic value is deeper and more long lasting,” says Fuller.

Fuller says that when forces from nearly two dozen nations come to Hawaii to train and work together, the results engender greater peace, prosperity and protection for Pacific commerce.

“That directly translates into benefits not only for Hawaii, but also for our nation and the world,” he says, adding that joint training during RIMPAC builds trust, enhances cooperation and establishes international



Navy medical personnel treat a patient with a mock injury aboard the USNS Mercy during RIMPAC 2014.

PHOTO COURTESY U.S. NAVY/ MASS COMMUNICATION SPECIALIST 3RD CLASS PYOUNG K. YI

norms for behavior.

“We greatly appreciate the understanding and *kokua* given by the people of Hawaii,” says Fuller.

“They provide our Navy and our

international partners the support we need to succeed.”

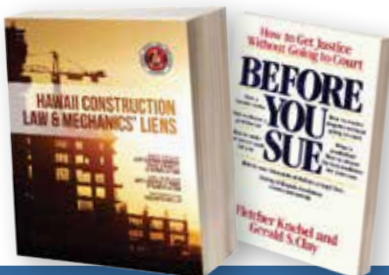
Espero agrees. “If there can be peace through strength, let Hawaii be that center for peace.” 🏠

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An Update on Rail from the TOD Chief

BY PRISCILLA PÉREZ BILLIG

Future construction on vacant lots more likely than wholesale tear downs

As a component of the City and County of Honolulu's Housing Oahu: Affordable Housing Strategy, transit-oriented development (TOD) around the rail system is considered a new "driver" for building more affordable housing.

"Our hope is that existing businesses will stay, expand and take advantage of lots of new customers from the development around the stations," says Harrison Rue, TOD and community building administrator for the City and County of Honolulu.

Rue is heading efforts to develop neighborhood TOD plans, business projects, infrastructure improvements and affordable housing strategies around 19 of the 21 stations planned for the Honolulu Authority for Rapid



Harrison Rue

Transportation system.

"TOD is really working with existing neighborhoods and existing businesses and landowners to target and focus most development

within roughly a half-mile of transit stations," Rue says, "and also focus development on opportunity properties, ones that have older, small, non-historic buildings, vacant parking lots or areas that are easy to redevelop."

Rue says plans call for a significant amount of development "where people want to see change happen." He adds that an individual property owner may decide to redevelop their area. If there are existing tenants, the owner could choose to work a deal with them and move them back into the new building. But that would be up to each developer.

"The overall plan calls for trying to maintain as much of what is there that makes sense," Rue says. He cites Waipahu as an example. "Lots of people like Waipahu Depot Road, so most of those buildings might stay but some vacant lots may get built on. It's really an incremental approach over a couple of decades so you are not going to see the wholesale tear down of a lot of existing buildings. It will be up to the



Artist's rendering of HART's rail transit station planned for Kapolei's newest community, Hoopili.
ART COURTESY D.R. HORTON HAWAII



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HART's Spring 2016 Timeline

individual landowners.

"I have talked to some major landowners who are thinking carefully about how they may redevelop part of their holdings that is industrial right now. They may move those tenants into other buildings they might have and rebuild the area more densely but it's going to be over time, a lot-by-lot redevelopment, not an immediate wholesale change."

In the case of older businesses in areas such as Waipahu and Kalihi, many own their small lot and building, so rising rents will not be an issue.

"One of the hooks is, as development happens, you are going to see more customers for existing businesses, a change in how people get to businesses over time in the TOD areas and more people walking," Rue says. "In general, we are going to be able to bring more customers to neighborhoods and also extend key opportunities to easily shop in other areas." 🏠



March 24: The first two train cars for Honolulu's rail transit system roll off Pasha Hawaii vessel *Jean Anne*. The rail cars were trucked from the Hitachi Rail Factory in Pittsburg, Calif., before boarding the *Jean Anne* in San Diego, California.

What's Next?

Offers from contractors bidding to construct the next stretch of guideway and the stations between Aloha Stadium and Middle Street have been submitted and are currently under review. HART expects to announce the winning contractor this summer.



March 28: Representatives from HART and Nan Inc. broke ground for the Honolulu rail system's West Oahu Stations Group at the UH-West Oahu Station project site off Kualakai Parkway (North-South Road) in Kapolei.

March 22: HART sets the final guideway segments along Farrington Highway with more than 3,200 precast segments forming the elevated guideway atop 283 columns between east Kapolei and Waipahu.





April 21: Colleen Hanabusa, former U.S. congresswoman, appointed board chair, replacing Don Horner, who resigned.



The Rail Operations Center will provide maintenance, inspections and repairs of the rail vehicles. It will provide storage for the trains when they are not in operation and a testing ground prior to operation.



April 15: HART expects substantial completion of the 43-acre Rail Operations Center in Waipahu next month. HART will turn it over to Ansaldo Honolulu Joint Venture. The site includes four major building structures: Operations & Servicing, Maintenance of Way, Train Wash Facility and Wheel Truing.

April 15: The City Auditor, City and County of Honolulu, State of Hawaii releases its audit of the Honolulu Authority for Rapid Transportation. The audit found that HART needs to improve financial management and planning; improve project management and contract administration and plan better to address and manage future rail project costs.

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Rides to Catch the Train

BY DAVID PUTNAM

Schindler gears up to install 49 elevators, 24 escalators at the 21 stations

When the 20-mile elevated rail line from Kapolei to Ala Moana is complete, riders flocking to catch a train will have 73 elevators and escalators to carry them to and from their boarding destinations.

Schindler Elevator Corp., which was awarded the bid by the Honolulu Authority for Rapid Transportation to install the 49 elevators and 24 escalators at the 21 stations along the route, expects to start putting in the first systems in the first quarter of 2017.

"Schindler is experienced in installing high-quality transit equipment throughout the country," says Roy Andersch, senior project manager for Schindler. "Our experience and expertise are key reasons why HART selected Schindler to take on this project. We are accustomed to addressing and overcoming any challenges that complex projects might present."



Roy Andersch

He says the type of elevators specified by HART "will include regenerative drive systems, which return unused energy to the supply line. The escalators have a sleep mode feature that reduces the operating speed of the escalators when not in use to lower overall energy consumption.

"Based upon anticipated ridership, all but one station will have at least two elevators."

Schindler, based on HART's specifications, will "provide machine room-less traction elevator systems for the bulk



of the elevators. Due to design limitations, some stations will have roped, hydraulic lift systems, but this product represents less than 15 percent of the total elevators supplied. Most stations will have Schindler 9700 transit-grade escalators,” Andersch says.

General contractor Nan Inc. will build six of the first nine stations and Hawaiian Dredging Construction Co. will construct the other three. Bids have yet to be awarded for the remaining 12 stations. Andersch says he’s looking forward to coordinating efforts with the GCs.


“With HART’s supervision, we will interface with each of the GCs to coordinate the installation and commissioning of all the vertical transportation equipment,” he says. “Schindler has worked on many successful projects outside of HART with these firms.” 🏠

Timeline for Elevators

- Material delivery.
- Stage materials and tooling.
- Set hoisting machine structural beams and hoistway.
- Install hoisting beam. Cap/protect with weatherproofing material for top of hoistway.
- Install elevator.
- Install electrical, sump pump and any life safety features.
- Provide signal wires to the elevator controller located in the elevator machine room, including PA speaker, camera, phone and remote monitoring.
- Perform inspection with the State of Hawaii AHJ.
- Perform HART acceptance testing and performance review.
- Commission elevator and remote monitoring system.

Timeline for Escalators

- Material delivery.
- Stage materials and tooling.
- Assemble escalator in position adjacent to well ways.
- Set escalator into well way.
- Complete escalator installation.
- Install electrical and life safety features.
- Provide signal wires to the escalator controller located at the top end of escalator truss for remote monitoring.
- Perform inspection with the state of Hawaii AHJ.
- Perform HART acceptance testing and performance review.
- Commission escalator and remote monitoring system.
- Provide equipment protection in the event that construction work will continue.



A HART-specific elevator system to be installed at the 21 rail stations.



Living SMALL

**Accessory dwellings may take
some of the sting out Oahu's
big rental housing woes**

BY PRISCILLA PÉREZ BILLIG



A B+G 308-square-foot ADU.



A 160-square-foot ADU by B+G.

With Oahu’s rental housing demand estimated to exceed 24,000 units this year, the accessory dwelling unit, or ADU, may help ease the shortage.

The City and County of Honolulu’s Affordable Housing Strategy reports that more than 100,000 homeowners may be eligible to build ADUs on their lots, if infrastructure capacity allows, or convert existing structures, which could produce more than 250 units per year. Only one additional dwelling unit is permitted per lot, its size depends on a lot’s square footage and the ADU must be leased for a minimum of six months.



A 324-square-foot ADU by B+G.

“We must also keep in mind that infrastructure capacity is still an issue and, unless that is also addressed, it will be the biggest barrier to building ADUs and housing in general.”

“We must also keep in mind that infrastructure capacity is still an issue and, unless that is also addressed, it will be the biggest barrier to building ADUs and housing in general,” says Gladys Quinto Marrone, Building Industry



A 488-square-foot ADU by B+G.



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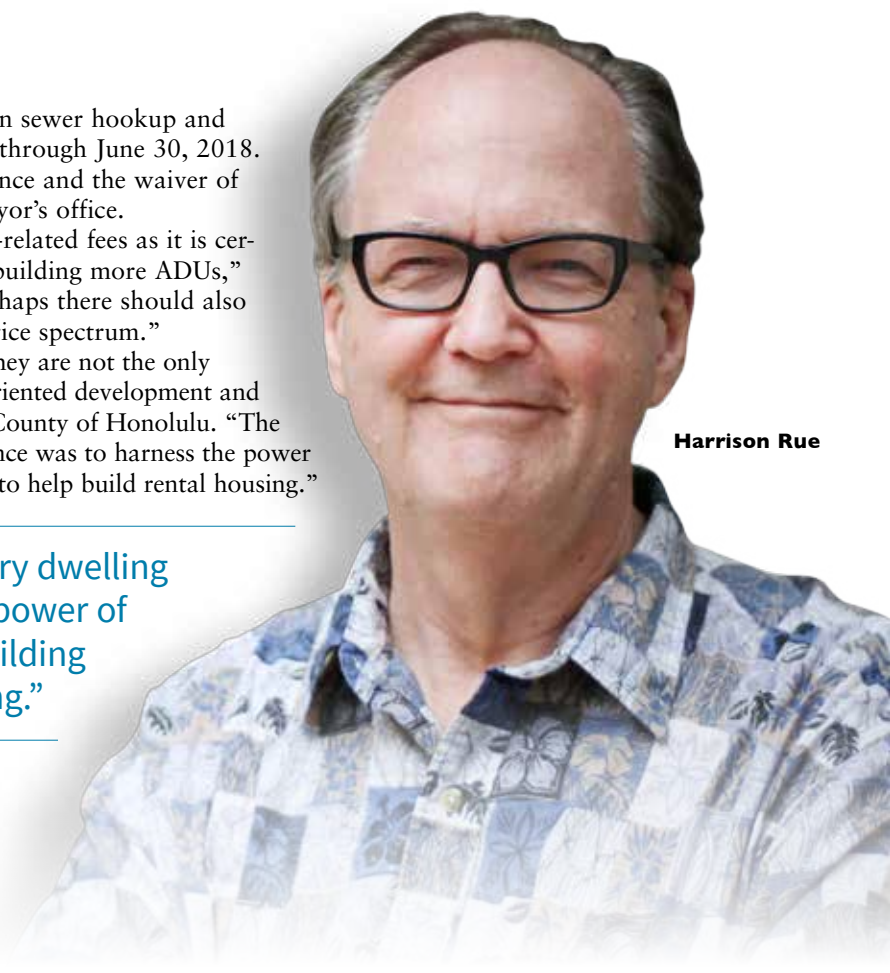
Association of Hawaii's CEO and chief lobbyist.

An added incentive waives as much as \$10,000 in sewer hookup and other fees for homeowners seeking an ADU permit through June 30, 2018. The City Council is expected to approve the ordinance and the waiver of fees before the end of summer, according to the mayor's office.

"BIA supports the city's proposal to waive ADU-related fees as it is certainly a step in the right direction and incentivizes building more ADUs," Marrone says. "But we need more than rentals. Perhaps there should also be incentives for building more homes across the price spectrum."

"ADUs will have a pretty significant impact but they are not the only tool in the toolkit," says Harrison Rue, the transit-oriented development and community building administrator for the City and County of Honolulu. "The whole purpose of the accessory dwelling unit ordinance was to harness the power of individual homeowners and the building industry to help build rental housing."

Harrison Rue



"The whole purpose of the accessory dwelling unit ordinance was to harness the power of individual homeowners and the building industry to help build rental housing."

While the Honolulu Department of Planning and Permitting has processed only about eight permits, builders interested in getting an ADU permit have turned in several hundred pre-check forms, according to the office of the mayor. The DPP is considering a variety of ways to speed up the process, such as a



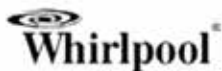
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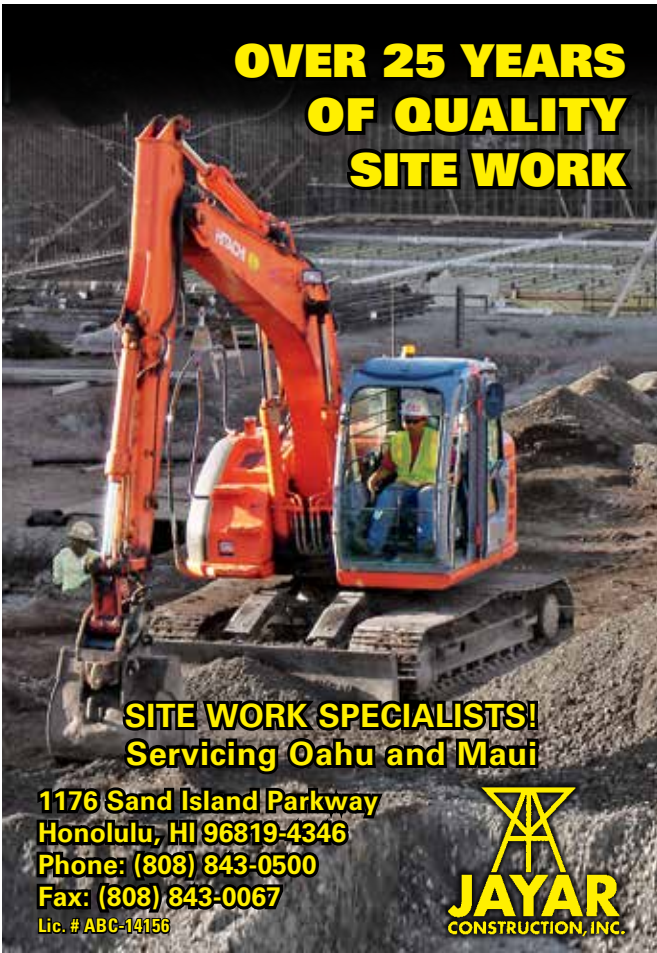
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dedicated inspector to look at ADU applications as they come in and a one-time review of the ADU application to help reduce the building permit processing time.

Rue estimates construction of about 250 ADUs but says that, once the industry ramps up production, the numbers may be much higher. However, he adds that growth may take a couple of years.

“We think, over time, it is going to be significant,” Rue says. “For many homeowners who have had their homes for a number of years, they have significant equity and it should be relatively easy to finance their units. Some banks are advertising loans for ADUs.”



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The DPP has developed a process by which plans for ADU models may be submitted and basic designs pre-approved. Upon obtaining a master permit for a particular model, the builder must submit a site plan showing where and how the ADU will be constructed on the lot.

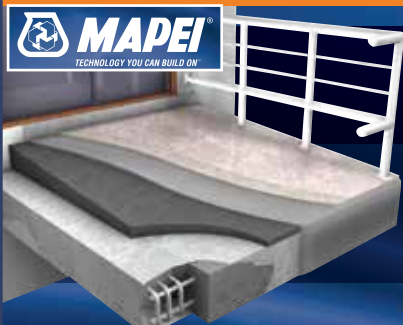
“We are challenging the building industry to come up with some cost-effective designs. For builders who see the potential we see thousands of lots that have the potential for ADUs.”

A pre-check form is available from the DPP for homeowners or contractors to determine if there is adequate infrastructure to serve the site. The DPP will not issue building permits for ADUs without proof of adequate supporting infrastructure.

“We are challenging the building industry to come up with some cost-effective designs,” Rue says. “For builders who see the potential we see thousands of lots that have the potential for ADUs.”

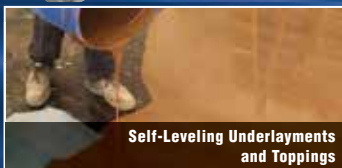
Taking Up the Challenge

Blue+Green Innovations was the first architecture, design and build firm to offer ADU packages in Hawaii, as well as seminars to guide builders through the permitting process. So far,



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B+G offers pre-fabricated ADU packages in various sizes and floor plans that allow for additional upgrade features—pre-approved and permitted before delivery and installation.

“We felt this was something that really supported and strengthened the efforts the City and County has going on addressing the housing situation,” says Travis Wittmeyer, Blue+Green Innovations president.



Travis Wittmeyer

“We have complete packages with financing, design and permitting using different types of alternative building materials so we’re really able to speed these things up and give people a turnkey product in under a couple of months.”

Income vs. Affordability

According to the Hawaii Appleseed Center for Law and Economic Justice, housing is considered “affordable” when it costs less than 30 percent of



A 324-square-foot ADU by B+G. Ehukai model, measuring at 18'x18'.

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a household's income. The cost of shelter is twice the national average and Hawaii has the highest rate of homelessness in the U.S.

Of the 41 percent of the state's population that are renters, one in five is defined as extremely low-income, with less than 30 percent of the area median income (AMI) or \$29,350 for a household of four. The upper range of low income is defined as 51 percent to 80 percent AMI, or a maximum of \$78,300 for a household of four.

The current system of affordable housing development operates on



public-private partnerships fueled by government subsidized tax credits and primarily produces rental housing to meet the needs of those living between 60 percent and 80 percent AMI. All area median income figures are for the City and County of Honolulu.

“The Building Industry Association-Hawaii supports ADUs as one answer to Hawaii’s housing shortage crisis,” Marrone says.

“Being able to have a second unit on your property as a rental adds much needed units to the market and helps the homeowner.” 🏠



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Qualified buyers will be entered in a lottery or placed on a wait list in chronological order (after the lottery) for the purchase of a condominium home based on their income levels as required by the County. As such, the developer does not guaranty that all qualified buyers will be offered a Residential Workforce Housing unit. This advertisement is not intended to be an offer to sell nor a solicitation of offers to purchase in Kamalani to residents of jurisdictions where the project is not registered in accordance with law.

The views, angles, colors, landscaping, and renderings in this advertisement are for illustration only. The developer disclaims any warranty or promise about the location, views, colors, size, height, layout, specifications, landscaping, and finishes of any improvement to be constructed or installed. The models in this site plan are not to scale and the developer makes no representations, and expressly disclaims that the plan is accurately to scale or proportion. The developer reserves the right to substitute materials, appliances, and other items with materials, appliances and other items of substantially equal quality and utility. The developer is not building any unit to the precise specifications or design shown on this model. The specific features may vary.

The developer intends to market, construct and develop the entire project in 3 separate increments, each to be comprised of multiple phases for marketing and construction purposes. The first Increment is planned to contain all of the project’s designated Residential Workforce Housing units. The developer has the reserved right to not build all the increments or phases in the project.

A photograph of Mike Fujimoto, an older man with grey hair, smiling and leaning on a large stack of lumber. He is wearing a green polo shirt with the HPM Building Supply logo and grey trousers. The background shows a lumber yard with stacks of wood and industrial equipment.

Mike Fujimoto

Building an Affordable Dream

A family firm guides the homebuyer through the maze of ownership

For more than three decades HPM Building Supply's home design consultants have offered pre-designed home packages. Mike Fujimoto, HPM Building Supply chairman and CEO, offers his thoughts on affordable alternatives to home ownership.

BIH: How great is the demand for home packages in Hawaii?

Fujimoto: In some markets throughout the state, home packages are the first consideration for homeowners. They offer affordability, ease of planning and time savings. HPM Building Supply strives to offer designs

that are relevant to the next generation of homebuilders. We provide planning services along with materials sales and coordination in one program, making building a home much simpler.

BIH: Do you see the demand growing?

Fujimoto: Yes. Affordable housing is a major consideration in planning, not only for single families but for the growth of our urban and rural communities. Providing our community with an easier alternative to designing and building a home than the previously conventional method of hiring an architect/designer and then finding

a builder without a good idea of how much the home would cost, was the original objective when we first created the home package program in 1982. HPM will continue to address this need by offering buildable designs that meet a range of needs and aesthetics, such as multi-gen, ADU, ADA-accessible, and green or energy-efficient, and also make them quicker to construct with the use of pre-manufactured wall panels and trusses.

BIH: Does HPM help with the permitting process?

Fujimoto: Yes, HPM assists with the



“Affordable housing is a major consideration in planning, not only for single families but for the growth of our urban and rural communities.”

permitting process directly in the County of Hawaii. Our program is designed to assist homeowners from start to finish of their home project. We seek drafting services, obtain professional service, including architectural review and wastewater design, route plans for building permits, offer bonding services, and finally coordinate materials purchases and shipments. On Oahu, Kauai and Maui counties, we help to coordinate the permitting process through the builder or outside design service.

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Hawaii's High Trucking Costs

Fuel prices have declined but labor remains the 'make or break' expense factor, says official

BY ALBERT LANIER

To get from pier to store, freight that comes off the large cargo containers at Hawaii's harbors day and night relies on the Islands' trucking companies.

"Once you get to the harbors, the trucking industry takes over," says Gareth Sakakida, managing director of the Hawaii Transportation Association (HTA). After all, he adds, "people aren't going to line up at the harbor and buy what they need."

Goods and products need to be transported to local business and truckers serve those constituencies effectively.

"We're there to make the deliveries, and then we're out of sight," Sakakida says. "The only time we are noticed by other people is if we are in heavy traffic and someone is behind a truck."

The HTA carries the interests and issues of Hawaii's trucking industry



Gareth Sakakida

to lawmakers and other policymakers. Established in 1938, the HTA represents Hawaii's trucking companies or, in industry jargon, motor carriers.

Motor carriers are basically divided into two groups: Common carriers, which are firms that carry and transport property and items belonging to other individuals and organizations, such as moving companies; and private carriers, which transport products and goods owned entirely by them, such as a grocery store or beer distributor.

The HTA has 350 members of which 100 are companies that have

ties with or are affiliated in some way with the trucking industry, such as insurance carriers.

Maile Levins, co-owner of B&C Trucking, says the industry is enjoying lower fuel prices in Hawaii. B&C Trucking, a 70-year-old company based in Halawa Valley, employs 35 individuals ranging from truckers to mechanics and operates a fleet of 25 trucks. The firm plies its trade within the construction industry.

Levins says the cost of diesel has dropped by 25 percent to 30 percent. "Everyone is enjoying lower fuel prices," she says.

The lower fuel prices have led to savings that can be funneled elsewhere. "It allows us to invest into other equipment," she says, including buying newer equipment as well as making maintenance upgrades within the existing fleet and facility.

Sakakida notes that while fuel costs are lower than they have been in at least two years and "definitely makes it easier to operate," for trucking companies in Hawaii, "fuel is not the make-or-break cost factor. Labor is."

Driver Issues

Attracting and retaining professional, safety-minded truck operators is a key issue for trucking firms, in Hawaii as



well as the U.S. Mainland.

"It's very difficult to find qualified drivers," Sakakida says, noting that an individual must be at least 21 years old to be eligible for a commercial motor vehicle, or Type 3, license.

"It's very difficult to find qualified drivers. There isn't a lot of technology to reduce your manpower roster."

The driver's role in the industry is crucial, he says, and cannot be easily reduced or eliminated by high-tech advances. "There isn't a lot of technology to reduce your manpower roster," he says.

A cost-saving strategy for B&C trucking involved finding ways to reduce workers' compensation claims. The company's solution? Exercise.

Levins says every morning she leads her company's employees in stretching and calisthenics exercises before they begin the workday.

"Drivers are prone to back injuries and repetitive injuries," she says.

These types of injuries contributed to a significant number of workers' comp claims the company had to handle over the years. Instituting an exercise program has reduced workers' comp claims for the company over the past seven years which "has probably made more of an impact than anything else," Levins says.

Having fewer workers' comp claims has made the company more attractive to insurance companies, according to Levins. Because the company operates within the construction sector, Levins said that B&C must carry sizable amounts of insurance. This has helped land contracts with the Honolulu Authority for Rapid Transportation.

And by minimizing its workers' comp claims, Levins says that insurance carriers are now competing for B&C's business.

Paying Their Way

While some forms of technology, such as electronically logging in drivers' mileage and distance isn't a major factor in the Islands compared to Mainland trucking firms, taxes play a large role in Hawaii, Sakakida says.

Motor carriers in Hawaii have to pay



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city or county as well as state and federal taxes while Mainland trucking companies might pay only state and federal taxes. Sakakida notes that if motor carriers in a city on the Mainland don't like a tax being assessed on them, they can move to another city or town. "Here, you are a captive audience," he says.

Trucking firms also may have to deal with property taxes, the cost of land and other costs such as weight and loading-zone fees.

Despite these challenges and others, local trucking companies manage to navigate the roads, bring property, goods and services to their destinations and ensure intact deliveries. Levins says that B&C Trucking often shares overflow work with smaller companies.

"These guys are very down-to-earth people," Sakakida says. "They just want to do their job and get home." 🏠



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Residential Contractors Should Know Their Rights

BY SCOTT BATTERMAN

In the January issue of *Building Industry Hawaii*, residential contractors were alerted to problems they may face if their written contract does not comply with Section 444-25.5 of the Hawaii Contractors' Law. Hawaii law also provides certain positive rights to residential contractors. Many contractors are still unaware of these rights, which were created in 2004 when the Legislature passed the Contractor Repair Act, Chapter 672E of the Hawaii Revised Statutes.

This statute gives residential contractors the opportunity to respond to a claim of defective construction, and to resolve it, before a dispute develops into full blown (and expensive) litigation or arbitration. Under the law, before a homeowner can sue or arbitrate because of a residential construction defect, the homeowner must give the contractor a written notice, describing the defects in detail,

including the results of any testing that was performed.

After receiving a Notice of Claim, the contractor has 30 days to either deny the claim, or offer to settle the claim (such as by repairing the defect or paying money). As an alternative, the contractor can request an inspection of the premises, which the homeowner is required to allow. If an initial inspection reveals that more detailed testing is necessary, the contractor can request it, and the homeowner again must provide access to the premises. Within 14 days following the final inspection and testing, the contractor must then either reject the claim or offer to settle it. If the contractor misses any of these deadlines, it has the same effect as rejecting the claim.

If the contractor offers to settle, the homeowner has 30 days to accept or reject the offer (homeowners

associations have 45 days to respond). Missing the deadline is, again, the same as rejecting the offer of settlement.

However, even if the contractor rejects the claim, or the homeowner rejects the offer of settlement, the homeowner is still not free to file suit. The Contractor Repair Act requires the parties to mediate the dispute, even if the contract did not call for mediation--a process by which a trained mediator assists the parties to settle their dispute.

If the homeowner files suit before all of this take place, the suit will be dismissed "without prejudice" (meaning the homeowner can file it again later). The exception is if the statute of limitations is going to run, in which case they can file suit, but the suit will then be stayed until the entire process is completed.

One last point: The law requires the contractor to include, in their contract, a notice informing the homeowner of the existence of the Contractor Repair Act. The exact form and language of the notice is contained in Section 672E-11 of the law. Failure to include this notice is yet another act that constitutes a violation of Section 444-25.5 of the Contractors Law – which would render the contract void and unenforceable. If you have any doubts, review your residential construction and remodeling contracts to confirm that your contract complies with the law. 🏠

Scott Batterman is an active trial attorney with the Clay Chapman Iwamura Pulice & Nervell firm specializing in construction litigation, contract preparation and project arbitration and mediation. Connect with him at sib@paclawteam.com or 808-535-8400.

Key Steps for the Contractor

What should a residential contractor do if he or she receives a Notice of Claim?

- The contractor should advise the homeowner that they are going to exercise their rights under the Contractor Repair Act.
- The contractor should send its own Notice of Claim (including a copy of the homeowner's notice) to any subcontractor whose work may be responsible for the homeowner's claim. This brings the subcontractor into the process, which may assist in obtaining the expertise or funds needed to resolve the dispute
- The contractor should ask for an inspection before responding, and should come prepared with everything needed to document the condition. This will provide the contractor with important information before anything happens to change the status quo. It will also give him additional time to consider what offer he may want to make.
- If the matter does not settle, the contractor should proceed with mediation. Most construction disputes are resolved in mediation, at a much lower expense than following full-blown litigation.
- The contractor should consult his attorney to guide him through this process, especially if the matter proceeds to mediation.



Builders Feel Weight of a ‘Cautious Eye’

Construction loans remain available but buyers are looking harder at Hawaii’s construction landscape

BY DAVID PUTNAM

When deciding to lend money to developers and contractors, many factors are considered, ranging from wide revenue swings to the sensitivity of the building sector to business cycles—not to mention the general volatility of the industry.

Hawaii lenders say development and construction money is available yet many hesitate to offer a forecast on the current status of financing within the Islands’ industry. Tony Mizuno of the Bank of Hawaii says builders are starting to see a “braking effect” on the flow of funds, but not from the lenders.

“Construction is still going strong in Hawaii. But perhaps more than lenders growing cautious, it’s buyers that are viewing the landscape with a more cautious eye,” says Mizuno, executive vice president of the commercial real estate loan

division at BOH.

“The economic environment has been good for developers, but there are always cycles to construction and some potential buyers are anticipating approaching a peak in the market,” he adds. “This could have a slight braking effect on construction and associated lending activity down the road.”

Scott Nahme, senior vice president and senior manager of commercial real estate lending at Central Pacific Bank suggests that “construction lending in Hawaii has peaked and we are nearing the end of the cycle, especially in the high-rise luxury condominium market—evidence of this is the cancellation of the Vida project.

“However, there may be development opportunities going forward in the affordable and work force housing markets as demand in these segments is still high. Additionally, if interest rates stay low, demand in residential construction may increase.

“In terms of other products,” Nahme adds, “in the near future, there will still be activity in the hotel (Waikiki, Kapolei), industrial (Kapolei) and retail (Waikiki, Kapolei) product segments.”

Trying to get a clear read on the Islands’ financial signs is difficult, as evidenced by recent development and construction activities. Some builders have moved forward with plans while others have reined in their ambitions.



Scott Nahme



Tony Mizuno

Castle & Cooke Hawaii's long-delayed 3,500-home Koa Ridge master-planned community in Central Oahu recently received a favorable ruling from the Hawaii State Supreme Court to proceed with its development of the 768-acre parcel of land which had been used for agriculture.

But a planned retail center at Hoopili on D.R. Horton's West Oahu property has been called off by developers The MacNaughton Group, Kobayashi Group and Black Sand Capital, and a new developer for the 38-acre plot is being recruited.

Meanwhile, the much-anticipated revitalization of the International Market Place in Waikiki—developed by Taubman Centers, a Real Estate Investment Trust (REIT) and CoastWood Capital Group in conjunction with Queen Emma Land Co.—is slated to open on Aug. 25.

CREDITWORTHINESS

Before making a construction-related loan, the banker will need to analyze current financial statements, such as:

- Balance sheet
- Income statement
- Accounts receivable and inventory agings
- Job status reports
- Cash flow projections

In the residential sector, the Honolulu Board of Realtors reports that the median price of a single-family home on Oahu was \$725,000 in March, an increase of 3.6 percent from \$700,000 during the same month in 2015.

The Economic Research Organization at the University of Hawaii last year predicted a “mid-single-digit job growth for the next several years, bringing construction employment to just over 37,000 workers by 2017.” In its February 2016 Economic Forecast, UHERO says “the construction sector is bustling” and notes that “prospects for residential construction continue to look favorable statewide.”

Work in the public sector, however, has started slowly this year. So far, government agencies have awarded a total of \$175,037,124 in contracts, compared

to \$225,043,400 during the same three-month period in 2015.

What factors are driving recent trends in construction financing?

“We have seen strength in high-rise residential and retail development,” says BOH's Mizuno. “Certainly areas such as Kapolei, Kakaako and Waikiki are seeing a lot of development. There is some activity in the industrial market among owner/occupants, but very little is happening right now in the office and hotel space. There is still office space available and in the hotel sector, it's primarily condotels that are getting any attention today.”

CPB's Nahme lists among major demands the market for condo development, new and renovated hotels and industrial building as well as low interest rates. “High construction costs are not a driver, but definitely affect construction lending activity,” he adds.

Looking ahead, Nahme said Hawaii's construction sector will see the “heaviest activity ... in residential, industrial, retail and hotel. The least activity will be in office.”

Mizuno notes that in 2016 and beyond, “high-rise residential construction will still be the driving force. There are some residential developments waiting in the wings such as Koa Ridge and Hoopili, and they have been given the green light.”

He says the amount of construction lending in the Islands will hold steady

from last year's pace.

“The construction cycle we're now in started in 2012,” Mizuno says. “We are still awaiting several new projects to sprout, some in Kakaako and some in Waikiki. We're also seeing some pick up on Maui, which is a combination of government and private projects. Even a few projects on a Neighbor Island can be a game-changer for that island. The Big Island is also experiencing activity, but the challenge is for contractors to balance pace of work with the availability of qualified workers.”

“On Oahu, we're seeing rail really picking up speed. Construction of the guideway continues toward town and the rail stations are now underway with more to come.” 🏠



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CONCRETE: A Sound Investment

From precast to tunnel form, the ageless building material suits Hawaii's tropical climate

BY DAVID PUTNAM

Durable, long-lasting concrete, with its “proven construction methods for mid-rise buildings using tunnel-form systems, precast components or traditional masonry units,” remains a preferred choice by Hawaii’s construction industry, says the head of the Cement and Concrete Products Industry of Hawaii.





OSHA's New Silica Rule Launches in June

The Occupational Safety and Health Administration's new rule on respirable silica dust exposure on construction sites, aimed at reducing the exposure limit to 50 micrograms, will take effect on June 23.

Silica dust is generated by tasks such as cutting or breaking concrete, grinding concrete or sand blasting. OSHA says employers are required to train workers to limit exposure and to provide respirators and "engineering controls" to limit silica exposure. Construction companies have until June 23, 2017 to comply with the new rule.

"We're estimating that once it's fully in effect it will save about 600 lives a year," and prevent more than 900 cases of silicosis, says OSHA's David Michaels on the new standard announced on March 24.

According to OSHA, under the current exposure limit of 250 micrograms per cubic meter of air, workers were being exposed to unacceptable levels of dust that could lead to lung cancer, silicosis, chronic pulmonary disease and kidney disease.

The construction standard does not apply where exposures will remain low, such as performing tasks

like mixing mortar, pouring concrete footers, slab foundation and foundation walls and removing concrete formwork.

Construction companies covered by the OSHA standard are required to:

- Establish and implement a written exposure control plan that identifies tasks that involve exposure and methods used to protect workers, including procedures to restrict access to work areas where high exposures may occur.
- Designate a competent person to implement the written exposure control plan.
- Restrict housekeeping practices that expose workers to silica where feasible alternatives are available.
- Offer medical exams—including chest X-rays and lung function tests—every three years for workers who are required by the standard to wear a respirator for 30 or more days per year.
- Train workers on work operations that result in silica exposure and ways to limit exposure.
- Keep records of workers' silica exposure and medical exams.



For more on OSHA's silica rule, visit www.osha.gov/silica

Given the Islands' tropical environment and propensity to attract natural disasters—hurricanes, tsunamis, earthquakes—concrete “has demonstrated its strengths and cost-effectiveness for many decades in Hawaii,” says Wayne Kawano, executive director of the CCPI. Concrete, he adds, offers “well-established structural engineering guidelines yet is versatile and flexible in design.”



Wayne Kawano

Hawaii's construction industry has been steady so far in 2016 and has been forecast to grow stronger. The concrete construction industry, Kawano notes, also “remains solid and strong.”

“Although still operating below our peak capacity, the ready-mix concrete supply volume remains steady and prioritized by contractors' planning and scheduling commitments.”




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He says the CCPI expects to see “continuing opportunities” for concrete companies, particularly on such projects as airports, harbors, sewer systems, future transit-oriented developments with the rail and new community developments in the Kapolei and Ewa and Koa Ridge areas.

Concrete materials are also a top choice for residential

construction, Kawano says. “With the median sale of a single family home exceeding \$700,000 in Honolulu, it’s not surprising that the condominium market has seen an influx of resales and of new affordable developments. But with a median sales price of a condo unit at \$400,000 in Honolulu, it’s still a very significant investment. More so, *akamai* homebuyers deserve a sound investment.

“This is where our concrete building construction has demonstrated its strengths and cost-effectiveness for many decades in Hawaii.”

Popular Precast

Hawaii’s building industry continues to embrace the many uses of precast concrete for low- and mid-rise buildings as well as hotels and parking structures. It also offers such safety features as fire resistance and sound control.

Ongoing projects using precast concrete include the seven-story Salt parking structure on Keawe Street and two six-story condo and apartment projects, also on Keawe, and a six-story condo project on Hauoli Street.

“The precast products are all made here in Campbell Industrial Park, with local materials and local labor. Using steel systems sends our money to the Mainland steel companies and helps their labor forces and economy; not ours.”

“Precast concrete has always had its place in the building industry,” says Brian Deer of Bonded Materials Co. in Honolulu. “New uses we are seeing are repairs to pavements utilizing precast segments, or panels which can open traffic lanes more quickly, resulting in reduced commuter delays. These panels have been used on the H-1 East-bound near the stadium and are currently being installed along



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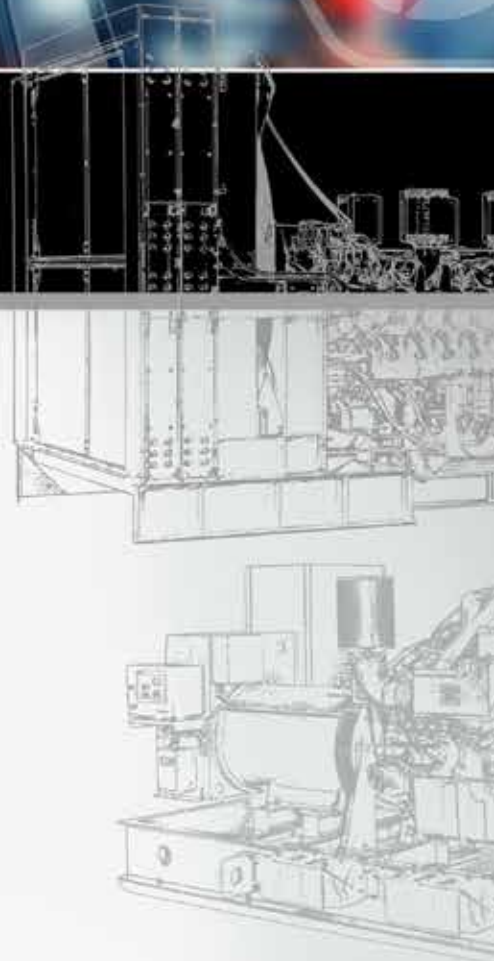
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Middle Street in Kalihi.”

Les Kempers, vice president of marketing and sales for GPRM Prestress, says “all one has to do is drive around



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cast-in-place, or manufacturing and shipping steel from the Mainland.”

Additionally, new technologies and materials are being incorporated into concrete such as the use of carbon-cast reinforcing that replaces steel reinforcing. “One advantage of carbon cast is that it will never rust, which is a major plus in our Hawaii environment,” Kempers says.

New exterior textures, colors and finishes also have been introduced

to the Hawaii market in recent years.

“New structural fibers, which can replace the common welded wire and sometimes rebar, are becoming increasingly common in many slab on grade applications as well as some DOT paving projects,” Deer says.

“Also increasing in popularity is the use of corrosion-inhibiting admixtures to protect the reinforcing steel in concrete, which is exposed to or near sea water, such as in a pier repair.” 🏠

town and the Island and precast is everywhere.”

He adds that using precast concrete makes economic sense for Hawaii.

“The precast products are all made here in Campbell Industrial Park, with local materials and local labor,” he says. “Using steel systems sends our money to the Mainland steel companies and helps their labor forces and economy; not ours.”

Precast concrete also has a shorter installation time and can be put in place in all weather conditions. Since it can be mass-produced in predetermined shapes and sizes, it's also found wide use in renovating and repairing stadiums and arenas, including pedestrian ramps and dressing room areas.

“One advantage of carbon cast is that it will never rust, which is a major plus in our Hawaii environment.”

“The project schedule can be minimized since the precast products can be produced while the foundations are being built,” Kempers says. “Once the foundations are in, the precast pieces can be delivered and erected much faster than forming and pouring

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Maui's New Knockout

The IBEW 1186 Office and Training Center has volts, amps and electrifying style

BY BRETT ALEXANDER-ESTES

In 2015, the Kahului headquarters of the International Brotherhood of Electrical Workers Local 1186 had to move quickly.

“Their lease was expiring at the end of 2015,” says Michael Bissell, Arisumi Brothers Inc. project manager. “They planned several years ago to purchase land and build this new facility.”

The trade union wanted apprentices, journeymen and other tradesmen to learn high-tech skills for today’s complex energy systems at the new center. The IBEW’s new Ala Makani Street site was large enough for both a state-of-the-art training center and a union office, and Arisumi Brothers and Architects Hawaii Ltd. (AHL) broke ground on Feb. 20.



Michael Bissell

The IBEW’s Oahu headquarters, which was renovated by AHL in 2010, achieved LEED Gold certification and was honored with three industry awards, says Jeffrey Lee, AHL Kahului project architect. The IBEW Oahu facility, Lee says, “was used as a design inspiration for the Maui project.”

Arisumi Brothers also shaped the Maui center. “Although the project was not a design-build contract, it very much had that feeling since I was constantly discussing value engineering ideas with the contractor,” says Lee.

Recently, Bissell, Lee and *Building Industry Hawaii* sat down and charted the construction of Kahului’s new IBEW 1186 Office/Hawaii Electricians Training Center.



Jeffrey Lee



The new IBEW 1186 Office/
Hawaii Electricians Training Center in Kahului, Maui
PHOTOS © BAD MOON SALOON/ARCHITECTS HAWAII LTD.

Maui IBEW 1186 Training Center Courses

Ray Shimabuku, IBEW's Maui business representative, says the center offers the following courses as well as other skill and safety classes:

- Conduit Bending
- Fire Alarm
- Motor Control
- Low Voltage Control
- Photo Voltaic (PV)
- Transformer Connection and Calculations
- Blueprint Reading
- Computer Training
- Power Quality
- Test Instruments
- Rigging
- Simutech (troubleshooting skills)
- Level & Transit
- CCTV (Cable TV)

What was the goal of this project?

LEE: IBEW 1186 decided to build a home on property owned by the Hawaii Electrician's Annuity Fund. It is designed to meet the needs of the union at its current size, as well as to accommodate future expansion.

BISSELL: After being at the (previous) location for over 30 years, they wanted a new facility with modern architecture that they can call their own. The combined use of having a business office with conference room, as well as larger training workshops with new technologies and infrastructure—WiFi, built-in projectors, security systems—are all part of the new building.

What was the scope of the project?

LEE: The building footprint of the

two-story facility is 7,300 square feet. There is also a mezzanine level in the building, which adds another 3,220 square feet for storage and future expansion. Parking and landscaping was also provided per county requirements.

What site work needed to be done?

LEE: The lot size is 20,109 square feet with a relatively flat topography. There is an elevation drop along the northern side of the site, so we created a retaining wall and filled in this area.

BISSELL: Grub site and install dust fence around perimeter of the site.

Install keystone retaining wall at north end of property. Excavate for underground utilities—sewer, water, electrical, irrigation and communication.

What is the building layout?

LEE: AHL was tasked to design the main union office—including the business representative office, lobby/greeting area, and conference room—one 700-square-foot workshop, two 650-square-foot workshops, a main warehouse, a large covered outdoor area, a mezzanine level, a large kitchen, restrooms and HVAC.

Were there any special requirements?

LEE: The workshops in the new facility are sized to allow for increased enrollment in the various classes that IBEW 1186 offers. The two (smaller) workshops have an operable partition that can be combined into one larger room. The main warehouse contains three bays with high overhead

COLLABORATION: General Contractors & Architects

clearance to allow boom truck parking and operation during training exercises. The covered outdoor area (needs) to entertain larger events. In order to accommodate this need, a large cantilevered overhang over the tall warehouse doors is used to create an indoor/outdoor space.

What were Arisumi's tasks?

BISELL: Scope of work included site clearing and grading, underground utilities, building the foundation, gate and fencing, asphalt parking, structural framing, metal roofing, CMU walls, interior walls, floor finishes (tile, carpet, vinyl and colored concrete), electrical, communications (Internet, telephone), HVAC, plumbing and architectural features.

Did you install any green features?

LEE: The HVAC design provides multiple options for providing cooling needs. When the trade winds are blowing, exhaust fans in the roof create a stack effect to cool the main warehouse space. If this form of ventilation is not adequate, the user can simply switch on the air-conditioning units.

Did you use special building materials or techniques?

LEE: Due to the tight construction schedule, the design team integrated a pre-engineered steel frame structure that was erected in a matter of weeks.

BISELL: The ribbed metal siding with integrated insulation, as well as the insulated metal roofing were designed and coordinated with the structural steel framing to ensure a weather-tight fit.

LEE: Panels are both attractive in appearance with a metallic finish and ribbed profile. Natural wood was also incorporated along the roof soffit and at the office entry façade to provide warmth to the finish palette. The Oahu office has open, transparent working space and has painted exposed utilities, creating a modern industrial style. We carried over some of the accent colors used in the Oahu office to the Maui location and mimicked the modern aesthetic.



Warehouse staircase to mezzanine

Were there any special challenges?

BISELL: The schedule was the most pressing matter since our client's existing lease was expiring.

How did AHL and Arisumi work as a team?

LEE: In order to meet the schedule, Arisumi bid on a very preliminary set of drawings and then worked with AHL to make sure that the project remained within budget. Through our collaboration, we were able to create a building that satisfied the needs of the user while maintaining a solid design and remaining within budget.

How did Arisumi and AHL coordinate construction with IBEW 1186?

BISELL: We held conference calls, as well as several site visits by AHL. On a more regular basis, I had site visits with the Maui-based IBEW business manager, Ray Shimabuku. I also provided updated schedules and field reports that included photos to document the construction progress or any issues that needed attention.

What is the best example of your teamwork on this project?

LEE: There were a few instances where the pre-engineered structural members came in larger than anticipated, which created design conflicts,

and in one instance an egress issue.

BISELL: What comes to mind was an egress issue. AHL worked out a solution that was acceptable to all concerned.

Arisumi Bros. Ground-Up Checklist

- Form building foundation, install reinforcing steel and pour slab
- Erect structural steel framing
- Erect CMU walls
- Install metal roofing and metal siding
- Mechanical, electrical and plumbing
- Interior wall framing and gyp board
- Mezzanine level, including staircase
- Floor finishes
- Light fixtures, toilet partitions, accessories
- Kitchen cabinets and countertops
- Overhead coiling doors
- Painting
- Landscaping
- Asphalt paving for parking
- Security gate and perimeter fencing

What do you think is the new Center's standout feature?

BISSELL: The exteriors of the building, with their mixture of concrete block, stained wood cladding and ribbed metal siding, are eye-catching and provide a modern appeal.

LEE: Most people will probably notice the large cantilevered roof overhang over the main warehouse section of the building. We felt comfortable using natural wood as a cladding material since it won't be in direct sun.

When the project wrapped in March 2016, had the client's goals been achieved?

LEE: Damien Kim, IBEW 1186 business manager and financial secretary, provided the following comment: "Representing the members of Local 1186, we were very pleased at the outcome of the project. AHL did a great job in incorporating their design to match some of the features we

have at our Honolulu office. Arisumi Brothers also did a great job in completing the job within a tight time frame. Collaboration between AHL, Arisumi Brothers and IBEW avoided a lot of extra cost, I believe, while keeping the main integrity of the project itself."

Besides each other, is there anyone else you would like to thank for the success of this project?

LEE: Damien Kim and the IBEW Local Union 1186 for having the vision to create a quality building which will serve IBEW 1186 and future electricians for years to come, SSFM for their assistance with the civil and structural disciplines, Thermal Engineering for their assistance with the mechanical and plumbing disciplines and Albert Chong and Associates for the electrical engineering on the project.

BISSELL: Of course, the IBEW team



Macro-graphics provide clear signage.

of Damien Kim, Travis Umemoto and Ray Shimabuku, as well as the various consultants at SSFM, Thermal Engineering, Albert Chong & Associates and Russel Gushi. And of course, our foreman at the job site, Keoni Nakoa, is also to be congratulated on a job well done. It's always rewarding to participate in the planning, construction and successful completion of a facility such as this, as it will serve to train people in their trade for many years into the future. 🏠



Classrooms expose beams and utilities for a modern industrial look.



Conference room and center foyer



IBEW Local 1186
Hawaii Electricians
Training Center
PHOTO BY LEYTON TORDA

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Architects Hawaii Wins Global Award

Walgreens and Architects Hawaii Ltd. recently received the 2016 ICSC VIVA global Retail Store Design award for Walgreens' Keeaumoku Street flagship branch that features traditional Hawaiian architectural elements.



Lester H. Ng

Lester H. Ng, Architects Hawaii director of design, led the Walgreens Keeaumoku design team.

The international ICSC (International Council of Shopping Centers) VIVA (Vision-Innovation-Value-Achievement) Award honors outstanding examples of shopping center design and development, sustainability, marketing and community service. In December 2015, Walgreens' Keeaumoku design was recognized as ICSC's national winner with a U.S. Design and Development gold award.



"It's deeply rewarding to have a design that so distinctly reflects Hawaii's history and culture be recognized around the world as best in class," says Bettina Mehnert, CEO of Architects Hawaii.

The ICSC VIVA global award ceremony will be held in Las Vegas in May.

Walgreens' Keeaumoku branch across from Ala Moana Center
PHOTO COURTESY BAD MOON SALOON/
ARCHITECTS HAWAII LTD.

Place Takes Reins as HSA President

Bruce Place of Commercial Building Systems was named 2016 president of the Hawaii Steel Alliance at its 19th annual Installation Banquet on April 7 at Dole Cannery.

Other HSA officers include Debbie Kim-Ito of ClarkDietrich Building Systems as vice president, Akira Usami of CEMCO as secretary and Tim Waite of Simpson Strong-Tie Co. as treasurer.

In addition to the officers, the 2016-17 HSA board of directors includes:

Andrea Benitez of Group Builders, Scott Coulter of Coulter Construction, Pat Gill of Gill Development, Nathan Kabei of GW Killebrew, Alan Labbe of D.R. Horton-Schuler, Keith Oda of Lend Lease, Doug Pearson of Castle & Cooke Hawaii, Dan Rosenak of Stanley Black and Decker, Paul Silen of Hawaiian Dredging Construction Co. and Ralph Valentino of V&C Drywall Contractors.



Bruce Place





Developers Halt Hoopili Retail Center Plans

A contract for the development of the planned “Hoopili Gateway” retail center by The MacNaughton Group, Kobayashi Group and BlackSand Capital on 38 acres of D.R. Horton property in West Oahu has been cancelled.

Executives from two of the developers have said that while D.R. Horton’s property is well-situated and has significant potential, the firms are focusing on other opportunities. The three developers’ prior retail projects include Kapolei Commons, Kapolei Parkway Shops, Kona Commons on the Big Island, Waikale Factory Outlet Center and Stadium Marketplace.

D.R. Horton Hawaii has retained Colliers International to market the fee-simple parcel at the corner of Kualakai Parkway and Farrington Highway near the future Hoopili master-planned community. The property had a reported \$33 million asking price when the developers purchased it last year.

M Lau Reps Universal Lighting

M Lau Company Inc. will serve as the regional sales agency for Universal Lighting Technologies Inc., a member of the Panasonic Group. M Lau will represent the lighting company in the Hawaii and Guam regions.

Based in Kaneohe, M Lau represents a variety of manufacturers serving the electrical industry. M Lau will offer a full Universal Lighting inventory, from traditional ballasts to enhanced LED solutions.

“By joining forces with M Lau Company, we’ll have the opportunity to provide top-of-the-line sales support to Hawaii and Guam,” says Stu Sumner, West Coast regional vice president for Universal Lighting Technologies. “With this new strategic partnership in the Pacific region, Universal strengthens its position as a global leader in lighting design and manufacturing.”

New Dock Planned for USS Arizona Memorial

The dock for the *USS Arizona* Memorial will be dismantled and replaced, according to the National Park Service. The work will be done June 13-26.

Hawk Contracting Group, which has offices in Honolulu, Chicago and Colorado, is the general contractor. The dock, designed by Kennedy/Jenks Consultants Inc. in Hawaii, is being prefabricated in Bellingham, Wash.

After arriving in Hawaii, the dock will be transported by truck to a staging area on Ford Island and then floated to the Pacific National Monument area. The dock will be attached using anchor blocks and mooring chains. A series of skid-proof ramps will replace the combination of steps and ramps that currently provide walking and wheelchair access from the dock to the memorial.

“We are grateful for our close partnership with the U.S. Navy and all of the work that they’re doing to ensure that visitors during this period will still get to see the *USS Arizona* and its memorial, even while the new dock is being installed. The patience shown by those interested in the memorial is deeply appreciated,” says World War II Valor in the Pacific Superintendent Jacqueline Ashwell.

The park service says visitors will not be able to disembark onto the *USS Arizona* Memorial during the dock replacement, although a boat tour to the memorial will be available. Other visitor services will not be affected. The *USS Bowfin* submarine, *USS Battleship Missouri* Memorial and the Pacific Aviation Museum will continue to be open to the public.



Escape Harness

The DoubleExit Escape System provides a harness-based emergency escape option. Designed for use in multistory buildings, the harness can be used repeatedly and is approved for operation in buildings up to 490 feet in height and to carry weights up to 300 pounds. It can be installed in any type of building, including private housing, apartments, hotels, industrial buildings, shopping centers and offices, without the need for structural alterations, as well as incorporated during new build planning. www.double-exit.com



JDLink Dashboard

John Deere's new telematics interface, the JDLink Dashboard, improves machine uptime, makes machine data easier to assess and understand and allows users to do more with their fleet information. The new web application streamlines equipment maintenance management and documentation of owning and operating costs. This new equipment maintenance management tool lets users set up factory or custom plans using engine-hour or calendar-based service intervals. www.deere.com



Telehandler Tires

Camsco releases two telehandler tires, the TLH 732 and the TLH 753. An impact guard deflects objects and debris away from the tire. An optimized tread pattern provides stable footing for lifting and moving as load balances shift with the dynamic loads on a telescopic boom. The TLH 732 is recommended for soft soil job sites; the non-directional TLH 753 tread resists abrasion and wear on hard-packed, asphalt or concrete surfaces. <https://camsco.co>



Atomic Candelabra

Meyda Custom Lighting features the new Atomic Enerjisi chandelier. Inspired by a complex gyrosopic structure, the bronze-finished steel rings create a curvature pattern evoking the illusion of motion, like a spinning gimbal rotating on its axis. Orbed frames, similar to the symbol for atomic energy, envelop an amber-colored faux eight-light candelabra, providing ambient illumination. The 60-inch-wide chandelier has an overall height ranging from 67 to 247 inches from the ceiling. www.meyda.com

Walk-Behind Trowel

Engineered for the concrete professional, Allen Pro Series professional walk-behind trowels are designed to produce high-tolerance concrete floors with high-quality features. Allen Pro Series walkers feature precision-engineered Allen gearboxes for long, trouble-free life using cast-iron spiders, pressure plates and lift levers for long wear and continuous service. A high-strength steel handle provides maximum comfort and control. www.alleneng.com



WATG Appoints Lee Operations Director

Design firm WATG has promoted **Tiffany Lee** to senior associate and operations director for the Honolulu office.

As operations director, Lee directs the day-to-day internal practices of the office, including resourcing, finances, training and work quality. She also manages large project teams in the concept design through design development phases for hotels, resorts, commercial and residential projects.

Lee, a University of Hawaii at Manoa graduate, joined WATG in 2002. Her recent projects include Eco Luxury Resort Palau, a 75-room boutique and sustainable resort in Koror, Palau, and Paradise City, an integrated resort near



Tiffany Lee

Incheon International Airport.

Hawthorne Cat Promotes Corbaci, Tilton

Joe Corbaci has been promoted to regional product support manager and **Travis Tilton** to general service manager at Hawthorne Cat.

Corbaci, who oversees all product support operations for Hawaii and Guam from Hawthorne Cat's Waipahu location, joined the company 12 years ago as an inside sales representative for Hawthorne Mower Systems.

After working engine and service sales he took an account Management role.

Tilton started at the company as a



Travis Tilton

service writer and advanced to become the engine service manager at the Waipahu location. For the past seven years, he has led the service team.

Hopkinson Joins Island Pacific Distributors as GM

Lee Hopkinson has joined Island Pacific Distributors Inc. as general manager where he oversees executive management, business development and client advocacy.

Hopkinson was regional vice president of Pankow Builders before joining Island Pacific Distributors, which has been an Employee Stock Ownership Plan (ESOP) since 2014.



Lee Hopkinson

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Eddie Aguinaldo, Sam and June Galante, Doug Pearson

HSA Banquet

The Hawaii Steel Alliance held its 19th annual Installation Banquet on April 7 at the Pomaikai Ballroom at Dole Cannery. Guest speaker Stanford Carr of Stanford Carr Development addressed “The Use of Cold-Formed Steel in Transit-Oriented Development.”



Tim Waite, Leslie Nagata, Ralph Valentino



Jenny Nguyen, Pat Gill



Keith Oda, Akira Usami, Kaz Masutani, Wendy Schmerbaugh



Leslie Nagata, Barry Redmayne, Sara Schell, Stanford Carr



Gladys Marrone, Craig Washofsky



Dan Rosenack, Jennifer Lamprecht, Linda and Rich Moran



Rick Agra, Al Zalopany, Alan Labbe



Amado Sanchez, Stanford Carr, Andrea Benitez, Noel Santos, Israel Cruz, Mel Lorenzo



Brett Aka, Daniel Sandomire, Mary Flood, Mike Brant



Evan Fujimoto, Gladys Marrone, Craig Washofsky, Sen. Brian Schatz, Dean Uchida, Rick Hobson, Curt Kiriu

BIA-Hawaii: Unlocked

The Building Industry Association of Hawaii held its general membership meeting at the Japanese Cultural Center on March 30. The theme at the dinner event was “Unlock the Value of NAHB Membership.”



Elizabeth Borges, Lori Ann Saunders, Sean Spencer, Daniel Ling



Darcie Wharton-Gongob, Gabriel Gongob, Steve Hanson



Curt Kiriu, Clayton Gomi



Bob Cassell, Adrienne McCay, Greg McCay



Wesley Uemoto, Tricia Miyashiro, Danielle Ulmann



Brett Aka, Daniel Sandomire, Mary Flood, Mike Brant



(Front, from left) Evan Fujimoto, Rick Hobson, Gladys Marrone, Gerald M. Howard, Greg Thielen, (back, from left) Dean Uchida, Craig Washofsky, James W. Tobin, Curt Kiriu



Courtney Jones, Peter Eldridge, Ryan Engle



Lea Wong, Clarice Watanabe, Gladys Marrone, Cathleen Langin, Sassy Mae Belza, Barbara Nishikawa



Gary Okimoto, Herb Gebhardt, Miguel Robledo

Maintaining Harmony Through Monthly Financial Rhythm

BY GARRETT SULLIVAN



To become and remain a successful contractor is difficult. In many ways, the successful contractor can be compared to an orchestra conductor who leads a harmonious symphony. All symphonies must constantly maintain rhythm through their conductor, who sustains the beat by moving his or her hands up and down and occasionally pointing to a particular instrument to indicate to the player to speed up or slow down.

Rhythm is the arrangement of sounds as they move through time and when arranged in a certain pattern, they create music. As a contractor, you must move through time and align many aspects of your business and one critical arrangement is your monthly financial rhythm.

While there are many facets to having a prosperous construction company, your ability to create a smooth operating financial rhythm is certainly at the top of the list.

There are two components to getting your monthly financial beat to be in tune and maintaining this beat: a weekly job status meeting and a monthly over/under billings review.

The weekly job status meeting is more of an operational meeting which should only last 30 to 45 minutes. In this meeting, which is attended by foremen, superintendents, book keepers or accountants, the facilitator—usually operations manager or someone similar—runs through each project with the individual job foreman or superintendent updating the completion dates, current challenges, and action items, as well as the appointment of the person to handle each action item and due date.

The goal at this management level is to update the team on each job major issue and not to discuss the history of the challenge(s).

Also included is a quick discussion on any upcoming personnel training that may be needed, as well as on safety issues and lastly equipment concerns and requirements. The meeting closes out with an agreement on the top three or four challenges facing the entire field operation.

The monthly over/under billings review meeting is attended by the project manager, project engineer, superintendent, accountant and the senior management team as appropriate to the size of the company. This meeting will usually last 60 to 90 minutes, depending on the number of current jobs. Prior to the meeting, the project manager or engineer has provided the following information to the accounting department:

- Confirm contract amount: Is the contract amount on the over/under statement current?
- Verify incurred costs: Are large purchase orders, subcontracts and change orders reported?
- Review and update forecast from the previous month.
- Verify that the correct amount for the current month has been invoiced.
- Review change orders. Are all approved change orders phased into the job and reflected on the over/under statement? What change orders are pending approval and when can approval be expected?
- Review and confirm/adjust projected completion date.

- Review any outstanding invoices/payment applications and call to verify schedule of payment from the owner/agency.
- Review/display pertinent job photos and discuss any noteworthy developments on upcoming assigned jobs.

With this information, accounting software can provide custom reports and a standardized PM Job Cost and Pending Change Order report can be created and reviewed each month. The report should include:

- Cost type
- Original estimate
- Change orders approved
- Total planned estimate
- Change orders pending
- The total costs to date with the remaining committed for a revised project cost
- Expected positive/negative variance

The accounting department can then create a monthly billings review for each job which will provide the project over/under, as well as a cash flow projection. At the meeting, the project manager or engineer provides a brief report on their job, as well as an update on any major challenges which will affect job profitability.

If your team is not already reviewing this type of information on a weekly and monthly basis, it is highly likely that your contracting game is out of sync. However, for those who do commit and practice this type of financial reporting discipline, your jobs will run smoother and profits will rise, leading you to begin to feel like you are playing melodiously in a symphonic music performance.

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